PLAN COMMISSION MEETING
Monday, February 23, 2015 at 4:30 P.M.
Council Chambers in the Municipal Building

AGENDA:
1) 1231 Wakoka Street – Wegner Enterprises – CUP Request
2) Quarry Road – Town of Shields – Norman Eggert – Preliminary CSM
3) 804 Elm Street – Thomas Schlieve, Jr. – Preliminary CSM
4) 420 E. Horseshoe Road – Clasen – Preliminary Review – Rezoning Request
5) Plan Commission Minutes – January 26, 2015

1231 Wakoka Street

Background
Mr. Jacob Wegner is planning to build 4 new personal storage structures on the property located at 1231 Wakoka Street. These 4 new personal storage structures will be built in phases. The property is zoned currently zoned General Industrial. General Industrial allows personal storage facilities under conditional use by permit. Because Mr. Wegner is building more than one structure under the same primary land use, a conditional use permit is also required for group development

Issue
The Zoning Administrator and Site Plan Review Committee has identified the following issues:

1.) As stated above, under Section 18.206**(7)(c)** a conditional use permit is needed for personal storage facility land use in properties zoned General Industrial
2.) A Group Development Conditional Use Permit is need as stated under Section 18.208:

> ***A group development is any development containing:***
> *(a) Two or more structures containing principal land uses on the same lot;*
>
> *(b) Any single structure on a single lot which contains 5 or more dwelling units or 2 or more non-residential uses; and/or,*
>
> *(c) Any new institutional, commercial, and office buildings in excess of 5,000 gross square feet and to all multibuilding Group Developments in which the combined total of all structures on a site, regardless of diverse ownership, use or tenancy, combine to exceed 5,000 square feet.*
>
> *(d) Any building additions to institutional, commercial, and office buildings that bring the total building size to over 5,000 gross square feet. These regulations shall apply to the building addition, the older portions of the building constructed prior to the adoption of this Section, and to the site.*
>
> *(e) Any new development other than Single-family residential in the Overlay Zoning Districts described in Section 18.913.*

3.) The following conditions were identified by the Site Plan Commission on January 12, 2015:

1) Stormwater calculations must be completed.
2) If needed, stormwater inlets shall be provided.
3) Review this proposed project with the current stormwater study for the area.
4) At the time the second building is erected, remove the two existing driveways and provide a maximum 35' wide driveway on Wakoka Street extending the center aisle out to the street,
5) Replace the gravel areas with grass on the west side of Phase IV and south side of Phases III & IV to the street when the buildings have been built.

6) The photometric plan shall be waived if the proposed personal storage buildings remain consistent with personal storage buildings built by Mr. Wegner in the past using only can lights in the eves of the buildings.
7) Fuel storage or fuel in vehicle tanks or equipment tanks shall not be allowed in the personal storage buildings.

Options:
These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning Administrator:

1. Denial of the Conditional Use Permit
2. Approval of the Conditional Use Permit
3. Approval of the Conditional Use Permit with conditions, as identified by the Plan Commission

AMENDED
SITE PLAN REVIEW COMMITTEE
January 12, 2015

The Site Plan Review Committee met on the above date at 1:30 P.M. in Room 2044 of the Municipal Building. The following members were present: Mayor John David, City Planner Mike Slavney, Jacob Maas and Doug Zwieg of the Building Safety & Zoning Department, Jaynellen Holloway and Jay Haberkorn of the Engineering Department, Rick Schultz of the Street Department, Greg Michalek of the Fire Department, Curt Kleppin of the Police Department, Cindi Braasch of the Park and Rec Department, and Robert Schwerer of the Water Department. Also in attendance were Secretary Nikki Zimmerman and Jacob Wegner.

Chairperson Jacob Maas called the meeting to order.

1231 Wakoka Street – Jacob Wegner – Personal Storage Units

Jacob Wegner was present to discuss the two (2) new personal storage units he is proposing for 1231 Wakoka Street. The property is currently zoned GI, General Industrial. The storage units would be erected in four (4) phases. Phase I would be a northeast section measuring 54' x 92'. Phase II would be a northwest section measuring 54' x 92'. Phase III would be a southeast section measuring 54' x 92' and Phase IV would be a southwest section measuring 54' 92'. The following items were discussed:

-Phases I and II may be completed together.
-The existing ~~54' x 159'~~ building will remain on the property until Phase IV.
-The proposed new buildings will be the same as the other personal storage buildings Mr. Wegner has built in the City of Watertown.
-The storage units will be unheated and storage of fuel or vehicles containing fuel will not be allowed.
-Drainage needs to be toward the street.
-Stormwater calculations shall be submitted to ensure proper drainage.
-The driveway on Wakoka Street must be trimmed to have a maximum opening of 35'.
-The lighting on the storage units will consist of can lights in the soffit – no lighting plan is required.

Motion was made and seconded to recommend approval to the Plan Commission for a conditional use permit with the following requirements:

8) Stormwater calculations must be completed.
9) If needed, stormwater inlets shall be provided.
10) Review this proposed project with the current stormwater study for the area.
11) At the time the second building is erected, remove the two existing driveways and provide a maximum 35' wide driveway on Wakoka Street extending the center aisle out to the street,
12) Replace the gravel areas with grass on the west side of Phase IV and south side of Phases III & IV to the street when the buildings have been built.
13) The photometric plan shall be waived if the proposed personal storage buildings remain consistent with personal storage buildings built by Mr. Wegner in the past using only can lights in the eves of the buildings.
14) Fuel storage or fuel in vehicle tanks or equipment tanks shall not be allowed in the personal storage buildings.

Unanimously approved.

Site Plan Review Minutes – December 22, 2014

It was noted that the following additions should be made to the December 22, 2014 Site Plan Review Minutes:

1) Fee in lieu of land shall be $1,905 per dwelling unit

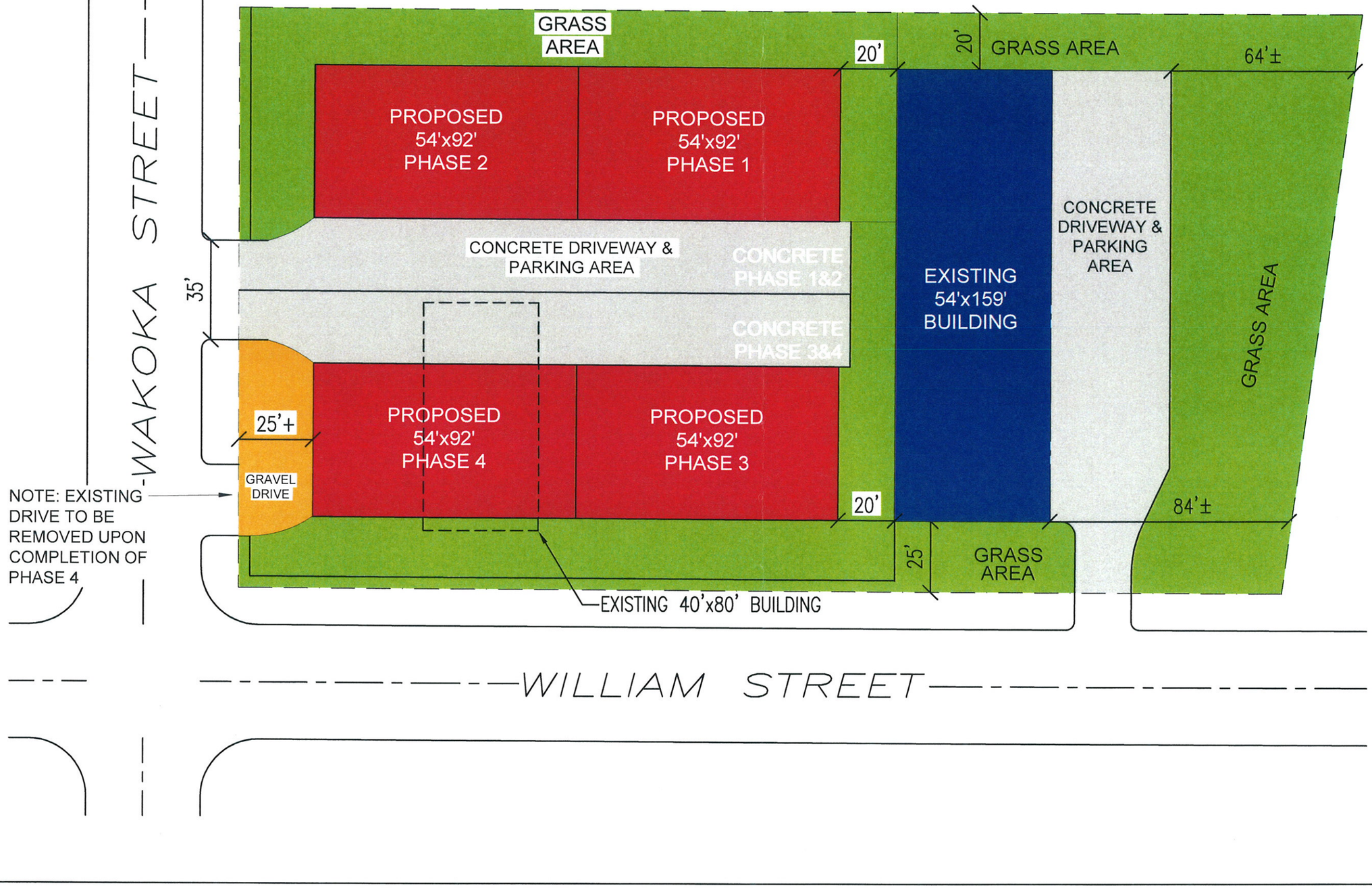
    a. Fee in lieu of land shall be reviewed at Park, Recreation & Forestry Commission meeting on January 5, 2015

The minutes were approved with said amendment.

There being no further business to come before this Committee, motion was made and seconded to adjourn. So ordered.

Respectfully submitted,
Nikki Zimmerman, Secretary

NOTE: These minutes are uncorrected and any corrections made thereto will be noted in the proceedings at which these minutes are approved.



DATE: 12/29/2014
DRAWN BY: M.GRUENHAGEN
SCALE: NONE
SALES SPECIALIST: BOS VERONA

REVISIONS:

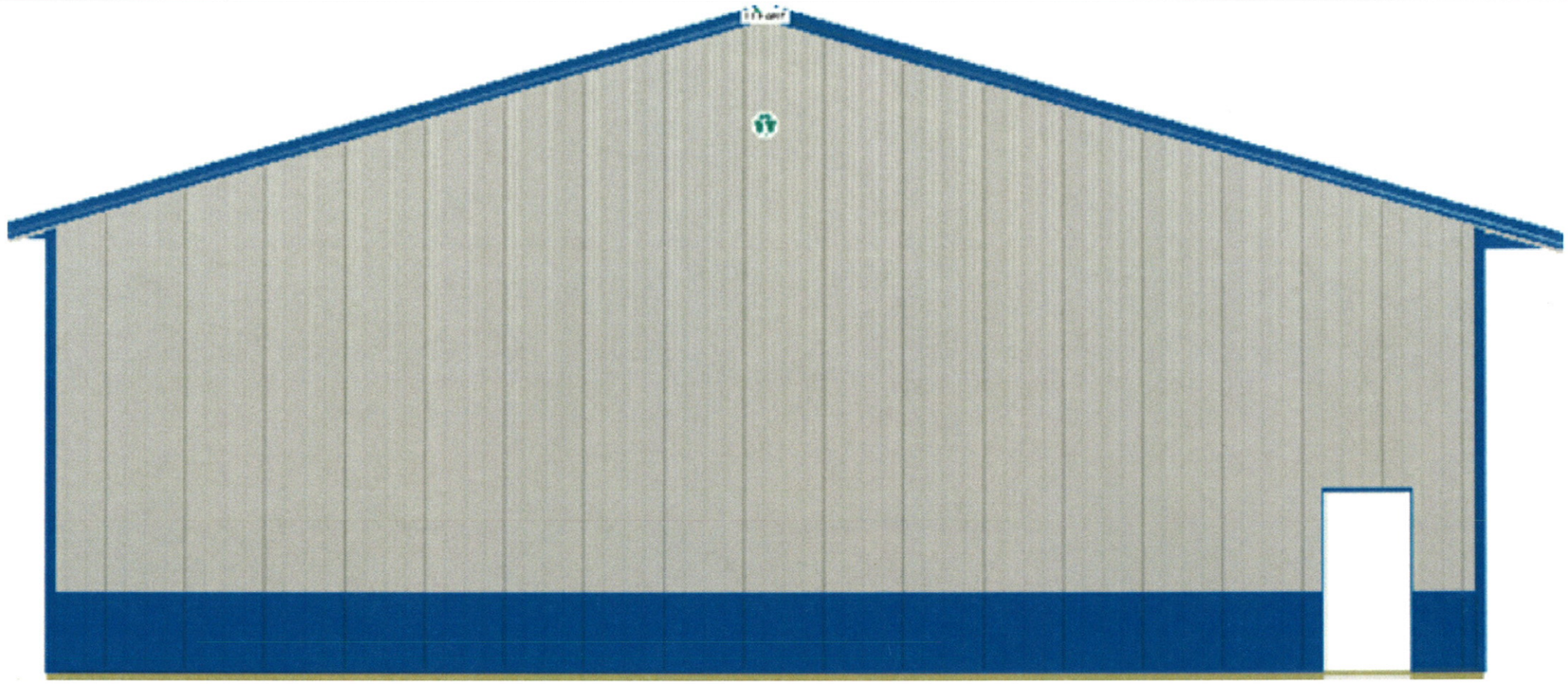
NO.	DATE	BY
1	2/3/15	MG
2	---	---
3	---	---

JACOB WEGNER ENTERPRISES
54'x92'x17'-8" COMMERCIAL
PLOT PLAN

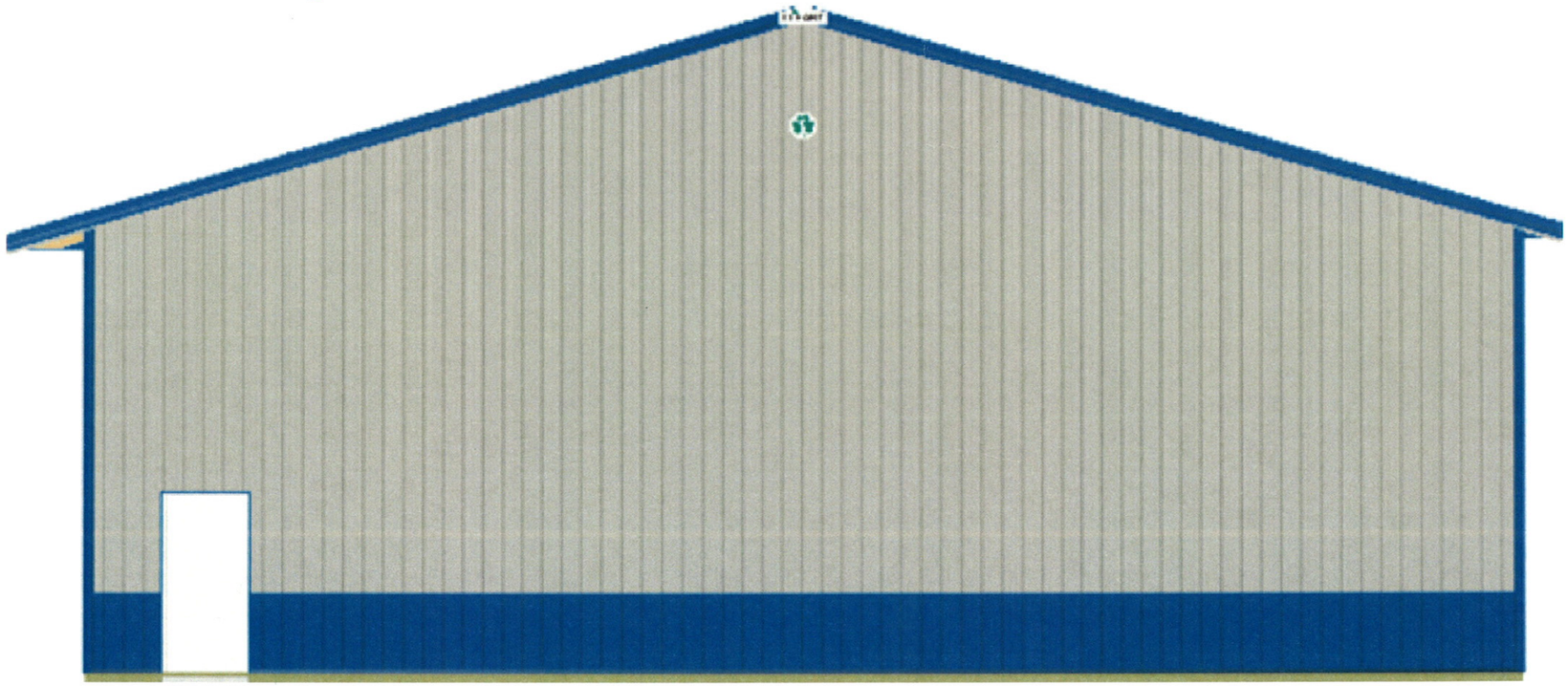
CLEARY BUILDING CORP.
ClearyBuilding.com
190 PAOLI STREET
P.O. BOX 930220
VERONA, WI 53593
(800) 373-5550

JOB NO. PR2015001

SHEET 1 OF 3



End Wall 1 on Building 1



West End Wall 2 on Building 1

DATE:	12/29/2014
DRAWN BY:	M.GRUENHAGEN
SCALE:	NONE
SALES SPECIALIST:	BOS VERONA

REVISIONS:

NO.	DATE	BY
1	---	--
2	---	--
3	---	--

JACOB WEGNER ENTERPRISES

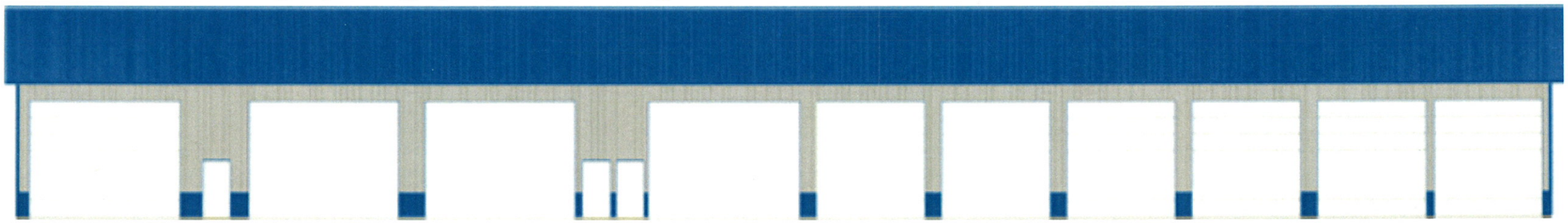
54'x92'x17'-8" COMMERCIAL

ELEVATIONS

CLEARY BUILDING CORP.
ClearyBuilding.com
190 PAOLI STREET
P.O. BOX 930220
VERONA, WI 53593
(800) 373-5550

JOB NO.
PR2015001

South Side Wall 1 on Building 1



North Side Wall 2 on Building 1

DATE:	12/29/2014
DRAWN BY:	M.GRUENHAGEN
SCALE:	NONE
SALES SPECIALIST:	BOS VERONA

REVISIONS:

NO.	DATE	BY
1	---	--
2	---	--
3	---	--

JACOB WEGNER ENTERPRISES

54'x92'x17'-8" COMMERCIAL

ELEVATIONS

CLEARY BUILDING CORP.
ClearyBuilding.com
190 PAOLI STREET
P.O. BOX 930220
VERONA, WI 53593
(800) 373-5550

JOB NO.
PR2015001

Quarry Road CSM

Background
Mr. Norman Eggert is looking to create a 2.5 acre parcel from a 36.5 acre parent parcel. This parcel is located in the SW ¼ of the NW1/4 of Section 24 in the Town of Shields. This new parcel is within the City of Watertown Extraterritorial Jurisdiction.

Issues
The Zoning Administrator has identified the following issues:

1.) There are no issues, Quarry Road has not been identified within the City of Watertown's Comprehensive Plan as a major thoroughfare, thus no need for a right of way greater than 66 feet.
2.) There is no Airport Approach Protection Zone elevation limits for this new parcel.

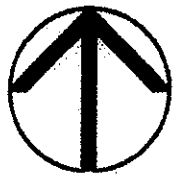
Options:
These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning Administrator:

1. Denial of the CSM
2. Approval of the CSM without conditions
3. Approval of the CSM with conditions, as identified by the Plan Commission

Certified Survey Map

Part of the SW 1/4 of the NW 1/4 of Section 24, Township 9 North, Range 14 East, Town of Shields, Dodge County, Wisconsin.

(608) 764-5602



Referred to the Dodge County Coordinate System, with the West line of the NW 1/4 bearing N00°37'22"W

Northwest Corner, Section 24-9-14, Aluminum Monument of record found

N00°37'22"W 2105.62'

Prepared for:
Norman & Judith Eggert, Family Trust,
W10412 Hubbleton Rd.
Waterloo, WI. 53594

WISCONSIN
DAVID C. RIESOP
S-1551
DEERFIELD
WISCONSIN
LAND SURVEYOR

iron set fits occupied tree line

unplatted lands

S56°02'30"E 170.00'

unplatted lands

NW 1/4

SW 1/4

S29°21'44"E 276.50'

N00°37'22"W (S0°07'E) 2625.62'

West line of NW 1/4

Lot 1
2.500 acres, or
108,901 square feet

2.268 acres, or
98,786 square feet
to road right of way

487.00'

Legend:
● = 3/4"dia. iron rod found unless otherwise noted
○ = 3/4" X 18" rebar set, 1.5lbs. per Lineal Foot

Parentheses indicate recorded as values.

PT

PT

soil borings

PT

S12°30'00"E 146.39'

180.00'

Line fits occupation. Iron stakes marking adjoining CSM corners not found

520.00'

C.S.M. Vol. 1 P. 174

approved access point

Highway Setback Line

South line of NW 1/4

C 1/4 Corner, 1" dia. iron pipe of record found

120'

303.08'

42'

33.61'

33'

33'

33'

2318.30'

33.00'

33'

25.75'

QUARRY ROAD

25.75'

33'

S88°27'59"W 310.00'

33'

33'

2628.31'

S88°27'59"W
(N89°50'00"E)

unplatted lands

W 1/4 Corner, Section 24-9-14, Aluminum Monument of record found

Right of way width per CSM # 2663 and CSM # 4944 to the East. This width agrees with "worked" width of road as per road ditch grading, utility poles, and board fence line to West. Quarry Road is shown on CSM Volume 1, Page 174 to be 49.5 feet wide. No original road record for

Scale 1" = 100'

0 50 100 200

Certified Survey Map

Surveyor's Certificate
I hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision regulations of Dodge County and by the direction of Norman Eggert, owner, I have surveyed, divided and mapped the lands described hereon, and that such map correctly represents the exterior boundaries of the lands surveyed and the division of that land, and that this land is located within and more fully described to wit:

Part of the SW 1/4 of the NW 1/4 of Section 24, Township 9 North, Range 14 East, Town of Shields, Dodge County, Wisconsin, being more fully described as follows:

Beginning at the West 1/4 corner of Section 24; thence N00°37'22"W along the West line of the SW 1/4 of the NW 1/4, 520.00 feet; thence S56°02'30"E, 170.00 feet; thence S29°21'44"E, 276.50 feet; thence S12°30'00"E, 180.00 feet to the South line of the aforesaid 1/4 - 1/4; thence S88°27'59"W along said South line, 310.00 feet to the point of beginning. The above described containing 2.500 acres, or 108,901 square feet, being subject to a road right of way for Quarry Road acrosss the South 33 feet thereof, as mapped hereon.

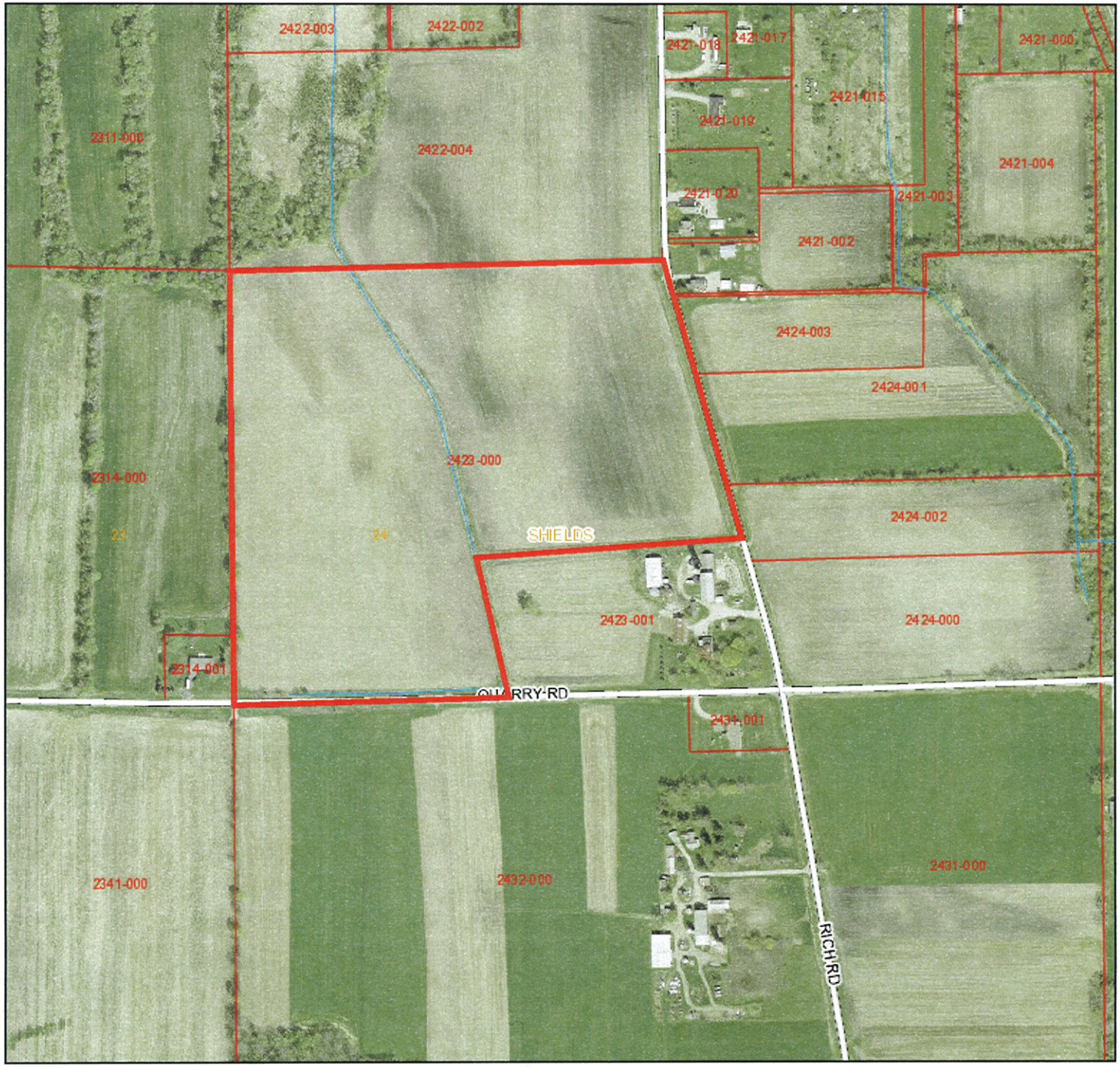
David C. Riesop S-1551

City of Watertown Approval (extraterritorial)
I hereby certify that this certified survey was approved for recording per City of Watertown Plan Commission action of _____, 2015

John David, Chairman

County Approval
Approved for recording by the Dodge County Planning and Development Committee this _____ day of _____, 2015.

Authorized Representative



Quarry Road CSM

Legend

- Parcels
- Parcel Labels
- Cities and Villages
- Towns
- Sections
- State Roads
- County Roads
- Centerline
- Rivers and Streams
- Lakes and Rivers
- Surrounding Counties
- Horicon Marsh
- 2012 Ortho Photo
  - Red.Band_1
  - Green.Band_2
  - Blue.Band_3

N

0 200 400 600ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:

Date Printed:
02/19/15 10:54 AM

Sources:

804 Elm Street CSM

Background
Mr. Thomas Schliewe is looking to combine the parcels of 804 and 806 Elm Street into one parcel. Both parcels are zoned General Industrial

Issues
The Zoning Administrator has identified the following issues:

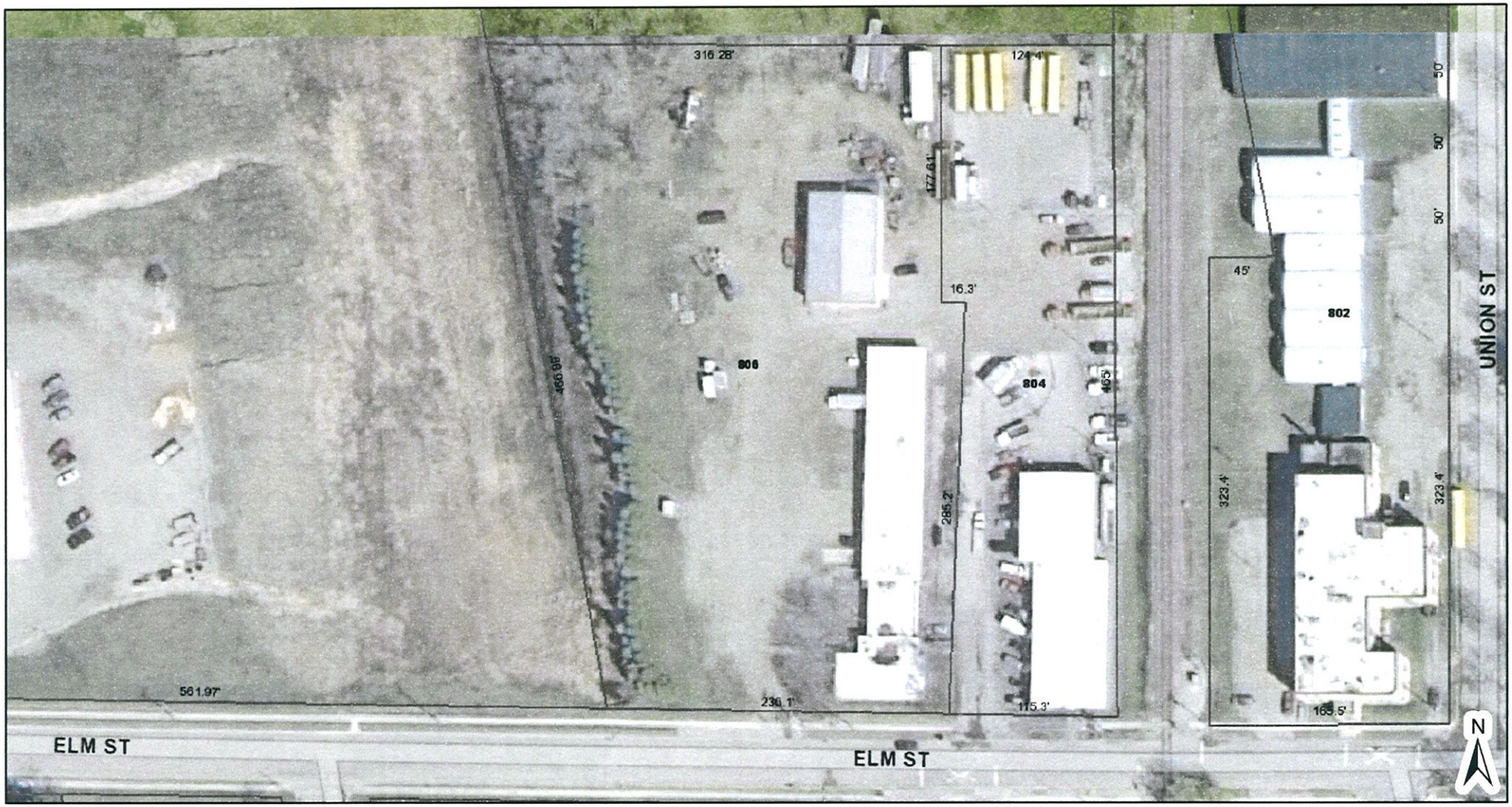
1.) Airport Approach Protection Zone elevation limits development at this newly combined parcel at 968 feet above mean sea level. The City of Watertown is looking to maintain the proper height restrictions within the Airport Approach Protection Zone under Wisconsin Statute Section 114.136(1)(a) which states:

> *POWERS OF MUNICIPALITIES. (a) Any county, city, village or town that is the owner of a site for an airport or spaceport which has been approved for such purpose by the appropriate agencies of the state and the federal government may protect the aerial approaches to such site by ordinance regulating, restricting and determining the use, location, height, number of stories and size of buildings and structures and object of natural growth in the vicinity of such site and may divide the territory to be protected into several areas and impose different regulations and restrictions with respect to each area. The provisions of such ordinance shall be effective whether the site and the lands affected by such ordinance are located within or without the limits of such county, city, village or town, and whether or not such buildings, structures and object of natural growth are in existence on the effective date of the ordinance. Such regulations, restrictions and determinations are declared to be for the purpose of promoting the public safety, welfare and convenience, and may be adopted, enforced and administrated without the consent of any other governing body. Any ordinance adopted under this section may be amended from time to time in the same manner as is provided for the adoption of the original ordinance in sub. (2). The authority granted in this section shall be independent and exclusive of any other authority granted in the statutes.*

Options:
These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning Administrator:

1. Denial of the CSM
2. Approval of the CSM without conditions
3. Approval of the CSM with conditions, as identified by the Plan Commission

804 & 806 Elm Street CSM



Parcels

City of Watertown Geographic Information System

80 40 0 80 Feet

1 inch = 100 feet

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. City of Watertown makes no warranty whatsoever concerning this information.

Printed on: February 19, 2015

Author:

CERTIFIED SURVEY MAP NO. _____

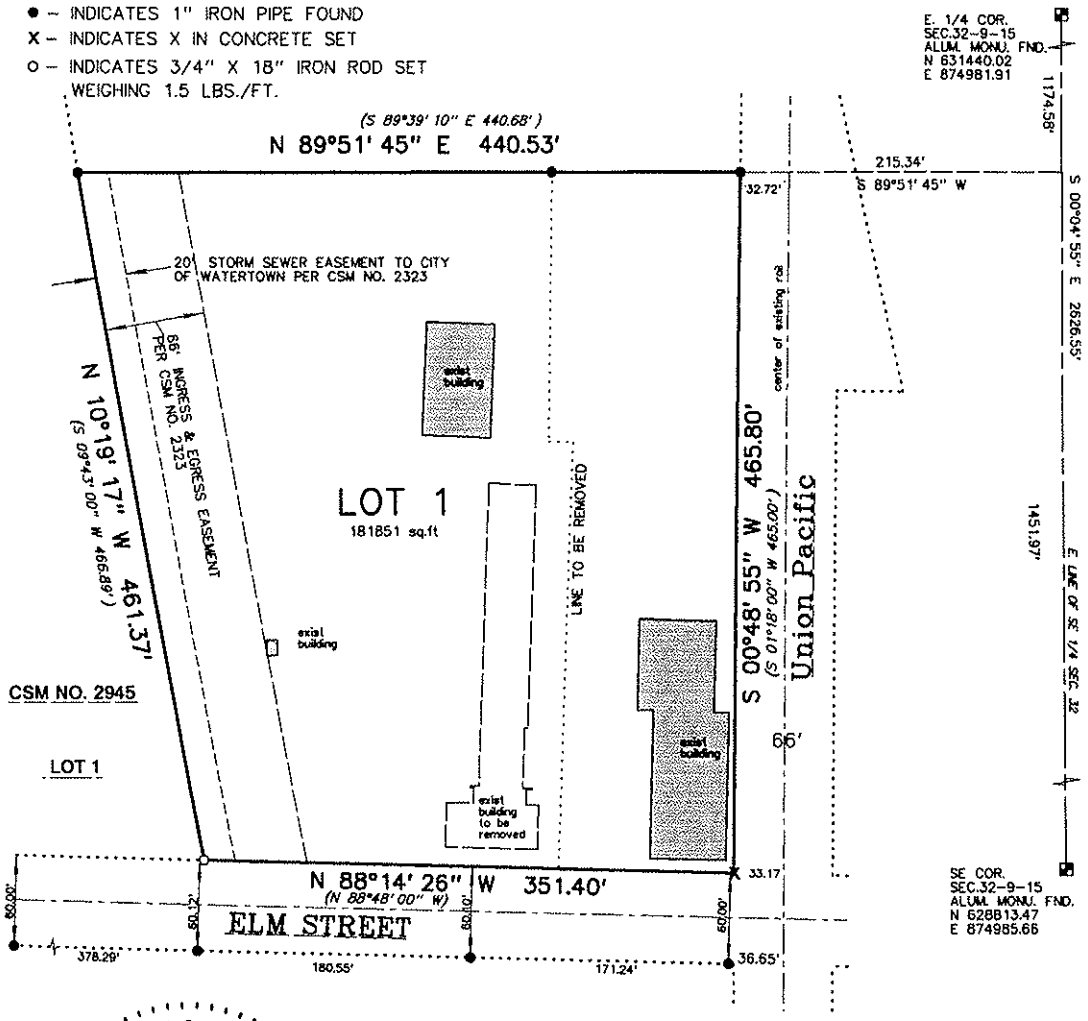
A CONSOLIDATION OF LOT 1 AND LOT 2 OF CERTFIED SURVEY MAP NO. 2323, BEING PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R15E, BEING A PART OUTLOT 37 OF OUTLOTS AND SUBDIVISION OF LOTS IN 5TH WARD, CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN

200' 100' 50' 0' 100'

SCALE:1"=100'

BEARINGS ARE REFERENCED TO WISCRS. DODGE CO. ZONE, NAD 83(2011) WHERE THE EAST LINE OF THE SE 1/4 SEC. 32 BEARS N 00°04' 55" W

( ) – INDICATES RECORDED AS
● – INDICATES 1" IRON PIPE FOUND
X – INDICATES X IN CONCRETE SET
o – INDICATES 3/4" X 18" IRON ROD SET WEIGHING 1.5 LBS./FT.



NOTE
THE WIDTH OF ELM STREET WAS ESTABLISHED AS 60' IN DEED CONVEYED TO CITY OF WATERTOWN IN VOLUME 259 OF DEEDS PAGE 348 – THE LOCATION OF ELM STREET IS BASED ON EXISTING MONUMENTATION FOUND ON SOUTH ROW LINE.

WISCONSIN
Kenneth J. Wilkowski S-1841 Sullivan WI
LAND SURVEYOR

REVISED THIS 2ND DAY OF FEBRUARY, 2015.
DATED THIS 14TH DAY OF MAY, 2014.

KW SURVEYING, INC.
725 PALMYRA STREET
P.O. BOX 32
SULLIVAN, WI. 53178
(262)-593-5600

THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841 JOB NO. 1510

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 2323, BEING A PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R15E, BEING A PART OF OUTLOT 37 OF OUTLOTS AND SUBDIVISION OF LOTS IN 5TH WARD, CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN.

SURVEYORS CERTIFICATE

I, Kenneth J. Wilkowski, Registered Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a consolidation of Lot 1 and Lot 2 of Certified Survey Map No. 2323, being part of the SE 1/4 and NE 1/4 of the SE 1/4 of Section 32, T9N, R15E, being a part of Outlot 37 of Outlots and Subdivision of Lots in 5th Ward, City of Watertown, Dodge County, Wisconsin, bounded and described as follows:

Commencing at the East 1/4 corner of said Section 32; Thence South 00°04'55" East along the East line of the SE 1/4 of Section 32, 1174.58 feet; Thence South 89°51'45" West, 215.34 feet to the Northeast corner of Certified Survey Map No. 2323 and the Point of Beginning:

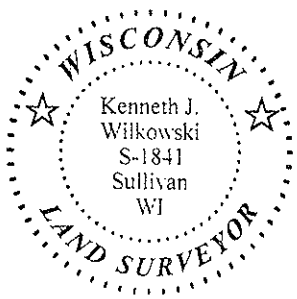
Thence South 00°48'55" West, 465.80 feet to the Southeast corner of said Certified Survey Map and the North line of Elm Street; Thence North 88°14'26" West along said North line, 351.40 feet to the Southwest corner of said Certified Survey Map; Thence North 10°19'17" West, 461.37 feet to the Northwest corner of said Certified Survey Map; Thence North 89°51'45" East, 440.53 feet to the Point of Beginning. Containing 181,851 square feet or 4.1747 acres more or less.

That I have made such survey, land division, and map by the direction of, Schliewe Rentals, LLC, a Wisconsin Limited Liability Company, owner of said land.

That such map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of Wisconsin Statues and the Subdivision Regulations of the City of Watertown .

Kenneth J. Wilkowski, R.L.S.



REVISED THIS 2ND DAY OF FEBRUARY, 2015
DATED THIS 14TH DAY OF MAY, 2014
SHEET 2 OF 3
THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

CERTIFIED SURVEY MAP NO. _____

A CONSOLIDATION OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 2323, BEING A PART OF THE SE 1/4 AND NE 1/4 OF THE SE 1/4 OF SECTION 32, T9N, R15E, BEING A PART OF OUTLOT 37 OF OUTLOTS AND SUBDIVISION OF LOTS IN 5TH WARD, CITY OF WATERTOWN, DODGE COUNTY, WISCONSIN.

OWNER CERTIFICATE

As owner of the lands described in the foregoing certificate of Kenneth J. Wilkowski, Registered Land Surveyor, I hereby certify that I caused the said lands to be surveyed, divided and mapped as represented on the map of said survey in accordance with the provisions of Chapter 236 of the Wisconsin Statues.

Witness the hand and seal of said owner this 4th day of February, 2015

Thomas J. Schliewe Jr. member

Schliewe Rentals, LLC, a Wisconsin Limited Liability Company, Thomas J. Schliewe Jr.

STATE OF WISCONSIN)
JEFFERSON COUNTY) ss

Personally came before me this 4th day of February, 2015 the above named, Thomas J Schliewe, known to me to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires: 4/22/2017

Matt Zastrow

Notary public, Jefferson Co., WI

MATT ZASTROW NOTARY PUBLIC STATE OF WISCONSIN

CITY OF WATERTOWN APPROVAL

Approved by the City of Watertown on this _____ day of _____, 201__.

_____

WISCONSIN Kenneth J. Wilkowski S-1841 Sullivan WI LAND SURVEYOR

Kenneth J. Wilkowski

REVISED THIS 2ND DAY OF FEBRUARY, 2015
DATED THIS 14TH DAY OF MAY, 2014
SHEET 3 OF 3
THIS INSTRUMENT WAS DRAFTED BY KENNETH J. WILKOWSKI, S-1841

420 Horseshoe Road Rezoning
Clasen

Background
Clasen Quality Coating, INC. is looking to rezone the current property at 420 Horseshoe Road from Heavy Industrial to General Industrial. This is being proposed to negate the bufferyard requirement, under Section 18.610, for Heavy Industrial land use abutted to a General Industrial property

The Process
Under Chapter 18.903**(5)**:

> ***Initial Review by the Plan Commission and Scheduling of Common Council Public Hearing***
> *The Common Council shall not make an amendment to the Official Zoning Map without allowing for a recommendation from the Plan Commission per the provisions of this Subsection.*
>
> *(a) The Plan Commission shall schedule a reasonable time and place for a public meeting to hear the application within 45 days of the acceptance and determination of the complete application as determined by the Zoning Administrator. The Applicant may appear in person, by agent, and/or by attorney.*
>
> *(b) Within 60 days after the public meeting (or within an extension of said period requested in writing by the Applicant and granted by the Plan Commission), the Plan Commission shall schedule a public hearing before the Common Council.*

The purpose of this meeting is to set a date for a public hearing as directed in 18.903**(5)**. The Zoning Administrator has attached the public hearing notice that is to be sent out to the Watertown Daily Times for Plan Commission review. It should be noted that discussion of the proposed zoning change and site plan review comments along with public comments will be reviewed and go before the Plan Commission following the Common Council Public Hearing.

Options:
These are the following options, but not limited to, for the Plan Commission based on the information received by the City of Watertown Zoning Administrator:

1. Deny recommendation of the Public Hearing and the dates contained within the Public Hearing Notice document.
2. Approval and recommendation to move forward with the Public Hearing and the dates contained within the Public Hearing Notice document.
3. Approval and recommendation to move forward with the Public Hearing but with changes (date changes, wording, etc.) to the Public Hearing Notice document.

NOTICE OF PUBLIC HEARING

Notice is hereby given by the Common Council of the City of Watertown, Wisconsin, that a public hearing will be held on the 17th day of March, 2015 in the Council Chambers of the Municipal Building, 106 Jones Street, Watertown, Wisconsin at 7:00 P.M., or shortly thereafter, to consider the request of Clasen Quality Coating, Inc. to rezone the following described property from HI, Heavy Industrial, to GI, General Industrial. The property is located in the City of Watertown, Jefferson County, Wisconsin and is further described as follows:

LOT 2 CSM 4950-26-26 DOC NO 1202186. ALSO RAIL ROW IN DOC NO 1229128.

(420 E. Horseshoe Road)

All persons wishing to be heard are invited to be present.

CITY OF WATERTOWN

Jacob A. Maas
Zoning Administrator

JM/nmz

PUBLISH: March 3, 2015
and
March 10, 2015

(BLOCK AD)

Plan Commission Minutes
Monday, January 26th, 2014

The Plan Commission met on the above date at 4:30pm in the Council Chambers of the Municipal Building with the following members present: John David, Ken Berg, Dan Olejniczak, Tony Arnett, Augie Tietz, City Engineer Jaynellen Holloway & Sherry Cira. Also present were Zoning Administrator Jacob Maas, City Planner Mike Slavney, Isaac Elsen, Charlie Boysa and Mike Koller of the Daily Times.

1: 1340 N. 4th Street-Charlie Boysa—Review Zoning Change Request (MR-8 to MR 10): Jacob Maas presented a summary of information related to Basco Development's proposal to build five to six 12 multi-plexes at 1340 N. 4th Street in the city of Watertown on an 8.5 acre parcel which is currently zoned MR-8. He stated their request is to build 12 unit structures due to the layout of land making that more conducive for construction vs 4 or 8 unit buildings. 68 units of residential housing could be created by zoning right but it would not fit on this narrow, irregular parcel. Therefore, Jacob instructed Mr Boysa of a need for rezoning to MR-10 for this to be possible. Mr Boysa told the Commission that each 12 unit building will consist of 10 two bedroom units and 2 one bedroom units with attached garages, separate outside entrys for each apartment and average rents projected at $900 per month. Mike Slavney was asked his opinion of this larger building housing development and he said that the shape of this lot dictated the 12 unit structure as the best way to go and that he is aware of their similar development in Beaver Dam where they are building 144 units of housing using this same 12 building approach to development. Members felt other details about this project should wait until the public hearing has occurred in order to measure the degree of support or opposition for this rezoning request. Augie Tietz then moved to recommend that this housing proposal be sent to a public hearing before the common council on February 17th, 2015, which was seconded by John David and approved unanimously. This matter will come back for further discussion after this public hearing has occurred.

2: Site Plan Review Minutes—January 12th, 2015: A motion was made by Tony Arnett to approve minutes of the January 12th, 2015 Site Plan Review Committee as written, seconded by John David and approved unanimously.

2: Plan Commission Minutes—January 12th, 2015: A motion was made by John David to approve minutes of the January 12th, 2015 Plan Commission meeting as written, seconded by Sherry Cira and approved unanimously.

There being no further business to come before the Commission, a motion to adjourn at 4:40pm was made by Jaynellen Holloway and seconded by Augie Tietz. So ordered.

Respectfully Submitted,
Ken Berg