

Minutes of Plan Commission Meeting June 16, 2015

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 Engineer Pinion, Tim Stieve, Mr. & Mrs. Gerry Scott, Tim Deppe, and Dave Deppe.

Call to Order

- a. Note compliance with the Open Meeting Law. Wedekind noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb and seconded by Franzen to approve the agenda as posted. The motion carried unanimously.
- c. Minutes Approval: It was moved by Kolb, seconded by Liston to approve the minutes of the April 21, 2015 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.

Public Hearings:

- a. The request of T&D Properties of Baraboo LLC for a Conditional Use Permit to allow the operation of Trucking Business/Shop/Office in a B-3 zoning district at 712 South Boulevard in the City of Baraboo – There being no testimony, the public hearing was declared closed.
- b. Request of Sauk County (Owner) and US Cellular Operating Company, LLC (Applicant) for a Conditional Use Permit to allow the installation of two new antennae arrays on top of the existing rooftop penthouse at an elevation of approximately 12 feet above the penthouse (82 feet above ground level) at the Sauk County West Square Building, 505 Broadway in the City of Baraboo – There being no testimony, the hearing was declared closed.

New Business

- a. Review and recommendation of T&D Properties of Baraboo LLC's request for a CUP to allow the operation of Trucking Business/Shop/Office in a B-3 zoning district at 712 South Boulevard in the City of Baraboo, by Tim and Dave Deppe – Engineer Pinion said that the Deppes' have taken the concept plan for their proposed project that was in front of the Commission last month one step further. David Deppe presented a couple of changes from the concept plan to the Commission. He said instead of installing two overhead doors as proposed they will be placing a 20' foot door in the east end, which will allow them to bring a tractor and trailer from one end of the building all the way through for service. It was stated that he will also be doing additional landscaping than originally proposed. Pinion said that the landscaping and lighting complies with the City's requirements and the proposal dresses up this building dramatically from the current condition. It was moved by Liston, seconded by Kolb to approve the request for Conditional Use Permit to allow the operation of Trucking Business/Shop/Office in a B-3 zoning district at 712 South Boulevard as presented by T&D Properties of Baraboo LLC. On roll call vote for the motion, Ayes – Thurow, Franzen, Liston, O'Neill, Kolb, Fitzwilliams, Wedekind. Nay – 0, the motion carried unanimously.
- b. Review and recommendation of Sauk County's (Owner), and US Cellular Operating Company, LLC' (Applicant) request for a CUP to allow the installation of two new antennae arrays on top of the existing rooftop penthouse at an elevation of approximately 12 feet above the penthouse (82 feet above ground level) at the Sauk County West Square Building, 505 Broadway in the City of Baraboo - Pinion said currently Sauk County West Square building has two existing antennae arrays from a competing cellular provider and US Cellular has been looking throughout downtown Baraboo and the West Square building gave them the best level of service throughout the downtown and they have successfully negotiated a lease agreement with the County to occupy the building with two sets of antennae arrays similar to the two that are up there. Liston moved, O'Neill seconded to approve the conditional use permit for the installation of two new antennae arrays on top of the existing rooftop penthouse at an elevation of approximately 12 feet above the penthouse at the Sauk County West Square building. On roll call vote for the motion, Ayes – Franzen, Liston, O'Neill, Kolb, Fitzwilliams, Wedekind, and Thurow. Nay – 0, and the motion carried unanimously.
- c. Review concept plan for a proposed certified survey map to create four (4) buildable lots from the existing 4.94-acre parcel on the east side of the 1400 block of Crawford Street by Gerry and Garth Scott – Pinion said that this property is located between Crawford Street and the stub end of 13th Avenue. He said that before the Scotts went through the formality of producing the CSM and incurring that cost, they came to the Plan Commission for a non-binding review of their conceptual land division. He said that the property is a 4.94-acre parcel which they are looking to subdivide to create two lots on the east half and two lots on the west half of the frontage. He said that the City's requirement is that is 30-feet of frontage on a public street; although Lots C and D are a little bit atypical, they have 33 of frontage on the existing street, so that they technically comply with the City's requirements for frontage. He said that utilities are available to serve all four lots off of 13th Avenue for Lot C & D and off of Crawford Street for Lots A and B. Pinion said that Jack Adams is the property owner on 13th Avenue voiced a concern regarding the hammerhead that is being proposed is really in front of his property. He said that he really doesn't have a concern; however, suggested that instead of placing it in front of his property would it be too inconvenient to request that it be moved on to the petitioner's property. Therefore, Pinion drew it in, whether it is an easement or a dedication for enough room for a turnaround just for the maintenance vehicles that the City operates, such as snowplows, garbage

truck, recycling truck, etc. He said that it does need a cul-de-sac because there are only two lots and the density under 5-acres technically about 15 lots could be squeezed into this area. He said the Scotts are proposing four very generously sized lots and there is a prospective buyer for both eastern half lots and the other two they would try to market. Franzen asked if the prospective buyers for the eastern half were looking to divide them up into multi-unit dwellings or would they be single. Mr. Scott said that from his opinion both offers for two lots are for single-family homes. Pinion said that this is zoned single family and he has had a host of interested people come through and the latest people who submitted their offer intended to build and owner occupy their homes. Wedekind expressed some concern with the hammerhead regarding there being enough room for trucks to turn around. Pinion said on 9th Street it is similar to the end 13th where there is about 40 feet between curbs, which isn't really big enough, so now the garbage truck goes down that end of 9th Street and 13th and backs out spins around in the intersection and then backs back down to pick up the cans on the other side; so the hammerhead being 66-feet wide and going to the extreme of what the right-of-way would be and just paving the T-shape at the end of it gives us more than ample room to do a legitimate Y-turn and get out of there without damaging any private property. He said that if they do proceed with getting a CSM, the City would either be looking to extending the right-of-way about 30-feet into the property or conveying an easement for public purposes and construct the hammerhead for the maintenance vehicles. Wedekind asked if the hammerhead would be Scott's property or the City's. Pinion said it would be the Commission's choice, if they wanted it dedicated as right-of-way they could do it, or otherwise they could convey it for public street purposes in a perpetual easement. He said either way it would not be extended any further. He said that the City does have an easement a 20-foot easement along the southern line for sanitary sewer; however, it doesn't impair the ability to develop those properties into single family homes and they would have to comply with the setbacks anyway. He said that this concept appears to conform to the City's land division regulations. It was stated that the lots would be approximately 1.4 acres each. Liston stated that as a City he feels that we should like higher density; he feels 1.4 acres lots are huge and he also recognizes that this property has been available for quite a long time. Fitzwilliams said that it fits what is already there. Pinion said that these lots would seem to conform with the general size of the adjoining properties as well. It was the consensus of the Plan to proceed with the CSM.

Adjournment - It was moved by Liston and seconded Kolb to adjourn at 5:40 p.m. The motion carried unanimously.

Phil Wedekind,
Mayor Designee