

In attendance:

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

Also in attendance:

City Planner N. Fuchs, Administrator S. Klein, Department of Public Works Director J. Weigel, Community Services Director K. Woldanski

1. Call to Order and Pledge of Allegiance

In Chairman Bierce's absence, Alderman Bergman 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 May 17th, 2018 and June 21st, 2018

A motion was made and seconded (C. Wunder, D. Linsmeier) to approve the May 17th, 2018 and June 21st, 2018 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Petition for a Conditional Use Public Hearing for Aspire Dance, LLC Located at W238 N1700 Rockwood Drive in Order to Operate a Dance Studio with Dance Instruction for Children and Adults (PWC 0954998016)

Mr. Klein stated this was an existing building on Rockwood Drive. The dance studio moved out of their space in their current location on Silvernail Road and were promised to be in the new space in this building on time but construction is not complete so they have actually taken up temporary residency. Approval is needed to continue to operate both temporarily and in the future. If the Plan Commission does not grant this it would mean they would have to move out. Construction is approximately two months behind so they are using a separate, extra space within the same building.

Alderman Bergman opened the public hearing at 7:03 PM. No one in the audience wished to speak and the public hearing was closed at 7:04 PM.

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the conditional use for Aspire Dance LLC. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Certified Survey Map for Property Owned by Dawn Myers Located at N37 W26773 Kopmeier Drive and N37 W26783 Kopmeier Drive for the Purpose of Combining the Two Properties (PWC 0894016 & PWC 0984017)

Mr. Klein stated the recommendation was to approve the certified survey map subject to all of the things that need to be added to the map, such as the former lot line. The CSM is showing the combination without the former line running thru the property.

Mr. Bergman referred to the odd sliver left to the east of what will be lot 1 and he questioned if that would be included in this. Mr. Fuchs was unsure why that piece was left out and suggested we talk to the surveyor, otherwise it is a remnant piece that should be brought into the CSM.

Dawn Myers stated she did not know anything about the sliver of land. She stated she would be happy to go back to the surveyor for additional information. She stated she was not aware of any easements. Mr. Klein noted that it is eight and a half feet and would be to her advantage to get cleared up.

Discussion then took place regarding the wells on the property.

Mr. Bergman stated they would have to mark those buildings that are to be removed as “to be razed” and they will have to be razed before the CSM is signed, or bonded for that. The former lot line must be shown on the CSM and labeled “previous lot line to be removed”. Any buildings that are planned to come down will have to be identified on the CSM as “to be removed”.

Mr. Fuchs stated there is a timing issue. Before recording the CSM, the buildings will either have to be torn down or labeled on the CSM “to be razed” and Ms. Myers would have to provide the City a letter-of-credit in the amount that it would cost to raze the buildings. Mr. Weigel mentioned that the letter-of-credit requires an agreement with the City Attorney.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the certified survey map for Dawn Myers contingent upon the recommendations suggested by Planner Fuchs.

Motion Passed: 6-For, 0-Against.

5. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for Christ Evangelical Lutheran Church Located at W240 N3103 Pewaukee Road for a Building Addition (PWC 0904994001 & PWC 0904994002)

Mr. Scott Ramlow, architect for Christ Lutheran Church, gave a summary of the project. He stated they are proposing to put an addition onto the existing church structure that will come to the south. It will be the same size as the current coverage on the site and will be two levels. The upper level will contain a gym and event center and will be about 10,000 square feet, as well as a gathering area, restrooms and a meeting room. On the lower level, the space underneath the gym will be unfinished for the future, and the space between the gym and existing church will be meeting rooms and classrooms. The design of the building will be as compatible as possible to the existing structure.

Mr. Ramlow noted that they are also proposing to connect to Green Road on the City-side of the intersection. He stated it was not required to be added at this time and he noted that the WisDOT would not require a second connection to STH 164 and they are within the bounds of the original developer's agreement.

In regards to the parking, Mr. Ramlow stated they use the rule of 80 percent of the amount of seats in the worship space. They do not want to pave more spots than necessary, which should be around 300 spaces, but they also show an additional 100 spaces on the plan to the west and the south.

Mr. Ramlow then referred to the lighting and stated they are cutoff fixtures and limited to 20 feet in height.

There is rooftop equipment but there will be complete screening for those units. It will be an extension of the screening that is on the existing church. The building will be built with sloped roofs so that it helps hide some of the units.

Mr. Sullivan stated he likes the idea of a second access. He felt one access was scary.

Mr. Bergman questioned if we should be concerned about how the secondary access lines up with the intersection. Mr. Weigel stated layout is the best we can do and although it will be a steep road, it will work. Discussion took place regarding adding a stop sign at the intersection to the City's driveway. Mr. Ramlow suggested putting up double stop signs and a line and Mr. Klein agreed.

Mr. Bergman noted that the height of the building exceeds the zoning. Mr. Klein stated we could make an exception. The Fire Chief is okay with this because it is what they have now height-wise. Mr. Ramlow noted that they do exceed the height limitation but they are still lower than what had been approved in 2004 when the church was originally built.

Mr. Ramlow referred to combining the two parcels and they will combine parcels if the City requires it. The two parcels preceded the purchase of the land and there was no request to combine the lots at the time of purchase. He noted that they are still within the developer's agreement and it may cause certain issues for the church regarding the assessments.

Mr. Fuchs stated it was a single use and a single development so it should be on a single parcel to clean up the property lines. He added that there are parking setbacks that are not being met with that property line. Mr. Ramlow questioned if it could be left alone and dealt with if they do anything else, as long as they are within confines of developer's agreement. Mr. Klein stated the Council would have to take up the assessment issue should the CSM come forward, not the Plan Commission. Mr. Ramlow pointed out that they have no objection to owing the assessment and they are not trying to reduce the amount, but it is just a timing issue.

Mr. Janka questioned if there would be a problem with green space if the lots are not combined and Mr. Ramlow replied that they were at 19.3 impervious surface, considering the full site. Even if the line was kept where it is, they would still be well under 40 percent. He questioned if it was possible to leave this alone, as they are still within the bounds of the agreement they struck in 2004. The City will still have the ability to clean this up because if the church wants to build one more square foot of space, they would have to enter into a new developer's agreement.

Discussion took place regarding storm water and impervious surfaces. Mike Froehlich, engineer with Kapur & Associates, discussed the site's storm water features.

Mr. Bergman questioned the dumpster enclosures. Mr. Ramlow stated they were not in the correct place on the plan. They will be maintaining the existing garage and dumpster enclosures.

Mr. Bergman referred to the elevations and asked if the middle elevation was the one on the Pewaukee Road side and Mr. Ramlow confirmed that it was. Mr. Bergman felt there was a lot of CMU block on the back of the site down the hill and he questioned if there would be any of that on the Pewaukee Road side. Mr. Ramlow stated the pattern and the amounts of it are the same as the Pewaukee Road elevations of the main church. He felt it was consistent with the existing church. Mr. Fuchs added that there is a portion there that is just foundation wall and a portion of exposed foundation. It will be covered up by the expansion and will match the existing facility to the north.

Ms. Salituro questioned if there would be any new signage and Mr. Ramlow stated no new signage was needed. He felt there could be some sort of signage at the Green Road connection, but other than that, nothing is proposed.

Mr. Ramlow then gave a report on the sidewalk connection to Green Road. Everything in that area is very steep and they would not be able to grade anything out where it would be safe to walk. He gave a handout showing a sidewalk that connects from the curb cut to their drive, but he felt a sidewalk would be dangerous. Mr. Ramlow noted they could also pave a bigger landing area where the curb cut is so people have a place to stop before crossing Green Road. Mr. Bergman stated his concern was the storm water going into the intersection. Mr. Kapur stated there was no place to put it on the church's site because of how the grades drop off. Discussion then took place regarding draining as relates to the basin.

Mr. Ramlow then referred to the current parking spaces and stated they are 9 x 18. He questioned if the new spaces could continue at that size versus the 9 x 20. Mr. Fuchs noted that the ordinance states it must be 180 square feet. Mr. Bergman stated he would give leeway on the lower parking lot because of the spacing.

Mr. Klein referred to the CSM and felt it could be deferred to the Council for a decision. If the Council says it should be combined then it would have to come back to the Plan Commission and then back again to the Council. The CSM would basically be just wiping out the current interior lines so it is really not an issue of technical detail as much as it is whether or not the City wants to see that wiped out. It is irrelevant to planning and the impact of any potential special assessments can be taken up at the Council.

A motion was made and seconded (B. Bergman, K. Salituro) to approve the site and building plans and business plan of operation for Christ Evangelical Lutheran Church subject to staff comments and engineering review and approval of their plans and review of the secondary exit based on the slope and closeness to the intersection. Motion Passed: 6-For, 0-Against.

6. Discussion and Action Regarding the Submittal of Blue Ribbon Management, LLC for Approval of the Interior Door Colors and Branding at their New Self Storage Facility Located at the Northwest Corner of Springdale Road and Johnson Drive (PWC 0961996006)

Mr. Zach Flitcroft from Blue Ribbon Management and Richard from the Milwaukee Life Storage store were in attendance. Mr. Klein felt the bright orange color option for the interior doors was inappropriate for this location. He felt the gray was a bit more non-descript. The point is that they do not want it to look like a self-storage facility.

Mr. Flitcroft stated they wanted to have a contrast between the doors and the panel system. Of all 700 Life Storage properties throughout the company, 90 to 95 percent of the properties have yellow doors. They try to tie in the yellow on some of the windows and exterior doors to make themselves more identifiable when people are looking for their property. They want to stand out differently from their competitors in the market and the yellow makes it a consistent application to the rest of their brand throughout the country.

Mr. Klein felt people would find this storage facility without the yellow doors.

Mr. Flitcroft questioned the gray with the white. They would like to have a contrast in colors. Mr. Bergman was fine with the gray. Ms. Salituro felt gray was a good compromise.

A motion was made and seconded (T. Janka, C. Wunder) to approve of the interior color of gray and branding for the new self-storage building. Motion Passed: 5-For, 1-Against (Sullivan).

7. Adjournment

A motion was made and seconded (D. Linsmeier, K. Salituro) to adjourn the meeting. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk