

MINUTES OF THE PLAN COMMISSION – NOVEMBER 21st 2016

A meeting of the City of Prairie du Chien Plan Commission was held on Monday November 21st 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, Dan Key ABSENT: Ross Ritchie 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 September 19th 2016 meeting** – MOTION: Nelson SECOND: Hemmer VOTE: 6-0

ACTION ITEMS

4. PUBLIC HEARING - Public Hearing on the application of UFP Ventures II, Inc., 1620 S. 15th Street, for a Conditional Use Permit to use the existing building in an I-1 Industrial/Nonmanufacturing Zoning District for purposes of office space, light assembly and warehousing/storage relating to wholesale trade and distribution of durable and nondurable goods - No further approval required by Council. Hemmer opened the public hearing at 7:05 PM. Chris Kane (UFP) and Bill Adamany (owner of the building) were both present to answer questions from the Commission. Jackson provided an overview of the request, and said she had received no comments from the public. Kramer said he had been approached by one property owner who was not opposed to the proposal. Hemmer closed the public hearing at 7:10 PM.

5. ACTION on aforesaid agenda item – ACITON: To approve the application of UFP Ventures II, Inc., 1620 S. 15th Street, for a Conditional Use Permit to use the existing building in an I-1 Industrial/Nonmanufacturing Zoning District for purposes of office space, light assembly and warehousing/storage relating to wholesale trade and distribution of durable and nondurable goods MOTION: Hemmer SECOND: Munson VOTE: 6-0

6. ACTION AND DISCUSSION – Review and recommendation on Certified Survey Map located in Farm Lots 37, 38 and 39 of the Private Land Claims at Prairie du Chien, City of Prairie du Chien, Crawford County, Wisconsin, being Lot 1, Crawford County Certified Survey Map Number 1371, recorded in Volume 12 of CSM, Pages 13-13B, Document Number 322123 – brought by Lawler School Lofts, LLC - Final approval by City Council – December 6th meeting. Jackson said a new version of the CSM has been submitted since the meeting had been noticed, and that the correct description of the property is: "Located in Farm Lot 34 of the Private Land Claims at Prairie du Chien, City of Prairie du Chien, Crawford County, Wisconsin, also being part of Blocks 146 and 147, all of blocks 150, 151, and part of Blocks 170 and 171, and the vacated portions of Dunn Street, Taylor Street, Prairie Street, and vacated alleys, of the Union Plat to the City of Prairie du Chien, City of Prairie du Chien, Crawford County, Wisconsin". Jackson read the motion that the Board of Zoning Appeals approved earlier in the day, in granting a variance which permitted the CSM to move forward: "To grant the application of Lawler School Lofts, LLC, 601 S. Beaumont Road, for a variance from the side yard setback requirements (for principal structures) for the purpose of creating a new certified survey map to divide the property in an R-3 High Density Residential Zoning District, contingent on the removal of the buildings on the site, commonly known as the former Auto body and Woodworking buildings, and the clearance and restoration of the site of the buildings, following demolition, in compliance with all applicable federal, state and City regulations and ordinances, no later than December 31st 2016". ACTION: To recommend the Council approve the CSM contingent on the following conditions: 1) State approval of CSM 2) CSM to be amended to show both buildings to the south of the principal structure as "To be

demolished, 3) two buildings demolished by Dec 31, 2016, per Zoning Board minutes, and in compliance with all applicable Federal, State, and local laws, 4) River to Valley Initiatives (RVI) to clear and restore the site in compliance with all Federal, State, and local laws, 5) RVI to provide written explanation to the City of its proposed use of the "Boiler Building" as a principal structure, such use being one that is permitted in the R-3 high density residential district, with the written explanation to be provided to the Zoning Administrator on or before December 1, 2016 MOTION: Leys SECOND: Nelson VOTE: 6-0

7. ADJOURNMENT (7:22 PM) – MOTION: Grunow SECOND: Nelson VOTE: 6-0

Submitted by City Administrator Aaron Kramer