

**MINUTES OF THE PLAN COMMISSION MEETING
MONDAY, MARCH 8, 2010 – 7:30 P.M.**

The Plan Commission met in City Hall on Monday, March 8, 2010 at 7:30 P.M. Present were Dave Cihasky, Peter Drogemuller, Jeffrey Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Jane Lardahl, Rick Rubenzer, Tom Hubbard and Mayor Greg Hoffman. Absent was Jerry Smith. Also attending were Pat Pople of #551 Summit Avenue, John Mills and Kevin Balts of Wisconsin Festival Grounds, Inc. and Dave Sabin, owner of Parcel #4726.

1. **Motion** by Tzanakis, seconded by Varga, to approve the minutes of the February 8, 2010 Plan Commission meeting. All present voting aye. Motion carried.

2. The Plan Commission discussed C.U.P. Resolution #10-01. Rubenzer stated that the sign location had been drafted on the site plan.

Mayor Hoffman opened a public hearing to consider granting a Conditional Use Permit to Sandra Schley-Zelm to operate Helping Hands Child Care in the existing building at #822 First Avenue. No one spoke for or against the permit. Mayor Hoffman closed the public hearing. **Motion** by Hubbard, seconded by Lardahl, to approve C.U.P. Resolution #10-01 (attached) granting a Conditional Use Permit to Sandra Schley-Zelm to operate Helping Hands Child Care in the existing building located at #822 First Avenue (Parcel #1974). All present voting aye. Motion carried.

3. The Plan Commission considered the application (attached) of Wisconsin Festival Grounds, Inc. to operate a Renaissance Faire, campground and host other events on an approximate 121 acre parcel (Parcel #4710). Festival representatives Kevin Balts and John Mills appeared to request that the festival grounds be allowed to operate during longer hours than was listed on their application. Their intention is to operate the Renaissance Faire from 9 A.M. until 7 P.M. but be allowed to stay open until 1:00 A.M. for other events. Mayor Hoffman stated that he had received concerns about traffic after 1 A.M. from Lake Hallie citizens. The Commission also suggested allowing year-round operation but had concerns with traffic and security. Rubenzer stated that the original Developer's Agreement addressed security and that Chief Larson had approved emergency provisions as provided(see attached) but that the Special Use Permit could include conditions for security and traffic concerns. The Commission discussed changing the now expired former Special Use Permit as shown on the attached document. **Motion** by Hubbard, seconded by Labs, to recommend the Common Council conduct a public hearing to consider granting a Special Use permit to Wisconsin Festival Grounds, Inc. to conduct a Renaissance Faire and other events, and operate a campground on Parcel #4710 according to the conditions listed on the attached DRAFT Special Use Permit. Said hearing to be scheduled upon receipt of the \$300 legal advertising fees and proper notification of adjacent property owners. All present voting aye. Motion carried.

4. David Sabin appeared to support his petition to rezone Parcel #4726 (West of 5th Street, North of Canal Street and South of the Chippewa River) from P-1 Public to R-

1C Single Family Residential. Mr. Sabin addressed a question from the Commission stating that if rezoned, a house could be constructed on the parcel. After discussion, there was a **motion** by Tzanakis and a second by Varga, to recommend that the Common Council conduct a public hearing to consider rezoning Parcel #4726 (West of 5th Street, North of Canal Street and South of the Chippewa River) from P-1 Public to R-1C Single Family Residential. Said hearing to be scheduled upon receipt of the \$300 legal advertising fees and proper notification of adjacent property owners. All present voting aye. Motion carried.

5. **Motion** by Hubbard, seconded by Cihasky, to adjourn. All present voting aye. Motion carried. The Plan Commission adjourned at 8:17 P.M.’

Richard J. Rubenzer, P.E.
Secretary, Plan Commission