

**CITY OF MEQUON
WISCONSIN
PLANNING COMMISSION MINUTES
April 13, 2015**

Commissioners present: Mayor Dan Abendroth, Alderman Rob Strzelczyk, Brian Parrish, Pat Marchese, John Mason, Jim Schaefer, David Fuchs, Alt. LeRoy Bessler, Alt. Becky Schaefer

Staff members present: Jac Zader, Asst. Director of Community Development
James Keegan, Engineering Services Manager

Minutes of the meeting held on Monday, April 13, 2015 at 7:00 p.m. in the Common Council Chambers, Mequon City Hall, 11333 N. Cedarburg Road. [Note: Planning Commission meeting was audiotaped.]

- 1. a. Call to Order, Roll Call
- b. Approval of the March 9, 2015 Planning Commission meeting.

Action:

Commissioner Mason moved to approve the March 9, 2015 minutes.
Alderman Strzelczyk seconded the motion to approve the minutes.

A voice vote was called. All voted aye, 8-0.

Consent
Public Hearing

1. Hamare, LLC, Mike Mehta for Chiropractic Company

Address: 11129 N. Wauwatosa Rd Tax Key: #14-028-01-027.00 District: #4 Zoning: B-1 & R6/PUD

Request:

Conditional Use Grant

Briefing: The applicant is seeking conditional use grant approval for a chiropractic office located at 11129 N. Wauwatosa Rd.

2. Joe Moro for Moro Performance

Address: 10410 N. Baehr Rd Tax Key: #14-026-11-007.00 District: #4 Zoning: B-5

Request:

Conditional Use Grant

Briefing: The applicant is seeking conditional use grant approval for a fitness center located at 10410 N. Baehr Rd.

Action:

Commissioner Jim Schaefer moved to approve to go into public hearing.
Commissioner Fuchs seconded the motion.

*A voice vote was called.
All voted aye, 8-0.*

Public Hearing Discussion: None

Action:

Alderman Strzelczyk moved to approve to close the public hearing.
Commissioner Parrish seconded the motion.

*A voice vote was called.
All voted aye, 8-0.*

Consent
Regular Business

4. Concord Development for Blue Oyster Commercial Office LLC

Address: 11725 N. Port Washington Road Tax Key: #15-176-0002.000 District: #5 Zoning: B-3

Request:

1. Building & Site Plan Amendment
2. Master Sign Plan

Briefing: The applicant is seeking building and site plan amendment and master sign plan approval for an existing two-story multiple tenant commercial building located 11725 N. Port Washington Road.

5. Peter Rausch

Address: 139 Cedar Valley Drive Tax Key: #03-050-0020.024 District: #6 Zoning: R-2

Request:

Minor Land Division – Certified Survey Map

Briefing: The applicant is seeking a minor land division for the property located at 139 Cedar Valley Drive in the extraterritorial jurisdiction of the Town of Cedarburg.

Action:

Commissioner Fuchs moved to adopt the consent items.
Alderman Strzelczyk seconded the motion.

*A voice vote was called.
All voted aye, 8-0.*

Regular Business

6. Mequon-Thiensville School District (Homestead High School)

Address: 5000 W Mequon Rd Tax Key: #14-023-14-00-000 District: #2 Zoning: IPS

Request:

Site Plan Amendment

Briefing: The applicant is seeking site plan amendment for improvements to the outdoor athletic facilities located at 5000 W. Mequon Rd

Discussion:

Asst. Dir. Zader stated the building and site plan amendment approval is for modifications for the athletic facilities at Homestead High School. The improvements will be made over several years in multiple phases; based on fundraising efforts. The first phase includes modifications to the football field; installing a new artificial turf field and a new concession pavilion. Due to the location of the pavilion, some of the track facilities need to be moved to the east. The second phase will include a synthetic softball field and expansions to both the home and visitor football stadium bleachers. There are also some changes being made to the paved paths around the facility to get to the concession area, changes to the tennis courts, changes to the promenade and to the gateways to the facility.

The concession stand will be roughly 4,800 square feet and will be constructed of fiber cement siding, with brick veneer and asphalt shingles. The height of the facility will be about 23 feet. It will be located on the north end of the football field. Staff is supportive of the concession stand but noted that there is not site lighting or building lighting shown on the plan, so as a condition of approval, staff will need to review and approve any lighting associated with the pavilion.

Staff is asking the Planning Commission (PC) to weigh in on staff's ability to approve the second phase of improvements because they will not be taking place within the year, which is required by the building and site plan approval. If PC deems the phase two improvements to be minor in nature, staff can approve those when the funding is available and will not need to return to PC.

Commissioner Mason asked about whether there had been previous neighbor complaints about noise or garbage.

Asst. Dir. Zader answered that several years ago when the lights first went in, there was some neighbor concerns, but no other complaints since that time.

Action:

Commissioner Marchese made a motion to approve.

Alderman Strzelczyk seconded the motion. He also made a friendly amendment that staff can approve the second phase improvements as long as there are not major variances from the changes already listed.

Commissioner Marchese accepted the amendment.

Commissioner Becky Schaefer asked whether the turf is considered impervious and whether it has the potential to change drainage and runoff in that area.

Engineering Services Manager, James Keegan, stated that it does. There is clear stone underneath it that the water could wash into, but there are concentrated locations where drainage would come from. This is why staff asked for the calculation of additional and impervious surfaces for both the building and the fields.

Commissioner Becky Schaefer stated that she is comfortable with staff approving the phase two improvements unless there are complaints from neighbors regarding any of the phase one concerns.

Voice vote was called.

All voted aye, 8-0

7. Ryan Companies

Address: Southwest corner of Mequon Road and Market Road Tax Key: #15-030-02-015.00

District: #6 Zoning: B-3/PUD

Request:

Building and Site Plan

Briefing: The applicant is seeking building and site plan approval for a proposed two-story, 42,500 square foot medical office building located at the property located at the southwest corner of Mequon Road and Market Street.

Discussion:

Asst. Dir. Zader stated that regarding the site plan, staff is recommending a relocation of the dumpster enclosure because it is close to abutting neighbors. The concerns are the noise from the machines and the vehicles backing up as well as blocking the drive aisle. The building plan was updated to include hip roof elements to the design. It fits in better with the surrounding neighborhood. Staff recommends the EIFS to be replaced with brick or stone. The city's landscape architect consultant reviewed the landscaping plan and suggested additional buffering along the west property line. Staff will need confirmation that the lights are cut off. Another condition in the report is that the drive aisles currently show to be 24 feet and the code requirement is 25 feet.

Applicants: Curt Pascoe, Site Development Manager, The Ryan Companies
Ryan Marks, Managing Director, Milwaukee office
Steve Peditar, Architect

Arlene Kurzer, 11104 N. Oriole Lane, spoke about her concerns:

1. AC unit-concerns about noise and the placement of the AC unit. Sarah Chudnow is very noisy
2. Water run off/pond. Concerned about water going into her back yard
3. Noise from trucks and cars. Sarah Chudnow is very noisy
4. Lights – 20 foot lights – will they shine into her backyard. Worried about the second floor lights in the building shining into her yard.
5. Traffic Light is needed. The corner is very busy with traffic already.
6. Older residents in the community feel that the PC do not listen to their concerns.

David Mueller, 1737 W. Mequon Rd., very upset about the easement change.

- The easement is on his property and he wants to have it remain as it is
- The basin is just off his property line
- He wants to work together regarding the water issue
- The easement defines his yard

In response to the resident concerns, the applicant explained that they will have 2 small roof top AC units that will be completely enclosed by a screen wall. The screen is for aesthetic purposes as well as a sound buffer. The second floor lighting should not be a real issue as the office building will not be open at night. There may be a few hours of lights on late afternoon/early evenings in the winter months. The lights are on sensors and they will be using as little amount of electricity as possible. The lights will have full cut off, it will prevent any light from going west. The large parking set back with the tree line will also help block the light. All water will be collected and put into the pond on the north side of the property. If the pond overtops, it will still be contained within the parking lot.

Mayor Abendroth added that this property has no drainage facilities as of today and with the construction of this project the drainage issue should greatly improve.

Commission Marchese stated that the City of Mequon has one of the best storm management ordinances. It requires that runoff post development is less than pre-development. He asked staff whether there are any local problems in the surrounding neighbor's backyards.

Mr. Keegan stated that there has been some complaints in that area in the past but it has been related to the pool draining. There have not been any specific complaints regarding this property.

Asst. Dir. Zader stated that there had been some local issues within Winding Hollow due to perched high ground water. He added that recently some modeling information has shown that there is a flood plain that reaches that area from Bayside.

Commissioner Mason asked the applicant if they would be comfortable moving the dumpster to the south if recommended by staff to do so. He inquired whether it could be moved 20 feet to the south.

The applicant replied yes.

Asst. Dir. Zader stated that this issue gets complicated because if it is moved too far south it becomes a public visibility issue and if it is too far north it becomes visible from Mequon Road. He said the following conditions would need to be met:

1. The enclosure must match the materials of the building
2. The enclosure must also be screened by landscaping

Staff will work with the applicant to find the most appropriate location for the dumpster, taking into consideration all the concerns from the neighbors and staff.

Commissioner Mason asked if staff approved of the wall and monument signs.

Asst. Dir. Zader stated that as long as the signs comply with all the sign code requirements, everything is acceptable.

The applicant stated that they had received a waiver for the height of the south facing sign.

Commissioner Parrish stated that he approves of the EIFS in the less visible places. He agrees with screening the dumpster and moving it south to accommodate the neighbors' concerns. There are two ponds on this site and he feels that these will provide major retention. He is supportive of this project.

Commissioner J. Schaefer approves the architecture on this recent rendering. He recommends eliminating the EIFS. He stated that it has not been used in the past 15 years or so. He approves of the proposal except the EIFS.

Ald. Strzelczyk supports staff's recommendations based on neighbors' concerns about the location of the dumpster. He feels that the EIFS does minimize the effective of the building. He feels that it a great improvement on the roofline. A key component is the drainage into the two ponds. The tree line is a great landscape buffer and screen for the residences. He agrees with the applicant and recommends keeping the easement where it is because it creates a separation of the two parcels. He asked that staff stay on WisDOT regarding the traffic concerns at the corner.

Asst. Dir. Zader stated that there is a two-party agreement of the easement. The intent was to put the applicant and neighbor on notice in case something would be addressed in the future.

Commission Fuchs also stated that the new rendering is much more desirable. He agrees with staff that the EIFS is not attractive and he much prefers brick. He asked how the traffic study was conducted.

The applicant explained that the study is based on real traffic and then what the additional traffic would be. The results did not warrant any improvements there. WisDOT is not concerned with difficulty for cars making left turns but rather the flow of the traffic along Mequon Road from I-45 to I-43.

Action:

Commissioner Mason made a motion to approve with the exceptions to allow the EIFS, to leave the dumpster where it is proposed, and to allow the easement to remain as a two-party agreement

Ald. Strzelczyk seconded the motion.

Commissioner Marchese expressed his concern about the use of EIFS setting a precedent for future projects. He thinks the building would have a higher quality look using brick. He acknowledges it is an increase in expense to the applicant, but he feels it is reasonable given the scope of the project. He really wants to support the project but he strongly opposed to the EIFS.

Commissioner Mason stated that he feels the \$100,000 increase to use brick in place of the EIFS is a major expense to the applicant.

The applicant stated that they have dipped into their contingency funds when they made the changes to the roof line and other changes.

A Roll Call was called

Motion failed 4-4 (No vote: Marchese, J. Schaefer, Fuchs, Bessler)

The applicant stated that they have exhausted their efforts for other possible building materials than brick.

Commissioner Marchese made a motion as it stood before with the addition of the EIFS being replaced by brick to be approved by staff.

Ald. Strzelczyk seconded the motion.

The applicant stated the majority of the EIFS is used in the back of the building and offered that they could break it up with the use of brick, similar to the front of the building.

Action:

Commissioner Marchese amended his motion to approve the project with the provision that the applicant and staff work together to reduce the amount of EIFS used.

Ald. Strzelczyk accepted the change to the motion and seconded the amended motion.

Commissioner J. Schaefer is to be involved in working with staff and the applicant.

Asst. Dir. Zader clarified that items #19 and #5 were being eliminated and #4 is being modified.

A Roll Call was called

All voted aye, 8-0

8. Mequon Business Center

Address: Baldev Court – north portion of Lot 2 Tax Key: #14-035-06-012.00 District: #6 Zoning: B-5

Request:

1 Consultation

Briefing: The applicant is seeking a consultation for a multi-tenant office/industrial building located on Baldev Court – north portion of Lot 2

.Discussion:

Asst. Dir. Zader stated that the applicant is requesting a consultation for two 37,500 sq. ft. buildings that would accommodate up to 13 tenants each. The parcel is currently zoned B-5 (Light Industrial). The proposed site plan shows the two buildings parallel to Baldev Ct, perpendicular to Donges Bay Rd. Staff has concerns regarding the orientation of the buildings. Most of the buildings in the area face Donges Bay Rd. The applicant was not in favor of the suggested modifications but did propose a six foot screen wall and berm to help screen the back office operations. Asst. Dir. Zader showed examples of other buildings in the area and stated that staff is requesting the buildings face Donges Bay Road to be more consistent with the exiting development pattern along Donges Bay Rd. Staff would also like to have the buildings be constructed of brick and not the split face block that is being proposed. The applicant is seeking feedback from PC on the architect and position of the buildings.

The applicant, Greg Fuchs, Regional Partner for St. Johns Properties, stated that some of the reasons for facing the buildings perpendicular to Donges Bay Rd is that it lends for a better design for their product. He also stated that they were trying to be respectful to the office building across the street and to not have them having to overlook their loading dock area. He added, that west to east it is a better view of the building, more front façade. In regards to staff recommendation for the use of brick, he stated that it is very expensive for an industrial building. He has not used brick for 15 years, he needs to compete in the market place to fill the building with tenants. He asked for the approval to use the split face material.

Commissioner J. Schaefer commented that he understands the functionality of the building facing Baehr Rd and as

long as there is enough landscaping and a high enough wall as screening, it would be acceptable to him. He understands the cost of using brick but would like to see some brick on the building.

Mayor Abendroth agreed about the positioning of the building and stated that there are railroad tracks behind the building as well. He stated that as long as there is significant landscaping along the northeast of the building to block the loading area it would be acceptable to him.

Commissioner Fuchs is pleased to see this site being developed. He also prefers some brick to be used for a quality building. He would approve the positioning of the buildings as long as the screen wall is in place.

Ald. Strzelczyk stated that he is familiar with the St. Johns properties having both high quality building and tenants. He added that stepping up the landscaping and screening would be helpful.

Commissioner Becky Schaefer inquired about the different zoning.

Asst. Dir. Zader stated that there is significant wetland in the back area which the applicant is staying away from.

Commissioner Parrish stated that layout orientation is pleasing to him. He feels this building should not be hidden. The side facing the road could be more prominent and should attract attention to help fill it with tenants.

The applicant stated that he usually has about 35% office tenants. He stated that the building will be 16 ft. clear, 18' 8' outside.

9. Sean Sweeney for 6100 County Line-Holding, LLC.

Address: 6110/6112 W. County Line Road and the parcel to the West District: #4

Tax Key: #14-034-15-001.00 & #14-034-15-006.00 Zoning: FW, OA, (R-1, R-2B)/PUD

Request:

1. Rezoning Recommendation
2. Minor Land Division

Briefing: The applicant is seeking rezoning recommendation and a minor land division approval for land located at part of the 6100 W. County Line Road and the parcel to the West.

Discussion:

Asst. Dir. Zader stated the applicant was requesting a CSM and rezoning recommendation. There are two large parcels that encompass the site with a single family home. The applicant wants to create a lot with the single family home on it. It is slightly more complicated than a simple land division because in 2007 there was a PUD that was approved for a 21-lot conservation subdivision by the Common Council. The proposed CSM causes the existing PUD zoning to be rescinded. The rezoning recommendation is to remove the PUD which then brings it back to its original zoning which is a split zone of R-1 (the interior) and R-2B (along the perimeter). There is a small area that will be rezoned from R-1 to R-2B so that the zoning follows the property line. A site visit was done and some recommendations have been made. There is a shed that is beyond repair and a condition is that it gets razed. The barn is in poor condition, but could be repaired and staff supports it being repaired and back to proper condition. There is a warehouse building on the main site that no longer complies with the side yard offset. It will become nonconforming with the CSM approval. Staff recommends having this building removed. The applicant wants to save this building and feels that it can be repaired. He showed pictures of the structures on the site. Staff recommends the CSM approval contingent on CC removing the PUD for the site, having the two buildings razed and the remaining building repaired prior to courting of the CSM. This will go to CC for the dedication of the right of way once the rezoning is approved.

The applicant, Sean Sweeney stated that they would like to save the warehouse building and it has been repaired since the site visit. He showed before and after pictures. There is a three step plan for the site:

1. Remove the PUD
2. Split the parcel
3. Comeback before PC and then develop the property

The developer would like to have access to the big storage building for a secure location for construction materials while development is going on. The shed will be torn down and the barn will be fixed up.

The applicant agrees with staff recommendations and asks for approval with the exception of the requirement to tear down the building and allow that to be addressed when they come back to get approval for the parent lot.

Commissioner Marchese asked about the schedule timing.

The applicant explained that they would start marketing lots for next Spring. There are FEMA approvals needed and timing is uncertain. In one year they want to be on their way to developing this property.

Asst. Dir. Zader explained that the original PUD had all the structures being razed as part of the agreement. He clarified that the request was to do the CSM. If the applicant wanted to stay with this plan there would have been the option to amend this plan and pull out the acre and half and redo the design and keep the PUD in place. That was not presented by the applicant but would be an option. It would be more beneficial to the applicant because those vested rights would remain. It is somewhat more risky to remove the PUD because there is an underlying split zone property that has to seek a rezoning that may or may not go as well at the first go around. The process is the same to amend or remove the PUD.

Commissioner J. Schaefer asked for details on the work that was done to the warehouse.

The applicant explained that only patching and painting were done to the warehouse. There were not any structural issues that needed repair. They also cleaned up debris to make it more presentable. The developer wants the building for the use of storage.

Commissioner Fuchs asked the applicant about that property being used for industrial use as he sees that a better fit in that area.

The applicant answered that it is not completely out of the question. The zoning would need to be changed.

Action:

Commissioner Marchese made a motion to approve per staff recommendations with the addition of allowing the warehouse building to remain.

Alderman Strzelczyk made a friendly amendment that the storage building to the East would not be allowed any exterior storage on the West side of the building. And if the site comes forward with a PUD request that the building use is reviewed with the PUD request.

Asst. Dir. Zader added allowing staff to check on the improvements that were made and be able to require improvements based on the inspection.

Action:

A voice vote was called.

All voted aye 8-0.

10. Neumann Companies, Inc. - Highlander Estates Subdivision

Address: Lands immediately south of Brighton Ridge and Knightsbridge Subdivisions between Swan and Wauwatosa Road.

Tax Key: #14-028-07-001.00 & #14-028-03-005.00 & #14-028-04-007.00

District: #4 Zoning: R-3/CGO/R-4

Request:

1. Preliminary Plat
2. Development Agreement
3. Open Space Plan
- 4.

Briefing:

The applicant is seeking preliminary plat, development agreement and open space plan approval for a 111 single family subdivision located immediately south of Brighton Ridge and Knightsbridge between Swan and Wauwatosa Roads.

Discussion:

Asst. Dir. Zader stated that there were a number of conditions from staff regarding the concept plan approval that was presented in January 2015. The applicant has modified the plan to meet most of the requirements except one small one. Some of the conditions requested were the secondary connection point on the western piece. It was previously shown as a road reservation and it is now shown as a fully improved road. There is an odd shaped parcel that the applicant has gained control over since the last meeting that and it has added two lots that now front on that road, so the yield has gone up by 2 lots. The open space plan proposed is supported by staff. There all parks for different aged children and adults as well. There will be garden spaces and a pavilion with a fire place area. He showed the connections and the road network to the various neighboring subdivisions. The development agreement allows for 2 model dwellings as part of phase I. Staff does recommend approval of the preliminary plat, the open space plan and the development agreement based on the conditions in the report.

Richard McCain- 10962 N. Wauwatosa Rd is concerned about the Knightsbridge Street exit which is right at his property. The exit is very narrow and cars get backed up when the cars are trying to turn left out of the subdivision. Cars turning left must wait in the medium and then check for traffic due to poor visibility. He feels that the entire entrance needs to be enlarged to accommodate the future increased traffic flow. He recommends a separate right turn lane to keep the flow of traffic moving.

James Keegan explained that there is physical space for a right lane at that entrance. That needs WisDot approval.

Francisco Sotto – 10920 N. Elizabeth Court stated his concern about the traffic flow. He would like something done to eliminate the traffic congestion.

James Keegan stated that eventually both access points will be completed; it is based upon a construction schedule.

Michael Peyton – 10913 N. Elizabeth Court/Knightsbridge Estates. He is a committee member representing the HOA. Three main concerns:

1. Traffic Management - the access from Wauwatosa Rd was not designed for the proposed volume of traffic. The traffic also enters the Knightsbridge neighbor which is not desirable. Additionally, headlights at night impact the two homes across the entrance. The road flooded last week and if that entrance is a primary access, a flooded road is a concern.
2. The pass through from Mequon Rd through the subdivision is a concern
3. Construction impact to neighbors during development because the land is flat.

Kevin Greve – 8809 W. Daventry Rd – his concern is the lot that is located right in the middle of the wetland (on the proposed site plan). He says that area is soaking wet and that the lot was under water during the rain storm the previous week. He feels that this lot should be deleted. He is also concerned about the elevation of the road and the impact of flooding the backyards there.

- He stated that the buffer previously discussed is still not showing on the landscaping plan.
- Item #21 discussed on 1/12/15 is not listed in the report
- The development agreement does include the minimum home size, the type of materials to be used. There are not assurances because there are not specifics in the agreement.

He recommends that the PC work with the applicant to clean up some of these items but he does not feel that this is in condition to be approved.

Asst. Dir. Zader explained that the access point off Wauwatosa Rd is a state highway and the state does have platting authority over the development, they will review the plan and will make changes if they deem necessary. Construction erosion fencing controls will be in place during construction. The landscape plan will include buffering along the north property line. The code does not require buffering between single family homes. PC can make specific requirements they would like to see included. The minimum home size is not typically included in the development agreement; it is dictated by the zoning code.

James Keegan stated that staff has requested a storm management report to be reviewed by staff. The Wauwatosa Rd access issue with flooding last week was due to a clogged storage basin. There could be possible improvements made to that collective basin if deemed necessary. This development is subject to the same requirements as all other storm water management plans for all other developments in the city.

The applicants, Matt Neumann and Kevin Anderson, project manager, stated in response:

- Lot #68 will be raised about 6 feet. There is a pond to the north of that road that will help control water flow there. And there are culverts underneath that area. They feel this is a desirable lot and that the water concerns are addressed and controlled.
- The landscape buffer will be increased to 50 feet (although there are not requirements to do so). They want to eliminate the path that is back there to avoid pedestrian traffic in people's backyards; between Lots #25 - #31 did not want a path there.
- Park space plan #6 requests final design – they will submit final design when that phase is developed (mostly likely in phase III).
- Item #23 phasing line is limited to 35 lots, they request 36 lots. They wish to include lot #95. The road will be build around lot #95. They request to sell this lot as part of phase I.
- Item #21 states that \$4,000 per home site have a storm water bond/LOC for 5 years. They feel this contradicts recent state stature. They stated that it is very challenging to have so much money held for 5 yrs. This a major issue to discuss.

Asst. Dir. Zader stated that the approval of the open space amenities is not needed until specific phase is developed. Phase 1 was recommended to limit the number of lots until there was a 2nd access point put in. Regarding the drainage LOC, the city attorney feels that what is required in the development agreement is in compliance with state statures. Item #28 regarding sidewalks to Donges Bay; staff would request cash from the applicant to cover the area in front of two private residences at a later date. He stated that staff recommendation of the trails beign extended behind the path was left out of the report but should be included as a condition.

Mayor Abendroth stated that the issue regarding drainage LOCs will be addressed at a later date.

Ald. Strzelczyk commented that he likes the increased setbacks. He agrees with the applicant about the trails behind Brighton Ridge. He supports the staff recommendation to connect the bike path behind lots #54, #53, #52 to Swan Rd. He stated that the out lot features are exceptional. He feels that the drainage issue needs due diligence.

The applicant agreed to the bike path connection behind lots #54, #53 & #52. They object to the path behind lots #25 - #31. They have heard from the existing residents there that they object to it being there.

Mayor Abendroth asked if lot #68 with 6 feet of fill, with a two story house, would visually stand out there. He also suggested that northern boundary landscaping would help there.

Asst. Dir. Zader answered that you would see the house from the neighboring subdivision and that landscaping would definitely help as a buffer on the northern boundary to the house and the road; between lots #34 & #35.

Action:

Alderman Strzelczyk made a motion to approve the plan as shown with the exception to include lot #95 in Phase I per the developers request, add the walking path behind lots #52-54 with access to Swan Rd and a buffer of trees between lots #34-35 per staff approval.

Commissioner Marchese seconded the motion

Mayor Abendroth added the removal of item #28, which is the removal of the escrow contingency for sidewalk along Wauwatosa Rd.

Ald. Strzelczyk accepted the suggestion amendment.

Commissioner Marchese accepted the amendment to the motion

A roll call was taken.

Vote passed 8-0

11. Karen Bersch

Address: 600 W. Bonniwell Road Tax Key# 15-005-12.013.00 District: #5 Zoning: R-1

Request:

1. Rezoning Recommendation
2. Land Use Plan Amendment

Briefing:

The applicant is seeking rezoning recommendation from R-1 to R-1B and land use plan amendment approval for the property located at 600 W. Bonniwell Road.

Discussion:

Asst. Dir. Zader stated that this is a rezoning recommendation from the currently zoned R-1, 5 acre to R-1B, 2.5 acre at 600 W. Bonniwell Road. The request is to return to the zoning that was originally in place when the property was purchased in 1992. There is a mixture of zoning in this neighborhood and anything outside the sewer boundary was zoned to R-1, 5 acre. CC agreed to look at any future rezoning requests as they came forward; this is the second one to do so. This parcel would be split into two parcels. Staff recommends approval of the rezoning and land use plan amendment.

Action:

Commissioner Bessler made a motion to approve the rezoning of this property.

Commissioner Parrish seconded the motion.

A voice vote was called

Motion passed 8-0

12. Announcements

The next meeting is May 11, 2015

10. Adjourn - the meeting concluded at 10:30 pm

Alderman Strzelczyk moved to adjourn.

Commissioner Fuchs seconded the motion.

All voted Aye.