

**CITY OF MEQUON WISCONSIN  
PLANNING COMMISSION MINUTES  
April 11, 2016**

Commissioners present: Mayor Dan Abendroth, Ald. Pam Adams, Becky Schaefer, Brian Parrish, John Mason, David Fuchs, Jim Schaefer, LeRoy Bessler, John Stoker (voting)

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

Minutes of the meeting held on Monday, February 25, 2016 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 February 8, 2016 Planning Commission meeting minutes.

Commissioner Parrish made a correction to the minutes that he had recused himself from items #8 and #9 at the February meeting.

**Action:**

Commissioner Mason moved to approve the February 8, 2016 minutes.

Commissioner Bessler seconded the motion to approve the minutes.

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

**Consent  
Public Hearing**

**Action:**

Commissioner Stoker made a motion to go into public hearing.

Commissioner Fuchs seconded the motion.

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

**2. Donges Bay Elementary School**

Address: 2401 W. Donges Bay Road      Tax Key: #15-031-06-001.00      Zoning: R-2      District: #7

- Request:**
1. Conditional Use Grant Amendment
  2. Building/Site Plan Amendment

**Briefing:** The applicant is seeking conditional use grant and building/site plan amendment approval to add two classrooms for the property located at 2401 W. Donges Bay Road (Donges Bay Elementary School).

Jennifer Florsheim – 10252 N. Range Line Road. She questioned and formally opposed the fence around the school. She feels it is unsightly and an unnecessary expense. She says there is a natural barrier there and she feels that the fence is unnecessary.

Asst. Dir. Zader stated that the fence is not part of the application. There was a letter sent to neighboring residents that the fence was going to possibly exceed the 4 ½ feet which requires the neighbors' permission. He stated that if the fence is less than 4 ½ feet the neighbor approval is not necessary.

Mayor Abendroth suggested that Ms. Florsheim ask the school district about why they are installing a fence. He said that if they apply for a permit, she will be contacted.

Commissioner Bessler asked why the schools are adding classrooms if the enrollment is declining.

Asst. Dir. Zader stated that due to declining enrolment, Range Line School was closed and the other elementary schools are now reaching capacity levels and need to add on to them.

Ald. Adams stated that she talked to Dr. Means, school Superintendent, and he told her the reasons for adding the classrooms are due to Range Line closing, they are needed for special education to have their own rooms and K4 was added to the district which now uses additional rooms.

**3. Gregg Prossen for MPP Group, LLC**

Address: 12250 N. Corporate Parkway Tax Key: #15-017-10-011.00 Zoning: B-4 District: #7

**Request:** 1. Conditional Use Grant

**Briefing:** The applicant is seeking conditional use grant approval to remodel the existing building to a R&D facility for the property located at 12250 N. Corporate Parkway.

**Action:**

Commissioner Stoker made a motion to close the public hearing.

Commissioner Becky Schaefer seconded the motion.

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

**Regular Business**

**4. P2 Development Company, Bob Bach**

Addresses: 6809 W. Mequon Rd Tax Key: #14-027-05-001.00 Zoning: AC/PUD District: #4  
6835 W. Mequon Rd Tax Key: #14-027-02-015.00  
6729 W. Mequon Rd. Tax Key: #14-027-02-002.00

**Request:** 1. Fill Permit in excess of 10,000 cubic yards

**Briefing:** The applicant is seeking fill permit, in excess of 10,000 cubic yards, approval for the property located at 6729-6835 W. Mequon Road.

**5. Oriole Lane Elementary School**

Addresses: 12850 Oriole Lane Tax Key: #15-007-15-000.00 Zoning: IPS/FFO District: #5

**Request:** 1. Building/Site Plan Amendment

**Briefing:** The applicant is seeking building/site plan amendment approval to add two classrooms for the property located at 12850 Oriole Lane (Oriole Lane Elementary School).

**6. Wilson Elementary School**

Addresses: 11001 N. Buntrock Avenue Tax Key: #14-027-03-001.00 Zoning: IPS District: #4

**Request:** 1. Building/Site Plan Amendment

**Briefing:** The applicant is seeking building/site plan amendment approval to add two classrooms for the property located at 11001 N. Buntrock Avenue (Wilson Elementary School).

Commissioner Bessler asked what P2 Development wants to do with the excess of 10,000 cubic yards of fill and he asked what the exact actual fill amount is.

Mr. Keegan stated that the fill will be used for excavation of the pool and pond. He said the actual fill permit was included in the packet and the actual fill amount is 20,000 cubic yards. There is a farm field located at Pioneer and Wasaukee Roads that has a low spot that will be filled with the excavation from this site.

**Action:**

Commissioner Parrish made a motion to approve the consent agenda items (#2 - #6)

Commissioner Bessler seconded the motion.

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

**Public Hearing**

**Action:**

Commissioner Bessler made a motion to go into public hearing.

Commissioner Fuchs seconded the motion.

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

**Action:**

Commissioner Stoker made a motion to close the public hearing.

Commissioner Parrish seconded the motion.

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

**7. Artis Senior Living of Mequon, LLC**

Address: 11900 N. Port Washington Road

Tax Key: #15-020-06-008.00 Zoning: B-3 District: #5

**Request:**

1. Conditional Use Grant
2. Building/Site Plan

**Briefing:** The applicant is seeking conditional use grant and building/site plan approval for the 30,000 sf, 72-bed memory care residential living facility located at 11900 N. Port Washington Road (Artis Senior Living of Mequon, LLC).

Asst. Dir. Zader stated that this was approved in January of 2014 but the approval has lapsed. They are requesting conditional use grant and building/site plan approval which is essentially identical to the approvals from 2014 and they did make some of the changes that were recommended by staff at that time and everything has been brought up to date.

Commissioner Fuchs asked about the storm water management plan and asked about the underground runoff. He asked how it is determined how big to make the reservoir.

Mr. Keegan answered that there are programs that have formulas to help make the determination. He explained that the existing site is assessed to determine what types of surfaces are present (impervious, native soils, gravel) and compare to the proposed plans; how much impervious surface is going to be added. They then solve for the amount of flow difference for the specific site size. The flows from the two difference surfaces types determines how much needs to be stored on site to allow the discharge to be the same post construction.

Commissioner Becky Schaefer asked about the wetland north of the site and whether that is part of the storm water management plan. She also inquired about the trees there.

Mr. Keegan stated that this is a drainage way along the property that heads to the south underneath Port Washington Road to the west. It ultimately will drain into that drainage way. That is not a part of the storm water management plan but that is where the underground detention would drain to.

Asst. Dir. Zader answered that there are mostly scrub trees and there was a clearing done a year ago. He stated that the City Forester can review the site again.

Commissioner Jim Schaefer asked about a wooden guard rail on the north side where there is a driveway and staff did not like that idea and he does not like it either. He asked if there are other ideas for that area. He likes the idea of the dormers but not with the roof overhang, he feels that it looks too heavy.

Asst. Dir. Zader answered that there may be masonry columns as part of the fence. He said that they can work together on the dormers overhang issue.

**Action:**

Commissioner Parrish made a motion to adopt the item subject to staff's conditions.

Commissioner Becky Schaefer seconded the motion.

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

**Regular Business**

**8. Jeff and Sue Knudsen for Barthel's Bakery, LLC.**

Address: 12246 N. Farmdale Road

Zoning: R-1/OA, FW/OA, C-1/FW/OA

Tax Key: #14-017-13-001.00

District: #3

**Request:** 1. Minor Request – Temporary Roadside Stand

**Briefing:** The applicant is seeking minor request approval for a temporary bakery for the property located at 12246 N. Farmdale Road (Barthel Fruit Farm).

Asst. Dir. Zader stated that this is not a common approval request but it is allowed in the code. There are criteria in the code which he included in the report which address what is allowed to be sold on the premises. The code states that the product has to be from items produced on site. They are proposing to sell goods from the apple orchard on site; apple cider and apple doughnuts. Staff is supportive of the use and location of the trailer as it will be screened from public view and there is adequate parking. The operations will run from September through November with limited hours. Staff will determine if additional items fit with the spirit and intent of the permit. Staff does recommend approval

Robert Barthel, the applicant, stated that this will be an in-season bakery; so it will not be year-round but they will be selling during strawberry season in June.

Commissioner Mason asked what types of bakery would be for sale.

The applicant answered they will sell apple cider doughnuts, apple muffins and starting in October there would be pumpkin flavored muffins and doughnuts. They will bake everything they sell in the trailer.

Ald. Adams is supportive of this item.

Commissioner Becky Schaefer stated that she is very excited about the bakery and thinks this is a wonderful addition to the orchard.

**Action:**

Commissioner Mason made a motion to approve the item per staff recommendations.

Commissioner Jim Schaefer seconded the motion.

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

**9. Poblocki Sign Company**

Address: 6006 W. Mequon Road

Tax Key: #14-050-02-04-000 Zoning: TC

District: #2

**Request:** 1. Master Sign Plan Amendment  
2. Minor Request - Building Plan Amendment

**Briefing:** The applicant is seeking master sign plan amendment and building plan amendment approval to allow for artwork on the building for the property located at 6006 Mequon Road (Café Hollander).

Asst. Dir. Zader stated that this item has two separate approvals; one is the master sign plan amendment and other is the building plan amendment. The master sign plan amendment makes changes that were approved for the whole Town Center (TC) master sign plan. The changes allow for a 28 square foot blade sign on the east elevation, a 36 square foot wall sign on the south elevation and two logos on the north and south elevations. Staff is mostly in agreement with the requested changes except for the Mequon Road sign. Staff is supportive of the wall signs on the south elevation and on the east elevation.

Staff supports the change to the projecting sign. The logo location is acceptable but the size of the logo is too large; measuring eight foot diameter, only a 6 foot diameter was allowed in the plan.

The other issue is the addition of art work. The applicant is requesting some bikes on the south elevation and also on the interior facing the courtyard. This is in keeping with the Hollander theme which is closely connected to the cycling community. Staff is supportive of the bikes on the interior but not on the exterior on Mequon Road. Staff recommends possibly incorporating the bikes into the ground seating area as opposed to the exterior wall.

Another section was added to the master sign plan regarding banners. The current master sign plan states that two banners are allowed; which is the City standard. There was a lot of interest from the tenants at TC and due to the placement of the building close to the front property line, there are now three approved banner locations (plan is on page 148 in the packet). Staff will allow all three locations to be used concurrently provided that no tenant is allowed to have more than two banners up at any given time.

Chuck Anderson from Poblocki Sign Company was present to represent Café Hollander. He stated that the owner prefers the second set of letters to be moved to the southeast elevation and the blade sign on the east elevation. He wants the exposure from the intersection on the southeast exposure.

Asst. Dir. Zader stated that the building has an angled corner. The building has an angle that is different than Cedarburg Road and the east building is closer to the road. Asst. Dir. Zader stated that Steve from Poblocki agreed that the blade sign was very difficult to see southbound on Cedarburg Road because it was partially blocked by the building.

Commissioner Stoker asked how much smaller the sign on the southeast wall would need to be given the scale of the wall.

Asst. Dir. Zader answered that it would need to half of the proposed size.

Commissioner Becky Schaefer stated she feels that the item should be tabled. She thinks the owner needs to understand what is allowed per code and she would like to see what the signs would actually look like.

Commissioner Parrish asked if the building color was approved. He stated that the white does feel inconsistent with the rest of the site. He is opposed to the extra signage and artwork proposed.

Asst. Dir. Zader answered that the lighter brick and the wood color were approved.

Commissioner Bessler asked if the building is entirely white in color. He asked how many signs in total there are for this building. He does not like the bicycles and he is not aware of bicycles hanging on the buildings on their other restaurants. He feels this is way too much signage and feels circus-like.

Asst. Dir. Zader answered that the building is not entirely white and the building matches the renderings shown. He restated there is brown reclaimed wood and metal accents and doors. He stated that the north elevation does not have finished material yet. He stated that typically there are 2 signs per wall on a building but because of the angle, this building has a third wall so it has a third sign. The total signs are:

- 1 projecting sign
- 2 wall signs
- 2 logo signs
- 2 bicycle (artwork)

Commissioner Fuchs stated that there is more white on the building than expected. He feels that the residents are not going to like the building any better with all the signs on it. He does not like the blade sign at all and feels that it is too much. He does not want this to become an eyesore. He favors removing the blade sign and staying within the ordinance of sign sizes.

It was discussed that white dots in the lettering are the lights. They will need to meet the lighting code and meet the illumination code levels. The lights are exposed LED lamps (similar to Joey Gerards).

Commissioner Stoker stated that he disagrees with Commissioner Fuchs. He likes the blade signs and he feels that they

add class to the building. He does not like the bikes and would be comfortable having those removed.

Commissioner Jim Schaefer does not like the blade sign. He prefers the sign on the corner and approves of the size. He does not like the bicycles on the Mequon Road side.

Ald. Adams stated that the residents have commented that the building does appear whiter and shinier than expected. She feels that once all the shrubs are in and everything is in place, the white will fade a bit. She likes the bicycles and feels it ties in to the nearby inter-urban trail. She would like to keep the signs they are proposing on the side elevations and she is comfortable with the blade sign. Her recommendation is to use a spot light instead of the little lights in the lettering. She approves the medallions.

Commissioner Mason stated that the corporate sign needs to be lit. He is fine with all the proposed signs and artwork.

**Action:**

Commissioner Mason made a motion broken into two separate motions. The first motion is for the signs: approve the logos at 6 feet, blade sign, other proposed signs as instructed by staff and allow the LED lights in the lettering.

Commissioner Stoker seconded the motion.

Commissioner Becky Schafer is supportive with the exception of the LED lights.

*A roll vote was called. Vote passed, 5-3 (No: Becky Schaefer, Parrish, Fuchs)*

Ald. Adams made a motion to approve the artwork as proposed by the applicant.

Mayor Abendroth seconded the motion.

*A roll vote was called. Vote passed, 5-3 (No: Jim Schaefer, Parrish, Fuchs)*

**10. Veridian Homes**

Zoning: R- 3/CGO      District: #4      Tax Key: # 14-028-03-006.00

Address: 10729 N. Wauwatosa Road      Tax Key: # 14-028-13-007.00

Address: 10701 N. Wauwatosa Road      Tax Key: # 14-028-13-008.00

Address: 10839 N. Wauwatosa Road      Tax Key: # 14-028-04-012.00

- Request:**
1. Fill Permit in excess of 10,000 cubic yards
  2. Development Agreement

**Briefing:** The applicant is seeking fill permit and development agreement approval for the property located at 10729 - 10839 N. Wauwatosa Road for the proposed 2nd phase of the Enclave at Mequon Preserve subdivision (16 lots).

Asst. Dir. Zader stated that this includes 16 of the remaining 37 lots. There are no major changes to the standard development agreement. Additional lots built prior to final plat were added to the Phase 1 but not on this phase; two spec homes will be allowed prior to final plat.

Commissioner Fuchs asked where the fill was going.

Mr. Keegan answered that it will be used to build the roadway, trench backfill and the utility backfill, it is not soil fill.

**Action:**

Commissioner Stoker made a motion to approve the item.

Commissioner Jim Schaefer seconded the motion.

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

Commissioner Parrish recused himself from items #11 and #12

**11. Tom Zabjek for Lakeside Development Company /Oriole Lane**

Addresses: Land immediately south of 11104 Oriole Lane.

Zoning: R-3, IPS, PUD, C-2      District: #6

Tax Key: #15-030-02-023.00 #15-030-02-022.00  
#15-030-02-020.00 #15-030-02-021.00  
#15-030-03-024.00

**Request:** 1. Remove from Table  
2. Rezoning Recommendation  
3. Concept Plan

**Briefing:** The applicant is seeking rezoning recommendation and concept plan approval for a 9 lot single-family residential subdivision on 10-acres located immediately south of 11104 Oriole Lane.

Resident feedback:

Dr. Ken Zganijar – 3714 W. Grace Ave. – supports this project because he feels this is a great fit for a conservation subdivision. He said the builder has taken precautions to preserve the specimen trees and has redesigned the plan to protect the specimen trees. He feels there are many residents looking for this type of housing.

Jim Locatelli – 10925 N. Oriole Lane – opposes this project because he feels the wetlands are significant and the property is unbuildable due to the amount of standing water on the surrounding properties. He also has concerns for the safety on Oriole Lane as there are not street lights, no road shoulder and steep culverts.

Lisa Lamb – 10925 N. Oriole Lane - opposes this project and has expressed her concerns previously. She initiated a neighborhood petition and gathered 20 responses in one day. She feels the property is unsuitable due to standing water and drainage issues. She is also worried about the encroachment on the residential neighborhood from the commercial developments. She is concerned about the traffic because the road is heavily used by children riding bicycles, dog walkers and pedestrians and she worries that added traffic will cause safety hazards.

Michael Tsirlin – 10870 N. Oriole Lane - is opposed and does not wish to speak.

Janet Ehn – 1948 W. Hidden Reserve Ct. – opposes this project and spoke at the previous meeting. She is the President of Hidden Reserve Homeowners Association. She does not feel that this location is appropriate due to the wetlands and the negative effect on the wildlife there. She is also concerned about the sewer and water issues there. She is also concerned about the sewer system capacity issues.

John Graham – 9327 W. Highland Road – is supportive of this project. He stated that every time there is a new development proposed, those that live nearby are opposed. He stated that new developments have enhanced water management issues. He thinks that everyone should respect the professionals hired to evaluate and plan this project.

Arlene Kurzer – 11104 N. Oriole Lane - is opposed due to the amount of standing water in her yard. She says this gets deeper and wider every year. She stated that once Sarah Chudnow was built the water appeared. She does not want additional sewer or water issues due to this project. She also thinks the wildlife will be negatively affected. She is also concerned about the increased traffic on the street.

David Mueller – 1737 W. Mequon Road – is supportive of this project because he thinks that Mr. Zabjek is a man of integrity. He believes there will be improvements to the water in the neighbors' yards after this project is complete.

Al Washko – 1712 W. Sunnysdale Lane – he is the president of the Winding Hollow Homeowners Association. He has concerns about additional drainage after construction than currently exists. He has had numerous conversations with Mr. Keegan and Asst. Dir. Zader and from them he understands that there should not be additional drainage issues for the surrounding neighbors.

Asst. Dir. Zader stated this issue was tabled at the last meeting due to issues regarding the wetland buffers and specimen trees. The wetland setback issue has been addressed with the DNR. Staff has a better understanding that reduced wetland buffers are acceptable as long as they do not directly discharge into a wetland. The City Forester did a site visit and confirmed that the changes made by the applicant to the road layout and the building pads will not impact any of the 33 specimen trees.

Asst. Dir. Zader addressed some of the comments from the residents:

- The four parcels do equal 7.5 acres. The developer will be getting 2.5 acres from Sarah Chudnow to get the 10 acres total required for the PUD rezoning.
- Regarding the buffer and the habitat; the 4 lots have already been created and can be built on. The issue is whether there should be 4 separate homes build there or the cluster subdivision design.
- An important distinction regarding the drainage is that four new homes would have many impervious surfaces without storm water management or facilities addressed. The conservation subdivision design will cluster the homes in a smaller area and will require storm water management facilities that will hold the water until it should be release.

He stated that staff does support the approvals based on the staff conditions and requirements in the report.

Mr. Keegan stated that it is a challenging site regarding drainage. If it is built as a subdivision it will be required to have a storm water management plan. As a part of that, it will be subject to both City of Mequon and MMSD requirements. This requires that the rate of runoff is not increased for a 2 year, 10 year and 100 year storm compared to the existing conditions. The rate of run could not be increased once this site is built upon. The site primarily discharges to a site than to a culvert which goes east to west under Oriole Lane. The development to the southeast would not be effected by what is being proposed based on the drainage basin for the proposed development.

There are wetlands on the site and they are determined to be moderately susceptible. The DNR has set a 50 foot setback. There are ways to mitigate and to minimize the setback.

This project will only add 9 units to the traffic on Oriole Lane Winding Hollow has 3 units and Hidden Reserve had 54 units that use Oriole Lane.

Mr. Zabjak, the applicant and President of Lakeside Development, stated that the project will enhance the drainage issues of the area. He understands there are some water issues there and there are wetlands there. He visited some of the properties there and he says that it is partially the residents responsibility to help deal with the water issues. He said this is an ideal site for them to build on. He said this land will be developed on in some capacity. They are confident that these lots and homes on them will be desirable. He says the homes being built will increase the tax base.

Commissioner Stoker asked Mr. Keegan about sewer capacity. He also asked about the timing of the project improvements.

Mr. Keegan stated that this project would drain into the east trunk sewer and there are some known east trunk sewer capacity issues. There is currently a planning study being completed which will result in final design plans by the end of the year which will increase the capacity of the east trunk sewer. There is a requirement in the staff report that will limit the amount of effluent discharge from the site to the existing zoning (which is about 8 properties). Mr. Keegan said the project would not be completed until 2-5 years from now.

Mayor Abendroth stated that there are already 4 platted lots there. There could be four separate accesses onto Oriole Lane. There could also be years of construction if the homes were to be built at different times. If it is a subdivision, there would only be one access, the construction for the subdivision would take place on the interior of the property and would mostly like be condensed and would most likely happen quickly.

Commissioner Fuchs stated that most of the residents' concerns are about water issues. He feels that the City should be addressing these concerns. He thinks that a combination of the city having a big picture plan and the residents working together would help alleviate these issues.

Mr. Keegan stated that there are primarily clay soils which don't infiltrate. When it rains the water needs to go somewhere and no one wants it on their properties. A large portion of the city was built up prior to storm water management controls. With the new projects, the developers are required to solve for that release from their site at the same rate it was releasing preconstruction. A lot of the issues are from the sites around the City that were built without these controls. He explained that there is a drainage compliant system at the City. If there is a known drainage issue, there is a process in the engineering department to look at the issues and address them. This area is not currently on the schedule.

Commissioner Fuchs stated that he likes the proposed development and he feels that it is a nice addition to the neighborhood. He feels this type of development leaves much of the site untouched and that it will still maintain a rural feel. He feels this would be a preferred design as opposed to four chopped up parcels. He does feel the water issues are a valid concern that needs to be addressed. His hope is that this project could help with the water issues in this area and make it better than it is now for the surrounding neighbors.

Ald. Adams asked about the distance between lots 3 and 4. She also asked about how big the houses will be. She is listening to the neighbors and she hopes that some facts came out tonight to help alleviate some concerns. She said this is a sensitive area for the whole community.

Asst. Dir. Zader answered that a PUD requires a minimum of 30 feet between buildings. He explained that the units will be single family condos and will be built on the building pad, which is 60 x 40, with open space around it. This is still at concept level and the exact sizes need to be worked out.

Commissioner Jim Schaefer stated that he was initially opposed to the project but he feels that the developer has done a commendable job. He likes that have stayed away from the wetlands and that it is not going to be visible from the street because of all the wooded areas. He said the density is .9 per acre and it is not an issue. He is supportive of this project.

Commissioner Mason asked about the flow of the runoff and the direction in which it flows. He stated that the Sarah Chudnow holding pond was 3 feet below the overflow and he was surprised due to all the recent rain that it was not filled to the brim.

Mr. Keegan explained that there are two culverts and that the runoff flows west and then northwest. He also stated that there is a couple of different overflows. The smaller overflow limits the release rate of storm water from the pond and there is an emergency overflow that is larger and that if the pond gets so full, it releases in that direction. It can be designed so that in an emergency type event the water does drain into an area away from structures. This is typically the 100 year storm. He stated that the engineering department has not yet be given detailed plans for grading, storm water management or utility plans yet. This is still very preliminary.

Commissioner Mason asked the applicant if he intends to build basements as part of this project. He asked about how much grade would be needed to build up the house pads.

Mr. Zabjek answered that they do intend to build basements and they had the soil tested and passed the test. He answered that the homes will not be in the wetlands and will not need much fill.

Mr. Keegan stated that the fill needed for the building pads is valid because he could impact the wetlands. Staff recommendations have required the applicant to have DNR approval for the wetland setback and impact.

Commissioner Becky Schaefer stated that she agrees with smaller higher end homes for residents to remain in Mequon. She trusts the staff and the processes regarding the storm water management. She prefers residential development there as opposed to commercial development. She is cautious about counting on homes selling before they are built. She feels that Lakeside Development Company has a very good reputation but she does not feel that this site is desirable for this type of development. She is not in favor and will vote against it.

**Action:**

Mayor Abendroth made a motion to approve the item.

Commissioner Stoker seconded the motion.

**Roll Call was taken. Vote passed 6-2 (No: Becky Schaefer, Ald. Adams)**

**12. Sarah Chudnow**

Addresses: 10995 N. Market Street

Tax Key: #15- 030-02-023.00

Zoning: IPS/PUD, R-3

District: #6

**Request:**

1. Remove from Table
2. Rezoning Recommendation

**Briefing:** The applicant is seeking a rezoning recommendation approval to reduce the overall land area of the PUD by 2 acres for the property located at 10995 N. Market Street.

**Action:**

Ald. Adams made a motion to remove from table

Commissioner Stoker seconded the motion.

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

Asst. Dir. Zader stated that Sarah Chudnow was approved as a PUD for the entire area and removing the 2.5 acres does require an amendment to the PUD. Sarah Chudnow was originally approved with 2 more acres than originally anticipated. The net result is about ½ acre and the density changes from 5.75 to 5.94, mostly negligible on impact to the PUD. Based on the last approval, staff recommends approval.

**Action:**

Commissioner Mason made a motion to approve the item.

Commissioner Stoker seconded the motion.

*Roll Call was taken. Vote passed 7-7 (No: Ald. Adams)*

**13. Announcements**

Development Inquiry

Next Meeting is Monday, May 9, 2016

**14. Adjourn**

**Action:**

Commissioner Fuchs made a motion to adjourn.

Commissioner Stoker seconded the motion.

*A voice vote was All voted Aye. Vote passed 8-0.*