

PLANNING AND ZONING COMMISSION

June 27, 2011

Chair Walsten called the meeting to order on June 27, 2011 at 6:36 p.m. Commissioners present were Dorothy Frandy, Dale Arndt, Nissin Rodriguez. Absent: Marty Pilger, Mark Bruner. Others present were Clerk Strause, Rafael Curutchet, Rob Roth, General Engineering, John McNaughton, Paul Douglas.

Arndt moved to approve the minutes of 5-31-2011, second Frandy, carried.

Rafael Curutchet appeared before the Commission to report he has purchased 100 Railroad St, property of which is zoned business and in the past was an auto repair shop, gas station, knick-knack store, and craft store. Village ordinance does not specifically include a landscaping business. Rafael has been in business for several years and has been trying to purchase properly zoned property in the Village for his business for some time. He had the opportunity to purchase the property at 100 Railroad St. and has successfully closed on the property. He described his business as mainly storage of vehicles and equipment that leave early in the morning by 7 a.m. and return from 3-5 pm each day. He stated there would be no more traffic in the area as no customers will come to the premises, and there should be no impact on the neighborhood. He wants to be a part of the community and a part of the local economy. He has moved his business several times in the Village in order to stay in the community. He would like to be in a business park setting when land becomes available.

There are current six to eight unmarked parking stalls now. No supplies will be stored outside. Maybe a couple of vehicles at some point will be outside. Commission could establish limitations on what could be stored outside for aesthetic purposes to the neighborhood. No lawn mowers to be stored outside. Roth explained there are a series of uses in the Ordinance and also what is allowed as a conditional use, but this type of business is not specifically listed. The property could be rezoned to allow for this type of use or make changes in the new zoning ordinance for general business to allow this as a conditional use. Non-specified uses of the district can be treated as a conditional use per Ordinance 48-11(3)(d) which would go to Planning and Zoning for a hearing and then to the Village Board. Roth stated there could be a one year temporary conditional use to be renewed after that. The Commission can identify the number of vehicles and equipment that will be allowed outside, identify where trash and recycling will be located, any other outside storage, fuel storage. Rafael said there would be no need for extra lighting as there is a street light on the corner. Roth will assist in drafting conditions to be presented at the hearing. Snow removal on the lot has always been a problem. Frandy moved, second Nissin, carried to set July 25th as the hearing date for Curutchet's business at 100 Railroad St. to allow an unspecified conditional use in the general business district.

Walsten announced the **resignation of commissioner, Marty Pilger**.

Discussion continued on the **inventory of non-conforming use buildings**. Roth stated when doing a new ordinance, there is a need to know what lot/buildings are non-conforming and what to do with them. Ordinances can be written to make sure all are conforming. He asked for direction to approach non-conforming uses: inventory would consist of 1) non-conforming structures, 2) non-conforming lots by today's ordinance, not buildable, 3) non-conforming uses, i.e., don't conform to current zoning ordinance, 4) misc other non-conforming uses, i.e., fences, pools, outdoor burners. Public works or village staff may be able to identify these non-conforming uses so that a consultant does not need to be hired. There are benefits to doing this to have a responsible zoning code but it is not required to be done but it avoids confusion or inconsistency in treatment when non-conforming situations arise. Revisions will be in the updated Chapter 48.

Walsten gave an update on the **Habitat project** and their current building activities per the permitting process. Two new houses will be built. Village Board did approve the Habitat request to rezone to PDD. They will be coming back with more details on the project. Next step will be completing the final phase of the PDD detail, condo plat, more

specific plans on the lot, condo documents. Village will be dealing with condominium association, not individual property owners.

Walsten had a conversation with Bill Rizzo, UW Ext in Dane County, who organized and ran visioning process in early 2000. In reference to our **comp plan**, he will get back to Walsten with various ways to get community input. Roth stated the original plan was completed in 2005. The current process is an update looking at the complete plan. Community input and participation is a requirement of the plan. Also, a survey on business usage by residences needs to be done before approving the plan.

Vision/mission statement for the Comprehensive Plan was talked about in the past but was never done. Suggestion to review the visioning report mission statement and see if this still reflects where we are now.

Roth reported the comp plan's individual segments of goals and objectives need to meet the terms of the plan. Former plan had no direction. Segments presented for review: Agricultural, Cultural Resources, Land Use, Transportation, Utilities and Community Facilities, Housing & Neighborhood Development. There are three chapters left: Economic Development, Intergovernmental Co-operation, and Implementation.

Several **Census projections graphs**, utilizing several methods to determine future Village population numbers, were presented by Roth. Roth recommends using the 1970-2010 (red line) which appears to be the most representative based on historic data. This projection would see Village population of 1759 in the year 2020 and 2208 for the year 2030. Consensus of the Commission was to use 1970-2010 compound calculations for projections on growth for the plan. The survey, vision statement, and census table will be revised.

Chapter 2, agricultural, under (g) needs to be in cooperation with the Townships' plans. Chapter 3, land use, will need to include research info on market trends. Village needs to address an amendment to the USA. Comp plan needs to be consistent with amendment. Roth and Walsten met with CARPC to discuss the USA and a possible TIFs for downtown and east side. Current land in the USA perhaps could be exchanged for land in another area. A mixed use TIF proposal would build flexibility in the plan with businesses on the west and east sides and residential to the north, The Planned Neighborhood District needs to be better defined. The comp plan can be amended if in the Village's best interest.

Ordinance Chapters 31 and 50 will be copied for review at the next meeting.

Frandy moved, second Rodriguez, carried to adjourn at 9:25 pm

Carol Strause,

MMC, WCMC, CMTW