

Minutes of Plan Commission Meeting April 19, 2016

Call to Order – Phil Wedekind called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Phil Wedekind, Dennis Thurow, Roy Franzen, Pat Liston, Jim O’Neill, Tom Kolb, and Kate Fitzwilliams.

Also in attendance were Tom Pinion, Ed Geick, Atty. Bolin, Richard Blakeslee, Ellen Allen, Ian Crammond, Mike Hardy, Tim Stieve, and Scott Dobbs.

Call to Order

- a. Note compliance with the Open Meeting Law. Palm noted compliance with the Open Meeting Law.
- b. Agenda Approval: Kolb moved, Liston seconded to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Liston, seconded by O’Neill to approve the minutes of the March 15, 2016 meeting. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) There were no speakers.

New Business

- a. Review and approve a one-lot Certified Survey Map for the David A and Deloris E Leatherberry Living Trust for land in the City’s Extraterritorial Plat Approval Jurisdiction, located on the west side of CTH A approximately 1/3 of a mile north of City View Road, in the NE¼ of the NE, Section 26, T12N, R6E in the Town of Baraboo, Sauk County, Wisconsin – Engineer Pinion said that this CSM is eligible for a farm consolidation; therefore, they can segregate the house and the outbuildings from the balance of the property by way of a CSM, and it meets the requirements of the City’s land division regulations pertaining to the extra territorial plat approval jurisdiction. It was moved by Liston, seconded by Kolb to approve the CSM as presented. On roll call vote for the motion, Ayes – Thurow, Fanzen, Liston, O’Neill, Kolb, Fitzwilliams, Wedekind. Nays – 0, and the motion carried.
- b. Request of Driftless Glen Properties, LLC for an amendment to the Conditional Use Permit approved on March 19, 2013, for a second ancillary storage building (rickhouse) for Driftless Glen Distillery, located at 300 Water Street – Pinion referred the Commission to the agenda packet, which included the original site plan for Driftless Glen that showed two rickhouses. In 2014, Mike Weckerly requested an amendment to the original Conditional Use to add a rickhouse to the distillery and the Commission reviewed the minutes from their October 13, 2014 meeting. Mr. Weckerly proposed to build a metal building that varied somewhat from its original concept. Pinion explained that Mr. Weckerly had explained his intent to use landscaping to “replicate” some of the architectural features of the original concept. Scott Dobbs, representing Driftless Glen Properties, explained that the existing rickhouse is full and they have a need for additional storage and a bottling facility that will be included in the second rickhouse. The new rickhouse will match the color scheme of the existing rickhouse. He said that they have proposed windows and a couple of pedestrian doors on the south elevation to break up that façade. The north elevation would face the alley and include an overhead door. The west façade would have masonry wainscoting and include some windows to break-up the long, otherwise plain façade. Kolb inquired about the windows in the new rickhouse because Mr. Weckerly had previously told them that windows could not be part of the first rickhouse since the interior temperature would fluctuate too much. Dobbs then explained the floor plan for the new building included some storage area with no windows, and a couple of small offices and a bottling facility that did include windows. O’Neill asked when the landscaping for the first rickhouse will be started. Dobbs didn’t have an answer regarding the landscaping; however, he did say that three trees were planted along the north side of that building last year. Pinion noted the 2014 minutes included a requirement to submit a formal landscaping plan for his approval but he has yet to receive any such plan. He suggested that if the Commission is inclined to look at this request favorably, there should consider a condition requiring a landscaping plan that should be brought back to the Commission for their approval rather than rely on staff’s administrative approval. Pinion also noted that Driftless Glen is considering relocating their existing bio-retention basin to the neighboring property on the east side of the site to accommodate and expansion of the deck on the south side of the distillery that would wrap around to the east side of the building. Kolb questioned the landscaping along the west elevation of the new rickhouse. Kolb noted that signage was also talked about with the first rickhouse to help break-up its north façade and he is reluctant to approve the second rickhouse due to the fact that what was planned for the first rickhouse has not been completed. Liston stated that in the minutes of the October 2014 meeting, the riverwalk would be installed the following spring when everything was finished but it yet to be started. Pinion said that he and the City Administrator met with the owners at the distillery last June to remind them of that obligation and they confirmed it would be completed as part of the development of the balance of their property. O’Neill said that a promise that is made but not kept is very discouraging to him and he would have to see some action, such as the riverwalk being started, before he could approve this request. Fitzwilliams said that she feels that the Commission is in a good position to ask them to complete what they said that they would do, whether it was from a person that use to work there are not, it was still promised and it needs to get done. Liston moved to approve the request for an amendment to the Conditional Use Permit, which was originally approved on March 19, 2013, for a second ancillary storage building for Driftless Glen Distillery, conditioned that a final landscaping plan be submitted to the City Engineer for review and that the landscaping plan and a project schedule be submitted by June 14th for the Plan Commission’s review and

approval at their June 21st meeting. Kolb seconded the motion. On roll call for the motion, Ayes – Franzen, Liston, Fitzwilliams, Wedekind, Thurow. Nay – O’Neill, Kolb. Motion carried 5-2.

- c. Review and recommend vacating the unimproved alley right-of-way west of Tuttle Street between 10th and 11th Streets – Pinion presented this request to the Commission. He said that the original one to the block north of this has already been vacated; therefore, the property owners that abut this one that face Jefferson Street have petitioned to vacate that unimproved alley right-of-way. It was moved by Liston, seconded O’Neill to recommend vacating the unimproved alley right-of-way west of Tuttle Street between 19th and 11th Streets. On roll call vote for the motion, Ayes – Liston, O’Neill, Kolb, Fitzwilliams, Wedekind, Thurow, and Franzen. Nay– 0, and the motion carried unanimously.
- d. Review Sauk County’s plan to reconstruction the east stairway at the historic Courthouse Building at 515 Oak Street and recommend granting a Certificate of Appropriateness pursuant to Section 17.53 of the City of Baraboo’s General Coe of Ordinances – Tim Stieve, Sauk County Emergency Management Building & Safety introduced himself to the Commission. Pinion said that the City has a Historic Preservation Ordinance and it requires the Plan Commission to consider improvements to properties that have been locally designated as historic. In order to qualify as locally historic they have to be on the State or National Register of Historic Places. He said an improvement is anything that changes the exterior of the building. Stieve presented the request to the Commission. Kolb asked if there was any thought to sandblasting the old to match the new. Stieve said that they will try to match everything. It was moved by Liston seconded by Kolb to recommend granting a Certificate of Appropriateness to Sauk County to reconstruct the east stairway at the historic Courthouse Building. On roll call vote for the motion, Ayes – O’Neill, Kolb, Fitzwilliams, Wedekind, Thurow, Franzen, Liston. Nay – 0, and the motion carried unanimously.
- e. Review and recommendation of the Baraboo River Corridor Plan – Mayor Palm said earlier this year the City, Village of West Baraboo, Village of North Freedom, and Sauk County entered into a contractual arrangement with MSA Professional Services to create a Baraboo River Corridor Study and Plan that would cover about 15 miles of river. He said the project boundary starts at Mid-Continental Railroad Museum in North Freedom and ends about at the Highway 113 Bridge, just east of the City limits. He said that this goes through several areas, rural, suburban, and urban. He said that there are opportunities for canoe and kayak take-in and take-outs, and fishing. He said that they are looking at water quality. He said that this is the year that the Park Commission will be updating their Comprehensive Outdoor Park Plan and they will be incorporating parts of the River Corridor Plan into their Outdoor Park Plan. Palm gave a very detailed presentation of the proposed plan. Mike Hardy then addressed the Commission. He said that there is a contractor to renovate the old pumphouse to a park shelter with restrooms that will be finished sometime this summer. He said that Park Commission is canoe and kayak take-out port next to the pumphouse and the arboretum across the street encompasses most of the area south of Hill Street and south of end of Potter. He said that there will be nature walks that the staff and volunteers will be doing after dedication of the arboretum. Kolb moved, Franzen seconded to forward the Baraboo River Corridor Plan on to the City Council with a positive recommendation. On roll call vote for the motion, Ayes – Kolb, Fitzwilliams, Wedekind, Thurow, Franzen, Liston, O’Neill. Nay – 0, and the motion carried.
- f. Review proposed US Bike Route 30 through Baraboo and recommend approval of Resolution supporting USBR 30 – Hardy said that this has been in the works for a couple of years. He said that Bike Route 30 basically goes from Milwaukee to LaCrosse, the entire 30 goes from Massachusetts and ends up somewhere in Idaho. He said that the much of 30 in Wisconsin is off-road, such as Milwaukee to Madison and Reedsburg to LaCrosse. The Bike Route 30, this is a resolution that is sent to communities that it is proposed to go through and is looking for support. There are two options, the first one is coming up through Merrimac and through Devil’s Lake and coming into Baraboo on 123 to Parkway and then going west on South Blvd. to W and up to Reedsburg. He said the second option is coming through Sauk City and taking a rural route through there. It was moved by Liston, seconded by Kolb to send this on to Council with a positive recommendation, adopting Option 1. Franzen stated that at this time Parks and Rec are in the process of setting up other bike routes through town. Liston said that there is also a big economic impact with bike routes. On roll call vote for the motion, Ayes – Fitzwilliams, Wedekind, Thurow, Franzen, Liston, O’Neill, Kolb. Nay – 0, and the motion carried.

Adjournment - It was moved by Liston and seconded by O’Neill to adjourn at 6:06 p.m. The motion carried unanimously.

Phil Wedekind,
Mayor Designee