

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier 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.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated May 17th, 2018

The minutes were not available for approval.

3. Discussion and Action Regarding the Shoreland Mitigation Plan for the Michael Maynard Property Located at N28 W26906 Woodland Drive (PWC 0930060)

Mr. Weigel stated Assistant City Engineer Maggie Wagner has signed off on the plan with three contingencies; the down spout on the south side of the house must be directed to the rain gardens, the drainage swales along the east and west property lines are maintained as shown on the approved plan, and that the Plan Commission minutes are recorded with Waukesha County.

Discussion took place on how mitigation occurs.

A motion was made and seconded (T. Janka, C. Wunder) to approve the shoreland mitigation plan contingent on the recommendations of the Engineering Department. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding a Proposed Certified Survey Map for Jeffrey Moser for the Purpose of Combining Two Adjacent Properties Located at N39 W27051 Glacier Road at the Intersection of Glacier Road and Armour Lane (PWC 0889998001)

Mr. Moser stated he wanted to take two lots and combine them into one. There is an outbuilding southwest of the house and the combination would make the outbuilding legal but it is now illegal on a vacant lot.

Mr. Klein stated there was a report from Nick Fuchs that a few things need to be changed. Discussion took place regarding the notation of Armour Lane on the CSM.

A motion was made and seconded (D. Linsmeier, B. Bergman) to approve the CSM with the recommendations. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Proposed Certified Survey Map for Neumann Development, Inc. for the Purpose of Combining Three Small Parcels Totaling 2.16 Acres Located on the West Side of Bluemound Road 315 Feet South of Morris Street Into One Lot and Combining Three Large Parcels Totaling 19.66 Acres Located on the East Side of Bluemound Road 315 Feet South of Morris Street Into One Lot (PWC 0925993, PWC 0925990, PWC 0925992)

Mr. Neumann stated this CSM combines the properties on the east and west sides of Bluemound Road. Right now there are three parcels north to south and they include land on the east and west side of Bluemound. All they are doing is combining the east side of the road all into one parcel, which they are then dividing into two lots with the next CSM on the agenda, and the west side of the road into one parcel. This makes it easier to further divide.

Mr. Weigel noted that there are significant special assessments levied for the number of lots and units for the next CSM that would kick in if it were to be recorded before a certain date. If this is passed, assessments kick in for one unit on each of these lots and if there is a desire to transfer land that can be done.

The reason they chose to do the CSM in two steps is because the three parcels all spread across Bluemound Road and they are not owned by the same people, so they are combining the three and splitting them in half. They will retain and develop lot 1 and lot 2 will be some other use unrelated to this.

A motion was made and seconded (B. Bergman, T. Janka) to approve the CSM as presented with the condition that the Engineering requirements and Nick Fuchs' comment are met, contingent on the rezoning and development plans that are proposed and tied only to this development so that if it doesn't take place, it will revert back.

Mr. Neumann felt they would like to do this CSM alone regardless of the rezoning. Mr. Klein agreed and stated the motion and second should take away the contingency that it has to be tied to zoning. The first and second agreed. Motion Passed: 5-For, 0-Against.

6. Discussion and Action Regarding a Proposed Certified Survey Map for the 19.66 Acre Neumann Development, Inc. Property Located on the East Side of Bluemound Road and 315 Feet South of Morris Street for the Purpose of Dividing the Property Into Two Lots (PWC 0925993, PWC 0925990, PWC 0925992)

Mr. Clinkenbeard stated this was simply taking lot 1 from the previous CSM and dividing it into two lots with a proposed public street for the future development.

Mr. Weigel stated because of the number of units being proposed, they will have to deal with that density at the access in one of three ways. They will either have to provide a road connection to the south so that there would be two entrances, or if all of the buildings are sprinkled then the entrance road would be sufficient as its right-of-way, or the entrance road would have to be widened to two 26 foot wide pavement streets, like a boulevard. One of these three would meet the fire code.

It was noted that these would be for the portion called street A. Mr. Neumann felt they would choose alternate three to widen the entrance.

Mr. Janka stated he would prefer the third option. It was noted that the Fire Chief prefers option two to have the buildings sprinkled.

Mr. Clinkenbeard questioned if the easements need to be listed for the water line to the south and Mr. Weigel replied that it would be required, as well as for any other public facilities outside the right-of-way.

Mr. Neumann mentioned that the County may ask them to slide the entrance one way or another, potentially north, based on the topography of Bluemound Road and the curvature of the road. They may have to discuss the building placement because of this.

Mr. Neumann mentioned that they would be fine providing a paved surface to get from their development to the intersection, but he requested some flexibility in finding the best manner in which to do that with the County. Chairman Bierce questioned if that would need to be included on the CSM. Mr. Weigel stated the discussion would be in the minutes.

Mr. Klein noted this CSM approval would be contingent upon approval of the development.

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the preliminary CSM contingent on the Engineer's requirements, Nick Fuchs' comments, and upon approval of the development. Motion Passed: 5-For, 0-Against.

7. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Neumann Development, Inc. to Rezone Their 19.66 Acre Property Located on the East Side of Bluemound Road from Rs-1, Single-Family Residential to Rm-1, Multi-Family Residential for the Purpose of Creating a Condominium Plat (PWC 0925993, PWC 0925990, PWC 0925992)

Mr. Clinkenbeard stated they are proposing 56 units in four-unit buildings and two duplexes, so it is a mixed use. The City normally does not allow mixed use so they will be coming back at the next meeting with a conditional use PUD. It allows the City to be less restrictive for a mixed-use development, which is what this is. The petitioners will bring back the preliminary CSM next month as well.

Chairman Bierce questioned why this was considered a mix use, and Mr. Clinkenbeard stated there were two-family and multi-family units and the City zones differently for two-family than we do for multi-family.

Mr. Klein commented that because they have to do some reconfiguring of where the road comes in, the extra right-of-way and extra easement could affect the layout and possibly the density. They may lose a building or two.

Mr. Clinkenbeard stated any approvals made on the rezoning should be contingent upon the PUD conditional use and the final CSM at a future meeting.

Discussion took place regarding the other developments similar to what this will look like and Chairman Bierce questioned if everything would look exactly the same in the development. Mr. Neumann stated there is a curvature to the streets and the buildings will be turned so they are not all in one row. The garages will be hidden in the middle and the aesthetics will be more desirable around the outside of the building.

Chairman Bierce opened the public hearing at 7:48PM.

Sheldon Lemke from Bluemound Road questioned what the average sale price would be. He was concerned about the police activity down the road in the Village and he did not want it growing. The

petitioners estimated an average sale price of \$375,000 per unit. These will be owner occupied and not rental units.

Chairman Bierce closed the public hearing at 7:50PM.

Chairman Bierce referenced the petitioner's letter regarding the variances, and Mr. Clinkenbeard stated that is what gives us the PUD. Chairman Bierce felt some of the variances were not close and questioned why every single developer after this one would not request a PUD to do whatever they want. Mr. Klein noted that going to a PUD was not breaking the rules and it is in the ordinance.

Mr. Clinkenbeard stated approval should be contingent upon the conditional use permit being approved and the preliminary CSM being approved at a future meeting, and the proposed layout and zoning would revert back if the project does not go forward.

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the rezoning contingent upon the PUD conditional use permit and final CSM being approved at a future meeting, and the proposed layout and rezoning would revert back if the project does not go forward. Motion Passed: 4-For, 1-Against (Bierce).

8. Discussion and Action Regarding a Pre-Preliminary Residential Plat for the Approximately 17 Acre Andritsos Property Located on the West Side of Bluemound Road (PWC 0928980)

Mr. Clinkenbeard stated this was land on Bluemound Road north between Bluemound Road & Highway 16. It is approximately 17 acres. It is a conceptual plan and they would come back at future meeting with a preliminary plat.

The development is all single family and lot sizes are about a third of an acre. They will also have to come back with a rezoning.

John Donovan with Bielinski stated there will be 24 lots on the property. He stated they have wetland delineation and soil borings scheduled. They will come back in August or September with the rezoning and preliminary plat.

A motion was made and seconded (C. Wunder, T. Janka) to approve the conceptual pre-preliminary plat. Motion Passed: 5-For, 0-Against.

9. Discussion and Action Regarding a Conceptual Plan by Erickson Enterprise for a Car Wash Facility Located in the Northeast Quadrant of Nancy's Court and CTH F (PWC 0958986009)

Chairman Bierce stated this development has been withdrawn.

10. Adjournment

A motion was made and seconded (C. Wunder, T. Janka) to adjourn the meeting at 8:04PM. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd, Deputy Clerk