

Regular Meeting of the Planning Commission
Thursday, June 4, 2008

1. **CALL TO ORDER.** Chair Schnelle called the regular Planning Commission meeting of Thursday, June 4, 2009 to order at 6:30 p.m.
2. **ROLL CALL:** Present: John Bieno, Doug Brethauer, Jeff Groenier, Larry Mahr, Scott Meier, Patrick Molzahn and Greg Schnelle. Absent: Phil Harms. Also present: Village Administrator Mike Gracz, Public Works Director Mark Below, Village Planner Mike Slavney, Trustee Randy Way and Clerk Georgia Johnson.
3. **APPROVAL OF MINUTES.**
 - a) 4/2/09. **Bieno moved, second by Mahr, to approve the minutes of April 2, 2009. Motion carried 7-0.**
 - b) 4/16/09. **Mahr moved, second by Bieno, to approve the minutes of April 16, 2009. Motion carried 7-0.**
 - c) 5/7/09. Not available
4. **PUBLIC APPEARANCES.**
 - a) Public Hearing regarding request for Conditional Use Permit at 155 Braun Road to allow for a second building on the same lot—Keith West. Schnelle opened the public hearing at 6:32 p.m. Keith West, real estate representative for the owner of 155 Braun Road, stated this is regarding the application for a conditional use permit to allow for a second building on the property. The building would be on the north section of the site. Schnelle asked for public input and there was none. The public hearing was closed at 6:34 p.m.
 - 1) Discussion and Possible Recommendation to the Village Board re: the Conditional Use Permit Request at 155 Braun Road to Allow for a Second Building on the Same Lot. Planner Slavney stated the property is in an industrial area, it is well designed and meets all setback requirements. Samples of the colors to be used were reviewed and it was noted they are a near match to the existing building colors. The colors will be Hemlock Green and Regal White. Schnelle noted the Village Engineer, Ruckert Mielke, has reviewed the storm water management plan and is recommending approval. There was discussion. **Bieno moved to recommend the Village Board to approve the conditional use permit for 155 Braun Road based on the proposed conditional use being in harmony with the purposes, goals, objectives and policies of the Village's Comprehensive Plan, the proposed conditional use is as depicted on the required site plan and does not result in a substantial or adverse impact on nearby property, the proposed conditional use maintains the desired consistency of land uses and the proposed conditional use is located in an area that will be adequately served and the overall potential public benefits of the proposed conditional use outweigh any and all potential adverse impacts of the conditional use. Second by Meier. Motion carried 7-0.**
 - b) Discussion and Possible Recommendation to the Village Board regarding the requested lot line adjustment by Bill Weber for Lots 67 & 68 Oregon Parks Avenue. Bill Weber, one of the owners of the duplex located on Lot 68 of Oregon Parks, stated the request is to adjust the lot lines by taking 4 feet from Lot 68 and adding it to Lot 67 which would allow for building a ranch style duplex on Lot 67. There was discussion and it was noted the new deck meets the set back requirements. **Meier moved to recommend the Village Board to approve the lot line adjustment for Lots 67 and 68 Oregon Parks Avenue. Second by Mahr.** There was discussion regarding whether any easement adjustments would need to be made. **Motion carried 7-0.**
5. **COMMUNICATIONS AND MISCELLANEOUS BUSINESS:**
 - a) Discussion and Possible Recommendation to Village Board regarding the Notice from Dane County Zoning & Land Regulation Committee regarding Change of Zoning in the Town of Oregon (1461 Highway D). Below stated this is between Jefferson Street and W. Netherwood. It appears they will eventually split a parcel off to build a house on. Slavney stated this zoning is for the existing home

and if they do split the lot it would comply with the Village's extraterritorial policies. **Meier moved to recommend the Village Board not to oppose the request for a zoning change at 1461 Highway D. Second by Bieno. Motion carried 7-0.**

- b) Discussion regarding July Meeting Date. Following discussion it was agreed to set the next meeting date for July 23rd and discuss at that time whether to hold an August meeting.
6. **UNFINISHED BUSINESS.** None.
7. **NEW BUSINESS.**
- a) Discussion and Possible Recommendation to the Village Board regarding the Outdoor Dining Conditional Use Permit at 101 S. Main Street. (A 5-minute recess was taken to allow for copies to be made and for Commission members to review the materials.) There was considerable discussion regarding the concerns with placement of the planters including the number of planters, concern with placement in the middle of the sidewalk and one infringing on the handicapped ramp, Village staff met with the owner of the building (Jeff Aebly) and the restaurant manager (Greg DeBroux) to discuss the concerns earlier in the week, concerns with the safety of Village residents and the liability issues for the Village, whether the planter issues are considered part of the conditional use permit, reasonable accessibility has to be maintained at all times and so forth. It was concluded to ask Greg DeBroux to leave the tables in place at night (not to move them), to continue to monitor the situation, to keep track of any complaints and to bring this matter back to the Planning Commission in February of 2010 and have Greg DeBroux attend the meeting for a review of the conditional use permit.
8. **STAFF REPORT:**
- a) Status of Developments/Projects. Below advised that the Brook Street bid opening was today and came in \$100,000 under the anticipated cost; the sidewalk bid opening will be June 11th and on June 18th the bid opening for Phase 2 of the downtown. The Brook Street bid will go to a special Board meeting on June 22nd. The Board has requested taking another look at burying the wiring downtown with the downtown project. If it is going to be buried, now is the time to do it. There was discussion regarding the Hitching Park. The project will be using the same theme as the downtown project. There will be a joint meeting with the Downtown Ad Hoc Committee to discuss the wiring. Underground wiring would go from the south side of the old water tower to Brook Street. There was discussion regarding Braun Road and it was noted the appraisals were received last week. Below noted there are a couple of items left on the punch list for the railroad bridge to be completed. Gracz indicated there has been a lot of interest in the Netherwood Bike Path. Following discussion it was agreed to put the Netherwood Bike Path on the July agenda.
- 1) Alpine Meadows, Bergamont & Oregon Parks Neighborhood.
 - 2) Alpine Business Park.
 - 3) Update on the status of the Downtown Project.
 - 4) Update on the status of the Jefferson St. Railroad Bridge.
9. **ITEMS FOR FUTURE MEETINGS:**
- a) Extraterritorial Zoning.
10. **ADJOURNMENT.** Bieno moved to adjourn the meeting at 7:17 p.m. Second by Mahr. Motion carried 7 -0.

Respectfully submitted,
Georgia Johnson,
Village Clerk