

## **MINUTES OF THE PLANNING COMMISSION MEETING HELD MAY 24, 2023**

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Present: Alderman Wattawa, Charles Buechel, Tom Kiepczynski, Richard Lentz, Tim Niemiec, Eric Stemwell

Also Present: City Administrator Johnsrud, City Clerk/Treasurer Uecker, City Attorney Alexy

Excused: Mayor Tutaj

Alderman Wattawa called the meeting to order at 6:00 p.m.

### **Minutes:**

Moved by Richard Lentz, seconded by Tom Kiepczynski to place on file the minutes of the Planning Commission meeting held March 22, 2023. Motion carried.

### **Application for Natural Plantings – 1909 East Leroy Avenue:**

City Administrator Johnsrud stated that the area has been identified on the map enclosed in the Planning Commission packet. The property owner also included the types of plants that would be planted.

Tom Kiepczynski questioned if the plants were invasive and that plants can “move” to different areas or the roots can extent underground and pop up in areas not included in the planting area.

City Attorney Alexy stated that the application asks for height of the plantings and that needs to be updated on the application. He also stated that there are setbacks that need to be complied with.

Moved by Tom Kiepczynski, seconded by Charles Buechel to approve the natural plantings for 1909 East Leroy Avenue subject to Section 351-6(2)(d) of the Municipal Code; subject to staff approval for the height of the plantings; and that maintenance restrictions are also included as indicated in the City Code. Motion carried.

### **Certified Survey Map – 3746 South Iowa Avenue:**

City Administrator Johnsrud stated that the property owner wants to combine two residential lots. It would allow him to put up a fence on the property.

Moved by Eric Stemwell, seconded by Tim Niemiec to recommend approval of the Certified Survey Map for 3746 South Iowa Avenue. Motion carried.

### **Submittal of Detailed Planned Unit Development – 3195 South Lake Drive:**

City Administrator Johnsrud this is a complete rezoning to allow for a CBRF, the north building would be an RCAC and the south building would be a memory care building. The Sisters anticipate RCAC licensing by the end of 2023 and the CBRF licensing in 2024.

City Attorney Alexy stated that the plan is to continue to use the property as a convent but as the Sister population decreases it will be available to the public as a CBRF or RCAC. The City’s approval won’t be indefinite and should be approved with a time deadline/time frame for the zoning. Tom Kiepczynski asked would happens when the Sisters sell the property. City Attorney Alexy reiterated that the zoning can be

tied to either the property or the owner of the property so it wouldn't be automatically transferred to new owners.

Eric Stemwell questioned if there would be a PILOT (payment in lieu of taxes) for the property. City Administrator Johnsrud stated that there would not be a PILOT, and any city services considered above normal would incur a charge from whatever department provided the service. Those fees would be part of the City's fee schedule, not the PUD.

Moved by Charles Buechel, seconded by Tim Niemiec to recommend approval of the Detailed Planned Unit Development for 3195 South Lake Drive. Motion carried.

**Adjourn:**

Moved by Tom Kiepczynski, seconded by Richard Lentz to adjourn. Motion carried.

Time: 6:41 p.m.