

SPECIAL CITY PLAN COMMISSION - 4: 00 PM (Tuesday, August 30, 2016)Generated by Janet Duellman on Tuesday, September 6, 2016

1. OPENING OF MEETINGPresent: Ryan Sazama, Todd Wolf, Mayor Michael Vandersteen, Marilyn Montemayor, Don Cvetan, and Alderperson John BelangerExcused: Jerry JonesStaff/Officials: Planning & Development Director Chad Pelishek, Transit Director Derek Muench, City Attorney Charles Adams, Alderperson Susie Holzschuh, Steve Sokolowski, and Janet M Duellman

1.1 Pledge of Allegiance

2. ITEMS FOR ACTION

2.1 Discuss and possible action on the parking and traffic study completed for the new Portscape Apartments located in the S. Pier District along S. Pier Drive, Blue Harbor Drive, Illinois Avenue and Fisherman s Road.John Bieberitz from TADI, Inc. gave a presentation as to their findings from the Traffic and Parking Study completed for the South Pier District.

The study concluded for the base year 2017 and the horizon year 2027:

The construction of the Portscape Apartments Development is not expected to impact typical weekday peak hour traffic operations at the Indiana Avenue/S. 8 th Street/S. Pier Drive traffic Circle.It is expected not to significantly impact typical weekend parking supply or demand for public parking areas within the S. Pier District. No intersection improvements are recommended to mitigate the expected delays. At 32 % occupancy, there still is expected to be a plentiful supply of parking for visitors in the South Pier District.

Ryan Sazama inquired if the cul-de-sac at the end of the South Pier Drive was included.

John Bieberitz stated it was.

Don Cvetan asked if additional access was considered and/or needed such as a road through the former Pentair property.

John Bieberitz stated that the study reflected that no improvements were required now or for the 2027 time period.

Ryan Sazama added that the City does not own the former Pentair property to the south so we would have to work with that property owner to have a street

through their property.

It is likely at such time as the former Pentair property is redeveloped that a street would be discussed. Chad Pelishek stated that there may be enough land to the east of the Portscape Apartments to potentially extend Blue Harbor Drive through to Illinois Avenue.

Owner of Jomaji expressed concern about her customers not being able to find parking during the Lakeshore Weekend for Kids Festival and wondered if she should be open during festival weekends.

John Bieberitz stated that yes parking is at maximum capacity during festival weekends.

Alderson Susie Holzschuh inquired about the assigned parking stalls to each business and if that was considered in the parking study.

Chad Pelishek explained what the parking assessment is and how it works.

Lisa Roberts of Anglers Avenue expressed concerns about her clientele having to walk from the parking lot to her establishment and not being able to get out of S. Pier when the 8 th Street Bridge is open.

John Bieberitz explained that they can't really factor the bridge into the study because it doesn't have a set schedule.

Bob Moeller re-stated if the bridge is up that the circle is completely blocked and you are not moving until the bridge is back down.

Ryan Sazama stated that there is no set schedule for the bridge and it affects traffic just like train tracks do.

Alderson Susie Holzschuh asked if the bridge was taken into consideration and if so would a second exit be warranted?

John Bieberitz again stated that with the bridge was not included in the study but the study indicated no intersection improvements were required.

Mike Brunette talked about Amazon and how they plan for the busiest day of the year.

John Bieberitz indicated that he was aware of the Amazon development because his firm did the traffic study.

John further stated that for this type of study you have to plan for the busiest season.

Dawn Brulla questioned what the DOT standards for a non-holiday Saturday are and what it would be with the new apartment complex.

John Bieberitz stated that the study showed that the current wait is approximately 10 seconds at the circle.

With the apartments you would probably see an average of 15 seconds which is below the DOT standards of 35 seconds.

Lisa Roberts stated that she didn't believe that because if the bridge is up you are there a lot longer than the 35 seconds.

David Hoffman stated S 8 th Street experiences the same thing when the bridge goes up that traffic will back up for blocks.

Dawn Brulla asked if the new apartments were family oriented.

Joe Grasch from Portscape Apartments stated that their target group is empty nesters and young couples but families can rent as well.

Thirty-five percent of the apartments will be one bedroom and sixty-five percent will be two bedrooms.

All apartments do have a den and will be between 968 - 1,450 square feet in size.

There will be no short term leases and no subleasing allowed.

Alderman John Belanger moved to accept the report, Ryan Sazama seconded.

Motion passed unanimously.

3. ADJOURN

3.1 Motion to Adjourn Alderman John Belanger moved to adjourn, Ryan Sazama seconded. Motion passed unanimously. Being no further business, the meeting was adjourned at 4: 32 pm.

