

1. **CALL TO ORDER**. Chair Greg Schnelle called the regular Planning Commission meeting to order at 7:10 p.m. on Thursday, July 7, 2005.
2. **ROLL CALL**. Present: John Bieno, Ken Kluz, Greg Schnelle, Jeff Groenier, Larry Mahr, John Deininger and Alternate Scott Meier. Members Absent: Ken Kluz and Steve Staton.

Also present: Village Administrator Mike Gracz, Public Works Director Mark Below, Village Planner Mike Slavney, Village Engineer Paul Levendoski, Board President Jerry Luebke, Trustees Eric Poole and Hans Noeldner and Deputy Clerk Becki Reilly.

3. **APPROVAL OF MINUTES 06/02/05** Motion by Mahr to **approve the minutes of the June 2, 2005 Planning Commission meeting as presented**. Second by Deininger. Motion carried 6-0-0.
4. **PUBLIC APPEARANCES:**
 - a) Public Hearing regarding the Conditional Use Application for Mulligan's Pub and Restaurant located at 830 Oregon Center Drive to operate after 10:00 p.m. The public hearing was opened at 7:12 p.m. Steve Alt appeared and stated that they will be serving food until 11:00 p.m. and hold regular bar hours. There will be landscape screening to screen the adjacent properties from headlights and noise. The public hearing was closed at 7:15 p.m. Bieno had concerns about music on the patio after 10:00 p.m. Below stated that the closest property owner is 150 to 200 feet away. Groenier stated that he has no problems with music on the patio. Schnelle stated that if there were to be a noise problem it would be dealt with through Village ordinance.
 - 1) Consideration and recommendation to the Village Board for the CUP located at 830 Oregon Center Drive. Motion by Deininger to **recommend to the Village Board approval of the CUP for Mulligan's Pub and Restaurant located at 830 Oregon Center Drive to be open after 10:00 p.m.** Second by Groenier. Motion carried 6-0-0.
 - 2) Review and consideration of the site plan for Mulligan's Pub and Restaurant located at 830 Oregon Center Drive. Motion by Groenier to **approve site plan for Mulligan's Pub and Restaurant located at 830 Oregon Center Drive contingent on Levendoski's 7-5-05 memo and Slavney's recommendation regarding the colored, textured cross walk.** Second by Meier. Motion carried 6-0-0.
 - b) Public Hearing regarding the General Development Plan (GDP) for the Red Brick School 200 N. Main St. The public hearing was opened at 7:25 p.m. The developer Ray Mandli appeared to answer questions. The underground garage area is for doing vehicle modifications. Below stated that there are still some issues to be worked out, including: storm water, underground utilities, open space parking and angled parking on Grove Street. Slavney stated that the proposed underground use results in minimal trips in and out daily. Dave Gochberg appeared and state that in general he is in support of this project however he would not like to see the entire green space turned into parking lot. Hans Noeldner asked how deliveries will be received. Mandli responded that they have no loading dock and deliveries will be received on the east side of the building. The public hearing was closed at 7:35 p.m.
 - 1) Consideration and recommendation to the Village Board for the GDP at 200 N. Main St. Motion by Bieno to **recommend to the Village Board approval of the GDP for the Red Brick School, 200 N. Main St.** Second by Mahr. Motion carried 6-0-0.
 - 2) Review and recommendation of the preliminary CSM for 200 N. Main St. No action.
 - c) Review of the DIS and Review and Consideration of the site plan for the proposed Bank of Oregon 883 N. Main St. Justin Pelej from The Redmond Company appeared on behalf of the Bank of Oregon to answer questions. Schnelle stated that he felt uncomfortable with the short period of time that the Commission has had to consider this project, most petitioners come in with a conceptual or preliminary to allow the Commission a chance for review and comment. Levendoski touched on traffic and right-of-way issues. Bieno stated that he feels that architecturally it is a good building but, feels that the amount

of impervious surface on the site could be minimized. Below stated that the Village Board will have to make a decision on the right-of-way issue before the commission can make a decision on this project. Groenier recommended that they leave at least a 35 foot right-of-way to be consistent with neighboring properties.

- 1) Review and recommendation of the CSM for the properties at 883/893 N. Main St. No action.
- d) Reconsideration of McDonald's Parking Lot Expansion
 - 1) Memo from Earth and letter from McDonald's. It was the consensus of the Commission to allow the project to move forward.

Groenier stepped down from the Commission at 8:25 p.m.

- e) Review and recommendation of CSM for Oregon Community Sports Arena, Inc. Motion by Deininger to **recommend to the Village Board approval of the CSM for Oregon Community Sports Arena, Inc. contingent on comments from Earth Tech's 7-7-05 memo and right-of-way adjustments.** Second by Bieno. Motion carried 6-0-0.
- f) Review of the Development Impact Study (DIS) for the proposed Church Hill Condominiums. No action. Greg Cashman and Robin Roberts or Roberts Construction appeared to answer questions. Dave Gochberg stated that he is generally in support of this project his only concerns are that the units be deed restricted to be owner occupied and that he has issue with the use of vinyl siding. Gracz stated that it is the owners intent for this to be owner occupied and legality of the Village requiring such a deed restriction will have to be investigated.
- g) Public Hearing regarding the General Development Plan (GDP) for 249 & 267 N. Main St. The public hearing was opened at 8:55 p.m.. Carol Bloom, 291 N. Main St. appeared to ask how many cars would be allowed per unit. A resident from 246 Market Street appeared to ask what the impact of this project would be on his property value? The public hearing was closed at 9:00 p.m. Robin Roberts addressed Gochberg's concerns about vinyl siding, he stated that it would be used in small sections with no seams.
 - 1) Consideration and recommendation to the Village Board of the GDP at 249 & 267 N. Main St. Motion by Mahr to **recommend to the Village Board approval of the General Development Plan (GDP) for 249 & 267 N. Main St. contingent on the recommendation memos of Village staff and consultants that affect the GDP.** Second by Deininger. Motion carried 6-0-0.
 - 2) Consideration and recommendation to the Village Board of the rezoning of the property at 249 & 267 N. Main St. (public hearing was held (4/07/05) Motion by Meier to **recommend to the Village Board the rezoning of the property at 249 & 267 N. Main St.** Second by Mahr. Motion carried 6-0-0.
- h) Review and recommendation of the site plan for the proposed Church Hill Condominiums. No action.
- i) Review and recommendation to the Village Board of the preliminary Certified Survey Map for the property located at 249 & 267 N. Main St. No action.

5. **COMMUNICATIONS AND MISCELLANEOUS BUSINESS**

- a) Dane County Zoning and Land Regulation Committee regarding a CSM in the Town of Oregon. It was the consensus of the commission to have the Zoning Administrator proceed with notification of the county, making the CSM contingent on dedication of additional right-of-way.
- b) Discuss August 1st Planning Commission Meetings Dates. Reminder of the Special Planning Commission on August 1, 2005 at 7:00 p.m. regarding TIF # 3.

- a) E-mail from the Chamber of Commerce regarding the minutes from the April 7, 2005 Planning Commission meeting. Bieno clarified that he is not opposed to period lighting, his concern lies in the quality of the fixtures and the type of light that they cast.
 - b) Hans Noelder's communication regarding redevelopment/development. For informational purposes only.
6. **UNFINISHED BUSINESS**
- a) Discussion of special meeting in September for the proposed zoning code changes (chapter 17)
7. **STAFF REPORT**
- a) Status of Developments/Projects
 - 1) Alpine Meadows, Bergamont & Oregon Parks Neighborhood
 - 2) Lincoln Rd. Water Tower
 - 3) Oregon Business Park/Joint Business Park
 - 4) Villages of Foxboro
 - 5) TIF # 3 status report
8. **ITEMS FOR FUTURE MEETINGS**
- a) Extraterritorial Zoning
 - b) Zoning Code Review
 - c) Adoption of Southeast Quadrant Plan
9. Motion by Bieno to **adjourn at 9:25 p.m.** Second by Mahr. Motion carried 6-0-0.

Respectfully submitted,
Becki Reilly,
Deputy Village Clerk