

Minutes of Plan Commission Meeting March 16, 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, Dave Mitchell, Tom Greve, Richard & Linda Gumz, Brian Pierce, Dawn _____, 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 O’Neill to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by O’Neill, seconded by Kolb to approve the minutes of the January 19, 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 Hearing

- a. Public Hearing to consider a 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- and Four-Family Residential zoning district, located at 1350/1352 Lake Street, City of Baraboo, Wisconsin - There being no other speakers, the hearing was declared closed.

New Business

- a. 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 1350/1352 Lake Street, City of Baraboo, Wisconsin – Pinion said that in January the Commission entertained the same exact request by Mitchell for the neighboring property directly north at 1340/1342. It was moved by Kolb, seconded by Wedekind to approve the requested Conditional Use Permit as presented. On roll call vote for the motion, Ayes – Franzen, O’Neill, Kolb, Marshall, Boeggner, Palm, and Wedekind. 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 13560/1352 Lake Street, being Lot 9 of the 1st Addition to Springbrook Replat, located between Springbrook Drive and Lake Street in the City of Baraboo, Wisconsin – It was moved by Kolb, seconded by Marshall to approve the 2-Lot Certified Survey Map 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. Review General Development Plan/Specific Implementation Plan in accordance with Steps 3 & 4 of the Planned Development for Linda Gumz to convert a portion of the existing (Wild Apples) building at 302 8th Street, located on the southeast corner of 8th 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 said in January the Commission heard Step 2 of the PUD process with the conceptual plans. Gumz is now presenting more elaborate site plan, floor plans, and color renderings. Gumz then presented an overview of her requested project to the Commission. She said the addition would be in white with LG Smart siding, it would have a farmhouse appeal. She said the existing red

building would remain red, possibly brighter; however, it will be LG siding as well. There will be a stone veneer on the bottom. Kolb asked for samples of materials that would be used. Gumz said she could at the Public Hearing. Gumz said that the fence would most likely be a PVC Vinyl fence. Kolb moved to conditionally approve the GDP/SIP with the condition that some of the materials will be shown. O'Neill 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. Kolb moved to forward to Common Council with a positive recommendation with the amended materials being shown. Marshall seconded the motion. On roll call vote for the motion, Ayes – Marshall, Boeggner, Palm, Wedekind, Franzen, O'Neill, and Kolb. Nay – 0, motion carried 7-0.

- d. Review and approve Final Plat of Section “X” Addition to the Walnut Hill Cemetery, consisting of a single lot located in the SW1/4 of the SE1/4 of Section 26, T12N, R6E, City of Baraboo, Sauk County Wisconsin, by the Baraboo Cemetery Association – Pinion gave background saying that this is a single lot, somewhat unconventional, but it is for a large cemetery plot for, what he understands, to be a private family mausoleum. He said that the Final Plat conforms to the requirements set forth in Ch. 236 of the Wisconsin State Statutes as well as the City’s Subdivision and Platting Code. It was moved by Wedekind, seconded by Franzen to approve the Final Plat of Section “X” Addition to the Walnut Hill Cemetery as presented. On roll call vote for the motion, Ayes – Boeggner, Palm, Wedekind, Franzen, O'Neill, Kolb, and Marshall. Nay – 0, motion carried 7-0.
- e. Review and approve a 2-Lot Certified Survey Map for the former Viking Express property at 818 8th Street, located on the Southwest Corner of 8th & Jefferson, being part of the NW1/4 of the SE1/4 and the SE1/4 of the NE1/4 of section 36, T12N, R6E, City of Baraboo, Sauk County, Wisconsin, by BP Operators, LLC – Pinion said that this is a simple land division and an effort to divide the principal structure from the accessory structure so that they can be owned independently. He said both structures would have ample parking. He said that the CSM does conform to Section 18.06 and is complete. It was moved by Kolb, seconded by O'Neill to approve the CSM as presented. On roll call vote for the motion, Ayes – Palm, Wedekind, Franzen, O'Neill, Kolb, Marshall, and Boeggner. Nay – 0, motion carried 7-0.
- f. Review and recommendation on the annexation and zoning upon annexation of a parcel of land on the north side of Carpenter Street, located in the SW1/4 of the SE1/4 Section 34, T12N, R6E, in the Town of Baraboo, totaling approximately 1.91 acres owned by Kenneth H & Joyce A Alt Revocable Living Trust – Pinion said Mr. Alt is having problems with his septic system which is what prompted his desire to annex is his need to connect to the sanitary sewer system that is on Carpenter Street. He this is an annexation by unanimous consent of owners and electors alike. It was moved by Franzen, seconded by O'Neill to forward to Council with a recommendation to approve annexation and zoning upon annexation. Kolb asked if the zoning of R-1A should be included in the motion, it was answered in the affirmative. Kolb amended the motion to include the zoning of R-1A upon annexation. O'Neill, and Franzen both agreed. On roll call vote for the motion, Ayes – Wedekind, Franzen, O'Neill, Kolb, Marshall, Boeggner, and Palm. Nay – 0, motion for

Adjournment - It was moved by Wedekind, seconded by Kolb to adjourn at 5:34 p.m. The motion carried unanimously.

Mike Palm, Mayor