

Minutes of Plan Commission Meeting January 18, 2022

Call to Order – Mike Palm called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mike Palm, Phil Wedekind, Roy Franzen, Jim O’Neill, Tom Kolb, Dee Marshall, and Matthew Boeggner.

Also in attendance were Tom Pinion, Mayor Nelson, Dave Mitchell, Abraham & Yajaira Ruiz, Mike Zimmerman, Tim & Jessica Horn, Doug & Theresa Atwell, and Tyler Edwards.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Designee Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Wedekind, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Wedekind to approve the minutes of the November 16, 2021 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearings

- a. The request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 59 of the Second Addition to Pleasant View subdivision to two side-by-side single-family attached residential dwellings in an R-3 Three- and Four-Family Residential zoning district at 1801/1803 Park View Drive, City of Baraboo, Sauk County, Wisconsin. There being no speakers, the hearing was declared closed.
- b. The request of GVK Rentals LLC for a Conditional Use Permit to allow the operation of a Mexican Grocery Store in a B-3 Highway-Oriented Business zoning district at 507 South Blvd, City of Baraboo, Sauk County, Wisconsin. There being no speakers, the hearing was declared closed.

New Business

- a. Consider D Mitchell LLC’s request for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 59 of the 2nd Addition to Pleasant View subdivision to two Side-By-Side Single-Family Attached Residential Dwellings, in an R-3 Three- and Four-Family Residential zoning district at 1801/1803 Park View Drive, City of Baraboo, Sauk County, Wisconsin - Pinion presented the background to the Commission. It was moved by Kolb, seconded by O’Neil to approve the Conditional Use Permit as presented. On roll call vote, for the motion, Ayes – Wedekind, Franzen, O’Neill, Kolb, Marshall, Boeggner, and Palm. Nay – 0, motion carried 7-0.
- b. Review and approve a 2-Lot Certified Survey Map for D Mitchell LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-3 Three- and Four-Family Residential zoning district at 1801/1803 Park View Drive, being Lot 59 of the 2nd Addition to Pleasant View subdivision and located in Section 30, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin – – It was moved by Kolb, seconded by Marshall to approve the 2-Lot CSM as presented. On roll call vote for the motion, Ayes – O’Neill, Kolb, Marshall, Boeggner, Palm, Wedekind and Franzen. Nay – 0, motion carried 7-0.
- c. Consider GVK Properties LLC’s request for a Conditional Use Permit to allow the operation of a Mexican Grocery Store in a B-3 Highway-Oriented Business zoning district at 507 South Blvd, City of Baraboo, Sauk County, Wisconsin - Pinion presented the background to the Commission and explained that although the requested use of the property is a Permitted Use in the underlying zoning district, the proposed use is technically considered a change in use from “service” to “retail” so a CUP is necessary since the property is located in the CUP Overlay District. It was moved by Wedekind, seconded by Franzen to approve the Conditional Use Permit as presented. On roll call vote, for the motion, Ayes –Kolb, Marshall, Boeggner, Palm, Wedekind, Franzen and O’Neill. Nay – 0, motion carried 7-0.

- d. Review and approve a 2-Lot Certified Survey Map for Tim & Jessica Horn in an A-1 Agricultural Transition zoning district, located in the 2600 block of Taft Avenue (CTH T) being part of the NW ¼ the NW ¼ of Section 30, T12N, R7E, in the City of Baraboo, Sauk County, Wisconsin – Pinion explained that Linda Statz is simply dividing her existing 22.27 acres of property on the east side of CTH T that currently consists of two existing tax parcels, one of which is a 1.02-acre one-lot CSM with a single-family residential dwelling with the remaining contiguous vacant 21.25-acre remnant. The proposed 2-Lot CSM simply adjusts the boundary of these two parcels such that the existing residence is located on an 8-acre lot with the vacant remnant being a 14.28-acre lot that the applicants intend to purchase and build a single-family residence, into two lots as shown on the CSM. It was moved by Kolb, seconded by Franzen to approve the 2-Lot CSM as presented. On roll call vote for the motion, Ayes –Marshall, Boeggner, Palm, Wedekind, Franzen, O’Neill and Kolb. Nay – 0, motion carried 7-0.
- e. Consider modifying the General Development Plan/Specific Implementation Plan in accordance with Steps 3 and 4 of the Planned Development process for Doug & Theresa Atwell as part of their continuing conversion of the former School Administration Building to a single-family residence, located on the southwest corner of Oak Street and 2nd Avenue, at 101 2nd Avenue, in the City of Baraboo, Sauk County Wisconsin. – Pinion explained that the applicants would like to modify their previously approved GDP/SIP (June 13, 2017) for their use of their property at 101 2nd Avenue. Their original GDP/SIP included a 2-car attached garage as a future addition to the principal structure. They would like to modify the GDP/SIP to make the addition a 3-car garage and add a swimming pool in the rear yard. They provided a detailed site plan and building elevation for their proposed improvements. Although the drawings did not show window in the overhead garage doors, Mr. Atwell explained there would be windows as shown on the original drawings; he inadvertently omitted them from the new drawings. On roll call vote for the motion, Ayes – Boeggner, Palm, Wedekind, Franzen, O’Neill, Kolb and Marshall. Nay – 0, motion carried 7-0.
- f. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Menards, Inc. for a self-service storage facility on the vacant 8-acres lot on the south side of their existing facility, located at 1040 State Rd 136, in the City of Baraboo, Sauk County, Wisconsin. Tyler Edwards, a real estate representative of Menards, explained to the Commission that Menards’ has tried selling the vacant lots surrounding their property on State Road 136 for the past 17+ years with no success. Menards is proposing a solution that will develop the 8-acre vacant lot on the south side of their property with a use that will complement their existing facility. Menards retail facility includes a 4-acre lumber yard and 50,000 sq ft warehouse that is dedicated to the storage of materials sold by Menards. The proposed development is a self-storage facility that would be owned and operated by Menards. They own and operate several similar storage facilities around the Midwest. The proposed facility would be completely enclosed with a secured entrance with every component of the facility designed to be compatible with the existing Menards retail store. The applicant has provided a detailed description and preliminary site plan of their proposed use that was included in the Agenda Packet.

Pinion explained that this is a review of a preliminary concept plan and the Commission has the opportunity to provide the applicant with informal, non-binding feedback relating to their proposal. The Commission understood the need for additional self-storage in light of the impending growth of the community. Kolb suggested the northern portion of the lot be devoted to storage in a climate controlled building, similar to but on a smaller scale than the U-Haul Storage facility in West Baraboo. The applicant indicated that could be considered but the demand may not be sufficient to support that type of facility. Palm asked what the estimated value of this facility would be. Mr. Edwards provided a “ball-park” estimate of approximately \$3 Million but he did not know how that would translate to an assessed value. Palm asked if Menards had any intention to challenge the assessed value as they have done in the past for the existing retail store. Mr. Edwards was not in the position to answer the question but offered to check with his management and provide additional information at a future meeting.

Pinion explained that should this project proceed, it will require a Conditional Use Permit since the project is located in the CUP Overlay District as well as a PUD zoning since this type of storage is not allowed in the underlying B-3 zoning district. The applicant will need to submit a full GDP/SIP application that will be

carefully reviewed and considered by the Commission at a future date. No formal action is necessary for this item.

- g. Review conceptual development plan and consider establishing street names for the proposed roadways in the impending subdivision plat on the former Jackson Farm Property, located in the 1600 Block of 8th Street (STH 33) in the City of Baraboo, Sauk County, Wisconsin – Pinion explained that as part of the ongoing planning and design for this new residential subdivision, there is a need to establish street names for the proposed roadways. The City is the subdivider and pursuant to Chapter 18 - Subdivision and Platting, the subdivider is encouraged to consult with the Plan Commission about their plan. The Commission has previously reviewed and approved the conceptual development plan for this property, a copy of which was included in the packet, and it is now time to recommend street names for each of the proposed roadways. The Developer has deferred the naming of the streets to the City. The north-south roadways in the “neighborhood” include Jefferson, Washington, Lincoln, Taft and it has been suggested that it may be worth continuing that apparent naming convention and name the new north-south roadways after other former Presidents. The two east-west roadways align very closely with the easterly extensions of 6th Street and 3rd Street and it has been suggested that the numbered street naming convention be continued, much in the way it was in the Pleasant View and Rolling Meadows subdivisions on the east of Taft Avenue (CTH T).

After a lengthy discussion, the Commission recommended the four north-south streets be named Roosevelt, Eisenhower, Kennedy and Adams, in no particular order, and that the northerly east-west street be named Greenfield since the proposed name of the subdivision is Greenfield Estates.

It was moved and seconded to forward these recommendation to the Council for their formal approval in conjunction with the Final Plan. The motion carried unanimously.

Adjournment - It was moved by Wedekind, seconded by Marshall to adjourn at 5:57 p.m. The motion carried unanimously.

Mike Palm
Plan Commission Chair (Mayoral Designee)