



Plan Commission Minutes  
November 18, 2019 at 7:00 p.m.  
City Hall Council Chambers

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Members Present: Messrs. Larsen, Granlund, Seymour, Gragert and Brenholt  
Ms. Christopherson, Obaid and Dr. Wolfgram

Staff Present: Messrs. Allen, Petrie and Ms. Ness

The meeting was chaired by Mr. Larsen

1. **Rehearing-Conditional Use Permit (CZ-1908) – Ground floor dwelling units, drive-thru within a CBD-P zoning district and off-street parking within a RM zoning district**  
**Site Plan (SP-1929) – 2-story mixed-use building**

Mr. Petrie presented a request to approve a conditional use permit for ground floor dwelling units, drive-thru within a CBD-P zoning district located at 328 Water Street and off-street parking within a RM zoning district located at 325 Chippewa Street and to approve the site plan for a 2-story mixed-use building. The proposed site plan is for ground floor commercial space, with residential behind and second floor residential. The proposed redevelopment of the site is for mixed-use development. The parking is located on the rear of the building and a parking lot on Chippewa Street. The three conditional use permits are reviewed with Water Street Commercial District Plan and zoning code. He noted that the Plan Commission received multiple letters regarding this proposal.

Applicant, Joe Miller with Investment Realty, spoke about the proposed project and noted at this time he is working with a commercial tenant for the drive-thru. He noted that the residential on the ground floor makes the building economically feasible.

Connor Zielinski, 307 Chippewa Street, spoke about the safety of pedestrians and bicyclists along Water Street and that a drive-thru would be a hazard. He noted concerns about vehicles near the existing patio and table and chairs in the sidewalk for The Goat Coffee House.

Lauren Lierman, President of the Historic Randall Park Neighborhood, stated that she provided the Plan Commission with a letter that supported the project but not the drive-thru. She thought the proposed development should be redesigned without the drive-up.

Helene Smiar, President of the Historic Randall Park Neighborhood Revitalization Corporation, stated that she provided the Plan Commission with a letter that noted the Commission should require enhanced landscaping in regards to the conditional use permit for the off-street parking lot on Chippewa Street.

Judith Moseley, Co-chair of JONAH Affordable Housing Task Force, spoke about the concerns and the square footage of the proposed dwelling units and apartment sizes. She noted that the units should be more affordable for the college students.

Dave Kositzke, 342 Water Street, thought the proposed development does not keep within the neighborhood plan nor the Water Street District Plan. In particular, he thought the drive-thru would be a safety concern.

John Mogensen, with Investment Realty, spoke that the Water Street BID voted to approve the proposed development. He thought that the proposed project was appropriate for the property

because it has an existing drive-thru and the property has two existing curb cuts onto Water Street.

Ryan Bembnister, with The Goat Coffee House located west of the proposed building, spoke against this proposed land use and concerns about a mid-block drive-thru on Water Street. He noted a concern about his clients sitting on the sidewalk next to the proposed drive-thru.

Mr. Granlund moved to approve the conditional use permits and the site plan with staff conditions. Seconded by Mr. Seymour.

The Plan Commission members held a discussion about the proposed development and noted concerns with the project being appropriate land use with the ground floor dwelling units. They also expressed that a drive-thru would not be compatible with the Water Street Commercial District Plan.

Mr. Gragert moved to amend the motion to remove the conditional use permit for the drive-thru from the proposed project. Dr. Wolfgram seconded and the motion carried (7-1).

The original motion, as amended, was voted on and the motion was denied (3-5).

2. **Rezoning (Z-1657-19) – C-1A to R-2**

Mr. Petrie presented a request to recommend approval to rezone a property from C-1A to R-2 located at 2127 Necessity Street. This request includes reuse of the existing vacant building into a duplex. The comprehensive plan identifies this area as being appropriate for commercial and low density residential.

No one spoke to this agenda item.

Mr. Seymour moved to recommend approval of the rezoning. Seconded by Ms. Christopherson and motion carried.

3. **Rezoning (Z-1658-19) – C-1A & I-2 to C-3 MX & P-Public**

Mr. Allen presented a request to recommend approval of the rezoning properties from C-1A & I-2 to C-3 MX and P-Public and to adopt the General Development Plan for a mixed use commercial and multi-family building for properties located at 3155 & 3301 Birch Street. The area shown as "Lot 1" (3155 Birch Street) was declared "excess land" by the City Council on March 27, 2018. In May of 2018 a request for proposal was issued. The proposal from Hoss Bros. LLC was accepted and a City Council Resolution authorizing the sale to Hoss Bros. LLC and their development partner, applicant Gerrard Development LLC, was approved on November 12, 2019.

Mr. Allen noted that the applicant is proposing within the general development plan to construct workforce housing in a 4-story building, with 80 total units: 37 1-bedroom; 31 2-bedroom; and 12 3-bedroom. It is noted that ten percent (8 units) would be reserved for persons experiencing homelessness. The proposed mixed-use building also provides commercial space of 9,168 square feet at the west end of the apartment building, along with an attached two-level parking deck of 126 spaces. As such, the applicant is requesting an MX zoning designation. This is the first MX zoning request since the initial request for the Keystone Crossing development in 2013. This agenda item was reviewed and recommended approval by the Waterways and Parks Commission at their November 13, 2019 meeting and will be

considered by the City Council at its November 25, 2019 meeting. Final site plan approval will be reviewed in the future.

The applicant, Paul Gerrard with Gerrard Companies, presented about his company, background about different projects throughout Wisconsin and the proposal for affordable housing with commercial space for this project known as Prairie Heights. He spoke about the application process for tax credits, grants and other funding sources that this project will require.

Mr. Brenholt moved to recommend approval of the rezoning and general development plan. Seconded by Mr. Gragert and motion carried.

4. **Final Plat (P-5-19) – Jeffers Ridge Twin Homes – Phase I**

Mr. Petrie presented a request to recommend approval of a final plat for Jeffers Ridge Twin Homes located on the east side of Jeffers Road, west of the Northwest Community Park and south of Waylon Street. This plat creates the first phase of twin homes lots for development. The proposed lots meet all R-2P zoning district standards. This plat will be reviewed by Council on November 26<sup>th</sup> along with a separate item for the development agreement.

Jeremy Skaw with Real Land Surveying noted the changes to the final which should be in two phases rather than one phase.

The Plan Commission allowed the applicant to revise the final plat to include phases, and the next phase would have to be submitted and approved by the Commission and Council at a later date.

Mr. Seymour moved to recommend approval of the final plat. Seconded by Mr. Granlund and motion carried.

5. **Final Plat (P-6-19) – Trilogy**

Mr. Petrie presented a request to recommend approval of a final plat for Trilogy located on the south side of County Road II and east of Highway 93 in the Town of Washington. This plat creates 46 lots for development. The final plat is consistent with the terms of the agreement between the City and the Town. This plat will be reviewed by Council on November 26<sup>th</sup>.

Jeremy Skaw with Real Land Surveying was in attendance for this agenda item.

Mr. Seymour moved to recommend approval. Seconded by Ms. Christopherson and motion carried.

6. **Excess Land**

Ms. Ness presented a request to recommend approval of a parcel as excess land on the east of London Road, south of Damon Street. Southside Holdings LLC is requesting to purchase city-owned property to allow for an expansion of the existing building. The amount of the sale would be \$165,000 and this will be on the Tuesday, November 26<sup>th</sup> Council meeting for approval.

No one spoke for this agenda item.

Mr. Granlund moved to recommend approval. Seconded by Ms. Obaid and motion carried.

7. **Easement**

Ms. Ness presented a request to recommend approval of an easement on Forest Street. The request is to allow for Northern States Power two easements in the 800 block of Forest Street for the relocation of two span guy poles. This request comes as a result of the City expanding the tail connection along the west side of Forest Street from the north of Madison Street to the High Bridge.

No one spoke for this agenda item.

Mr. Seymour moved to recommend approval. Seconded by Mr. Brenholt and motion carried.

8. **Site Plan (SP-1931) – 6-unit Apartment building**

Mr. Petrie presented a request to approve a site plan for a six-unit apartment building located 2417 Jackson Street. The site plan shows a two-story apartment building with a footprint of 2,983 square feet. The landscape plan shows street trees, screening of evergreen trees and foundation plantings.

Sean Bohan with Advanced Engineering Concepts noted that the building is at the minimum setbacks and it would be difficult to vary the design of the structure.

Mr. Seymour moved to approve the site plan with staff conditions, including the removal of one parking space at the north end of the project. Seconded by Ms. Christopherson and motion carried.

9. **Discussion/Direction**

A. UA Local 434 (Plumbers Union) – Comprehensive Plan Map Amendment Request

Mr. Allen presented a request to amend the comprehensive plan for the UA Local 434 – Plumbers Union for a parcel of land located on Highway 37. This request is to use the existing property for the Plumbers Union training and classrooms and other related activities. The planned land use map shows this area appropriate for “school” use and would require amendment to commercial use for the proposed type of land use.

Mr. Brenholt moved to allow this amendment request to a future agenda item. Seconded by Ms. Christopherson and motion carried.


B. Code Compliance Items. None.

C. Future Agenda Items. Mr. Gragert asked about the rental registration program and if the Commission could get an update. Mr. Allen noted that the December 16<sup>th</sup> Plan Commission meeting may be cancelled because of the lack of agenda items.

D. Additions or Corrections to Minutes. None.

10. **MINUTES**

The minutes of the meeting of November 4, 2019 were approved.

  
Terry Pederson, Secretary