

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, J. Endl, D. Linsmeier, and S. Sullivan.

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 and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Plan Commission Meeting Minutes

2.1 May 15, 2025

2.2 June 12, 2025

2.3 July 17, 2025

A motion was made and seconded (C. Brown, D. Linsmeier) to approve the May 15th, 2025, June 12th, 2025, and July 17th, 2025 Plan Commission meeting minutes. Motion Passed: 3-For, 0-Against, 2-Abstain (Endl, Linsmeier).

3. Items for Discussion and Possible Action

3.1 Discussion and Action Regarding the Site and Building Plans for The Glen at Springdale for a Multi-Family Residential Development Upon Property Located at W220 N2475 Springdale Road as Requested by Cornerstone Development (PWC 0916997)

Mr. Fuchs stated the Plan Commission previously approved the Rezoning, Conditional Use Permit, and Preliminary Plat at their October 15th meeting. The Site and Building Plans were tabled for further review at that meeting. There have been no significant changes to the plan other than the siding on the clubhouse was changed to horizontal siding to better match the condos. Mr. Fuchs recommended approval with the conditions that it be subject to staff review of the lighting and landscaping plans, and final Engineering review and approval.

Chairman Bierce referred to the sidewalks near condo buildings 6 and 7 and felt they were not matching like for like. He requested the plantings be spruced up between the two buildings. Joe Orendorf and John Whalen with Cornerstone Development noted that they chatted with the neighbors in the area and they would address the buffers.

Commissioner Brown felt the entrance sign was underwhelming and she was used to a monument sign with a subdivision this nice. Mr. Whalen noted he liked the understated look because it was classic and timeless and he noted he would send pictures of their current signs on different sites.

Ms. Wagner referred to the grading plan, and it appeared that they were grading up to the property line on some of the lots, so she suggested having the Engineer pull back the contours in order to preserve the tree line.

Chairman Bierce referred to the intersections and questioned if there would be streetlights. Ms. Wagner stated they do have them at other entrances, but they would have to determine if they would be paid for by the City or by the HOA. Mr. Whalen confirmed that they would submit a photometric plan to show what kind of illuminations were needed.

Chairman Bierce referred to the sidewalks, and Mr. Orendorf clarified that the site as a whole was not designed with sidewalks because of the City's previous thinking. They do have an asphalt trail that connects Briarwood Lane and winds through to the clubhouse to serve more of the condo owners that would have access to the clubhouse. He added that the single family would not have access to the clubhouse.

Discussion then took place regarding the design of the sign. Chairman Bierce felt the sign would need to go back to Plan Commission. Commissioner Brown felt the current sign would not be bad as an internal sign, but she was used to a stone-type monument sign at the main entrance. After further discussion, the Plan Commission agreed that the sign could be approved at the staff level.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the Site and Building Plans for The Glen at Springdale contingent on the lighting, landscape, and Engineering approval. Motion Passed: 5-For, 0-Against.

3.2 Discussion and Action Regarding the Site and Building Plans for Lake Country Eye Surgery Center for an Ambulatory Surgery Center Upon Property Located at W238 N1670 Busse Road (PWC 0954998013)

Mr. Fuchs stated an eye surgery center would be a permitted use in the B-6 District. The proposed single-story building was approximately 10,600 square feet with 78 parking spaces. The 40 percent green space requirement was being met, as were the setbacks. Mr. Fuchs noted the conditions that an agreement was to be approved by the Engineering Department for the allowance of signage, landscaping, and parking to encroach the sanitary sewer easement, final Engineering review of grading, erosion control, and stormwater, and the sign to be reviewed by staff and subject to a sign permit.

Commissioner Brown questioned the four handicapped parking spots and felt with the expected clientele that they should have more handicapped parking than that. Kerry Hardin with Collins Engineers stated the four spots were striped for van stalls. The code is more for mobility issues, but she noted they could look at additional stalls.

Ms. Hardin added that they have a monument sign that will be submitted for a sign permit, but they do not currently have a rendering.

A motion was made and seconded (C. Brown, S. Sullivan) to approve the Site and Building Plans for Lake Country Eye Surgery Center contingent on final Engineering approvals, the

agreement for encroachments, the sign being subject to staff review, and applying for a sign permit. Motion Passed: 5-For, 0-Against.

3.3 Discussion and Action Regarding a Mitigation Plan for the James and Susan Taylor Residence Located at N37 W26725 Kopmeier Drive (PWC 0894013)

Ms. Wagner stated the property was exceeding the allowable 27.5 percent impervious area. She was recommending approval, with the final calculations and report being recorded with Waukesha County.

A motion was made and seconded (D. Linsmeier, J. Endl) to approve the Mitigation Plan for the James and Susan Taylor residence. Motion Passed: 5-For, 0-Against.

3.4 Discussion Regarding a Conceptual Review Application for a Multi-Tenant Medical Service and Office Development Upon Property Located at W240 N2687 Pewaukee Road (PWC 0924995)

Mr. Fuchs stated the property was zoned B-6, and the applicant was proposing a 35,000 square foot multi-tenant building with a potential future expansion area that would allow for a 20,000 square foot building. The applicant was looking at multi-service medical offices or medical type uses. Mr. Fuchs mentioned that the proposed use did meet current zoning district and future land use designations.

Brian Adamson with ICAP Development stated he was open to the B-4 District. He noted that it would not be a fully speculative project, as they did have a specialty medical group looking to occupy almost half of the first building, so they would be designing this with that user, and complimentary users, in mind. Mr. Adamson added that each user would go through the Business Plan of Operation approval. They were not anticipating any conditional uses, or any ambulance use or 24 hour needs.

Commissioner Brown was concerned about the B-5 District, as it would open up the potential for vape shops and tattoo parlors. She requested the property be rezoned to B-4.

Commissioner Sullivan felt this was the most agreeable use for this property, but he felt it should be rezoned to address the medical use. Commissioner Linsmeier agreed and felt it would be a great use of the property.

Mr. Adamson referred to the entrances and noted that they intentionally pushed them as far away from the intersections as possible. He added that there would only be a right-in right-out on Watertown Road, but there would be a full access point on STH 164. Mr. Adamson referred to the possibility of a public road going through with previous applications and he noted that was not something they were anticipating. They wanted to keep the road behind the building but understood that people would probably use it as a cut through.

Ms. Wagner mentioned that they were looking to put a trail on Watertown Road along the north side of the property, so they would need to have a conversation about that if the project were to move forward.

No action was taken.

4. Adjournment

A motion was made and seconded (C. Brown, J. Endl) to adjourn the meeting at 7:04pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted

Ami Hurd
Deputy Clerk/
Community Development Coordinator