

Village of Egg Harbor
Plan Commission Public Hearing Minutes
Double Barrel Special Development District Hearing
September 13, 2021 at 4:00 PM
Donald & Carol Kress Pavilion – Great Hall
7845 Church Street Egg Harbor, WI 54209
<https://villageofeggharbor.zoom.us/j/84871750995>
Call in Number: 312 626 6799 Meeting ID: 848 7175 0995

- Commission Chair Cambria Mueller called the meeting to order at 4:00 PM
- Commission members present: Cambria Mueller - Chair, Paula Cashin, Kathy Navis, Lou Nyberg, Emily Pitchford, Jon Kolb, Chris Roedl,
- Village Staff present: Megan Sawyer, Tom Strong
- Public: Peter Gentry, Double Barrel Brewing, MaryJo Kolb, Kaaren Northrop, Kevin Egan, Myles Dannhausen Jr, Dave Callsen, Vonnie Callsen, John Heller Village President, Dave Phillips (Bayland)

PUBLIC HEARING: On the Special Development District Relief application filed by Peter Gentry on behalf of Double Barrel Brewing Co. LLC. Said application pertains to property located at 4633 Market Street (C-1 District with SDD Overlay) – Parcel #1180125302612E. Said Special Development District Relief application referenced above is required per section § 152.030 (A) Off Street Parking: Driveways which requires a 75-foot front yard setback from the centerline of the roadway and for parking lots within the C-1 Zoning District and section § 152.028(A)(3) Commercial District setback restrictions which requires a 10-foot side yard setback for structures in the C-1 Zoning district.

- Chair Cambria Mueller opened the public hearing regarding the Special Development District filed by Peter Gentry at 4:00 PM.
- *Megan Sawyer provided an overview of the written testimony received by Village Staff for this hearing. There was some included in the packet with my report. Additional communications received after the packet was sent out has been forwarded on to the Plan Commission members as well as the applicant.*
- *Chair Mueller confirmed everyone received these communications and accepted the public correspondence into the record.*
- Cambria Mueller swore in witness Megan Sawyer, to present on behalf of the Village of Egg Harbor.
- Testimony: Megan Sawyer 7860 Hwy 42 Egg Harbor, WI 54209
 - *Megan spoke on behalf of the Village of Egg Harbor regarding the Special Development District review. My report is true to the best of my ability. Megan reviewed the details of her review against the ordinance 152 criteria for a Special Development District permit as presented in her written report in the meeting packet. I conclude that the benefits of this project to expand the parking area and build a storage facility meets the criteria for Special Development District relief.*
 - Cambria Mueller opened the floor to questions from the commissioners.
 - *Emily Pitchford: How many new parking spots are being proposed?*
 - *Megan Sawyer: There are 40 total parking spots. There are 25 on site now. This project would add 15 more parking spaces.*
 - *Cambria Mueller: To have it on the record, what does the Village have for seat counts for One*

Barrel originally and where are they at today?

- *Megan Sawyer: The latest count was 328 seats inside and out, which would require 82 parking spaces. I believe the original proposal included 35 parking spaces.*
 - *Kathy Navis: Which of the parking spaces on this plan exist today? I don't see where they are adding 15 more spots.*
 - *Megan Sawyer clarified the existing gravel parking and the new parking configuration that I believe will be paved.*
 - *Jon Kolb: We thought they were required to have closer to 100 parking spaces. Are we sure the 328-seat count is accurate?*
 - *Megan Sawyer: That number was just the requirement for the customer seat count. I know that our official seat count is 328. I believe others did other seat counts that came up with different numbers. I believe they will need to account for about 60 spaces they will be short.*
 - *Jon Kolb: The dumpsters seem to be taking up a few spots. Do we have a rule that people can't park in front of dumpsters?*
 - *Chair Mueller: We can note that question and deliberate on that at the regular plan commission meeting.*
 - *Kathy Navis: Are you saying the new parking that is proposed is within 75 feet of the center of Market Street? That parking doesn't look to be inside that 75-foot limit.*
 - *Megan Sawyer: The parking lot requires a 75-foot setback from the centerline of Market Street. That is a fifty-foot road corridor, half of that is 25 feet, they need to be another 50 feet back from that. This is for the project as a whole. A part of this parking that is already there is within that 75-foot limit already. The newer section of the parking is behind the 75-foot setback limit from the road but is only a foot away from the side lot line and eleven feet back from the Market Street lot line.*
 - *Cambria Mueller asked for any final questions. No additional questions were presented.*
- Cambria Mueller swore in Peter Gentry, on behalf of the Applicant.
 - Peter Gentry 6140 N Shoreside Circle Sturgeon Bay, WI 54235.
 - *Peter Gentry provided an overview of the project updates, increasing the number of parking spaces on site. We are here to ask for setback relief to add parking and an outbuilding. Until the written feedback, I thought until now that everyone wanted me to add parking. I ask that you consider this project on its merits and recommendations from Village staff. I would like to get this extra parking in place. I can answer your general questions. Dave Phillips can answer any questions you have about the project.*
 - *Cambria Mueller: I think the biggest items are the impervious surface and storm water runoff plans.*
 - Cambria Mueller swore in witness David Phillips.
 - Dave Phillips, Bayland Buildings, Green Bay, on behalf of the Applicant.
 - *David Phillips provided his history with Portside Builders and now Bayland Buildings. David provided additional details about the project development. We drew up four or five different site layouts to see how we could get the maximum number of parking spots in the space available. Peter and Bauduin Engineering also looked at four or five layouts on their own. In the end we feel the project as presented is the best layout and design. It is not an easy site to work with. Peter was looking to put in a forty by sixty-foot building, we reduced the size of the building to thirty-three by fifty-five foot to fit it in there and keep as much of the parking as possible. They are working with a very reputable local land scaping company; they will do a top-notch job. We are trying to match the buildings that are already there.*
 - *Cambria Mueller: Could you confirm the impervious surface ratio?*

- *Dave Phillips: As shown on the plans, 53.69% is correct. We are under 60% so we are fine.*
- *Jon Kolb: Is the building that is currently there a water pump building? What is that structure represented by the gray box on the site plan drawing?*
- *Peter Gentry: That is a plastic Menards storage shed. That will be removed.*
- *Cambria Mueller: If you remove that shed, will that be an additional parking stall or will that be green space to help with the stormwater mitigation?*
- *Dave Phillips: Dave handed out plans to the commission members for them to review. That area isn't wide enough for a parking spot. It is green space that is incorporated into storm water mitigation plans.*
- *Cambria Mueller opened the floor for questions.*

- Cambria Mueller swore in witness Dawn McGinnis.
- Dawn McGinnis 7813 Horseshoe Bay Road Egg Harbor, WI 54209
 - *This past weekend, One Barrel was loaded. People were allowed to bring their own chairs in. If customers are allowed to bring in chairs, the number of seats they have is irrelevant. When I went home, I was able to hear the band and crowd noise clearly as well. It is a shame that anyone at Main Street Market has to police the parking on their property. I hope you take that into consideration for their request for another building instead of adding more parking.*

- Cambria Mueller swore in witness David Callsen.
- Dave Callsen, Owner of Main Street Market Egg Harbor, WI 54209
 - *On Labor Day weekend, we had many customers who expressed complaints that a parking lot our size was not able to handle our business traffic. Some had to return the next day to do their shopping. When I came into the store it was busy but there was no way that represented the number of cars in the parking lot. I went out to the parking lot to try to catch those using our lot for One Barrel so we could make room for our customers. I spoke with these people to explain to them that this is a private lot. I have to say many were understanding and moved their cars. Some others however were less cooperative. We tried our best to explain the situation. Some refused and kept on walking. Missy was also out there for quite a long time. Kaaren was out there. Even Vonnie went out there helping out. We had this parking lot well before One Barrel. We expanded the parking lot several times now. Prior to One Barrel, we considered this lot to be a community parking lot. My story is that there is a real serious burden here on MSM. My contention is that they want to put up a storage building in a location that isn't really an ideal spot for it. That might be an efficient space for their storage building but that is a prime parking area. They could add more parking spaces there to use all of that for parking by moving the building into the hill side. I believe they could get an additional 40-50 spots by doing that. That could work but you would then have the storage building elsewhere. On the other hand, people would see there is parking there. It is important for people to know there is parking there. We know well that there are 250 people just outside the building on any given day. It is a beautiful space. I think we could make some adjustment to these plans to provide more parking. You have the opportunity to make a demand like that. You are the Plan Commission. One of your duties is to make sure you are looking out for the health and welfare of the entire community. If you are looking at the whole community, you are looking at more than just one entity who wants to put in a storage facility. You have the opportunity to ask for additional parking that will make a difference to people in the area who have to make it work. I know you have the power to do what makes sense for the situation we are in. We are going on our 35th year this month. We try to be a good neighbor and we give a lot to the community. Our customers are very pleased with our service, but they are very upset about the parking problem. We would appreciate anything you can do to alleviate the problem.*

- Cambria Mueller swore in witness Kaaren Northrop.
- Kaaren Northrop 4471 Daisy Patch Road Fish Creek, WI 54212
 - *Dave said exactly what we've been saying for three years now. Someone earlier asked what the initial Conditional Use Permit requested. The initial application asked for approval for 156 total seats and 35 parking spaces were in the plans that you approved. Regarding delivery services, this summer any 53-foot trailer came up Hwy 42, pulled into our first driveway then backed across the street into One Barrel's parking lot. That is probably not ideal. I'm not sure if this new configuration addresses that.*
 - *Cambria Mueller: Peter can you clarify if this extended parking area will allow trucks to turn? What is the largest truck that will fit in there?*
 - *Peter Gentry: I wasn't aware of Kaaren's concerns there. Truck traffic will come in the same way it has been. We can request that they don't go into the Main Street Market's parking lot. With the additional storage building, we shouldn't have any large semi-trucks delivering. This year I don't believe we had more than five. Trucks will enter from Market Street.. Short trucks might be 40 feet. They don't need as much space to back up.*
 - *Paula Cashin: You are planning to open a business in Sturgeon Bay. Why don't you put that storage building in Sturgeon Bay? What are you going to store in the storage building?*
 - *Peter Gentry: The property in Sturgeon Bay is small. The building has an approximately 2500 square foot footprint. I'm positive the City of Sturgeon Bay would not consider that to be highest and best use of that property. We will be storing beer, cups and supplies in the summer and tables in the winter.*
 - *Paula Cashin: What about moving the storage building into that hill area? Why not downsize the building more?*
 - *Peter Gentry: As Dave mentioned, we looked through many plans. We presented what we believe is the best possible plan. I will defer to Dave as the professional designer on the details.*
 - *Dave Phillips: My initial plan did have the building in the hill area that you are asking about. We looked at that option and it just doesn't work. By the time you provide space for accessing these parking spots, you lose too many parking spots. Based on the different plans that we considered, in the end we basically came up with the same number of parking spots with that configuration. We tried both of your ideas and they didn't add any more parking spots.*
 - *Chris Roedl: I think you are missing some details about what they are suggesting. They are suggesting putting the storage building in the back corner of the lot where the greatest slope is.*
 - *Dave Phillips: We did look at that option with parking spots where the building is now. If you do that you need space to access those lots. We would have needed two driveways which left three or four spots on each side. In the end the total number of spots it provided wasn't much different.*
 - *Chris Roedl: I'm not sure I'm ready to accept that answer. Peter, is this storage building mission critical for your business? Do you need it to operate the business?*
 - *Peter Gentry: This building will be very helpful. It will provide substantial cost savings. I would say yes.*
 - *Cambria Mueller: Have you just outgrown your storage in the existing building?*
 - *Peter Gentry: We are buying in bulk these days. For example, we are buying 48 pallets of cups at a time. We need some place to put those. Things like that come in big loads, then they dwindle down. We need a place to store stuff close to the business so we can save on our storage costs.*
 - *Cambria Mueller: You have only had five large delivery trucks this summer?*
 - *Peter Gentry: I could go back and check my cameras if that is necessarily. We have trucks that come weekly. I don't believe there was a 54-foot truck delivering weekly.*

- *Cambria Mueller: I think this storage unit is needed because of growth in the business. It is a business decision as well. Is it a necessity? It probably is now with the amount of seats that have been added.*
- *Paula Cashin: Maybe he should reduce the number of seats he has.*
- *Dave Callsen: Maybe he should be looking off site for storage. I think you have to really look at what your priorities are. I believe you could add more parking in the space available.*
- *Dave Phillips: We looked at different configurations. Once you have parking on both sides, you need 25 feet to access those spots on both sides. We explored many options. The 25-foot required space for access, just takes up too much space. We really tried to come up with the best*
- *Jon Kolb: Is the 25 feet needed for two-way traffic? What if you made that one lane for traffic?*
- *Dave Phillips: That's a great idea except then they can't back out of their parking spots.*
- *Kathy Navis: What would be the problem with moving the storage building to the back corner behind the new parking area?*
- *Dave Phillips: We tried that and that doesn't add any additional parking spots. That is a great idea, but we tried that layout as well and it was within one or two spots. You would need to blast about 10 feet of rock. Now you are adding that driveway area farther which reduces some of the other parking spots.*
- *Cambria Mueller: It sounds like they have presented their best plans after looking at many options. These are the plans we will decide on.*
- *Jon Kolb: Earlier I was going to suggest a different layout that would add a possible 8 additional parking spots. A question for Megan, does the Village prohibit parking spots in front of dumpsters? I would think you could add 3-4 spots if you push the dumpsters back. As you enter the parking lot, on the right there is green space. I would like to see parking on both sides of that area. I would think you could add another five parking spots there, plus you would also add visibility that there is more parking available. I would like to see as much parking added as possible. Dave, could you comment on that idea for us? Could it be done using pavers for storm water mitigation?*
- *Megan Sawyer: There is no Village code regarding restricted parking in front of dumpsters. I would have to take a closer look at that to provide an opinion or testimony. That is something we could explore.*
- *Dave Phillips: We looked at that but that would infringe on the storm water plans for the runoff in that area. That is also a sitting area, and he puts up a stage there when he has bands. I'm sure Peter feels this is an important area for his business operations. Regarding pushing the dumpsters back, we only have a 25-foot double lane in front of that. He wouldn't gain much other than cars would be in the way of disposing of garbage from the business.*
- *Chris Roedl: Your back-to-back parking spaces in the upper lot has a 25-feet apart. I'm not seeing the difference here.*
- *Dave Phillips: It is 25 feet now in front of the dumpsters. That is two-way traffic in front of it*
- *Jon Kolb: I'm suggesting that the dumpsters get pushed back into the hill to create additional parking spots.*
- *Dave Phillips: He is trying to move water down that hill, keep it away from the building and keep it contained. There are a lot of things that come into play here.*
- *Cambria Mueller: Are there any additional questions, clarifications, or testimony?*
- *Jon Kolb: I would like to keep it open to add more parking spaces:*
- *Cambria Mueller: Those can be talked about at the next Plan Commission meeting. I think we have clarified that they feel strongly that the plans they have presented is the best possible plan.*
- *Kathy Navis: I would like to see these other parking lot layout plans.*
- *Cambria Mueller: This is the plan they are presenting. It isn't up to us to help them make design changes. It is up to us to request or demand that certain things are there. While I think*

seeing the other plans would be interesting to see those other plans, those aren't the plans that are in front of us. If anyone disagrees, feel free to say so now.

- *Jon Kolb: I would disagree. I feel like we are shutting it down before we see it. We are looking at 40 parking spots out of a possible 100. This is coming to us as a plan they presented. I think we need to make an effort to see if they can add spots to the right of that driveway.*
- *Chris Roedl: We don't have any leverage on that. We have the plan in front of us that they are willing to develop. They could walk away and leave the property as is.*
- *Cambria Mueller: It is our job as a Plan Commission to require the spots, not to tell them where those spots should go. Does anyone else have additional information they would like to request for the deliberation? Hearing none, I accept all the testimony provided today for the record.*

- *Megan Sawyer: This will be an agenda item for deliberation at the September 28th Plan Commission Meeting.*

- Chair Mueller closed the public hearing at 5:02 PM.

Minutes submitted by Tom Strong on September 14 for approval on September 28, 2021.

Italics - summarized comments

Bold - official action