

November 23, 2015 (Plan Commission Meeting)

**PLAN COMMISSION MEETING
MONDAY, NOVEMBER 23, 2015
6:00 PM, ALLOUEZ VILLAGE HALL**

CALL TO ORDER/ROLL CALL

Chairperson Kornowske called the meeting to order at 6:00 p.m.

Present: W. Kornowske, H. Ropp, P. Dart, K. Hansen, R. Retzlaff, J. Wheeler
Excused: A. Kowalzek-Adrians, H. Nohr
Also Present: B. Lange, T. Fuller

MODIFY/ADOPT AGENDA

Motion by Retzlaff / Hansen to adopt the agenda as presented. Motion carried.

MINUTES FROM OCTOBER 26, 2015

Motion by Dart / Wheeler to approve minutes from October 26, 2015. Motion carried. Retzlaff abstained.

ANNOUNCEMENTS

Kwik Trip's Site Plan and Design Review petition was approved by the Village Board.

PUBLIC APPEARANCES

None.

ACTION RE: PETITION FROM CAPITAL CREDIT UNION – SITE PLAN REVIEW ON PARCEL AL-56-11-A, LOCATED AT 201 W ST. JOSEPH STREET

Staff gave an overview of the proposed addition. The plans show a proposed 413 square foot addition that will include an office and employee breakroom. The plans meet all zoning requirements. Staff recommends approval of the petition should all staff comments be addressed, necessary permits be approved, and an ingress/egress easement agreement be provided.

Amy Wagner, Branch Manager Capital Credit Union and Dave Stubbs, Project Manager Keller, Inc. explained the project further and answered questions from the commission. Discussion included the following topics:

- Lighting
- Impervious area
- Bicycle and pedestrian accommodations
- Ingress/egress easement agreement
- Traffic pattern

Dart / Hansen motioned to recommend approval by the Village Board of the Site Plan and Design Review Petition from Capital Credit Union for expansion of their existing facility on parcel AL-56-11-A, located at 201 W St. Joseph Street, pending the developer addresses all staff comments, obtains approval of necessary permits, and provides a copy of the ingress/egress easement agreement. Motion carried.

ACTION/DISCUSSION OF THE STATE LEGISLATION ON THE USE OF THE SURPLUS REVENUE FROM THE BROWN COUNTY 0.5% SALES TAX

The commission discussed the use of the refunded tax revenue. Discussion included the following:

- Evaluating the impact of each category – debt reduction, property tax relief, and economic development – to determine which category/categories to look at.
- How to evaluate each category (i.e. how to quantify some of the ideas on the list).
- Public input – what comments the village has received from the general public and what outreach efforts are being used.
- What does the process of elimination look like?
- Providing the Board with a list of items the plan commission supports (i.e. what the commission believes has the most value).
- Adding ideas to the list (e.g. hire a consultant to update our zoning code to be consistent with our comprehensive plan and other village plans and documents that reflect our values).

Staff noted that the state will be dispersing the funds upfront and there is no sunset on using the funds. The discussion will be an ongoing agenda item to continue to generate ideas. The Village Board will ultimately let the public know why they make the decision they do.

UPDATE ON WISDOT HWY 57/RIVERSIDE DRIVE RECONSTRUCTION PROJECT

Staff provided the commission with an update of the fourth public input meeting held at Aldo Leopold Community School on November 18th. The DOT presented two design alternatives – one with a wide outside lane and one without a wide outside lane. None of the alternatives included bicycle accommodations. The DOT is planning a mill and resurface for the road that will take place in late summer 2016 as a temporary measure to preserve the road until the complete reconstruction scheduled in 2021/2022.

DISCUSSION OF SIGN CODE

Staff wants to review the sign code for small amendments. The first will be ensuring the code is consistent with the U.S. Supreme Court decision in Reed v. Town of Gilbert. The second is to provide flexibility in area restrictions for monument signs for multi-tenant properties. The third is to set a restriction on the total amount of sign area that can be dedicated to an electronic message center. Staff provided an example from the Village of Germantown Ordinances, which allow for flexibility in area restrictions for monument signs for multi-tenant properties and restrict the total amount of sign area for electronic message centers. Staff asked the plan commission if this is something staff should investigate further.

Plan commission asked if this is reactive or proactive to a problem. Plan commission asked for more examples of ordinance language and visual representations to continue discussion. Plan commission suggested looking at Shorewood and Wauwatosa for ordinance language.

November 23, 2015 (Plan Commission Meeting)

Staff will research further and bring back to plan commission for further discussion.

ACTION/DISCUSSION OF RECODIFICATION PROJECT

Staff provided the commission with an update on the recodification project. General Code, the consultant firm working on the project, has provided the village with an editorial and legal analysis of village ordinances. Staff went over some questions and comments posed by General Code. Staff will be looking for input on the more substantive questions and comments from the commission.

The commission asked staff to provide the substantive questions and comments from General Code for review at the next meeting.

Staff went over an example of what the final online component will look like.

UPDATE ON BICYCLE AND PEDESTRIAN PLAN

The next scheduled meeting for the Bicycle and Pedestrian Plan will be December 10th at 5:00p.m. Staff will provide more information to the commission at the next meeting.

NEXT MEETING DATE (December 28th) AND AGENDA ITEMS

- Next meeting date: Monday, December 28, 2015, 6:00p.m.
- Agenda items:
 - Discussion on the 0.5% sales tax, action/discussion on recodification items, update on bicycle and pedestrian plan, action/discussion of annual report, discussion of sign code.

ADJOURNMENT

Motion by Dart / Retzlaff to adjourn at 7:27 p.m. Motion Carried.

Minutes submitted by Trevor Fuller, Planning and Zoning Administrator.