

MINUTES

ZONING BOARD OF APPEALS MEETING TUESDAY, JANUARY 15, 2019 - 5:15 PM First Floor Conference Room (West) City Hall

- 1) Call meeting to order.
The Meeting was called to order by Chairman D. Orth at 5:15 PM.
- 2) Roll Call.
The Roll Call was conducted.
- 3) Approval of the Minutes from the December 18, 2018 board meeting.
The following action was taken.

Motion by: J. Mrotek
Seconded by: M. Pappathopoulos
Moved that: To approve
Upon Vote: The motion carried unanimously
- 4) The appeal of Tom Howald, Agent for, Aldi Store # 34, **4111 Harbor Town Lane, Manitowoc, Wisconsin**, whereby requesting a variance to Municipal Zoning Ordinance 15.270 and 15.390(14) to construct a building addition in the required setback area, in a B-3 Zoning District, was read.

T. Howald, Aldi, reviewed the reason for the expansion for those in attendance. Aldi stores nationwide are expanding the sales floor area to include more fresh offerings. The proposed expansion for the Manitowoc store is one of the minimum expansion projects. He explained that the proposed expansion would extend into the existing 25' building setback (adjacent to Calumet Avenue) by approximately 1'-7" along the main face of the building, and by approximately 2'-3" at the projecting masonry pilasters.

Chairman D. Orth asked if there were any questions or comments from the committee members. J. Mrotek stated that he is concerned changing a well-designed development area that the store is located in. He continued that time and effort were spent designing this area to have a certain look and certain requirements. He added that it appears the parking lot capacity is larger than required. He asked if the expansion could extend into the south side of the building and into the first row of parking.

T. Howald explained the process followed to determine the best side of the store to construct the expansion on. M. Carey, Pinnacle Engineering Group, continued by explaining that expanding on the south side of the store would eliminate 9 parking stalls and reduce the overall parking from 83 to 74 stalls. He stated parking requirement calculations per the city zoning code would place the Aldi store site below the city's

minimum parking requirement. He continued that an expansion to the south would encounter existing storm sewer pipes near the building and that expanding to the north would encounter gas, electric and water utilities. M. Carey added that expanding to the west would require relocation of the existing truck dock.

A discussion ensued regarding expanding the existing building to the east (Calumet Avenue) and whether the proposed expansion encroaches into the required 25' setback for the full length of the expansion.

M. Pappathopoulos addressed the hardship requirement. M. Pappathopoulos and J. Mrotek discussed the possibility of relocating the expansion to the south. T. Howald explained the minimum interior store requirements for checkout lanes and aisles would be affected by the alternate design and consideration would need to be given if the floor plan layout is practical. He continued that Aldi wants to maintain the location in Manitowoc by expanding the store to meet the future needs of customers at an affordable cost. A discussion ensued regarding the hardship requirement. A question was raised regarding the project cost difference between the proposed addition versus a new structure. T. Howald provided that the proposed project cost of the expansion is approximately \$1.8 million and that the project cost to construct a new store in a new location is approximately \$2.0 million in addition to land purchase and other costs. T. Howald stated that he believed there is a hardship with the unique way the building is positioned in addition to the design challenge encountered when selecting the best side of the existing building to construct the expansion.

Motion by: H. Zimmerman

Seconded by: J. Wakefield

Moved that: To approve the requested 2'-3" encroachment into the required 25' East setback area, with agreed upon landscaping to be reviewed by the City Planner.

Upon Vote: The motion carried as follows:

4-Aye (D. Orth, P. Steinbrecher, H. Zimmerman, J. Wakefield)

2-Nay (J.Mrotek, M. Pappathopoulos)

5) Adjournment.

Motion by: P. Steinbrecher

Seconded by: J. Mrotek

Moved that: To adjourn

Upon Vote: The motion carried unanimously

Chairman D. Orth adjourned the Meeting at 5:46 PM.

ATTENDANCE

Members Present

D. Orth

H. Zimmerman

J. Mrotek

M. Pappathopoulos

P. Steinbrecher

J. Wakefield

Members Excused

Staff Present

R. Schwarz

Staff Excused

Others Present

M. Carey

T. Howald