

In attendance:

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

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 April 18, 2019 and May 16, 2019

A motion was made and seconded (D. Linsmeier, B. Bergman) to approve the April 18, 2019 meeting minutes. Motion Passed: 7-For, 0-Against.

3. Discussion and Possible Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed

3.1 Boomers Sports Pub & Grill

Ms. Hurd noted in 2018 volleyball started at 6:00pm, and this year it is starting at 11:00am. There is no more rugby or kickball in the field. In 2018 the dining and drinking ended at 11:00pm on Fridays and Saturdays, and this year it ends at 10:30pm.

A motion was made and seconded (T. Janka, C. Wunder) to approve the outdoor activity permit for Boomers Sports Pub & Grill. Motion Passed: 7-For, 0-Against.

4. Discussion and Action Regarding the Landscape and Lighting Plans for Klein Dickert Glass for Their Proposed Manufacturing and Office Facility Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, 0866997003)

Mr. Fuchs stated the applicant was unable to finalize the plans for this meeting and they are requesting that the item be tabled. They will be ready for July's meeting.

A motion was made and seconded (B. Bergman, D. Linsmeier) to table the landscape and lighting plans. Motion Passed: 7-For, 0-Against.

5. Discussion and Action Regarding the Revised Site and Building Plans for Briohn Building Corporation for the Proposed Angelus Corporation Office/Industrial Building Located at W220 N1051 Springdale Road (PWC 0961998)

Mr. Fuchs stated the Plan Commission saw this proposal previously at the January 17th meeting and approved the site and building plans and recommended approval of the rezoning. Since that approval and recommendation, the applicant revised the site plan to move the building outside of the primary environmental corridor. Mr. Fuchs summarized some of the revisions and recommended approval with the same conditions as last time.

Commissioner Janka questioned why the landscape area shown is also part of the future parking. Tony Zanon with Pinnacle Engineering and Chris Wenzler from Briohn Building were present. Mr. Zanon stated the sidewalk to the left of the future parking will always remain so the landscape will always remain. The base parking stalls are what they need, and with the new building, they would pave the two smaller future parking areas. If the company continues to grow it would be the southern bottom edge.

Mr. Wenzler noted that there would be two phases of expansion. There is a 36,260 square foot expansion area, and if they go fully built, it would be an additional 17,420 square feet. Mr. Wenzler stated phase 3 most likely won't happen.

Mr. Sullivan commented that he did not want a white picket fence as an HVAC roof screen. Mr. Wenzler stated they would provide a detail and example of what they were proposing.

A motion was made and seconded (K. Salituro, C. Wunder) to approve the site and building plans subject to the conditions of the staff report. Motion Passed: 7-For, 0-Against.

6. Discussion and Action Regarding the Revised Conceptual Site and Building Plans for the Proposed Waters Senior Living Development Located at W239 N2492 Pewaukee Road (PWC 0919991 & PWC 0919995)

Mr. Fuchs stated the applicant has reduced the number of units from 187 to 155. They have eliminated the road connection to Watertown Road so that more natural resources are being protected. The cottages have also been significantly reduced in number. The road now curves instead of going straight across and helps preserve the southern tree line. Sidewalks and trails have also been added throughout the site.

John Hunsicker and Debbie Tomczyk were present for this item. Mr. Hunsicker described the project.

Chairman Bierce questioned what would stop this from becoming an apartment building if it could not be filled with seniors. Mr. Hunsicker noted a conditional use would be associated with the use, and Ms. Tomczyk noted they would request a permit for housing for the elderly.

The site plan has 155 residential units, with 115 apartments in the main building, a one-story wing with memory care units, and 24 individual independent living cottages for a total of 155 units. Mr. Hunsicker noted the overall density was reduced by 17 percent from 187 units to 155. This was a reduction across all of the different unit types. The senior living building was reduced from four stories to three stories to lessen the visual impact from the road and the neighbors. Mr. Hunsicker also noted that the two and a half acre undeveloped parcel was removed from the northwest side of the property. There will no longer be a point of access on Watertown Road. Mr. Hunsicker continued to describe the various revisions on the site and to the buildings.

Discussion took place regarding the roads. Mr. Sullivan stated he was not in favor of private roads and wanted public roads instead. He noted he was also not in favor of a cul-de-sac with that length.

Mr. Hunsicker referred to the for-profit status of The Waters and stated it would create significant improvement in the tax base. He stated they could enter into an agreement or have a deed restriction that runs with the land to ensure this type of community will not be sold to a nonprofit so there is no risk to the property tax base.

Scott Chapko (N23 W23800 Talon Court), Robert Zilske (N23 W23814 Talon Court), James Roth (W238 N2402 Talon Drive) and Greg Schauer (W239 N2329 Hawks Meadow Court) all spoke together. They questioned the licensing process and expressed their concern with the increase in traffic. They questioned any past proposed layouts on the site for Phase 3 of the Hawks Meadow subdivision. The group was also concerned about The Waters selling to a non-profit company in the future. They mentioned that they were

under the impression that the land would become an extension of the current subdivision and they were concerned that they were not notified of this proposal earlier. The group also discussed the density of the units and the parking spaces. Discussion also took place regarding skilled nursing, and Mr. Hunsicker clarified that they will not have skilled nursing in their facilities.

Commissioner Bergman clarified that he has never had this property under contract.

Mary Schwartz (N20 W24911 Sunnyridge Lane) stated she is a real estate agent and she just sold her daughter a house in Hawks Meadow. She felt the best use for the land would be single family.

A resident of Hawks Meadow subdivision was concerned that the southbound traffic on Pewaukee Road would enter through the main Hawks Meadow subdivision entrance. He felt it would compromise the safety of the people. He was under the impression that the land was going to be Phase 3 of Hawks Meadow.

Robert Kopecky stated he owns the farmland that is for sale and there has never been an agreement with Commissioner Bergman as to what that land will be. He stated this was the direction his family wanted to go with their property.

Terry Ladwig (W239 N2389 Hawks Meadow Court) stated she was disappointed that the City was considering this because she felt it will significantly impact their property values. It was her understanding that this land would be single-family residential and she was worried about the danger of the children playing in the street.

Jamila Hudson (W239 N2374 Hawks Meadow Court) questioned if there were any alternative options for the entrance that do not affect their subdivision. She was concerned about the increase in traffic.

Annette Porchetta (N23 W23839 Talon Court) was concerned about the additional traffic and no sidewalks. She was under the impression that this land would be Phase 3 of Hawks Meadow subdivision. She noted there is a bus stop at the corner of Kestrel and Talon Court and is right where children stand.

Jessica Schauer (W239 N2329 Hawks Meadow Court) stated she was waiting to build a home in Phase 3 of Hawks Meadow subdivision. She was concerned about having strangers in her subdivision.

Andy Ziemer (N23 W23815 Talon Court) moved to the neighborhood so he would not have to walk his children to a friend's house or worry about traffic. He felt they would feel less of a community with this development and it is not a good addition in this location.

Mark Riches (N24 W23938 Hawks Meadow Drive) stated he owns the home where the Waters sign will go. He is extremely nervous about this development and did not think one entrance through a neighborhood made sense. He felt the neighbors were never spoken to about this and he did not believe it was a positive development in a neighborhood full of children.

Terry Nelson (W238 N2341 Talon Drive) was under the impression that this land would be single family residential. He did not believe the people going southbound would take Hawks Meadow Drive, and would instead go thru the neighborhood to get to the traffic lights.

Lauren Moy (N24 W23914 Hawks Meadow Drive) stated she goes all the way around the neighborhood to get to the traffic lights. She was scared of the increased traffic.

Becky Sonnentag (W238 N2414 Talon Drive) stated she bought her property with the understanding that this land would be Phase 3 of Hawks Meadow subdivision. It does not make sense to be part of the subdivision with the property values and increased traffic.

Brandon Arps stated he will be closing on his home soon and had major concerns about the proposed traffic in the area. He felt the property values would decrease and he questioned what this facility would turn into over time. He did not believe other senior living facilities had access points thru an actual neighborhood.

Kahrrin Russo (W239 N2365 Hawks Meadow Court) stated she would not have purchased her land if she knew something like this would have been intertwined with the subdivision. She did not feel it was safe for the children and she felt this was taking away from people raising their families in Pewaukee.

Ms. Tomczyk noted that they would be doing outreach to the neighborhood at some point and they share the same concerns about safety.

Further discussion took place regarding the traffic issues and access points as relates to the entrances and the existing development.

Commissioner Linsmeier wanted to see if there was a solution so that traffic was not going thru the neighborhood. Commissioner Bergman stated he was not in favor of the current plan and he felt traffic would go thru the southern portion of the development. He was not in favor of the density and he felt they were over-proposing. Commissioner Salituro stated she was okay with the density but does not want the footprint to grow anymore. She felt it would be a great addition to the community, but she wanted to see the connection to the neighborhood resolved.

7. Discussion and Action Regarding the Lighting Plan Modifications for the Christ Evangelical Lutheran Church Building and Parking Lot Addition Located at W240 N3103 Pewaukee Road (PWC 0904994001, PWC 0904994002, PWC 0904995)

Mr. Fuchs stated some of the existing lights are 27 feet high and they would like to change a few of the new 20 foot lights to match the existing fixtures. The rest of the new lights outside of the rear parking area would be the 20 foot lights.

Scot Ramlow stated they were trying to match the lights in the original lot.

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the lighting plan. Motion Passed: 7-For, 0-Against.

8. Adjournment

A motion was made and seconded (T. Janka, D. Linsmeier) to adjourn the meeting at 9:34pm. Motion Passed: 7-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk