

PLAN COMMISSION

Minutes

March 7, 2019

Chairwoman Claire Barnett called the Plan Commission meeting to order at 6:00 PM and noted compliance with the open meeting law.

Present: Chairwoman Claire Barnett, Pat Witter, Gary Kowalke, Don Larson, Dennis Parsons, Jim Allen and Mike Wetak

Also present: Atty. Julia Potter, Kaitlin Nye, Ray Pooler, Dave Mowers, Jaime Olson, Derick Bacon, Ben Bacon, Cindy LeGrand, Ellen Brock, Bonny Parsons, Angela Witzcek, Karen Hofstad, Todd Parczick, Megan Hause, Lisa Newberry, Renee Greenland, Wendy Schneider, Sue Disney, and Ron Ballweg

Absent: None

The Pledge of Allegiance was recited.

Chairwoman Claire Barnett proposed 2 changes for the agenda: move Old Business item A to New Business item B and move New Business item F to the end of the agenda and possibly postpone in the event of a lengthy meeting. Motion by Don Larson, second by Jim Allen to adopt the Agenda with the proposed changes. Motion carried.

Motion by Jim Allen, second by Mike Wetak to adopt the previous Plan Commission minutes. Motion carried.

CORRESPONDENCE: Email from resident Jason Baumgartner on Homeless Shelter concerns

REPORTS

- A. **Zoning Update:** Chart provided
- B. **Village Board update:** None
- C. **Village Attorney update:** Atty. Potter reported Jeremy designed a building design permit application which is now available on the Village's website, the Board declined to pursue Luke Pelton's modified TIF request for Cornerstone Development, and the Village recently received a variance request from Brian Pierce which is in the process of being reviewed by MSA.
- D. **The Economic Development/Tourism Commission update:** Gary Kowalke reported he is in the process of getting together some pricing for new entrance signs.

NEW BUSINESS:

- A. Atty. Potter gave a brief introduction to provide some procedural context for the commission and members of the public. Atty. Potter emphasized the fact that the focus now is on general zoning code amendments, as opposed to approving this particular project. Atty. Potter informed everyone that it may take multiple meetings in order for the Plan Commission to come up with final language to recommend and that the Village Board is the final decision making body, not the Plan Commission. David Mowers and Derick Bacon spoke on behalf of the West Baraboo Church of God and Baraboo Area Homeless Shelter Board of Directors' petition to amend the zoning code to allow homeless shelters as conditional uses in R-1 districts. The meeting was opened up for public comments. Bonny Parsons voiced her concerns on the homeless shelter's staff only using CCAP as a screening tool, stating that CCAP doesn't show any criminal histories in other states. Bonny Parson also had concerns with the shelter's proposed location being across the street from Haskins Park. Reverend Karen Hofstad of St. Paul's Lutheran Church and resident Megan Hause spoke in favor of the proposed shelter and voiced their opinions on how homeless people need a safe place to go. Reverend Lisa Newberry of First Presbyterian Church spoke in favor of a homeless shelter and shared that her church opened up for a week for a temporary

shelter and had no problems. Renee Greenland spoke on behalf of the proposed homeless shelter and shared her personal story of what she went through growing up homeless. Resident Ron Ballweg voiced his concerns about too many parties being involved in the proposed shelter and how they would determine who would be responsible if something did go wrong. Ron Ballweg also had concerns about the possible increase of drug use in the area and the Village not having its own police force. The Commission reviewed examples of code provisions regulating homeless shelters in other municipalities. Don Larson stated that the place to start would be with the Zoning Administrator. Atty. Potter explained the difference between permitted use, conditional use and performance standards. The Commission discussed various conditions that may be appropriate to impose, either as performance standards or as part of a conditional use process, and had a general discussion about whether a conditional or permitted use might be appropriate. After considerable discussion, moved by Jim Allen, second by Pat Witter to postpone final action until the Zoning Administrator can provide more information. Motion carried.

- B. Ray Pooler and Todd Parczick presented their revised building design application for U-Haul Company of Wisconsin, Inc./Americo Real Estate Company. The Commission members were in favor of the new landscaping in the revised plans and inquired if U-Haul planned on placing anymore storage buildings in the parking lot besides the 24 listed. Todd Parczick responded that currently they just plan on having the 24. Moved by Mike Wetak, second by Gary Kowalke to recommend to Board approval of U-Haul Company of Wisconsin, Inc./Americo Real Estate Company's revised building design application. Motion carried.
- C. After considerable discussion moved by Pat Witter, second by Jim Allen to recommend to Board to not approve Kobussen Buses Ltd.'s building design permit application for the reasons set forth in the Zoning Administrator's memo. Motion carried. Roll Call- Ayes (6): Pat Witter, Jim Allen, Mike Wetak, Claire Barnett, Dennis Parsons, Gary Kowalke; Nays (1): Don Larson.
- D. Chairwoman Claire Barnett opened the public hearing at 8:02pm regarding proposed amendment to Village Zoning Map: rezone Village Forest parcel (tax parcel 206-0036-43000) from C-1 (City of Baraboo) to R-1 (Village of West Baraboo). There being no members of the public and no questions Chairwoman Claire Barnett closed the public hearing.
- E. Moved by Gary Kowalke, second by Dennis Parsons to recommend to Board approval of proposed amendment to Village Zoning Map: Village Forest parcel (tax parcel 206-0036-43000). Motion carried.
- F. Moved by Don Larson, second by Mike Wetak to recommend to Board approval of Resolution 19-__: Proposing amendments to Chapters 17 and 23 regarding Highway 12 Bypass and effective date of amendments. Motion carried.

OLD BUSINESS:

- A. After some discussion moved by Jim Allen, second by Mike Wetak to recommend to Board approval of option 1 for tentative zoning code amendments on self-storage/mini warehouses as presented in the Board packet, with the revisions that Atty. Potter suggested. Motion carried.
- B. The Commission postponed the Open Meetings presentation until the next meeting.

Adjourn: Motion by Don Larson, second by Mike Wetak to adjourn at 8:21 PM. Motion carried.

Respectfully submitted,
Kaitlin Nye, Clerk/Treasurer

It is possible that members of, and possibly a quorum of, governmental bodies of the Village of West Baraboo 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.