

# PLAN COMMISSION MEETING

## June 21, 2017

Present: Elliott, Hoch, Pepler, Will, Workowski

Absent: Pollesch, Whitrock

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

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

### Approval of agenda

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

### Approve meeting minutes – May 17<sup>th</sup>

Pepler moved and Workowski seconded a motion to approve the May 17<sup>th</sup>, 2017 minutes as presented. Motion carried 5-0.

### Action items

Public hearing – request for conditional use permit to allow the sale and display of motor vehicles in a B-2 (Highway Business) district located at 1034 & 1036 W. Fond du Lac Street – Homan Schmuhl Real Estate LLC

Mayor Will opened the public hearing at 7:02 p.m. No individuals from the general public were present to address the Commission. Devin Winter, Civil Engineer II with Excel Engineering, Inc., Jeff Homan, and Jerry Schmuhl were present to address the Commission. Winter explained the proposed project is a 12,000 square foot addition to the east side of the current facility. 130 stalls will be added where the building in front is anticipated to be removed. The pavement in the back remains as is. Mayor Will closed the public hearing at 7:04 p.m. Elliott inquired about the pending sale. Wurtz stated approval of the conditional use permit should be conditioned upon the sale closing. Rich shared a letter from the property owners, Paul and Heidi Semenske, who were also present, stating that they agree to have the property located at 1034 West Fond du Lac Street zoned for conditional use as an automobile dealership. No concerns from the Building Inspector or City Engineer. Elliott moved and Hoch seconded a motion to approve the request from Homan Schmuhl Real Estate LLC for a conditional use permit to allow the sale and display of motor vehicles in a B-2 (Highway Business) district located at 1034 & 1036 W. Fond du Lac Street as submitted, contingent upon the sale of 1034 West Fond du Lac Street, and contingent upon the 1034 and 1036 West Fond du Lac Street parcels being joined. Motion carried 5-0.

### Certified Survey Map – Homan Schmuhl Real Estate LLC (1036 W. Fond du Lac Street)

The Commission reviewed the certified survey map prepared by Excel Engineering and had no questions. Staff had no concerns. Elliott moved and Pepler seconded a motion to approve the certified survey map combining 1034 and 1036 West Fond du Lac Street as presented, subject to the sale of 1034 West Fond du Lac Street. Motion carried 5-0.

Site plan – Homan Schmuhl Real Estate LLC (1036 W. Fond du Lac Street)

Hoch inquired why the photometric plan shows greater than 0.5 footcandles at the property line at the southeast and northeast corners of the plan. Excel Engineering will look at it and revise the photometric plan. Hoch inquired why the landscaping plan provides 70 points when 442 points are required. The only landscaping is in the front of the facility. The landscaping plan needs to have 442 points, with as many as possible being foundation points, the rest elsewhere such as tree and landscape islands. There may be flexibility on location, but not on the number of points. Excel will revise the landscaping plan. Pepler inquired if the driveway stays as is, and the answer was yes. Hoch moved and Elliott seconded a motion to approve the site plan for Homan Schmuhl Real Estate LLC at 1036 West Fond du Lac Street, contingent upon the Building Inspector's review and approval of a new photometric plan and a new landscaping plan with 442 points that meets current ordinances. Motion carried 5-0.

Site plan – Mount Zion Lutheran Church (307 Mt. Zion Drive)

Bill Hoch of Blowfish Architects, LLC addressed the Commission and explained that Mt. Zion Lutheran Church is proposing to construct two 120 square foot entrance vestibule additions on the North side of their existing structure. The project will also provide a new exterior ramp and handrail system to provide handicap accessibility to the lower level of the structure from the existing parking area. The addition will consist of two, three sided glass enclosures with a low pitch roof and EIFS fascia and overhangs. The colors of the metals will be clear anodized aluminum and the color of the EIFS will complement the existing brick. Storm water management is not required for this project as the impervious area of the site is increased by 75 square feet, which is below the ordinance threshold of 7,500 square feet. 31 landscaping points are required, and 45 points are shown. Elliott moved and Workowski seconded a motion to approve the site plan for Mount Zion Lutheran Church at 307 Mt. Zion Drive as presented. Motion carried 4-0-1, Hoch abstained.

Site plan – Alliance Laundry Compressor Building (Hall Street)

Bill Hoch of Blowfish Architects, LLC addressed the Commission and explained that Alliance Laundry Systems is proposing to construct a 1,600 square foot (40' x 40') addition to the North side of their existing manufacturing structure to house compressors. The addition will be purely for mechanicals. The addition will be a pre-engineered metal structure with metal wall and roof panels. The panel color will be white to match existing structure. Storm water management is not required for this project as the impervious area of the site is not increased. The proposed building location is currently asphalt. Will inquired about noise, since the addition is located in an echo area. Hoch stated that vents are required from a heat standpoint, and the purpose of the addition is to mitigate noise. There is no opening from this addition to the main building. 92 landscaping points are required, and Alliance is proposing to place an oak and two ornamental trees along the south side of Lyon Street, adjacent to the new parking area. The Commission preferred to see the landscaping placed along Stanton Street. Hoch indicated that would be acceptable. Elliott moved and Pepler seconded a motion to approve the site plan for the Alliance Laundry Compressor Building on Hall Street as presented, subject to the landscaping plan being approved by the Building Inspector with the plantings being placed along Stanton Street. Motion carried 4-0-1, Hoch abstained.

**Project updates and staff reports**

None

**Agenda items for future meetings**

Elliott suggested cleanup of code. Mayor Will suggested discuss at staff level and then ask for volunteers.

With no further business before the Commission, Workowski moved and Elliott seconded a motion to adjourn. Motion carried 5-0. Mayor Will declared the meeting adjourned at 7:50 p.m.

Respectfully submitted,  
Lori Rich, City Administrator