

PLAN COMMISSION - MINUTES

January 5, 2023

At 6:00 p.m. Chairperson Allen called the meeting to order and noted compliance with the open meetings law.

Present: Jim Allen, Patricia Witter, Don Larson, Jake Beard, Doug Hill

Others Present: Traci Stanford, William Clary, Jeremy Peach, Brad Stuczynski

Absent: Gary Kowalke, Robert Neilson

The Pledge of Allegiance was recited.

Moved by Larson, second by Hill, to adopt the agenda as posted. Motion carried.

Moved by Hill, second by Larson, to adopt the minutes of the October 6, 2022, Plan Commission meeting. Beard abstained. Motion carried.

Zoning Update: Peach provided an update to the Commission regarding zoning concerns in the Village.

Jim Allen updated the Commission on recent activity by the Village Board, including the Joint Fire Bylaws, Craig's towing project was approved, Baraboo Area Chamber was awarded the partial application fee of \$625 to become an Ice Age Trail Community.

Raine Gardner updated the Commission on the Village Forest Project. Phase 1 is complete. Timber sale was finalized January 5, 2023. Phase 2 consists of the building/park shelter which Americon will be working on footings and formation walls beginning January 9, 2023. Dean Blum is doing excavation. Phase 3 is underground utilities by M. Jolma Inc.

Brad Stuczynski updated the Commission on the Hwy 33 plan of action from DOT. Design process 90% specs due in March, 2023. Water main under Hwy 33 will be replaced. MSA is working on utilities. Plan is to bid later this year. 2024 construction season. There will be 2 lanes with a turn lane. Water main is 100% by Village.

Jeremy Peach updated the Commission on Draft City Taproom. Currently remodeling but will be opening soon. The owner wants to open a coffee kiosk to be permanently placed. There are parking issues to overcome.

Peach updated the Commission on 925 W Pine Street regarding automobile sales. A concrete slab was poured but there has been a halt put on this project. No Commercial codes were followed and the owner did not finalize the permit process. They will continue as a nail salon.

Peach updated the Commission on Cozy Cabin Development at 830 W Pine Street, stating there has been no response from the owners to his inquiries. The Water meter was removed from the house.

Peach updated the Commission on JCW Development. Excel Engineering and code research and working on site development. Peach encourages a predevelopment meeting with JCW.

At 7:15 p.m., it was moved by Beard, second by Larson to adjourn. Motion carried.

Respectfully submitted,
Traci Stanford, Clerk/Treasurer