

In attendance:

Alderwoman C. Brown, D. Kiser, D. Linsmeier, A. Schoenemann, and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

In the absence of Mayor Bierce, Commissioner Brown called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the January 18, 2024, February 15, 2024, March 21, 2024, and April 18, 2024 Meeting Minutes

A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the January 18, 2024, February 15, 2024, March 21, 2024, and April 18, 2024 meeting minutes. Motion Passed: 5-For, 0-Against, 2-Abstain (Linsmeier 2/15/2024, Schoenemann 3/21/2024).

3. Discussion Regarding a Conceptual Review for StorageShopUSA for Property Located at N406 W229 Wolf Road for the Purpose of Developing a Multi-Use Rental Space (PWC 0963993)

Mr. Fuchs stated this was a conceptual review for a multi-use development consisting of 24 individual units within 12 buildings. The intent is to sell the individual units to owners such as special trade contractors and hobbyists. The property would need to be rezoned to either M-1 or M-2, and staff would also recommend a Conditional Use Permit with allowed and prohibited use types. Mr. Fuchs noted that the applicant would like to develop the property with private sewer and water facilities, but City staff was recommending public sewer and water.

The applicant, Greg Thompson, stated he has 26 developments of this same type across the state, and does not fit in with any zoning district since it is multi-use. He stated there is a storage component, a small business component, and a workshop component, and most are not typical businesses.

Mr. Thompson felt it would be difficult to get utilities to this site, and he felt it would be cost prohibitive to require City water and sewer from 270 feet, assuming he could get an easement from Payne and Dolan. He noted that there was a 20 percent grade in the area, and what it would cost to do all of the work would be more than what he would pay for the land. Mr. Thompson suggested approving the project with well and septic, with the condition that he hookup to water and sewer when it becomes available.

Mr. Thompson then discussed the building layout regarding fire concerns as relates to fire suppression versus fire separation. He noted that the buildings would be laid out in a specific manner with fire separation, and the buildings would be 20 feet apart.

Commissioner Brown was concerned that when this was sold and full and part of a condo association, the developer would leave. Mr. Thompson stated it was just like any other condo development and he would be out of the project, but everything would be set up. Commission Brown felt the onus would then have to go on the City to police the development.

Commission Kiser noted that this was the dead end of a subdivision, and there is no direct route to get out, except near a school or residential properties. He was concerned about the trucking going in and out and he suggested a dedicated access off of Bluemound Road.

Commissioner Schoenemann was also concerned about the access winding through a residential neighborhood. Mr. Thompson noted that this would generate very low traffic, so there would be no semi-truck traffic going through a residential neighborhood. He felt it was a low use with low intensity, and felt it had a residential feel to it.

Discussion took place regarding the necessity of a retaining wall on the north side of the site along Bluemound Road.

Commission Brown stated she did not have a problem with the potential rezoning, but felt the issue would be the lack of oversight after it is built. She felt she would be more aligned with putting in sewer and water so that the City does not have to deal with that once the developer walks away.

Ms. Wagner discussed the potential and challenges of sewer and water for this site. She noted that the developer would be assessed for the improvements to the roadway when it is reconstructed, and he will pay 100 percent of his share, being a non-residential property.

No action was taken.

4. Adjournment

A motion was made and seconded (D. Kiser, C. Wunder) to adjourn the meeting at 6:50pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk