

# **PLAN COMMISSION MEETING**

## **March 18, 2015**

Present: Hintz, Hoch, Pepler, Whitrock, Will, Workowski

Absent: Pape

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

Will called the meeting to order at 7:02 p.m.

### **Approval of agenda**

Hoch moved and Pepler seconded a motion to approve the agenda as presented. Motion carried 6-0.

### **Approve meeting minutes – February 18<sup>th</sup>**

Will moved and Workowski seconded a motion to approve the February 18<sup>th</sup>, 2015 minutes as presented. Motion carried 6-0.

### **Action item**

#### **Site plan – Ripon Area School District**

Nick Kent, Project Manager, and Devin Kack, Project Designer, with Plunkett Raysich Architects, LLP addressed the Commission and explained that the Ripon Area School District is planning to expand and significantly renovate the educational facilities located at 850 Tiger Drive. Development plans for the site include a primary building addition on the west face of the existing building, a smaller addition to the north face of the building, and the infilling of an existing courtyard area toward the east end of the building. The expansion of the facility and renovations of interior space will accommodate the relocation of the Ripon Middle School and Catalyst Charter School from their existing facility to the north of this site. An additional parking lot for staff and visitor use as well as a parent drop off loop will be constructed south of the existing building.

The primary addition will contain a gymnasium for the High School, a new High School Student Commons area for dining and learning use, a classroom wing and a community room. The construction of this addition will require the relocation of the existing parking lot toward the west on the area currently occupied by the tennis courts. The tennis courts will be rebuilt on the current Middle School site as part of a separate redevelopment. This will be a separate site plan submittal in the future. Community input was used to determine the welcoming look of the building. The High School will have three entrances/exits. The main entrance will be wood, metal and tempered glass. Accent brick will be infused along with the existing color brick to create punches of color. The gym will have clearstory window panels. The glass will be translucent but dense to prevent shadows. Metal panels will be an abstract of Tiger orange. A sample of the metal panel color was shared with the Commission.

Parking was raised as a concern. The current high school site has 276 stalls, and that will be increased to 358. The former middle school site has 59 stalls, and that will be increased to 120 parking stalls. City code does not require a minimum number of parking stalls for this type of zoning. Access will still be available from the Middle School entrance through the north hallway to the High School for events. The parking lot on the east side of the site will be rebuilt in its current location and will be used for staff parking during the day. The current island will be rebuilt. Parking on the north of the site will be eliminated. The west lot will have 129 stalls, the south lot 77, and the east lot 138. Will inquired if there will be a stop sign at the southwest corner, and answer was yes.

The primary entrance to the Middle School will be located on the east side of the building. A new entranceway will be added to the existing building to clearly indicate the identity and location of this school. Materials for the Middle School entrance will be the same as for the High School entrance.

Interior floor plans were reviewed. There will be two points of security at both the High School and Middle School entrances. Glass will not be bulletproof, but will be safety glass. There will be one kitchen. The pool will be deepened and mechanical equipment replaced. The library will be renovated, and the science lab will be kept. The new gym will be a 3 station gym, so there will be a total of 5 basketball courts in the school. Spectator capacity is currently 1,600, so that will double with the new gym. The gym addition is 5,800 sq ft; music and tech ed suite addition is 1,200 sq ft; S.T.E.M. wing addition is 9,000 sq ft; and courtyard infill is 4,500 sq ft.

The stormwater management plan was reviewed. Storm sewer is located on the west end of the site. Tiger Drive will be partially curb and gutter. The north side has a relatively steep hill. Peppler inquired if retention basins may be mowed, and answer was yes. Bicycle parking stalls are located at both the High School and the Middle School. Speed bumps will be utilized to slow traffic down for safety purposes.

The landscaping plan indicates plantings in the islands and in the courtyard. Trees will be planted for shade. The north side, similar to the High School commons, will have a patio area. The drive on the north side is two way traffic, with gates. The maintenance building stays as is. Hoch noted the parking areas are missing the required islands. Hoch also questioned the placement of the plantings. The total number of points is okay, but the perimeters seem ignored. A buffer was suggested between residential areas, both on the west and east sides of the site, as well as the north due to the grade. Superintendent Whitrock stated a fence is planned on the west side, mainly to prevent kids from cutting through yards. Buffer areas will be created, yet balancing the need for room for snow.

The east parking lot will no longer be a simple resurfacing project. Based on recent soil borings the lot will need to be reconstructed. Islands will then be required for this lot as well. Existing athletic fields on the south end of the site are not planned to be modified at this time. Due to the concern with the railroad located directly to the east, it was suggested to construct a 48-inch high berm with 5 foot evergreens at the top of the berm for additional

protection. May need to go further south to keep the same number of stalls, but 30 feet should be enough room for the berm. Material from the berm could be pulled from under the east park lot reconstruction. Hintz expressed concern regarding the bottleneck on the south side of the site. The plan is to handle that with a three way stop. Revised plans with the suggested revisions will be submitted to staff. Motion to approve the site plan for the Ripon Area School District by Hoch, second by Workowski, subject to adding a berm along the railroad tracks, adding perimeter plantings to the landscaping plan, adding required islands in the parking lots, adding fencing, and adding traffic control devices to be reviewed at the staff level. Motion carried 6-0.

#### Certified Survey Map – 933 Newbury Street (Newbury Place, LLC)

Rich explained the purpose of the certified survey map was to simply combine the old hospital parcel with the four parcels to the north, which are currently parking lots, for the purpose of constructing the Newbury Place development. The combination of the five parcels is required by city ordinance. Wurtz added that the parcels are currently owned by the City, but closing is expected to occur in a few weeks. Hoch moved and Pepler seconded a motion to approve the certified survey map as submitted. Motion carried 6-0.

#### Site plan – Newbury Place, LLC

Kevin McDonell, Vice President of Development with the Commonwealth Companies, addressed the Commission and explained that Commonwealth is planning to preserve a vast majority of the hospital, as well as to construct a 12-unit townhouse building along Metomen St. The emergency room will be removed to add green space, as well as a portion of the building on the north side. They will be preserving the historical looking entrance. The hospital will be 28 units with detached garages. The townhomes will have attached garages. A play area has been added. The former clinic area will be removed. Parking has been pushed back, so it is no longer in the setback. New corrected elevations were shared. Samples of the exterior building materials were shared as well. Hoch inquired about the landscaping plan. On the south side, it appears as though the two hickory trees are located in the retention basin and possibly the three white pines on the far north side of the townhomes as well. Hoch also pointed out that the plans call for a biofiltration basin, and not retention pond. Biofiltration basins have specific plantings in them; whereas retention ponds are much larger. Drake confirmed the stormwater calculations show the biofilter. Any change from the plans submitted would require Plan Commission approval. Hoch pointed out the photometric plan does not show the property lines, so it's difficult to determine if there is spillover. Whitrock inquired about the phases. McDonell stated the townhomes would start first, hopefully around April 1<sup>st</sup>. Construction period for the townhomes will be less than the hospital, because this is new construction, approximately 10 months. The hospital will take 11-12 months. Motion to approve the site plan for Newbury Place, LLC by Pepler, second by Workowski, subject to the landscaping modifications to be reviewed at the staff level. Motion carried 6-0.

#### Discussion item

##### Sign requirements for districts zoned Institutional

Leahy presented revised draft Institutional sign requirements to the Commission for discussion. Hoch suggested some language modifications. The Commission requested that

revised Institutional sign requirements be brought back in ordinance format to next month's meeting.

**Project updates and staff reports**

None

**Agenda items for future meetings**

Sign requirements for districts zoned Institutional

With no further business before the Commission, Hintz moved and Will seconded a motion to adjourn. Motion carried 6-0. Will declared the meeting adjourned at 8:54 p.m.

Respectfully submitted,  
Lori Rich, City Administrator