

PLAN COMMISSION MEETING

May 20, 2015

Present: Pepler, Whitrock, Will, Workowski

Absent: Hintz, 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 requested the removal of agenda item #4, site plan review for Our Saviour's United Church of Christ. Workowski moved and Pepler seconded a motion to approve the agenda as amended. Motion carried 4-0.

Approve meeting minutes – March 18th

Will moved and Workowski seconded a motion to approve the March 18th, 2015 minutes as presented. Motion carried 4-0.

Action items

Public Hearing – Conditional use permit to allow the construction of one 8 unit and one 4 unit, single story, market rate, multi-family rentals in an R-3 (multi-family) district at the corner of Combe Street & Stoney Ridge Road – Infinity Real Estate & Development LLP

Mayor Will opened the public hearing at 7:03 p.m. Steve Foote addressed the Commission and explained the proposed use is to construct the final phase of his development project, across the street from his initial phase, which was constructed approximately 15 years ago. Two single story buildings will be constructed, with no upper units. Rents will be market rate. Two individuals from the general public were present to address the Commission. Sandra and Harold Inda, 151 Stoney Ridge Road, inquired about the trees adjacent to the south side of the project site. Foote stated he has no plans to remove any trees. Drake clarified there is one lot in between the project site and the Inda's property. The project site is not adjacent to the Inda's. Foote added that he will be keeping any trees on his project site and will be adding more landscaping than is actually required. Mayor Will closed the public hearing at 7:10 p.m. Will moved and Workowski seconded a motion to approve the conditional use permit request for the corner of Combe Street and Stoney Ridge Road. Motion carried 4-0.

Site plan – Infinity Real Estate & Development LLP

Drake stated that everything is in order from an engineering perspective. Building Inspector Leahy had no concerns. Pepler inquired about the retaining wall. Foote replied that the retaining wall may not be needed. The 8-unit building would be completed this year, and the 12-unit building would be completed in the spring. Pepler moved and Whitrock seconded a motion to approve the site plan for Infinity Real Estate & Development LLP. Motion carried 4-0.

Conditional use permit review – 526/538 E. Fond du Lac (Steve Foote, Integrity Lawn Service & Supply, Inc.)

Building Inspector Leahy stated the paving condition on the conditional use permit has not been met yet. About 1½ months ago Foote applied for an extension to put the asphalt in this year. Foote stated his intent is to combine the paving with the apartment project. The area is currently graveled, and vehicles will not be put out until the area is paved. Pepler moved and Whitrock seconded a motion to formally grant an extension on the paving condition to November 15, 2015. Motion carried 4-0.

Certified Survey Map – 1209 W. Fond du Lac (Silver Creek Dentistry)

Rich explained the purpose of the certified survey map was to combine the Silver Creek Dentistry parcel with the parcel to the west, for the purpose of constructing an addition to the Silver Creek Dentistry building. The combination of the two parcels is required by city ordinance. Workowski moved and Will seconded a motion to approve the certified survey map as submitted. Motion carried 4-0.

Site plan – Silver Creek Dentistry

Erik Arnetveit, Vice President of Design Specialty Builders, addressed the Commission and explained that Cris Johnson is planning to construct a 3,200 sq ft addition to Silver Creek Dentistry. The current square footage is 2,835, so this will slightly more than double the size of the building. The look and feel of the building will stay consistent with what is there. The entrance will be relocated. Landscaping will be added. Construction is scheduled to start as soon as possible. Water detention is the existing lowland, which is entirely contained on the owner's property. There will be a swail to a catch basin before going to the lowland. Building Inspector Leahy confirmed that 31 parking stalls are required, and the new plans call for a total of 37 stalls, which more than meets the requirement. Currently there are 16 stalls. Motion to approve the site plan for Silver Creek Dentistry by Pepler, second by Whitrock. Motion carried 4-0.

Ordinance amendments – Institutional sign requirements

Pepler moved and Will seconded a motion to recommend approval of the Institutional sign ordinance amendments as presented. Motion carried 4-0.

Declaration of surplus property – 923 and 955 Metomen

Whitrock moved and Workowski seconded a motion to declare the parcels as surplus property which is not needed for public use. Motion carried 4-0.

Project updates and staff reports

Building Inspector Leahy reported the first new house permit was issued yesterday.

Agenda items for future meetings

None

With no further business before the Commission, Workowski moved and Will seconded a motion to adjourn. Motion carried 4-0. Will declared the meeting adjourned at 7:40 p.m.

Respectfully submitted,
Lori Rich, City Administrator