

In Attendance:

Mayor S. Bierce, S. Sullivan, C. Wunder, and Alderman B. Bergman.

Also in attendance:

City Planner H. Clinkenbeard, Deputy Clerk A. Hurd, Administrator S. Klein, Department of Public Works Director J. Weigel, and Community Services Director K. Woldanski.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00 PM and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the Meeting Minutes Dated February 22nd, 2018

A motion was made and seconded (C. Wunder, S. Sullivan) to approve the February 22nd, 2018 meeting minutes. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding the Conceptual Review and Consideration of a Self Storage Business by Blue Ribbon Self Storage to be Located on Vacant Land in the Northwest Quadrant of the Intersection of Springdale Road and Johnson Drive, South of I-94 (PWC 0961996006)

The petitioners described the building and stated it would be approximately 100,000 square feet with 550 units. Two-thirds of the building will be single-story with a three-story portion along I-94 for visibility and density. All of the units will be indoors and are climate controlled.

It was pointed out that they would not be able to use Springdale Road for access to the building and would instead need to use Johnson Drive.

The building would generally be built of masonry, ACM high end panel, and glass. There would be prominent signage but no neon lights.

The temperature inside the units would range between 55 to 65 degrees.

Normal business hours would be between 9:00 AM and 6:00 PM, and access to the units would be from 6:00 AM to 10:00 PM. Storage unit owners would have a key code that they would use to access their unit.

Mr. Clinkenbeard pointed out that the City's ordinance requires someone to be on premises. The petitioners noted that there are cameras on the premises and every locker has its own keypad.

There will be elevator to access to the third floor, with the smaller units on the three-story portion of the building.

The petitioners assumed there would be two to three vehicles on site on average.

The building would be 100 percent sprinkled, and the sales office would be located on the Johnson Drive end of the building.

Discussion took place regarding the existing non-conforming drive on the west side of the building. It was mentioned that if the driveway is left where it is, it would require a variance. If the driveway stays, the building would have to be moved. Fire access to the building is questionable.

Mr. Bergman was concerned about the metal panels on the building and the squared-off nature of the building. It was noted that the southern area of the building has a lot of masonry on it that could be broken up.

It was pointed out that the greenspace percentage was 54 percent impervious surface and 46 percent pervious surface. The petitioners stated they wanted to change the zoning intensity to M-1, General Wholesale Business/Warehouse, so the setbacks may change and they may get more room.

The petitioners were made aware that the mechanicals would have to be screened.

Discussion again took place regarding the building and it was stated that there was a maximum height of 35 feet, but waivers may be given if there is sprinkled enclosed access to the roof.

The petitioners stated they will file a rezoning petition and a variance in April for the May 17th Plan Commission meeting.

4. Discussion and Action Regarding Four Alternative Plans to the proposed 40 single-family parcel by Neumann Development for the Development of Land Located on the East Side of North Bluemound Road (PWC 0925993, PWC 0925990 & PWC 0925992)

The four alternatives include: Senior housing with 150 units; 120 units for multi-family; and two 60 unit condos. It was pointed out that there could be no more than 130 units within the planned density on this site.

They said the 150 elderly units were the equivalent of 50/55 single-family homes in terms of traffic flow and is not peak flow. Water consumption and sanitary flow would be 25 percent of what a single family home would generate on a daily basis. Average age is 82. 24 hour first responder staffing. Lower impact on services than standard multi-family. They said 130 units would not be economical.

Alderman Jerry Wamser stated that he and his neighbors wanted only single-family housing on this site. He said he'd talked to all the neighbors in the area and they were 100 percent against multi-family. He said the senior housing alternative would be the only second choice. It was noted that both Clink and Scott Klein had come up with layout designs that could be placed on the property without cutting all the trees. The current single-family proposal would wipe out the trees. The four family condo buildings are all ranch style.

Multi-family units in the City, which does not include two-family units (duplexes), make up 25 percent of the City current housing stock. That is the City's rule of thumb maximum for multi-family at any given time. We're at about five percent duplexes.

Concern regarding assessment of elderly housing.

Wunder still for single family. Bergman and Sullivan agreed and Chairman Bierce likes the elderly proposal. Clink recommends Plan Commission not recommend any proposal until there is specific proposal that satisfies the Plan Commission and staff requests.

A motion was made and seconded (B. Bergman, S. Sullivan) to move in the direction of single-family with suggested modifications. Motion Passed: 3-For, 1-Against (Bierce).

Petitioner would prefer to move to Council.

5. Adjournment

A motion was made and seconded (C. Wunder, B. Bergman) to adjourn the meeting at 8:46 PM. Motion Passed: 4-For, 0-Against.

Respectfully Submitted

Ami Hurd
Deputy Clerk