

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, J. Endl, D. Kiser, D. Linsmeier, and A. Schoenemann.

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

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 Plan Commission Meeting Minutes

2.1 November 21, 2024

2.2 January 16, 2025

A motion was made and seconded (C. Brown, D. Linsmeier) to approve the November 21, 2024 and January 16, 2025 Plan Commission meeting minutes. Motion Passed: 5-For, 0-Against, 1-Abstain (D. Kiser).

3. Conceptual Review

3.1 Discussion Regarding a Conceptual Review Application for a Pre-Preliminary Plat for a Single-Family Residential Subdivision Development Upon Property Located at N12 W26506 Golf Road, as Requested by Veridian Homes, LLC (PWC 0944994)

Mr. Fuchs noted this was for the single-family portion of the Pewaukee Golf Club redevelopment. The plat includes 147 lots that range in size from 9,125 square feet to 42,297 square feet. The Planned Unit Development standards would allow a lot size of 9,000 square feet versus the typical Rs-6 District lot size of 12,500 square feet. There are also reduced setback options for the front and rear yards. Mr. Fuchs pointed out that the staff report discussed the option of sidewalks, due to the concerns and complaints made regarding traffic in existing subdivisions.

Ben Lang with Veridian Homes introduced himself and his team and gave some background about the company. He noted that they were under contract for Lot 2 and Lot 3 of the CSM that was approved, which amounted to approximately 75 acres. They are proposing 147 homes with diverse lot sizes and a number of different options for buyers.

Chairman Bierce felt this subdivision would be exactly like all of the other subdivisions that have been built in the City, and he felt this subdivision was not for people who work for a living.

Mr. Lang then discussed a Veridian subdivision previously completed in Dane County and discussed its housing options. He noted the homes that were built by Veridian in the 1990's are selling for about the same amount as the homes they are currently building today. Mr. Lang noted that they wanted options for different family types. He stated they would be comfortable doing a subdivision that was first-time homebuyer-oriented blended in with estate-type, high-end homes in order to blend together and create a sense of community.

Chairman Bierce questioned what the reason would be to cram in as many houses as possible. He questioned what would be wrong with building smaller houses.

Commissioner Brown felt the City has always looked for high-quality developments and there has always been a standard. She was unsure if building smaller homes would fit that standard, but she mentioned there was not enough to the homes and suggested adding things such as brickwork.

Discussion took place regarding the progression from rentals to home ownership.

Commissioner Schoenemann did not believe it was a reality to build that cheap of a home for \$400,000. She noted that infrastructure and building costs continue to rise and margins are low. She mentioned that multiple communities were trying to develop problems to fix the housing crunch, and she did not believe the answer was trying to jam in multiple lots.

Commissioner Brown suggested the applicant come back to the Plan Commission to show the variation in the neighborhood to see what it would look like. She also suggested having sidewalks due to the potential density of the subdivision and she felt the residents would be safer with them.

Discussion then took place regarding the sidewalks as relates to snow clearing and long-term maintenance. Ms. Wagner noted there was a wide variation amongst municipalities as to their sidewalk policies. Mr. Lang cautioned that it could become a challenge for the Homeowner's Association, specifically with HOA fees getting too high.

Commissioner Kiser disagreed and stated he would stay away from sidewalks. He suggested widening the main thoroughfare so that there could be a designated walking lane on both sides of the road. He questioned who would maintain the sidewalks and felt a multi-use path would be easier.

Commissioner Brown referred to the western area and suggested having a path or opening so that people could walk down the street to get to that park area. She felt it was jam packed with homes, and she did not want someone to have to walk between houses. Commissioner Brown also suggested signage directing people how to get there.

Commissioner Schoenemann felt the subdivision looked too dense with houses when first entering and she felt there was no relief throughout the entire area. Mr. Lang felt the density was a product of the lot sizes. He referred to the homes backing up to the west side and noted that they would have really nice views, and it would not feel nearly as dense as the plan view

looked. Commissioner Schoenemann felt there could be a round about at the major intersections to slow people down, and she stated it seemed too basic.

Commissioner Brown suggested making the entrance bigger and adding an architectural piece to it.

Commissioner Schoenemann felt the subdivision needed sidewalks and felt it would be scary for any of the people that would choose to build a house on the road. She suggested sidewalks on both sides of the spine road and again suggested installing roundabouts. Commissioner Brown felt what they would lose in potential roundabouts they would gain with putting more houses on a smaller plot of land to make up for some of the lost density from the roundabouts.

Commissioner Kiser noted that he would not be in favor of smaller lot sizes.

No action was taken.

4. Adjournment

A motion was made and seconded (C. Brown, D. Kiser) to adjourn the meeting at 7:14pm.

Motion Passed: 6-For, 0-Against.

Respectfully Submitted

Ami Hurd
Deputy Clerk/
Community Development Coordinator