

Plan Commission and Redevelopment Authority Meeting – November 9, 2016

The Joint meeting of the Plan Commission and Redevelopment Authority was called to order at 4:00 p.m. by Plan Commission Chairman Rick Jaeckels.

Roll Call:

Redevelopment Authority:

Greg Garton	Gerald Vanne	Gary Mathes
Kathy Schmitzer	Dexter Sattler	Bonita Rowland
Absent and excused Steve Mueller		

Plan Commission:

Rick Jaeckels	Tom Flemming	Clayton Thornber (arrived at 4:07 PM)
Todd Schwarz	Joe Schoenborn	
Absent and excused Joe Thiel and Steve Mueller		

Also in attendance City Clerk Helen Schmidlkofer, Building Inspector Paul Birschbach, Robert Cullen Jr., D. J. Payne, Bayland Buildings, Inc. representative Derek Vosters and David O'Brien, New Hope Center representative Harold Kratz, Tom and Lori Hertel.

The Pledge of Allegiance was recited.

Moved by Vanne, seconded by Rowland to approve the July 13, 2016 RDA Minutes. Motion carried.

Central Business District – Uptown:

1) Review Plans for 26 N. State Street

Derek Vosters of Bayland Buildings presented the proposed expansion plans for 26 North State Street (Cheers) which included removal of the existing bar area and proposing to build a restaurant/bar area with seasonal sitting area outside at the corner of Main and State Streets. Garage doors in this area would provide an additional outside atmosphere weather permitting. A liquor store would be built with an entrance off of Main Street adjacent to the new building. The existing bar area would be made into a parking area with 9 stalls and also a new entry for a service drive for deliveries.

General comments discussed included noise, parking, litter, entrance and exits and special events. All the concerns were addressed; in fact Bob Cullen noted that the proposed building is very similar to Anduzzi's in Kimberly. If there has to be checks and balances we certainly are open to this and a simple phone call will take care of any issues, should they arise. Cullen noted that the current trend has changed where establishments don't kick people out at two in the morning anymore. Mathes and Rowland agreed. If there would be a band this would be held from 1 to 3 on a Sunday afternoon but nothing is planned at this time.

Sattler noted the RDA does have design guidelines for the Uptown Redevelopment Area and the only concern the RDA would have regarding this project is the facade for the liquor store. Cullen stated that he plans to match the brick façade similar to 49 W. Main Street and the outdoor dining area will have wrought iron fencing with a brick base.

DPW Schwarz noted that zoning is Central Business District (C-2) and that this property is exempt from all parking regulations and setback rules. Current setback is zero and the proposed plan is for 5 to 6 feet

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setback. Regarding beer garden regulations, the city ordinance does state that an 8-foot fence is necessary for outdoor consumption of alcohol. The wrought iron fence that is proposed is 4 feet high. I would propose that the City amend the ordinance to allow 4 feet instead of 8 feet. I did review other municipalities' guidelines regarding fence height for outdoor consumption of alcohol. The Town of Menasha has 4 feet and the Village of Kimberly has 6 feet in height for those establishments in which the sale of alcoholic beverages accounts for more than 50% of gross receipts. For those establishments where alcoholic beverage sales do not account for 50% of gross receipts, a permanent barrier is still required, but its structure may be less than six feet in height.

DPW Schwarz suggested that the City would amend the ordinance from 8 feet to 4 feet in height. Building Inspector Birschbach agreed with the fence recommendations.

The RDA and Plan Commission members endorsed the proposed plans and appreciated Cullen's efforts.

Moved by Flemming, seconded by Jaeckels to recommend to the council to amend Municipal Code Chapter 6.01(6) (d) (1) outdoor consumption area shall be completely enclosed with a fence, wall or screen not less than eight feet in height be changed to 4 feet minimum. Motion carried.

2) Update Regarding Horizon Development – Uptown Commons II Project.

Mayor Jaeckels informed the group that Horizon Development provided a project update to the City of Chilton that included discussion of scoring changes in the WHEDA program and the request for additional financial support from the City. Horizon has evaluated preliminary scoring for Uptown II and confirmed that the application is not scoring as competitively and wanted to discuss strategies to maximize chances of obtaining an award of credit. In summary Horizon requested the following:

- Increase project score by 4 points = \$100,000 additional gap in project
- Increase project score by 9 points = \$200,000 additional gap in project

Furthermore Horizon noted that increasing the score by 4 points is good and increasing the score by 9 points is better. Because WHEDA's scoring guidelines are brand new for this year, we unfortunately do not have a good benchmark for the award cut-off from the last cycle of projects. There is no way of knowing exactly what level of scoring will be successful or not successful. We do feel, however, from our past experience and from scoring other projects internally at this time, that a higher score is recommended for Uptown II to improve its chances of award.

The council supported an additional \$150,000.00 from the City and Horizon would have to try and find \$50,000.00. Horizon has not indicated to the City if they have finalized funding. Mayor Jaeckels stated that Horizon will not find out regarding the Federal Home Loan Bank AHP Grant until December.

Moved by Schmitzer, seconded by Mathes to adjourn the Redevelopment Authority meeting at 4:28 PM. Motion carried.

RDA members, Birschbach, Cullen, Vosters, O'Brien and Payne exited the room.

Moved by Flemming, seconded by Schoenborn to approve the October 12, 2016 Plan Commission minutes. Motion carried.

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Review Request for Conditional Use Request for 1024 Steenport Lane.

New Hope Center representative Harold Kratz addressed the Plan Commission regarding the proposed sign the New Hope Center would like to install at 1024 Steenport Lane. They would like to acknowledge to the public who and what they are doing. Kratz stated that currently he does not have setbacks for the exact location of the sign but plan to have the sign visible from Hwy. 151 with raised lettering and no lights. The proposed sign is 4 feet by 3 feet with total square footage in excess of 3 square feet which exceeds the square footage for a sign in residential zoning and that is why New Hope is requesting a conditional use.

DPW Schwarz informed the Plan Commission members that property owners within 200 feet of 1024 Steenport Lane were notified of the application for this conditional use and no comments were heard either for or against the request.

Moved by Schoenborn, seconded by Thornber to recommend to the council to approve the request for a conditional use permit to allow New Hope Center to install a sign that is in excess of three (3) square feet at 1024 Steenport Lane. Motion carried.

Kratz exited the room.

CLOSED SESSION:

Moved by Schwarz, seconded by Thornber to go into closed session at 4:38 PM under WI Statute 19.85 (1) (e) to negotiate purchase of public property. Roll call vote.

Jaeckels – yes Schwarz – yes Schoenborn – yes
Thornber – yes Flemming – yes
Five votes cast. Five votes aye. Motion carried.

Discussed negotiating the purchase of public property.

Moved by Thornber, seconded by Flemming to return to open session at 4:56 PM. Roll call vote.

Jaeckels – yes Schwarz – yes Schoenborn – yes
Thornber – yes Flemming – yes
Five votes cast. Five votes aye. Motion carried.

Moved by Thornber, seconded by Schoenborn to recommend to the council to proceed with a real estate agreement with Tom and Lori Hertel to purchase approximately four (4) acres of Industrial Park Land in TIF #2 referenced as the north edge of Tax ID No. 31300 for \$3,000.00 per acre plus survey and transfer fees. Motion carried.

DPW Schwarz noted that if a conditional use is required this would have to take place after the land is purchased.

Moved by Flemming, seconded by Schoenborn to adjourn the Plan Commission meeting at 5:00 PM. Motion carried.

Helen Schmidlkofer, MMC
City Clerk