1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call
President Knutson called the meeting to order at approximately 7:01 p.m. The Pledge of Allegiance was recited and a moment of silence followed.

Roll Call was taken with the following Plan Commission members present: Comm. Eric Rogers, Comm. Jim Grabowski, Comm. Joe Zompa, Comm. Ryan Lange, Comm. Cheryl Mantz, Trustee Craig Roberts, and President Jeff Knutson.

Also Present: Mary Censky, Village Planner; Mark Blum, Village Attorney; Cassie Smith, Village Clerk; Jackie Schuh, Interim Deputy Clerk/Treasurer.

2. PUBLIC HEARING
   a. Conditional Use Grant application to locate a Starbucks dine-in/carryout/drive-thru coffee shop/café type restaurant use in 2,200 square feet of space within the existing, approved, multi-tenant building located immediately east of and adjacent to 1400 Capitol Drive. This use will include an incidental, accessory outdoor seating area adjacent to the tenant space. The property owner is Meadow Ridge Shops LLC. The applicant is Katie Getz as agent on behalf of Starbucks. The property is Zoned B-1 Community Business District with a PUD Planned Unit Development District Overlay. – No Comments were made.

3. Citizen Comments – No Comments were made.

4. Approval of Minutes
   a. December 13, 2018 Minutes
Comm. Zompa moved, seconded by Comm. Lange to approve the December 13, 2018 minutes with no changes. Motion carried 7-0.

5. OLD BUSINESS
   a. Discussion and possible action on the Conditional Use Grant request to construct a new, 30 foot tall, wireless telecommunications support structure with facilities extending up to 32 feet + 6 inches in overall height on the property located at 161 W. Wisconsin Avenue. The property is zoned B-2 Downtown Business District. The property owner is Siepmann Development Company. The applicant is Keith Nyman as agent on behalf of Verizon Wireless.

Comm. Zompa moved, seconded by Comm. Grabowski to re-open this tabled item for discussion. Motion carried 7-0.

Planner Mary Censky stated that this item had been tabled at the last meeting. It is for a 30 foot tall pole (as replacement for an existing pole with light) in order to add small cell wireless equipment to the structure as well as retain the existing light fixture. At the last meeting, among Planner recommendations was placement of bollards around the pole. The Commission sought Village Engineer review of this idea and his review/confirmation that the pole is properly designed/engineered to carry the proposed cellular equipment and including the light fixture. Censky referred the Commissioners to the Village Engineers written report on these matters. Planner Censky confirmed that a plan showing installation of bollards of the type and layout recommended by the Engineer has already been received by Staff but that it arrived after packets went out to Commissioners. The bollards requested by the Village Engineer were added to the plans and changes are available to view in the packet. Comm. Zompa commented that this will be the first 5G in the area. He hopes the Village will be proactive about this new technology and the related rules so the Village can also realize revenues.

Comm. Grabowski moved, seconded by Comm. Lange to Approve the Conditional Use Grant to construct a 30 foot tall wireless telecommunications support structure at 161 W. Wisconsin Avenue with recommended conditions of the Village Planner and Village Engineer. Motion carried 7-0.
6. **NEW BUSINESS –**
   
a. Discussion and possible action on a Conditional Use Grant request to locate a Starbucks dine-in/carryout/drive-thru coffee shop/café type restaurant use in 2,200 square feet of space within the existing, approved, multi-tenant building located immediately east of and adjacent to 1400 Capitol Drive. This use will include an incidental, accessory outdoor seating area adjacent to the tenant space. The property owner is Meadow Ridge Shops LLC. The applicant is Katie Getz as agent on behalf of Starbucks. The property is Zoned B-1 Community Business District with a PUD Planned Unit Development District Overlay.

   Planner Censky stated this item is for a Conditional Use Grant only attendant to the specific tenant user details only and that all else, such as the building architecture, parking/circulation plans,... for this building and site has been previously approved through the PUD. This is for a Starbucks proposed to be located in Building 1, Lot 1 of the Shops at Meadow Ridge PUD. She confirms that the applicant meets the criteria for the space such as maximum square footage dedicated to restaurant including drivethru,...and that this request does not include any requests for signs at this time. She stated that the lettering on the edge side of the menu board would be excluded from this approval in favor of it being considered as a part of the sign plan. Comm. Roberts reiterated that the proposed use as presented meets the requirements as set out in the PUD.

   Trustee Roberts moved, seconded by Comm. Mantz to Approve the Conditional Use Grant to locate a Starbucks dine-in/carryout/drive-thru coffee shop/café-type restaurant use in 2,200 square feet of space within the existing, approved, multi-tenant building located immediately east of and adjacent to 1400 Capitol Drive.

   Comm. Zompa inquired about and requested staff to ensure that the outdoor seating area does not compromise clear handicap access. Planner Censky to add this to the staff recommendations.

   Motion amended to confirm compliance with handicapped access requirements including with respect to the outdoor seating area. Trustee Roberts and Comm. Mantz agreed to amendments and including Planners recommended conditions. Motion carried 7-0.

   
b. Review, discussion and possible action on the Building, Site and Operating Plan Amendment request of applicant/property owner Parkway Development LLC, in c/o Managing Partner Jeffrey Schaefer, to make modest exterior building/architecture and site changes at 395 Forest Grove Dr. in order to support a division of the existing northernmost tenant space of the building into two separate and nearly equal sized, tenant spaces. The property is zoned B-5 Light Industrial.

   Planner Censky stated this item is regarding a building located in an area zoned light industrial and that the owner wishes to divide the 6,120 square foot northernmost tenant space into two tenant spaces of approximately equal size, and to add an additional overhead door so both spaces have drive-in access, also to remove one window and replace it with a pedestrian door. The exterior look of the building will be maintained and materials and colors used in the modifications will be matched to the existing. One parking space will be lost. Planner Censky has no objections to this request. Comm. Zompa questioned whether there will be any signage. Planner Censky replied that this item does not include any signage request at this time.

   Comm. Zompa moved, seconded by Comm. Grabowski to Approve the Building, Site and Operating Plan Amendment request to make modest exterior building/architecture and site changes at 395 Forest Grove Drive in order to support a division into two separate and nearly equal sized tenant spaces, subject to Planners recommended conditions. Motion carried 7-0.

   
c. Review, discussion and possible consultative feedback on a concept to develop a senior housing community over the existing Queen of Apostles church and school site/property located at 449 W. Wisconsin Avenue. The property is zoned IPS Institutional and Public Service District. The property owner is Queen of Apostles Congregation. The applicant is Tarantino & Co./Capri Communities in c/o Wayne Wiertzema, Senior Vice President of Development.

   Planner Censky stated this item is in regards to a 16+/- acre property located at 449 West Wisconsin Avenue and encompasses a school building, a church and a cemetery, although the existing cemetery is not technically a part of the project. It is still/currently zoned IPS – Industrial and Public Service District and that the intended use as a senior housing community, including a memory care
unit, assisted living and independent housing is eligible to be considered as a conditional use in IPS zoning. Censky noted that 12 months of time has passed since the school has been used for school purpose. The church continues to be leased out on a limited basis for ongoing church use. Trustee Roberts asked whether the zoning changes if the school has not been in use for 12 months. Planner Censky responded that it does not. President Knutson asked if all were ready for the applicant presentation. All replied that they were. Members of the Developers team spoke to the Commission as follows:

**Jim Fischer – 130 West Wisconsin Avenue** – Mr. Fischer introduced himself as the representative of Queen of Apostles Church. He talked about having received multiple competitive offers, his experiences with churches and senior housing and how there was a real partnership between this particular developer and himself on projects like this elsewhere. He is hoping for the same positive relationship in this case.

**Jim Taratino of Taratino & Co** – Mr. Taratino made a presentation of his company, their developments, and their hope to integrate parts of the existing church building into their plan. Examples of prior developments in other communities were shared. He spoke of the demographics of those seeking to live in their communities and what their developments offer these individuals. The project will include a memory care unit, independent condominium-type living, as well as assisted living. This will be an age-restricted community.

**Gene – Architect of the Taratino project** – Gene spoke of the layout of the development, where entrances will be located, traffic flow throughout the development and overall design principles. He talked about the topography and how that will play a role in the landscape as well as the buildings. Buffers to surrounding neighborhoods will be used. Larger main building will be in center and condominium-style building will surround it so as to transition to the existing neighborhoods. He spoke of the church going away but utilizing parts of the church for landscaping and development. The cemetery is not part of the sale but is given important consideration in the design plan.

Discussion followed regarding the type of homes to be offered, the emotional value of the church and property, logistical problems of keeping the church, other offers for the property, traffic issues, and how to memorialize the church and cemetery within the project. Comm. Mantz inquired about rentals vs. purchased homes. Jim Fischer confirmed they are rentals and that rentals allow control over residents unlike purchased homes. Comm. Mantz also spoke of the Lakefront as a treasure and was hopeful for side-by-sides or condos. She is discouraged by the presentation. Further discussion ensued. Comm. Zompa requested that a traffic study be completed to determine best entrances and traffic flow. President Knutson wanted to include sewer and water capacity as a study also. He recommended Mr. Taratino speaks with Administrator Gosse regarding companies that have been used in the past. Trustee Roberts requested that a neighborhood meeting be organized and conducted by the developer in order to get the public’s opinions and feelings on the development.

**Citizen Comments:**

**Paul Evert – 327 Lookout Drive** – Mr. Evert stated that the cemetery is an active cemetery. He thinks the trucks used to serve the development will be semi’s and not box trucks based on his experience. The only way in should be Wisconsin Avenue and not High Street or Quinlan Drive as they are residential streets. He also asked about 10 years down the road when the development is no longer profitable what will happen. He inquired whether it can be used as a polling location.

**Pastor Florin Docea – Agape Church** – Pastor Docea was impressed by the actual development but was not happy about the plans to remove the church. Agape Church tried to purchase the property but was unsuccessful. Per Pastor Docea, Agape Church is willing to maintain the church as stewards of their faith and they envision it being there in 150 years.

**Jean Miller – 474 West Wisconsin Avenue** – Ms. Miller is concerned about the excessive traffic on Wisconsin Avenue and the emergency vehicles and sirens that will increase with the development. She asked about the church being a historical site and urges the commission to really think about the traffic impact of this.

**Mic Pietrykowski – 225 Meadowside Court** – Ms. Pietrykowski stated that the church is not a historical site and in its current state it is not ADA compliant. She is a supporter of the church but thinks it is honorable how they are trying to memorialize the church and cemetery. She believes traffic is ok and that the longevity of the church is limited.
Deb Roth – 430 West Wisconsin Avenue – Ms. Roth is ok with the project with exception to traffic as a problem and the church coming down. She would like the church to be restored and think that the church remains with the cemetery as they go hand in hand.

Mark Toby – 407 Sunset Drive – Mr. Toby is a member of Queen of Apostle Church and is wondering if the rooms at the development could be open to the community. He wants to know how the development intends on being involved in the community.

7. Adjournment
Trustee Roberts moved, seconded by Comm. Mantz to adjourn.
Motion carried 7-0.

Meeting adjourned at approximately 9:02 p.m.

Respectfully Submitted,

Jackie Schuh
Deputy Clerk/Treasurer