

**PLANNING COMMISSION  
MINUTES  
MAY 22, 2007  
837th Meeting**

The meeting was called to order by Chairman Wilmet in the Council Chambers of the Municipal Building at 4:00 p.m.

Members present: Wilmet, Behrens, Rybicke, Vincent and Woods

Members absent: Brown and Camplin

Others present: Brian Juarez, Mary Strohbusch, and Steve Holz

Item #1: Review and Approve Conditional Use and Revised Parking Requirements for St. Vincent DePaul Society at 1525 Summit Drive, Suite D.

Jeff Woods said the parcel is zoned M-2, Heavy Industrial, and a retail business would require a conditional use. The conditional use would be for St. Vincent's at this location; it could not be used at another location or by someone else at this location. The suite to be leased is 6,000 square feet, with 4,000 square feet of retail space, 1,000 square feet of work area, and 1,000 square feet of storage. Based on the Code requirement of one parking space per 200 square feet, the 5,000 square feet would require 25 parking stalls. Their parking plan shows six stalls in front, nine stalls in back, seven stalls leased from Jonas Office Supply and three useable stalls on Summit Drive. The concerns raised about the parking are the parking in the back will impact the truck traffic, the parking on the Jonas property is available but 250 feet away, and the street parking is available but even farther away. If additional parking over six stalls is needed, they will be taken in the front. This is not a problem now because none of the adjacent suites are occupied. Should they become occupied, parking will become a problem.

Steve Holz, representing St. Vincent's, discussed the proposal. The six stalls in front would be for customers. The nine stalls in back would be for the volunteer employees and for drop-off. The parking on the street and the Jonas property would be available, but not sure if it would be used. With the adjacent suites empty, customers would park there until the suites were occupied and that parking lost to St. Vincent's.

John Wilmet felt that there is a parking problem with St. Vincent's moving in and then any future tenants that might move in. The on-street parking and Jonas property parking are not convenient for the customers. When the building fills, parking would be a problem. The employees could park in the back, but it only leaves six stalls for customers. If there are a lot of people coming, that will be a problem when all the suites are full.

Brian Juarez said there are two issues. The first being a conditional use for a retail store, a use that was not planned for when the building was constructed. The second is to allow for a reduced parking requirement, if it can be shown that the required amount is not needed. The Commission also has to look at the future function of the entire building and how this would affect that.

John Wilmet said that he has a problem approving this with six customer stalls, when their information indicates a need for 10-15 stalls. Steve Holz said that St. Vincent's is considering an option on a second 6,000 square foot suite, which would open up more parking. John Wilmet added that St. Vincent's has been trying to find a place in Fort Atkinson, but is concerned there could be problems in this location if the store "takes off" or the other suites fill up.

Motion by Dennis Rybicke, seconded by Bob Vincent, to deny the request for a conditional use request for St. Vincent's at 1525 Summit Drive, Suite D, because of the parking situation. The motion passed by a 4-0 voice vote, with Cwmn. Behrens abstaining.

Steve Holz said they would discuss other options and be back to the Commission.

Item #2: Approval of Minutes and Adjournment

A motion to approve the Minutes of the May 8, 2007 meeting was made by Dennis Rybicke, seconded by Cwmn. Behrens, and passed by a 5-0 voice vote. A motion to adjourn was made by Cwmn. Behrens, seconded by Bob Vincent, and passed by a 5-0 voice vote. The meeting adjourned at 4:26 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.  
Secretary