

CITY OF HORICON

404 EAST LAKE STREET
HORICON WI 53032

MEETING NOTICE

DATE ISSUED: August 21, 2018

BY: Jim Grigg, Mayor

PLAN COMMISSION

ATTENDEES:

Mayor Grigg
John Flouro
Chester Ward

Susan Hady
Tom Tisdale
C: Kunkel Engineering

Mark Neitzel
Dave Magnussen
Thomas Anfinson

Dave Westimayer
Werner Biederman

DATE: Monday, October 8, 2018

TIME: 6:00 p.m.

LOCATION: City Hall, Activity Room

LEADER: Mayor Jim Grigg, Chairman

AGENDA:

1. Call to Order
2. Roll Call
3. Act on Minutes for August 27, 2018
4. Make Recommendation for Zoning Change Request from School District of Horicon for the Property at 611 Mill Street – Change Zoning Parcel Number 236-1116-0642-086 From R-1, Single Family Residential District to R-2, Multi-Family Residential District.
5. Non-Action Discussion.
6. Adjourn.

IF UNABLE TO ATTEND, PLEASE NOTIFY: Mayor Grigg

DATE POSTED: October 1, 2018

PHONE: 485-3500

TIME POSTED: 4:00 p.m.

Plan Commission met in regular session with Mayor Grigg presiding. The meeting was called to order at 6:02 P.M.

Members present: Mayor Jim Grigg, John Flouro, Chester Ward, Susan Hady, Tom Tisdale, Werner Biederman, Mark Neitzel, and Dave Westimayer.

Members absent: Thomas Anfinson and Dave Magnussen.

Also in attendance were Chris Slater representing JPRES/3; Dan Buchner representing 3FI, LLC; Don Neitzel of Kunkel Engineering; Mr. & Mrs. Nick Curry and Mr. & Mrs. Ken Patenaude.

Motion by Werner Biederman, second by Dave Westimayer, to accept corrected minutes of July 23, 2018.

Motion carried on a voice vote with no objections.

Mayor Grigg opened a Public Hearing for Conditional Use Permit Application for the purpose of a Home-Based Business to Operate a 1-2 Person BBQ Catering Service in a R-1, Single Family Residential District, 902 N. Hubbard St.

Motion by Susan Hady, second by Mark Neitzel, to close the Public Hearing.

Motion carried on a voice vote with no objections.

Susan Hady questioned Nick Curry about having a time table to expand to a commercial site. Jim Grigg expressed concern with possible Aquatic Center smoke problem. Mr. Curry assured the Commission that this would not occur.

Motion by Tom Tisdale, second by John Flouro, to approve the Conditional Use Permit for the purpose of a Home-Based Business to Operate a 1-2 Person BBQ Catering Service in a R-1, Single Family Residential District, 902 N. Hubbard St.

Motion carried on a voice vote with no objections.

Mayor Grigg opened a Public Hearing for Conditional Use Permit Application for an Electronic Message Center Located at 622 Washington Street; RJD LLC.

Motion by John Flouro, second by Werner Biederman, to close the Public Hearing.

Motion carried on a voice vote with no objections.

Motion by Dave Westimayer, second by Tom Tisdale, to approve the Conditional Use Permit for an Electronic Message Center Located at 622 Washington Street; RJD LLC.

Motion carried on a voice vote with no objections.

Dan Buchner reviewed the site plan Con-Tool Horicon, 3FI LLC. Werner Biederman questioned (2) buildings versus (1) building. Dan Buchner explained the problems with

building expansion toward Van Brunt Drive. Dan also assured the Commission that the revised site drawing, 8/22/2018, had proposed concrete rather than proposed gravel / recycle asphalt.

Motion by Werner Biederman, second by Tom Tisdale, to approve the site plan Con-Tool Horicon, 3FI LLC.

Motion carried on a voice vote with no objections.

Chris Slater reviewed the site plan for Premier Real Estate Management LLC. Werner Biederman asked about tree line between JLP Transport and the the Apartment Buildings. Chris explained there might be some changes to the tree line but there will be a green partition.

Motion by Mark Neitzel, second by John Flouro, to approve the site plan for Premier Real Estate Management LLC.

Motion carried on a voice vote with no objections.

Non-Action : Biederman questioned the status of W. Lake St.; Westimayer was concerned of the amount of dust from the Co-Op; Neitzel asked about "Block Grants" for home improvements; Ward inquired about the houses near 605 Valley St.; and the status of 808 Columbia was discussed.

Motion by John Flouro, second by Werner Biederman, to adjourn.

Motion carried on a voice vote with no objections.

The meeting adjourned at 6:53 p.m.



Jim Grigg, Mayor

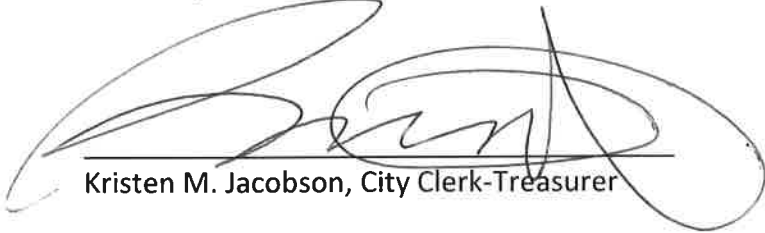
**NOTICE OF PUBLIC HEARING
CITY OF HORICON**

PLEASE TAKE NOTICE that on the 23rd day of October 2018, at 6:00 p.m., at the City Hall Activity Room, located at 404 East Lake Street, that the Common Council of the City of Horicon will hold a Public Hearing on the following proposed amendment to the City of Horicon Zoning Ordinance:

To change the zoning of parcel number 236-1116-0642-086 from R-1, Single Family Residential District to R-2, Residential District. The address is 611 Mill Street.

The purpose of the zoning change is to allow a Multi-Family Housing.

Dated at Horicon this 4th day of October 2018.



Kristen M. Jacobson, City Clerk-Treasurer

Note: Publish October 4, 2018 & October 11, 2018

CITY OF HORICON

404 East Lake Street
Horicon WI 53032
920-485-3500

PETITION FOR AMENDMENT

Whenever the public necessity, convenience, general welfare, or good zoning practice require, the Common Council may, by ordinance, change the district boundaries or the text of the Zoning Ordinance, City of Horicon, Dodge County, Wisconsin. A petition for change or amendment may be filed by the Common Council, City Plan Commission, or by petition of one or more of the owners or lessees of property within the area affected by such change.

School District of Horicon
Owner(s) Name

611 Mill St., Horicon, WI 53032
Owner(s) Address

List opposite and abutting property owner(s) names and addresses below:

residential owners on Mill St.

the following streets: S Cedar St.

Adjacent to Van S Finch St

Brunst Elementary School Minerva St.

Proposed Zoning Change: From R-1 single family to R-2
Multi family

Lot(s) Number _____ Block(s) Number _____ Subdivision _____

Reason for Amendment: Rezone Parcel # 236-1116-0642-086
to allow multi family housing.

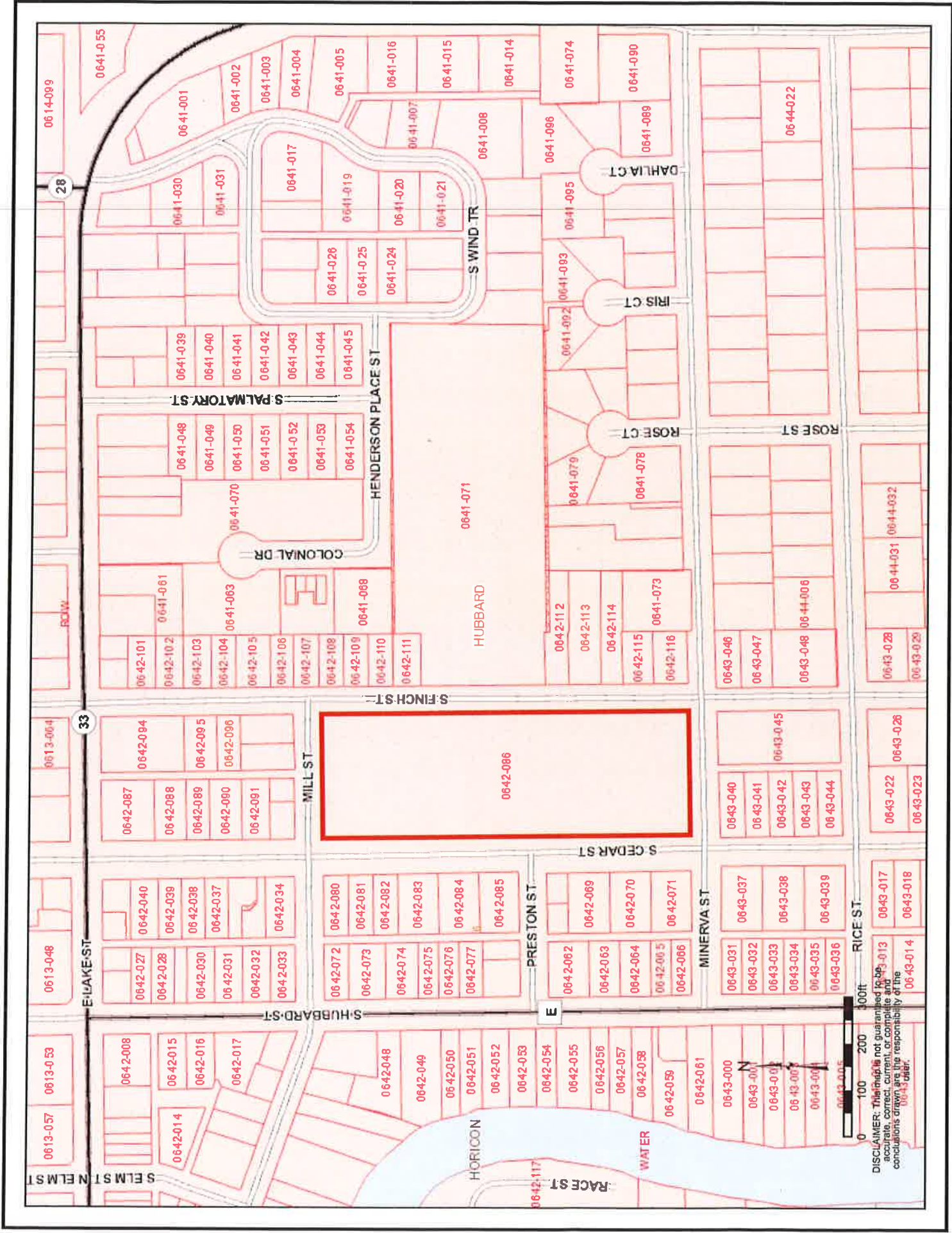
Sketch map to scale area proposed to be rezoned, its location, dimensions, existing zoning, and location and existing use of all properties within 300 feet.

[Signature] 9/18/18
(Petitioner's Signature) (Date)

Common Council: Approved _____ Denied _____

Date _____ Receipt Number _____ Fee \$250.00

See Section 13-1-182 of Zoning Code.



DISCLAIMER: This plat is not guaranteed for accuracy, current, or complete and the user assumes all responsibility of the plat.

0 100 200 300ft



28

33

S ELM ST

S HUBBARD ST

S CEDAR ST

MILL ST

S FINCH ST

COLONIAL DR

HENDERSON PLACE ST

S PALMATORY ST

S WIND TR

ROSE CT

IRIS CT

DAHLIA CT

S ELM ST

S HUBBARD ST

PRESTON ST

S CEDAR ST

MINERVA ST

RICE ST

HORICON WATER

E

0614-099

0641-055

0641-001

0641-002

0641-003

0641-004

0641-005

0641-016

0641-015

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HUBBARD

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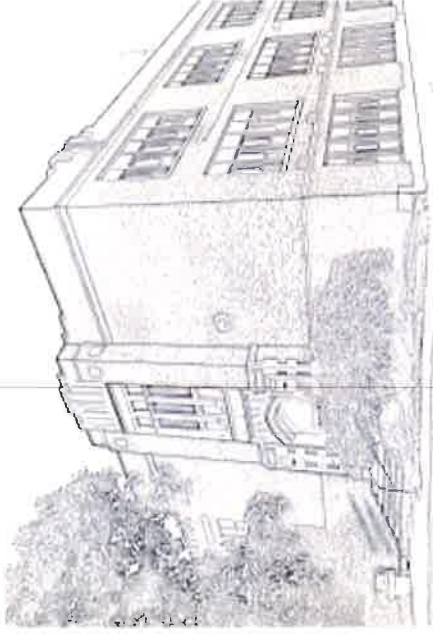
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HORICON SCHOOL PROJECT



611 MILL STREET



CONCEPT SITE PLAN



Project Description

Commonwealth's proposal is to redevelop the Van Brunt Elementary School into apartments, while adaptively reusing a property with significant importance to the history of Horicon. The project will consist of 3 one-bedrooms, 16 two-bedrooms and 21 three-bedroom units that have been designed to preserve the historic integrity of the school, while incorporating the unique features of the school such as the existing chalkboards.

As with all of our projects, environmental sustainability, long-term efficiency, and affordability are paramount. We will provide basic integration and low-flow showerheads and faucets, high-efficiency lighting (CFLs), energy star appliances and air conditioning will be utilized at the project. The building envelope will exceed the State of Wisconsin's Building Envelope Requirements and ensure lower utility bills for residents of the project. In addition, Energy Efficient Heating and Ventilation systems along with Hot Water Heaters will be utilized to minimize utility costs. Commonwealth is also receiving technical assistance from Focus on Energy's Apartment and Condo Efficiency Services New Construction Program. Finally, the project will also become Green Built Home certified, which will result in residents being able to have increased discretionary spending money and result in more investment in the local community.

Commonwealth is committed to preserving the spirit of innovation that is deeply rooted in Horicon, and the Van Brunt family history that is associated with the school. George Van Brunt is the perfect example of someone who had an idea and the resources to capitalize on his creativity. The fluted force feed seeder has had a lasting impact on Horicon that is responsible for thousands of jobs in the community. We are excited for the opportunity for the historic school to continue playing an important role in Horicon for years to come by providing much needed housing opportunities that aren't currently available. In total, the project will have a community space, an exercise room, a computer center, on-site playground, and on-site property management office to ensure our residents access to the resources that their busy lives demand.

We are excited for the opportunity to preserve such an important piece of Horicon's unique and impressive history.