

## Minutes of Plan Commission Meeting August 15, 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, Tom Kolb, and Kate Fitzwilliams. Jim O'Neill was absent.

Also in attendance were Tom Pinion, Ed Geick, and Brooke Hill.

### **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 Franzen, seconded by Kolb to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Franzen to approve the minutes of the July 18, 2017 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.

### **New Business**

- a. Review a Conceptual Development Plan to convert the existing commercial building to a multi-family residential complex on the main floor and climate controlled storage on the lower level at 106 Walnut Street (former Bear-A-Boo Daycare) in a B-1 Central Business zoning district, located in the NE of the NE¼ of Section 2, T11N, R6E, City of Baraboo, Sauk County, Wisconsin, by Brooke Hill – Brooke Hill, owner of 106 Walnut Street introduced herself to the Commission. Engineer Pinion said that Hill relocated her daycare business to Commerce Avenue. Ms. Hill is contemplating repurposing the building to residential on the main floor (street level). He said that this is a two-level facility, the main level on Walnut, an exposed lower level on two sides. He said that Hill is looking at climate-controlled storage as a concept on the lower level. He said that the zoning is B-1, which is a central-business zoning district, and dwelling units are allowed above the first floor as a conditional use. He stated across the street there are several buildings, which have residential dwellings units on the first floor. He said that in the B-1 zoning regulations, this half of a block, east of Walnut, south of the river is specifically exempted, they are allowed to have dwelling units on the first floor. Pinion said that at this point it is an informal review to get the input of the Commission before spending any money and puts together any formal plans. He said that because it is a Central Business Zoning District, in order to accomplish this, because it is neither a permitted use, nor a conditional use, the Committee would have to look a Planned Unit Development. Hill said that she will be explicit in doing credit and background checks on tenants, she has no intentions of any drug dealers. Kolb asked the number of apartments she was planning. Hill answered two efficiencies and two one-bedrooms, and one one-bedroom. Fitzwilliams asked about adding kitchens and Hill said that the kitchens were already done, because for the daycare, sinks were a requirement in every classroom. She said that she would be installed climate control in each apartment. She said that the apartments would be affordable. Hill then explained the layout of the building and how the apartments would fit. She then explained the proposed parking. Pinion said given the magnitude of the building and being used as a daycare and to convert it to residential is considered as a change of use and will require State-approved plans. Liston felt that this request is compatible to the City's River Redevelopment Plan. Hill then then described the plans for changes to the building façade. Kolb asked if this is compatible with the Comprehensive Plan. Pinion said that he is inclined to say that it is; however, he will check further and let Hill know what he finds so that it can be part of her submittal. It was the consensus of the Plan Commission to allow Hill continue with her plans.

- b. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process to review for a proposed amendment to the previously approved PUD at 609 8<sup>th</sup> Avenue to convert a portion of the existing Las Milpas Hispanic Store building (formerly Action Electric) into a restaurant in a B-2 Central neighborhood Business zoning district by Adolfo – No one was in attendance for this request; therefore, no discussion took place.

**Adjournment** - It was moved by Liston, seconded by Kolb to adjourn at 5:45 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee