

MINUTES OF THE PLAN COMMISSION – SEPTEMBER 19th 2016

A meeting of the City of Prairie du Chien Plan Commission was held on Monday September 19th 2016 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** – Mayor Dave Hemmer (Chairman), Linda Munson, Ron Leys, Roger Grunow, Tom Nelson, Ross Ritchie ABSENT: 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: 6-0
- 3. APPROVAL – Minutes of the August 30th 2016 meeting** – MOTION: Grunow SECOND: Munson VOTE: 6-0

ACTION ITEMS

Without objection, the agenda was moved:

6. DISCUSSION AND ACTION - Proposed development plan for 22nd Street Apartments LLC, 1600-1700 blocks of S. 22nd Street, for purposes of a multi-family residential apartment complex. (Parcel number 12-271-2395-0006) - 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. Luke Pelton, the developer, presented the plans for the project, which call for the construction of three (3) 16-unit apartment complexes, each one containing eight (8) single bedroom units and eight (8) two bedroom units. Each unit will have an individual garage unit as well. There would also be an on-site manager. The parking plan calls for 2 ½ spaces per unit, which exceeds the city's requirements. The long-term plans, if market conditions warrant, calls for three (3) additional 16-unit buildings, for a total of 96 apartment units. Pelton said the development will cost approximately \$3.1 million. The stormwater plan calls for two (2) on-site detention ponds. Jackson said the proposal meets the city's setback and other development requirements. ACTION: TO approve the proposed development plan for 22nd Street Apartments LLC, 1600-1700 blocks of S. 22nd Street, for purposes of a multi-family residential apartment complex. (Parcel number 12-271-2395-0006) MOTION: Munson SECOND: Grunow VOTE: 6-0

7. DISCUSSION AND ACTION - Request from City of Prairie du Chien to rezone Lots 1-5, Brunson Court (parcels #271-0163-0010 through 271-0163-0030) from R-3 "High Density Residential" to R-1 "Low Density Residential" Zoning District - A Public Hearing will be held at the October 18th Council Meeting. This would rezone the lots on the east side of the Brunson Court subdivision (former Prairie Maison site) from multi-family family residential to single family lots. Kramer said two of the lots have been sold by recently by the Redevelopment Authority for the purpose of constructing a single family home in 2017. ACTION: To recommend the Council approve the request to rezone Lots 1-5, Brunson Court (parcels #271-0163-0010 through 271-0163-0030) from R-3 "High Density Residential" to R-1 "Low Density Residential" Zoning District MOTION: Hemmer SECOND: Leys VOTE: 6-0

4. PUBLIC HEARING - Application of Rivers & Bluffs Animal Shelter, 400 block of Cliffwood Drive, for a Conditional Use Permit to operate an animal shelter in a B-2 Highway Commercial Zoning District – Hemmer opened the public hearing at 7:35 PM. Cheryl Statz and Paula Gutzmer (Rivers & Bluffs Animal Shelter) were present to address the Commission. Discussion was held on the proposed use of the land. Hemmer closed the public hearing at 7:49 PM.

5. ACTION of aforesaid agenda item – ACTION: To approve the application of Rivers & Bluffs Animal Shelter, 400 block of Cliffwood Drive, for a Conditional Use Permit to operate an animal shelter in a B-2 Highway Commercial Zoning District with the following conditions: 1) that no animals may be outside the facility from 10 PM to 6 AM, 2) that no crematorium may be included

as a part of the facility, 3) any deceased animals must be disposed off-site, 4) an pet park may be included as a part of the operations, as long as the animal shelter remains in operation, and that this condition be in perpetuity, as long as the animal shelter remains in operation, and 5) that the conditional use permit will be reviewed by the Plan Commission no later than one (1) year from this approval, that being September 19th 2017. MOTION: Munson SECOND: Nelson VOTE: 6-0

8. ADJOURNMENT (7:52 PM) – MOTION: Grunow SECOND: Nelson VOTE: 6-0

Submitted by City Administrator Aaron Kramer