

**APPROVED MINUTES FOR THE VILLAGE OF SHOREWOOD HILLS
PLAN COMMISSION**

The Tuesday, June 12, 2018 meeting of the Plan Commission was called to order at 7:07 pm by Chair Dave Benforado. Members present were: Mr. Benforado, Karl Wellensiek, Earl Munson, Deb Remington, Jim Etmanczyk, Brauna Hartzell and John Imes. Also present was Karl Frantz, Village Administrator and David Sykes, Administrative Services Manager/Deputy Clerk. 18 visitors were in the audience.

Mr. Frantz confirmed the meeting had been properly posted and noticed.

Review certified survey map (CSM) for lot line adjustment Lot 1 Block 18, Beloit Court replat, part of Lot 18 Block 19

This CSM was received within the last few days and there has not been enough time to review it. Mr. Benforado tabled this item until the Commission's next meeting on July 10.

Initial review of certified survey map (CSM) involving property at 2725 Marshall Court, 2801 Marshall Court and 2840-2862 University Avenue

Mr. Frantz explained that the CSM is a complicated exchange of land amongst multiple property owners. It will allow the bike path to continue along the south side of the University Station property. The CSM should include some adjustments to the easement to redirect the bike path connection, with the existing path south of the tennis courts, further north (away from University Avenue and the railroad tracks) making the intersection better and safer. A revised CSM will be considered at a later meeting.

Public Hearing on rezoning from C-3(P) to Planned Unit Development General and Specific Development Plans for a mixed use shared workspace, restaurant and daycare project located at 2801 Marshall Court

Mr. Benforado called the public hearing to order at 7:18 pm.

Rich Arneson of Stone House Development introduced Randy Bruce and Duane Johnson of Knothe Bruce Architects who presented the Lodgic project at 2801 Marshall Court. Mr. Bruce reviewed the significant amount of property being dedicated to the Village to continue Catafalque Drive and the bike path extension. There will be a land swap between 2801 Marshall Court and University Station to allow University Station to reconfigure their parking lot and dedicate land for the bike path.

Mr. Bruce indicated they are proposing a two-story building for the Lodgic project, parallel parking stalls on Catafalque Drive that will be short-term parking for the daycare facility, and parallel stalls on Marshall Court. There will be 64 underground parking stalls on two levels with a ramp entrance along the west side of the Lodgic building. There will be an outside play area and bicycle parking spaces (10 underground, 10 surface spots).

The first floor will consist of a restaurant/bar, event space, exterior plaza, daycare (with separate entrance), and co-working space where children are allowed. They are working with a consultant to determine the required parking for the facility. The restaurant footprint is relatively small for a restaurant.

The second floor will be the main co-working space, which will also include an outdoor workspace. There are some features that invite people to visit the first floor amenities.

Mr. Bruce showed some 3D renderings of the building that included wood-like fiberboard siding, cast stone, brick color, and anodized windows. Visibility is key to the business, so the corner windows and building design are intended to be highly visible from University Avenue and Marshall Court. Signage will be very important to the project to make it recognizable. Intend to have signage on both the Marshall Court and University Avenue sides of the building.

Cheryl Farr, Founder & Chief Brand Officer, of Signal CSK Brand Partners has been partnering with Moose International for four years to develop this project. She reviewed the history of Moose International, which was founded in 1888 as an elite men's social club. By the turn of the century, the clubs were failing. At that time, James J. Davis led Moose International. He worked to reinvent it into an organization that served as a social safety net that served working class families. James J. Davis began [Mooseheart Child City and School](#) for children in need in 1912. Scott Hart wanted to extend the Mooseheart mission to more children and remain relevant for a new generation. By 1990, service group memberships began to drop, it fell out of favor with younger adults. Scott Hart lead the organization at that time and changed direction to become relevant to the younger generation.

There has been a sea change in the way people work now. There are 53M freelance workers in the U.S., 30M of those are millennials. Many workers, not just millennials, are working in non-traditional ways, they have partners, and they have children. Moose International has developed four areas of focus:

- Lodgic Everyday Community™: Services for non-traditional families
- Lodgic Kids Camp™: Play-and-learn childcare (drop in daycare)
- Lodgic Workplace™: Co-working (independent workers, small businesses, etc.)
- Lodgic Everyday Kitchen™: Craft Food Café (high quality, grab-and-go items during the day and sit-down restaurant at night)

Membership options are varied; a number of amenities are open to public.

Ms. Farr discussed five market advantages related to the Lodgic project:

- Location: Business works best when serving small and midsized communities, Moose is planning 10 in the Midwest over the next 3+ years.
- Adjacencies: Intended to serve the needs of the community. Customers can use as many or as few of the services available. There are built-in efficiencies by combining amenities, like daycare and food service.
- Hospitality Experience: They have the mindset to serve their customers everywhere, not just the restaurant.
- Day Part Activation: Workers' needs change throughout the day. The facility changes throughout the day as well.
- Audience: Integrated services for working women who are also typically the primary caregiver.

She said more information about the Champaign, Illinois facility that is opening this summer is available at www.lodgic.org.

Mike Slavney of Vandewalle & Associates is the Village's planning consultant for this project. He provided a memo dated June 8, 2018 to the Commission.

Kevin Wehner representing KL Engineering, working for Moose International, also provided a memo to the Commission.

Mr. Benforado opened up the floor to the audience for comments and questions.

Joan Benca, 2810 Marshall Court, said she likes the footprint, layout and concept. She has concerns about traffic and parking. Adequate parking is essential because of all the demand in

the area. She suggested they consider more gym/fitness than alcohol/food. The project may need more indoor space for kids' activities/play.

Peg Olson, 2822 Marshall Court, like the project in general but as an across the street neighbor she is concerned about late night activity.

Vin Gibbons, 2820 Marshall Court, commends the project for addressing children's needs. He has concerns about traffic, parking and the architecture (how the height compares to other buildings in the area). He asked if the facility is appropriate for older, school age children.

Mr. Frantz mentioned the University Avenue reconstruction project design phase has just begun. There will be much work to address the traffic going to the hospital, including a double turn lane from University Avenue to University Bay Drive. The project is schedule for 2022.

Ms. Farr mentioned the intended demographics of the facility. Among other things, it is intended for business and IT professionals, and medical adjacent businesses.

Michael Stienon, 2814 Marshall Court, has concerns about parking. He indicated the future streetscape changes might reduce existing street parking. He believes the calculations for adequate parking are underestimated. He is concerned about the hours of operation and the affect it will have on the neighbors at Shackleton Square. He is also concerned about the signage and noise from the kitchen.

Maureen Rickman of Psychiatric Services, 2727 Marshall Court (adjacent property/business), mentioned they are trying to keep their business, which has been open for 50 years in the Village, in operation and that parking on Marshall Court is their number one obstacle.

Maree Elowson, 2822 Marshall Court, asked if Catafalque Drive would be directly opposite the Shackleton Square underground parking access.

Ms. Farr took a moment to answer some of the questions that were asked:

The Daycare is licensed to a maximum of 50 children and they do have a large play area in the design.

The event space has a capacity for 60 but they expect it will typically be used for smaller groups. The Bar will close at the same time as the restaurant (10:00 pm on weekdays, 11:00 pm on weekends).

The Champaign, Illinois facility has a fitness center and they could explore that for this facility if there was interest from the community.

Mr. Arneson mentioned the restaurant exhaust fans will be directed vertically through the roof, not out the side of the building.

Mr. Bruce pointed out that Catafalque Drive is west of the entrance to Shackleton Square.

Erhard Joeres, 2822 Marshall Court, pointed out that noise is a critical issue and is often ignored as an environmental issue in many construction projects.

Mr. Benforado closed the public hearing at 8:35 pm.

Mr. Frantz mentioned that Catafalque Drive will be a public street, so parking could be considered on both sides of it. He said the streetscape changes could include 7-14 new parking spaces on Marshall Court behind University Station (on one or both sides of the street). Village staff and interested parties are looking at options to replace the stalls that will be lost behind Psychiatric Services when the bike path is completed. They would receive payment for land and could lease spaces from other neighboring property owners as a temporary solution. Mr. Frantz also mentioned the CSM land exchange would create some additional parking spaces at University Station. Lastly, the Ronald McDonald House addition project includes underground parking that should accommodate all of its parking needs for staff, guests and volunteers, relieving some of the demand on Marshall Court.

Mr. Slavney introduced himself to the Commission. He is the planning consultant from Vandewalle & Associates. The Village's regular planning consultant is unavailable for this project. He explained his roles in the evaluation process. He reviews the technical findings as they relate to the requested zoning change. He evaluates and requires clarification of submittals. He looks at community impacts, such as, lighting, noise, stormwater, traffic, etc. He mentioned that the General Development Plan (GDP) and Specific Development Plan (SDP), if approved, will become the zoning code for this property. He also looks at the impact of the project on the community with respect to aesthetics, noise, lighting, stormwater, and most importantly for this site, parking and traffic. Mr. Slavney looks to the future for potential changes of use on the property, asking how this building could be used 20 years down the road. The design is good, being only two stories and underground parking. If it were to become a typical commercial/office building, it would have adequate parking. His concern about parking with respect to the client's engineer's estimates are related to a situation where co-working members are meeting with a clients, is there a reservation process that avoids a situation where multiple members are meeting with multiple clients. That situation could overwhelm the parking availability. His code review shows the project is an acceptable mixed-use operation with adequate parking. The traffic study provided by the KL Engineering does not address the childcare facility and the expected parking needs for the co-working space. He is unable to draw final conclusions at this time and asked the developer address these questions at the next meeting. Mr. Wehner explained the methodology used for KL Engineering's traffic study. KL Engineering has worked for municipalities, WISDOT and private entities. For this project, they used gross square footage of the building for trip generations (not net sq. ft.). There is good mass transit options in this area and the facility will be served by pedestrian and bicycle traffic. The estimated linked usages for trip generation (common trips to the site) and parking, i.e. trip to daycare and restaurant to pick up kids and food during one trip.

Action on rezoning of property at 2801 Marshall Court

The Commission took no action at this time.

Public Hearing on text changes to the Village's zoning code amending Sections 10-1-100 and 10-1-140 clarifying language that decks are structures and amending the definition of lot coverage

Mr. Benforado opened the public hearing at 9:07 pm.

Mr. Frantz explained the ordinance change clarify some definitions in the zoning code and make it consistent from one part of the code to another, specifically a "Deck" will be considered as a "Structure" rather than a "Use". In addition, "Main Structure" is inconsistent with other areas of the Code and should be "Principle Structure". Similarly, for the definition of "Lot Coverage" should refer to the "Principle" and "Accessory" structures.

Michael Stiennon, 2816 Marshall Court, said he has a deck at his house and asked if this change would make that deck non-conforming. Mr. Frantz said there would be no effect on decks at Shackleton Square.

Mr. Benforado closed the public hearing at 9:12 pm.

Mr. Remington indicated that "main" should also be changed to "principle" in the second sentence of the "Deck" definition.

Mr. Etmanczyk asked if the Village would review the existing deck at homes. Mr. Frantz indicated there is no plan to go back and look at decks with respect to the lot coverage.

Recommendation to Board on text changes to the Village's zoning code amending Sections 10-1-100 and 10-1-140 clarifying language that decks are structures and amending the definition of lot coverage

Mr. Wellensiek moved and Mr. Munson seconded a motion to recommend approval of this ordinance changing the text of the zoning code amending sections 10-1-100 and 10-1-140 clarifying language that decks are structures and amending the definition of lot coverage, with Ms. Remington's suggested changes.

Vote: Approved 7-0.

Approval of meeting minutes

The Commission postponed approval of the minutes until the next meeting.

Review/action on need for conditional use permit to construct door overhangs at 3414 Lake Mendota Drive

The homeowner was not in attendance. Mr. Frantz explained the homeowner wants to put awnings over windows on the lakeside of the house to protect against water infiltration. The decorative awnings would stick out about 8" from the wall. He said the Village Code strictly states that any new structures added to a house that reduces the distance between the lake and the home require a conditional use permit approval. Mr. Frantz added that the Code seems excessively restrictive, especially in this case.

Mr. Munson granted that this seems excessive in this situation but asked where does the Commission draw the line for these types of requests.

Mr. Benforado said he tends to agree with Mr. Munson. He describes the Lakefront Setback Line as a bright line for anything north of a structure on Lake Mendota Drive.

Mr. Imes indicated he would view the awnings as ornamental to the windows, similar to a light sconce protruding from a house.

Mr. Etmanczyk brought up the process the Commission went through when considering a project at another house on the lakeside of Lake Mendota Drive.

Ms. Remington asked if canvas awnings that could be taken down would be considered a similar structure. Mr. Frantz indicated he had not considered that point.

Mr. Frantz will advise the homeowner to go through the Conditional Use process.

Adjourn

The meeting was adjourned at 9:30 pm.

Respectfully submitted,

David Sykes
Administrative Services Manager/Deputy Clerk