

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, May 15, 2018, **5:15 PM**
Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin
Plan Comm Notices: Mayor Palm, P. Wedekind, D. Thurow, R. Franzen, P. Liston, J. O'Neill, T. Kolb, K. Fitzwilliams
Others Noticed: T. Pinion, E. Geick, E. Truman, Tim Cummings, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Approve agenda.
- c. Approve April 17, 2018 meeting minutes.

2. 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.)

3. New Business

- a. Review and recommendation regarding the proposed sale of approximately 1.6 acres of city-owned property located at 325 Lynn Street.
- b. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development process for Capital Housing II, LLC for a multi-family residential development, located at 325 Lynn Street, in a B-1 Central Business zoning district.

4. Adjournment

Phil Wedekind, Mayor Designee
Agenda prepared by Kris Jackson, 355-2730, Ext. 309
Agenda Posted by Kris Jackson on May 10, 2018

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

It is possible that members of, and possibly a quorum of members of, other governmental bodies of the City of Baraboo who are not members of the above Council, committee, commission or board may be in attendance at the above stated meeting to gather information. However, no formal action will be taken by any governmental body at the above stated meeting, **other than the Council, committee, commission, or board identified in the caption of this notice.**

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

PLAN COMMISSION ITEM SUMMARY
MAY 15, 2018

SUBJECT: REVIEW AND RECOMMENDATION REGARDING THE PROPOSED SALE OF APPROXIMATELY 1.6 ACRES OF CITY-OWNED PROPERTY LOCATED AT 325 LYNN STREET.

SUMMARY OF ITEM A: The City’s Purchasing Policy requires the Plan Commission’s review of any proposed sale of City-owned real estate and a subsequent recommendation to the City Council for final disposition of the property and zoning or land use of the property.

According to said Policy, “the Plan Commission will consider the land sale request..., and then prepare a recommendation to the City Council for final disposition of the property and zoning or land use of the property. The City has recently received an Offer to Purchase from a prospective developer for the subject property.

The property is currently zoned B-1 and the prospective buyers have expressed an interest in developing the property as a multi-family residential property, which will required them to petition to rezone the property. The terms and/or conditions the ultimate sale of the property have yet to be finalized but would be formalized in a Development Agreement that will be reviewed and approved by the Common Council prior to any sale.

COMPLIANCE/NONCOMPLIANCE: N/A

ACTION: Recommend Approval of/ Conditionally Recommend Approval of/ or Recommend Against the proposed sale of said City-owned real estate.

Recommend Zoning and Land Use for subject property.

SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT PROCESS FOR CAPITAL HOUSING II, LLC FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT, LOCATED AT 325 LYNN STREET, IN A B-1 CENTRAL BUSINESS ZONING DISTRICT.

SUMMARY OF ITEM B: This is only the review of a preliminary concept plan. Should this project proceed, it will likely be a request to rezone as a PUD with a full GDP/SIP submittal that will be carefully reviewed by the Commission at a future date.

Capitol Housing II, LLC is interested in purchasing the City-owned property at 325 Lynn Street. They will provide a conceptual development plan at the meeting on Tuesday evening and will be looking for some feedback from the Plan Commission relative to their proposed plans to redevelop the property. The underlying zoning is B-1 Central Business, only allows residential dwelling above the first floor. Rather than rezone to a multi-family residential classification, they would prefer a PUD overlay zoning to provide greater flexibility in siting the proposed buildings to take full advantage of the site and its topography

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the applicant’s request to be complete pursuant to the Zoning Code.

ACTION: Provide informal feedback relating to the proposed project. No formal action is necessary and any feedback you care to offer is non-binding.

Minutes of Plan Commission Meeting April 17, 2018

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

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

Also in attendance were Engineer Tom Pinion, Margaret Romano, Adolfo Morales, and Ana Torres.

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 seconded by Liston to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Liston, seconded by Franzen to approve the minutes of the March 20, 2018 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. Public Hearing to consider the request of Jeremiah Thompson and Margaret Romano for a Conditional Use Permit to allow the use of their property at 416 5th Avenue as a short-term rental dwelling – There were no speakers, and the hearing was declared closed.

New Business

- a. Consideration of Jeremiah Thompson’s and Margaret Romano’s request for a Conditional Use Permit to allow the use of their single-family home at 416 5th Avenue as a short-term rental dwelling – Engineer Pinion presented the background for this request. Romano stated that it would not be rented more than three days at a time. Pinion said that he feels that in light of the State Legislation, he feels that it should be made as a conditional of approval that it not exceed six days. He said that Legislation also states that no more than half the time of the year; however, he does not feel that it is necessary to cap it. Pinion asked Romano how often they were planning to rent the property. Romano stated that they might rent it half a dozen to a dozen times per year would be her best guess. Liston moved to approve the request for a Conditional Use Permit as requested, conditioned that the property is not rented in excess of six consecutive days at one time. Franzen seconded the motion. On roll call vote for the motion, Ayes – Franzen, Liston, O’Neill, Kolb, and Wedekind. Nay – 0, motion carried 5-0.
- b. Consideration of a request by Adolfo Morales and Ana Torres to review a Specific Implementation Plan for Stage 2 in accordance with Step 4 of the PUD Process of the previously approved General Development Plan for the redevelopment of the former Action Electric building to add a taco bar restaurant to the existing Las Milpas Hispanic Store, located at 609 8th Avenue on the southwest corner of Summit Street and 8th Avenue in a B-2 Central Neighborhood Business zoning district – Adolfo Morales introduced himself to the Commission. Pinion presented the background for this request to the Commission. He said that since this is a change in use, going from retail to a restaurant, State approved plans are required, which Morales is aware of, and has agreed to obtain them. It was moved by Liston to recommend approval of the Specific Implementation Plan as presented. O’Neill seconded the motion. On roll call vote for the motion, Ayes – Liston, O’Neill, Kolb, Wedekind, and Franzen. Nay – 0, motion carried 5-0.

Adjournment - It was moved by Liston, seconded by Kolb to adjourn at 5:25 p.m. The motion carried unanimously.

Phil Wedekind, Mayor Designee

From: Timothy Cummings <timnancy@icloud.com>
Sent: Friday, May 11, 2018 11:40 AM
To: Pinion, Tom <tpinion@cityofbaraboo.com>; Billwilmac@aol.com; Geick, Edward <egeick@cityofbaraboo.com>
Subject: Co-op project

May 11, 2018

Dear Mr. Tom Pinion,

Please consider this our next step in the process of developing the co-op site and a request to go before the city planning group. It is our intent to accent the features this site offers while quieting the features it doesn't. Our project needs to be correct and will hopefully inspire others to continue the development in this area.

Our idea is to build 50 +/- units with underground parking. This with elevator serving floors access should give tenants good convenience and confidence in security. We would like to take advantage of the views this land offers and the comfort of being near water.

Would it make sense with the DNR on site for razing the old structure to install riprap at the same time? The land has a natural East to west slope. If you set shoreline and placed a 2' berm and then seeded, we would only have to manage the west end with silt fence and large stone riprap. The river would become a non-issue with that protection.

We would keep you posted on all generated plans on this project as we take steps through County zoning.

We are discussing this residential project with Madison Architects ideas and costs to make sure is a successful project for the city, us and the future development in the river corridor. As discussed before, we are hoping to get started on site work by mid-September in order to avoid costs and quality on site work before winter sets in.

Thanks for your help so far and we look forward to working with you on this project

Sincerely,

Bill McDonough
Tim Cummings

Sent from my iPad



43,466 -89,740 Degrees

