

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, Department of Public Works Director M. Wagner, and Deputy Clerk/Community Development Coordinator 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. Preliminary Plats

2.1 Discussion and Action Regarding a Preliminary Plat for the Single-Family Rental Portion of the Willow Run Subdivision Development, as Submitted by Land by Label (PWC 0941988104 & PWC 0944994)

Mr. Fuchs stated the Preliminary Plat included 25 lots with an average lot size of 11,236 square feet. He recommended approval with the conditions that they must obtain DNR approval of the wetland impacts and exemptions, SEWRPC concurrence of the delineation, any remaining wetlands and setback be placed within outlots, signs are to be staff reviewed, Engineering approval of grading, erosion control, utilities, and stormwater, and a sump pump condition that they are not discharging onto neighboring properties or into the streets. Mr. Fuchs added that they also mimicked a few conditions from Waukesha County's comment letter, and he noted condition 4 could be deleted, as it referenced lots in the other subdivision.

Ms. Wagner requested adding a condition that the drainage easements be located in outlots.

Commissioner Brown referred to the wetlands on Lot 6 and questioned if there were any concerns from Engineering regarding fencing off the wetland so that it could not be built on and she questioned if the lot would have a water easement. Ms. Wagner pointed out that there was a condition that all wetlands be encompassed in outlots, so it would change Lot 6 to carve that piece out.

Mr. Fuchs stated the preference was to have both the wetlands and setbacks in outlots, as it makes them more noticeable. The City also has the option to require cedar posts to note the wetland areas at a specified distance.

Additional discussion took place regarding the wetlands as relates to the outlots and easements. Mr. Fuchs noted that the City's ordinance requires natural resources to be in an outlot.

Chairman Bierce stated he viewed this portion as a giant multi-family area and felt the architecture of the homes should go before the Plan Commission. He felt these rental homes

would be owned by people who are transitory and do not have a vested interest in keeping them, and he felt they would deteriorate quickly.

Ms. Cialdini reviewed the plans and noted that landscape was added along the northern and southern property boundaries and to screen the stormwater facilities. The goal was to be consistent with the garden-style development, but not mimic or copy the architecture. Ms. Cialdini mentioned that the siding would be cement board siding, but there would be no masonry. She noted there would be four floor plans, with two ranch-style floor plans and two two-story floor plans, both with three-bedroom and two-bedroom options and all with a two-car attached garage.

Commissioner Brown questioned the walkways, and Ms. Cialdini noted that no sidewalk was planned around the looped road surrounding these homes. A sidewalk was added to the west side of the spine road in order to create some connectivity to the Veridian development to the south and to the park.

Ms. Wagner suggested a sidewalk on at least one side of the main road, especially if a connection to Fieldhack Drive would be made in the future if the gate was removed.

Discussion took place regarding the possibility of a sidewalk and the maintenance requirements related to it. Ms. Wagner noted the City has not adopted a sidewalk policy, but it would be brought forward to the Public Works Commission and Council to create the policy.

Commissioner Schoenemann felt it did not have to be a City responsibility and suggested it be a part of the HOA for the homeowners to clear their area. She suggested adding a sidewalk on the south curve of Road B.

Ms. Cialdini noted that they added sidewalks because they were asked to add sidewalks, and prior to the sidewalks there was a trail connection with asphalt pavement and crushed stone. She noted they were open to the trail again if there was no longer a desire to have sidewalks because of the potential maintenance issues. Ms. Wagner noted that the sidewalk was currently proposed to be located in the City right-of-way.

Chairman Bierce questioned if there would be a way for people to walk around the gate and he suggested a there be a clear and safely marked path along the gate for people to walk.

Commissioner Kiser suggested having walking paths instead of sidewalks, and requiring the developer to design and maintain it, so that the City does not have to have a policy.

Further discussion took place regarding the maintenance and location of the sidewalks.

A motion was made and seconded (D. Kiser, A. Schoenemann) to concur with staff recommendations as discussed, as well as adding a walking path managed by the developer, to get from Fieldhack Drive to Road C, located out of the right-of-way, using any hardscape that the developer chooses to construct it with, according to City standards.

After a brief discussion, **the motion was modified (D. Kiser, A. Schoenemann) to concur with staff recommendations as discussed, directing staff to work with the developer for a connector path or road from Fieldhack Drive past the gate to Road A, preferably out of the right-of-way.** Motion Passed: 6-For, 0-Against.

2.2 Discussion and Action Regarding a Preliminary Plat for the Single-Family For-Sale Portion of the Willow Run Subdivision Development, Located at N12 W26506 Golf Road, as Submitted by Veridian Homes (PWC 0944994)

Mr. Fuchs stated the Preliminary Plat included 147 lots, with a mean lot size of 14,376 square feet. Many of the same conditions are included that were included in the previous plat. He suggested discussing condition 4 regarding whether the setbacks for wetlands needed to be in an outlot or easement. Mr. Fuchs stated the staff report also included Waukesha County's comments, and staff recommended approval. Ms. Wagner pointed out that drainage easements were to be located in outlots.

Commissioner Schoenemann liked the narrowing of the road as a calming feature and felt three of them were needed on the road, not just one. She suggested one at the four-way stop and one at the base entrance at a minimum.

Commissioner Schoenemann also suggested enhancing the landscaping by the entrance, and she felt the sign further up was disconnected. She also referred to the location of the CBU mailbox clusters and felt it was a dangerous location for it. She suggested pulling it back so that it was not in such a busy area. Commissioner Endl noted that they were on the left side of the road, so for people coming home from work it would be on the opposite side of the road that people would be driving on.

Ben Lang with Veridian Homes noted that the USPS is now requiring more parcel boxes at each CBU. He confirmed that all other deliveries would be done directly to the front door. The location of the CBU's is only conceptual in nature at this time, and they will work directly with the Postmaster to determine where they want it to be.

Ms. Wagner noted that there would be issues with snowplowing if the CBU's are too close to the road. She stated other subdivisions with CBU's have pull-offs to accommodate the cars, or a few parking stalls. Chairman Bierce assumed there would be backups onto the road if over 70 homes per mailbox cluster were picking their mail up after work. Mr. Lang noted that they would try to break them up in the final design so that every 30 to 40 homes would have a cluster of boxes.

Commissioner Brown questioned the number of monument signs. Ms. Cialdini stated there was one overarching brand for the development, but she did believe there needed to be a distinguishing identity for each community. A monument sign was planned for the entry at Golf Road and the spine road, and Veridian has a second monument sign entering the single-family area. Another monument sign was planned for the entrance of the garden-style apartments so there were different signs to understand the different locations within the development.

Chairman Bierce did not believe the traffic calming features would work and felt they would

only make things worse by narrowing the road and causing cars to drive closer to each other while still going faster. He felt the young people would be living in the apartments and they would drive faster than anyone else, causing massive accidents.

Commissioner Linsmeier felt traffic calming measures like bump outs really did slow people down because it makes the road so narrow.

Commissioner Brown referred to the sidewalks and felt they were necessary, as the main road would be a major thoroughfare and there would be a significant amount of traffic. She did not believe the City should maintain the sidewalks.

Ms. Wagner recommended sidewalks be in place so that we do not continue to have the same issues that we have in existing subdivisions with a similar layout to this. She mentioned the biggest complaint she receives is on major thoroughfares such as this. There is a demand for pedestrians to be out walking and the safest place for them is not in the road.

Chairman Bierce questioned who would be responsible if the sidewalk cracked and questioned if that burden would be put on the homeowner. Mr. Lang noted they would create a maintenance agreement between the HOA, the single family, and the management company for the single-family for rent and multi-family and they would all be responsible for the open space sidewalk.

Commissioner Kiser felt the sidewalks needed to be exclusively within the development and out of the right-of-way so that pedestrians could get from Road B all the way to Golf Road.

Ms. Cialdini stated they would agree to the maintenance obligation of snow removal from the sidewalk if it was in the right-of-way. She also noted there were street trees so that every yard would have a tree in the single-family rentals. If the sidewalks are left in the right-of-way, they would agree to maintain them and do snow removal, and it would allow them to maintain the street trees adjacent to the right-of-way. If the sidewalks are moved out of the right-of-way and into the lots, that would shrink yard space, and there would be no room left for landscaping. Mr. Lang highly recommended putting the sidewalks in the right-of-way and they would work with Maggie and Nick to come up with a policy for snow removal and long-term maintenance.

Ms. Wagner mentioned that she would add discussion to the Public Works Committee meeting agenda to format a sidewalk policy.

Mr. Lang then referred to the wetland setbacks and stated if they put all of the wetlands that they are not planning to fill into outlots, that would work on every single lot. If the 75 foot setback for the navigable stream is required to be in an outlet, it would impact a handful of homes in the southwest corner of the western loop. Mr. Lang noted that they would be open to doing an easement and noting it on the plat, so the homeowners were aware of the setbacks. Mr. Fuchs stated the City prefers to have everything in the outlots.

Discussion took place regarding the quality of the exterior materials. Chairman Bierce felt the City needed to be very careful with this development, and strict about the material being used,

so that it does not end up in disrepair. He suggested including a condition in the covenants for no vinyl on the houses.

Commissioner Kiser was concerned about the narrowing of the roadways and was concerned about plow maintenance. The roads would narrow to 20 feet wide, and a plow blade is 10 to 11 feet. Ms. Wagner noted that it would not be an issue, and she felt that out of all of the traffic calming options, this would have the least impact to operations.

Commissioner Brown stated she was concerned about a number of lots that were encroaching the wetlands. Mr. Lang discussed the individual lots and noted the various setbacks. Discussion took place regarding the location of the wetlands and setbacks as it relates to outlots and easements.

A motion was made and seconded (S. Bierce, D. Kiser) to approve the Preliminary Plat contingent on the staff conditions in the staff report, the sidewalks being out of the right-of-way, and the drainage easements being placed within outlots. Motion failed: 2-For, 4-Against (C. Brown, J. Endl, D. Linsmeier, A. Schoenemann).

A motion was made and seconded (C. Brown, D. Linsmeier) to approve the Preliminary Plat contingent on the conditions in the staff report, the sidewalks being in the right-of-way, and the drainage easements being placed within outlots. Motion passed: 4-For, 2-Against (S. Bierce, D. Kiser).

3. The Glen at Springdale Mixed-Use Residential Development Located at W220 N2475 Springdale Road, as Requested by Cornerstone Development/Esser Farm (PWC 0916997)
 - 3.1 Discussion and Action and Public Hearing to Rezone the Subject Property from Rs-6 Single-Family Residential, A-2 Agricultural, and LC Lowland Conservancy to Rs-6 Single-Family Residential, Rm-1 Multi-Family Planned Unit Development, and LC Lowland Conservancy

Mr. Fuchs stated this was a single- and multi-family development with 48 single-family lots and an average lot size of 16,226 square feet. The applicant is also proposing 84 condominiums within 15 four-family and 12 two-family buildings. The condominium portion of the development includes a clubhouse, swimming pool, and sport courts. Mr. Fuchs noted there was a recommendation to extend the path in the development further to have more access for the condominium buildings to access the amenities, as well as extending to lots 34 through 36. There were also conditions for lighting and landscaping details to be submitted for staff approval, engineering conditions, and utility approval. There was a sump pump condition as well, and signage would have to be reviewed by staff. Mr. Fuchs recommended approval and noted that they would have to address Waukesha County's comments as well.

Chairman Bierce opened the public hearing at 8:35pm.

Andrew Kanehl (W221 N2670 Lindenwood Court) questioned what point the project was at with planning. He was concerned about the high density of the condos and did not believe this went along with the rest of the area. Mr. Kanehl made various suggestions as to how the roads and neighborhood could be designed.

Joe Orendorf with Cornerstone Development referred to the entrances and noted that the entrance could not line up with the boulevard. Ms. Wagner added that Waukesha County was only allowing one entrance.

Leslie Gesme (W220 N2624 Maplewood Lane) stated she did not like the idea of condos, especially coming into Maplewood Lane where children are playing in the road. She questioned if there would be a housing study, traffic study, wildlife study, or sewer study. Ms. Gesme did not believe condos would jive with the community makeup and she was worried about the transient people in and out of the rentals.

Dan McLaughlin (N23 W22273 Briarwood Lane) stated he was worried about the water and drainage, as the field holds a lot of water when it rains. He questioned where the water would go if this gets developed. Mr. McLaughlin questioned where the construction traffic would go and did not want to see the trucks in the neighborhood.

Baron Brunke (N27 W22633 Burningwood Lane) stated he was looking forward to this development. He stated he was thoroughly searching the market to downsize and live in a condo. He felt that architecturally, Cornerstone had very nice buildings and would fit well into any single-family development. Mr. Brunke did not believe density would be an issue with a four-unit condo and he felt it would be older people owning them.

Jeff Esser (W220 N2475 Springdale Road) stated his family has owned the property since 1947. He pointed out that the southeast corner of property used to be plowed and was dry most of the time. He stated the area is now wetlands but was not wetlands when it was a farm.

Janet Binder (W223 N2559 Glenwood Lane) was concerned that people driving on Willowood Lane would drive up her driveway because people frequently mistake her driveway for a road. She was also concerned about the water at the end of the farm field and questioned what the future would bring. Ms. Binder was also concerned about the traffic and speeding cars. She requested a separation between her side and the new development.

Chairman Bierce closed the public hearing at 9:00pm.

Ms. Wagner referred to the stormwater and noted they had not yet received a plan, but it would be required. She also mentioned that Waukesha County required a traffic study on Springdale Road, but not on the local roadways in Springdale Estates. She discussed the wetlands on the property and the culverts in the area as relates to water backing up.

Commissioner Brown referred to lots 37 through 39 on the northwest end and felt the residents in that area would appreciate buffer, so she felt the current vegetation should stay. She stated she was not opposed to the development and felt it was a great layout, but she did agree with the water issues.

Commissioner Linsmeier mentioned that construction traffic should come off Springdale Road. Ms. Wagner stated they would post “no construction traffic” signs on Glenwood Lane and temporary weight restrict them. She noted that in the past they have done temporary barricades across roadways so there was no access into the existing subdivision.

Commissioner Endl mentioned that she lives in Five Fields and there are multiple condos and apartment complexes in the subdivision and they are not an issue. She stated there is an 87 unit complex on one side of the road and a 60 to 70 unit apartment complex on the other side and there are zero traffic issues.

Commissioner Schoenemann felt that because Springdale was already so dense with single-family, a condo solution was far better in the area than single-family. She stated she was fond of Cornerstone Development subdivisions, as they were tastefully laid out with the landscaping and positioning of the homes.

Maria Zampola-Stafford (N22 W22251 Meadowood Court) stated she was concerned about the cornfield holding water. She felt the mature trees would help with the flooding and wanted to keep them on the tree line.

Commissioner Schoenemann felt the clubhouse had one characteristic style, but the condos looked different as far as shake siding, vertical slat siding, and gables. Mr. Orendorf confirmed that they would tie the buildings together.

Ms. Wagner referred to the sidewalk and requested some clarification. Mr. Orendorf noted that they did not add the sidewalk to the six lots near the existing subdivision because there were no paved sidewalks in Springdale Estates, and instead it would start after that in the condo area. He stated they were not opposed to putting it in other areas. Commissioner Brown felt it was a good separation between the single-family homes and the condos. Ms. Wagner recommended adding the sidewalks.

A motion was made and seconded (A. Schoenemann, J. Endl) to recommend approval of the Rezoning, Conditional Use, and Preliminary Plat for The Glen at Springdale with the staff recommendations, excluding the trail extension. Motion Passed: 6-For, 0-Against.

- 3.2 Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Residential Planned Unit Development to Allow for a Multi-Family Residential Development Upon the Subject Property

Action taken in item 3.1.

- 3.3 Discussion and Action Regarding a Preliminary Plat for the Purpose of Developing a Single-Family Residential Subdivision Upon the Subject Property

Action taken in item 3.1

- 3.4 Discussion and Action Regarding the Site and Building Plans for a Multi-Family Residential Development Upon the Subject Property

A motion was made and seconded (C. Brown, D. Linsmeier) to table the Site and Building Plans for The Glen at Springdale. Motion Passed: 6-For, 0-Against.

4. Adjournment

A motion was made and seconded (D. Kiser, C. Brown) to adjourn the meeting at 9:38pm.
Motion Passed: 6-For, 0-Against.

Respectfully Submitted

Ami Hurd
Deputy Clerk/
Community Development Coordinator