

**MINUTES**  
Plan Commission Meeting  
January 27, 2015

The Plan Commission meeting of the Village of Blue Mounds was called to order by Audra Anderson at 7:00 p.m. on Tuesday, January 27, 2015, at the Village Hall. The meeting was posted on January 22, 2015.

**Present:** Audra Anderson, Gary Friske, Dave Lorenz and Donna Sefton

**Absent:** Linda Grenda

**Others Present:** Joe McNally, Dennis Seitz, Joan Palmer, Wendy Vredenburg, Matt Heindl, and Dan Heindl

Motion by Gary Friske, seconded by Donna Sefton to approve the September 30, 2014 meeting minutes. Motion carried.

**3. Public Forum:** none

**4. Hazel Nut Café:** Joe McNally shared preliminary plans with the Commission and stated he was aware that the commission could not make any decisions, but their presence was informational in nature. He stated they wanted to add on a two story addition. They want to expand the capacity of the café, and add a new kitchen, no basement under the new addition. They are asking for relief from the parking ordinance, be required to have off street parking. They also want to have a smaller lot setback. They also want to ask for a variance from the fire ordinance regarding assessed value.

Donna Sefton asked about the grade and deck. Audra Anderson expressed concern that adding onto the café and not being able to add parking may be a potential issue. Gary Friske and Audra Anderson discussed that doubling the capacity there is a concern for parking. Joan Palmer stated if they are required to add additional parking then she would bulldoze the annex. Dave Lorenz suggested meeting with the building inspector and explained that John Crook should be the individual that they should meet with. They did meet with Chuck Jones as he is the zoning administrator. Audra Anderson explained the process. Audra Anderson explained the fire ordinance repeatedly. Joan Palmer was also told by the assessor that the village was repealing the ordinance. Dave Lorenz said he was not willing to be pushed through the process. Gary Friske stated the board is in favor of them rebuilding. Audra Anderson questioned them regarding the board meeting and told them they would need to go to the Zoning Board of Appeals with the applications for variances.

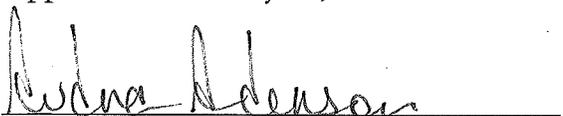
If they keep it the same size there will be no need to come through the Plan Commission, just through the commercial inspector. Joan Palmer referred to the Economic Development Plan. She stated she spent a lot of money on the building. Ms. Palmer questioned the committee regarding the parking issue in the downtown area. Audra Anderson told her parking is a case by case basis. Dave Lorenz stated the village is not going to tear down buildings in order to provide parking to the businesses. Audra Anderson stated her personal opinion would be to deny the variance on parking.

5. **Discussion of Shinko Property:** Wendy Vrendenburgh asked the committee if the village owned the unpaved road near the water tower, the answer was yes. Audra Anderson stated she spoke with the village engineer and explained that the property owner would be responsible to pay for the improvement. There are water service and sewer service issues potentially with that property. The committee explained there is no minimum size of a home.
6. **Dennis Seitz, lot for sale by water tower:** Dennis Seitz asked if he could move his mobile home to the lot by the water tower. He was told it would have to be a modular home with a basement. Dennis Seitz stated the mobile home if placed on a basement would be considered a government home. He was told that all mobile homes needed to be located inside a mobile home park.
7. **Conditional Use Permit, Robert Noethe:** Robert Noethe shared with the committee his plan for the storage unit. He's met with All Star Properties. He wants to fit three buildings on the land for a total of 125 units. He'd like to start with one building and when that was nearly full he'd start another building. He wants to provide boat and camper storage. It would be all indoor storage, nothing outside. Dave Lorenz questioned what the overall foot print would look like and he wanted to make sure that what it will look like will preserve their vision of the area. Mr. Noethe stated he wouldn't 'over build' a property when it might be across the street from a farm implement store. Donna Sefton is not in favor of storage units and wants there to be a restaurant. Audra Anderson is not in favor of storage units. Gary Friske asked if the storage units could be moved to a different lot rather than the entry lot. Gary Friske said he spoke with DOT and they said there won't be any road work to highway 18/151 for a long time, reference an exit ramp. Gary Friske stated storage units would be a quiet business. Donna Sefton asked if he could buy a different lot closer to the highway. Bob Noethe stated the buildings were low profile so they will be difficult to see from the road. Dave Lorenz said what the board allows initially will set the theme for that area. Gary Fiske would allow it and cautioned the commission on being overly choosey. Bob Noethe would like to be at the February Board meeting to have the full Board give him an indication on approval or denial.
8. **Future Agenda Items:** None.
9. **Adjournment:** 8:35 p.m. Motion by Donna Sefton and seconded by Gary Friske.

Minutes recorded.

Typed by: Mary Jo Michek

Approved: February 24, 2015



Audra Anderson, Plan Commission Chair