



City of Algoma
Plan Commission Minutes
Thursday, March 24, 2016 at 6:00 PM

The March 24, 2016 meeting of the Plan Commission was called to order in the Common Council Chambers at 6:00 PM by Mayor Schmidt.

Present at roll call: Mayor Schmidt, Dachelet, Dart, Groessl, Glime, Haasch, Mcluen, Olejniczak, Ortlieb, and Wiswell. Absence excused at roll call: Konkel and Mueller.

It was noted that the meeting was in compliance with the open meeting law.

Haasch moved, seconded by Dachelet, to approve the agenda. Motion passed.

A motion was made to approve the minutes of the: February 25, 2016 regular meeting of the Planning Commission by Haasch, and seconded by Olejniczak. Motion passed.

Old Business

GrandStay Hotel Developer Mike Lindner appeared before the Plan Commission to review his pre-application conceptual site and design plans for the new Algoma, WI GrandStay Hotel and Conference Center. Mr. Lindner was joined by Steve Klessig, V.P. of Architecture at Keller Construction and Engineering, and Mark Breidel, Project Manager at Keller. Mr. Lindner explained to the Commission that planning for this project has been going on for over 2 years. The site is located on the southerly half of the city block that lies (east and west) between First and Second Streets, and (north and south) between Clark and Steele Streets.

Members of the commission, as well as the public, asked a number of questions about the site, the retention pond, and the need for utility work in the area. Other topics relating to the site plan under review included the existing and proposed structures on the site, zoning of the subject properties, demolition, construction staging, location and size of electrical, sanitary sewer and water lines, storm sewers, lighting and signs, and

on-site traffic access and circulation, curb cuts and driveways, adequacy of parking, rights-of-way, sidewalks, loading areas, trash facilities and screening, open spaces, existing and proposed landscaping, along with other data necessary for the review of the formal written application by City of Algoma staff.

The commission also reviewed the overall preliminary design plan for the facility. As currently proposed, the four story structure will include a regional class conference center with an area accommodate to 300 persons, including gathering areas, board room, business center, fitness center, swimming pool, as well as approximately 57 lodging rooms, many of which will be outfitted as suites. Members of the public in attendance generally found the idea favorable.

After a lengthy discussion by the Commission, Haasch moved, seconded by Ortlieb, to recommend that Common Council approve the pre-application conceptual site plan and design plan prepared by and for the Algoma, WI GrandStay Hotel and Conference Center. The roll was called and all members present voted aye.

As a next step following this review of the pre-application conceptual site and design plans for the hotel and conference center, Mr. Lindner and his development team will work with consulting civil engineers to prepare the formal project application to be made to the City. Following this step a Master Development Agreement for the project will be prepared for consideration by the Plan Commission and the Common Council. This step will allow the City to move forward with various infrastructure improvements. Once all approvals are granted actual construction is expected to start this fall, with the facility projected to be open to the public in the spring of 2017.

New Business

There was no new business pending before the Commission.

Planning Director's Report

Administrator Wiswell reported that he is working with Gary Becker, Principal Community and Economic Development Planner at Vierbicher Planners and Engineers on the Project Kick-off effort for (1) creating and implementing the Algoma strategic plan for community and economic development, and (2) updating the City of Algoma's 20-Year Comprehensive plan. Administrator Wiswell is also working with Gary Becker to review Algoma's Tax Incremental Financing status.

Motion made by Haasch, to adjourn, with a second made by Dachelet. The motion carried at 7:34 PM and the Commission stood adjourned until Thursday, April 21, 2016 at 5:30 PM.