

Minutes of Plan Commission Meeting October 18, 2022

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

Roll Call – Present were Mayor Nelson, Phil Wedekind, Roy Franzen, Jim O’Neill, Tom Kolb, Barry Hartup, and Matthew Boegner.

Also in attendance were Tom Pinion, Carla and Kendall Cady, Mark Hoppe, and Carl Pierce.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Nelson 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: There were no minutes to approve. The September minutes should be available at next month’s 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.*) – Carla Cady expressed some concern about item c on the agenda, the Storm Water Management Plan for the Devil’s Lake Townhome project. She is concerned about the amount of fill that has been placed as well as the proposed detention basin and storm water chambers that are proposed.

New Business

- a. Review a two-lot Certified Survey Map for Kendall Cady for land on the north side of CTH W in the City’s Extraterritorial Plat Approval Jurisdiction, being part of the W ½ of the SW ¼ of Section 5 and the E ½ of the SE ¼ of Section 6, T11N, R7E, Town of Greenfield, Sauk County, Wisconsin – Pinion explained that although this property is in the Town of Greenfield, the City has the authority to review it since it falls within the 3-mile boundary of our Extraterritorial Plat Review Jurisdiction (ETJ). The City’s minimum lot size requirement is 20 acres for any new lot and the remnant must also be at least 20 acres. Both of these two lots exceed 20 acres in size so they comply with our Subdivision and Platting Ordinance. The Town of Greenfield has already approved this CSM and Sauk County Planning and Zoning has reportedly told the owners it complies with their regulations. It was moved by Kolb, seconded by Wedekind to approve the 2-Lot CSM. On roll call vote for the motion, Ayes – Wedekind, Franzen, O’Neill, Kolb, Hartup, Boegner, and Nelson; Nay – 0. Motion carried 7-0.
- b. Review and approve a One-Lot Certified Survey Map to create a 2.98 acre lot on the northwest corner of the intersection of 12th Street and Taft Avenue (CTH T) in the NE ¼ of the NE ¼ of Section 36, T12N, R6E, City of Baraboo, Sauk County, Wisconsin for the City of Baraboo. – Pinion explained that the City of Baraboo has an accepted Offer to Purchase this property, which is intended to be developed with Station #2 of the new Fire/EMS Facilities. The closing date for the purchase is November 1st. It was moved by Wedekind, seconded by Kolb to approve this one lot CSM. On roll call vote for the motion, Ayes – Franzen, O’Neill, Kolb, Hartup, Boegner, Nelson, and Wedekind; Nay – 0. Motion carried 7-0.
- c. Review and approve the Landscaping Plan and Storm Water Management Plan for the Devil’s Lake Townhomes, located in the 1500 block of Lake Street, in accordance with the prior conditional approval of the PUD rezoning for that development project – Pinion explained that the final storm water management plan (SWMP) and landscaping plan have been submitted and are before the Commission for your review pursuant to your prior direction. Pinion said the SWMP complies with the City’s regulations, which are stricter than the DNR’s. This site is a challenging site due to its dimensions and geometry. This is the fifth generation of the SWMP and it includes some innovative ways to manage the storm water on site. The landscaping plan includes a summary of the Landscaping Code’s required points compared to the actual points provided. The total points provided are 76% more than the required points. The site does not lend itself well to the placement of medium or tall trees given the configuration of the buildings and the use of underground storm water management facilities. The developers have been in contact with Country Club and coordinated the placement of the proposed trees in the rear yard. Nelson questioned the infiltration pond that was mentioned in the SWMP. Pinion provided the Plan Sheet showing the various storm water management facilities and their location and described the general functionality. The SWMP includes two detention basins, small bio-retention basins (rain gardens). O’Neill moved, Wedekind seconded to approve the Storm Water Management Plan and Landscaping

Plan as presented. On roll call vote for the motion, Ayes – O’Neill, Kolb, Hartup, Boegner, Nelson, Wedekind, and Franzen. Nay – 0, motion carried 7-0.

- d. Consider proposed Amendment to existing Conditional Use Permit for the Driftless Glen Distillery property at 300 Water Street to allow an addition to the east side of the Distillery – Pinion referred to the building renderings that were included in the packet. The proposed addition is located on the east side of the southerly portion of the existing building. Carl Pierce provided a description of the existing exterior equipment located on the east side of the northerly portion of the building. It was moved by Kolb, seconded by O’Neill to approve amending the Conditional Use Permit to allow the proposed 1,600 sq. ft. addition. On roll call vote for the motion, Ayes – Kolb, Hartup, Boegner, Nelson, Wedekind, Franzen and O’Neill; Nay – 0. Motion carried 7-0.

Adjournment - It was moved by Hartup, seconded by O’Neill to adjourn at 5:45 p.m. Motion carried unanimously.

Rob Nelson, Mayor