

## Plan Commission Meeting Minutes: July 8, 2020

*Voice recordings of the entire meeting are available at the Town Hall upon request.*

The Plan Commission meeting for the Town of St. Croix Falls was called to order at 6:00 p.m. by Chairman Frank Behning on Wednesday July 8, 2020 at the Town Hall. Present by roll call were Frank Behning, Stacy Bergmann, Rick Katzmark, Kyle Yunker, Gus Koecher, Jeremy Hall, and Dave Berg. Dave Robinson was absent. Zoning administrator Jim Alt, Town Legal Counsel Adam Jarchow, Jeff Handlos, Katie Appel, Jeremy Appel, Angelika Gutha, Gus Koecher, Bryan Raddatz and Angela Popenhagen were also in attendance.

Katzmark/Bergmann **moved** to approve the agenda; **motion passed** unanimously.

Hall/Katzmark **moved** to approve the June 10, 2020 meeting minutes, **motion passed** unanimously.

Public Comment: None

Public Hearing: Special Exception Request for a professional office in the Commercial District

The public hearing opened at 6:03. Mr. Alt presented the request for a professional office in the Commercial District. The proposed use is a permitted use however the lot size is legal non conforming which necessitates a special exception. The public hearing closed at 6:07 p.m. Berg/Hall moved to recommend approval of the special exception request to the Town Board as presented; motion carried on a unanimous roll call vote.

Public Hearing: Rezone request for parcel identification numbers 044-00012-0100 and 044-00017-0000 from Agricultural to Transitional. The public hearing opened at 6:09 p.m. Mr. Jarchow presented the request for a rezone of two parcels from Agricultural to Transitional. The two parcels are 31.15 acres and 34.22 acres which means both are substandard for the Agricultural District. The public hearing closed at 6:12 p.m. Hall/Katzmark moved to recommend approval of the rezone request to the Town Board as presented; motion carried on a unanimous roll call vote.

Public Hearing: Commercial Design Guidelines review at parcel identification number 044-00707-0000. The public hearing opened at 6:14 p.m. Mr. Raddatz and Ms. Popenhagen presented the amended request for a new office and warehouse space on the property. A full landscaping plan was presented and a plan for a rock trench draining to the retention pond were added to the information presented at the July meeting. The public hearing closed at 6:25 p.m. Hall/Bergmann moved to recommend approval of the Commercial Design Guideline request to the Town Board; motion passed on a unanimous roll call vote.

The Plan Commission discussed the potential changes to the Town Zoning Ordinance, the zoning administrator and Town Legal counsel will draft potential language for the next meeting.

New Business: Mr. Alt said he should have a draft application for the Commercial Design Guidelines available for review at the next meeting.

There being no further business, Yunker/Katzmark **moved** to adjourn the meeting. The **motion passed** unanimously and the meeting was adjourned at 8:10 p.m.

Jim Alt  
Zoning Administrator