

MINUTES
PLANNING COMMISSION
City of Niagara
Wednesday, December 6, 2023
5:00 P.M.
Niagara City Hall
1029 Roosevelt Road
Niagara, WI 54151

The meeting was called to order at 5:00 p.m. by Commission Member Dan Decker. Other members present: Phil Westrich, Public Works Coordinator Jim Stachowicz (who is also a voting member of the Commission), Roger Allen, Gerald Kallenbach, Tracy Daun, Administrator/Clerk/Treasurer Audrey Fredrick.

Also present: Helann Ruhf, Jeanette Ruhf, Jeremy Becker

Administrator Fredrick affirmed that the Notice of Public Hearing was posted twice in the Borderland Journal on November 22 and November 30, 2023. In addition, it was posted at Nicolet National Bank and Forward Financial Credit Union in Niagara, as well as at City Hall. Also, notice of the hearing was sent to property owners within 200 feet of the proposed projects.

Helann Ruhf requested to rezone property at 1272 River Street, Tax Parcel 261-00613.000 from Residential to Commercial for the purpose of establishing a dog daycare, boarding and training facility. Jeremy Becker expressed his concern that the dogs will be noisy and disruptive. Commission members inquired about yard cleanliness, interactions with other dogs and pedestrians, parking, security and number of dogs present. Ms. Ruhf stated that she plans no structural changes to the building as this is a temporary facility; she is looking for another permanent place for her business. Her intent is to sell the property as a home. A privacy screen will be installed along the existing fence to deter interactions with pedestrians and dogs on the sidewalk. It is in the best interest of the business to keep the back "play yard" clean and dogs securely contained. The dogs are with a caregiver during the day and dogs boarded overnight are monitored by cameras, along with physical check-ins. Ms. Ruhf was reminded that all City and State Highway parking regulations must be met. After discussion, Member Decker moved to allow Ms. Ruhf to operate her business; she will be issued a conditional use permit and the site will be reviewed in six months. In addition, any valid complaints or violations will result in a revocation of the permit. The property will remain zoned Residential. Member Westrich seconded the motion. Motion carried.

Member Decker moved to approve the sale of Industrial Park Plat #1 – Tax Parcel 261-01519.000; Industrial Park Plat #13 – Tax Parcel 261-01531.000; City-owned Tax Parcel 261-00006.005 to M.J. Electric LLC for the purpose of constructing a commercial facility. Member Westrich seconded the motion. Motion carried.

Member Decker moved to approve the rezone of Industrial Park Plat #1 – Tax Parcel 261-01519.000; Industrial Park Plat #13 – Tax Parcel 261-01531.000; City-owned Tax Parcel 261-00006.005 from "Industrial" to "C-2 Commercial." Member Allen seconded the motion. Motion carried.

Member Decker moved to approve the abandonment of the section of Coolidge Avenue at the intersections of Bousley Parkway and Washington Avenue with the condition that the storm drain on Washington that flows north towards Coolidge needs to stay open, as recommended by Public Works Coordinator Stachowicz. This road section shall be included in the sale of the property to M.J. Electric LLC. Member Westrich seconded the motion. Motion carried.

There being no further business, a motion was made by Member Daun and seconded by Member Westrich to adjourn. Motion carried.

The actions of this meeting will be presented to the City Council for acknowledgement at the December 20, 2023 meeting.

The meeting was adjourned at 5:52 p.m.