



Plan Commission Minutes  
April 5, 2021 at 7:00 p.m.  
City Hall Council Chambers &  
Virtual Online – WebEx Meeting

---

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

Staff Present: Messrs. Allen, Petrie and Wittwer

1. Call to Order
2. Roll Call – Chairperson Mr. Larsen chaired the meeting. Mr. Larsen, Mr. Seymour, Mr. Brenholt and Ms. Christopherson were present in the Council Chambers. Ms. Obaid, Dr. Wolfgram, Ms. Proznik, and Mr. Gragert were present virtually online.
3. Ms. Christopherson moved to approve the March 15<sup>th</sup> minutes. Mr. Brenholt seconded and the motion carried.
4. Open public comment period for items that do not appear on this agenda noted as public hearings. None.
5. Rezoning (Z-1682-21) – 2300 1<sup>st</sup> Street; P to R-3P  
Ms. Proznik left her seat on the Commission.

Mr. Allen presented a rezoning request for a property located at 2300 1<sup>st</sup> Street from P-Public to R-3P and to adopt the general development plan. He presented a preliminary site plan showing 30 townhomes for the proposed development plan with a mixture of four 2-unit buildings, three 4-unit buildings and one 10-unit building. The Redevelopment Authority (RDA) has approved the offer to purchase with the developer. A final site plan with a preliminary plat and final plat will be required at a later date. This agenda item will be on the Council agenda for the April 12<sup>th</sup> meeting for review.

Mark Erickson with Everyday Surveying and Engineering spoke about the proposed development plan and he noted he is working on the engineering plans for the concept development.

Kari Ertmer with Riverbend Rentals noted that the development is moving towards a townhome style plat instead of a condo plat and she noted the financial issue with banks for a condo development.

Jamie Bricco, 2406 1<sup>st</sup> Street, noted concerns about the traffic along 1<sup>st</sup> Street for the vehicles and pedestrians. She spoke about the existing conditions of 1<sup>st</sup> Street which is too narrow for the amount of people living in the new neighborhood.

Mr. Seymour moved to recommend approval of the rezoning with general development plan. Mr. Brenholt seconded and the motion carried.

6. Rezoning (Z-1686-21) – 900 block of Menomonie Street, RM & R-4P to R-4P  
Ms. Proznik returned to her seat.

Mr. Petrie presented a rezoning request for properties from RM & R-4P to R-4P and to adopt the general development plan along the 900 block of Menomonie Street. The existing zoning is RM and R-4P, the property at 902 Menomonie Street has been removed due to a fire. The other six parcels to the west are a mixture of single-family and two-family and one multi-family structure. The properties are located within the Historic Randall Park Neighborhood, which encourages the redevelopment of the areas north of Hobbs. The neighborhood association has provided a support letter in regards to the rezoning and the project as shown on the preliminary site plan. A final site plan with a certified survey map (CSM) is required at a later date. The rezoning will be on the City Council agenda at their April 12<sup>th</sup> meeting.

James Rolbiecki with Distinguished Multiplying Buildings, LLC noted the meeting with the neighborhood and the Historic Randall Park Neighborhood did support of the redevelopment plan.

Mr. Brenholt moved to recommend approval of the rezoning with the general development plan. Mr. Seymour seconded and the motion carried.

7. Rezoning (Z-1687-21) – Gateway Drive; C-2P to R-3P

Mr. Petrie presented a request for rezoning property from C-2P to R-3P and to adopt the general development plan for multi-family apartments located on Gateway Drive. The property has been marketed for sale for many years as commercial and the commercial market has decreased over the years. This proposed rezone would be for multi-family apartments. The proposed development plan shows a three-story building with first floor parking and the dwelling units above. A mixture of studio, one-bedroom and two-bedrooms are shown on the proposed site plan. The concept plans show two options for the development, one with two driveways, and the other with one driveway location.

Justin Held with Held Homes spoke in support of the project.

Mr. Seymour moved to recommend approval of the rezoning and general development plan with staff conditions and one driveway access. Mr. Gragert seconded and the motion carried.

8. Rezoning (Z-1679-20 Amd) – Southwest corner of Highway 12/312 and Mill Run Road  
Site Plan (SP-2102) – Multi-family project for 48 units for apartments

Ms. Proznik left her seat on the Commission.

Mr. Allen presented a request to amend the general development plan with the final site plan. He noted the history of the project to this point and the changes on the final site plan as shown. The final site plan shows 48 units for the apartments with the stormwater facility and driveways as proposed. The project is in two phases, with the phase I as the eastern half of the property with three 8-unit buildings and the phase II, the western half of the property with two 12-unit buildings. The building façades are shown on the building elevations and a future developer's agreement is required for the extension of the street and utilities.

Mark Erickson with Everyday Surveying and Engineering spoke about the changes to the final site plan and the request for an amendment to the general development plan.

Karli Ertmer with Riverbend Rentals noted that the development team tried to revise the site plan to meet the requirements, but in the end this concept works the best for all parties.

Mr. Brenholt moved to recommend approval of the amendment. Mr. Seymour seconded.

Mr. Gragert made a motion to add a condition of approval with a sidewalk for phase II on the western most building as proposed. Ms. Christopherson seconded. Motion carried.

The original motion carried.



9. Conditional Use Permit (CZ-2107) – Detached Garage

Ms. Proznik returned to her seat.

Mr. Petrie presented a conditional use permit to allow for a detached garage in excess of the accessory standards located at 1440 Truax Blvd. He noted the existing lot is zoned R-2 and is approximately one acre in size. The proposed expansion would allow the applicant and the property owner to store trailers within the garage. The proposed detached garage is approximately 1,630 square feet in size. The existing garage is approximately 550 square feet. The maximum garage size for residential property allowed without a conditional use permit is 1,000 square feet for each garage or a combination up to 1,500 square feet.

Erik Myher, 1440 Truax Blvd, noted that the existing driveway will remain the same along with the trees to the north and west of the proposed garage.

The Commission discussed location and orientation of the proposed garage as a detached accessory structure, as well as the driveway size and width.

Mr. Brenholt moved to approve the conditional use permit. Ms. Christopherson seconded and motion carried (5-3).

10. Preliminary Plat (P-2-21) – Vine Street

Mr. Allen presented a preliminary plat for eight lots along Vine Street. The property is zoned R-1 (single family residential). He noted that the proposed development will be for seven buildable single-family homes and one 2.3 acre outlot. The comprehensive plan recommends through streets and future neighborhoods should limit dead end streets.

No one was in attendance to speak to this agenda item.

Mr. Brenholt moved to postpone the preliminary plat to April 19<sup>th</sup> Plan Commission. Dr. Wolfgram seconded and the motion carried.

11. Final Plat (P-4-20) – Walnut Grove Phase II

Mr. Allen presented a final plat for Walnut Grove Phase II located north of Aspen Ridge Drive. This second phase plat shows 61 single family homes. This final plat is consistent with the preliminary plat as shown. This will be on the council agenda for April 13<sup>th</sup> along with the developer's agreement.

Pete Gartmann with Real Land Surveying noted the final plat is consistent with the preliminary plat.

The Commission asked about mature tree preservation. Mr. Gartmann replied that efforts are being taken to preserve a vast number of trees with this development.

Ms. Christopherson moved to recommend approval of the final plat. Mr. Brenholt seconded and the motion carried.

12. Site Plan (SP-2108) – Farrell Storage

Mr. Allen presented a site plan approval for Farrell Storage located at 1611 Western Avenue. He noted this is the former Maples mobile home park. The site plan shows a phased redevelopment of the mobile home park. The new land use will be for storage of Farrell equipment which follows the existing zoning of Light Industrial, I-1. The proposed site plan shows up to seven buildings and two driveways onto Western Avenue. The first building is approximately 7,500 square feet in size with the other buildings ranging in size from 2,600 square feet to 10,000

square feet. Mr. Allen added that the property was the long-time location of The Maples mobile home park, and he thanked community agencies and partners for their efforts the past several years to safely rehouse the residents. Dr. Wolfgram echoed these sentiments.

Matt Appel with Advanced Engineering Concepts was in attendance for this agenda item.

Mr. Seymour moved to approve the site plan with staff conditions. Ms. Christopherson seconded and the motion carried.

13. Site Plan (SP-2109) – Messiah Lutheran Church addition and improvements

Mr. Wittwer presented a site plan approval for parking lot improvements and expansion located at 2015 N Hastings Way for Messiah Lutheran Church. The property is zoned R-1 for the church and school. The approximately 6,800 sq. ft. addition is for larger school and classrooms with 30 additional parking stalls and adding a driveway to the frontage road. The total parking lot will be for 139 stalls with the addition.

Matt Appel with Advanced Engineering Concepts spoke about the difficulty getting pedestrians from the existing school and church to the public street. He noted sidewalk along and around the building within the parking lot.

Dan Sydow with Messiah Lutheran Church noted that the school would not encourage that students walk or bike along Hastings Way due to the large traffic and speed of the traffic.

Ms. Christopherson moved to approve the site plan without staff recommendations.

Mr. Seymour seconded.

Mr. Gragert moved to amend the motion to approve the site plan with staff recommendations. Dr. Wolfgram seconded (2-6 motion failed).

Mr. Gragert moved to amend the motion to approve the site plan with a condition to add sidewalk from the church and school if the Hastings Way frontage road has added a sidewalk. Dr. Wolfgram seconded (5-3 motion carried).

The original motion was voted on and the motion carried.

14. Site Plan (SP-2111) – Edward Jones

Mr. Wittwer presented a final site plan to approve the reuse of the existing single-family home to an Edward Jones located at 2408 Vine Street. The rezoning was approved from R-1 to C-3P in 2019 and this is the final site plan to convert the single-family home into an office for Edward Jones. The site plans show a new driveway and parking lot on the rear of the property. This final site plan is consistent with the general development plan in 2019.

Mark Erickson with Everyday Surveying and Engineering was in attendance.

Dan Schwaegel with Edward Jones noted the access and safety for the office along with the new entrance to the rear of the structure.

Mr. Brenholt moved to approve the site plan with staff conditions. Mr. Seymour seconded and the motion carried.

15. Site Plan (SP-2112) – Children’s Museum

Mr. Petrie presented a site plan approval for the Children’s Museum located at 126 N Barstow Street. This location was the old post office which was demolished in 2011, which has been vacant since. The RDA has sold this parcel to the Children’s Museum for the proposed development. The zoning of the parcel is CBD and the site plan shows the building, outdoor play area and load area. The Children’s Museum will occupy two-thirds of the site with a two-story building. The fence is 9’ 6” in height which requires approval from the Plan Commission. The footprint of the building will be approximately 12,000 square feet and will be two stories in height. The building façade is shown on the building elevations.

Lisa Fleming with Ayres Associates noted that city staff was very helpful with the proposed project. She noted that the bus parking is available for two buses.

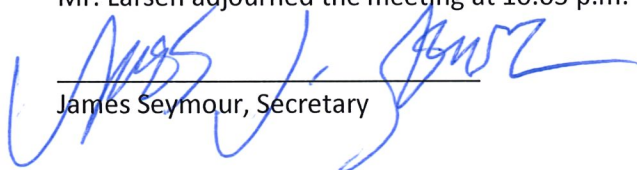
Michael McHorney with the Children’s Museum spoke about the grant that was received from the State of Wisconsin to be 100% renewable energy.

Malcolm Holzman with Steinberg Hart noted the building façade for the proposed Children’s Museum and spoke about the design of the building.

Mr. Brenholt moved to approve the site plan with staff conditions. Mr. Seymour seconded and the motion carried.

16. Future Agenda Items and Announcements. None.

Mr. Larsen adjourned the meeting at 10:03 p.m.



James Seymour, Secretary