

In attendance: Acting Chairman S. Bierce, C. Coursin, D. Linsmeier and C. Wunder. Also present were City Administrator S. Klein, Building Services Director K. Woldanski, Deputy Clerk A. Hurd, and CDD/Senior Planner H.E. Clinkenbeard.

1. **Call to Order and Pledge of Allegiance** – Acting Chairman Bierce called the meeting to order at 7:00 PM noting a quorum was present and requested everyone stand for the Pledge of Allegiance.
2. **Approval of Plan Commission Meeting Minutes** Dated November 17, 2016 and December 15, 2016.

Mr. Clinkenbeard referred to the November 17th, 2016 minutes and questioned if Mr. Sullivan was actually in attendance. If not, the minutes would have to be corrected.

A motion was made and seconded (C. Coursin, C. Wunder) to approve the Plan Commission meeting minutes dated November 17, 2016 with the correction regarding Mr. Sullivan and the meeting minutes dated December 15, 2016.

Motion Passed: 4-For, 0-Against.

3. **Discussion and Action Regarding the Site and Building Plan for the Addition to Spring Creek Church Located at N35 W22000 Capitol Drive (PWC 0909.999.005).**

Brian Hatzung with Zimmerman Architectural Studios stated it was a two-story building addition and is located off to the northwest of the facility. There will be a playground off the northwest of the building and a secondary entrance from some of the parking areas on the north side.

They are making use of the existing building materials on site that were previously approved. There will be some of the maroon roofing with the canopy. The exterior is smooth faced colored block with rock face colored block accents. There is gray glass and champagne anodized aluminum framing.

The three slides on the outside of building have no water component and will now be located inside of the building, not on the outside of the building.

There are rooftop units that will be located on the first floor roof and screened from the south and west.

They will be paving the existing gravel area to add more parking and proposing to

pave even more beyond that area.

In a separate document Mr. Clinkenbeard recommended the Plan Commission approve the plans with the contingency that all of the engineering work, including any storm water management modeling that would have to be done, would be handled and signed off by the City Engineer. (See file). The petitioners stated they had a preliminary meeting with engineering staff and they will be updating the storm water management report.

The petitioners pointed out that they also want to add a small area of roadway not shown on these plans. It is to the east of the large paved area on the northerly-most portion of the parking lot, north of the addition. There would be a small segment connecting the two pavement sections. Mr. Clinkenbeard cautioned them about the wetlands in that area.

A motion was made and seconded (C Coursin, D Linsmeier) to approve the site and building plan for the addition to Spring Creek Church noting that the storm water management and engineering work will be handled by the City Engineer in accordance with Mr. Clinkenbeards recommendations.

Motion Passed: 4-For, 0-Against.

4. Discussion and Action Regarding the Proposed Modification of the City's B-6 Zoning District Street Setbacks for the Required Internal Public Street Within the Young Scholars Multi-Building Development on Their Property Located at W240 N2687 Pewaukee Road in the SW Quadrant of the Intersection of Pewaukee Road and Watertown Road as Provided in Sub-Section 17.0908 of the City Zoning Ordinance (PWC 0924995).

Mr. Clinkenbeard stated the Young Scholars developers proposed a private street, but the City wanted to have a public street to help the circulation in the Avondale area. The public street setbacks are 55 feet and this property has a street on three sides. The ordinance allows the Plan Commission to reduce the setbacks in a hardship situation. The standard setback is 30 feet for most of the zoning classifications. The state has a 50 foot setback along Pewaukee Road (STH 164).

City Attorney Stan Riffle sent a memo (see file) stating he felt it was a good fit for this particular project. He felt it would not set a precedent and staff felt there would be no harm to the utilities.

Chairman Bierce questioned why it wouldn't set a precedent. Mr. Clinkenbeard couldn't think of any place in the City that this street configuration would show up again and he also recommended the 55 foot setback should be reduced in the City ordinance. Chairman Bierce noted that the City has held everyone else up to this standard. Mr. Clinkenbeard stated this would ease the situation and if this isn't granted we would then go back to a private street, which we do not want.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the proposed modification of the City's B-6 Zoning District street setbacks for the required internal public street within the Young Scholars multi-building development as provided in sub-section 17.0908 of the City Zoning Ordinance.

Motion Passed: 3-For, 1-Against (Bierce).

5. **Discussion and Possible Action Regarding Preliminary Review of the 2050 Land Use Transportation Plan for the Ryan Park Neighborhood.**

Mr. Clinkenbeard stated this was a preliminary discussion and will be up for a public hearing in February.

The 2035 map has already changed because of the CELA development that was proposed for industrial development. That was really one of two changes to the plan because it reconfigures both the proposed industrial and the retail/commercial areas.

The only other change was that the density on the 2050 plan for proposed residential goes from a half acre minimum lot to a little higher density. The difference is about 160 additional population between the two plans even though the acreage is a little smaller.

Chairman Bierce said it seems like every plan was the same. In 2035 all of the future subdivisions are listed as low-to-medium density and now in 2050 they are listed as medium density. Mr. Clinkenbeard stated there was a need for smaller lots and smaller homes. The density on the 2035 plan was a half-acre lot which is more expensive than a third of an acre medium density lot.

Mr. Clinkenbeard added that the County may expand their park or may lease it back to farmers to be farmed until developed. There are no current development plans and it will most likely become a 'passive' park when developed. *See the February agenda.*

Mr. Clinkenbeard noted the Plan Commission received a letter from Mr. Marincic regarding the railroad noise near the Green Road neighborhood.

6. Adjournment

A motion was made and seconded (C. Wunder, D. Linsmeier) to adjourn the meeting. The meeting adjourned at 7:42 PM.

Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk