

MINUTES ARE NOT OFFICIAL UNTIL NEXT SUBSEQUENT MEETING

**VILLAGE OF NEW GLARUS
VILLAGE PLAN COMMISSION MEETING
July 19, 2018**

ROLL CALL:

PRESENT: Roger Truttman, Kevin Budsberg, Chuck Phillipson, and Mike Marty. ALSO PRESENT: Village Administrator Bryan Gadow, Cara Carper, Randy Kubehl, Larry Kubehl, Mary Wright, Dan O'Connell, Monica Pernot, Bob Pernot, Dawn Hahn, Kyle Dumbleton, Linda Nelson, Walter Orzechowski, Mary Anne Oemichen, Susan Wallitsch, Christopher Gosch, Mark Wallitsch, Beth Luchsinger, and Bill Oemichen.

CALL REGULAR MEETING TO ORDER: Chair Roger Truttman called the regular meeting to order at 6:30 p.m.

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

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

APPROVAL OF April 26, 2018 MINUTES: Kevin Budsberg moved to approve the minutes of April 26, 2018, 2nd by Chuck Phillipson. Motion carried.

CONSIDERATION OF SITE PLAN: RPM MOTORS – 196 INDUSTRIAL DR: Randy Kubehl described the proposed 42 ft addition for RPM Motors. Mike Marty noted that the application materials did not contain a site plan as required under ordinance, and asked Mr. Kubehl to prepare a site plan per the Site Plan checklist. Motion by Kevin Budsberg to continue review of the application to a future meeting to allow completion of a site plan, second by Mike Marty. Motion carried.

PRESENTATION: HOME OF OUR OWN, INC – VALLE TELL LOT 42 MULTIPLE FAMILY RESIDENTIAL PROJECT: Mary Anne Oemichen provided an overview of the Home of Our Own, Inc. ("HOOO") organization, noting that they are representing area families with adult special needs children looking to establish a place where they can live and integrate into a small community. She noted that HOOO operates under the non-profit status of the Southwest Community Action Program (SWCAP) out of Dodgeville, and that HOOO has the support of Green County Health Services, Green County Development Corporation, and the local Green County Commissioner, among other stakeholders.

Mary Wright, of the Wisconsin Housing Preservation Corporation ("WHPC"), stated they are partnering with HOOO on this project, and that WHPC sole mission is to develop and preserve affordable multiple family units across the state. She noted that a Baker Tally study had been completed, which highlights the demand and need for affordable rental housing in the area. She also noted that the project would pay taxes into the community. She reviewed the other projects that WHPC is involved in across the state.

Dan O'Connell, of WHPC, described the proposed two phase project for Lot 42 of Valle Tell. Phase I would consist of a total of 40 rental units, of which 10 would be set aside for adult special needs children, and the remaining 30 would be affordable units, based on federal tax credit financing. Phase II would be 40 additional rental units, but would not be pursued until

Phase I is completed and fully occupied. He noted the units would be a mixture of 1, 2, and 3 bedroom units, with rents from \$403 to \$1133, depending on number of bedrooms.

Kyle Dumbleton and Chris Gosch, of Midwest Modern LLC (Project Architects) provided an overview of the project design, describing the proposed site plan and architectural renderings. They described the needs for variances for lot area and parking spaces as part of a future application. Mike Marty asked why a Certified Survey Map was necessary and if there was to be two separate owners of each phase. Dan O'Connell indicated that WHPC would be the owner of Phase I, which is contingent on receipt of federal tax credits, and that Phase II would likely be workforce/market rate housing, with a separate owner.

Mike Marty asked if the project would incorporate Swiss Design elements. Kyle Dumbleton and Chris Gosch noted that the buildings would likely have a prairie style of architecture, and that they may request waiver of the Swiss design standards. Kevin Budsberg asked about the height of the buildings from peak to grade. Kyle Dumbleton stated that from the west they would look like 3 stories, but from Elmer Road it would be 1.5 to 2 stories with height of less than 35 ft. Kevin Budsberg asked if any thought had been provide on partnerships for seniors. Dan O'Connell noted that they had reached out to the New Glarus School District and had conversations with a local church. Kevin Budsberg noted that parking may be an issue if other community uses were to occur on the site.

Chuck Phillipson asked if the project would pay property taxes. Dan O'Connell indicated that yes it would, given how the federal tax credits are structured, and that it is not a Section 8 project. Chuck Phillipson asked for additional information to be provided at a future meeting, including: impact to Village water and sewer systems; review of the Baker Tilly market study; and net income operating statements for the project.

Dan O'Connell, Mary Wright, and Mary Anne Oechmin thanked the Plan Commission for hearing their presentation, and noted that they would be back before the Plan Commission with formal applications in the coming months, as the deadline for the federal tax credit application is early December.

BUILDING INSPECTOR'S REPORT: Chair Roger Truttman noted that the Building Inspector's Report was included in the packet.

ADJOURNMENT: Chair Roger Truttman noted that all business being completed, the meeting stood adjourned at 7:59 p.m.

Minutes taken by: Bryan Gadow, Village Administrator

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 Truttman, 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 Truttman 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
VILLAGE PLAN COMMISSION MEETING
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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