

Minutes of the Plan Commission – 16 May 2011

A meeting of the Plan Commission of the City of Prairie du Chien was held on Monday May 16th 2011 at 7:00 PM in the Council Chambers of City Hall. Mayor Dave Hemmer called the meeting to order.

1. CALL TO ORDER/ROLL CALL

ABSENT – Dan Key and Tom Nelson ALSO PRESENT – Julie Jackson, Mark Peterson (Attorney)

2. CERTIFICATION OF THE OPEN MEETING LAW AGENDA REQUIREMENTS

ACTION: To certify MOTION: Munson SECOND: Kramer VOTE: 5-0

3. APPROVAL – Minutes of the April 18th 2011 meeting

ACTION: To approve MOTION: Grunow SECOND: Kramer VOTE: 5-0

NOTE: Nelson arrived at 7:05 PM.

4. DISCUSSION AND ACTION - Request from Jenny Doll to extend/enlarge an existing nonconforming structure at 900 North Wacouta Avenue, for purposes of an addition/attached breezeway

Jackson explained that no action was required as the request was denied by the Board of Zoning Appeals.

5. DISCUSSION AND ACTION - Request from Judy Doll to extend/enlarge an existing nonconforming structure at 515 East Parrish Street, for purposes of constructing an open porch and deck

Jackson explained that no action was required as the request was denied by the Board of Zoning Appeals.

6. DISCUSSION AND ACTION - Request from Melissa Folsom, 1000 E. Brunson Street, to operate a proposed hair salon in the rear addition of the garage as a home occupation in an R-1 Zoning District

Jackson gave a brief overview of the request, and Folsom was present to answer questions. Charlene Farris, 1208 South 11th Street, a neighbor, asked about possible traffic issues, but was told by Folsom that the salon would have only one patron being served at a time, which should not increase the traffic and parking in the neighborhood noticeably. ACTION: To approve the request from Melissa Folsom, 1000 E. Brunson Street, to operate a proposed hair salon in the rear addition of the garage as a home occupation in an R-1 Zoning District MOTION: Ritchie SECOND: Grunow VOTE: 6-0

7. DISCUSSION AND ACTION - Request from PDRI-NSP to extend/enlarge an existing nonconforming structure at 132 Saint Lo Drive, for purposes of a front porch and a second story addition

Jackson gave a brief overview of the request, and Judy Wall, representing the Neighborhood Stabilization Program (NSP) was present to address the Commission. The City Administrator pointed out that Section 7.4 of the Zoning Code, which reads “The total lifetime structural repairs or alterations shall not exceed fifty percent (50%) of the fair market value of the structure at the time of its becoming a nonconforming use”, could be potentially broken if the request is approved. Wall said she estimated the repairs and additions to cost roughly \$30,000, which would be about 50 percent of the current home’s fair market value, but the code requires the fair market value, at the time of its becoming a nonconforming use, which was 1983, be used. ACTION: To table the request to allow staff to

determine the 50 percent figure which needs to be applied under Section 7.4 of the Zoning Code
MOTION: Hemmer SECOND: Kramer VOTE: 6-0

8. ADJOURNMENT (7:28 PM)

MOTION: Nelson SECOND: Ritchie VOTE: 6-0

Submitted by City Administrator Aaron Kramer