

Minutes of Plan Commission Meeting December 19, 2017

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

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, Jim O’Neill, and Tom Kolb. Kate Fitzwilliams was absent.

Also in attendance were Engineer Tom Pinion, Attorney Emily Truman, Joe Mayer, and Ben Bromley

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Liston to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Liston, seconded by Franzen to approve the minutes of the November 28 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 request of AutoZone, Inc. for a Conditional use Permit to allow the construction of an AutoZone store on Lot 1 of CSM #6161, a 1.16-acre lot on the northeast corner of the intersection of South Blvd (CTH W) and STH 136 (formerly USH 12), located at 1360 South Boulevard, Baraboo, Wisconsin – There were no speakers, the hearing was declared closed.

New Business

- a. Consideration of AutoZone Inc.’s request for a Conditional Use Permit to allow the construction of an AutoZone store on Lot 1 of CSM #6161, a 1.16-acre lot on the northeast corner of the intersection of South Blvd (CTH W) and STH 136 (formerly USH 12), located at 1360 South Boulevard, Baraboo, Wisconsin – Joe Mayer, of Kimley Horn, representing AutoZone introduced himself to the Commission. Engineer Pinion stated that a complete and comprehensive submittal was received. He said that this property is in the City’s Conditional Use Overlay District. This project does comply with the underlying B-3 Zoning District. Mayer then gave a detailed presentation of the proposed project. It was stated that this is the standard prototype of AutoZone. Pinion asked the tentative schedule. Mayer said that AutoZone would like to submit building plans ASAP and begin construction in the spring. Kolb asked if landscaping and lighting were compliant and Pinion answered in the affirmative. Pinion presented the dumpster enclosure and stormwater management pond plans, and both are in compliance. Mayer said that AutoZone is strictly retail. Kolb questioned the colors of the building, and would like to see colors that are less “garish”. Mayer said that this is AutoZone’s starting point; however, they are willing to work with communities to find a middle ground. Pinion then presented other AutoZone buildings found on the Internet. A lengthy discussion of architecture and appearance of the building took place. It was the consensus of the Commission that they would like to see more glass. It was moved by Franzen, seconded by Kolb to approve the conditional use permit conditioned upon acceptable renderings of the building being submitted. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O’Neill, Kolb, and Wedekind. Nay-0. Motion carried 6 to 0.
- b. Review and approve site plan proposed AutoZone store at 1360 South Blvd. – It was moved by Liston, seconded by O’Neill to approve the site plan conditioned upon acceptable building renderings being submitted. On roll call vote for the motion, Aye –Franzen, Liston, O’Neill, Kolb, Wedekind, and Thurow. Nay – Franzen, motion carried, 6-0.

- c. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Emily Dreher, d/b/a Baraboo Valley Vet, to remodel and expand the existing building, located at 403 Parkway on the northeast corner of Parkway and Quarry Street, in a B-3 Highway Oriented Business zoning district – Commission did not discuss this proposal due to no one being in attendance.

Adjournment - It was moved by O'Neill, seconded by Kolb to adjourn at 5:40 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee