

In Attendance:

Mayor S. Bierce, D. Linsmeier, S. Sullivan, C. Wunder, Alderman B. Bergman.

Also in attendance:

City Planner H. Clinkenbeard, Administrator S. Klein, Department of Public Works Director J. Weigel, Community Services Director K. Woldanski and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00PM and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Neumann Development to Rezone Property Located at N28 W25206, N27 W25284, and N27 W25250 Bluemound Road From Rs-1 Single-Family Residential to Rs-6 Single-Family Residential (PWC 0925993, PWC 0925990, & PWC 0925992)

Mr. Clinkenbeard stated there were a few problems with the certified survey map and the preliminary plat, which were items 3 and 4. Any action the Plan Commission takes on the rezoning would be contingent upon the certified survey map and the preliminary plat being approved.

Kevin Anderson with Neumann Developments stated they were looking to combine the three parcels and then split them into two. The CSM incorrectly stated they were combining the parcels into one. The parcel east of Bluemound Road would be developed into a single-family residential subdivision.

Mr. Clinkenbeard noted that there needed to be a dotted line put in where the two lines were being taken out to show the previous property boundaries.

Chairman Bierce opened the public hearing at 7:09PM and asked if there was anyone in the audience who wished to speak. There being none, Chairman Bierce closed the public hearing at 7:09PM.

Mr. Bergman questioned how this fits into the master plan. Mr. Clinkenbeard stated it matches and falls right in the middle of the density pattern according to the neighborhood plans.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the rezoning as presented, contingent upon the certified survey map being completed properly and the preliminary plat being approved by the Council.

City Administrator Scott Klein suggested the Plan Commission look at the site itself before taking up the rezoning and the CSM. The site has some topography to it and a lot of trees and the plan is to clear cut and level the site. A tree survey was turned in a few days ago but it does not locate the trees. Mr. Klein felt they should look into what plans the developer has to keep some of the natural characteristics of the site. He also noted that if they combine the lots and rezone them, they may be locked into paying the assessments. If the developers cannot come up with an acceptable development plan, they will not want to pay those assessments. Mr. Klein suggested tabling this and giving it another month to get more information.

Steve DeCleene with Neumann Companies requested clarification. If the rezoning is contingent on the plat and they do not get plat approval, the rezoning would not matter anyways. He was confused why they were standing still with this. Mr. Clinkenbeard stated they were voting on just the rezoning at this point, but the motion was to approve the zoning contingent upon the CSM and preliminary plat being approved by the Common Council.

Mr. Bergman mentioned he would be fine tabling the action until they get thru items 3 and 4 and then still try to decide it tonight.

A motion was made and seconded (B. Bergman, C. Wunder) to withdraw the original motion. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding Certified Survey Map PC #180118-1 for the Neumann Development Properties Located at N28 W25206, N27 W25284 and N27 W25250 Bluemound Road to Combine Three Parcels Into One (PWC 0925993, PWC 0925990 & PWC 0925992)
4. Discussion and Action Regarding a Preliminary Plat for the Parkway Ridge Subdivision by Neumann Development for Their Property Located on the East Side of North Bluemound Road (PWC 0925993, PWC 0925990 & PWC 0925992)

Mr. Clinkenbeard noted that the petitioner hired a forester to do a tree survey because of the amount of woodland on the site. There are a number of ash trees that are dying, as well as Dutch elm trees that are dying, but there are also other trees on the site that are substantial. City staff was concerned of the clear-cutting of the trees and leaving a blank site. It was recommended that the only clear-cutting be accomplished within the 60 foot proposed street right-of-way. Mr. Clinkenbeard recommended the tree growth not dying be retained and selectively removed only if required to build houses.

Mr. Weigel then referred to the Engineering Department memo and discussed the various items and issues. The major issue was the trees and he noted that there are two separate ordinance that discuss a tree survey. He also mentioned the need for a water pipe loop going thru the lands. In addition, he mentioned having an outlot put in that was wide enough to put a roadway in that goes south.

Mr. Bergman referred to lots 15 thru 17, and Mr. Weigel noted that the City was against a combined low pressure system. It was unknown if lots 15 thru 17 could be served by gravity sewer, but an alternative would be to allow hung plumbing. Other alternatives would be a deeper sewer or a lift station.

Chairman Bierce stated he was hesitant to approve this.

Kevin Anderson stated they re-did the grading plan and they believe the site can be served with gravity sewer with the exception of five lots in the southeastern corner that would have hung plumbing. Mr. Weigel stated a requirement would be noted on the final plat.

Mr. Anderson pointed out that there is a lot of grade change on the site, so getting the sewer to work means they are mass grading the entire site. Mr. DeCleene referred to the tree replacement program and questioned what the precedent is. He questioned the parameters for the ratio of what gets removed to what gets replaced. The petitioners noted that 95 percent of the site would be graded.

Further discussion took place regarding the grading of the site and the tree topography.

Mr. Klein stated this is the only plan we've seen of this site and it goes contrary to what we've done with this community. This plan takes in no consideration of the topography. He stated it was not the community's concern to get a certain number of lots to make the project work economically.

Chairman Bierce felt the technical difficulties could be overcome with the exception of the tree issue. He felt they needed to respect the people in the community and he did not think it fit into the character of our community.

Mark Toby (407 Sunset Drive, Village of Pewaukee) was concerned about the traffic and questioned if a traffic study had been done. He did not see any turn off in or out of the subdivision on the plat. The traffic on Bluemound at rush hour time does not allow for a left-hand turn. Kevin Anderson stated they met with the County and this is the only place they would approve a road connection. They do plan on having the taper lanes to turn in and pull out, and he assumed the County would require a bypass lane. Mr. Toby referred to the intersection at Main Street and felt it would become a major congestion point. Mr. Weigel noted the County will look at it at some point in the future to determine if improvements need to be made.

Mr. Weigel stated from the engineering perspective, the applicants are aware of the concerns laid out, and approval should be contingent on those items laid out. Most of the items noted can be taken care of and processed.

Mr. Weigel then read the ordinances related to tree growth removal.

Chairman Bierce stated he hoped they would not have to clear cut the site and could come up with a more natural plan. He felt he could not move forward without seeing the tree removal and replacement plan.

A motion was made and seconded (S. Bierce, D. Linsmeier) to deny the preliminary plat.

Motion Passed: 5-For, 0-Against.

Mr. Clinkenbeard referred to the tree replacement plan and clarified that the Plan Commission would look at what we are going to have when we get done with this and if there is a chance that the trees will be able to be sustained during their growth life.

Mr. DeCleene requested more discussion about the reservation that is running to the south. At one point it was decided that it would be a 30 foot easement for future water, and at the staff meeting they learned it would be a full 60 foot road dedication. He wanted to discuss the likelihood of a road connecting this development with Mr. Reese's development to the south. Based on the grade, he felt it was extremely unlikely that any kind of road would ever be put in there and he wanted to look into the possibility of an outlot for water to be run that would be 30 feet wide.

Discussion then took place regarding the lots and the neighborhood plan.

Chairman Bierce felt the community would push hard for a connecting road. Having an extra road would help to get the fire trucks through. Additional discussion took place regarding the placement of the road and the running of the sewer.

Mr. Clinkenbeard clarified that the motion was to deny the plat at this point. The petitioners can go back to the drawing board if they want and meet with staff.

5. Discussion and Action Regarding a Petition for a Conditional Use Permit Public Hearing for River Glen Church to Locate a Church at W229 N1400 Westwood Drive in a B-5 Commercial District (Old American TV Building) (PWC 0959988004)

Mr. Clinkenbeard stated the petitioners wanted to locate a church in the old American TV property. There is no other property for lease in the building after this.

Because it is a B-5 district, and because a church would normally be located in an institutional zoning, the only way this can be done is to do it with a conditional use permit.

Chairman Bierce opened the public hearing and asked if there was anyone in the audience who wished to speak. There being none, Chairman Bierce closed the public hearing.

Tim Knepprath with Wellspring Construction stated River Glen Church was looking for a second, multi-site location to provide better access for their current members and provide additional facilities for the entire community. It will be used primarily on Sundays, but there may be times during the week that they have small meetings.

Mr. Clinkenbeard noted that they cannot expand. Their sign would be located on the CTH F side and they would have a sign above the main entrance.

Discussion took place regarding the hours and days of operation. Mr. Clinkenbeard suggested amending the Plan of Operation form to include days other than Saturdays and Sundays to include other nights and weekdays.

It was noted that the seating capacity of the auditorium is 350 and there are five smaller classrooms. The overall occupancy is less than 500. If they fill the space, they would split it up and have multiple services, or they would go to Saturday night. Mr. Clinkenbeard pointed out that they could not expand the parking or the building.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the conditional use permit for River Glen Church with the condition that there is no future expansion of the building. Motion

Passed: 5-For, 0-Against.

6. Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Hillside/Glacier Neighborhood (Map 1)

Mr. Clinkenbeard stated the only proposed areas were a cul-de-sac down on the south side and another cul-de-sac in the middle of the neighborhood. There is a continuation of Greenhill Drive on the north side.

Chairman Bierce opened the public hearing at 8:24PM and asked if there was anyone in the audience who wished to speak. There being none, Chairman Bierce closed the public hearing at 8:24PM.

A motion was made and seconded (S. Sullivan, B. Bergman) to approve the 2050 Land Use/Transportation Plan for the Hillside/Glacier Neighborhood. Motion Passed: 5-For, 0-Against.

7. Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the South Lake Neighborhood (Map 13)

Mr. Clinkenbeard stated the only change is on the southeast corner of Meadowbrook Road. It is proposed to be residential but the Plan Commission approved the location of an assisted living operation and that is an institutional use.

Chairman Bierce opened the public hearing at 8:28PM and asked if there was anyone in the audience who wished to speak. There being none, Chairman Bierce closed the public hearing at 8:28PM.

A motion was made and seconded (C. Wunder, D. Linsmeier) to approve the 2050 Land Use/Transportation Plan for the South Lake Neighborhood. Motion Passed: 5-For, 0-Against.

8. Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Meadowbrook Creek Neighborhood (Map 14)

Mr. Clinkenbeard described the area. The only land left to be developed in this area is a small piece of land next to Golf Road that is proposed for residential.

Chairman Bierce opened the public hearing at 8:31PM and asked if there was anyone in the audience who wished to speak.

Gerry Glocka, W273 N1582 Lakefield Drive, referred to the piece of land that could be developed and questioned if a street would go thru there. Mr. Clinkenbeard stated it was subbed out to serve the property. Further discussion took place regarding the type of land the property is. If the plan is followed, the road could continue into a cul-de-sac. There is the potential to take a road off of Golf Road into this site. The property could be duplexes or low-density multi-family.

A woman in the audience questioned if this would always stay a cul-de-sac. Mr. Clinkenbeard could not say that for sure.

Chairman Bierce then closed the public hearing at 8:42PM.

A motion was made and seconded (C. Wunder, B. Bergman) to approve the 2050 Land Use/Transportation Plan for the Meadowbrook Creek Neighborhood. Motion Passed: 5-For, 0-Against.

9. Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Northview Hills Neighborhood (Map 15)

Mr. Clinkenbeard stated there are some large lots along the south side of I-94 that could be combined and developed.

There is land west of the Cloverland neighborhood that could be developed and is showed that way on the plan but it does not mean that will happen for certain. It would be close in residential density to Cloverland Farms.

Chairman Bierce opened the public hearing at 8:49PM and asked if there was anyone in the audience who wished to speak.

A gentleman in the audience questioned who the Cloverland Farms subdivision was purchased by, and Mr. Clinkenbeard noted it was the Neumann Companies.

Chairman Bierce then closed the public hearing at 8:51pm.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the 2050 Land Use/Transportation Plan for the Northview Hills Neighborhood. Motion Passed: 5-For, 0-Against.

10. Discussion and Action Regarding a Shoreland Mitigation Plan for the Remitz Property Located at N37 W26637 Kopmeier Drive (PWC 0894036)

Mr. Weigel referred to the Assistant City Engineer's memo and stated they were recommending approval of the mitigation plan with the contingency that the minutes of this meeting and the plan be recorded with Waukesha County.

It was noted that the driveway is sloped to the east. There is decorative stone on the west side of the driveway to match the mitigation and add continuity.

A motion was made and seconded (B. Bergman, S. Sullivan) to approve the shoreland mitigation plan for N37 W26637 Kopmeier Drive. Motion Passed: 5-For, 0-Against.

11. Adjournment

A motion was made and seconded (C. Wunder, D. Linsmeier) to adjourn the meeting. Motion passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk