

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier, K. Salituro, S. Sullivan, and C. Wunder.

Also in attendance:

City Administrator S. Klein, Community Services Director K. Woldanski 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 July 19th, 2018

A motion was made and seconded (C. Wunder, T. Janka) to approve the July 19th, 2018 meeting minutes. Motion Passed: 7-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use Petition for The Glen at Parkway Ridge Located on the East Side of Bluemound Road In Order to Develop a Two- and Four-Unit Condominium Community (PWC 0925993, PWC 0925992, PWC 0925990)

Mr. Klein stated no action was taken last time because it was all going to be contingent upon the rezoning and everything so action was put off until they came back with more detail. In addition, state law has changed and conditional use hearings must be done at the Common Council level, so the Plan Commission will be recommending approval of conditional uses rather than acting on them.

Mr. Klein referred to the recommendations stated on both Mr. Weigel's memo and the memo from Wrayburn Consulting.

Mr. Kevin Anderson with Neumann Companies stated they were not provided a copy of the memo from Mr. Weigel. Mr. Anderson referred to the sidewalk that goes around the outside of the circle for the roadway and up to Bluemound Road and noted that they did agree to take the sidewalk north to the intersection to allow the sidewalk in the right-of-way.

Discussion took place regarding several items on Mr. Weigel's memo and it was noted by Neumann Companies that they would all be taken care of. Chairman Bierce referred to the memo from Wrayburn Consulting and Mr. Neumann stated those items are in the works but are pending after conditional use approval so that they can authorize the next level of engineering and architecture.

Mr. Klein referred to item 5 on the Wrayburn Consulting memo related to the fire suppression system and noted that it may alternately be done by putting 30 feet between the buildings, having a minimum width on the driveways of 20 feet, and having non-combustible exterior materials in lieu of a fire suppression system. Mr. Neumann stated some buildings are only 25 feet apart and they would have no issue meeting the 30 foot separation. They also plan on using cement board siding which is a non-combustible material.

Mr. Klein stated the motion would be to recommend approval of the conditional use to the Council contingent upon final approval of the CSM, final layout of the buildings and that the recommendation only applies to this development under this plan. There would be no other conditions placed on it as long

as the Plan Commission is okay with the density and the details when they come in with their final working drawings. It would also be contingent on the City Planner and City Engineer's recommendations.

A motion was made and seconded (T. Janka, C. Wunder) to recommend approval with all of the contingencies listed. Motion Passed: 7-For, 0-Against.

4. Discussion and Possible Action Regarding the Approval of the Site and Building Plans for The Glen at Parkway Ridge Located on the East Side of Bluemound Road (PWC 0925993, PWC 0925992, PWC 0925990)

Mr. Klein stated this was for the site plan itself. The plan is still conceptual in that they are in the process of clearing the underbrush and dead trees, which may allow them to push some of the buildings a little further out and give them a little more distance between buildings. It was noted that the top elevation will be changed to be more like the developments in Sussex and Oconomowoc.

Mr. Bergman questioned if the nature trail was for the use of residents, and it was stated that it would be.

Mr. Klein stated this would be the final approval, but is also contingent upon all of the other actions. It does not go to the Council.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve contingent upon the provisions set forth in the previous motion. Motion Passed: 7-For, 0-Against.

5. Discussion and Action Regarding Approval of the Exterior Modification of Aqua Beauty Lounge as Relates to the Addition of an Overhang Attached to the Main Entrance of the Salon Located at W279 N2221 Prospect Avenue (PWC 0938995)

Mr. Klein stated this was coming back to the Plan Commission because the canopy did not fit the architecture of the building. This is based purely on aesthetics and the addition of the canopy.

A representative from Aqua Beauty Lounge stated the theme is transitional, rustic glam. Due to some architectural issues, the canopy must be rebuilt to be made a bit smaller. The architect stated the canopy was not part of the original plan and is considered part of the structure as far as the state code goes. In order for it to meet code, they must make it smaller to consider it an overhang instead of an addition to the building. The new canopy will be reconfigured to be two feet smaller and can be done using the exact same materials that are there.

It was noted that there was no plan or rendering available when the project was first proposed to the Plan Commission. They are requesting approval of the canopy look but reconfigured to be two feet shorter. The look will be the same.

A motion was made and seconded (K. Salituro, C. Wunder) to approve the canopy as modified. Motion Passed: 7-For, 0-Against.

6. Discussion and Action Regarding the Release/Termination of the Declaration of Restrictions for the Meadow Creek Center in the Village of Pewaukee

Mr. Klein stated this is the property on the corner of Highway 164 and Swan Road and is being proposed for multi-family housing. When this land was annexed to the Village, they had a declaration of

restrictions that the City would have to sign off on to allow what they proposed to do. The Village is asking for the declaration of restrictions to be terminated so that they can go ahead with what is being proposed, but the other option is that we can weigh in on it, being that it is multi-family. They are proposing nine units per acre, which is typically more than what we allow for our densities. Mr. Klein felt it may be appropriate to actually see what they are proposing and give input to the Village.

Chairman Bierce saw no reason to just release it.

Mr. Klein mentioned that it may be a CBRF, and he felt the Village has a lot of housing like this for the elderly, which does have an impact on Fire Department rescue calls. He stated he would like the Fire Chief to weigh in on it.

Mr. Janka suggested tabling the item until we receive more information.

A motion was made and seconded (T. Janka, S. Sullivan) to table the item. Motion Passed: 7-For, 0-Against.

7. Discussion and Action Regarding the Revised Site Plans for the Lake Country Commons Development on the Pewaukee Golf Course Property Located at N12 W26506 Golf Road (PWC 0944994)

Mr. Klein stated the plans have changed after meeting with the neighbors, especially with the number of rental units and multi-family units.

Mr. Sonny Bando stated there were four main issues that were heard at the neighborhood meeting, including the increase in traffic, the amount of light that would be generated, the noise from the activities, and the security. There was also a concern about the visual obstructions from the development to the neighbors nearby.

Larry Schneider with Plunkett Raysich Architects stated the major change was to take away the back nine golf course that was originally planned to be retained. There will be 64 units of multi-family housing being placed in that area.

Another major change is that the stadium orientation is now rotated away from the residential properties for the reason of sound.

The six lacrosse fields that were anticipated have now been eliminated and replaced with one additional baseball diamond located southeast of the planned multi-family housing area.

Mr. Schneider referred to the density changes and stated initially there were 400 units planned with 200-plus units of multi-family and 200 units of senior housing. That has been reduced to 64 units of multi-family and 130 units of senior housing. The senior housing has been re-oriented further away from the existing residential area. All of this general area to the south of the residential development has been left open in this plan. It is 144 acres with about 200 units, which translates to about three quarters of an acre per unit, which is a low density.

There were also changes made related to the roads. There is an anticipated gate to separate the multi-family from the baseball fields. It would restrict people from entering the multi-family loop. There was also discussion about an emergency egress from this parcel for the Fire Department.

The other piece in the plan includes some minor changes relative to a smaller little league field and play field that was not identified earlier.

Mr. Schneider also noted there is a wetland plan indication on the plan. A lot of the wetlands on the north piece are manmade as part of the golf course and filling them would not be a problem, however they will attempt to enhance them instead.

Discussion then took place regarding the elevations in relation to the existing housing. There is a 32 foot setback from the existing condos to the property line and 130-plus feet from that property line to the senior housing development. As the crow flies, it is approximately 170 feet from the corner of the closest condominium to the proposed corner of the senior housing. It is about 900 feet from the closest condo to the closest corner of the stadium.

Discussion took place regarding the emergency entrance and gate that intersects with Milkweed Lane. It would be controlled by fire and police sensors only, and they would maintain it. It would not be accessible to cars. Mr. Klein mentioned that the details would have to be worked out. There are problems with gates in the winter regarding plowing, as well as mutual aid issues.

John Bieberitz from Traffic Analysis and Design stated Waukesha County approval would be required, as the site does Golf Road and a traffic impact study would be needed. The study would determine what improvements will be needed to accommodate the additional development traffic.

Greg Smidt from Musco Lighting stated the project would be budgeted and developed using LED technology. He stated light pollution is a concern, but the spill glare issues are typically eliminated and they have made huge improvements. He noted that LED technology is ten-fold over HID technology for the reduction of glare.

Chairman Bierce asked about going somewhere to see this lighting in use and to walk it off to see where it gets dark. Mr. Smidt replied that Waukesha North, South or West all have Musco LED lighting on their fields and he'd be happy to put something together. He felt that due to the distances we're dealing with and the orientation of the field with this project, the spill and glare would really not be an issue.

Chairman Bierce was concerned about the lighting in the parking lot because the end of the lot seems a lot closer to the residential units than the stadium does. Mr. Smidt stated Musco was not doing the parking lot lighting but he did not believe it would be a problem because of the lower light levels of a parking lot.

Mr. Schneider then read a letter aloud from Kim Leonard from Professional Audio regarding sound and decibel levels in the stadium. Discussion took place regarding sound studies for ball games and concerts.

Mr. Bando then noted that they would have private security staff thru Ed Baumann, who provides security for Miller Park, Marquette, and other large venues.

Mr. Bando then introduced Sal Bando, who has been thru a number of smaller-league ball park developments. Mr. Sal Bando then discussed his experience traveling the United States to various ball parks.

Ms. Wunder asked what the noise would be like for the hospital now that the stadium has been turned. Mr. Schneider stated the sound system will be designed specifically for this site and specifically in a residential area with the intent to limit noise.

Rod Grimme (W269 N2053 Meadowbrook Road) felt this was not great for our community. He did not want to pay for this and he questioned who would be paying. He felt traffic would be a nightmare on Golf Road. Mr. Grimme also felt the emergency access would be a real road. He wants to keep the cheap taxes.

An unnamed woman in the audience questioned the wetlands as relates to the placement of the stadium.

Carol White (N22 W26497 Shooting Star Court) stated she attended the informational meeting and the apartments were originally shown to be on the front nine, but now they've been moved to the back nine. She did not believe most people in Deer Haven knew this. She felt the population density is enough and they will lose all of their peace and quiet behind them. Mrs. White felt Deer Haven should be included in this discussion.

Jim White (N22 W26497 Shooting Star Court) stated the back nine was not originally a part of this and there was half a mile between them and the ball park. Now there will only be 1,000 feet between them and parking and lighting and the residential area. He suggested there be another public interaction and question and answer period.

Natalie Kiefer (N16 W26521 Meadowgrass Circle) stated she wants safe housing. She questioned why they were considering a plan for more senior housing. She also questioned if the airport has weighed in on lighting issue, and the developers confirmed that they have spoken to the airport. Ms. Kiefer did not want to see a TIF and she suggested the developers pay for it themselves. She also did not believe Milkweed Lane would be a good emergency access road.

Mr. Klein clarified that Milkweed Lane would not be meant as the primary emergency access. The primary access is always off of Golf Road, so Milkweed Lane would be just another way in.

Debra Sonderhouse (N16 W26553 Conservancy Drive) was concerned about the traffic. She questioned the possibility of future development that was marked on the plans. Ms. Sonderhouse felt this would change the elements of nature around them.

Mr. Klein referred to the future development aspect and he stated nothing else would be allowed there unless the developer proposes it now. This is a master plan.

Mary Gunther (N17 W26422 Meadowgrass Circle) referred to the wildlife and did not want to lose that. She also felt the traffic is congested.

Adam Dobberstein (N37 W23488 Broken Hill Circle) stated he was the Pewaukee High School baseball coach, and the development group has met with Pewaukee schools to discuss this stadium being the home for the high school teams. He felt this was a good opportunity for the kids in the community and he has personally spoken with hundreds of people in the community that are excited about this. There is overwhelming support for this development. Mr. Dobberstein felt the developers listened to the residents and made the proper modifications. He felt this type of project would drive up property values because it would make Pewaukee a place where people want to live.

Ray Brooks (N15 W26525 Golf View Lane) questioned if Mr. Dobberstein talked to all of the property owners in the room.

Christine Howard (N16 W26487 Meadowgrass Circle) appreciated that the developers removed the apartments in the front. She felt traffic was a big issue. She then referred to the gated access road and noted that it was recommended that the road not be gated. Mr. Klein pointed out that that was simply a

recommendation from the Public Works Director as relates to snow plowing. Ms. Howard felt it was a great project, she was just concerned about the traffic.

An unnamed woman in the audience questioned the road coming out next to the clubhouse and the developers stated no plans have been finalized yet as to where exactly it will be placed, but it will be in the vicinity.

Adam Neylon (1357 Lake Park Court, Village of Pewaukee) stated he was supportive of this project and felt it would do a lot to help the community. The state is struggling to have people stay in Wisconsin and there are record unemployment rates. This is the type of thing that will be attractive to young families for people to move into the community. He felt the major concern from people was the noise from the lacrosse fields, but those have now been eliminated.

Mr. Klein pointed out that other proposals have come in for everything from massive multi-family developments to industrial uses to hotels. Something will go here, and he asked that the residents keep it in their minds what is acceptable and what is not. There is a lot of pressure to develop land in the City, as there is not much more land available.

Mr. Bergman questioned who would be paying for this and he questioned if they would be doing a TIF. Mr. Bando stated they would be paying for all of the infrastructure thru a developer's TIF and once the properties are up and stabilized after three years the taxes would be paid back. They will fund it all themselves and have all of the risk themselves.

Mr. Bergman stated the initial design submitted in March had a \$65 million tax base, and he questioned if there was an adjustment to that number with the changes that have been made. Mr. Bando felt the senior housing would come out to \$25 to \$35 million, the apartment project would come out to \$10 to \$15 million, the stadium would come out to \$6 to \$8 million, and the total would be \$65 million in assessment value. It was initially close to \$85 in the original project.

Mr. Bergman felt a floodplain map was missing from the plans. The developers noted that the senior housing just touches the floodplains, so they would be compensating behind the building. They would have a more detailed study done, but that is why they show the future development because until that floodplain is pinned down, not much could really go there.

Mr. Sullivan felt the big issue was the traffic situation. It is basically a long cul-de-sac that will have thousands of people coming out onto Golf Road.

Mr. Klein felt the developers need to know how the Commissioners feels about this, because the next steps for them are going to cost a lot of money. Mr. Bando agreed and stated this is the last go at it. They have a lot of engineering work to do. The entire west side of the property is being untouched and they are trying to respect a lot of space for the current neighbors. He did not believe they could deviate much more from this plan.

Chairman Bierce suggested taking a straw poll and asked the Commissioners if they would buy into this project if the developers were able to get thru all of these hurdles in a financial fashion acceptable to the City.

Mr. Sullivan questioned if the road could connect by GE at the northeast corner of the property. Mr. Klein felt that could be another possible access. Mr. Bando noted that that area is very private and the land for sale there is not cheap. He felt it would be difficult to make that work.

Mr. Sullivan reiterated his concerns over traffic and could not say yes until he saw more work done on traffic issue.

Ms. Wunder was not convinced that this is the right location for this development.

Mr. Janka stated he was totally against rental units.

Chairman Bierce stated he was in favor of it but he does not like the multi-family

Mr. Linsmeier felt conceptually there was a lot of attractiveness to this but he was concerned about the details such as traffic, noise, and the multi family. He was intrigued with the concept.

Mr. Bergman stated his concern was the traffic as far as having a single access point, especially when adding in the multi-family along with the 2,500-seat baseball stadium. He was not keen on the baseball use with the apartments.

8. Discussion and Action Regarding the Conceptual Site Plan for 29 Two-Family Residential Buildings on the Stenz Property Located at the Northwest Corner of Golf Road and CTH G (PWC 0940999001)

Mr. Klein stated it is a tricky site because of its natural characteristics and it borders a single-family residential development.

Mr. Jim Forester felt two-family would be appropriate in this area. The site has some issues with wetlands and corridors and so they are trying to accommodate the City Planner's comments with respect to different layouts.

Mr. Klein reminded the Commissioners that this is conceptual, and so they need to decide if this is the right use for the property. They would be infringing on the environmental corridors, so the developer would need some input as to what the best use for this property is. He felt it should still be residential.

Chairman Bierce commented that he is not a big proponent of multi-family and questioned why they could not do single-family here. He did not believe the residents on Lakefield Drive would want to connect to Golf Road.

Mr. Janka felt there was a difference in multi-family between rental apartments and owner-occupied condominiums. He was more receptive to condominiums than he was rental apartments. He felt the density was a bit too much and he suggested less buildings. He also wanted to see a club house.

Mr. Sullivan felt this was too dense. He stated he would rather see condos than apartments.

Mr. Dan Scardino, a representative for the developer, stated once the wetland delineation takes place, there would be some extra room in the northwest corner that would allow for the properties to be separated a little more.

Discussion then took place regarding traffic as relates to Lakefield Drive and the connection to Golf Road.

Mr. Bergman stated he did not have a problem with this coming onto Golf Road. He agreed that it was way too dense, but he did not see a reason for the temporary cul-de-sac to be made into just an emergency access. He felt the homes at the end of the cul-de-sac knew that the road would eventually connect.

Mr. Scardino felt the developer was willing to do whatever staff and the Plan Commission recommended. He wanted to make sure they addressed the neighbors.

Mr. Scardino felt there would be some sort of retention with storm water in between the development. Mr. Sullivan stated he would rather not see that. Mr. Forester mentioned that they would heavily landscape around every entrance and the houses.

Mr. Scardino then referred to buildings 9 thru 17 and stated they would have lookout basements so that the traffic areas visible to the road would have nice decks and windows. It would appear as more substantial of a building with a story and a half.

Rod Grimme (W269 N2053 Meadowbrook Road) felt the area was very swampy and there were a number of creeks in the woods.

Mr. Scardino questioned what the goal was for the density and if it was the view from the street scape versus the amount of units, or if it was a traffic concern. He questioned if it was the number of units or the visual from the roadway.

Mr. Klein stated the density matches land use plan, but there are natural characteristics that infringe on that. The environmental corridors are actually mapped on the site. He questioned if units could ever be located in the out lots. Mr. Forester stated it just did not work in the layout.

Mr. Klein suggested getting a preliminary check by an arborist to see what there is of quality on the site. Mr. Sullivan was concerned about having the site checked for environmental corridors because of the springs on the site.

Mr. Klein questioned if anyone was opposed to residential on this site, and if anyone was opposed to duplex condos. The Commissioners were in favor of this idea.

9. Adjournment

A motion was made and seconded (K. Salituro, D. Linsmeier) to adjourn the meeting at 9:18pm.

Motion Passed: 7-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk