

**Village of Prairie du Sac
Plan Commission
Monday, July 2, 2018**

1. **Call to Order.** President Cheryl Sherman called the meeting to order at 6:30 p.m.
2. **Roll Call.** Present were: Eldor Fruehling, Jon Sandeman, Pat Russell, Dale Kowalski, Cheryl Sherman, and Ray Bolton. Also present were Village Administrator Alan Wildman, Public Works Director Troy Murphy, and Clerk/Treasurer Niki Conway. *Paukner Excused. Sandeman arriving at 6:31.*
3. **Public Notice of Agenda, deletions/corrections - (Fruehling/Russell)** moved to approve the agenda. **Motion Carried.**
4. **Presentation of Minutes**
 - a. **June 4, 2018 (Joint Meeting with Prairie du Sac Joint Extraterritorial Committee) – (Fruehling/Bolton)** moved to approve minutes with correction. **Motion Carried.**
 - b. **June 4, 2018 – (Regular Meeting) - (Fruehling/Bolton)** moved to approve minutes. **Motion Carried**
5. **Pre-Registered Citizens – None**
6. **Communications – None**
7. **Action Items –**
 - a. **Consider Amended Ingress, Egress & Parking Easement, Parking Lot Signage Plan, and Associated Amendments to Condominium Declarations and Specific Implementation Plans – 440 Water St. & 464 Water St. –** The Dental Office and Condo Association came to an agreement to enable 28 or 29 surface parking spots within the lot; unsure use of handicap stall yet. This allows the dental office customers and employees to use 13-14 spots. Condo related persons can use these same spots but must try to use the other 15 first. Parking is limited to 8 hours. Agreed signage can be approved by Administrator and/or Plan Commission. Roffers feels that this situation will work and there is room for growth. *(Fruehling/Bolton)* moved to approve with recommendations from Roffers' June 25, 2018 memo. **Motion Carried.**
 - b. **Consider Amendment of Official Zoning Map – Parcel #172-1899-00000, S9646 US HWY 12 –** DOT has approved traffic control analysis. Rezone, Conditional Use Permit, and Certified Survey Map is ready for Plan Commission action. Storm water action is not ready and should not affect these actions. Sandeman would like Plan Commission to be part of the Storm Water approval as its above ground due to pipe blockage and water buildup. Building and signage is not changing and landscaping may change slightly. Forward Development Group states that the Storm Water plan was just approved to handle anything on site. Dog Park not affected as much; working to flow past that property. No major grading. *(Kowalski/Russell)* moved to approve rezoning and Roffers' recommendations on the 07/27/18 memo. **Motion Carried.** *Sandeman Opposed.*
 - c. **Consider Conditional Use Permit – Parcel #172-1899-00000, S9646 US HWY 12 – (Fruehling/Kowalski)** moved to approve with Roffers comments on 06/27/18 memo. **Motion Carried.** *Sandeman Opposed.*
 - d. **Consider Certified Survey Map – Parcel #172-1899-00000, S9646 US HWY 12 – (Bolton/Kowalski)** moved to approve with Roffers' comments on 06/27/18 memo. **Motion Carried.**
 - e. **Consider Condominium Plat – Parcel 172-0936-82370 & #172-0936-82140, 932 & 1000 20th St. –** Two platted lots in Highland Park zoned multifamily use. Heffron is proposing to combine area into a six unit condo development, including three 2-family buildings. *(Fruehling/Bolton)* moved to approve with Roffers' recommendations on June 27, 2018 memo. **Motion Carried.**
 - f. **Consider Site Plan Approval – Parcel #172-0936-82370 & #172-0936-82140, 932 & 1000 20th St. – (Bolton/Sandeman)** moved to recommend to Village Board including Roffers' recommendations. **Motion Carried.**
 - g. **Consider Release of Utility Easement - Parcel #172-0936-82370 & #172-0936-82140, 932 & 1000 20th St. – (Sandeman/Bolton)** moved to recommend to Village Board. **Motion Carried.**
8. **Discussion Items – None.**
9. **Adjourn – (Sandeman/Fruehling)** moved to adjourn at 7:26 p.m. **Motion carried.**

Respectfully Submitted,
Niki Conway
Clerk/Treasurer