

MARCH 29, 2018, PLANNING COMMISSION MEETING MINUTES

5:15 p.m. Council Chamber. Members present: A. Christianson 2, B. Grootshausen, C. Huiras, A. Kaiser, C. Ostenson, M. Platteter, D. Willingham. Others present: A. Breitenfeldt, A. Christianson 1, S. Clark, T. Ewer, K. Gorsegner, A. Kenyon, D. Kuehn, J. Ludvigsen, M. Reynolds, A. Vollendorf, J. West, T. Zeisler.

Call to Order:

Commission Chair Willingham called the meeting to order and presided.

Conditional Use Permit:

Public Hearing

At 5:15 p.m., Mr. Willingham convened a Public Hearing on a request for Conditional Use Permit (CUP) to facilitate construction of a new Dairy Queen restaurant just east of the current one on Lake Ave.

Basis for Permit

Zon. Adm. Gorsegner advised that the City's Zoning Code requires issuance of a CUP for any drive through restaurant. It was noted that both the current Dairy Queen and McDonalds have such permits. Commission member Huiras asked why the permit is required. It was noted that the requirement was likely put in place owing to potential impacts drive throughs might have on adjacent roads and traffic. And that such restaurants might result in increases in trash being dropped from vehicles. It was noted, in response to a question, that driveways along this part of U.S. 8 are controlled by the City; not WisDOT.

Project

Calling attention to a site plan distributed to those in attendance, Mr. James West then presented plans for a new Dairy Queen restaurant to replace the existing one, which has been a fixture in the City for decades. The following were among the comments offered by Mr. West or his contractor, J. Ludvigsen:

- The first step will be to raze the house next door and level the east one half of the site.
- Construction of the new restaurant is planned to take place over a 14-week span.
- The drive through plan was explained.
- New fencing will be installed atop the bank on the south side of the property. This fence will be fitted with slats to screen it from adjacent property.
- After the new restaurant is finished the current one will be razed and that area converted to parking.
- There will not be a new retaining wall on the south property line. One that is there will remain "as is".
- There will be curb on three sides of the property.
- With 47 seats, the new DQ will be larger than the current one. Hopefully, that will also translate into additional jobs.
- Winter hours will be 10-8. Summer hours will be 10-11. There will be 18 more parking stalls than the 15 required.

Adjacent property owner Steve Clark asked if the fencing will remain and what is to become of storm water from the project with its expanded customer and employee parking area. Mr. West replied that adjacent (to the south) property will not be impacted as storm water flow will be toward the highway. Heritage Federal reps Troy Ewer and Ann Vollendorf asked about drainage and screening, also indicating support for the project.

Atty. Kenyon briefly commented that Ladysmith's rules and practices regarding utilization of conditional use permits seem to comply with recent changes and restrictions on their use, which were recently adopted by the State legislature.

Mr. West replied to a question by indicating that two LLCs; one, J & B 2, will own the property; and a second, J,B & A 2, will operate the new DQ. Atty. Kenyon advised that any permit should be issued to both.

The Public hearing was adjourned at 5:30 p.m.

After stating that the project will help resident morale and thanking Mr. West for taking it on, motion was made by Christianson 2, seconded by Huiras and carried by voice vote to approve the CUP, as requested, and issued to both the LLCs Mr. West described.

Site Plan:

Zon. Adm. Gorsegner explained that the Planning Commission is tasked with approval of new or revised site plans for commercial facilities in the City. It was explained that it is not the Commission's task to determine the need for any commercial venture but, rather, to determine if the site plan works in the context of available public facility infrastructure; streets utility mains, drainage, etc. He went on to introduce Aaron Breitenfeldt, an engineer for Robert E. Lee Associates, the firm hired to develop a site plan for a proposed Prevea medical clinic at the NW corner of Lake Ave./U.S. 8 and W. 11th St. N.

Mr. Breitenfeldt then distributed copies of and reviewed the site plan, noting the following:

- This will be a for profit entity such that the property (not in TIFD #9) will be taxable.
- A general concept of the building's likely appearance was described.
- There will be 30-40 parking stalls just off U.S. 8 in front of the clinic.
- There will be 3 doctors and 15 employees at the clinic, at least initially.
- The site will be designed to drain toward U.S. 8 and a storm water management feature will be included.
- Both driveways onto U.S. 8 and W. 11th St. will be bi-directional.

Motion was made by Huiras, seconded by Ostenso and carried by voice vote to approve the Prevea clinic site plan.

Adjourn:

There being no other business, the meeting adjourned at 5:57 p.m.