

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, T. Janka, D. Kiser, D. Linsmeier, S. Sullivan, and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the October 21, 2021 Meeting Minutes

A motion was made and seconded (C. Wunder, T. Janka) to approve the October 21, 2021 meeting minutes. Motion Passed: 7-For, 0-Against.

3. Discussion and Action Regarding Re-Approval of a Preliminary Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Creating Two Lots and Dedicating Public Rights-of-Way (PWC 0919995) (Originally Approved by Plan Commission on 11/21/2019)

Mr. Fuchs stated the applicant was not able to record the Certified Survey Maps within the State required timeframes, so they need to be re-approved with a new date. There are no changes from the last approval.

A motion was made and seconded (D. Kiser, T. Janka) to re-approve the preliminary Certified Survey Map for The Waters Senior Living Management. Motion Passed: 7-For, 0-Against.

4. Discussion and Action Regarding Re-Approval of a Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Creating Three Lots (PWC 0919991 & PWC 0919995) (Originally Approved by Plan Commission on 11/21/2019)

A motion was made and seconded (C. Wunder, D. Kiser) to re-approve the Certified Survey Map for The Waters Senior Living Management. Motion Passed: 7-For, 0-Against.

5. Discussion and Action and Public Hearing Regarding a Rezoning Petition for Ba(en)2 Acres, LLC/Michael Baenen to Rezone Property Located at N8 W27947 Northview Road from Rs-1 Single-Family Residential, Rs-2 Single-Family Residential and A-1 Agricultural to Rs-2 Single-Family Residential, LC Lowland Conservancy and UC Upland Conservancy for the Purpose of Subdividing the Property to Create Five Single-Family Lots (PWC 0982997)

Mr. Fuchs stated the end result will be five single-family lots and one outlot. The outlot will be used for storm water management. The lots are somewhat of an irregular shape in order to achieve the minimum lot size requirement of two acres and a lot width of 220 feet. Mr. Fuchs noted staff was recommending approval of the rezoning and the two Certified Survey Maps. The four-lot CSM has conditions for final grading, erosion control and storm water management review by the Engineering Department, access approval to Northview Road for the outlots, and signage must be placed on the lots to mark the location of the natural resource areas in an attempt to prevent disturbance.

Chairman Bierce opened the public hearing at 6:05pm.

Mr. William Poling (N7 W27712 Northview Road) gave some history about the water runoff and drainage issues on his property across the street. Mr. Poling detailed the various problems he has had to fix on his property because of the water.

Jeff Hook was present on behalf of the property owner, Mike Baenen. He noted that Mr. Baenen lives in a house on the property and the intent was always to parcel off some single-family homes, put a pond in, and deal with a lot of the water issues. Mr. Hook felt the issue was east of this property, but the pond would help at least a little bit. He noted that Mr. Baenen was not a developer.

Chairman Bierce closed the public hearing at 6:27pm.

Discussion took place regarding the storm water issues. Commissioner Brown confirmed that the property is continuously under water and has a notorious drainage issue. She did not feel enough of the drainage issues were being dealt with in the area.

Commissioner Sullivan was concerned about the storm water issue and felt it had to get taken care of. He did not believe just putting in a detention pond would solve the problem.

Ms. Wagner noted that all of the issues would be addressed with their storm water management review. She stated she has no objection to homes being constructed in this area, and she mentioned that there were tests done on these lots, and they did find areas to support septic.

Chairman Bierce felt this may mitigate the storm water issues in the area, but did not believe it would solve everything. He did not see the point of going through the time and expense of rezoning without getting the storm water answers. Ms. Wagner noted that the storm water management plan is in and there are some changes that need to be made, but nothing major.

A motion was made and seconded (D. Kiser, S. Sullivan) to table the rezoning. Motion Passed: 7-For, 0-Against.

6. Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Dividing the Property Into Two Lots and One Outlot (PWC 0982997)

A motion was made and seconded (D. Kiser, C. Wunder) to table the Certified Survey Map. Motion Passed: 7-For, 0-Against.

7. Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Creating Four Lots for a Single-Family Home Development (PWC 0982997)

A motion was made and seconded (D. Kiser, C. Wunder) to table the Certified Survey Map. Motion Passed: 7-For, 0-Against.

8. Discussion and Action Regarding the Final Plat for Swan View Farms Subdivision Addition No. 1 (PWC 0871068)

Mr. Fuchs stated this was for Phase 2 of Swan View Farms and was the northernmost portion of the development. It includes 23 lots and 4 outlots and is in substantial conformance with the Preliminary Plat. Mr. Fuchs recommended approval.

Ms. Wagner noted approval should be contingent on ensuring the assessments have been paid and adding an access easement for the trail from Farm Field Circle to Balmer Park. She also noted that a reference line needs to be corrected.

A motion was made and seconded (D. Kiser, T. Janka) to approve the Final Plat for Swan View Farms Addition No. 1 with the City Engineer's conditions. Motion Passed: 7-For, 0-Against.

9. Discussion and Possible Action Regarding a Conceptual Plan by Interstate Partners for a Proposed Multi-Family Development Located on Ridgeview Parkway (PWC 0953984005)

Mr. Fuchs stated this multi-family apartment development would be located within the Ridgeview Corporate Park. There are 164 units being proposed. The initial site plan includes two two-story buildings and two four-story buildings. Each four-story building includes 62 units each. The applicant also provided an alternative site plan that includes the two two-story buildings and three buildings with 39 units in each building. This was done to comply with the City's maximum number of units within a building that is limited to 40.

Mr. Fuchs stated the development would require a rezoning to the Rm-3 district to accommodate the density of 12 units per acre. The minimum PUD size requirement of 25 acres would not be met, as the site is approximately 13.5 acres. The parking standard of 2.5 spaces would not be met, as the site plan shows 2.1 spaces per unit. There is also underground parking as opposed to having garage spaces as required in the Rm-3 Zoning District. Mr. Fuchs noted that he would not object to amending the acreage requirement or the parking.

Ms. Wagner recommended a second entrance. She was concerned about the traffic at the intersection of Stoneridge Drive and Ridgeview Parkway and was concerned about adding this amount of traffic without some improvements to the intersection. Storm water management improvements would also need to be done, and they would need to take a closer look at the sewer capacity in the area to ensure it can service the buildings.

Fran Brzezinski with Interstate Partners gave a brief history regarding the Ridgeview Corporate Park. He felt this development would be successful and a benefit to the City, but still makes sense in the neighborhood. Mr. Brzezinski stated it would be a three-story building and would conform to the zoning, and they will be market rate apartments.

Commissioner Sullivan stated he was concerned about the density and traffic.

Commissioner Janka felt crime rates increase with multi-family housing. He stated the more multi-family rental units a community has, the worse the school system gets. He felt single-family homeowners have a vested interest in the community. Mr. Brzezinski noted that this was not family housing, and their target market were young professionals instead. It is not affordable housing or workforce housing, and 65 percent of the units are proposed as one-bedroom.

Commissioner Brown stated she liked the renderings because it looked like an office building and was very modern, and she felt it would fit the area. She stated she preferred the second view versus the original view, as it looked more office-like. Ms. Brown stated she did not want to change the Zoning Codes based on someone coming in, and it should be changed based on what the City feels is necessary. It would be better if something comes in and fits within our Zoning Code.

Further discussion took place regarding the concept of multi-family.

10. Discussion and Possible Action Regarding a Conceptual Plan by Momentum Early Learning for a Proposed Childcare Center Located at N19 W24135 Riverwood Drive (PWC 0949998015)

Mr. Fuchs stated this was a conceptual review for a 14,700 square foot single-story childcare facility. There would be approximately 65 parking stalls, a trash enclosure, and a 7,912 square foot outdoor play area. The proposal meets the B-4 district standards, as well as the 40 percent greenspace requirement. The use is not a listed use in the B-4 District, so a conditional use would be required, along with a site and building plan application.

Commissioner Brown questioned the decision to place an outdoor play area next to a road with a lot of traffic. She also felt the renderings were boring and questioned if it was due to the location being in an industrial area. The applicant stated they preferred to design the building more like their Germantown location.

Commissioner Janka had no problem with the use or the location. He agreed that the exterior renderings had some problems.

Chairman Bierce stated he had no problem putting this in this location.

Discussion then took place regarding the architecture of the building.

11. Adjournment

A motion was made and seconded (D. Kiser, T. Janka) to adjourn the meeting at 8:03pm. Motion Passed: 7-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator