

In attendance: Acting Chairman S. Bierce, C. Coursin, T. Janka, D. Linsmeier, S. Sullivan and C. Wunder. Also present were CDD/City Planner H. Clinkenbeard, Assistant City Engineer M. Wagner, Building Services Director K. Woldanski and Deputy Clerk A. Hurd.

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. **Discussion and Action Regarding a Petition for a Rezoning PUBLIC HEARING for James Craig Builders to Rezone Their 10.8 Acre Property Located at W241N4270 Swan Road from A-2 Agriculture to Rs-2 Single-Family Residential in Order to Create Four Lots Served by On-Site Sanitary Sewerage Systems and Private Wells. (PWC 0876.998.002).**

Mr. Clinkenbeard stated there was a standard CSM for a four-lot subdivision of land for this property. He noted that an additional seven feet of right-of-way on Swan Road was dedicated on the CSM, per the City Engineer's request. The CSM shows the change of lot lines to make sure each parcel is a minimum of two acres. Mr. Clinkenbeard stated assessments will be due on the property at the time of Common Council approval.

Assistant City Engineer Magdelene Wagner stated the Engineering Department would have to look at the grading permit. The special assessments for the road and the water would be due prior to the execution of the CSM. She was unsure if the setbacks were being met on the pole barn for the existing buildings, as it looked like it was only 31 feet for the rear yard instead of 35 feet.

Acting Chairman Bierce opened the public hearing at 7:10 PM and asked if anyone in the audience wished to speak on this matter.

Mr. Gerald Anderson (W242N4251 Swan Road) stated he lives across the street from the project and at one point he asked the City if he could build on his property behind his house and was told what he did not have the frontage that is needed and that he couldn't have just a driveway going back. The City's frontage and setback requirements were then discussed.

There being no one else who wished to speak, Acting Chairman Bierce closed the public hearing at 7:13 PM.

**A motion was made by Mr. Janka and seconded by Mr. Linsmeier to recommend approval of the rezoning subject to the grading approvals by the Engineering Department, the assessments being paid, and the depth being adjusted on lot 3 so that the pole barn meets the 35 foot required setback. The motion passed unanimously.**

3. **Discussion and Action Regarding a Certified Survey Map for James Craig Builders to Divide Their Property Located at W241 N4270 Swan Road Into Four Lots (PWC 0876998002).**

Discussion took place during item #2 discussion on the rezoning.

**A motion was made by Mr. Linsmeier and seconded Mr. Janka to recommend approval of the certified survey map provided the setback requirements are being met for lot 3. The motion passed unanimously.**

**4. Discussion and Action Regarding a Petition for a Conditional Use PUBLIC HEARING for the Sensory Club to Locate a Special Needs Physical Therapy Facility in an Industrial Building Zoned M-2 Located at W238 N1690 Rockwood Drive (PWC 0954.998.017).**

The petitioners came forward and stated The Sensory Club would be a gym for people with special needs, specifically sensory needs such as Autism. The gym would be similar to what someone without special needs would utilize, but would include special swings and slides and jumping apparatuses to have their sensory needs met. It will be a gym for people of all ages, including children and adults. The location is not on a main thoroughfare and will be in a safe environment in an industrial park.

Mr. Clinkenbeard noted that there are a few physical therapy operations in industrial parks under a conditional use in the City, so this is the same type of thing, just a different kind of therapy.

Mr. Sullivan questioned what would happen if there was a need for 50 people a day, instead of the ten to 15 as currently planned for. The petitioners stated people utilizing the gym would come to know what the busiest times of day would be, and the process would self-correct itself. There is also more than ample parking and additional space for leasing within the building. The current space is 3,288 square feet.

Acting Chairman Bierce opened the public hearing at 7:27 PM and asked if anyone in the audience wished to speak.

The owner of the building came forward and stated there was a physical therapist in the same suite previously and they had very similar clientele and equipment. She felt this business would work out very well.

There being no one else who wished to speak, Acting Chairman Bierce closed the public hearing at 7:30 PM.

**A motion was made by Mr. Coursin and seconded by Ms. Wunder to recommend approval of the Conditional Use for special physical therapy facility at this location within the M-2 district as well as the Plan of Operation for the use. The motion passed Unanimously.**

**5. Discussion and Final Action Regarding the Rezoning Request of Scott and Laurie Stollenwerk and James and Jody Kanters to Rezone Their Properties Located at N17 W25081 Bluemound Road and N17 W25045 Bluemound Road from A-2 Agricultural and Rs-1 Single-Family Residential to M-6 Mixed Industrial Use (PWC 0948.995 & PWC 0945.989.001) (See October 15, 2015 Plan Commission Minutes)**

Mr. Clinkenbeard noted that action on the proposed rezoning was previously tabled until there

could be more ‘meat put on the bones’ as relates to the proposed buildings and the projects.

Ms. Wagner pointed out that they still need to discuss the sanitary sewer and water main assessments and they are waiting for some additional analysis from the City Engineer. The assessments are triggered on the execution of the CSM.

The second issue is the storm water management. There are issues related to the size of the ponds in regards to the tight site plan.

The next issue is related to the FAA, and there are special guidelines that must be followed if there are ponds on a site located within five miles of the airport. There are some special requirements that the development will have to meet. Another issue that came up is that there is a possible intermittent stream along the western boundary of the property in the right-of-way of Highway 16, but could have potential DNR impact. There may be some additional permits required for the grading on the property.

The fourth issue of the 40 percent green space requirement has been addressed with a revision of the boundaries. Ms. Wagner stated this issue may have already been overcome.

Ms. Wagner then referred to the Traffic Impact Analysis (TIA) and it shows there will be a turning lane required and potentially a bypass lane giving a dedicated left turn lane. The permits would be thru Waukesha County.

The final comment was that approval would be contingent on the storm water management and any site plan issues being worked out with staff.

Ms. Wagner stated there is a ‘10/10 agreement’ on the property, so the rezoning would trigger the assessments. Payments would be due before the Council can sign off on the rezoning.

There was then additional discussion about the intermittent stream and discussion regarding the analysis of the assessments. Ms. Wagner did not think there were any issues that would kill this project and it was all things that could be worked out in the review process.

**A motion was made by Mr. Coursin and seconded by Mr. Janka to recommend the approval of the zoning request contingent upon resolving the wetland, storm water and grading issues the staff had. The motion passed unanimously.**

**6. Discussion and Action Regarding a Certified Survey Map for Laurie Stollenwerk to Divide Her Property Located at N17 W25081 Bluemound Road Into Three Lots (PWC 0948.995)**

It was noted that a revised CSM was submitted with a corrected scale. Ms. Wagner also pointed out that the CSM numbers on the adjacent lots were not correct. There are also some dimensions missing from the CSM.

The CSM would be contingent on whether Waukesha County wanted any additional right-of-way beyond the 17 feet they are dedicating on this CSM. They have not received the formal letter back from the County yet. The petitioner noted that what is on the CSM is what the County required.

It was noted that the previous CSM had a 66 foot right-of-way reservation and this CSM will

eliminate that road reservation.

Ms. Wagner requested any approvals be contingent on Waukesha County's approval and any staff comments.

**A motion was made by Mr. Coursin and seconded by Mr. Sullivan to recommend approval of the certified survey map contingent upon Waukesha County and City staff's remaining comments. The motion passed unanimously.**

**7. Discussion and Action Regarding the Site and Building Plans for Two Industrial Buildings by Briohn Building to be Built on Two of Their Three Lots on the Stollenwerk Property Located at N17 W25081 Bluemound Road (PWC 0948.995)**

Mr. Clinkenbeard briefly described the site and the buildings. It was noted there will be rooftop units for the building on the west. The offices will be on the southwest corner of that building and will have screens for that portion of the building.

The building on the east will be a multi-tenant building and they are working on some possible tenants. It is set up for small office area and warehouse or light manufacturing.

The petitioner noted that in previous conceptual discussions, the building on the west was favorable as far as the design was concerned. The building on the east was a bit plain so they have enhanced the design and incorporated more glazing. They also added articulation to provide more interest on the façade. It will all be the same texture, just painting and accents. Lighting will be all LED for the exterior, and LED pole lights for the parking lot. There will also be accent lighting around the entry.

The landscape plan enhances the design. There are foundation planting where appropriate and introduced landscape around the entire property. There are infill areas with significant plantings to act as a screen between this property and the property to the north.

Mr. Coursin referred to the west building and asked if the overhang was silver and questioned the door, and the petitioner stated it was anodized aluminum. The west building has blue and red accents to match the corporate colors.

Mr. Coursin referred to the roof and felt the storm water ponds seemed shallow and small for that much parking and building. The engineer for the petitioner stated the roof allows slowing down of peak flow into the retention ponds. They still meet the ten and 100 year storm events that drive the size of the ponds.

**A motion was made by Mr. Coursin and seconded by Mr. Janka to approve the site and building plans. The motion was approved with Mr. Sullivan voting no.**

**8. Discussion and Action Regarding the Site and Building Plan for Swiss Tek Coatings to Add Impervious Surface for Parking and an Equipment Pad on Their Property Located at N27 W23310 Roundy Drive (PWC 0917.995.002)**

Project architect Jeff Janetka stated they were proposing a parking lot expansion to the south and a pad with an enclosure for compressors to the west. There are also some minor sidewalk extensions. There will be a composite fence painted to match the building color. Mr. Clinkenbeard stated the ordinances requires for that to be completely screened and he was

concerned about the setback from the road, and stated it will have to be looked at. He suggested moving it around the corner but the petitioner stated that would not be a beneficial spot.

Ms. Wagner noted that this would not trigger any storm water management so she has no objections.

**A motion was made by Mr. Linsmeier and seconded by Ms. Wunder to approve the site and building plans for Swiss Tek. The motion passed unanimously.**

**9. Discussion and Action Regarding the Conceptual Site and Building Plans for the Fox River Church Senior Apartment Development Located at N34 W23575 Capitol Drive (PWC 0907999001)**

Mr. Coursin recused himself from the Plan Commission in order to act on behalf of the Fox River Church.

Ted Klumb introduced himself as the head of the planning committee for Fox River Church. Mr. Coursin stated the church was looking to create senior-restricted (55 and older) apartments on the west and the northeast corner.

Mr. Clinkenbeard noted that Rd-2 zoning is duplex zoning and each of the buildings would have two dwelling units and would be condo-style. The intent was to manage the buildings as apartments.

Acting Chairman Bierce questioned if putting multi-family was too close to the single-family dwellings on Harvest Lane. Mr. Clinkenbeard noted that the buildings would all be one story and would look like houses. Mr. Coursin felt this would continue what has occurred along the area of Capitol Drive.

Acting Chairman Bierce questioned the percentage of multi-family in the City, and Mr. Clinkenbeard stated we are at about 25 percent of the housing stock being multi-family, but up to almost 30 percent if duplexes are included. The Rd-2 area is 5.9 acres, and there have been requests to put over 50 apartment units in a building and Mr. Clinkenbeard felt this was much different with 20 dwelling units and ten buildings.

Mr. Sullivan had an issue with telling Bielinski they could not develop their property on Springdale Road for the last three years, but Mr. Clinkenbeard felt it was a different animal. That area was planned for offices. Mr. Janka felt this was totally different because it was duplexes for senior housing with a much lower density.

There was further discussion regarding adding more multi-family to the City. Acting Chairman Bierce was not in favor of this, Mr. Sullivan was ok with the proposal, Ms. Wunder was ok with it, Mr. Janka was ok with it because it was single-story duplexes and restricted to seniors, and Mr. Linsmeier felt the same as Mr. Janka. No action was taken on this conceptual proposal.

**10. Adjournment**

**A motion was made by Mr. Janka and seconded by Ms. Wunder to adjourn the meeting at 8:43 PM. The motion passed unanimously.**

Respectfully Submitted,

Ami Hurd, Deputy Clerk  
and H.E, Clinkenbeard, CDD/Senior  
Planner