

**MINUTES
CITY OF LANCASTER
PLAN COMMISSION MEETING (VIRTUAL)
MAY 18, 2020
6:30 PM**

1. Call Meeting to Order

Mayor Varnam called the meeting to order at 6:31 P.M.

2. Pledge of Allegiance

3. Roll Call

Members present: Mayor Varnam, Angeli, Benson, Thiede, Thuli, Schmidt and Vesperman

Absent: None

Also Present: Administrator Carlson, Clerk Kurihara and DPW Hawth

4. Public Comments from Citizens

None

5. Minutes

Motion by Thuli, seconded by Thuli to approve the minutes of 04-13-2020. Motion carried unanimously by roll call vote.

6. Public Hearing (CAP CSM)

Varnam declared the public hearing open at 6:34 P.M. to consider the petition of CAP Services, Inc. to approve the Certified Survey Map being a replat of Part of LOT 1 of CSM No. 1273 which is located in the SE ¼ of the NE ¼ of Section 3, T4N R3W, City of Lancaster, Grant County, Wisconsin

Purpose: To create a new Lot 1 for Residential Development

Spoke in favor of the petition

None

Spoke against the petition

None

Mary Patoka, President & CEO of Cap Services stated she was present to address any questions regarding this and the rezone request.

7. Close public hearing

Varnam closed the public hearing at 6:34 P.M.

8. Consider CSM (CAP Services)

Motion by Vesperman, second by Benson to recommend to Council approval of the the Certified Survey Map being a replat of Part of LOT 1 of CSM No. 1273 which is located in the SE ¼ of the NE ¼ of Section 3, T4N R3W, City of Lancaster, Grant County, Wisconsin. Motion carried six (6) to one (1) by roll call vote with Angeli voting against.

9. Public Hearing (CAP Rezone)

Varnam declared the public hearing open at 6:44 P.M. to consider the petition of CAP Services, Inc. to rezone LOT 1 of the Certified Survey Map being a replat of Part of LOT 1 of CSM No. 1273 which is located in the SE ¼ of the NE ¼ of Section 3, T4N R3W, City of Lancaster, Grant County, Wisconsin (Near Pigeon Creek Lane) from PUD (Planned Unit Development) to R-1 (Single Family Residential)

Proposed use: Lot for Residential Development

Spoke in favor of the petition

None

Spoke against the petition

None

10. Close public hearing

Varnam closed the public hearing at 6:45 P.M.

11. Consider Rezone (CAP Services)

Motion by Benson, second by Thiede to recommend to Council approval to rezone LOT 1 of the Certified Survey Map being a replat of Part of LOT 1 of CSM No. 1273 which is located in the SE ¼ of the NE ¼ of Section 3, T4N R3W, City of Lancaster, Grant County, Wisconsin (Near Pigeon Creek Lane) from PUD (Planned Unit Development) to R-1 (Single Family Residential). Motion carried six (6) to one (1) by roll call vote with Angeli voting against.

12. Public Hearing (City of Lancaster Rezone)

Varnam declared the public hearing open at 6:50 P.M. to consider petition of City of Lancaster to rezone Parcel 246-1576-20 and Tract 1 & Tract 2 of the Certified Survey Map located in the NE ¼ of the SE ¼ of Section 10, T4N, R3W, City of Lancaster, Grant County, Wisconsin (Area off of Hwy 61S adjacent to Golf Course) from CON (Conservancy) and R-2 (One and Two Family Residential) to C-1 (General Business).

Proposed use: Lot for Hotel Development and Future Commercial Development

Spoke in favor of the petition

None

Spoke against the petition

None

The following public comments were related to the development of the property:

1. Bob Smith: Location of sidewalk extension
2. Roger and Margaret Bussan-Location of sidewalk extension
3. Bruce Fritz-Future sidewalk will most likely be on the west side of Hwy 61 due to safety concerns of crossing the highway and the location will be determine at the appropriate time in the future.

13. Close public hearing

Varnam closed the public hearing at 6:56 P.M.

14. Consider Rezone (City of Lancaster)

Motion by Schmidt, second by Thuli to recommend to Council approval of the rezone Parcel 246-1576-20 and Tract 1 & Tract 2 of the Certified Survey Map located in the NE ¼ of the SE ¼ of Section 10, T4N, R3W, City of Lancaster, Grant County, Wisconsin (Area off of Hwy 61S adjacent to Golf Course) from CON (Conservancy) and R-2 (One and Two Family Residential) to C-1 (General Business). Motion carried six (6) to zero (0) by roll call vote with Benson abstaining.

15. Review Site Plan (Kwik-Trip)

Administrator Carlson and Dax Connely, Kwik Trip gave brief presentations regarding the Kwik-Trip site plan.

Concerns regarding signage and stormwater were address along with the public comment from Rita Whitish pertaining to a sound and lighting barrier between her property and this development.

An update plan will be provided at the next meeting for final review.

Recess at 7:34 P.M.

Reconvene at 7:41 P.M.

16. Review Site Plan (Lancaster Hotel Development, LLC)

Administrator Carlson provided a brief review of the site plan for the new hotel and Brad Bierman, Epic Construction answered questions regarding this development.

A few public comments were made:

1. Robert Smith-Will a turn lane be constructed (DOT determines)
2. Jeff and Kris Reuter-Concern with drainage and back patio sound & lighting (Both should not be an issue)

A special meeting will be planned for final approval of this site plan.

17. Zoning Ordinance Amendment (455-20(D)(4))

The maximum building height in a C-1 (General Business) zone is 35 feet and the new hotel will have a height of approximately 50 feet, so an amendment is needed to allow them to construct the hotel. Note: It would be allowable in a C-2 (Central Business) zone which a maximum building height of 50 feet.

Motion by Angeli, second by Thiede to set a public hearing at the June 8th Plan Commission meeting to consider a zoning ordinance amendment to change the allowable maximum height in a C-1 zone to 50 feet. Motion carried six (6) to zero (0) by roll call vote with Benson abstaining.

18. Adjourn

Motion by Thiede, seconded by Angeli to adjourn meeting at 8:29 P.M. Motion carried.

David A. Kurihara, City Clerk