

## Minutes of Plan Commission Meeting January 19, 2021

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

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

Also in attendance were Tom Pinion, Casey Bradley, Dan Drexler, Dave Mitchell, Richard & Linda Gumz, Andrew Clark, Amanda Ivy, Rob Nelson, and Kim Slezak.

### **Call to Order**

- a. Note compliance with the Open Meeting Law. Mayor Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Wedekind 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 17, 2020 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.*) – Mayor Palm introduced City Administrator Casey Bradley to the Commission.

### **Public Hearing**

- a. Public Hearing to consider the request of Eastside Centre LLC (Owner), and Stratford Sign Company, LLC (Applicant) for a Conditional Use Permit for an electronic message center to be located at Badger Ridge, 1204 8<sup>th</sup> Street, in a B-3 Highway Business District, City of Baraboo, Sauk County, Wisconsin - Dan Drexler of Stratford Signs addressed the Commission. Drexler said that from a physical standpoint the structure would not change in size. He said that the current sign would be replaced with a variable message sign in hopes to give tenants more exposure. There being no other speakers, the hearing was declared closed.
- b. Public Hearing to consider a request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling to a two Side-by-Side Attached Single-Family residential dwellings in an R-3 Three-and Four-Family Residential zoning district, located at 1340/1342 Lake Street, City of Baraboo, Wisconsin – Kim Slezak, 1255 Springbrook Drive addressed the Commission. He said that he does not have a problem with the zoning of this property; however, asked if this would change the CSM of the property. Pinion said that this could be talked about in detail when the item comes up on the agenda, but the simple answer is yes. Slezak said that he is there because of an easement and he has not heard from Mr. Mitchell, and if the easement is not on the CSM then he will be against the request. There being no other speakers, the hearing was declared closed.

### **New Business**

- a. Consider the request of Eastside Centre LLC (Owner), and Stratford Sign Company, LLC (Applicant) for a Conditional Use permit for an electronic message enter to be located at Badger Ridge, 1204 8<sup>th</sup> Street, in a B-3 Highway Business District, City of Baraboo, Sauk County, Wisconsin – Kolb questioned the DOT standards compared to City of Baraboo Ordinance. Pinion said that he included DOT standards in package and if the Commission would like to make the DOT standards a condition of the Commission’s consideration that can be done. Kolb said that would be his wish and no graphics or ad animations as well. Kolb moved that the DOT standards be followed for variable message signs, preventing scrolling messages. Franzen seconded the motion. On roll call vote for the motion, Ayes – Wedekind Franzen, O’Neill, Kolb, Marshall, Boeggner, and Palm. Nay – 0, motion carried 7-0.
- b. Consider the request of D Mitchell LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling to two Side-by-Side attached Single-Family residential dwellings in an R-3

Three- and Four-Family Residential zoning district, located at 1340/1342 Lake Street, City of Baraboo, Wisconsin – Pinion presented background saying this is Lot 8 of the First Addition to Springbrook Replat, which the Commission considered in 2013. This is similar to the others Mitchell has done, where is building the duplex now and would like to sell the units individually. Kolb questioned the easement that Mr. Slezak spoke about. Pinion said that there is an easement on both the south side and north side of Lot 8. There is a stormwater easement on Lot 6, north of Lot 8, and a utility easement along the boundary between Lots 8 and 9, and the CSM is showing both of those easements. It was moved by Kolb seconded by Marshall to approve the conditional use permit as requested. On roll call vote for the motion, Ayes - Franzen, O’Neill, Kolb, Marshall, Boeggner, Palm, and Wedekind. Nay – 0, motion carried 7-0.

- c. 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 1340/1342 Lake Street, being Lot 8 of the 1<sup>st</sup> Addition to Springbrook Replat, located between Springbrook Drive and Lake Street in the City of Baraboo, Sauk County, Wisconsin – It was moved by O’Neill, seconded by Kolb to approve the 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.
- d. Review conceptual development plan in accordance with Step 2 of the Planned Development process for Linda Gumz to convert a portion of the existing (Wild Apples) building at 302 8<sup>th</sup> Street, located on the southeast corner of 8<sup>th</sup> and East Streets, to a (private) retreat/event center type of use to host a variety of instructional classes and the like in an NRO – Neighborhood Residential/Office zoning district on Lot 5 and 6 of Peck’s Addition to the City of Baraboo, Wisconsin – Pinion presented an overview of this request. He said that the current tenant will occupy the northern third of the building and to accommodate Gumz’s proposed use, she is looking to put an addition on the southern half of the building along the east side. Pinion said that there is ample opportunity to provide off-street parking. He said that the existing gravel lot would have to be paved. Gumz stated her proposal would be a retreat center for small groups to come and gather and create and do things that they like to do together. Pinion said that what is before the Commission is a proposed PUD, it is in the conceptual review stage, and an opportunity for the Commission to give informal and non-binding feedback to the applicant. It was the consensus of the Commission to move forward with the proposal.
- e. Review General Development Plan/Specific Implementation Plan in accordance with Steps 3 & 4 of the Planned Development process for Amanda Ivy to convert a portion of the existing church buildings at 620 S. Parkway, located on the southwest corner of S Parkway and Vine Street, to a small community center type of use to hose a variety of instructional classes and entertainment “event” in an R-1A Single-Family Residential zoning district on Lot 2 of CSM #5771, City of Baraboo, Wisconsin – Pinion presented the background and overview of the proposal. Amanda Ivy said that they would like to stay open past 8:00 p.m., 10 or 11 would be great, if possible. She said that eventually the pews from the former worship area would be removed, but it will take some time to get organized. Andrew Clark said that the pews would be removed before people were allowed in. Clark said that they are working to find adequate seating arrangements that can be relocated. He said they are looking to keep the room as multi-purpose as possible. Kolb said that he would be willing to allow business hours until 10:00 p.m. Marshall asked if there could be a differential on the weekends, she would be okay with 11:00. Ivy and Clark stated that there might be occasional live performances, such as magician or comedy shows. Kolb moved to recommend approval of the GPD/SIP conditioned on events to end at 10:00 p.m. during the weekdays and on Friday and Saturday could be extended to 11:00 p.m. Marshall seconded the motion. On roll call vote for the motion, Ayes – Kolb, Marshall, Boeggner, Palm, Wedekind, Franzen, and O’Neill. Nay – 0, motion carried 7-0.

**Adjournment** - It was moved by Kolb, seconded by Wedekind to adjourn at 6:47 p.m. The motion carried unanimously.

Mike Palm, Mayor