

**CITY OF CEDARBURG  
PLAN COMMISSION**

**PLN20091006-1  
UNAPPROVED MINUTES**

**October 6, 2009**

A regular meeting of the Plan Commission of the City of Cedarburg was held on Tuesday, October 6, 2009 at Cedarburg City Hall, W63 N645 Washington Avenue, in the Council Chambers. The meeting was called to order at 7:00 p.m. by Mayor Greg Myers.

Roll Call: Present - Mayor Gregory Myers, Mark Burgoyne, Brook Brown, Joe Emmerich, Keith Kaiman, Park & Forestry Chairperson James Schara

Excused - Council Member Chris Reimer

Also Present - Council Members Arthur Filter and Robert Loomis; County Supervisors Kathlyn Geracie, James Uselding, John Hazelwood, and Gustav Wirth, Jr.; County Administrator Thomas Meaux, Cedarburg Fire Chief Rich Van Dinter, City Attorney Kaye Vance, City Planner Jon Censky, Economic Development Coordinator Linda Skalecki, Administrative Secretary Darla Drumel

**STATEMENT OF PUBLIC NOTICE**

Administrative Secretary Drumel confirmed that the agenda for the meeting had been posted and distributed in compliance with the Wisconsin Open Meetings Law.

**APPROVAL OF MINUTES**

A motion was made by Commissioner Brown, seconded by Vice Chairperson Burgoyne, to approve the minutes of August 3, 2009 as presented. The motion carried without a negative vote, with Council Member Chris Reimer excused.

**COMMENTS AND SUGGESTIONS FROM CITIZENS**

Mayor Myers acknowledged the large crowd of citizens in the audience and advised that the Plan Commission would receive comments from the public at this time on any issue. Since the agenda did not list any public hearings, comments would not be solicited during the Plan Commission discussion of each agenda item. He asked that comments be concise and that each speaker not repeat earlier comments, though they can indicate whether they agree or not.

**Proposed Multi-Use Facility at Fairgrounds**

Joe Messenger of W51 N1013 Keup Road spoke in favor of the request and stated that it is very important for Cedarburg to maintain a healthy economic environment, particularly the downtown as it contributes to the tax base. The multi-use facility would attract shoppers and diners, which would generally help the Cedarburg economy, at least as a step in the right direction.

Stephen Beaver of N94 W6702 Fieldcrest Street advised that he represented several neighbors, who felt that the Curlers would be a great addition to the City and they were in favor of improving the Fairgrounds. However, it was felt that the building and uses would jeopardize the quality of life of the neighboring residents and negatively affect their real estate values. Furthermore, the proposed building is being squeezed into an area too small to support it, the aesthetics were not up to City standards, it is orientated so that the view from Cambridge is of

the loading dock, it eliminates Fairground space, does not provide a buffer space to the neighbors directly to the west, the State requires 475 parking spaces for this type of building that could accommodate 300-400 people but the proposed plans would exacerbate the traffic and parking problems already experienced by the neighborhood by providing only 93, would cause stormwater runoff problems, the proposed stormwater pond would attract mosquitoes and geese, lighting and noise would disturb neighboring residential properties, it would require borrowing to build because the County already has a \$4 million shortfall, and rental fees will not even cover the operational costs of the building. He suggested the County develop a master plan for the Fairgrounds that would site the building on the south end of the property and that the building be designed to meet the ordinance requirements, or that a variance be pursued to allow the building within 100 feet of the animal barns. Perhaps this would be the time to relocate the Fairgrounds to a larger piece of property because the current site is already too small for the existing activities. Mr. Beaver urged the City to take advantage of this opportunity to update the entire grounds.

Lynn Weis, Ozaukee County Tourism Board President, believed that the proposed multi-use facility would be a tremendous asset for Cedarburg, pointing out that there are going to be more empty storefronts unless something is done to promote economic activity. She noted that the neighboring communities have invested in new tourism attractions, and expanding and improving current ones. Ms. Weis sympathized with the neighbors on the architecture and parking, which she felt could be resolved.

Linda Skalecki, Economic Development Coordinator for the City of Cedarburg, thanked the Ozaukee County Board for considering enhancements to the Fairgrounds. The neighbors have legitimate concerns to which equitable resolutions can be achieved with the residents, the County Board and the City of Cedarburg working together to the benefit of the businesses and residents of not just Cedarburg, but of all Ozaukee County.

Steve Davis, N96 W6440 Fieldcrest Street, felt that Mr. Beaver very appropriately voiced the concerns of the immediate neighbors, both in the Fieldcrest area and surely on Washington Avenue. He implored the Plan Commission to represent the City residents that try to be good neighbors of the Ozaukee Fairgrounds and Fireman's Park. He noticed through the years a gradual increase in activities at the Fairgrounds that impacts the quality of life for that neighborhood. Major concerns are an increase in venues that produce loud music late into the evenings, along with a building that is too large and too far north for the site. There are also concerns about the parking, as stated by Mr. Beaver. The neighborhood believes that there are no guarantees tied to the economic benefit identified with the Curlers and the other facility uses. It is important to keep the business community vibrant, but it has to be done in a fair and equitable manner considering the neighborhoods. The Fairgrounds were established many, many years ago when it was on the perimeter of Cedarburg, but the City has grown and developed many subdivisions around those facilities. It is incumbent on the Plan Commission to make sure the residents who have been good neighbors of those facilities have their concerns met.

Lynn Gerdes of W67 N946 Cambridge Avenue stated that Messrs. Beaver and Davis spoke eloquently and she seconded their comments and concerns. She noted that she had over 50 names of individuals from the Willowbrooke area who are opposed to the project.

Dan Jones, a member of the Milwaukee Curling Club and a past president, advised he is also a resident of the City of Cedarburg. He assured those present that the Milwaukee Curling Club would be a good neighbor. The Club is a proud club of over 150 years and will certainly be an asset to the community during the winter months, patronizing local establishments and bringing their events into the City.

Tom Chemotti of N94 W6539 Fieldcrest Street stated that zoning laws are established to help property owners and their neighbors to be able to create long-term developments. Changing the zoning rules interferes a great deal with the monies and time involved to those commitments that the neighbors have made. If the County wishes to help the Ag Society and County Fair, they have sources of revenue, and these sources are called taxes. By purposing to raise revenues with this project, the County becomes a commercial landlord displacing private businesses that provide services for weddings, trade shows, etc.

Bob Budecki moved 33 years ago to N94 W6640 Fieldcrest Street fully expecting that the Fairgrounds was a multi-use site. He would not like to see the County Fair leave and would not like to see the site converted into a residential development. He believes the Milwaukee Curling Club is an appropriate neighbor, to help pay for and fill the new building. Mr. Budecki acknowledged that Mr. Beaver identified some valid concerns that need to be considered. He thought more detail of the proposed fence and landscaping at the north property line of the parking lot may be helpful.

Sean Rusch of N94 W6767 Fieldcrest Street noted that there was very little he could add to the statements that were very well made by Mr. Beaver, Mrs. Gerdes, Mr. Budecki, but he did want to present to the Plan Commission the signed petition that has been circulating expressing the concerns as residents of the surrounding neighborhood about the plan as proposed.

Robert Porsche of N30 W5110 Landmark Drive is a two-year resident of Cedarburg and is also a Curler. He pointed out that supporters of the multi-use facility could also provide a petition to the Plan Commission. Mr. Porsche moved to Cedarburg because of the community's family friendliness, the small town environment, and the activities within walking distance such as Maxwell Street Days and the County Fair. Curling and the multi-use building would fit in well and blend into the community. He noted that the County and City people designing the proposed building were professionals and would construct a building that would fit in and improve the Fairgrounds. He added that Curlers are good people and extended an invitation to join the sport. This is a rare opportunity for the Curlers, who are looking for a suitable site to move to, and the County to upgrade site at an economical cost and bring business to the hotels, restaurants and other businesses on which Cedarburg thrives.

Kristine Hage, Executive Director of the Cedarburg Chamber of Commerce, thanked the County and the Curling Club for proposing the multi-use facility on the County grounds. She advised that about 8 years ago, the Chamber's Tourism Committee allocated \$8,000 towards a study in hopes for improvements to the County grounds and construction of a multi-purpose building. Cedarburg is sorely in need of additional facilities where larger groups can meet and such a facility would lend itself very well to the commerce of the area. She hoped something can be worked out that can accommodate the adjacent neighbors because the downtown area certainly stands to benefit from this proposal.

Mark Conrardy of N82 W7367 Pine Street thanked all the people who had provided comments, especially the neighbors. He advised that he has been involved in this project for a long time and now serves as vice president of the Milwaukee Curling Club. Mr. Conrardy thought that the concerns heard could be addressed in siting, proper landscaping and proper design. The Curling Club has been in its current location since 1960 and is very excited about making the move.

Dan Boyea of W67 N894 Washington Avenue advised that his home abuts the Fairgrounds. He hoped the Plan Commission would consider the noise factor that the building may present, since the City has been less than diligent in enforcing its noise ordinance and civility ordinance during County Fairs. He noted, however, that this was the first year that he did not have to call the police department asking to have the noise turned down after 11:00 p.m. Mr. Boyea also wanted the Plan Commission to consider that his home sits in the middle of the two driveways that will access the park, and according to the architect, this proposed facility building could hold up to 1,200 individuals at one time, usually 600 to 800, which will put a lot of traffic on the two driveways and on Washington Avenue.

Kelly Conrardy of N82 W7367 Pine Street reported that she has been curling for over 25 years. She noted that Curlers can range from 10 years to 80 years old and it is great for the community to bring different generations together, especially in the winter

Andrew Friend of 7553 Cedar Creek Road advised that he is also a member of the Milwaukee Curling Club. He came to speak in support of the proposition for the multi-use facility. Mr. Friend believed the concerns of the neighborhood could be addressed. As far as the noise, he invited all to their current facility at the Ozaukee Country Club where they would see the building is a sound-proof building due to the insulation needed to keep the ice cold.

Rich Van Dinter advised that he was the Fire Chief and also represented Firemen's Park. He reported that the Fire Department has worked very diligently with the County Board representatives to come up with a viable site plan. There were many meetings to attempt to locate the building at the north end of their property and the south end of the County grounds, but it just did not work out. Chief Van Dinter stated that the Fire Department wholly supported the construction of the multi-use building, no matter where it is placed on the Ozaukee County Fairgrounds.

**CONCEPT SITE, ARCHITECTURAL AND LANDSCAPING PLAN REVIEW FOR PROPOSED 28,000 SQUARE FOOT MULTI-USE BUILDING TO BE LOCATED NEAR THE NORTH ENTRANCE OF THE OZAUKEE COUNTY FAIRGROUNDS SITE, REZONING RECOMMENDATION FOR TEXT CHANGES TO THE CEG COMMUNITY EXHIBITION GROUNDS ZONING DISTRICT AND AN ADJUSTMENT TO THE REQUIRED PARKING AS PROVIDED FOR IN SECTION 13-1-83 – OZAUKEE COUNTY**

Planner Censky advised that Ozaukee County officials made a presentation in June 2009 seeking feedback on their plans for a new multi-purpose building that would replace a number of other existing buildings at the Fairground site. This building would be leased to the Milwaukee Curling Club from October through March and then be made available for other uses, such as wedding receptions, professional conferences, trade shows, etc., the remaining months. As was suggested at the June meeting, the County has since presented their plans to adjacent neighbors for their feedback. The County is now requesting concept review and rezoning (text)

recommendation to the Common Council where a public hearing will be scheduled at an upcoming meeting.

Planner Censky noted that in June, the County had proposed to construct this new building in a location central to the Fairgrounds directly east of the existing large Quonset-style cow barn, but due to State Building Code requirements regarding separation distances between buildings where food preparation is performed and buildings that house animals, the County had to relocate the building. That requirement, along with the constraints of the County's agreement with the Fire Department, has resulted in relocating the building to the area adjacent to the north driveway to the Fairgrounds. Because of this new building location, the County proposes to establish a vegetative screening along the west property line and a decorative stockade fence with landscaping along the north property line to buffer the adjacent neighbors. These plans are before the Plan Commission for concept review at this meeting and fully detailed plans will be generated once the zoning changes are approved by the Common Council.

Planner Censky explained that as part of this project and to achieve the changes being proposed, the County and Fire Department are requesting Code changes as follows:

*Section 13-1-71 Community Exhibition Grounds*

Ozaukee County will be leasing the new multi-purpose building to the Milwaukee Curling Club for the six winter months and the remainder of the year will be seeking other uses including wedding receptions, professional conferences, trade shows, etc. To provide for a wide variety of appropriate uses, the County is asking that the CEG District be changed accordingly. Plan Commissioners Burgoyne, Brown and I are in the process of re-codifying the entire Code and since this project is advancing before our efforts are complete, these changes are being presented now. The changes will accomplish two things: First, the year-round use of the multi-purpose building and second, serve to better clarify the interpretation of this District.

*Section 13-1-82 Traffic, Loading, Parking and Access*

Certain regulations under this Section make it difficult to achieve the County's goal without adversely affecting the overall operation of the Fairgrounds, so specific changes related to the landscape treatment requirement for the interior parking lot, and curb and gutter regulations need to be made. While these regulations are appropriate for existing or new commercial, industrial and multi-family development, they work against new changes within the CEG District where there are multiple activities and separate property ownership. Instead of the mandated requirements that landscape treatment be required within the interior parking lot and curb and gutters be provided, the intent of these changes is to give the Planning Commission approval authority over the parking lot and interior landscaping design so that flexibility can be applied.

*13-1-83 Adjustments to Required Parking*

This is not a request to change the Code but rather a request to adjust the parking requirement as is provided in the Zoning Code. Specifically, Section 13-1-83 allows the Plan Commission to reduce the required parking on a case-by-case basis if the petitioner satisfies the Plan Commission that adequate parking is being provided and that there is shared parking available. For facilities of this nature, the Code requires (1) stall for every (3) persons based on maximum capacity (500 persons) resulting a parking requirement of 167 stalls. The County advises that that count far exceeds their needs and since there is an abundance of open space on the Fairgrounds site that will serve their parking needs during larger events, they are requesting to provide a hard surface

for 93 stalls. That is sufficient parking to support their needs during the months of October through March when the building will be primarily used by the Milwaukee Curling Club. During other times, overflow parking will be provided on the grassy area directly to the northeast of the proposed building at the southern end of the Fairgrounds.

Planner Censky added that since the proposed building is designed to house the iced lanes of the Curling Club, it will be highly insulated to preserve the ice and that design will also serve to keep the noise levels of the summertime uses inside the building. That design, coupled with substantial landscape screening planned for along the property lines, is intended to sufficiently buffer this building and future uses from the adjacent neighbors.

Planner Censky reported that the County is at a point where they need to make a significant investment in the Fairgrounds if they are going to continue hosting the County Fair at this site. To justify that investment, they are working with the Milwaukee Curling Club on a commitment to a long-term lease of this building for the winter months and they need a commitment from the City to allow marketable uses of the building during the off-peak times of the summer months. These are uses that will bring people to this community to shop in local stores, eat at local restaurants and stay at local hotels. Commissioners should be mindful of this project's positive economic impact and balance that City-wide benefit against the surmountable impacts on the neighborhood.

Supervisor Hazelwood reviewed the details of the proposed project. He explained that the County would prefer the central location for the building but after months of careful evaluation of all possible locations on the Fairgrounds, realized the northwest corner was the only viable location. Supervisor Hazelwood also explained that it is a State Health Department regulation that requires that buildings in which there is food preparation be a minimum 100 feet from any building in which an animal at any time during the year will be housed. He thanked Supervisors James Uselding and Kathlyn Geracie, who have worked diligently with him to save the Fairgrounds for the City of Cedarburg.

Administrator Meaux ran a PowerPoint presentation to illustrate the proposal, noting that the new building would necessitate the removal of three existing buildings. The County is proposing to provide landscaping and is looking for suggestions to better buffer the area in response to the neighbors' concerns. The County has had two meetings with the neighborhood where buffering the facility has been a major issue. The interior of the building would house five sheets of ice during the six winter months for Curling, which is a wholesome Olympic sport, and also be adaptable for other uses the six months of the year the Curlers would not be using it. Some rental uses have been identified but at this time it would primarily be used for the activities already occurring on the Fairgrounds. Administrator Meaux pointed out architectural elements proposed in the new building that were taken from the existing buildings and advised that the proposed building design was in concept only.

Superintendent Hazelwood advised that over a year ago, the County presented construction of a smaller building to the Plan Commission for the northwest corner of the Fairgrounds site. After that presentation, the Curlers approached the County with a proposal to rent a multi-use building for six months of the year, which would provide an economic benefit to the local area. An effort was made to locate a building that could accommodate the Curlers within the County grounds when the Fire Department offered to sell approximately four acres to the County so that the building could be located at the south end. However, the State Code regarding the 100-foot

separation of buildings with food preparation from buildings that house animals made it impossible to locate the new building anywhere but the current proposed location at the northwest corner of the site.

Superintendent Hazelwood reported that the County Board agrees with Mr. Beaver that a master plan is necessary for the redevelopment of the Fairgrounds, and have been in the process of adopting one. However, if the multi-use building is not constructed, other improvements will not be viable. He noted that the multi-use building may not be the first building constructed on the site because some of the buildings that have to be removed to allow construction of the new facility will need to be replaced. The County will be working with the 4-H Club and the Ag Society, who use the Fairgrounds on an everyday basis.

In response to questions from Commissioners, architect Aaron Ebent with Kahler Slater Architects, advised the building is sited thirty feet east of the existing northwest-southeast diagonal property line, which complies with the zoning requirements for the CEG District. The building is to be 100 feet wide by 280 feet long. The Curling dimensions are set by the United States Curling Association and clear space is needed around each of the sheets of ice. The storage and ice making equipment would be adjacent and kept inside the building. An interior glass wall on the other side of the building would separate the Curling ice from the warm side of the building. Tables and chairs would be provided at one end of the ice lanes to view the sport. Toilet facilities would be sized for the larger Fairground events and will be accessible from exterior doors. A bar and kitchen area and a meeting room complete the interior design. Covered porches are proposed and the meeting room and porch will serve as the 4-H kitchen/concession stand. Mr. Ebent advised that the ice makers could be relocated to the corner furthest from the residential properties. The ice never has to be cleaned, but instead try to build the ice up by pouring water over the sheets.

Superintendent Hazelwood informed Commissioners that the land purchase from the Fire Department would still be made to allow for stormwater management. Planner Censky reported that the City Engineer has been working with the County on the development of a stormwater plan that would direct stormwater to Willowbrooke Pond.

Commissioner Kaiman expressed concern that an additional stormwater pond on the site would eliminate usable surface area, primarily current parking. He advocated maximizing parking. He asked if the building could be orientated east and west in order to maximize the green space. The County responded that the Curling building needs to be oriented north and south, as much as possible, so that a minimum of the building would be exposed to the warming effect of a southern exposure.

Mayor Myers asked if pumping could be used instead of another large pond to retain parking areas. Planner Censky responded that a stormwater study is currently being done and the preliminary indication is that an additional pond will be necessary to the south and west of the Willowbrooke Pond. Mayor Myers agreed with Commissioner Kaiman that acreage not be used for a retention pond unless it is necessary.

Commissioner Brown questioned if five sheets were necessary and was told that most clubs have four sheets. However, five sheets would enable the Curling Club to expand its membership, which would be good for the Club and the community, and could attract some national events. Commissioner Brown asked if the size was necessary for the national events

and the response was that since the building would be around for a very long time, it would be a very convenient size for both the Curlers and those that use the building during the summer. Superintendent Hazelwood responded to a question from Commissioner Brown that the distance from the building to the nearest barn would be 250 feet. Administrator Meaux explained that the walkway was a line a demarcation for the food vendors.

Superintendent Hazelwood explained that it is anticipated that the 4-H Club, the Fair, and other current activities would use 80 days of the 182 days the Curlers are not using the facility, and there would only be about 16 days available for other events.

Superintendent Hazelwood continued that although these are difficult economic times, it is also a time of opportunity. He pointed out that the bids for the Lasata addition were lower than expected. Also, borrowing can be done at a lower rate. Thirty of the thirty-one Superintendents support the proposal and an anchor tenant is identified. It is estimated that the multi-use facility would cost about \$3.7 million, including design and construction. The County is likely to borrow \$5 million to also cover the cost of moving existing buildings.

Nate Gerbert, a member of the Curling Club and the construction project manager, added that the Curlers are expected to pay half the cost of the bricks and mortar. There is a 12-year old six sheet club in Madison that will be visited to determine if there are any problems to be avoided in the construction of this new facility.

Planner Censky advised that the Plan Commission is being asked to provide comments to the County as to whether or not they should proceed with the project and, if so, what should be considered in finalizing their plans. The Plan Commission is also being asked to recommend the CEG Zoning change to accomplish the year-round use of the multi-purpose building and to better clarify the CEG District. In addition, it is the request of the County to amend the Code to have the Plan Commission determine the landscape requirements, and curb and gutter standards, on a case-by-case basis within the CEG District. Lastly, as Section 13-1-82 permits, the County is asking for an adjustment to the required parking. In this instance, the County is asking the 167 stalls required by the City's Code to be adjusted down to 93, noting that there is enough open space around this building to support any overflow parking when needed. Planner Censky clarified that the parking requirements are not dictated by the State but by the City's local Ordinance.

Planner Censky continued that if a rezoning recommendation is made, a public hearing will be scheduled to consider the text changes before an upcoming Common Council meeting and everyone within 300 feet of the site will be notified of the public hearing. If the Zoning Code change is adopted, the Plan Commission will then consider the final details of the landscaping plan, the site plan, architectural elevations and exterior lighting plans at a future meeting.

Mayor Myers emphasized that any zoning change from the Plan Commission is just a recommendation to the Common Council. At the Common Council, there will be a public hearing and the public will have a chance to speak again in a formal public hearing setting. Mayor Myers advised that he thinks the City Ordinance requires too much parking from a practical perspective.

In response to a question from Mayor Myers, Mr. Gerbert advised that about forty people participate in curling at any one time. For normal league evenings there would be possibly up to

40 cars for the players and the number will fluctuate as people come and go. There are many weekend events, including four large tournaments, but many will carpool for those events. In the event they could attract a national tournament, overflow spaces might be needed.

Commissioner Brown suggested that the building be orientated to true north and south and moved more to the interior of the site since there was 250 feet between buildings. Ken Reimer of the Ag Society reported that the Fair would be compromised if the building were located in the center of the site where their exhibitors usually are. If the building is placed where proposed, the Fair would be able to stay in Cedarburg for many years to come.

Commissioner Kaiman expressed concern regarding the uses that are not identified for the months that the Curlers are not occupying the building. With a capacity of 500 and 93 paved parking spaces, it is understandable that the neighbors would have a concern about spillover into the neighborhood. Superintendent Hazelwood responded that he expected the parking on the grass area or at the other end of the site would accommodate any overflow. In response to Commissioner Kaiman's questions about the outside HVAC units, it was noted that the County was working with a mechanical engineer to address noise issues and fencing would be installed for security, visual and noise screening. It was also pointed out that the condensers would mostly be operating during the winter when residents would be inside with closed windows. Also, some of the equipment is inside the building. The running of the heating and cooling units would depend on how much heating and cooling the building would require, noting that the ice area would likely not be conditioned except when an event occurs. A smaller unit serves the meeting rooms.

Commissioner Kaiman stated that he hoped to get a better presentation on the cost the next time the County submits the project to the Plan Commission for action. Mayor Myers was sure that the costs have been discussed by the County Board, which is their responsibility, and the County Board meetings are open to the public as well. It is not the responsibility of the Plan Commission to discuss costs.

Planner Censky advised that a recommendation would pertain to changes to the CEG District that are outlined in the attachment to the packet. He would work with Vice Chairperson Burgoyne, Commissioner Brown and City Attorney Vance on the language for the change to the landscaping and curb and gutter requirement for Council action.

**Action:**

Commissioner Brown moved to recommend the text amendments to Section 13-1-72 CEG Community Exhibition Grounds District as proposed and to Section 13-1-82 Parking Requirements to permit the Plan Commission flexibility regarding parking lot improvement requirements in the CEG District. The concept is approved knowing the issues of noise, landscaping, parking, size, site water runoff, uses, visual impact, etc. can be resolved to the satisfaction of the County, the City and the neighborhood. The motion was seconded by Vice Chairperson Burgoyne.

**Continued Discussion:**

Mayor Myers agreed with the motion and agreed that there is a partnership between the County, the City and the neighbors. It is a great opportunity for this community, it enhances Cedarburg's quality of life, and provides recreational activity, but all have to cognizant of everyone's needs and everyone's concerns. He noted that although concept approval has been

granted, the neighborhood concerns still need to be considered. We need to put a project in place that the whole community will be proud of and that the whole community can live with.

**Final Action:**

The motion carried without a negative vote, with Council Member Chris Reimer excused.

**EXTENSION OF OCTOBER 6, 2008 APPROVAL OF SUPER SALES GAS STATION EXPANSION AT W62 N174 WASHINGTON AVENUE –DOUG GALL**

Planner Censky advised that Mr. Gall is requesting an extension to the approval of his site and architectural plans for the 750 square foot addition to the Super Sales convenience store connecting to the gas station. This addition was approved along with new gas dispensers and a new canopy last October 6<sup>th</sup> with the condition that the building addition be completed this summer. While they have installed the new gas dispensers and constructed the canopy, the state of the economy has resulted in the applicant delaying the construction of the addition. He is requesting that last year's approval be extended through next year.

**Action:**

A motion was made by Commissioner Brown, seconded by Vice Chairperson Burgoyne, to approve an extension of the architectural plan approval for the 750 square foot addition to the Super Sales convenience store through December 31, 2010. The motion carried without a negative vote, with Council Member Chris Reimer excused.

**CERTIFICATE OF APPROPRIATENESS TO ADD DORMERS TO A SINGLE-FAMILY STRUCTURE LOCATED WITHIN THE HISTORIC PRESERVATION DISTRICT AT W64 N713 WASHINGTON AVENUE – DUEY STROEBEL**

Planner Censky explained that Mr. Stroebel is requesting approval to add dormers to the north and south roof elements of his existing residential structure located within the Downtown Historic Preservation District at W64 N713 Washington Avenue. These plans were before the Landmarks Commission, and after Mr. Stroebel made several significant changes to the design as suggested by the Commission, the plans were recommended for approval. These dormers are needed to functionally achieve more interior head-room in the upper level living space and are designed to compliment the exterior historic look of the original building. Mr. Stroebel advises that as part of this project, he will be re-roofing the building with "Weatherwood" dimensional shingles and that the siding material of the new dormers will be cedar shake. The final plans were reviewed by the Landmarks Commission and unanimously recommended on September 24, 2009.

**Action:**

Commissioner Kaiman moved to award the Certificate of Appropriateness to add dormers to the single-family home located at W64 N713 Washington Avenue as approved by the Landmarks Commission. The motion carried without a negative vote, with Council Member Chris Reimer excused.

**CERTIFICATE OF APPROPRIATENESS TO MODIFY THE FRONT FAÇADE OF A  
COMMERCIAL BUILDING LOCATED WITHIN THE HISTORIC PRESERVATION DISTRICT  
AT W63 N650-652 WASHINGTON AVENUE – BRIAN COLLINS**

Planner Censky reported that Brian Collins is requesting approval to restore the front façade of the “BRUSS BLOCK” commercial building located at W63 N650-652 Washington Avenue in the center of the Downtown Historic Preservation District. This restoration project will include the removal of the existing mansard roof that extends across the front of the building and around the side to the rear. The front brick planter will also be removed and the foundation wall behind the planter will be restored to its original condition. Landscape treatment will be provided between the building and the front sidewalk in place of the raised planter. The existing door will be used in the new store front, however the front window units will be replaced with new plate glass windows and a new canvas awning with forest green and beige stripes will be installed over the new store front. These plans were reviewed by the Landmarks Commission on September 24, 2009 and were unanimously recommended for approval and issuance of a Certificate of Appropriateness.

**Action:**

A motion was made by Commissioner Kaiman, seconded by Commissioner Brown, to award the Certificate of Appropriateness for the Landmark Commission approved façade changes to W63 N650-652 Washington Avenue. The motion carried without a negative vote, with Council Member Chris Reimer excused.

**MAYOR’S ANNOUNCEMENTS**

No announcements were made.

**ADJOURNMENT**

Commissioner Brown moved to adjourn the meeting at 8:46 p.m. The motion was seconded by Commissioner Kaiman and carried without a negative vote.

Darla Drumel,  
Administrative Secretary