

Plan Commission Meeting Minutes
Monday, June 14, 2021 at 6:00 pm
Virtual Meeting

Members Present: Mayor Tim Swadley, Chair; Todd Barman; Phil Caravello; Tom Majewski; Tom Robinson; Brett Schumacher and Al Farrow.

Members Absent: None

Staff: Michael Stacey, Zoning Administrator

Press: None

Guests: Bob Dvorak; Steve Tremlett; Jean Ligocki; Amy Miles; Dave Jenkins; Bryan Hall Jeremy Jewell; Harry Graede; Brent Ellifson; Curt Brink; Mike Connor; Josh Ripp.

1. **Call to order.** Mayor Swadley called the meeting to order at 6:00 pm.
2. **Introduction of new Commission member, Al Farrow.** Mayor Swadley introduced new member Al Farrow.
3. **Consider approval of the Plan Commission meeting minutes of May 10 and June 2, 2021.** Motion by **Majewski** to approve the minutes as presented, 2nd by **Schumacher**. Motion carried unanimously.
4. **Elect Vice-Chair.** Caravello nominated Schumacher as Vice-Chair. There were no other nominations. Nomination was approved unanimously.
5. **Council Representative Report.** Caravello reported that R-72, R-79, O-13 and O-14 were all approved by Council.
6. **Staff Report - Status of Current Developments.**
Mayor Swadley introduced the status of current developments as outlined in the packet of materials. There were no questions.
7. **Request by Fifty One West, LLC (Bob Dvorak) for approval to rezone the Lots 7-15, 19-23 and Outlots 1-7 within the 51 West Neighborhood.**
Mayor Swadley introduced the request.

Steve Tremlett gave an overview of the rezoning request.

Mayor Swadley opened the public hearing.

Mike Connor spoke in favor of having safe bike and pedestrian connectivity now and not in the future across Highway 51.

Bob Diebel provided a statement in favor of providing safe pedestrian and bike connectivity.

Mayor Swadley closed the public hearing.

Mayor Swadley stated there is a meeting coming up this week with the WDOT to discuss the Highway 51 corridor plan including timing of specific segments. This segment is proposed for the 2026-27 range. Bike and pedestrian connectivity will be part of the discussion.

Bob Dvorak stated they have been discussing this with the WDOT for a couple years and the best location for an underpass is farther north of Rutland-Dunn at the Linnerud property where the grade is more accommodating.

Mayor Swadley stated connectivity will continue to be part of the discussion.

Caravello questioned the timing of the interim roadway label on the map east of the Hwy 51 and Rutland-Dunn intersection. Mayor Swadley stated the timing will be up to the WDOT and when a stop n go light would be installed at that intersection.

Bob Dvorak stated it was put on the map to gain favor by the community for a controlled intersection at Hwy 51 and Rutland-Dunn either for a round-about or stop n go light. This all factors in with the vacating of the section of Velkommen Way.

Mayor Swadley stated there is virtual WDOT meeting on June 28th and if interested contact Mayor Swadley for the link.

Motion by Schumacher to recommend the Common Council approve the rezoning request as presented, 2nd by Robinson. Motion carried unanimously.

8. Request by Fifty One West, LLC (Bob Dvorak) for approval of a General Development Plan (GDP) (Lots 1-6 and 16-18) within the 51 West Neighborhood.

Mayor Swadley introduced the request.

Steve Tremlett gave an overview of the GDP request and the reasoning for the needed flexibility.

Mayor Swadley opened the public hearing.

No one registered spoke at the public hearing.

Mayor Swadley closed the public hearing.

Barman questioned why the need to include townhouses of up to 4 units on lots 1-3. Steve Tremlett stated the GDP is all speculative and not proposed at this time but it will allow flexibility for a different type of residential housing going forward. Such as 3 townhouses instead of possibly duplexes.

Barman stated as a Commission we have to pay close attention to the text in the GDP so there are no surprises when a site plan is brought forward later.

Barman questioned where the rear yard would be for lot 4. Steve Tremlett stated the rear yard is along the north side toward the Outlot.

Barman questioned the up to 24 units per acre request on lot 4. Steve Tremlett stated that anything over 12 units in a building requires a conditional use process so the request would allow the 24

units per acre outright.

Barman questioned the request for 20-foot spacing between principle buildings and if the Fire Chief is ok with this spacing. Mayor Swadley stated staff has provided the information to the Fire Chief and some changes were made to the roads including dead-end streets. Mayor Swadley can follow-up if necessary.

Majewski stated we should get an answer about the spacing before this goes to Council.

Mayor Swadley suggested bringing up these types of questions prior to the meeting so we don't hold up development schedules.

Motion by **Robinson** to recommend the Common Council approve the rezoning request based on the information received by the Mayor from the Fire Chief. Motion failed for lack of a 2nd.

Motion by **Majewski** to wait on a decision until there is confirmation from the Fire Department regarding the 20-foot building separation, 2nd by **Barman**. Motion carried unanimously.

Caravello questioned the timeline for development. Bob Dvorak stated the timing on the west side of Hwy 51 is dependent on getting the water main down Oak Opening Drive through the Town of Rutland. The east side of Hwy 51 will be ready to go.

Later in the meeting Fire Chief Josh Ripp was able to join the meeting and address the 20-foot building separation question. Chief Ripp stated he is comfortable with the 20-foot building separation.

Barman stated this will satisfy the previous questions.

Motion by **Barman** to recommend the Common Council approve the GDP ordinance as presented, 2nd by **Farrow**. Motion carried unanimously.

9. Request by Jennifer Paquin for specific implementation plan amendment (SIP) approval for exterior color and signage improvements at Walmart, 2600 State Highway 138.

Mayor Swadley introduced the request.

Amy Miles gave an overview of the signage and exterior color changes.

Majewski stated he'd like to see the dead vegetation replaced where necessary on the site. Amy Miles stated it could be condition of approval since it is not in the scope of this proposed work.

Motion by **Majewski** to approve the resolution contingent on considering upgrading the vegetation to original intent, 2nd by **Schumacher**.

Discussion about restoring the vegetation as originally approved.

Motion to amend by Caravello to restore the vegetation as originally approved, 2nd by Majewski.
Motion carried unanimously

Original motion now reads: Motion by Majewski to approve the resolution contingent on requiring all vegetation being restored as originally approved, 2nd by Schumacher. Motion carried unanimously.

10. Request by John Gallagher of Gallagher Tent and Awning for approval of a freestanding canopy to load and unload patients at Nazareth House, 814 Jackson Street.

Stacey explained the request. Farrow questioned if the signage on the canopy is allowed. Stacey stated the signage is not allowed by code.

Barman stated the canopy design does not fit the existing architecture and blocks the windows to the building.

Motion by Robinson to approve the resolution as presented, 2nd by Farrow. Motion carried 6-0 (Barman abstained)

11. Request by Dave Riesop for Extra-Territorial Jurisdictional approval for a Certified Survey Map to combine properties at 1907 Barber Drive, Town of Dunn.

Mayor Swadley explained the request.

Motion by Barman to recommend the Common Council approve the ETJ CSM resolution as presented, 2nd by Caravello. Motion carried unanimously.

12. Request by Curt Brink for a planned development concept plan review for the Riverfront Development.

Mayor Swadley introduced the request.

Curt Brink gave an overview of the concept plan including the change to 3 bedroom units to attract more families.

Farrow stated he likes to idea and questioned if the units will be more upscale or affordable. Curt Brink stated they will be market upscale.

Barman questioned the use of the Commons building. Curt Brink stated it will be for private use.

Barman likes the plaza design, focus on residential and positioning of building 8 for the river views.

13. Request by Jessica Vaughn, JSD Professional Services for Planned Development Conceptual Plan review for Kettle Park West Lot 27.

Mayor Swadley introduced the request.

Brent Ellifson gave an overview of the concept plan.

There was a discussion about connecting the shared use path, public sidewalk and the buildings on the site.

Dave Jenkins will make adjustments for the next concept plan.

Fire Chief Josh Ripp is comfortable with the building spacing and suggested straightening out the dog-legged entrance. Hydrant locations to be determined.

There was discussion about proper selection of trees in the parking area.

14. Request by Jessica Vaughn, JSD Professional Services for conceptual plan review for Kettle Park West Lots 2 and 3.

Mayor Swadley introduced the request.

Brent Ellifson gave an overview of the request.

Dave Jenkins stated the residential building is planned to be 4-stories and a flat roof to be comparatively similar to the hotel across the street.

Majewski likes the use of shared parking and buildings closer to the street.

Barman would like to see the shared use path on the next concept plan and would like to know the rationale for switching lot 2 to residential.

Brent Ellifson stated there is a commercial entity interested in lot 3 and the lot 2 layout is well suited for residential.

Barman would like to see some connectivity to the wetland area and is not sure about having a 1-story, 4-story and a 1-story side by side.

Brent Ellifson stated they could change the exterior material on the upper floor to break up the size of the building. Barman stated that may help.

Majewski questioned where the land drops off to the wetland. Dave Jenkins stated it drops off at the no build line.

15. Future agenda items.

51 West Final Plat; Isham Street Platting; Discuss face to face meetings; Discuss trail requirements for developments; Review parking lot and drive-thru safety issues; Discuss what can change from a GDP to an SIP.

Mayor Swadley suggested sending out a survey regarding hybrid meetings.

16. Adjournment. Motion by Schumacher to adjourn at 8:12 pm, seconded by Farrow Motion carried unanimously.

Respectfully Submitted, Michael P. Stacey