



VILLAGE OF KIMBERLY

Plan Commission

Minutes

Tuesday, September 29, 2020

Chairman Chuck Kuen called the meeting to order at 6:00 p.m. Commissioners present were Trustee Mike Hruzek, Dean Schiesl, Norb Karner, and Duane Biese. Commissioner Todd Schneider appeared by teleconference as well as Administrator Danielle Block. Also in attendance was Operations Director Allyn Dannhoff, Village Engineer Brad Werner and representatives for the Plan Commission action items.

Item 2. Minutes. Motion by Karner, second by Biese to approve the minutes of the September 15, 2020 meeting. Approved unanimously.

Item 3. Site Review, Steins, Cobblestone Ln, New 25,118 sf Retail Building.

Chairman Kuen introduced the building request. Director Dannhoff provided a brief overview of the reason for the foundation-only approval and recommended additional discussion regarding the proposed eastern driveway accessing Kennedy Ave. After discussion concerning the impact on traffic flow and storm water design, Commissioners voiced support for the drive access locations as presented.

The Commissioners also supported the installation of sidewalks during the development of the project rather than waiting for the Village to require it at a later date.

Dannhoff inquired if the Commissioners wanted to discuss any other staff recommendations. Dale Hulce, contractor representative for Steins indicated they had no concerns with staff recommendations regarding landscaping the perimeter of the outdoor retail yard as this has been identified in other communities.

Motion by Schiesl, second by Karner to recommend approval with proceeding with the foundation and bringing the final plans back for consideration. Approved unanimously.

Item 4. Site Review, Roots Phase II, White Cedar Pkwy, 3 Additional Apartment Buildings.

Chairman Kuen introduced Item 4. Dannhoff briefed Commissioners on staff and engineer reviews and conversations with Jeff Noeldner, developer/owner regarding providing adequate parking for future commercial buildings recognizing that there is limited on-street parking.

Motion by Karner, second by Biese to recommend approval as presented. Approved unanimously.

Item 5. Site and PUD review, Tap In lounge, 100 W. Papermill Run.

Chairman Kuen introduced Item 5. Commissioners inquired about the phase notations on the plan. Jeff Noeldner, developer/owner advised it is his intent to perform the entire project at this time with no phasing. Mr. Noeldner also stated this business is intended to be an amenity for his apartment clients as well as for the general public. He briefed the Commissioners on the business model he is considering and indicated that the name "Tap In" is not yet confirmed. It is used conceptually on the plans to demonstrate how the signage would appear. The owner

also indicated the materials and color used for the building and patio would tie into the Oasis building next door.

Motion by Karner, second by Schiesl to recommend approval as presented. Approved unanimously.

Item 6. Existing Business. Chairman Kuen provided an update on the Shopko development.

Administrator Block provided an update on the aesthetic improvements being made and discussed for the Hydro Dam.

Item 7. New Business. None.

Item 8. Adjournment. Motion by Karner, second by Schiesl to adjourn. Passed unanimously.

Respectfully Submitted,

Allyn Dannhoff
Director of Operations