

Minutes of the Plan Commission (June 17th 2013)

A meeting of the Plan Commission of the City of Prairie du Chien was held on Monday June 17th 2013 at 7:00 PM in the Council Chambers of City Hall. Mayor Dave Hemmer (Plan Commission Chairman) called the Plan Commission meeting to order.

1. CALL TO ORDER/ROLL CALL

PRESENT – Dave Hemmer (Chairperson), Linda Munson, Dan Key, Roger Grunow, Judeen Ames, Tom Nelson ABSENT – Ross Ritchie CITY STAFF ALSO PRESENT – Zoning Administrator Julie Jackson, Attorney Mark Peterson, City Administrator Aaron Kramer

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

MOTION: Munson SECOND: Nelson VOTE: 6-0

3. APPROVAL – Minutes of the April 15th 2013 meeting

ACTION: To approve MOTION: Munson SECOND: Ames VOTE: 6-0

4. PUBLIC HEARING - Application of the Redevelopment Authority (RDA) of the City of Prairie du Chien, 132 N. Prairie Street, for a Conditional Use Permit to install a 100' communications tower in a B-1 Central Business Zoning District that will be closer than its height (100') to the property lines for purposes of relocating the radio station.

Hemmer opened the public hearing at 7:07 PM. Jackson provided a brief overview of the application. Kramer presented a letter from the radio station, including plans for the tower, to the Commission. Ken Wall (109 E. Blackhawk) spoke in opposition to the tower, stating he was concerned about the possible detrimental impact on the historic downtown and health concerns. Wall also presented a survey that he and his wife, Judy, did over the past weekend. They presented 105 anonymous surveys (77 opposed, 15 in favor, 13 did not care). The surveys were entered into the official record. Teresa Champion, who owns a business in the downtown, questioned whether the tower would have fencing. Judy Wall (River-to-Valley Initiative) said she had concerns about the impact on adjacent property values and felt the tower would detract from the downtown. Jamie Wagar (Councilmember) questioned if there was another option, which staff stated there was none at this time. Hemmer closed the public hearing at 7:26 PM.

5. ACTION on aforesaid agenda item

No further approval required by Council. ACTION: To approve the application of the Redevelopment Authority (RDA) of the City of Prairie du Chien, 132 N. Prairie Street, for a Conditional Use Permit to install a 100' communications tower in a B-1 Central Business Zoning District that will be closer than its height (100') to the property lines for purposes of relocating the radio station, with two stipulations: 1) that no additional transmission equipment be placed on the tower other than that needed to relay the radio signals from the downtown studio to the broadcast tower, and 2) that an aesthetically-pleasing and –corresponding fence, with a ten (10)-foot height be placed around the tower MOTION: Grunow SECOND: Munson VOTE: 6-0

6. DISCUSSION AND ACTION - Review and action on the request from River to Valley Initiatives NSP to extend/enlarge an existing nonconforming structure at 131 N. Prairie Street, for purposes of two additions

No further approval required by Council. Judy Wall presented an overview of the proposal. Ted Finn (724 South Beaumont) told the Commission he was concerned about the lack of yard space in the proposal, and also questioned the finances and expenditures of the NSP program and alleged poor quality of the work. Kramer advised the Commission that the decision tonight was on one proposed project, and, while the concerns may be valid, not the NSP program. ACTION: To approve the request from River to Valley Initiatives NSP to extend/enlarge an existing

nonconforming structure at 131 N. Prairie Street, for purposes of two additions MOTION: Hemmer SECOND: Nelson VOTE: 6-0

7. DISCUSSION AND ACTION - Review and action on the request from Kyle Kozelka (M.A.R.K. Firearms, LLC), 502 S. Michigan Street, to operate a sales, cleaning & customization of firearms, and firearm components business as a home occupation in an R-1 Zoning District.

Due to his working relationship with the applicant, Hemmer turned the chairmanship over to Ames. No further approval required by Council. Kozelka discussed his proposal with the Commission and answered questions. Teresa Champion (788 South Beaumont), Ted Finn (519 South Michigan) and Larry and Mary Jo Rod (representing Loretta Rod, 522 South Michigan) expressed their concerns about the request to the Commission, mainly dealing with safety and impact on the surrounding neighborhood, as well as the location of the home near a school. Kent Stark (712 South Marquette Road), who owns a gun dealership, questioned why the Commission did not require M.A.R.K. Firearms to operate from a storefront, instead of a residence. ACTION: To approve the request from Kyle Kozelka (M.A.R.K. Firearms, LLC), 502 S. Michigan Street, to operate a sales, cleaning & customization of firearms, and firearm components business as a home occupation in an R-1 Zoning District, with a review of the request within one year MOTION: Key SECOND: Nelson VOTE: 5-0-1 (Hemmer abstained)

Following the vote, Hemmer resumed his role as chairman.

8. DISCUSSION AND ACTION - Review and action on the request from Shelly Raisbeck, 803 S. Wacouta Ave., for sign variance approval to: 1) relocate the existing sign above the salon entrance, 2) place a changeable sandwich board sign in the front yard (to be displayed during business hours and removed daily - weather permitting) 3) display a lighted "open/closed" sign in the window of the business for her hair salon that's currently being operated in the lower level of her home as a professional home office in an R-1 Zoning District

No further approval required by Council. Raisbeck answered questions from the Commission on the proposal. Sally Steele (805 South Wacouta) spoke in opposition to the sandwich board proposal, as did Janet Finn (724 South Beaumont). Alderman Wagar said business signs like the proposed sandwich board should be allowed in residential areas. ACTION: To approve the request from Shelly Raisbeck, 803 S. Wacouta Ave., for sign variance approval to relocate the existing sign above the salon entrance MOTION: Hemmer SECOND: Key VOTE: 5-1 (Munson opposed) ACTION: To deny the request to place a changeable sandwich board sign in the front yard (to be displayed during business hours and removed daily - weather permitting) MOTION: Ames SECOND: Key VOTE: 6-0 ACTION: To approve the request to display a lighted "open/closed" sign in the window of the business for her hair salon that's currently being operated in the lower level of her home as a professional home office in an R-1 Zoning District as long as said sign is no more than 72 square inches in size MOTION: Key SECOND: Hemmer VOTE: 6-0

9. DISCUSSION AND ACTION - Review and action on request from Dixie Libbey, Mississippi Explorer Cruises, for variance approval to install directional signs on St. Feriole Island for her seasonal river boat cruises from May through October

No further approval required by Council. Libbey was present to answer questions from the Council. The signs would usually be placed to direct tourists to the boat and would be taken down when the cruises are ongoing or not running. ACTION: To approve the request from Dixie Libbey, Mississippi Explorer Cruises, for variance approval to install directional signs on St. Feriole Island for her seasonal river boat cruises from May through October MOTION: Munson SECOND: Ames VOTE: 6-0

Without objection, the agenda was moved:

13. DISCUSSION AND ACTION – Ordinance 2013-18 (CREATING SECTION 18.12 (WOODRIDGE ACRES REGULATIONS))

This Ordinance will establish the covenants for the Woodridge Acres subdivision. Final action on the Ordinance will take place at the June 18th Council meeting. Discussion was held on the proposed Ordinance. ACTION: To recommend the Council approve Ordinance 2013-18 MOTION: Hemmer SECOND: Munson VOTE: 6-0

10. DISCUSSION AND ACTION - Review and action on revised plan for Prairie du Chien Memorial Hospital, 37868 US Hwy 18

No further approval required by Council. Modifications to plans within a PCD “Planned Community Development” Zoning District must be reviewed and approved by the Plan Commission. The hospital is relocating their planned facility slightly to the east and will not have a main entrance off of the highway due to airport easement restrictions. ACTION: To approve the revised plan for Prairie du Chien Memorial Hospital, 37868 US Hwy 18, contingent on approval from the FAA and Bureau of Aeronautics MOTION: Nelson SECOND: Grunow VOTE: 6-0

11. DISCUSSION AND ACTION - Review and recommendation on request from City of Prairie du Chien, to rezone Woodridge Acres Subdivision/22nd Street Development (parcels #271-2394-0001, #271-2394-0002 and #271-2395-0006) from I-2 “Industrial/ Manufacturing” to PCD “Planned Community Development” Zoning District

A Public Hearing on this item will be held before the Common Council on July 16th. ACTION: To recommend the Council approve the request from City of Prairie du Chien, to rezone Woodridge Acres Subdivision/22nd Street Development (parcels #271-2394-0001, #271-2394-0002 and #271-2395-0006) from I-2 “Industrial/ Manufacturing” to PCD “Planned Community Development” Zoning District MOTION: Grunow SECOND: Hemmer VOTE: 6-0

12. DISCUSSION AND ACTION – Final Plat for 22nd Street Subdivision

If approved, the Preliminary Plat will go to the Common Council on June 18th. Kramer pointed out that one small parcel of land has not yet been acquired, so the Final Plat may need to be amended if an agreement cannot be reached. ACTION: To approve the Final Plat for the 22nd Street subdivision MOTION: Munson SECOND: Ames VOTE: 6-0

14. ADJOURNMENT (9:20 PM)

MOTION: Nelson SECOND: Hemmer VOTE: 6-0

Submitted by City Administrator Aaron Kramer