PLAN COMMISSION MINUTES
January 13, 2014

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:31 p.m.

ROLL CALL: Chairman Wolter, Trustee Representative David Baum, Commissioners Warren, Stauffacher, Peck, Yokes and Gray were present. Also present were Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

PREVIOUS MINUTES: ***MOTION Baum second Warren to Approve the Minutes from December 9, 2013.***

MOTION carried unanimously.

Kipley & Magdelene Wagner – W156 N11687 Pilgrim Road. The Wagner's are seeking approval of the Village's Historic Designation for the former Jacob Schlaefer Homestead. Planner Retzlaff summarized the proposal.

MOTION Baum second Peck to Approve the requested Historic Designation for the former Jacob Schlaefer Homestead located at W156 N11685 Pilgrim Road.

Trustee Baum, Commissioner Gray and Chairman Wolter complimented the applicants on their home.

MOTION carried unanimously.

Florian Park Banquet Center – N111 W18611 Mequon Road. Ryan Rahl, agent for Project Design Management, has submitted site development and building plans for a 1,200 sqft addition to and renovations of the existing 11,800 sqft restaurant and banquet facility (former Quilted Bear) located at N111 W18611 Mequon Road. Planner Retzlaff summarized the proposal. Ryan Rahl, agent for Country Inn & Suites spoke regarding the project.

MOTION Baum second Stauffacher to Approve the site development and building plans for the proposed Florian Park Banquet Center (former Quilted Bear) located at N111 W18611 Mequon Road subject to the following conditions:

1. ***Approval is for the site plan dated December 19, 2013, and the building plans dated December 6, 2013 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein).***
2. ***All grading and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1)***

year after issuance of the occupancy permit.

3. ***All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
4. ***State approved plans and a $20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
5. ***The cross-access driveway/easement agreement shall be revised pursuant to the Village Engineer's January 2, 2014 memo and submitted to the Village Attorney and Engineer for review/approval prior to issuance of a building permit.***
6. ***The proposed monument sign shall comply with all sign regulations, including a maximum height of 10 feet (above the finished grade elevation). The sign base shall be comprised of masonry.***
7. ***The owner/operator shall submit detailed plans for any grading and/or other improvements proposed within the 25' wetland setback adjacent to the existing pond. A conditional use permit will be required for development within the 25' wetland setback.***

Commissioner Warren questioned if adequate parking was a concern. Planner Retzlaff said according to standards and general guidelines adequate parking is available. Ryan Rahl said they hired an engineering company do actual calculations of maximum building occupancy per the state code and the new calculations indicate the property meets the max number of spaces required. Commissioner Gray asked if additional landscaping was required as part of the renovations. Planner Retzlaff said additional landscaping was not a standard requirement for this type of project, but Plan Commission could require as part of their review. Chairman Wolter said he was glad someone was interested in the property and is renovating it and did not want to add additional cost to an already expensive remodel. He did not see the need for additional landscaping based on where the property is located. Commissioner Peck said he would recommend additional landscaping be considered and also suggested changing the lighting proposed in the banquet room because it is more cafeteria style lighting. Also the incandescent down lights require energy efficient lamps.

MOTION Peck second Stauffacher that all new interior and exterior lighting meet full cut off requirements (excluding decorative lighting).

MOTION carried unanimously.

Commissioner Gray said she would like to see some type of decorative landscaping required. She suggested planting a cluster of crab apple or shade trees in groups of threes here and there along Mequon Road. Planner Retzlaff said new developments are required 1 tree per 50 feet of development. Trustee Baum said dropping a few trees here and there is not going to matter and did not want to require the plantings for now. Commissioner Yokes agreed saying he preferred to see some money put into renovating the parking lot and islands. Mr. Rahl said they

had met with a couple landscape architects and had a 3 to 5 year plan for parking lot and landscaping improvements.

MOTION Approved as Amended carried unanimously.

Roman Berendt for Weber Homes, Inc. – Virginia Avenue. Request for a consultation with the Plan Commission regarding the development and operation of a 40 bed Community Based Residential Facility (CBRF) on a 2.2 acre parcel located at the west end of Virginia Avenue. Planner Retzlaff summarized the proposal. He explained that the property currently has an existing Conditional Use Permit and site plan for a 20 unit assisted living facility that were approved in 2011. Roman Berendt, representing Weber Homes, also spoke on the project.

Plan Commissioners and staff had the following comments and concerns:

- Outdoor security should be provided for the courtyard area
- The courtyard locations on the north side of the buildings are narrow and will be dark and cold – consider a sitting area in the front of the building
- Reorient buildings to create a larger open area between the buildings
- Major concern with density, the setbacks are too close to lot line, no amenities provided, 40 units too many

Dennis Gritzmacher, Weber Homes, said this is a difficult site to develop. He said he connected with an owner/developer that has a certain economical way of designing these 20 unit buildings and redesigning the building would not be acceptable to him. Planner Retzlaff suggested moving the buildings to the south side of the street. Mr. Gritzmacher said that won't work because of the economics of the improvements.

- What is the plan for the additional land on the south side of property
- Don't like 2 separate buildings – would like to see 1 building
- Don't like parking field in front of building
- Architecture is ok
- Façade could have some variations
- Large courtyard needed

Planner Retzlaff said the existing Conditional Use Permit would need to be revised and possibly extended. Chairman Wolter said the Village Board may question why we need another assisted living facility and that cost of service may be a concern. Mr. Berendt said studies indicate more dementia care facilities are needed.

This item was a consultation. No action was required.

Prairie Glen North – Wasaukee Road. Tim Voeller, agent for Bielinski Holdings LLC, is requesting approval of an amendment to the Prairie Glen North General Development Plan and Planned Development District (PDD) Conditions and Restrictions Resolution for the 14.4-acre property located adjacent to and north of

the Prairie Glen Subdivision on Wasaukee Road in order to develop a 17 lot residential project. Planner Retzlaff summarized the proposal. Tim Voeller, agent for Bielinski Holdings LLC, commented on the proposed changes.

MOTION Stauffacher second Baum that the proposed changes are "minor".

MOTION carried unanimously.

Trustee Baum asked about the possibility for future development where the road ends to the west. Planner Retzlaff said two neighboring property owners have expressed an interest in further developing their properties.

MOTION Stauffacher second Peck to Approve the Conditions and Restrictions Resolution for Prairie Glen North as proposed in draft by the Village Planner.

Discussion continued regarding traffic. Planner Retzlaff said the Public Works Department may require by-pass lanes as a part of the intersection improvements. He said the Developers Agreement will address public improvement requirements that will ensure the roads are built according to Village standards.

MOTION carried unanimously.

Extreme Stainless – Kleinmann Drive. Prospective purchaser of a 5.65 acre parcel is requesting a consultation with the Plan Commission regarding a proposed 16,000 sqft industrial building. Planner Retzlaff summarized the proposal. He explained the site has a significant amount of wetlands and a 75' gas line easement. Paul Grzeszczak, Briohn Building, also spoke on the project.

Commissioner Peck said the design looks like an efficient use of space and aesthetically looked acceptable. Trustee Baum recommended sliding the building back and moving the water retention pond into the gas easement area to get another row of parking at the street. Mr. Grzeszczak said they will need to work that issue out with the Gas Company. Chairman Wolter asked if Commissioners were ok with the building design. Trustee Baum had no objections. Chairman Wolter said the development is as best as can be expected for the site.

This item was a consultation. No action was required.

Continental 246 Fund LLC and Riversbend County Club Inc. – N96 W18034 County Line Road. Revised site development and building plans for the re-development of a portion of the Riversbend Country Club golf course property to include a new golf club house, one sit-down restaurant (Buffalo Wild Wings) and a 9,200 sqft multi-tenant retail building. Planner Retzlaff summarized the revised plans. He said the traffic study information provided indicate the daily trip traffic projected will increase 30 percent more than what was projected under the approved development plan. He said verification is needed that the list of improvements

required in the original traffic study is the same list of improvements that are called for in the revised development plan. Adding to the list of issues and concerns, he said proposed building elevations are not at the standard we'd like to see for this Planned Development District.

Sara Johnson, Continental Properties, explained that they tried to reach out to national tenants trying to get another sit down restaurant but unfortunately were not able to get any interest in the property. She said Continental decided to take on the overall development and construction with a multi-tenant building. She continued to summarize the proposal.

MOTION Peck second Stauffacher that the proposed changes are a major change to the PDD.

MOTION carried unanimously.

Plan Commission had the following comments and concerns:

- Sit down restaurant preferred – not retail
- Appreciate all the work to make development work, but there are problems with the drive thru and traffic increases over the approved plans
- Could parking be located on the east side to help with traffic flow

Sara said they had considered different building layouts to alleviate drive thru traffic and parking concerns, but the smaller tenants dropped off when those plans were discussed saying they wanted the visibility from County Line Road. PC comments continued:

- Two garbage enclosures will be visible from County Line Road
- Increase in traffic is a concern
- Internal traffic also a concern – does traffic study show calculations
- Parking spaces in front of businesses complicate the drive-thru traffic
- Eliminate drive-thru

Steve Wagner, Senior Vice-President Retail Leasing for Continental, said the small shop user needs and wants a national recognizable tenant and if the drive-thru is eliminated and that national tenant is gone, the project would not develop.

Planner Retzlaff said the traffic study didn't analyze the impact on internal circulation. Pete Sorenson from Buffalo Wild Wings said most of their sales occur after 5 p.m. and that he was ok with the morning traffic and drive-thru traffic. Commissioner Stauffacher said there was too much uncertainty tonight and to view tonight as a consultation meeting. He said a decision should be postponed until a solution is worked out to alleviate the concerns expressed tonight.

Ms. Johnson asked for suggestions to correct drive-thru concerns. Trustee Baum suggested turning the retail building 90 degrees so the front faces east. Mr. Wagner

said the front doors need to face the parking field. Planner Retzlaff said the south side of the building needs to be dressed up. He said there is no green space and improvements to the façade are needed. Also the front parking needs landscaping.

MOTION Stauffacher second Gray to Postpone to a Special Plan Commission Meeting scheduled for 1-27-14.

Ms. Johnson asked for suggestions on how to revise the elevations.

MOTION carried unanimously.

Plan Commission had the following comments to the elevations:

- Provide a live simulation of changes
- Services doors are flush – need articulation
- Don't like big panels
- Like tower feature
- Don't like metal panels
- Box wall needs more articulation
- Awning is wimpy – should be more massive
- Could the building be moved to the west property line
- Could building move north or end tenants move forward to allow for more landscaping
- More articulation needed
- Are roof top mechanicals screened and panel joints visible on Buffalo Wild Wings

Commissioner Warren asked to have their traffic engineer contact him directly so he could clarify the Plan Commission concerns. Chairman Wolter thanked Buffalo Wild Wings for staying with this project and said residents are looking forward to the restaurant. He also thanked the Plan Commission for their comments and openness to listen and come to workable solution.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant