

PLAN COMMISSION MEETING MINUTES
June 26, 2014

The June 26, 2014 meeting of the Plan Commission was called to order at 7:00 p.m. at the Municipal Building Council Chambers by Chairperson Lazaris. Roll Call was answered by Pam Lazaris, Michael Foster, Ken Persson, Steve Homann, Ken Schwark and Wayne Magnussen. Peter Lynch was absent. Also present City Manager Wilke, City Attorney Schmidt, City Clerk Elizabeth Milbrath and Dustin Wolff of Mead & Hunt.

Minutes. Motion Mr. Homann, second Mr. Foster to approve the minutes of May 27, 2014. Motion passed 6-0.

Questions & Public Comment. None.

Public Hearing: Zoning Amendment Request, Klein & Klein LLC, Industrial Business Park District (I4) to Warehousing & Manufacturing (I2), Parcel 246-0714-1823-001. Dustin Wolff reviewed his memo. Mary Beth Peranteau, attorney representing Mr. Klein, spoke on the request. Leonard Klein 805 E. Lake St., DeVor Tool & Die, discussed the property and his project. Diann Fritsch, City Council, spoke against zoning amendment. Tim Esser, discussed his lot in the industrial park that was denied storage buildings use.

Discussion/Recommendation Zoning Amendment Request, Klein & Klein LLC, Industrial Business Park District (I4) to Warehousing & Manufacturing (I2), Parcel 246-0714-1823-001. Commissioners discussed the project and decided on the 8 Findings of Facts related to the project and found the request was not contradictory to the comprehensive plan. Motion Mr. Schwark, second Mr. Persson to recommend approval of the zoning amendment request from Klein & Klein, LLC to change the parcel from I4 zoning to I2. Motion passed 4-2 with Mr. Homann and Mr. Magnussen voting no.

Public Hearing: Zoning Amendment Request, Robert Mangen, Agricultural (A1) to Single Family Low Density (R1), Single Family Medium Density (R2) and Planned Development Overlay District (PDD) with Multi-Family Residential (R3), Parcel 246-0714-0731-000 and Agricultural (A1) to Single Family Low Density (R1), Single Family Medium Density (R2) and Planned Development Overlay District (PDD) with Multi-Family Residential (R3), Parcel 246-0714-0732-000. Steve Biedo representing Robert Mangen answered questions from the commission.

Discussion/Recommendation: Zoning Amendment Request, Robert Mangen, Agricultural (A1) to Single Family Low Density (R1), Single Family Medium Density (R2) and Planned Development Overlay District (PDD) with Multi-Family Residential (R3), Parcel 246-0714-0731-000 and Agricultural (A1) to Single Family Low Density (R1), Single Family Medium Density (R2) and Planned Development Overlay District (PDD) with Multi-Family Residential (R3), Parcel 246-0714-0732-000. The Plan Commission reviewed the Findings of Facts and determined that the requested zoning amendment is not contradictory to the comprehensive

plan. Motion Mr. Homann, second Mr. Magnussen to recommend approval of the zoning amendments contingent on the items in the planners' memo. Motion passed 6-0.

Discussion/Recommendation on Precise Implementation Plan Approval, Rock Creek Luxury Apartments, Northern Management, Robert Mangan, Parcel 246-0714-0731-000 and 246-0714-0732-000. Steve Biedo reviewed the Plan. Motion Mr. Magnussen, second Mr. Foster to recommend approval of the Precise Implementation Plan contingent on the items in the planners' memo. Motion passed 6-0.

Public Hearing: Conditional Use Request, Samantha Staude, Child Care Facility, 807 N. Main St. (Elm St.), Parcel 246-0713-1223-027. Jim Curran, property owner available for questions, applicant unable to attend.

Discussion/Recommendation Conditional Use Request, Samantha Staude, Child Care Facility, 807 N. Main St. (Elm St.), Parcel 246-0713-1223-027. Motion Mr. Magnussen, second Mr. Homann to recommend approval of the Conditional Use Permit subject to conditions as in the planners' memo. Motion passed 6-0.

Discussion Recommendation on Application for Planned Development Concept Plan Approval and Precise Implementation Plan Approval, Top Leaf Development, LLC, Community Based Residential Facility, Parcels 246-0713-1243-022, -023 & -025, O'Neil St. Motion Mr. Foster, second Mr. Schwark to allow Sheri Luther of Top Leaf to speak. Motion passed 6-0. Sheri reviewed the project and answered questions. Motion Mr. Persson, second Mr. Schwark to recommend approval of the Precise Implementation Plan and Planned Development Concept Plan subject to the recommendations in the planners' memo. Motion passed 6-0.

Public Hearing: Conditional Use Request, Kwik Trip, Inc., Compressed Natural Gas operation, 105 W. Tyranena Park Road, Parcel 246-0713-1223-002. City Manager Wilke reviewed the application, housekeeping since Conditional Use was not requested earlier.

Discussion/Recommendation on Conditional Use Request, Kwik Trip, Inc., Compressed Natural Gas operation, 105 W. Tyranena Park Road, Parcel 246-0713-1223-002. Motion Mr. Magnussen, second Mr. Persson to recommend approval of the Conditional Use subject to recommendations in the planners' memo. Motion passed 6-0.

Discussion on TID#6 to Allow for Expansion of the City of Lake Mills Industrial Park and Amendment of TID #2 to Bring in Projects with ½ mile of the current TID Boundary. Planner Dustin Wolff reviewed his memo and answered questions from the commission.

Proposed Zoning & Subdivision Ordinances Discussion of Remaining Issues/Items. Carry forward to next meeting.

Public Engagement Update Regarding Title 10 & 11 Review: Chairman's Report and Commission Discussion. Carry forward to next meeting.

Title 10 & 11 Review Calendar Update. Carry forward to next meeting.

Recommendations for Future Agendas. TID #2 amendment and TID #6.

Adjournment. Motion Mr. Schwark, second Mr. Homann to adjourn at 10:45 pm. Motion passed 7-0.

Elizabeth J. Milbrath, City Clerk