

MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS PLAN COMMISSION

Date and Time: Thursday, January 11, 2007 – 7:00 pm

Location: Village Hall – 810 Shorewood Boulevard

Call to Order – Peter Hans called the Thursday January 11, 2007 meeting of the Plan Commission to order at 7:00 pm and noted compliance with the open meeting law. On call of the roll members present were: Peter Hans, William Thomas, Jill Dittrich, Karl Wellensiek, and Jim Etmanczyk. Also present was Karl Frantz, Village Administrator and Brian Berquist, Village Engineer. Absent and excused was Lea Aschkenase and Mark Sundquist.

Public Hearing on Conditional Use Permit for first Unitarian Society Expansion and Remodel at 900 University Bay Drive – Mr. Hans called the public hearing to order. Mr. Vince Micha the architect for the project provided a presentation to the commission. The project involves the construction of a 500 seat auditorium, remodel and expansion of class room space with connections made to the existing facility. Mr. Micha provided highlights of the project including green roof designs, rain gardens and other innovative stormwater management features. The project is designed to handle minimally the 25 year rainfall event and also actually decreases the amount of impervious surface, not including the green roof features. The project falls under the Dane County stormwater management and erosion control ordinances and will be monitored by the County. The project utilizes innovative air handling features and will comply with Village noise regulations. In fact, some air conditioning units will be removed. In terms of lighting, the project will comply with Village ordinances related to night sky illumination and two parking light fixtures will be removed and remaining ones will be replaced with L.E.D. lighting on eight foot poles that will be shielded. There will be no light spillover at the property line. The new structure is intended to be subservient to the existing historic facility and the elevations are designed as low profile. They have been working closely with Jim Sewell at the Historical Society and have gained approval at that level.

The main issue related to the project identified by the Commission related to parking sufficiency. Mr. Thomas also requested information on the specifics of stormwater detention on the site and the ability to contain a range of rainfall events. He asked the Village Engineer whether he could verify the ability of the features to handle the various rainfall events that Mr. Micha referred to. The Village Engineer stated that he had not verified or checked this information specifically, but that Dane County is required to do so as part of its permit issuance. Mr. Micha then provided more details on the detention and conveyance facilities.

Mr. Thomas expressed some concern that the project deals with new stormwater generation very effectively, but had some question about dealing with present water. Mr. Micha then discussed the infiltration islands that will be placed in the parking lot to deal with existing runoff and the rocks at the edge of the existing building and lack of rain gutter that will act to hold water from the existing building.

Mr. Hans asked whether any residents in attendance at the meeting wished to speak. Ms. Jane Grabowski-Miller residing at 930 Cornell Court indicated her concern over the loss of parking and the potential for congestion and spillover into the adjacent neighborhoods. Mr. Hans then closed the public hearing.

Action on First Unitarian Society Conditional Use Permit Request

The commission then discussed that parking on site now has 127 spaces. The proposed project will eliminate 41 spaces leaving 86. Assuming the existing 127 spaces are adequate, the 500 seat auditorium addition would require an additional eighty spaces for a total of 207. There was concern that the additional facilities may mean that programming will take place more frequently, at times and dates other than Sunday when the Society utilized parking in the Marshall Court area when businesses are generally closed. The Society indicated that they did not have plans for expanded programming, but there was also some indication that could occur in the future. There are currently 1400 member in the congregation. Representatives from the Unitarian Society distributed a letter from the Veterans Hospital that provided an agreement for the Society to use 200 spaces in their parking lot on Sundays. In an effort to constructively deal with this issue and what appears to overall be a very good project, Mr. Wellensiek offered a condition that would provide that the Unitarian Society provide the Village with agreements of at least three years in length to provide that the Society will have at a minimum 150 available spaces on the property or within one half mile. This to be verified by the Society and provided to the Village on an annual basis beginning at the completion of construction; and that this condition is subject to review and revision by the Village on the basis of an annual review to determine it's effectiveness. Other conditions include that garbage pickup occur on the same day as regular garbage pickup on Cornell Court, and that if the plans change materially that the project come back to the Commission for consideration.

The Commission then systematically went through the plan commission use permit review document and made its findings and established conditions. A copy of that document is attached here to and made part of these minutes.

Mr. Wellensiek seconded by Mr. Etmanczyk moved to recommend approval of the conditional use permit request from the First Unitarian Society for an expansion / remodel of their facility at 900 University Bay Drive per the plan and specifications submitted and the findings of the commission as attached hereto and made part of these minutes.

The motion passed unanimously.

Work on Master Plan

Mr. Frantz distributed an electronic version of the zoning map for commission review for accuracy.

Mr. Tom Young had graciously volunteered his time to develop this map on the Village G.I.S. system.

Mr. Thomas distributed a memo with proposed language changes to the zoning code in Doctor's Park C-3 and in the planned overlay district to provide for residential uses. Mr. Hans indicated that the village intended to send letters to property owners in that area so these discussions could begin but that had not been done to date and the item will be taken up at a future meeting.

Mr. Frantz discussed difficulties faced in requiring accurate surveys due to discrepancies in the recorded plats of the Village and conflicting information.

Peter Hans adjourned the meeting at approximately 9:45 pm.

Respectfully submitted,
Karl Frantz, Village Administrator