

PLAN COMMISSION MINUTES

January 10, 2011

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

ROLL CALL: Chairman Wolter, Trustee Representative Baum, Commissioners Warren, Stauffacher and Mazurek. Commissioners Jex and Peck were absent and excused. Staff members in attendance included Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

PREVIOUS MINUTES: *MOTION Baum second Warren to Approve the Minutes from December 13, 2010.*

MOTION carried unanimously.

Germantown Commerce Center (Blackstone Creek Commercial Property) N112 W17300 Mequon Road. Jim Sedgwick, agent for Germantown Commerce Center is proposing a series of amendments to the Blackstone Creek Planned Development District (PDD) General Development Plan and Conditions & Restrictions Resolution for the 9.5 acre commercial area previously known as "The Shops at Blackstone Creek". Planner Retzlaff summarized the proposed amendments. A lengthy discussion followed.

Baum did not like the senior living located on the west side of the development. He did not have a problem with the funeral home but thought the commercial would have difficulty renting back units. Planner Retzlaff said noise was currently an issue with the club house being located too close to residential and said this proposal would have the same noise issues. He said when comparing the proposed development to the original plan, what started out as a commercial retail location has evolved into a mixed use development with retail commercial as a secondary. Sedgwick said he was not married to the site plan and that he was mainly looking to have the uses approved.

Planner Retzlaff commented that the Village does not need to take the first offer that comes to the table and should consider holding off until a better user comes in. He expressed his concerns with the proposed plan saying in the first plan the funeral home was too close to the residential and now the residential is too close to the club house. He said Plan Commission had previously suggested breaking up the senior housing buildings into multiple, one story buildings in a T-shape to maximize the views and that is not shown. He added the main access entrance now leads to a dead end and parking lot and access to the club house requires going through the senior living parking lot. Sedgwick stated there would be very little traffic in the senior housing parking lot but said he would consider an optional plan. Retzlaff suggested the main entry lead to the club house directly with the senior residential traffic off to the side. Mazurek said he did not like senior housing as a permitted use. Chairman Wolter was concerned the commercial area may not see enough traffic to support it and renting the back units could be difficult. He said the driveways are not purposeful and the club house is hard to get to. Stauffacher did not like the driveway going through the senior living parking lot and said it was a convoluted way to get to the club house. He also thought the senior housing should be on the east side of the

development and the commercial should be fronting Mequon Road. Planner Retzlaff said if the amendment is approved, it would include the general development plan layout as proposed. Stauffacher said he could not support the proposed revised plan as it was laid out. He needs to know what the demand is for senior housing and if there is a market for it. Cal Schultz said a market study was done but not yet completed. He said it would be available for the Village Board meeting.

Planner Retzlaff said the amendment includes changes to the development plan as well as text changes to the conditions and restrictions resolution. He said some changes could be made at the time the site plan is reviewed, but the general layout is part of the amendment approval. Sedgwick said he was willing to take the site plan off the table and have Plan Commission vote only on the proposed uses.

MOTION Baum second Wolter to reduce the number of retail commercial buildings and gross square feet (7 buildings to 5 and 79,900 to 38,400 sqft).
MOTION Withdrawn

MOTION Baum second Wolter to add “funeral home” as a permitted used in the PDD.

MOTION carried (3-2 Mazurek & Stauffacher)

MOTION Baum second Warren to add “senior housing” as a permitted use in the PDD.

Baum said he prefers to see residential next to residential. Chairman Wolter felt 3 stories was too tall. Cal Schultz took the request to increase the maximum building height off the table.

MOTION carried (4-1 Mazurek)

MOTION Baum second Mazurek to add an allowance for three (3) monument signs (currently the limit is two)

MOTION carried unanimously.

Sedgwick said because of the concerns with the site plan layout, he would pull the site plan proposal from the approval. Warren said because the number of entrances was limited he recommends the Village pursue relocation of the driveway from a safety perspective. Planner Retzlaff said the DOT said no to a third access driveway entrance during previous discussions but would review a request to relocate the driveway if the Village felt it was needed.

MOTION Stauffacher second Baum to Deny the concept plan as proposed and eliminate it from the approval.

Planner Retzlaff said Sedgwick would have to come back to Plan Commission with a new plan that addresses Plan Commission concerns.

MOTION carried (4-1 Baum)

The concept plan will be included in the Village Board proposal with the recommendation to Deny from Plan Commission.

Hilltop Highlands Mobile Home Park – Hilltop Drive. Herb Wolf, agent for Hilltop Associates, is seeking approval of the Hilltop Highlands site plan in order to add 21 mobile home sites for a total of 107 sites in the existing 30.9 acre mobile home park located on Hilltop Drive south of Freistadt Road. Planner Retzlaff summarized the proposal.

MOTION Baum second Mazurek to Approve the revised site development plan for the Hilltop Highlands Mobile Home Park and the 21 additional sites for a total of 107 sites in the existing mobile home park located on Hilltop Drive south of Freistadt Road.

Baum asked about the status of the storm shelter ordinance. Planner Retzlaff explained the Ordinance was proposed to the Village Board where it was reviewed and action was tabled pending changes to the code requiring shelters for all residential districts. A presentation was made on behalf of the development where it was suggested the ordinance drafted was somewhat arbitrary and capricious because it requested storm shelters for just a particular development and not for any other development in the Village. The Village Board indicated that if they moved forward with drafting such an ordinance it should be written to require storm shelters for all residential development in the Village. After further discussion with the Administrator, the Ordinance was eventually dropped.

Baum also inquired if sidewalks were required for this development that had not been completed. Retzlaff said he was not aware of the development missing sidewalks. Stauffacher also questioned the requirement for sidewalks. Retzlaff said he did not come across anything in the file to indicate a sidewalk requirement. Wolter added that the Village Attorney also reviewed the file and did not find a requirement for sidewalks. He called upon Trustee Zabel and Ewert if they remembered anything regarding a sidewalk requirement. Trustee Zabel said the sidewalk discussion occurred with the development of Brookside Meadows Mobile Home Park. He questioned whether this development needed to come into compliance with MHP Zoning code requirements because originally it was approved as a conditional use. He questioned several requirements in MHP Zoning that should now be required because of the additional sites including parking lots and recreational areas. Retzlaff said all MHP Zoning requirements are being met including skirting and tie down requirements.

Baum added that sidewalks could be required as a part of a second phase but not necessarily required for in-fill lots in the empty space.

MOTION carried unanimously.

Weissman Automotive – W140 N10455 Fond du Lac Avenue. Rick Knabe, Suburban Construction, agent for Weissman Automotive is requesting a consultation regarding possible building expansion and the development of mini-warehousing/storage units on the 4.1 acre property on Fond du Lac Avenue. Planner Retzlaff summarized the proposal. He said Plan Commission should consider whether the Village should allow mini-warehousing or pursue the Village's overall vision as shown on the 2020 Land Use Plan and move in the direction of more commercial/retail development.

Rick Weissman said he is now thinking he would complete the project in phases starting with the storage buildings and would not need another entrance and maybe not even the 12,000 sqft auto service building. Planner Retzlaff asked Commissioners to consider if this location was an appropriate location for mini-warehousing.

Plan Commission had the following comments and concerns:

- Commercial/retail not seen for this site in the near future
- Scale back size of buildings to address stormwater and snow storage concerns and add additional open space
- There should be a larger rear setback that abuts the residential
- A more attractive fence should be part of the overall concept plan
- Extensive landscaping buffer required abutting residential
- Soccer Club and TIF district will add to demand for commercial retail activity to the area
- There are storage units currently available in the area at two other locations on Hwy. 145.
- The Donges Bay/Fond du Lac Avenue intersection is slated for future signalization and lane improvements.
- Site looks tight for trucks to maneuver between buildings
- There should be specific hours of operation for accessing the storage units to not disturb nearby residents.

This item was for discussion only. No action was taken.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST: None

ADJOURNMENT: There being no further business the meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant