

Minutes of the Board of Zoning Appeals November 25th 2014

A meeting of the Board of Zoning Appeals of the City of Prairie du Chien was held on Tuesday November 25th 2014 at 9:00 AM in City Hall. Chairman Dave Parks called the meeting to order.

GENERAL ITEMS TO BE ACTED UPON:

- 1. Call to order/Roll Call** - PRESENT – Dave Parks (Chairman), Mark Oehler, Char Bender, Robert Standorf, Linda Munson, Curt Kramer (Alternate) CITY STAFF ALSO PRESENT – Zoning Administrator Julie Jackson, City Administrator Aaron Kramer (Clerk for the meeting)
- 2. Certification of the open meeting law agenda requirements and approval of the agenda** – MOTION: Munson SECOND: Standorf VOTE: 5-0
- 3. APPROVAL - Minutes of the October 23rd 2014 meeting** – MOTION: Oehler SECOND: Bender VOTE: 5-0

ACTION ITEMS

4. PUBLIC HEARING - Application of Wisconsin & Southern Railroad, LLC, 700-900 block of S. Main Street, for a variance from the maximum building height requirement in a proposed I-2 Industrial/Manufacturing (currently R-2 Medium Density Residential) Zoning District to construct a sand loading facility

Parks opened the public hearing at 9:04 AM. Kramer stated that his office had received a petition, filed by Maura and Katie Garrity, opposing the application and entered the petition and supporting documents into the record. He stated that Board members had received individual copies of the petition and supporting documents prior to the meeting. Kramer also stated that his office received, via fax on Monday November 24th, a letter from the Dyer Law Firm (Onalaska), representing the Charles and Juanita Dyer Irrevocable Trust, opposing the application and entered that document into the record. He stated that Board members had received individual copies prior to the meeting. Those speaking before the Board – Michael Garrity (Prairie du Chien), Maura Garrity (Prairie du Chien), Roy George (Prairie du Chien), Paul Lochner (Prairie du Chien), Dave Kreul (Prairie du Chien), Joe Lochner (Chanhassen, MN), Bill Howe (Prairie du Chien), Jim Walz (Prairie du Chien), Janet Finn (Prairie du Chien), Leo Gerlach (Prairie du Chien), Tom Nelson (Prairie du Chien), Gale Gutknecht (Advisor to Pattison Sand). Tim Karp (Wisconsin Southern and Chance Harvey (Pattison) made a presentation on the specifics of the request. Parks closed the public hearing at 10:13 AM.

5. ACTION on aforesaid agenda item

ACTION: To postpone the decision on the application of Wisconsin & Southern Railroad, LLC, 700-900 block of S. Main Street, for a variance from the maximum building height requirement in a proposed I-2 Industrial/Manufacturing (currently R-2 Medium Density Residential) Zoning District to construct a sand loading facility until after the December 2nd Common Council meeting MOTION: Parks SECOND: Standorf VOTE: 4-0-1 (Bender abstaining)

6. PUBLIC HEARING - Application of River to Valley Initiatives NSP, 131 N. Prairie Street, for variances from the minimum corner lot side yard setback, the minimum rear yard setback, and the maximum lot coverage requirements in a B-1 Central Business Zoning District to construct an addition on the side and rear of the home

Parks opened the public hearing at 10:19 AM. Judy Wall (River to Valley Initiatives) addressed the Commission and stated her initial variance, issued in 2013, had expired, but she was requesting a new variance as work was ready to commence on the property. Wall stated that the initial variance was not completed as no buyer had been found for the property. She stated that the work this time should be completed in a 4-5 month time span. Tom Nelson (Prairie du Chien) spoke in support of seeing the project completed. Jackson stated she received no other comments from the public. Parks closed the public hearing at 10:26 AM.

7. ACTION on aforesaid agenda item

ACTION: To approve the application of River to Valley Initiatives NSP, 131 N. Prairie Street, for variances from the minimum corner lot side yard setback, the minimum rear yard setback, and the maximum lot coverage requirements in a B-1 Central Business Zoning District to construct an addition on the side and rear of the home MOTION: Standorf SECOND: Bender VOTE: 5-0

8. ADJOURNMENT (10:28 AM)

MOTION: Bender SECOND: Oehler VOTE: 5-0

Submitted by City Administrator Aaron Kramer