

**In attendance:**

D. Kiser, D. Linsmeier, A. Schoenemann, and S. Sullivan.

**Also in attendance:**

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

1. Call to Order and Pledge of Allegiance

In the absence of Chairman Bierce, City Planner Nick Fuchs called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Appointing a Temporary Chairperson

**A motion was made and seconded (D. Kiser, A. Schoenemann) to appoint Commissioner Sean Sullivan as Temporary Chairperson.** Motion Passed: 4-For, 0-Against.

3. Discussion and Possible Action Regarding Approval of Plan Commission Meeting Minutes

3.1 June 20, 2024

**A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the June 20<sup>th</sup>, 2024 meeting minutes.** Motion Passed: 4-For, 0-Against.

3.2 July 18, 2024

**A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the July 18<sup>th</sup>, 2024 meeting minutes.** Motion Passed: 4-For, 0-Against.

4. The Glen of Pewaukee Located at W220 N2475 Springdale Road as Requested by Cornerstone Development (PWC 0916997)

4.1 Discussion Regarding Conceptual Review of a Mixed-Use Residential Development Consisting of 90 Condominium Units and 48 Single-Family Residential Lots

Mr. Fuchs stated the proposal was for 48 single-family residential lots and 90 condominium dwelling units. The condos would be within 18 four-family buildings and 9 two-family buildings, each with a two-car, attached garage. The site plan also consists of a pool, clubhouse, and a paved trail planned throughout the development. Mr. Fuchs noted that the plan is consistent with the future land use.

John Whelan, Chairman of Cornerstone Development, introduced his team and stated they tried to come up with a plan that would fit in well with the existing area with the existing single-family. He noted that they would also have pickleball courts and another gathering spot outdoors.

A member of Cornerstone Development mentioned that they held two listening sessions with the neighbors

to explain the development. He felt the meetings were a great success.

Mr. Whelan believed the condominiums would average above \$600,000 per home, and felt the single-family to the west would go for even more than that. He stated there are turns in the roads and variations in the building layouts so that it feels like the neighborhood to the west.

Mr. Whelan referred to the renderings for the double duplex and noted that they like to put the garages together for a street view presentation of a home.

Commissioner Kiser was concerned about residents complaining about the existing Springdale Estates residents driving on the roads. Mr. Whelan noted that the streets were planned to be public, but there would be certain things done to differentiate the condo neighborhood, such as fencing.

Commissioner Sullivan felt Springdale Road was already too small for the traffic currently being driven on it. He felt a traffic study would need to be done to show what impact this development would have. He also noted that he would not be in favor of any private roads. Commissioner Sullivan felt they should look at expanding the single-family and reducing the number of condos. He also questioned if they would be interested in not connecting to Maplewood Lane and keeping this subdivision separate from Springdale Estates. Commissioner Sullivan felt the density may be a bit much but conceptually, he liked what was being proposed.

Commissioner Linsmeier stated he would not be in favor of private roads, and Mr. Whelan confirmed they were anticipating having public roads. Mr. Whelan added that his goal was to start putting infrastructure in next winter.

Josh Pudelko with Trio Engineering discussed the designs of the road throughout the development. Commissioner Schoenemann felt the flow seemed nice the way it was.

Mr. Kiser questioned if there would be a natural barrier between the condominiums and the single-family, and Mr. Whelan confirmed that they were envisioning split-rail fencing and a natural look to express the entry to the condominiums. He stated they could also apply for some muted signs that were classy and smaller, and that would tie into what they would do at the entrance.

No action was taken.

5. Adjournment

**A motion was made and seconded (D, Kiser, D. Linsmeier) to adjourn the meeting at 6:44pm.** Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd  
Deputy Clerk/Community Development Coordinator