

PLAN COMMISSION MEETING

February 15, 2017

Present: Peppler, Pollesch, Whitrock, Will, Workowski

Absent: Elliott, Hoch

Others: Public Works Director Drake, Building Inspector Leahy, City Administrator Rich, City Attorney Wurtz

Will called the meeting to order at 7:00 p.m.

Approval of agenda

Will moved and Peppler seconded a motion to approve the agenda as presented. Motion carried 5-0.

Approve meeting minutes – November 16th

Peppler moved and Whitrock seconded a motion to approve the November 16th, 2016 minutes as presented. Motion carried 5-0.

Action items

Site plan – Alliance Laundry Systems, LLC (Stanton and Lyon Street)

Tony Hron, Project Engineer with Alliance Laundry Systems, and Grant Duchac, Civil Engineer with Excel Engineering, were present to address the Commission and explained that Alliance Laundry is looking to construct a 45,627 square foot addition onto their existing 150,000 square foot finished goods warehouse. The building will be converted to fabrication and paint department. Construction will begin in April. The mayor informed that Commission that earlier this evening the Board of Zoning Appeals approved Alliance Laundry Systems' request for a variance to waive the required 41-foot street right of way setback requirement in an I-1 (Industrial) district and allow a 30-foot setback. The proposed project will also include a modified asphalt parking lot facility for 438 parking stalls south of Lyon Street, between the proposed building addition and Vermont Street, at the west side of the building. There is a loading area inside the building for an expected 7 to 8 trucks per day dropping off goods. A large press is going into the building addition, and a crane is needed over the press. A future new entrance and cafeteria will be located off vacated Vermont Street. Sadoff's route will be off Oshkosh to Stanton. The overhead door would remain shut at all times. This press is smaller than the last press but still a large press. Storm drains are piped to the existing stormwater pond, which was designed and constructed with the 2014 Press Building project. The 2014 storm water management calculations have been re-evaluated to confirm the existing stormwater pond is sufficient for the proposed project. Building elevations show daylight windows will be provided in both the new and existing structures to enhance the appearance of the structure and allow daylight to enter the building, which is seen as a benefit to employees. Re-roofing will take place as well. The 18 docks will be left. East side parking will no longer be allowed. The LP area will be moved to the west side. There will be two new transformers. Grass will be in front of the new addition. There is a pit under the 26 foot high press, and a crane has to clear the press to deliver materials. Drainage details are designed for the 100-year storm. Water goes through the existing building and there is an injector for sanitary. Future expansion will be to the west. There

will be all new LED lighting in the parking lot. The building inspector confirmed the fixtures are cutoff no glare. Landscaping is more than what is required. Pollesch moved and Whitrock seconded a motion to approve the site plan for the Alliance Laundry Systems fabrication addition at Stanton and Lyon Streets as submitted. Motion carried 5-0.

Discussion item

Proposed ordinance amendment – Assisted living facilities and nursing home permitted as a conditional use in R-1 zoning districts

Rich explained that existing assisted living facilities and nursing homes are all located in R-1 (residential) zoning districts. Current code does not address these types of facilities, so an ordinance amendment is needed to permit these facilities as a conditional use. Wurtz stated the amendment memorializes what the City has done in the past. This would apply to both new and existing facilities. Whitrock moved and Workowski seconded a motion to recommend approval of the ordinance amendment permitting assisted living facilities and nursing homes as a conditional use in R-1 zoning districts. Motion carried 5-0.

Project updates and staff reports

Rich reported that the Council approved the retention pond ordinance amendments. Retention ponds can be situated in any zoning district, anywhere in the City.

Agenda items for future meetings

None

With no further business before the Commission, Workowski moved and Whitrock seconded a motion to adjourn. Motion carried 5-0. Will declared the meeting adjourned at 7:26 p.m.

Respectfully submitted,
Lori Rich, City Administrator