

**MINUTES OF THE ALTOONA, WI
REGULAR PLAN COMMISSION MEETING
February 9, 2021**

(I) Call Meeting to Order.

The meeting was called to order by Mayor Brendan Pratt at 5:30 p.m. held on zoom Teleconference/video conference due to Coronavirus COVID-19.

(II) Roll call.

Members present: Brendan Pratt, Tim Sexton, Matthew Biren,
Barbara Oas-Holmes, Andraya Albrecht, Bill Hoepner,
and Dean Roth.

Also Present: City Planner Joshua Clements
Management Analyst Roy Atkinson
City Clerk Cindy Bauer
Justin Held, Somewhere Pub – CUP Applicant

(III) Citizen Participation Period.

Motion by Biren/Hoepner to close Citizen Participation Period. **Motion carried.**

(IV) Approval of minutes.

Motion by Hoepner/Oas-Holmes approve the minutes of the Jan 12, 2021 Regular Plan Commission meeting. **Motion carried.**

(V) Old Business - none

(VI) New Business

(1) - Public Hearing at 5:30pm, or as soon thereafter as possible, regarding an appeal for a Conditional Use Permit to allow for the operation of a full-service bar holding a Combination “Class B” liquor license for Somewhere Pub in the Northwest Quadrant of River Prairie.

Mayor Pratt opened the public hearing at 5:32 p.m.

City Planner referred to the following:

- Appeal for a Conditional Use, 2020-0922
- Staff Report 21-02A
- Stamped Construction Plans (select pages [3] illustrating pub)
- Public Notice and Mailing Labels (2021-0122)

City Planner Clements explained that Somewhere Pub is proposed to occupy a 2,200 ft² commercial suite on the southwest end of River Flats III in the Northwest Quadrant of River Prairie. The pub includes a 1,000 ft² outdoor patio adjacent to River Prairie Plaza, with public entrances from Front Porch Place and River Prairie Park. The Specific Implementation Plan for River Flats III was approved by the Altoona City Council on June 11, 2020. The overall building footprint is approximately 11,777 ft² on the 16,553 ft² (0.38 acres) lot. The total building area is approximately 30,931 ft² and includes 12 dwellings with at-grade parking garage. The building is under construction with expected completion in late spring.

Pursuant to Altoona Municipal Code Section 19.46.025 A., uses that require a Combination Class “B” Liquor License in the River Prairie Mixed Use District are a conditional use.

Justin Held, River Flats II was present to answer any questions regarding the Pub.

Jordan Tyznik, King Pin Management had some questions regarding the barrier around the patio and the type of music allowable in the patio. Tyznik had some concerns regarding weddings that will be taking place in the park/River Prairie Event Center. Tyznik would like a good working relationship with Held and will coordinate with both parties during weddings in the park.

Motion by Hoepner/Oas-Holmes to close the public hearing at 5:47 p.m. **Motion carried.**

(VI) ITEM 2 - Discuss/consider approval of a Conditional Use Permit for Somewhere Pub.

City Planner Clements explained that the recommended approval conditions are consistent with those applied to Cowboy Jacks and ZA51, approved in February 2017. These are designed to mitigate and manage potential impacts from pub operations on functions of the adjoining parkland. See the enclosed Staff Report for detailed summary.

Staff recommends approval of the Conditional Use Permit with the following conditions:

- (1) An aesthetically appealing barrier shall be provided and maintained between the private patio and public property.
- (2) Owner/operator shall reasonably cooperate with the City of Altoona, or designated event agents, regarding coordination during concerts and permitted special events concerning aspects including, but not limited to, sound (such as for nearby wedding proceedings) and access.
- (3) No amplified outdoor sound, other than ambient music, without City of Altoona event permit.
- (4) Owner/operator shall police areas immediately adjacent to the building and patio for refuse or other impacts of pub operation.

Motion by Biren/Hoepner to approve the Conditional Use Permit with the enclosed conditions. **Motion carried.**

(VI) ITEM 3 - Discuss/Consider recommendation to Council regarding a Specific Implementation Plan for Larson Orthodontics in the Northwest Quadrant of River Prairie.

City Planner Clements referred to the Staff Report 21-02B and Proposed Specific Implementation Plan - Larson Orthodontics. Clements explained that the proposed Specific Implementation Plan (SIP) illustrates architecture and site design elements for a 7,400 ft² two-level building to be located on at the intersection of Blazing Star Boulevard and Meadowlark Lane in the Northwest Quadrant of River Prairie. This site is part of the River Prairie General Implementation Plan in the River Prairie Mixed Use District. The proposed development area is 0.37 acres (16,060 ft²) and is a prepared “pad ready” site.

The building is designed to be an attractive four-sided building with entrance features on the east side of the building facing the city-owned parking area, with an additional entrance on

the north face. The building footprint is approximately 6,900 ft² at ground level with 1,500 ft² basement. The exterior materials are proposed to be predominately brick, stone, prefinished metal trim and accents. Vehicle access to the site is via Meadowlark Lane and Blazing Star Boulevard to the shared city-owned parking lot, which is preexisting. The city lot includes 58 vehicle storage spaces. Most of the stormwater at this site will be collected via one bio-retention facility on the north corner of the site and conveyed to regional facilities serving the River Prairie Northwest Quadrant.

City Planner Clements said Staff recommends **approval** of the Specific Implementation Plan for Larson Orthodontics as being in substantial conformance with the River Prairie Design Guidelines and Standards with specified modifications and conditions (8):

A. Access, Circulation & Parking (RPDG IX. 1)

1. Add not less than two bicycle racks at an appropriate location near the public entrances. Bicycle racks shall be “U Stand” or “Rounded A” design, or substantially similar, as described in *Altoona Municipal Code* Chapter 19.52, installed per manufacturer specifications.

B. Landscaping [RPDG IX 6]

1. Bio-infiltration basin shall be attractively landscaped with horticulturally appropriate rain garden plantings and shall not be predominately turf grasses.

C. Building and Architectural Standards [RPDG IX 7]

1. Any/all mechanical equipment, including roof-mounted units, shall be appropriately screened by building-compatible materials or landscaping [RPDG, IX 7 H].
2. Sign permits will be required for all building and ground signs and meet design requirements outlined in the River Prairie Design Guidelines, IX 5.
3. All exterior lighting on the site shall be of full cut-off design and be shielded to prevent spillover of direct light onto adjacent properties [*Altoona Municipal Code* 19.59.030 (H)]. SIP page 3, note 4 includes reference to downcast lighting, and referenced wall packs must be downcast and shielded.
4. The petitioner shall enter into an agreement regarding utilization of City property for placement of the refuse enclosure, and related operational considerations. Any modifications to existing infrastructure shall be at the expense of the petitioner and approved by the Director of Public Works. The refuse enclosure shall be gated and comprised of materials similar to the primary building.

D. Utilities

1. If the building features a sprinkler system, the Fire Department Connection (FDC) shall be 4” STORTZ with final placement reviewed and approved by Altoona Fire Department.
2. Submittal and successful review of final *storm water plan* and *civil site plan* by City Engineer as described in the *Altoona Municipal Code* Chapter 14.

Motion by Roth/Hoepner to recommend approval of the Specific Implementation Plan for Larson Orthodontics with staff recommended modifications. **Motion carried.**

(VII) MISCELLANEOUS BUSINESS AND COMMUNICATIONS

ITEM 1 - Presentation of 2020 City of Altoona Development Report

City Planner Clements referred to Staff Report 21-01A.

Altoona continues to experience historic levels of residential growth and investment, a general trend that is anticipated to continue for at least the current year. Permits for **264** dwelling units were issued in 2020, bringing the City's total to approximately 4,247. This shattered the previous record of 182 dwelling permits issued in 2019. The next largest figures since 2000 are 158 in 2016 and 149 in 2014. Many of the structures permitted in 2020 are in the construction process and not yet occupied. Notably, over 35 percent of permitted dwelling units in the City have been initiated since 2010, and population projections have increased an estimated 20.8 percent during that same period (the measurement periods are not precisely consistent; household sizes are getting smaller; lag between permit and occupancy).

The enclosed Staff Report 20-01A briefly describes recent development trends with focus on residential uses, and corresponding changes in population and equalized property value.

The current historic rate of residential development activity carried on despite Covid-19. Staff have been working primarily remotely since March 17, 2020. Building Inspector Matt Flatland implemented virtual inspection and electronic documentation for certain types of inspections to avoid entering homes or job sites when possible. Pre-development meetings have largely occurred virtually rather than in-person. The housing crisis carries on despite constraints on labor, and the general consensus is that housing challenges are anticipated to deepen and change due to massive layoffs in certain sectors of the economy (hospitality, restaurants, entertainment) creating income insecurity and inequity; most employment sectors are little affected and some are doing well continuing to drive demand; and anticipated changes in the market due to increasing work-from-home situations, which are expected to persist in some form.

(VII) ITEM 2 - Additional Reading

City Planner Clements noted that AARP and the Congress for a New Urbanism (CNU) recently published "Enabling Best Places", a highly visual guide that is accessible for people who are not "in the design community" to better understand the principles of planning and designing really attractive, functional, and sustainable neighborhoods and places.

www.aarp.org/livable-communities/tool-kits-resources/info-2020/enabling-better-places-download.html

City Planner Clements noted that the City of Altoona has been supporting and participating in Eau Claire's grant funded Wintermission program. The lead organizer, 8 80 Cities, recently launched a new website that shares some of the lesson learned from the Wintermission program and similar efforts.

www.wintercitiestoolkit.com/

(VIII) Adjournment.

Motion by Roth/Hoepner to adjourn at 6:27 p.m. **Motion carried.**

Minutes transcribed by Cindy Bauer, Altoona City Clerk