

PLAN COMMISSION MEETING

May 17, 2017

Present: Pepler, Pollesch, Will, Workowski

Absent: Elliott, Hoch, Whitrock

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

Will called the meeting to order at 7:15 p.m.

Approval of agenda

Will moved and Pepler seconded a motion to approve the agenda as presented. Motion carried 4-0.

Approve meeting minutes – February 15th

Pepler moved and Workowski seconded a motion to approve the February 15th, 2017 minutes as presented. Motion carried 4-0.

Action items

Site plan – Pleasant Park Place Phase II (1450 Pleasant Street)

Mary Renzaglia, President of LM Consulting, LLC, was available via telephone to address the Commission and explained that Sandmar Properties, LLC, the owner of the property at 1450 Pleasant Street, is requesting approval of an addition to the current CBRF facility at that location. The addition was always planned as part of the development. The first phase is now full, and they are ready to start the second building. The completed project will not be an “H” as the buildings would be too close, and there would not be enough privacy. The new design will be better for the residents. The blacktop around the building is for emergency vehicles. Construction would start this spring. The new building would be run exactly the same as the current building, with the same operator. No concerns from the Building Inspector or City Engineer. Pepler moved and Pollesch seconded a motion to approve the site plan for Pleasant Park Place Phase II at 1450 Pleasant Street as submitted. Motion carried 4-0.

Preliminary site plan – Ripon Area Fire District (515 Aspen Street)

Fire Chief Tim Saul and Barry Vandebriek of the Ripon Area Fire District (RAFD) were present to address the Commission. Chief Saul explained the RAFD is looking to construct a storage garage on the east side of the fire station. The RAFD is only looking to pour the concrete pad at this time, as they are getting a good deal on the concrete. Vandebriek stated the garage would be 24' x 60' and would be utilized for the storage of a forklift and chicken barbeque signs. The garage would be one story. Plans for the garage will be submitted in the future. The garage would take away a few parking stalls, and there is no intent to replace the stalls at this time as there is ample parking. Pollesch inquired if the size of the garage is adequate to meet the RAFD's needs just for now or in the future. Saul stated the garage is bigger to meet future needs. The concrete slab will be 4 inches thick. Pollesch moved and Workowski seconded a motion to approve the preliminary site plan for the Ripon Area Fire District at 515 Aspen Street as submitted. Motion carried 4-0.

Certified Survey Map – Extreme Auto Body (503 E Fond du Lac Street)

Dennis Green of Ripon Land Surveying was present to address the Commission and explained that two years ago these parcels were combined, and now they are being divided to separate the service center from the auto center. There would be an easement off Commercial to the service center. Both centers would use the drive. The intent of the owner is to sell. Will moved and Pepler seconded a motion to approve the certified survey map for Extreme Auto Body at 503 E. Fond du Lac Street as presented. Motion carried 4-0.

Project updates and staff reports

Rich reported that the Council approved the ordinance amendment permitting assisted living facilities and nursing homes as a conditional use in R-1 (Residential) zoning districts.

Agenda items for future meetings

None

With no further business before the Commission, Workowski moved and Pepper seconded a motion to adjourn. Motion carried 4-0. Will declared the meeting adjourned at 7:35 p.m.

Respectfully submitted,
Lori Rich, City Administrator