

MINUTES ARE NOT OFFICIAL UNTIL NEXT SUBSEQUENT MEETING

**VILLAGE OF NEW GLARUS
VILLAGE PLAN COMMISSION MEETING
APRIL 26, 2018
DRAFT Minutes**

PUBLIC HEARING – CONDITIONAL USE PERMIT – (CORBIN JUDD AND SHACIR RUSHITI)

PRESENT: Roger Truttmann, Suzi Janowiak, Denise Anton Wright, Beth Alderman, and Kevin Budsberg. ABSENT: Mike Marty. ALSO PRESENT: Katherine May (New Glarus Brewing Co), Kim Kritzke, Al Lienhardt, Mark Renner, Corbin Judd, Jaqueline Judd, Village Administrator Bryan Gadow, and Deputy Clerk Barb Roesslein.

Chair Roger Truttmann opened the public hearing at 6:30 p.m.

Corbin Judd (the “Applicant”), with written permission from Shacir Rushiti (the “Owner”) has submitted an application for a conditional use permit (CUP) to allow a multiple family residence at the former Town Edge property at 1407 2nd Street. The property is currently zoned C-1 Commercial District, which allows any permitted use as permitted in the R-1 Residential District. Multiple family dwellings are permitted as a conditional use in the R-1 Residential District.

Mr. Judd stated that he is purchasing the property at 1407 2nd Street, which currently contains a commercial space and two (2) residential apartments. He is proposing to renovate the existing apartments into four (4) three bedroom residential apartments as income property. The CUP is being requested to allow for the multiple family use. The commercial space will remain commercial with the possibility of the unit being rented out. Mr. Judd also noted that he and his wife would like to open a café in the commercial unit, but the earliest this could happen would be in 2020.

Mike Renner (1415 2nd Street) asked if there would be any modifications to the grounds of the property. Mr. Judd responded that the parking lot would remain the same, but possibly a fence would be placed around the residential portion of the property.

With no further public comments, Kevin Budsberg moved to close the public hearing, 2nd by Suzi Janowiak. Motion carried at 6:35 p.m.

CALL REGULAR MEETING TO ORDER: Chair Roger Truttmann called the regular meeting to order at 6:35 p.m. PRESENT: All those present at the public hearings.

ANNOUNCEMENT: All cell phones shall remain off during the meeting.

APPROVAL OF AGENDA: Denise Anton Wright moved to approve the agenda as presented, 2nd by Kevin Budsberg. Motion carried.

APPROVAL OF MARCH 22, 2018 MINUTES: Denise Anton Wright moved to approve the minutes of March 22, 2018, 2nd by Roger Truttmann. Motion carried.

CONSIDERATION OF CONDITIONAL USE PERMIT: CORBIN JUDD AND SHACIR RUSHITI:

Administrator Gadow affirmed the overview provided by Corbin Judd regarding the multiple family use that he is proposing. The existing lot square footage meets the requirements for the four proposed dwelling units. Based upon the materials provided, Staff recommends approval of the CUP to allow the construction of two (2) additional residential units for a total of four (4) residential units on the property located at 1407 2nd Street. The Commission reviewed the plans provide by Mr. Judd. Discussion followed with the following being noted:

- The existing entrance on the west side of the apartments will remain.
- Every unit has two (2) exits.
- Off-street parking is adequate and located on the north side of the property.

- There are no modifications planned for the exterior of the units at this time.
- There will not be any additional signage to the property.
- Exterior lighting shall meet Village code requirements.

The Commission inquired if the units would be ADA compliance. Administrator Gadow stated this would be addressed with the submittal of the State plans for a building permit.

Motion by Beth Alderman, 2nd by Suzi Janowiak to approve the Conditional Use Permit for Corbin Judd as presented. Motion carried five (5) to zero (0).

CONSIDERATION OF SITE PLAN REVIEW: NEW GLARUS BREWING CO. (LAKEVIEW FACILITY):

Katherine May provided an overview of the application submitted by the New Glarus Brewing Company for Site Plan Review of a proposed freezer addition in the rear yard of the former Brennan's facility at 218 Hoesly Drive (the "Lakeview Facility"). The property has an existing concrete pad abutting the east (rear) side of the building, which would be removed, and replaced with 3,750 SF freezer. The freezer addition would be constructed of metal wall panels to match the existing material on the building. The addition would be screened from view from the east, due to the slope of the hill. They are keeping the existing landscaping, exterior, and docking area of the building, but will not be placing any branding on the facility since it will be used mainly for storage. The interior of the facility is very clean, but temperatures inside only get down to 36 degrees Fahrenheit. Temperature of 0 degrees Fahrenheit is needed for the brewery's needs and is the reason for the proposed freezer addition.

Motion by Beth Alderman, 2nd by Denise Anton Wright to recommend approval of the Site Plan for the New Glarus Brewing Company as presented.

Motion carried five (5) to zero (0).

BUILDING INSPECTOR REPORT: The Commission reviewed the March Building Permit Issuance Report.

ADJOURNMENT: Being no further business before the Plan Commission, Chair Roger Truttman adjourned the meeting at 6:53 p.m.

Minutes taken by: Barbara Roesslein

**VILLAGE OF NEW GLARUS
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MARCH 22, 2018**

ROLL CALL:

PRESENT: Roger Truttman and Denise Anton Wright. ABSENT: Beth Alderman, Mike Marty, Suzi Janowiak, and Kevin Budsberg. ALSO PRESENT: Katherine May (New Glarus Brewing Co), Village Administrator Bryan Gadow, and Deputy Clerk Barb Roesslein.

LACK OF QUORUM: Administrator Gadow noted that due to the lack of quorum, no commission action could take place at this meeting. He noted that the members present could hear a presentation from the Applicant without taking any action.

PRESENTATION ON VARIANCE REQUEST AND SITE PLAN FOR NEW GLARUS BREWING CO:

Katherine May gave an overview regarding the proposed construction of a new building to house a new 35' aeration tank for their water pre-treatment system. This facility will be built approximately

50' from the existing pre-treatment facility at the entrance to the brewery's Hilltop property. The new building will need to be 40' to be able to accommodate the aeration tank. A Variance is being requested from the Village Code's Building Height limit of 35'. The existing facility is at 32.9' in height. The proposed building will be built into the lower hillside, which will make the building look lower than the existing building. The exterior of the building will include carriage doors, stone work, and board and batten siding.

Administrator Gadow stated that the Variance Request and Site Plan would go before the Village Board at their April 4, 2018 meeting for consideration.

Minutes taken by: Barbara Roesslein

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