

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka and D. Linsmeier.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Assistant City Engineer M. Wagner and Deputy Clerk A. Hurd.

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 Approval of Meeting Minutes Dated October 17, 2019

A motion was made and seconded (D. Linsmeier, S. Bierce) to approve the October 17th, 2019 Plan Commission minutes. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding the Swan View Farms Subdivision Lift Station Building and Site/Landscape Plans (PWC 0871996 & PWC 0871999)

Mr. Fuchs stated the building would be temporary, and there is proposed landscaping. He recommended approval of the building.

Ms. Wagner noted the building would be between the two phases in a low area, so there won't be any houses around it. The area needs two lifts stations and this would be a third, and they wanted to be able to be able to accommodate the development to move forward while the City decides how to serve the overall area.

Ms. Wagner noted that the developer was building this lift station. Further discussion took place regarding assessing the cost of a future lift station.

A motion was made and seconded (B. Bergman, T. Janka) to approve the Swan View Farms lift station and site and building plans and landscape plans. Motion Passed: 3-For, 1-Against (Bierce).

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Interstate Partners Green Road LLC to Rezone Property Located at N30 W22835 Green Road From Rs-3 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914980)

Mr. Fuchs stated this is for a 165,000 square foot spec industrial building. The applicant would like to rezone both properties to M-2. The architecture of the building should be considered, as there is existing single-family adjacent to the north. Mr. Fuchs stated staff was recommending approval with the conditions that signage come back if it is beyond what is shown in the plan, and that sidewalks be placed along the parking areas on the sides of the building.

Chairman Bierce opened the public hearing.

Pete Geffert (N30 W22897 Green Road) questioned where the water runoff would go. The drainage ditch between his property and this property won't take a lot of drainage, as his property is the lowest on Green Road. He also mentioned the six ton limit on the road, and questioned if this building would change that limit. Mr. Geffert also felt the wildlife would be affected by the lighting. He questioned if the lighting could have a focus on the building so it is not overloaded to the area. Mr. Geffert also questioned the limitations on how far this has to be from a road.

Scott Augustine (N31 W22828 Green Road) was concerned about the entryway across from his driveway and was concerned about trucks pulling in. He felt the retention pond should be towards the west of the parcel and the entire building should be moved as far east as possible. Mr. Augustine was also concerned about parking and the potential for berms and landscaping. He did not think a three foot berm would be enough. He was also concerned about the lighting and the trucking and he did not want an entryway in front of his house

Greg Zinda, owner of the Station Pub & Grill, stated he was concerned with the drainage, and questioned where the water would go from the paving and the building. He did not think there was enough land to soak up the water.

Tom Nettesheim (N31 W22756 Green Road) was concerned about the lighting, as his living room and family room face the south and he did not want the headlights coming into his windows. He did not think the three foot berm would help the lighting.

Chairman Bierce then closed the public hearing.

Bill Schwartz with Interstate Partners and Jay Knetter with JAKnetter Architects introduced themselves. Mr. Schwartz stated the building was situated as a directive of the M-2 zoning setbacks. He stated they were more than happy to accommodate making the berms higher or relocating them. He noted the Sheriff's Department did not want the parking to be shrouded, so that's why the series of berms were created. Mr. Schwartz added that they are restricted by 20 foot poles, and all of the fixtures are cutoff fixtures.

Mr. Schwartz stated trucking access on Green Road is limited by load restrictions, so any truck access coming to the site would have to come from Duplainville Road. They would write into their leases that no truck access could come from the west. There are also spring and thaw restrictions from Duplainville Road down to Watertown Road.

There is a storm water pond in the southwest corner of the site, a wet pond on the northeast and an overflow dry pond in the southeast corner. Mr. Schwartz was confident that they would not cause any flooding or drainage issues to their neighbors. Ms. Wagner noted that they require as-builts on the ponds and swales to ensure that they are at the correct specifications.

Mr. Schwartz mentioned that the west drive was intentionally lined up with the homeowner's driveway across the street so that vehicle lights leaving would not shine into the home.

Commissioner Bergman referred to the photometric plans and questioned if there would be any light leaving the property. Mr. Knetter stated their intent is to have zero foot candles at the property lines.

Commissioner Bergman then referred to the weight restrictions and questioned where they extend to. Ms. Wagner noted that Green Road is restricted from Pewaukee Road to Duplainville Road 100 percent of the time. From Duplainville Road to Springdale Road is 100 percent restricted all of the time as well, so the entire stretch of Green Road is 100 percent restricted for weight limits. Truck traffic would need to take the shortest route in to its destination.

A resident questioned if there was a time restriction for the trucking. Mr. Schwartz stated this was a spec building, so they don't know yet who the users will be. They have found with other industrial buildings that there is generally not a lot of truck traffic. Chairman Bierce questioned if the Plan Commission could set something in place in the Business Plan of Operation to make sure someone could not come in that would have a lot of evening truck traffic. Mr. Fuchs stated the Plan Commission could add a condition of approval.

Chairman Bierce questioned if they could push the building closer to Green Road so that there was only one level of parking in the front. That way headlights are never shining into the neighbors' houses. Mr. Schwartz felt the headlight issue would be taken care of with the berm.

Additional discussion took place regarding the parking as related to the berming.

A motion was made and seconded (B. Bergman, D. Linsmeier) to rezone the property from Rs-3 to M-2 contingent upon staff recommendations, CSM approval and the site and building plan approval. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Interstate Partners Green Road LLC to Rezone Vacant Land on Green Road From M-6 Mixed Industrial to M-2 Limited Industrial for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914987)

Public hearing held in Item #4. See discussion above.

A motion was made and seconded (B. Bergman, D. Linsmeier) to rezone the vacant land from M-6 to M-2 contingent upon staff recommendations, CSM approval and the site and building plan approval. Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding a Certified Survey Map for Interstate Partners Green Road LLC for Property Located at N30 W22835 Green Road (PWC 0914980 & PWC 0914987)

Mr. Schwartz stated under the M-2 zoning, he thought they had the correct setbacks on the CSM, but because one lot is adjacent to a different zoning, there was a 30 foot sideyard setback on the east. There was also clarification from staff as to the dedication of 40 feet versus 33 feet of Green Road to the City, which was still on the CSM. The 30 feet was on the west. Commissioner Bergman asked Ms. Wagner if the dedication was correct or if she was ok with it, and Ms. Wagner stated it was correct at 40 feet.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the CSM contingent upon the three conditions in the staff report. Motion Passed: 4-For, 0-Against.

7. Discussion and Action Regarding the Site and Building Plans for Interstate Partners Green Road LLC for Property Located at N30 W22835 Green Road for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914980 & PWC 0914987)

Mr. Fuchs discussed the uses that are allowed within the M-1 and M-2 districts.

Commissioner Bergman questioned the recommendation for sidewalks and it was noted that with the parking on the side, staff thought that providing pedestrian access to the front of the building made more sense than people walking on the truck drives.

Mr. Schwartz felt sidewalks create a greater slip and fall hazard to the employees than walking in the parking lots. The sidewalks are a slip and fall issue and a maintenance issue, and he finds them ineffective in an industrial setting.

Discussion took place regarding the additions made to the landscaping plan.

Chairman Bierce referred to the east and west elevations and he felt they did not give it enough effort. He felt there were big, long runs of concrete and wanted to see the walls broken up a bit. Chairman Bierce did not think the building fit in with the area. The sides were his biggest concern and he felt they looked the same as the back.

Commissioner Bergman stated he did not care for the rust color, especially for the neighborhood area. He felt there was not enough done at the corners, and the southeast corner especially could use a corner window, as it would be seen from other properties and it would help break up the long expanse. Commissioner Bergman mentioned the middle entrance and suggested adding an element that goes up, like the corners, to match it.

Mr. Knetter summarized their building design choices. He felt the façade issues should be handled with landscaping, and not with decorating the building.

Mr. Knetter referred to the sign location and noted it was centered in between the two berms, off of the island on the north. The sign will be reflective vinyl letters and will not be lit from a light source.

Following continued discussion, the Plan Commission took no action.

8. Discussion and Possible Action Regarding a Potential Land Use Change for Properties Generally Located South of Capitol Drive (State Highway 190)

Mr. Fuchs stated this is an area on the north side of Green Road, south of Capitol Drive, west of Duplainville Road and east of Redford Boulevard. It is primarily planned for residential use, but staff believes it could lend itself to other uses such as industrial, commercial, office or multi-family. He felt it was an area with a lot of potential, as the southeast corner is a 61 acre farm that could be developed.

Mr. Klein questioned how flexible the Plan Commission would be if the right plan came along. He felt single-family was starting to pull back because of the shift in demographics.

Commissioner Bergman noted that there was a huge elevation change from the farm down to Green Road and over to Duplainville Road. He felt it could be considered a continuation of the City's business district from the south. He stated he was open to alternatives to the current master overlay, but he didn't know about amending it.

Chairman Bierce did not have a problem with anything that would fit and he was not tied to it being residential.

Commissioner Janka agreed and wanted to remain flexible and keep our options open.

Commissioner Linsmeier agreed as well.

9. Adjournment

A motion was made and seconded (T. Janka, D. Linsmeier) to adjourn the meeting at 8:43PM.

Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk