



Plan Commission Minutes  
March 15, 2021 at 7:00 p.m.  
City Hall Council Chambers &  
Virtual Online – WebEx Meeting

---

Members Present: Ms. Christopherson, Proznik, Obaid and Dr. Wolfgram  
Messrs. Larsen, Granlund, Seymour and Gragert

Staff Present: Messrs. Allen, Plaza, Winzenz, Petrie and Wittwer

1. Call to Order
2. Roll Call – Chairperson Mr. Larsen chaired the meeting. Mr. Larsen, Mr. Seymour and Ms. Christopherson were present in the Council Chambers. Ms. Obaid, Dr. Wolfgram, Ms. Proznik, Mr. Granlund and Mr. Gragert were present virtually online.
3. Ms. Christopherson moved to approve the March 1<sup>st</sup> minutes. Mr. Seymour seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion. None.

5. Carson Park Master Plan

Mr. Plaza presented and introduced a request to recommend approval of the Carson Park Master Plan. Dan Williams with MSA, spoke about the project and the master plan for Carson Park. He presented the commission a master plan for the entire park and he noted the process started in Winter of 2020 and this would be recommended of future improvements based on public feedback. John Kneer with MSA, spoke about the field complex master plan for the existing park. This includes the shareholders of the issuers of the park and future needs. Waterways and Parks recommended approval of the request at their February 24<sup>th</sup> meeting. This agenda item will be on the Council agenda for the March 22<sup>nd</sup> meeting for review.

Cindy Schlosser, 120 S. Michigan St., spoke about bike and pedestrian users of Carson Park and about the speed of the vehicles. She recommended speed bumps to slow down vehicles.

Mark Faanes, 3527 Leslie Lane, spoke about the old stairways and the history of Carson Park. He noted that baseball users are a key aspect of the existing park and look to future improvements. He noted concern with moving the existing football field to the parking lot.

Mr. Seymour moved to recommend approval of the Carson Park Master Plan.  
Ms. Christopherson seconded and the motion carried.

6. Tax Incremental District (TID) #14

Mr. Winzenz presented a request for the creation of TID #14 along Menomonie Street. He noted the boundaries of the new TID and cost summary year by year with the length for the new TID. He noted the various improvements for the public including the intersection improvements and bike path improvements. He noted that the Plan Commission needs to find three findings of TID which are: feasible; consistent with the Comprehensive Plan and future land use for redevelopment; and that this is in the public interest. This item will be on the City Council agenda in April.

No one spoke to this agenda item.

Ms. Christopherson moved to recommend approval of the creation of the TID. Mr. Seymour seconded and the motion carried.

7. Rezoning (Z-1684-21) – Sculy Drive; C-3P to R-3P

Mr. Allen presented a request for rezoning property from C-3P to R-3P and to adopt the general development plan for multi-family apartments and duplex development located at the end of Sculy Drive, east of Highway 53. The proposed development shows the multi-family apartments with private driveways and duplexes to the south. The proposed development will have a walking trail for the new tenants. The setbacks will be 20-feet along Sculy Drive, 50-feet from Highway 53 and 10-feet along the sides. The development will have a total of 46-dwelling units for a density of approximately 5.4 units per acre. A final site plan and developer's agreement will be required at a later date for the development.

Alex Padrnos with JCAP Construction spoke in support of the request and noted that the rent levels would be considered workforce housing.

Mr. Seymour moved to recommend approval of the rezoning and general development plan with staff conditions. Ms. Christopherson seconded and the motion carried.

8. Rezoning (Z-1685-21) – 3536 Folsom Street; R-1 to R-2P

Mr. Petrie presented a request to rezone property from R-1 to R-2P and to adopt the general development plan for twin homes and single-family homes located at 3536 Folsom Street. The existing mobile home park will remain and the remaining land will be for a mixture of single-family homes and twin homes. The applicant is requesting a 25-foot front yard setback, instead of the required 30-foot setback. He noted that staff received an email from one of the neighbors with concerns over the proposed rezoning and with the existing 33<sup>rd</sup> Street storm water issues. The proposed concept subdivision was to allow for extension of 34<sup>th</sup> Street and connecting Driftwood Lane to the existing 33<sup>rd</sup> Street. This rezoning will require review and approval by the City Council.

Mr. Petrie noted that the applicant emailed staff prior to the meeting and unfortunately was not able to join the meeting.

Josh Bauer, 3108 33<sup>rd</sup> Street, talked about having a conversation with the neighbors down 33<sup>rd</sup> Street and spoke about concerns of the proposed development and the impact that the new subdivision will have on the existing neighborhood. He noted the existing large wooded areas and more city-country feeling of living should have minimized impact. He would like to see a buffer along the existing homes to the east along 33<sup>rd</sup> Street.

Curtis Rykal, 2912 33<sup>rd</sup> Street, noted concerns about the proposed lot sizes not be compatible with the surrounding lots. He noted that the existing trees should be maintained if possible and would like to see less lots within the proposed development. In addition, he would prefer 30-foot setbacks in the front yard rather than the proposed 25-foot setback.

Carl Zondlo, 3214 33<sup>rd</sup> Street, spoke of when his family moved into their home and really enjoyed the country living within the city. He noted issues with the removal of the existing trees, wildlife and nature. In addition, he spoke about the existing issues with 33<sup>rd</sup> Street, in particular, with water issues during the spring and heavy rainfall.

Mike Johnson, 3207 33<sup>rd</sup> Street, noted the same issues as the other neighbors but added the street was redone in 2003 with new sewer and water. He noted that stormwater was not added to the street because Folsom Street did not have a connection. Also, he felt that twin homes or duplexes would be rental properties and would rather have owner occupied homes rather than rentals.

Jesse Cain, 3009 33<sup>rd</sup> Street, thought that the proposed lots and the sizes were too small compared to the surrounding neighborhood. She noted that the traffic increase throughout the neighborhood would increase and thought that the speed limit should be reduced. Also, she would prefer less lots that are similar to the sizes within the neighborhood.

Mr. Seymour moved to postpone the rezoning and general development plan until the April 19<sup>th</sup> meeting to allow for the applicant and the neighborhood to meet. Mr. Gragert seconded and the motion carried.

9. Conditional Use Permit (CZ-2105) – Detached Garage Expansion

Mr. Petrie presented a conditional use permit to allow for a detached garage expansion in excess of the accessory standards located at 4813 Iona Beach Road. He noted the existing lot is zoned R-1A and is approximately 1 acre in size. The proposed expansion would allow the applicant and the property owner to store antique vehicles and trailers within the garage. The garage will match the existing home façade with the same materials and colors. The proposed detached garage is approximately 1,740 square feet in size. The existing garage is approximately 1,260 square feet. The maximum garage size for residential property allowed without a conditional use permit is 1,000 square feet for each garage or combination up to 1,500 square feet. This proposed garage is approximately 3,000 square feet in size.

The proposed setbacks are shown on the proposed site plan for the project, approximately 25 feet from the northern property line and 45 feet from the eastern property lines. A typical setback is eight feet from the side lot line.

Michael Haug, 4813 Iona Beach Road, noted that the existing pine trees to the north and east of the proposed garage expansion will remain in place.

Mr. Seymour moved to approve the conditional use permit with the staff conditions. Ms. Christopherson seconded.

10. Conditional Use Permit (CZ-2106) – Kwik Trip

Mr. Petrie presented a conditional use permit for a proposed Kwik Trip to allow for a convenience store fuel equipment replacement within the groundwater protection overlay district located at 3426 Melby Street. The Groundwater Protection Overlay District was approved by Council in 2016 and it notes that fuel equipment storage is a conditional use under 14.10.090 B.3. Since this proposed redevelopment is new development and the existing storage tanks have been removed from the property, this requires a conditional use permit within the wellhead protection area.

Nate Byom and David Powell with Kwik Trip Inc., presented a detailed slideshow showing the technology and storage tanks that will be installed as part of the project.

Mr. Seymour moved to approve the conditional use permit with staff conditions. Ms. Christopherson seconded and the motion carried.

11. Site Plan (SP-2106) – Caysen Commons

Mr. Petrie presented a site plan for two 14-unit apartments for a project known as Caysen Commons located at 4223 Jeffers Road. This rezoning and general development plan was approved by Council back in 2020. This is the final site plan for the apartments. The site plan shows a courtyard and patio area between the two buildings and will be available for the tenants along with an area for a pet park which is a fenced in area on the eastern portion of the

lot. A sidewalk connection is provided for the buildings to the sidewalk along Jeffers Road. The total open space as shown on the site plan is approximately 45% of the lot. The total number of parking stalls required is 47 stalls and the site plans shows 52 stalls.

Lee Haremza with RyKey Properties, noted the proposed units are workforce housing for apartments. In addition, the proposal will be able to meet the conditions of approval as noted in the staff report.

Mr. Seymour moved to approve the site plan with staff conditions and added a condition that a sidewalk to be added from building #2 to the pet park area. Dr. Wolfgram seconded and the motion carried.

12. Site Plan (SP-2107) – Wagon Wheel Parking Lot Improvements & Expansion


Mr. Wittwer presented a site plan approval for parking lot improvements and expansion located at 1945 Prairie Lane. This is the former vacant FedEx building and is zoned I-1P. He noted that the proposed site plan shows the new layout of the access and how the delivery vehicles will flow to and through the site. In addition, the development includes the existing vacant lot to the east for a 219-stall van/delivery vehicle parking. The site plan includes pedestrian connection from the parking lot to the existing warehouse and a lighting plan, as well as 40' wide driveways.

Brian Kemp with McClure Engineering spoke about the proposed project and that the two lots will be combined into one lot.

Mr. Seymour moved to approve the conditional use permit with staff conditions.  
Ms. Christopherson seconded and the motion carried.

13. Future Agenda Items and Announcements.

Mr. Larsen adjourned the meeting at 11:02 p.m.

  
\_\_\_\_\_  
James Seymour, Secretary