

**City of Oconomowoc
Plan Commission Meeting Minutes
March 2, 2022**

Chairman Magnus called the meeting to order at 6:00 pm.

Members Present: Commissioners Valley, Frederick, Mulder, Vande Zande, Gross (6:23 pm) and Chairman Magnus

Members Excused: Commissioner Brotheridge

Others Present: Gallo, Atty. Riffle, Frye and Dehnert

2. Approve Minutes of February 2, 2022: Motion by Mulder to approve the February 2, 2022 minutes; second by Frederick. Motion carried 5-0.

3. Comments from citizens specific to item on the agenda: None.

4a. Consider/recommend Ordinance 22-O1030 for rezoning 20.71 acres from Urban Reserve to General Commercial and 21.06 acres from Urban Reserve to Suburban Residential, Tax Key #OCOT 0520.999.004 and OCOT 1517.996.005: Gallo explained this request is to rezone 41.77 acres which was recently annexed to the City from the Town and was given Urban Reserve zoning. The request is zone 21.06 acres suburban residential and 20.71 acres commercial which complies with the City's comprehensive land use plan. Gallo believes as the property is developed some type of buffer like a multi-family development or landscaping buffer may be created between the residential zoning and commercial. Gallo has no concerns with this request and recommends approval. Members questioned if suburban residential is the best zoning for the location next to commercial. Gallo explained the applicant is requesting suburban residential zoning and he is only mentioning the possibility of transitional zoning for their information. Motion by Frederick to recommend to Council approval of Ordinance 22-O1030 to rezone 20.71 acres from Urban Reserve to General Commercial and 21.06 acres from Urban Reserve to Suburban Residential on Tax Key #OCOT 0520.999.004 and OCOT 1517.996.005; second by Vande Zande. Motion carried 5-0.

4b. Consider/recommend the final Subdivision Plat for Prairie Creek Ridge Addition #5 located on the south side of Whalen Drive, west of Prairie Creek Ridge Addition #3: Gallo explained this request is for approval of the final subdivision plat which will create 24 single-family lots and 1 outlot for a future condominium development. Gallo noted the final plat is consistent with the preliminary plat (approved in March, 2021) and the City's land use plan. There were a few minor utility issues which will need to be corrected before the document is recorded. Gallo recommended approval of the plat. Motion by Vande Zande to recommend approval of the final subdivision plat for Prairie Creek Ridge Addition #5 located on the south side of Whalen Dr, subject to the technical issues being addressed; second by Frederick. Motion carried 5-0.

4c. Consider/recommend the Extraterritorial Certified Survey Map dividing 1 lot into 3 located at W343 N7303 North Pole Lane: Gallo explained this certified survey map will divide 1 lot into 3 in the Town of Oconomowoc. The property is located about 1.8 miles from the closest City boundary. The applicant wants to divide a 36.4-acre lot and create 3 new lots which total 8.36 acres. The original lot would then be 28 acres. Gallo noted this is a non-conventional land division as the lots are irregular in size; contain more than 4 sides; creates an 800' long cul-de-sac with no connection to a roadway; and contains a lot with 33' of frontage on an existing driveway. Gallo recommended that due to the unconventional nature of this request the Plan Commission should take no action which would allow the time to act on the request to expire and it would be considered approved. The city has done this with similar types of documents, and Gallo said the applicant is aware of this recommendation of non-approval. Motion by Frederick to recommend to Council to take no action on the

Extraterritorial Certified Survey Map at W343 N7303 North Pole Lane, Town of Oconomowoc; second by Valley. Motion carried 5-0.

4d. Consider/ recommend the Certified Survey Map for Olympia Fields that divides 2 lots into 3 located at 1408 and 1414 Summit Avenue: Gallo explained this request is to divide 2 lots into 3 which will result in dividing an existing building into 2 lots for a future sale. The CSM also dedicates 80' for the creation of a city street (Olympia Fields Drive) from Summit Avenue to Commerce Street and creates a new 1.18-acre buildable lot (Lot 4). The property is zoned General Commercial. Gallo noted the City is listed as a part owner due to a sliver of land by the water tower, and there should be an agreement created to allow for the maintenance of the water tower. Staff has no concerns with the document, and Gallo recommends approval. Motion by Valley to recommend to Council approval of the Certified Survey Map for Olympia Fields at 1408 and 1414 Summit Avenue; second by Frederick. Motion carried 6-0.

4e. Consider / recommend the Condominium Plat for Olympia Fields Condominium that creates 5 units within 1 lot at 1408 Summit Avenue: Gallo reported this Plat creates 5 units from 1 lot which will allow for the sale of the units to different entities. The property is zoned General Commercial. Lots 1, 2 and 3 were sold to Sendik's and Wangard will retain Lots 4 and 5. Vehicle access will be from Pabst Road, Olympia Fields Drive or Commerce Street. Lots 1 and 4 have existing buildings, and Lots 2, 3 and 5 will be for future development which will have to come back to Plan Commission for review and approval. Parking requirements will depend upon a variety of factors including building use, customer space, and hours of operation. Gallo noted the condo plat cannot be changed once it has been recorded so the applicant is showing the plat with the most intense uses. The developer is also intending on having connectivity throughout the site even though there may be different owners. Gallo added a Condominium Declaration would need to be included with the Plat. The applicant, Mark Lake of Wangard, showed pictures of what the outlots could look like when developed; said Sendik's will determine what uses complement its building the most; believes all property owners will cooperate and share parking; the plan shows a potential restaurant or small strip of stores in the outlots; there will be parking along the street; and they will encourage sidewalk throughout. Members encouraged walkability in the development; noted the potential for conflict with the parking depending upon the use; concerned with creating units with limited room for expansion; originally the applicant considered 2 outlots, now it looks like it will be several areas of development; and have they considered an expandable condo plat. Matt Moroney of Wangard explained they cannot do an expandable plat because of state law; this plat was the only way to condo the property to make it more like Sendik's wants; and they want to keep flexibility for what may develop in the future. Riffle noted they have to handle this condo plat this way, but the members can always say no to what develops. Gallo said parking can always be an issue unless there is a shared parking agreement; staff will look at each proposal as it comes forward; he won't bring it to the Plan Commission if the proposal doesn't work for parking purposes; and though sites are somewhat small a developer could always buy 2 lots. Motion by Mulder to recommend to Council the Condominium Plat for Olympia Fields Condominium at 1408 Summit Avenue; second by Vande Zande. Motion carried 6-0.

4f. Consider / approve the major design review plans for Sendik's located at 1408 Summit Avenue: Gallo explained this request is for approval of the plans for a 60,000 sf specialty grocery store within the Olympia Fields development. The property is zoned General Commercial, and the proposed use conforms to zoning and is consistent with the City's land use plan. The site plan is being amended, and the Architectural Commission reviewed the building's design, materials and colors earlier this evening. The building is being updated along with the rest of the buildings on the site. Sendik's will be completed first, and the Architectural Commission recommended there be a sunset clause of 2 years for it to be completed. Sendik's will be the main anchor with the fitness center next door. All setbacks and proposed heights conform to code, and Gallo is comfortable with the proposed parking. As future development of areas 2 and 3 are determined, the Plan Commission will have to look more in depth at parking. The main access point will be from Olympia Fields Drive, and there will also be access through the property to the north. A cross access easement agreement is required between the tenants which is

shown on the Condominium Plat and will be included in the Condominium Declaration. There will be 3 curb cuts / driveways along Commerce Street, with 2 for customers and one for truck shipping and receiving. The landscaping plan exceeds requirements, and the applicant intends to add curbed islands which will be landscaped. Gallo noted since Sendik's is planning to open in November, he requests that plantings be included prior to opening. The drainage/stormwater plans have been reviewed, and there are no concerns with water, electric or sewer needs. The applicant included a detailed lighting plan, and the parking lot will have 13 square 25' tall light poles, 11 with 2 heads and 2 with a single head. Gallo noted this lighting plan will set precedence for the rest of the lighting in the development, and the applicant has talked about a master lighting plan, but staff has not seen it yet. The intent is for the lighting in Sendik's to not stand out but blend in with rest of the development. Sendik's will have a Grind2Energy system for composting food scraps located at the back of the building, and the Architectural Commission agreed it did not need to be screened but bollards should be included around it. Gallo explained at their meeting earlier this evening, the members recommended the removal of EIFS 3' up from ground level; review of the lighting on the whole building; approval of a master sign plan; all rooftop HVAC units and venting to be shown on the plans; the inclusion of canopy's between Sendik's and the next tenant; and a 2-year sunset clause. Gallo recommended approval based on the additions by the Architectural Commission, any building additions will have to come back to the Plan Commission for review, the inclusion of bollards around the Grind2Energy system and landscaping is to be installed prior to November 1. Members questioned how parking should be figured; liked that the poles would be 25' tall; it is critical to get the building right because it will be the first of many buildings; thanked Sendik's for coming into the City; and what is their comfort level with trucks backing down Commerce Street to the loading docks with potential vehicular traffic. Matt Moroney of Wangard explained they want connectivity and continuity between the buildings. Gallo asked their engineer to show an exhibit with the truck radius shown. He doesn't anticipate the back of the building being a major access point and is comfortable with the proposed plan. A representative from Sendik's explained the majority of their deliveries are before 9 am though they do get them throughout the day also. Riffle added as development to the west continues, he doesn't think truck access will be an issue. Motion by Magnus to approve the major design review plans for Sendik's at 1408 Summit Avenue pursuant to the recommendation of staff and architectural approval; seconded by Gross. Motion carried 6-0.

5. Planning Department Correspondence – January 2022: Gallo reported in the month of January 1 zoning determination letter was sent; 2 zoning approvals for new business were issued; and 1 administrative site plan for an antennae upgrade was approved.

6. Adjourn: Motion by Mulder to adjourn at 7:10 pm; second by Vande Zande. Motion carried 6-0.

Chris Dehnert, Deputy City Clerk