

Plan Commission Meeting: Public Hearing for Blair Haus C.U.P. Application/July 27, 2021

Plan Commission Agenda: Public Hearing, Discussion & Action on Conditional Use Permit Application for 107 W. Broadway Street, Blair WI to include lower level apartments to the new building planned for construction.

Chairperson Lisowski called the Plan Commission meeting to order, he also called the Public Hearing to order. Chairperson did roll call vote: All Commission members were present, M. Lisowski/Chairperson, J. Anderson Park Commission Chairperson, Mayor J. Rawson, J. Arneson, R. Anderson, L. Moen, B. Stenberg. Also Attorney Radcliffe and Clerk Frederixon were present.

Blair Haus Owner Jeremy Tranberg was also present.

We are here to review and consider approval of a Conditional Use Permit Application for the B-1 District from 'The Blair Haus Sports Bar', located at 107 W. Broadway Street in Blair. The completed application is requesting 1st floor apartments be approved to be added to the rear portion of the re-build of the tavern/restaurant. The current Ordinance, under the Conditional Uses section states "rental apartments as a secondary use in the B-1 District, in a Business/Commercial building provided a) No part of the apartment is at the front of the building, where the front of the building faces the primary street. b) The business/commercial portion of the building must comprise of at least thirty percent (30%) of the square footage of the street level floor." The applicant states their application meets these requirements.

Chairperson asked for any Public Comment at this time: Public Comment consisted of Jeremy Tranberg stating he would let is Conditional Use Permit stand as presented.

Chairperson asked Tranberg for clarification on floor plan for length of new building, Tranberg stated 80 feet

Chairperson Lisowski asked 3 times for any additional public comment hearing none he asked for a motion to close the Public Hearing. **Motion by J. Anderson to close public hearing, 2nd by L. Moen. Roll call vote taken, all members voted yes. Motion approved.**

Attorney Radcliffe explained this application request for lower level apartments, is supported by our current Ordinance, by the language the current Ordinance, under the Conditional Uses section states "rental apartments as a secondary use in the B-1 District, in a Business/Commercial building provided a) No part of the apartment is at the front of the building, where the front of the building faces the primary street. b) The business/commercial portion of the building must comprise of at least thirty percent (30%) of the square footage of the street level floor." Radcliffe believes this application meets those requirements. Law states we are required to approve a C.U.P. as long as applicants states they can meet the requirements of the current Ordinance. **Attorney went through with Commission to consider all sections of the City Ordinance 46.05 Conditional Uses**

Commission member Stenberg asked for clarification on B-1 District Description, letter (d) Dimensional Requirements: Minimal Lot Area: 8,000 square feet? J. Tranberg confirmed this lot is 10,000 square feet.

Attorney Radcliffe feels this application meets our City's current requirements of our Ordinance.

Commission member R. Anderson asked about additional codes needing to be followed by builders, does the new building have sprinkler system? Attorney Radcliffe said they have to follow all other City Ordinances, including local & state building codes, etc. J. Tranberg said they have State approved building plans and construction being done by certified contractors. Yes the building will have sprinkler system.

Motion by J. Anderson to recommend to the full City Council approval of the Blair Haus Sports Bar C.U.P. application as we feel it meets all conditions of our Ordinance 46.05, 2nd by J. Arneson. Discussion: J. Anderson question on if entire lot will be filled, J. Tranberg said all but 7 feet, where the alley will still be there, which is owned by S. Ekern. Commission member L. Moen wondered if will be room for emergency services to access apartments, handicap accessible, etc. J. Tranberg said yes the parking area will allow for that. Roll call vote, all member voted yes, 0 voted No. Motion approved.

Motion by J. Anderson to adjourn, 2nd by M. Lisowski. Discussion: None. Vote: Yes 7, No 0. Motion approved.