

**In attendance:**

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier, S. Sullivan, and D. Kiser.

**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

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 the January 21st, 2021 and February 18th, 2021 Meeting Minutes

**A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the January 21<sup>st</sup>, 2021 and February 18<sup>th</sup>, 2021 meeting minutes.** Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Zeilhofer Properties, LLC for Property Located at N4 W22540 Bluemound Road for the Purpose of Constructing a New Freestanding Two-Story Storage Building (PWC 0963997)

Mr. Fuchs stated the property owner was currently operating a real estate office on the site and they are looking to add a 7,600 square foot storage building. The proposal meets the B-4 zoning district standards.

The applicant has requested to not extend utilities. Water would preferably be extended to the west, and sewer is on the opposite side of Bluemound Road. City staff is recommending that utilities be extended. Mr. Fuchs noted that the new building does not need sewer and water.

Mr. Fuchs stated staff was recommending approval with the conditions that any dumpsters on-site be enclosed, Engineering approval of the final grading and erosion control plans, and separate review and approval of the sign permit for the proposed monument sign.

Mark Wershay with Zimmerman Architects stated it is a steep side and they would be building up into the hill on the north side of the property above the existing structure. It was originally a residential structure but is now a real estate business. He noted the parking lots would be screened on the sides and the building screens the views from Bluemound Road. The east, west and north are landscaped around the lot, and there is a smaller lot with landscape screening in between the existing structure and the proposed building. The grade and the existing structure will block most of the view. The long, two-story view will be the view from Bluemound Road.

Chairman Bierce felt the building needed more detail and felt it was one long expanse. Commissioner Bergman suggested adding a lighted panel on the doors to break up the look on the lower level. He wanted to see the same on the north elevation. Mr. Wershay stated they would be able to do that.

Commissioner Kiser questioned if it was a concern that the garage doors were facing the street. He felt they looked more like dock doors. Further discussion took place regarding the placement and screening of the garage doors.

Ms. Wagner referred to the sewer and water in the area and noted that they are both in Takoma Drive, so at a minimum, they would have to connect there. She recommended the water main be looped from Eastmound Drive, which is the first street to the west of this property. Ms. Wagner stated there are not facilities in the proposed structure, but the grading work will go through their septic field, so in order to accommodate that, they would have to extend the sewer. Given that the use is changing, it should be on municipal water instead of well and septic.

Mr. Wershay noted they were not clear on where the septic field was and stated they would not be excavating in that area. He felt this would be a huge cost for a building that does not have any sewer or water going into it. Mr. Wershay noted they would have to run utilities hundreds of feet to get to this property.

Property owner Robb Zeilhofer stated the cost to hook up would end the entire project. He felt it was substantial for a building that has no water usage.

Commissioner Bergman suggested the applicant work with City staff to see if the project can move forward on a financial basis with connecting to water and sewer.

No action was taken.

4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Octane Coffee for Property Located at W229 N1400 Westwood Drive for the Purpose of Installing and Operating a Drive-Thru Coffee Business (PWC 0959988004)

Mr. Fuchs stated this was a stand-alone coffee drive-thru use proposed on the north side of the parking lot of the property and it would be fully automated. The structure is a modified shipping container, and yellow striping would be utilized to designate the drive-thru lane and parking. Mr. Fuchs noted he discussed with the applicant some more permanent site features such as curbing and landscape islands to better designate the building location and drive-thru lane. As a start-up business, the applicant wanted less change for the property owner, in the event the business is not successful. Mr. Fuchs added a condition in the staff report that if approved, the City could bring the applicant back in a year to revisit those site improvements. He noted staff was recommending approval.

Adam James with Vision Architecture stated this was a local startup company, and it is an automated coffee system along with a mobile phone application to make it function. Customers would order coffee from the app on their phone, and thru GPS and Bluetooth, the system will have the coffee ready in the mobile delivery system. Mr. James noted that in the short term, there will be a person there making sure it is operating, but once it is up and running, there will be no one there other than for deliveries and maintenance.

Commissioner Kiser questioned semi-permanent structures in a parking lot, so that this does not become a kiosk central for multiple businesses. Mr. Fuchs stated it was being looked at as a permanent use for the site and not a temporary approval.

Commissioner Linsmeier questioned if striping was the only method of directing traffic and he noted that there was no curb. Mr. James confirmed that and stated they wanted to test the market to make sure it was financially viable before they invest in the cost of more permanent parking changes.

Commissioner Bergman stated he was not excited about this because of the container. He noted that right across the street from this there is a Class A office building, and a hotel across the other street. He also noted it would be located at a non-signalized intersection and felt there would be a traffic issue with it.

Commissioner Kiser liked the idea but felt it should look more like a permanent structure and he suggested working with staff.

Chairman Bierce summarized the hurdles as safety issues concerning the location of the building in general regarding traffic, curbing, and the metal building issue.

Ms. Wagner was concerned about where they were tying into the utilities for this property. She questioned if it would be off the existing laterals or if they would be tapping new laterals.

No action was taken.

5. Discussion and Possible Action Regarding a Conceptual Plan by Interstate Partners for a Proposed Multi-Family Apartment Development Located at N18 W22670 Watertown Road (PWC 0958990005 & PWC 0958990006)

Mr. Fuchs stated this was a proposal for a multi-family development with 237 units within 13 two-story buildings. The site is 33.8 acres with a gross density of about seven units per acre, and a net density of about nine units. It is in compliance with the Rm-2 zoning district, which is likely what would be requested for the rezoning. There are wetlands and environmental corridors that bisect the property. Mr. Fuchs noted access from the north would be from Elmwood Drive and from Watertown Road on the south side. The site would include storm water ponds and a clubhouse.

Chairman Bierce did not see how the Plan Commission could consider this without doing a traffic study, as the intersection is horrible, and this would not make it better.

Ms. Wagner noted that Waukesha County was looking to do a realignment of the intersection of North Avenue and Watertown Road in 2023, and she recommended the applicant contact Waukesha County to discuss it. She mentioned that preliminary sketches show the intersection would be pushed further to the west so that North Avenue would come in at 90 degrees at Watertown Road.

Caroline Brzezinski with Interstate Partners stated she has reached out to Waukesha County and she was trying to get a copy of the traffic study. She stated they intentionally left that corner bare because of the potential for the intersection change. She mentioned there would not be a significant number of cars coming and going at one time and it is not like an office building.

Commissioner Sullivan felt the neighbors in Springdale Estates would not be in favor of this and he felt this was way too much for the area. He also mentioned the back ups on Watertown Road because of the train crossing.

Ms. Brzezinski mentioned that they will work with the City and the DNR to try to cross the wetlands on the far western side so that Elmwood Road would be a secondary or emergency exit only.

Commissioner Linsmeier felt this was a very dense development, especially with single-family homes surrounding two sides of this.

Ms. Brzezinski stated it was their intent to create as much of a buffer as possible between the buildings and the existing homes. There is a lot of green space and they will also have landscape buffers and ponds.

Chairman Bierce felt a project like this would be the end of multi-family in the City in order to keep the multi-family to single-family ratio, as the City is heavy in multi-family right now.

Commissioner Kiser was concerned with the traffic and felt the railroad was horrific. He requested some data on the issue.

Discussion took place regarding the multi-family use of the land and the density of the site. It was noted that the City's Master Plan currently shows the site as medium-density residential. The Plan Commissioners were in agreement that this proposal was too dense.

No action was taken.

6. Discussion and Possible Action to Determine if the Plan Commission Will Continue Virtual Meetings and the Possibility of Changing the Start Time of Meetings

The Plan Commissioners were all in agreement that starting in April, all meetings would begin at 6:00pm in-person at City Hall, with the option for virtual attendance.

7. Adjournment

**A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 8:36pm.** Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd  
Deputy Clerk