

**VILLAGE OF FOX POINT
JOINT PLAN COMMISSION & BUILDING BOARD MEETING MINUTES
AUGUST 12, 2019**

A meeting of the Fox Point Plan Commission was held in Schwemer Hall, 7200 N. Santa Monica Blvd. on Monday, August 12, 2019. Chairman Frazer called the meeting to order at 5:45 p.m. and noted there was a quorum of Commissioners and Building Board members present.

The Plan Commission roll call was taken by Deputy Clerk Treasurer, Jeanne O'Brien.

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President Douglas H. Frazer, Chairman
Eric Fonstad, Commissioner
Carol Wilkins, Commissioner
Jay Craig, Commissioner

The Building Board roll call was then taken:

Matt Amman, Building Board Member
Jeff Weber, Building Board Member
Del Wilson, Building Board Member

Staff present included Village Manager, Scott Botcher, and Deputy Clerk Treasurer, Jeanne O'Brien. Absent were Plan Commissioners John Crichton, Don Zien and Scott Yauck.

Notice of the meeting was provided to the North Shore Now as necessary, and to all others as required by State open meetings laws and posted on the official bulletin board at 7200 N Santa Monica Boulevard, as well as the village website at www.villageoffoxpoint.com, as per 2015 Wisconsin Act 79 and as described in Village Ordinance Chapter 116-2, 116-2(C).

Approval of the Minutes of the July 1, 2019 Plan Commission Meeting

On motion of Commissioner Fonstad, seconded by Commissioner Craig, and carried unanimously, the Commission approved the minutes of the July 1, 2019 Plan Commission meeting.

The Village Attorney stated the reason the Building Board was present is because this type of review is required per the Village Code. He read a portion of the Code into the record, and stated that the following four items were what to be considered per Section 745-20 B.(2):

1. Appropriate in the location proposed;
2. Compatible with the neighborhood;
3. Not detrimental to the property values of surrounding property; and
4. In keeping with the residential character and quality of the Village.

The applicant, Pastor Bill Knapp, gave a short synopsis of how the plans presented today were based on citizen comments at the previous meeting, meetings with citizens, as well as Staff comments made to them. They have been located here for 70 years. Of concern was the lighting, parking, and infringement on the Village right-of-way, as well as the landscaping. They want to be a good neighbor. This has been a learning experience for them. Pastor feels they have addressed all concerns with this proposed plan.

There will be no infringement on the Village right-of-way, incredible landscaping is to be provided, they have met with the neighbors concerning the lighting plan, which has been revised, a 6' fence will be installed with appropriate screening, 111 seats were added inside, and 22 additional parking spaces will be created for a total of 196 parking stalls. A porte cochere has been added as well.

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Eric Halbur of Advocus Architects was then introduced, who briefly went over the plans submitted, introducing the green space and 6' fence to be installed with layered landscaping for blocking headlights, etc. On the south, the paving is away from the neighbors and another landscaping wall will be installed. The plan now reflects landscaping all around the property and within the parking lot. He then introduced Mike Davis of Insite Landscape Design.

Mr. Davis stated the plan designed was based on correspondence and notes from the neighbors and Village Staff. He conversed with the Village Forester as well. He stated the landscaping will complement the architecture of the church. The fence will be softened with twining vines and a staggered row of perennial grasses. On the south, there will be a dense multi-layer screen to block the headlights of vehicles. Ornamental trees will be used to fill the gaps so there will be no voids in the screening. He briefly discussed the triangle for turning movements and that they will replace all of the foundation plantings to make it consistent with the proposed plantings. There will be two infiltration areas which will have a seed mix to create butterfly gardens, thereby providing a learning environment for the kids. These plants provide a larger root area to absorb the water. The north and south sides will be screened and some trees provided which will have ornamental value.

Tim Gargill of Lyons Electric then gave a presentation as to the proposed lighting plan. As light trespass has been a concern, they intend to provide bollard lighting on the north, which provides 3' lighted walkways and will reduce light on that end. To the east, there will be no pole lights, and minimum light trespass will be provided. In the center section, there will be standard pole lights less than 12' in height. All exterior lighting on the building will be electronic lighting and served by a control panel. Some recessed lighting will be provided. All of this lighting meets the requirements of the Village Code.

Eric Halbur spoke again as to the architecture of the building and proposed addition, and how they will keep the addition in conformity with the existing church. Rosette windows will be installed consistent with the existing windows. An ADA required ramp will be provided, as well as a fire stairwell. The Church will maintain the fence and the vines.

He then went on to show the proposed pictures of how the church will look when completed, again indicating the conformity in the materials and architecture.

Pastor Knapp then thanked the Building Board and Plan Commission members present and asked that he and his team can move forward on this project.

President Frazer asked for citizens comments.

Mark Grady, 8425 N Indian Creek Pkwy, stated he has lived in the Village for 35 years and is a member of Fox Point Lutheran Church. People had concerns with the parking and lighting, but those issues have been resolved. He stated he felt almost all people are in favor of this plan.

Hearing no other citizens, public comments were closed at 6:21 p.m.

Commissioner Fonstad stated his liking of the removal of the parking in the right-of-way, that the lighting issue has been addressed, the drive thru is acceptable and the landscaping proposed. It appears there will be good vegetation along Santa Monica and will no longer be an issue. He asked the building board members if they are in agreement with the proposed plan. They nodded in the affirmative. They had no questions. His other concern is for storm water, Village Manager, Scott Botcher, stated that any issues relating to storm water will be addressed by Scott Brandmeier should they arise. Many hours of storm water review have occurred with the Calumet Rd. construction. Mr. Fonstad then confirmed that this is one lot holding two separate buildings at this time and is zoned Institutional. He stated that his notes

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indicated the Plan Commission would have liked islands in the parking lot, which are not currently reflected, but he likes the screening proposed from Santa Monica. Mr. Davis stated that his priority was to landscape the perimeter versus the internal area and they installed a small island by the porte cochere versus a large island. Mr. Fonstad stated he understands the trade off with the parking and screening.

Village Manager Botcher questioned the vines on the fence. Mr. Davis stated these types of vines do not die back, their branches remain. They wrap around the fence and the Church will take responsibility to care for the vines.

Lighting was discussed briefly. Mr. Cargill stated he can program any events, etc. with respect to the lighting so the lights are turned off in a timely fashion. Technology is on their side.

Review and Recommendation RE: Fox Point Lutheran Church, 7510 N Santa Monica Blvd.

On motion of Commissioner Fonstad, seconded by President Frazer, and carried unanimously, the Plan Commission recommends to the Village Board approval of this request of Fox Point Lutheran Church, 7510 N Santa Monica Blvd., FoxPoint, for a proposed addition and related grading, erosion control, landscaping, and parking lot changes per Section 745-20 B.(2) of the Village Code, as the four criteria outlined in Section 745-20 B.(2) have been met satisfactorily, that being the plan is appropriate in the location proposed; compatible with the neighborhood; not detrimental to the property values of surrounding property, and in keeping with the residential character and quality of the Village.

Adjourn

On motion of Commissioner Frazer, seconded by Commissioner Wilkins, and carried unanimously, the Plan Commission meeting adjourned at 6:38 p.m.

Respectfully Submitted,



Jeanne O'Brien, Deputy Clerk Treasurer