

In attendance:

Mayor S. Bierce, Alderman B. Bergman, S. Sullivan and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein and City Engineer J. Weigel.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Kennel License Application for Darnel & Armand Villarreal to Keep Five Dogs as Pets on Their Property Located at W227 N2901 Duplainville Road (PWC 0914975)

Mr. Fuchs stated the property owner has five dogs. City ordinances have an animal to premise ratio and based on the lot size, they would be allowed up to four animals, so they are short on the acreage to have five dogs. The City has also received a couple of calls from neighbors complaining about excessive barking on the property. Mr. Fuchs recommended denying the license.

Mr. Villarreal stated he has two German Shepherds and three rat terriers. He stated he lives on the west side of the street next to an industrial building. Mr. Villarreal noted he has found a home for one of the German Shepherds, so they are now down to four dogs, although they don't want to do that.

Chairman Bierce questioned if they could approve the license contingent upon bringing it back if they receive complaints. Mr. Villarreal stated they were currently looking for a new home.

A motion was made and seconded (S. Bierce, S. Sullivan) to approve the kennel license for up to five dogs that are currently owned now, and contingent upon further Plan Commission review if the City starts to receive credible complaints from the neighbors. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding a Mitigation Plan for the Tyler Pinter Residence Located at W267 N2965 Peterson Drive (PWC 0930026)

Mr. Weigel stated this plan would help meet the requirements. He recommended approval contingent upon the project narrative, plan and Plan Commission minutes being recorded as required by City ordinance.

A motion was made and seconded (S. Sullivan, C. Wunder) to approve the mitigation plan. Motion Passed: 4-For, 0-Against.

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for The Waters Senior Living Management, LLC (Applicant) and the Kopecky Family Irrevocable Trust, Stephen T. Hagedorn and Karen E. Polansky (Property Owners) to Rezone Property Located at W239 N2492

Pewaukee Road From Rs-4 Single-Family Residential, A-2 Agricultural, I-1 Urban Institutional & LC Lowland Conservancy to Rm-3 Multi-Family Residential (Except for Areas Zoned LC District Which Shall Remain LC) for the Purpose of Developing a Multi-Family Senior Living Facility (PWC 0919991 & PWC 0919995)

John Hunsicker with The Waters Senior Living introduced Debbie Tomczyk, Mindy Michael and Matt Clementi. Mr. Hunsicker stated they were proposing to change the comprehensive land use from medium density to high density and retaining the lowland conservancy areas based on the wetland delineation, and adding some public roadways. They are proposing to rezone the property to predominately Rm-3, except for the wetland areas.

Mr. Hunsicker described the changes that were made in the past few months. In this current plan, there are a total of 161 units, of which 115 units are in a senior living apartment buildings. Attached to it is a single-story building with 16 memory care studios and a total of 15 twin homes for a total of 30 independent living cottages that are spread around the property. This plan has a few changes since the last submittal. They moved the senior living building to the west because they will be less likely to disturb the wetland areas. They have added Road B on the plan and it is designed to be the main entrance to the property. It comes in off of Watertown Road and has a cul-de-sac and a private drive to the senior living building. They have also added a shared driveway access with the Crossroad Care Center on Pewaukee Road. It would be designed as a service road or any easy way for residents to get in or out of the main building because it connects to the ring road on the north side and directly to the garage entrance. They've also separated the site so that Road B does not connect though to the south side of the site. This creates two different zones on the property that are connected through a private driveway but not a public street. There are traffic improvements to make sure traffic on the site does not go into the Hawks Meadow neighborhood. They also made the Talon Drive connection into a two-way street because it creates connectivity. Mr. Hunsicker added that they have introduced a town home units with a one car garage so that there is flexibility to fit units on the site without affecting the wetlands.

Mr. Hunsicker referred to the traffic study and noted that it shows traffic from this site to be relatively low. He stated the access from Watertown Road was a full access and could be entered and exited from all four directions. That will be the main entrance to the senior living property and to the four twin homes. He referred to the shared access point with the Crossroads Care Center and stated they would have a small connecting road from their ring road around the main building connecting to their existing driveway. It would be a right-in, right-out only. The third access point is in the southwest corner of the site and is the existing entry at Hawks Meadow Drive where they would connect to a stub that is already there and have a public street going into the site. To prevent traffic from flowing southward into the Hawks Meadow Subdivision, they have traffic improvements such as a lane divider and traffic signaling that directs traffic out to Pewaukee Road. There is also a connection at Talon Drive where there is an existing stub there and would be for residential traffic to the senior cottages.

Matt Clementi with Stantec discussed the storm water management on the site.

Mr. Hunsicker noted the density on the site is 161 units on 18.13 net acres, so they are at 74 percent of the allowed density, which is well below the max density.

Mindy Michael with Kaas Wilson Architects discussed some of the views of the development being presented. She explained the exterior colors and materials of the building, as well as the views from each roadway. Mr. Hunsicker referred to the monument sign and noted that the sign would be moved closer to

where the road goes north from the Hawks Meadow connection so that it's less of a sign on Pewaukee Road and more of a sign for people who have already made the turn into Hawks Meadow Drive.

Mr. Hunsicker then referred to the conditional use permit and discussed the modifications that they were requesting. He noted that the code's maximum building size was 40 units, but their facility would be 115 units. Regarding the parking spaces, the code allows two parking spaces per residential unit, but they have 240 parking spaces for 161 units, which makes their ratio 1.49 parking spaces per residential unit. Mr. Hunsicker stated the maximum building height in the code is 35 feet, but also allows up to six stories. In this case, the building is 39 feet, but it is three stories and fully sprinkled.

Mr. Hunsicker added that they are a for-profit company and they will be paying their property taxes. To ensure that this land does not go off the tax rolls in the future, they have agreed to a PILOT agreement in the conditional use permit.

Mr. Fuchs referred to the staff recommendations and noted that Road B was recommended to be a private drive. He also referred to Condition 14 and noted the language that should be added. Ms. Tomczyk stated they were agreeable to all of the conditions.

Chairman Bierce opened the public hearing at 7:49pm.

Jim Roth (W238 N2402 Talon Drive) thanked The Waters for their due diligence to figure out a solution. He stated he was still concerned about traffic flowing to the south out of the parking lot. He asked for either a gate coming out of the parking lot or a cul-de-sac on Talon Drive. There would still be the concern of a cut-thru when making a left to Talon Drive. He appreciated the extra access with the Crossroads Care Center. Mr. Roth questioned what the building beyond the cottages would look like when looking north.

Baseer Ahmad (N23 W23838 Talon Court) stated it was nice to see things evolved to a better point. His biggest concern is that there are a lot of young kids in the neighborhood. He felt it was important to see if people would enter through Watertown Road as opposed to Pewaukee Road.

Beth Kopecky-Yenerich (572 Pewaukee Road) stated she was the daughter of the owners of the property. She explained the history of the property. She stated the property is in shambles and the family has no interest in upgrading any of it, but they also do not want to see residential homes and big box buildings on the property. They were thrilled when The Waters approached them because it would help older people transition in their lives and felt it would be a fabulous addition to the community.

Joseph Kehrer (N23 W23803 Talon Court) felt they have come a long way from where they started. He referred to the access point from the main complex and questioned if they could put a gate in where you could go north but not south. He felt this would cut back from people trying to cut through their subdivision.

Balaji Yogesh Kaniyu Venkateswaran (W239 N2377 Hawks Meadow Court) questioned if the road could be made a one-way road for employees going in thru Hawks Meadow. He felt the biggest danger with the plan would be when people tried to get back to Highway 164.

Jared Handel (W238 N2309 Kestrel Drive) stated they have made progress and it is appeasing both sides. He felt the key was to limit the access through Hawks Meadows to the south condos. He felt they should have a gate there to discourage the north to south traffic. Mr. Handel questioned what the Crossroads access would look like if the plans changed and that access point was not there.

Robin Knoll (W241 N2545 E. Parkway Meadow Circle) stated he was thrilled about the work that has been done and felt it was an organization that was willing to listen to the people. He was excited about the project and was looking forward to staying in Pewaukee.

Chairman Bierce closed the public hearing at 8:03pm.

Chairman Bierce questioned how they would buffer between the main building and the cottages, and he questioned the view of the three story building from Hawks Meadow. Mr. Fuchs stated there was not a rendering to show that view but there was a landscape plan showing trees throughout, as well as the main buffer of the existing tree line. Mr. Hunsicker mentioned that they would not touch a lot of the existing wooded area. He felt the senior living building would not be very visible because it is 400 feet away and behind the trees that are there.

Commissioner Sullivan was not in favor of Road B being a private road because of the future maintenance of the road, and he did not want them asking the City to take over the road. He liked this compared to what they proposed before and he felt they did a great job listening to the residents. Mr. Sullivan stated he initially had an issue with the driveway connecting the main building to Road A, but he felt there was room to use that as a right-in, right-out entrance to force the driveway to point to the west.

Commissioner Bergman questioned what the road from the south to the large three-story building would be used for. Mr. Hunsicker felt that would be used for the people who live in the cottages, and some people may enter from Pewaukee Road and go north to the main building. It would not be staff or deliveries using that entrance. Commissioner Bergman wanted it controlled by a gate instead, as he felt it would alleviate a lot of issues for Hawks Meadow. He questioned who would use the access point in the northwest, and Mr. Hunsicker noted that it was Crossroads Care Center's service entrance and they have asked for it to not be a main entrance. It would be a service road, and there would be some local traffic. It was not designed to be the main entrance.

Administrator Klein referred to the requested gate and he noted that although the City does not want gates, it would be a private drive so the City would not be maintaining it. Mr. Hunsicker felt the gate would be an inconvenience to solve a problem that is unlikely. He noted that they have petitioned the Post Office to get a Watertown Road address in order to minimize the likelihood of people trying to come in a back way.

Discussion then took place regarding the building elevations and grading plans, as well as the landscaping planned for the site. It was suggested to leave as many trees as possible, or plant trees where possible.

A motion was made and seconded (S. Sullivan, C. Wunder) to recommend approval of the rezoning, contingent on Items 5, 6, 7 and 8 being approved. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road From Medium Density Residential, Office/Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas (PWC 0919991 & PWC 0919995)

A motion was made and seconded (C. Wunder, S. Sullivan) to recommend approval of the Comprehensive Master Plan Amendment. Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding a Recommendation to the Common Council for the Conditional Use and Site and Building Plans for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Developing Housing for the Elderly or Assisted Living Housing Units Under Pewaukee Ordinance 17.0416(c)(2) (PWC 0919991 & PWC 0919995)

Chairman Bierce did not see enough of the plan to recommend approval. He did not think they showed enough of what the cottages and landscape would look like.

Commissioner Bergman questioned if there were different designs depending on the units. Ms. Michael noted there were different applications to the fronts and sides, and there were additional alternates proposed for the end units that added some additional stone. Commissioner Bergman wanted to see something showing that they weren't all going to be the same and he wanted to see them break up the siding.

Discussion continued regarding the building plans and materials.

Michael May with Traffic Analysis and Design indicated there would be so little traffic heading out onto Hawks Meadow at Pewaukee Road that if anyone wanted to go south, it wouldn't make sense to cut through to the south. There are additional stop signs to get to the signal, and it would be shorter and faster to go in and out directly off of Hawks Meadow and Pewaukee Road. Commissioner Bergman noted the concern was crossing at a non-signalized intersection.

Discussion took place regarding the options for a one-way road. Mr. Hunsicker stated he was willing to make a dead-end so that traffic cannot go down Talon Drive, and that way there would be no way for traffic to go from The Waters into Hawks Meadow Drive and cut through to Ridgeview, without violating some traffic laws. Chairman Bierce felt the gate would be a safer version.

Additional discussion took place regarding the masonry and design of the building.

Commissioner Bergman referred to the sign at the southwest corner and questioned its placement. Mr. Hunsicker stated the sign would be more of a way-finding sign for people that have already made the turn off of Pewaukee Road and are trying to orient themselves to go left to the building. It is not a sign to catch people's attention on Pewaukee Road and entice them to turn there. Commissioner Bergman felt it should then be smaller and not the same size as the main sign, as well as have complimentary landscaping.

A motion was made and seconded (S. Sullivan, C. Wunder) to recommend approval contingent upon adding the applicant's language to Condition #14, adding a condition regarding landscaping around the monument signs, more landscaping throughout the site, adding side-entry garages on the cottages, installing a gate on the drive, revising the architecture on the senior living building and the memory care building, revising the site plan to include future parking, design of the storm water management plan, reducing the size of the signage by half for the southwest and middle sign, approval of the variations from the Rm-3 District including the 40 unit limitation, the building height and the parking reduction, further review of #6 regarding the PILOT agreement, and all staff comments that were presented. Motion Passed: 4-For, 0-Against.

7. Discussion and Action Regarding 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)

Commissioner Bergman was under the impression that we wanted to see the former property line for the Hagedorn parcel on the CSM. Mr. Fuchs stated the applicant will be doing a lot line adjustment to revise the property into a division with two halves. The lot line would get changed to match a future CSM.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the preliminary CSM conditioned upon the developer and the City attorney working out the requirements for the dedication of streets and the timing of recording. Motion Passed: 4-For, 0-Against.

8. Discussion and Action Regarding 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)

A motion was made and seconded (S. Sullivan, S. Bierce) to approve the CSM. Motion Passed: 4-For, 0-Against.

9. Adjournment

A motion was made and seconded (C. Wunder, S. Sullivan) to adjourn the meeting at 9:42pm. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk