

Plan Commission

Monday, November 10th 2014

6:30 pm

1. Call to Order: Mayor Werhle opened the Plan Commission meeting at 6:30 pm.
2. Roll Call: Present: Mayor Werhle, Shayne LaBudda, Greg Chapman, Dave Haskins, Dan Marcue, Paul Thuli, Rita Angeli. Also Present: Building Inspector Dennis Hampton and City Administrator Steve Winger.
3. Minutes: Approval of Plan Commission minutes from October 13th, 2014.
LaBudda asked for correction on item 9 which should have stated that he had voted No to the Straka site plan. Motion by LaBudda, second by Thuli to approve minutes with correction to item 9. All Ayes.
4. Review revised Site Plan for Brian Straka, Elite Fitness, in Arrow Ridge Business Park.
Dennis Hampton explained that the Commission didn't need to take action on the revised site plan since the recommended changes to the sewer location were not necessary per the Public Works Director's review.
5. Review Site Plan for Radio Shack on Ihm Street.
Brad Bierman of Epic Construction presented a site plan for a new Radio Shack to be located on Ihm Street behind O'Rielly's Auto. Bierman explained that the building is nearly an exact copy of the Radio Shack in Platteville.
Motion by LaBudda second by Marcue to approve Radio Shack site plan. All Ayes.
6. Discuss minimum building value requirement in BIPD district.
Administrator Winger discussed Arrow Ridge and the remaining lots and what the minimum value should be for the last four (4) lots. Winger suggested the city should accept no less than an assessed value of 1 million total if we want to remain on schedule with the original plan as presented by MSA Professional Services Inc. The Commission agreed, and in addition, would consider allowing lots to be split if there was enough value.
7. Discuss BIPD permitted and conditional uses.
Labudda suggested the Commission examine and consider changing the current rules at Arrow Ridge since there have been many conditional use permits granted. Chapman spoke in favor of not changing the rules. There didn't appear to be a consensus on the subject. Mayor Wehrle suggested the Commission move-on after a brief discussion.
8. Discuss request to reserve Lot 1 in Arrow Ridge Business Park.
Winger reported that he had recently met with Tony Dutra of Woolwich Cheese and the Mayor to discuss expansion of current building. Tony would like to know whether he can secure lot 1, Arrow Ridge, which is directly south of Woolwich Cheese. Winger stated that Tony is 3-5 years from expanding. Winger suggested creating a Developer's agreement which would need to be approved by the City Council. The Commission felt that the developer's agreement should have language that protects the city if the developer didn't build within the 3-5 years. Winger agreed this was an important aspect of any developer's agreement.
9. Comments from Citizens
None
10. Adjourn: Motion by LaBudda, second by Haskins to adjourn the meeting at 7:45 pm.

Respectfully submitted by, Steve Winger, City Administrator