

PLAN COMMISSION MINUTES

March 26, 2012

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:31 p.m.

ROLL CALL: Chairman Wolter, Commissioners Warren, Stauffacher, Mazurek, Peck, Trustee Representative David Baum and Village Planner Jeff Retzlaff. Commissioner Jex was absent and excused.

PUBLIC INPUT: None

PREVIOUS MINUTES: *MOTION Baum second Warren to Approve the Minutes from March 12, 2012.*

MOTION carried unanimously.

Romano & Schmidt LLC-Blackstone Creek Golf Club – Northwest Corner of Mequon Road and Division Road. Tarantino & Company agent for Romano & Schmidt and Germantown Commerce Center property owners, is proposing to rezone 25.6 acres of land as part of a series of amendments to the Blackstone Creek Planned Development District (PDD) General Development Plan affecting 37 acres of the existing Blackstone Creek Golf Club and the 9.8 acre planned commercial area known as the Shops at Blackstone Creek. Planner Retzlaff summarized the proposal.

Jim Tarantino, also developer for the Gables of Germantown, said there is a need for more senior housing. He said the Gables is full and there is a waiting list. He said he was interested in designing a pedestrian friendly development. Mr. Tarantino explained the 4 unit co-housing pods as a new concept for more apartment type senior housing. He said they would be 1500-1800 sqft in size catering to the 60 to early 70 year age group.

Comments and Concerns included:

- Amount of senior housing seems like a lot
- Can the Village support another memory care facility
- Tarantino & Company will own and run the development
- Timeframe for development is approximately 3-5 year build out
- Development seems disconnected, out of scale, not cohesive
- A cross access agreement is needed at the West end
- The back of the commercial buildings will back up to residential
- Buildings not relating to each other, need more integration
- There is too much senior housing, would like to see something else
- Development seems disjointed, drive-thru out of place
- Too dense
- Stormwater is in floodplain
- Like the water fountain in the corner – but should move brew pub over
- Will there be public access to park

Chairman Wolter advised Plan Commission to look at the land use being proposed and decide if they are willing to change the zoning to allow this type of use. Trustee Baum commented that land fronting Mequon Road should be commercial. He didn't like the residential component being visible to Mequon Road.

Discussion continued regarding PDD zoning. Planner Retzlaff explained the PDD overlay zoning allows the Village to add other components not included in a specific zoning district and is approved with specific conditions and limitations pertaining to the development.

Planner Retzlaff said other developments have already shown through market analysis that a need for senior housing exists. Mr. Tarantino said he had concerns with the struggling market for retail development and the idea of adding more retail at the expense of residential. He said he would consider turning the retail component towards Mequon Road as a better marketing strategy.

Chairman Wolter said he liked the plan shown, including the road snaking back, the corner feature and brew pub. He thought it was a good area for senior housing and was OK with the zoning, but indicated there were a lot of hurdles and details to be worked out.

MOTION Baum second Peck to Approve changes to the PDD, as presented in this plan, subject to further revisions.

Stauffacher said the approval should be for the rezoning only. Commissioners agreed the plan was conceptual and would need revisions. Planner Retzlaff said the property is already in a PDD zoning. He said the Rezoning is a minor issue. The bigger issue is the concept plan. Warren understood the plan was conceptual but said he was uneasy approving a plan that may not work. Jim Tarantino said it would be helpful to get Plan Commission reaction or approval of certain aspects of the plan.

MOTION Withdrawn Baum second Peck.

Chairman Wolter asked Troy Schmidt if the zoning change was enough for his comfort level or does he need acceptance of the whole plan. Troy said he is looking for concept plan acceptance with the understanding it would be subject to changes.

MOTION Baum second Peck to send a Positive Recommendation to the Village Board to adopt the current PDD zoning to include mixed use retail including restaurants, office building and retail along the Mequon Road corridor and to allow multi family housing inclusive of co-housing units, memory care, skill care, independent living and assisted living components behind the retail commercial component along Mequon Road as somewhat represented by the drawing submitted.

Stauffacher said he didn't want to be tied into something without more detail. Chairman Wolter said Plan Commission should look at the uses now and the site plan approval will come later. He said he understood the developer needs some assurance to take the next step. Warren was not comfortable with the spatial relationship to the uses. Trustee Baum explained he wanted to see more commercial along Mequon Road with residential behind it. Mr. Tarantino said identifying the uses would be helpful.

MOTION to Amend Warren second Baum to remove reference to spatial relationship of the proposed uses and reference to the conceptual site plan presented tonight.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried (5-1 Stauffacher)

Zoning Administrator's Note: The effect of the amendment to the original motion is to simply add the list of mixed-uses, e.g. retail, restaurants, office buildings, multi-family housing, co-housing, memory care, skilled care, independent living and assisted living, to the Blackstone Creek PDD . . . without regard to the amount, density or relative location of those uses that may develop.

MOTION Baum second Warren to send forward a Positive Recommendation to the Village Board to change the Zoning from Rd-2 PDD to B-1 PDD.

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant