

In Attendance:

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

Also in Attendance:

City Planner H. Clinkenbeard, Administrator S. Klein, Department of Public Works Director J. Weigel, 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.

Chairman Bierce then introduced Karen Salituro as a new Plan Commission member.

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

A motion was made and seconded (C. Wunder, B. Bergman) to approve the March 22nd, 2018 meeting minutes. Motion Passed: 4-For, 0-Against, 1-Abstain (Linsmeier).

3. Discussion and Action and Regarding a Petition for a Rezoning Public Hearing for J & R Revocable Trust to Rezone Property Located at N28 W26658 Peterson Drive From Rs-1 Single-Family Residential to Rs-4 Single-Family Residential In Order to Divide the Property Into Single-Family Lots (PWC 0930052009)

Mr. Clinkenbeard stated the proposal is a preliminary plat to divide the 5.6 acres into five parcels with four single-family one acre lots and one bigger outlot. The property must be rezoned from Rs-1, which is a five acre minimum lot size, to Rs-4.

Chairman Bierce opened the public hearing at 7:04pm.

Jeanine Petit (W265 N3011 Peterson Drive) questioned if City water would be used. Mr. Clinkenbeard stated there will be City water and Sanitary District sewer. Ms. Petit stated the houses down the street are on wells. She questioned if there would be any restrictions to the houses. Mr. Knutson stated they would be 3500 square feet minimum, no out buildings, no parking of vehicles outside, and three car garages. He has an attorney working on the deed restrictions.

Chairman Bierce closed the public hearing at 7:06pm

Mr. Bergman questioned if everything drains to the northeast corner, and Mr. Weigel stated that was correct. Mr. Bergman pointed out that they would have to meet the stormwater requirements. Mr. Clinkenbeard stated any approval of the preliminary plat must have a contingency that all of the Engineering comments must be met.

A motion was made and seconded (D. Linsmeier, C. Wunder) to rezone the property based on the Engineering contingencies. Motion Passed: 5-For, 0-Against.

Mr. Weigel referred to his April 10th recommendation memo and seven contingencies were listed. They must work out the stormwater drainage, the grading for the subdivision, and the extension of the water system. He has still not seen Waukesha County and the State of Wisconsin review on this. He also referred to the possible right-of-ways and noted that they did not know if the 33 feet was correct.

Ms. Salituro questioned if the setback would have to be changed and Mr. Weigel stated it would if the City has to acquire more right-of-way.

4. Discussion and Action Regarding a Preliminary Plat for the J & R Revocable Trust for the Richard Knutson Property Located at N28 W26658 Peterson Drive (PWC 0930052009)

Mr. Clinkenbeard stated this was the plat for four single-family lots. The outlot backs onto 5 O'Clock Club. He recommended approval contingent upon all of the engineering requirements being met.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the preliminary plat contingent on the Engineer's requirements being met. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Petition for a Conditional Use Public Hearing for Skydance Pet Lodge to Build and Operate a Pet Daycare Facility Located at W229 N2633 Duplainville Road (PWC 0915992)

The petitioners stated the property is 3.17 acres and the development will be just over 10,000 square feet. There will be a fenced dog run on the west side of property facing CTH F.

There are four color schemes being proposed; grey, red, blue and green. The building will be all wood. There was no colored elevation for what will be facing CTH F.

The dog run wraps around from the north corner of the building around the west to the south end of the building. Mr. Weigel noted that the packet shows the entire north side being a dog run. The dog run will be the entire north, entire west and entire south side of the building. The residence is close to Duplainville Road. There will be no dogs north of the parking lot, and they will not be any further east than the building. The dogs will run along the side on the County road, and around the south side on the Goff's side. The petitioner clarified that they were not actually dog runs, but more like dog parks or play yards.

Mr. Clinkenbeard stated one of the concerns is that there is a residence there and he felt they needed to screen that area a bit. The petitioner stated he has already spoke with the homeowner and his concern was the noise at night. No dogs are outside at night. He did state it was normal to hear the dogs when outside during the day. Mr. Clinkenbeard suggested putting up some screening. The petitioner noted they have a good tree barrier there already and he did not believe it would be a problem.

It was noted that doggy daycare starts at 6:30AM but it begins indoors. They will go outside around 7:00AM and are always inside by 8:30PM.

The mouth of the buildings open to face CTH F so any noise is projected towards the road and away from the residences.

The fence will be an open wood fence with wood trimming and square wire. The dogs will be able to see out of the fence. That is what will face CTH F and the north and south sides. The fence is seven feet tall.

Chairman Bierce opened the public hearing at 7:26PM.

Larry Pawlik (W228 N2707 Duplainville Road) stated he lives right next to this property. He did agree that there was a tree line but one of the trees needs to come down and will leave a 20 to 25 foot gap, so he did not think it would block anything and he was still worried about noise. Mr. Pawlik suggested using a privacy fence like at Ken Weber's. He was also worried about dog waste and the smell from the dumpsters.

The petitioners felt the odor would not be a problem and everything is bagged in plastic bags. The disposal company picks up the waste two to three times a week. Chairman Bierce questioned what would happen on that third day in the summer.

The dumpster will be placed in the northeast corner of the property, which is closest to Mr. Pawlik's property. It was suggested that the dumpster be moved to the south side of the parking lot instead. The petitioner did not see a problem with that.

Mr. Clinkenbeard suggested putting up a board fence on the north property line. The petitioner stated they could put some pine trees up in there and it would accomplish the dead space. It was noted a board fence would be better. The petitioner did not want a wood fence or a privacy fence because it prevents people from seeing in and the dogs from seeing out. They do not want things hidden and people are concerned when dropping off their pets.

Mr. Clinkenbeard clarified that this fence wouldn't be anywhere near where the dogs are now. It would be opposite of where the dumpster is now, from the east side of the building easterly. This fence would be for sound, not privacy. The petitioner noted that any noise would be during the daylight hours and a fence would not stop that. He felt there was still high traffic with the trucks and trains and the dogs would not be a constant, steady noise. Most of their play would be done indoors and during the daylight hours. He did not think the fence would prevent sound from going up and over to Mr. Pawlik's yard.

Chairman Bierce then closed the public hearing after hearing no further requests to speak.

Chairman Bierce wanted a better picture of what would face CTH F because that is what everyone will see.

Mr. Bergman was concerned with the west elevation and felt there was a lot of siding and garage doors. He felt a masonry belt would be nice to break things up. He thought it was going to be a board to board fence, so nothing is screened. The petitioner noted the garage doors were full pane glass windows and very nice looking. This will be a luxury boarding facility with large rooms and a lot of privacy. The highest price is \$250 per night and the average price is \$45 for boarding.

Dogs will be present on the weekends for boarding, but not doggy daycare. There is a small facility for boarding over the weekend with 24 rooms.

Mr. Bergman felt there was a big discrepancy between what was being shown at this meeting versus what was in the packet that the Plan Commissioners received. The plans look more rustic and natural but the colored pictures being shown look like painted siding with stone columns on each side of the entrance.

Mr. Clinkenbeard stated when it was discussed at the staff meeting, he thought it would look like raw wood and a northern Wisconsin lodge. The petitioner noted that it was supposed to look more rustic.

Ms. Salituro felt it could be a nice quality building but would need to be maintained if it's wood.

Mr. Klein stated the issue was that this was not shown at the staff level so now they are talking about a different look. They were told it was going to be wood and he was unsure how they would get a rustic look now. The petitioner said it would be done thru the painting process. Mr. Klein questioned a faux finish on the exterior of a building and he was under the impression that it would be cedar siding.

Chairman Bierce liked the idea but was not confident that the pictures he liked were what was going to end up here. He would not be comfortable giving the okay right now until the petitioners have a better grasp on what the building will look like.

Mr. Klein suggested passing this tonight contingent upon the final review and approval of the building if the Plan Commission buys into the idea.

The petitioner was under the impression that the architect was going to design the building with reclaimed barn wood. He questioned if that would be enough to give insurance that this will have the rustic appearance that they are all shooting for. Mr. Clinkenbeard stated the west elevation had a great big wide space. Mr. Bergman added that there was a lack of continuity with the design. There are three sides with windows filling in sections, except for the west side where there is a massive section above the garage door that is all vertical siding with a tiny window. That is the highest point and the side that everyone will see.

The petitioner felt he could not change the shape of the building. He could add trees to break the roofline up. Mr. Clinkenbeard suggested reversing the elevation but the petitioner stated he could not do that. Mr. Bergman questioned if larger windows could be put in and the petitioner stated they could definitely add more windows to break it up.

Mr. Klein felt this was a design issue and thought it should maybe be tabled to be worked out.

The Plan Commission has no problem with the use, and Mr. Pawlik's problem can be solved by moving the dumpster. They still need something close to his house, like a fence, so that he has something to hide behind. Ms. Salituro asked that his house be shown on the plan.

Mr. Clinkenbeard recommended approving the conditional use contingent upon working out the problem with the building. The Common Council would not look at this until staff or the Plan Commission looks at the building and gives their ok.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the conditional use and the site and building plan and plan of operation contingent on addressing the sound issue with the neighbor and looking at a potential fence on the lot line, and addressing the west face to add some more interest on that side possibly with windows, and being dealt with at the staff level or committee to approve it tonight without having the petitioner come back to the Plan Commission again so that they can move along with this as they go.

Mr. Bergman felt there was a discrepancy between what they were being presented with he wanted to wait until next month and have a full updated rendering. He would vote no.

Chairman Bierce wanted to look at it again and he did not want it to go through without seeing it.

There was no further discussion and the item failed 2-For, 3-Against (Bergman, Bierce, Salituro).

The petitioners will have to come back to the next meeting. Mr. Clinkenbeard stated they will get some Plan Commission members involved in a meeting.

6. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for Skydance Pet Lodge to be Built on Vacant Property Located at W229 N2633 Duplainville Road (PWC 0915992)
7. Discussion and Action and Public Hearing Regarding the 2050 Land Use/Transportation Plan for the Six Non-Neighborhood Land/Water Areas of the City

Mr. Clinkenbeard stated this was the last part of the 2050 neighborhood plans. These areas did not fit into any of the 15 neighborhoods on the map. The bulk of it will be water and wetlands, but there is also some population and some dwelling units.

Chairman Bierce opened the public hearing 8:22PM. He then closed the public hearing at 8:22PM after hearing no requests to speak.

Mr. Bergman referred to area B and stated there was language regarding a two-level multi-lane interchange at Capitol Drive and Pewaukee Road. He stated the study has been cancelled and he did not want to promote something like this. He questioned why it would be included and Mr. Clinkenbeard wanted to make people aware that it may happen. Mr. Bergman stated he was highly against that design and he did not like seeing it in our plan.

A motion was made and seconded (B. Bergman, K. Salituro) to approve everything except the word "two-level". Motion Passed: 4-For, 1-Against (Wunder).

8. Discussion and Action Regarding Conceptual Site and Building Plans for the Rainbow Child Care Center Located on Highfield Court

Mr. Bergman commented that it looked very nice and hit a lot of points.

It was noted that they will be applying for a conditional use next month.

The petitioners stated the building was just under 12,000 square feet and there would be around 40 parking spaces. The classrooms would be around perimeter. There is a splash pad and surfaced-mounted shade structures, as well as mounted play areas. The playground will be about 10,000 square feet.

It was pointed out that there will be additional landscaping in the front to shield the cars from Capitol Drive.

The play area will have a five foot chain link fence with a black vinyl coating over it. It is not a privacy fence.

The building itself will be brick and made to look like a medical office or house.

It was noted that a chain link fence would not be allowed and they would have to have some sort of decorative fence.

Mr. Clinkenbeard had concerns about the parking lot and wanted it moved three feet back because they would need to put that three feet in the first driveway in order to get the Fire Department trucks through. He stated it would be nice if everything was 24 feet, and the petitioner noted that was the intent. There must also be a hydrant at the entrance. And there must be a different type of fence other than chain link. It needs to be a decorative fence. Mr. Clinkenbeard stated this could be done at the administrative level.

The building is not sprinkled as it is not over 12,000 square feet. They must have two forms of ingress and egress and all must be ADA compliant.

Mr. Bergman suggested putting some landscaping on the shortcut area by Anytime Fitness. Mr. Clinkenbeard was under the impression that they were going to connect to the frontage road, but the petitioner stated it was not possible anymore. There is a drainage swale and there will be some trees in between the two lots.

9. Further Discussion Regarding the Parkway Ridge Subdivision Proposal by Neumann Development

Mr. Klein stated this was coming back because he suggested looking at alternatives to the single-family proposal. Neumann Development was proposing that would fit into the numbers they wanted for density and would maintain the natural characteristics of the land and the topography. He stated he looked at a development in Oconomowoc, as well as some other developments in the area that had four-family units but did not look like four-family and were ranch style buildings. There were no garage doors visible to the street and there is a common driveway that goes in between the buildings. A similar development that is closest to this is the Seven Stones subdivision in Sussex. By the City's definition, it is a multi-family designation, but as a staff, they did not feel it was multi-family, and staff is in favor at this point.

Matt Neumann with Neumann Development stated the top two challenges with this project site were the topography and the preservation of the woods. They've taken a design from an area that they developed in Oconomowoc that a different company built and got 48 condos onto a ten acre parcel. Mr. Neumann felt this was the highest and best use to preserve the natural characteristics of the property, still allowing for viable development. It falls on the low end of the spectrum for medium density and they are talking about 60 units of housing. They can preserve about 35 percent of the total land and will develop 12 out of the 20 acres.

Mr. Neumann then described the map of the property. He referred to the existing County trail on adjacent land and stated they would plan connection points with that trail in at least three locations.

Mr. Neumann then introduced John Wahlen with Cornerstone Communities, which would be the construction company that builds the units.

Mr. Wahlen stated the neighborhoods are ranch style based on lifestyle. There is a clubhouse and a pool in the neighborhoods. The setting creates a cohesive neighborhood. They want to keep people who are in Pewaukee here. Mr. Wahlen pointed out that they appeal to people who want to downsize and have a lifestyle change with lower maintenance.

The homes are double duplexes, and the elevations are blended and mixed up. There are different presentations to the street and there is not a real linear look. There are a lot of windows and open areas, as well as decks and patios. Mr. Wahlen noted they prefer a more country setting and to not have sidewalks. The front doors are off of the driveways and not on the street side of the building.

The buildings were further described as being 1,600 to 1,900 square foot homes with finished basements. Prices start in the high \$300,000's and go up from there. There is a strong demographic in the marketplace right now that wants a smaller square footage with less bedrooms, less hallways and less wasted space than a single-family house. This idea appeals mostly to empty nesters, or single "again".

Mr. Neumann added that typically in a condominium community, they propose private streets. This would be a public right-of-way built to public standards, but the setbacks have been reduced substantially. They are

proposing a ten foot front yard setback and a 28 to 30 foot street yard setback from the street. The buildings have been moved south on the property to preserve as much of the woods on the north side that they could.

It was pointed out that duplexes, by code, do not have to be sprinkled. It was suggested that the petitioners should still speak to the Fire Chief.

Discussion then took place regarding the walkable areas of the driveways and the possibility of sidewalks. The driveways can be designed for traffic-calming measures. They could possibly figure out a walking lane in the paved surface.

Mr. Bergman liked the idea that out of 60 units, only eight garages can be seen from the street. He felt we were always trying to avoid the row of garage doors and this was a nice way of accomplishing that while preserving a majority of the greenery.

Mr. Clinkenbeard noted that we would still need a 30 foot wide outlot between lots 10 and 11 in order to locate a water line. It would be a dedicated outlot. Mr. Wahlen added that it would be on the plat in an area designated for common elements, so it would be an HOA agreement that would allow for the accessibility.

Mr. Neumann pointed out that there is not an allowance for PUD's under 25 acres in size in the City of Pewaukee. It was pointed out that there is a clause in the ordinance that would allow the Plan Commission to waive that requirement.

Ms. Salituro felt this proposal has come a long way. She felt it was a good option versus a single-family subdivision. Ms. Wunder stated she liked the single-family and she likes this.

Mr. Neumann stated their plan was to withdraw the submittal they made for May for single-family, and draft the preliminary plat requirements as well as a PUD and prepare for the rezone in June with this plan.

Chairman Bierce felt this was his favorite of all of the submittals. His biggest concern was that there were a lot of units.

Mr. Linsmeier stated he liked it, especially saving the trees. He liked the look of the buildings and how they were laid out.

Mr. Bergman stated he liked it but the biggest challenge is going to be the neighbors showing up at the public hearing.

Mr. Klein pointed out that the ordinance states a PUD should be 25 acres but there is a clause that says in order to provide more natural areas of a certain density, you can get down to less than that and cut down the setbacks to preserve the natural areas.

Mr. Neumann stated they will reach out to Alderman Wamser to speak with him about the submittal and see what he recommends about meeting with the neighbors.

10. Adjournment

A motion was made and seconded (D. Linsmeier, C. Wunder) to adjourn the meeting at 9:45PM. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk