

## **Minutes of the Plan Commission – August 20th 2012**

A meeting of the Plan Commission of the City of Prairie du Chien was held on Monday August 20<sup>th</sup> 2012 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**

PRESENT – Dave Hemmer (Chairperson), Linda Munson, Dan Key, Ross Ritchie, Tom Nelson

ABSENT – Curt Kramer, Roger Grunow ALSO PRESENT – City Planner Garth Frable, Attorney Mark Peterson, City Administrator Aaron Kramer, City Zoning Administrator Julie Jackson

### **2. Certification of the open meeting law agenda requirements and approval of the agenda**

MOTION: Munson SECOND: Nelson VOTE: 5-0

### **3. APPROVAL – Minutes of the July 16th 2012 meeting**

ACTION: To approve MOTION: Hemmer SECOND: Key VOTE: 5-0

Without objection, the agenda was moved:

### **8. DISCUSSION AND ACTION - Review and recommendation on proposed land split for Prairie Sand & Gravel property at 34592 County Rd K. - DeBrad, Inc.**

Blair Dillman was present to discuss the proposal, which would create outlots with access by private roads. ACTION: To approve the proposed land split for Prairie Sand & Gravel property at 34592 County Rd K. - DeBrad, Inc. MOTION: Nelson SECOND: Munson VOTE: 4-0-1 (Hemmer abstained)

### **4. DISCUSSION AND ACTION - Request from River to Valley Initiatives NSP, 400 S. Marquette Rd., to operate a photography studio in the upper level of the proposed detached garage as a home occupation in a B-2 Zoning District**

No further approval required by Council. Judy Wall was present to discuss the proposal. ACTION: To approve the request from River to Valley Initiatives NSP, 400 S. Marquette Rd., to operate a photography studio in the upper level of the proposed detached garage as a home occupation in a B-2 Zoning District MOTION: Munson SECOND: Nelson VOTE: 5-0

### **5. DISCUSSION AND ACTION - Request from River to Valley Initiatives NSP to extend/enlarge an existing nonconforming structure at 228 N. Michigan Street, for purposes of a second story addition**

No further approval required by Council. Judy Wall was present to discuss the proposal. Hemmer said he drove by the property and said the work had already been done, and questioned why the work had been without a permit. Wall said that was the fault of her contractor. Discussion was held on whether the extension would have been improved if it had come before the Plan Commission prior to construction. ACTION: To approve the request from River to Valley Initiatives NSP to extend/enlarge an existing nonconforming structure at 228 N. Michigan Street, for purposes of a second story addition MOTION: Key SECOND: Nelson VOTE: 3-2 (Hemmer and Munson opposed)

### **6. DISCUSSION AND ACTION - Review and action on requirements for electronic digital message signs in regard to business identification signs for conditional uses or for existing non-conforming uses in a residential zoning district. Requested by Plan Commission on May 14, 2012 for St. Peter's Evangelical Church**

No further approval required by Council. Discussion was held on whether the proposal should be put into an ordinance for application elsewhere MOTION: To approve the requirements for electronic digital message signs in regard to business identification signs for conditional uses or for existing non-conforming uses in a residential zoning district, as it specifically relates to St. Peter's Evangelical

Church, and to direct staff to place the proposed requirements in ordinance form for future action by the Commission MOTION: Munson SECOND: Hemmer VOTE: 5-0

**7. DISCUSSION AND ACTION - Request from Beinborn Brothers Construction for an extension on their Conditional Use Permits granted on February 27, 2012 for two triplex (3-unit) apartment buildings on the 100 and 200 blocks of E. Brunson Street**

No further approval required by Council. Jackson explained the work would not be undertaken during the time of the Permit. ACTION: To grant the request from Beinborn Brothers Construction for an extension on their Conditional Use Permits granted on February 27, 2012 for two triplex (3-unit) apartment buildings on the 100 and 200 blocks of E. Brunson Street to February 27<sup>th</sup> 2014 MOTION: Ritchie SECOND: Munson VOTE: 5-0

**9. DISCUSSION AND ACTION - Recommendation on request from City of Prairie du Chien to vacate the cul-de-sac on Vena Court to allow for a new CSM with extended right-of-way**

Staff is seeking permission to eliminate the cul-de-sac and extend the street to the north. ACTION: To approve the request from City of Prairie du Chien to vacate the cul-de-sac on Vena Court to allow for a new CSM with extended right-of-way MOTION: Hemmer SECOND: Munson VOTE: 5-0

**10. DISCUSSION AND ACTION - Review and recommendation on proposed certified survey map located in Government Lots 4 and 5 of Section 24, and Government Lot 1, Section 25, T7N, R7W, and parts of Lots 1 and 2 of the Original Main Village to the City of Prairie du Chien, City of Prairie du Chien, Crawford County, Wisconsin. Also being lands described in Volume 621, Pages 297 and 298, Document # 256669**

Frale explained that this land is currently where the radio station is located on St. Feriole Island, and the CSM is part of an effort to relocate them to another site. If approved, this will be on the August 21st Council agenda. ACTION: To approve the proposed certified survey map located in Government Lots 4 and 5 of Section 24, and Government Lot 1, Section 25, T7N, R7W, and parts of Lots 1 and 2 of the Original Main Village to the City of Prairie du Chien, City of Prairie du Chien, Crawford County, Wisconsin. Also being lands described in Volume 621, Pages 297 and 298, Document # 256669 MOTION: Hemmer SECOND: Key VOTE: 5-0

**11. ADJOURNMENT (8:00 PM)**

MOTION: Munson SECOND: Hemmer VOTE: 5-0

Submitted by City Administrator Aaron Kramer