

**MINUTES OF THE VILLAGE PLAN COMMISSION MEETING  
November 16, 2016**

The meeting of the Plan Commission of the Village of Slinger was called to order by Chairman Brandt at 300 Slinger Road, Slinger, WI, at 6:30 pm on Wednesday, November 16, 2016 in accordance with the Notice of Meeting delivered to the members on Friday, November 11, 2016.

**1. Roll Call & Notice of Meeting:**

<b>Plan Commission Members</b>	<u>Present</u>	<u>Absent</u>
Russell Brandt, Chairman	x	
Diana Behrend		x, excused
Craig Bolt	x	
Chris Cagle	x	
Elida Erovick		x, excused
Lee Fredericks	x	
Robert Stuetgen	x	
	5	2

**Also Present:** Jessi Balcom, Village Administrator  
Marty Marchek, Village Planner  
Jim Haggerty, Village Engineer  
Margaret Wilber, Village Treasurer

Chairman Brandt informed the members present that the open meeting law had been complied with in connection with the meeting. Notice of the meeting was sent to all that requested same and posted in three public locations.

**2. Approval or Correction of Minutes:**

**A. Planning Commission Minutes from 10-12-2016**

Motion Fredericks/Cagle to approve the Plan Commission minutes of 10-12-2016 as presented; carried unanimously.

**3. Public Hearings & Action Thereon: None**

**4. Unfinished Business Review & Action Thereon:**

**A. Consider Draft #3 of Proposed Ordinance to Amend Article 8.00 of the Village Zoning Code to Update Nonconforming Use and Nonconforming Structure Regulations to Conform with State Statutes Related Thereto**

Planner Marchek explained the background of this item and stated this was first brought before the Commission in their August meeting. He stated that after receiving their comments on the first draft, a second draft was prepared and forwarded to the Village Attorney for his review. Planner Marchek informed the Commission that this third draft included the Commission's comments and most of the attorney's recommendations. He reviewed the attorney comments and explained why some of the suggestions were not necessary for the Village to adopt in his opinion.

Planner Marchek discussed the differences between legal nonconforming structures and legal nonconforming land uses. He explained that legal nonconforming uses will terminate if they are discontinued for a period of 12 months, and he discussed the limitations and exceptions that would apply to repairs or alterations of legal nonconforming structures.

The Commission reviewed Exhibit A which included other possible revisions that have been used by other communities. It was agreed that the third draft was complete as presented and no additional changes were needed at this time.

Motion Stuetzgen/Fredericks to direct staff to prepare the public hearing on this ordinance change for the next Planning Commission meeting; carried unanimously.

**5. New Business, Review & Action Thereon:**

**A. Request for Change of Use and Architectural Plans for Exterior Modifications to Convert Former Church at 204 Kettle Moraine Drive South to Theater for the Kettle Moraine Players, Inc (Representative John Brandl)**

Planner Marchek introduced John Brandl, Business Manager for the Kettle Moraine Players, and Lyle Krueger, the group's Facility Director. Mr. Brandl reviewed the project plan for the Commission and discussed the year-round schedule being proposed. He explained that performances during the summer months will be part of the group's educational programs for students. Mr. Brandl stated his research has shown there is a large demand in this area for summer drama camps and classes. He stated the group also plans to work with the school during the year to give students more opportunities to learn stagecraft.

Mr. Brandl stated that although the building is not registered as a historical site, it is a significant landmark for the Village and the group's renovation plans will incorporate as much of the original character of the building as possible. He stated that many of the windows will need to be replaced for energy efficiency and lighting requirements. He discussed the renovations needed for ADA compliance and stated that LED lighting planned for the building will be much more energy efficient.

Mr. Brandl discussed the estimated economic impact of their project and stated that the calculations used in their proposal were on the conservative side. He stated their estimates show that the group itself would be adding approximately \$34,500 to the local economy while indirect expenditures from theater guests would add another \$39,000 approximately.

Mr. Brandl informed the Commission that parking was initially a concern for the group, but when they conducted research on the area they found that street parking available within 400 feet of the building would be more than adequate. Mr. Brandl provided GIS photos of the area to show that parking requirements would be met. Commission members asked if a drop-off zone in front of the building should be designated to make it easier to accommodate disabled or elderly patrons. Mr. Brandl stated they were looking into the possibility of using the existing driveway for this type of drop-off.

Planner Marchek stated the group should examine their options and if it turns out that using a portion of the street would work best, they would need to contact Administrator Balcom so she can see if an ordinance change would be possible. Administrator Balcom stated there may be issues with other business owners, but staff would look at all possibilities as needed. Mr. Brandl stated he had already spoken with the owner of Jim's Place located across the street and neither of them felt that parking conflicts would be an issue.

Discussion was held on the dimensions of the parcel's side yard to the south. Planner Marchek explained that this was one of the reasons that any approval has to include the condition that a new site survey must be provided. He stated that the group has already spoken with the Village Building Inspector and a site survey was one of his requirements before any permits would be issued.

Motion Fredericks/Bolt to approve the change of use and architectural plans to convert the former church at 204 Kettle Moraine Drive S to a theater for the Kettle Moraine Players, Inc as presented subject to any requirements of the Slinger Fire Department and Fire Code and any requirements made by the Village Building Inspector to include providing a new site survey; carried unanimously.

Commission members questioned whether the motion should have included more specific language concerning the exception being granted for the use of on-street parking. Planner Marchek reviewed excerpts from the Village Code and explained that findings should be made for the building's reuse and alterations as well as for the parking exception. Commission members discussed these requests and agreed that the alterations were needed to bring the building into compliance with ADA and fire codes and this was sufficient reason to waive the need for full compliance with the development control requirements found in Article 10 of the Village Zoning Ordinance.

Commission members also reviewed the findings needed to grant an exception to the Village's off-street parking requirement. Consensus was that there were exceptional circumstances due to the unique nature of many downtown parcels. Commission members agreed that allowing street parking to meet the requirement would preserve the property owners' rights and would not create a detriment to other property owners.

Motion Fredericks/Cagle to waive compliance with the building reuse requirements and grant an exception to off-street parking requirements based on exceptional circumstances, preservation of property rights and absence of detriment; carried unanimously.

Commission members commended the theater group for bringing this project to the Village and stated it would be a great addition to the community.

**B. Conceptual Review of Preliminary Plans for Proposed 800-Seat Auditorium Addition at Slinger High School (Architect Nathan Schieve, Bray Architects)**

Chairman Brandt reminded the Commission that this discussion would be a concept review only. He stated actual plans would be brought back to the Commission for approvals at a later date. Nathan Schieve with Bray Architects confirmed that the project was on schedule and they expected to have the plans ready for review at the January 2017 Plan Commission meeting.

Mr. Schieve went through the set of concept plans and pointed out various details for the Commission. He stated the plan included a fixed seat capacity for 800, with full occupancy slightly more than that. He stated that all new construction will be sprinklered as well as most of the renovated sections of the existing building. Mr. Schieve indicated which sections shown on the plans were new construction, modifications and existing building that would not be affected.

Commission members asked about parking for the new structure. Mr. Schieve showed where parking would be added to replace the spaces lost to the new construction. He stated they were still working on calculating the maximum number of spaces needed throughout the campus and would be able to provide that information for the January meeting. Planner Marchek explained that staff had requested that they calculate parking needs for peak demand times, such as when sporting events are scheduled to coincide with events held in the auditorium.

Commission members asked about stormwater retention for this project. Mr. Schieve admitted this was a challenge and they were looking at the possible option of installing underground stormwater retention structures. Engineer Haggerty stated that staff was especially concerned about the stormwater management portion of this project since the school has not always included adequate measures for earlier projects.

Mr. Schieve discussed the lobby area and how it was planned for multiple uses. Commission members reviewed the renderings provided and agreed that the project will be a valuable addition to the school district and area.

**6. Adjourn Meeting:**

Motion Stuetgen/Bolt to adjourn at 7:59pm; carried unanimously.

Approved By:

---

Russell E. Brandt, Chairperson

Drafted by: Margaret Wilber, Village Treasurer