

Minutes of Plan Commission Meeting August 17, 2021

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, Tom Kolb, Dee Marshall, Matthew Boeggner, and Jim O’Neill.

Also in attendance were Tom Pinion, Mayor Rob Nelson, and Meg Roback.

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 Kolb, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by Franzen to approve the minutes of July 20, 2021 meeting.

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. The request of JDJE, LLC for a Conditional Use Permit to allow the construction of a hotel to be located in the W ½ of the SW ¼ of Section 3, T11N, R6E, on the northerly 254 feet of Lot 3 of CSM No. 611, City of Baraboo, Sauk County, Wisconsin, located at 932 Gateway Drive – There being no speakers, the hearing was declared closed.

New Business

- a. Consider JDJE, LLC’s request for a Conditional Use Permit to allow the construction of a hotel to be located in the W ½ of the SW ¼ of Section 3, T11N, R6E, on the northerly 254 feet of Lot 3 of CSM No. 6411, City of Baraboo, Sauk County, Wisconsin, located at 932 Gateway Drive – Pinion presented the background for this request. He said that it was a little over 14 months ago that the Commission review a CUP request for the same purpose on the same location. He said because nothing occurred within 12 months it was considered invalid. Pinion said that Meg Roback of ADCI submitted a very informative narrative that was included in the Commission’s packet. It was moved by Wedekind, seconded by Marshall to approve the request for a Conditional Use Permit to allow the construction of a hotel at 932 Gate Drive 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 site plan for a proposed four-story, 81-room hotel on the northerly 254 feet of Lot 3 of CSM No. 6411, City of Baraboo, Sauk County, Wisconsin, located at 932 Gateway Drive – Pinion presented background to the Commission. He said that the development team has a very high level of interest in doing this; however, they are looking for the comfort level of the zoning to be able to do it before they invest a tremendous amount of time and effort in producing this. Kolb asked if they are looking for a green energy building if it would be appropriate to make that a condition of the site plan review, Pinion answered in the affirmative. It was moved by Kolb to approve the proposed site plan with the future review and approval of the stormwater management plan, landscaping, lighting, signage, sustainable building materials, and color palette and materials. O’Neill seconded the motion. 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 1-Lot Certified Survey Map for the City of Baraboo in the NE ¼ of the SW ¼ in Section 31, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin, located at 1606 8th Street – Pinion presented the background for this item. Pinion said that this is part of the Jackson Property, owned by the City. It was moved by Kolb, seconded by O’Neill to approve the 1-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.

Adjournment - It was moved by Kolb, seconded by O’Neill adjourn at 5:31 p.m. The motion carried unanimously.

Mike Palm
Mayor Designee