

Minutes of the Plan Commission – December 14th 2015

A meeting of the City of Prairie du Chien Plan Commission was held on Monday December 14th 2015 at 7:00 PM in City Hall. Mayor Dave Hemmer called the meeting to order.

GENERAL ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call - PRESENT – Mayor Dave Hemmer (Chairman), Tom Nelson, Roger Grunow, Ross Ritchie, Linda Munson, Ron Leys, Dan Key CITY STAFF ALSO PRESENT – Zoning Administrator Julie Jackson, City Administrator Aaron Kramer

2. Certification of the open meeting law agenda requirements and approval of the agenda – MOTION: Munson SECOND: Nelson VOTE: 7-0

3. APPROVAL – Minutes of the October 19th 2015 meeting – ACTION: To approve the October 19th 2015 meeting minutes. MOTION: Munson SECOND: Grunow. Nelson said he objected to certain parts of the minutes. He provided a written list of objections to the City Administrator which were also read into the record: “1) Once City Attorney Czajkowski-Higgins ruled on the application the Plan Commission meeting should have stopped. I did make a motion to adjourn, but it was ignored and the meeting proceeded with comments from the public, with each giving their personal views of the project. Once the City Attorney made the ruling the meeting should have been over, 2) once the public hearing was closed, the plan commission made the motion listed in the minutes. This happened, even after the City Attorney stated, that we have no jurisdiction on this matter. This motion should be struck from the minutes, and 3) the motion stated: postpone any action on the application pending further investigation and review by City staff. Within the week A STOP CONSTRUCTION NOTICE was posted on the front door of the building. Is this the action that the Plan Commission wanted the Staff to take?” Kramer, Grunow and Hemmer stated that they did not recall hearing Nelson make a motion to adjourn at the October 19th meeting. Kramer said that a motion could not be struck from the minutes, as the minutes reflect the actual historical action from a meeting. Jackson stated the Stop Construction Notice came from the Building Inspector’s office and was not related to any Plan Commission action or directive. VOTE: 7-0

ACTION ITEMS

4. DISCUSSION AND ACTION - Request from Commonwealth Development Corporation/River to Valley Initiatives, Inc. to rezone Lots 5 & 10, Block 146; Lots 5 & 10, Block 147; entire Blocks 150 & 151; Lots 1, 2, 3, 4, 7, 8, 9, 10 & N. 5' of Lot 5, Block 170; Lots 1, 2, 3, 4, 7, 8, 9 & 10, Block 171; and vac. portions of Dunn, Taylor & Prairie Streets & all vac. alleys adj., exc. that part used for Hwy purposes as desc. in WD #307811; Union Plat (parcel #271-2093-0000) from R-1 “Low Density Residential” to R-3 “High Density Residential” Zoning District. - This is the former Wyalusing Academy site. A Public Hearing on the proposed rezoning will be held at the January 5th 2016 Council Meeting. Kramer read the following statement from the City Attorney, to him, into the record: “You have indicated that one or more of the Plan Commission members may have been involved in conversations, or ex parte communications, with Judy Wall or the potential developers of the former Wyalusing property. I recommend that, if that is the case, any member of the Plan Commission who participated in such a conversation disclose to the Commission as a whole the substance of that conversation. If that is done, the information is made a part of the record and may be considered by the Commission as it makes any and all decisions regarding the former Wyalusing property.” Kramer polled the members – Key and Hemmer had been contacted by the owner – River to Valley Initiatives – about the December 11th tour but did not attend. Munson, Ritchie, Leys, Grunow and Nelson said they had been contacted by the owner and had participated in the December 11th tour to gather information on the proposal. Kevin McDonnell (Vice President of Development, Commonwealth Development Corporation) presented an overview of the proposed redevelopment of the Wyalusing Property, calling for a 40-unit apartment complex. Questions from the Commission dealt with the timetable for the project, which McDonnell said would start in the fall of 2017 and be completed in late 2018, and whether the developer was going to build additional units. McDonnell said he could not rule out future construction, but the site did have some archaeological issues to deal with. Leys questioned the financing for the project, specifically the WHEDA tax credits, which

McDonnell said would lead to the property being assessed for tax purposes on an income basis. McDonnell also said the tax credits would require up to forty (40) percent of the units to have their rents capped based on the personal incomes of the occupants. Hemmer asked if Commonwealth would be the sole owner and developer. McDonnell said the company is planning to purchase the property from River to Valley Initiatives and be the sole developer of the site. ACTION: To recommend that Council approve the request from Commonwealth Development Corporation/River to Valley Initiatives, Inc. to rezone Lots 5 & 10, Block 146; Lots 5 & 10, Block 147; entire Blocks 150 & 151; Lots 1, 2, 3, 4, 7, 8, 9, 10 & N. 5' of Lot 5, Block 170; Lots 1, 2, 3, 4, 7, 8, 9 & 10, Block 171; and vac. portions of Dunn, Taylor & Prairie Streets & all vac. alleys adj., exc. that part used for Hwy purposes as desc. in WD #307811; Union Plat (parcel #271-2093-0000) from R-1 "Low Density Residential" to R-3 "High Density Residential" Zoning District MOTION: Leys SECOND: Nelson VOTE: 7-0

5. ADJOURNMENT (7:40 PM) - MOTION: Grunow SECOND: Nelson VOTE: 7-0

Submitted by City Administrator Aaron Kramer