

In attendance:

Alderwoman C. Brown, Ted Janka, Doug Kiser, Sean Sullivan, and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, Deputy Clerk A. Hurd, and Intern A. Christopherson.

1. Call to Order and Pledge of Allegiance

In the absence of Chairman Bierce, Commissioner Brown called the meeting to order at 6:05pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Bridger Tower Corporation for Property Located at W229 N2467 Redford Boulevard for the Purpose of Constructing a Monopole Cell Tower (PWC 0915994004)

Mr. Fuchs stated this proposal was for a 120-foot-tall tower on the Jerry's Automotive property and would be located in a 50-foot by 50-foot fenced-in area. It is proposed to resemble an evergreen tree and can carry up to three wireless providers. Mr. Fuchs recommended approval.

Commissioner Kiser stated he did not want to call attention to the tower and would rather have it as a cell tower and not a tree. Michael Long, representing Bridger Tower Corporation, stated it was an aesthetic issue that the property owner requested they do. The property owner felt it would better harmonize the tower and hide the antennae.

Mr. Long added that there would be an ongoing maintenance obligation on the tree leaves. He stated he could speak to the property owner about doing a conventional-looking pole if the Plan Commission has concerns about the design and the look.

Ms. Wagner noted that Homewood Court is private roadway, and she was concerned about where the cables would be coming in and what impact that would have on utilities. Mr. Long noted the utility easement would run in congruence with the access easement. Ms. Wagner felt there would be some overlap in the easements and she was concerned about where the cables would be in relation to sewer and water. Mr. Long felt they would be buried along Homewood Court. Ms. Wagner requested the Plan Commission make it a condition of approval that the applicant must show where they will be installed to ensure that there are no conflicts with City utilities.

A motion was made and seconded (D. Kiser, T. Janka) to recommend approval of the Conditional Use Permit with the condition to ensure the City's easement is listed on the document, and direct staff to work with the applicant on whether or not they can go with a regular pole and not an evergreen. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Hydro-Thermal Corporation for Property Located at N22 W23977 Ridgeview Parkway

for the Purpose of Constructing a Demonstration Brewery (PWC 0954994)

Mr. Fuchs stated this was coming forward as a Conditional Use, as there will be an odor from the brewing operation, albeit smaller and less than a traditional brewery. The exterior modifications proposed will be on the south side of the building so they should be out of view from the street or public areas. There will be rooftop ventilation equipment and a 15-foot-tall carbon dioxide vessel that will be mounted on the south elevation.

Mr. Fuchs recommended approval with conditions including that the Conditional Use Permit be specific to Hydro-Thermal and not the land; an annual review if necessary if there are issues; limiting the hours of brewing between 8:00am and 6:00pm Monday through Friday and no weekend operations; the rooftop equipment must be fully screened; and obtaining any State licenses and any other needed licenses for the brewery.

Michelle Palmquist, CFO of Hydro-Thermal, stated the demonstration brewery will not be a traditional brewery and will not sell to the public. It will be used for technology and innovation purposes, and it is a new way of brewing beer. Ms. Palmquist discussed the methods of brewing beer. Approximately 14,000 square feet of the 30,000 square foot facility will be used. The technology is brand new, and they will be test-developing it to prove that it works. The brewery will not be open to the public, and once the technology is proven, it will just be business to business sales. Ms. Palmquist noted the hours of operation would be from 7:30am to 4:00pm.

Further discussion took place regarding the specifics of the brewing and the technology.

A motion was made and seconded (D. Kiser, C. Wunder) to recommend approval of the Conditional Use Permit with the recommendations by staff. Motion Passed: 5-For, 0-Against.

4. Discussion and Action and Public Hearing Regarding Changes Related to Accessory and Temporary Uses and Structures Within the Zoning District Standards, Sections 17.0208, 17.0209, 17.0902, and 17.1400

Mr. Fuchs stated that 17.0208 was a new section that Plan Commission has not seen that allows permitted projections in required yards.

Mr. Fuchs noted that the most recent changes were for setbacks for pools, decks, and patios, and it was changed to 15 feet unless otherwise required by the district. The least setback would apply.

The most revisions were made to boathouses. The square footage was reduced from 800 square feet to 600 square feet. The height was reduced to 15 feet, but railings were exempt from that regulation. The width may not exceed 20 feet along the shoreline, and there is a maximum distance from the shoreline of 35 feet. The requirements are now closer to the County's standards, but the City is also trying to balance what is existing and not causing what is already there to be non-conforming.

Mr. Fuchs stated trailers, recreational vehicles and temporary parking were also revised. The temporary parking was at 30 days, but the Plan Commission recommended 45 days. After considering the Plan Commission's comments, it was changed to 60 days to accommodate more summer-month parking.

Commission Brown opened the public hearing at 6:39pm and then closed the public hearing at 6:39pm.

Discussion took place regarding the possible changes and regulations. Commissioner Kiser suggested leaving the language at 45 days for the temporary parking. He felt subdivisions have self-regulated, as it has been a rule for so long.

A motion was made and seconded (D. Kiser, T. Janka) to keep the temporary parking regulation at 45 days. Motion Passed: 5-For, 0-Against.

5. Adjournment

A motion was made and seconded (D. Kiser, C. Wunder) to adjourn the meeting at 6:53pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk