

**ITY OF MEQUON WISCONSIN  
PLANNING COMMISSION MINUTES  
November 09, 2015**

Commissioners present: Mayor Dan Abendroth, Ald. Pam Adams Becky Schaefer, James Schaefer, Brian Parrish, Patrick Marchese, John Mason, David Fuchs, LeRoy Bessler

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, October 12, 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 November 09, 2015 Planning Commission meeting minutes.

**Action:**

Commissioner Mason moved to approve the October 12, 2015 minutes with one correction to item #9.  
Commissioner Parrish seconded the motion to approve the minutes.  
*A voice vote was called. All voted aye, 8-0.*

**Public Hearing**

**Action:**

Commissioner Parrish moved to open a public hearing.  
Commissioner Fuchs seconded the motion.

**2. John Mikkelson for Gigi's**

Address: 1556 W. Mequon Road      Tax Key: #15-019-16-003.00      District: #5      Zoning: B-2

**Request:**      1. Conditional Use Grant

**Briefing:** The applicant is seeking conditional use grant approval to allow for the operation of a restaurant (Wooden Goose) at 1556 W. Mequon Road.

Jeremy Koehler – 1600 W. Mequon Road (immediately next door to Gigis) – is opposed to a restaurant going in next to his residence. He does not wish to have the odors from the restaurant all day long. He is concerned there could be a critter issue.

**Action:**

Commissioner Becky Schaefer made a motion to close the public hearing.  
Ald. Adams seconded the motion.  
*A voice vote was called. All voted aye, 8-0.*

Asst. Dir. Zader stated that the conditional use grant is needed for The Wooden Goose that is relocating from the Venture Court site. The restaurant will be located in the rear of the site. It is roughly 1,977 sq. ft. and will have seating for 64 patrons. Their hours of operation will be similar to their current schedule;

Monday – Saturday      6:00 a.m. to 2:00 p.m.

Sunday      8:00 a.m. to 3:00 p.m.

Based on seating and the number of employees, they would require 29 parking stalls and there are 50 stalls currently

available at the site. Gigis' is a very low impact business and staff does not have any issues regarding the parking on the site. The only concern is the potential for penetrations for HVAC equipment. There is not currently anything on the building and sometimes staff has seen these needs after the fact. Staff wants the applicant to be aware that any penetrations through the roof will require screening that must be approved by staff. Staff does approve the conditional use grant based on the conditions stated in the report.

John Mikkelson, Mikkleson Builders, and Bob Schuster, Wooden Goose owner, were present. Mr. Mikkelson stated that Mr. Schuster has been the proprietor of the Wooden Goose for the last 25 years. They feel that the site is a good match because of the low impact retail business at that site. There is more than adequate parking available and there is enclosed trash.

Commissioner Becky Schaefer asked about the enclosed trash and how it is enclosed.

Mr. Mikkelson answered that the current business generates very little trash and that Mr. Schuster has never had any complaints regarding the garbage at his current location at Venture Court. He stated that the enclosure has gates and it keeps all the trash contained and keeps the area clean. It will be Mr. Schuster's responsibility to keep the trash area clean.

Commissioner Bessler asked Mr. Zader what provisions have been made in the restaurant plan regarding cooking odors.

Asst. Dir. Zader answered that in the past the city has not regulated odor as it is very hard to do so. The restaurant is required to have hoods and all cooking equipment is state code mandated. He said that odor is very difficult to quantify. There are many other restaurants in the nearby vicinity and there have not been any complaints regarding odor from any other restaurants.

Ald. Adams stated that this issue was raised when Mama Mia's, which is a much larger restaurant, was going in and there have not been any complaints from that location either. She clarified that the hours are remaining the same as the current operation.

**Action:**

Commissioner Becky Schaefer made a motion to approve the consent item 2.

Commissioner Stoker seconded the motion.

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

**3. Richmond Investments**

Address: vacant lot immediately west of 7606 W. Mequon Rd.

Tax Key: #14-051-02-01.000

District: #3      Zoning: R-3

- Request:**
1. Conditional Use Grant
  2. Building/Site Plan Approval
  3. Specimen Tree Removal

**Briefing:** The applicant is seeking conditional use grant, building/site plan and specimen tree removal approval for the development of an office building on the vacant lot immediately west of 7606 W. Mequon Road, next to Worzella Photography.

**Action:**

Commissioner Parrish made a motion to open public hearing.

Commissioner Becky Schaefer seconded the motion.

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

**Action:**

Commissioner Mason made a motion to close public hearing.

Commissioner Becky Schaefer seconded the motion.  
*A voice vote was called. All voted aye, 8-0*

Ms. Tollefson stated that the applicant had received rezoning to B-3. The applicant is asking for a waiver to the required front yard setback. It is required at 95 feet when there is not parking between the structure and the public road. They are asking for a waiver down to 69 feet which does allow for a much greater rear yard at about 71 ft. This creates a better buffer between the structure and the residential neighborhood to the north. All of the parking will be to the east of the building. The only access to this site will be from the east through the Worzella parking lot. Any access desired directly from Mequon Road would need to be approved by WisDOT. The city would prohibit any access to Solar Avenue. The applicant is requesting 19 parking stalls while the zoning code requires 26. The Planning Commission (PC) has the ability to waive the required standards. The applicant stated that their peak operations would result in about 13 stalls needed and that leaves 6 other stalls for potential additional tenants. Staff is comfortable with the reduced request for parking stalls given the shared access and shared parking agreement between the applicant and Worzella Photography just to the east.

Regarding the accessory structure, that looks more like a 1-stall garage, staff is requesting that it be moved to directly behind the building with the garage door facing east. Staff feels this will look more seamless and the accessory building more connected to the building than sitting out on its own.

The applicant is also requesting the removal of one specimen tree. The City Forester does approve this request in accordance with the Tree Preservation policy and compensation for the tree is required.

The scaling and massing of the one-story structure is very attractive and fits well with the residential character to the west and north of this site. There is not a wetland as previously indicated on this site.

The applicants John Mikkelson and John Richmond were present. Mr. Mikkleson stated that they feel that the staff report is complete and they have no objections to the 18 items in the staff report. He added that they focused on generous green space, enhanced buffers, minimal lighting, less parking and generous setbacks with a very low impact building and business going there. They feel that this building and business is a perfect fit for this transition area between the commercial and residential zoning.

Ald. Adams asked about the different concept plans that were previously shown and what is now being proposed. She really liked the Frank Lloyd Wright look previously proposed.

Mr. Richmond stated that he wanted to make sure the neighbors knew that they listened to their concerns and they made changes accordingly: they lowered the roof line, soften the look more by changing from a metal roof to a shingle roof style and they also softened some of the colors. He stated that when the project is completed he feels that it will have a park like feel and will definitely be an improvement to the lot as it is now.

Commissioner Jim Schaefer stated that he likes the prairie style and design and asked about the type of stone that will be used.

Mr. Mikkelson answered that he will use stone that has longitudinal lines, horizontal and that he will not use lannon stone.

Ms. Becky Schaefer confirmed that the reason for removing the specimen tree is due to the desired position of the building to provide more of a buffer in the back to the neighbors to the north (which the PC recommended). She also asked for confirmation that any additional tenants would be businesses that are low impact and compatible with Richmond Investments.

Mr. Richmond confirmed both issues and stated that they would mostly likely have a estate tax planner and practicing attorney.

Commissioner Bessler stated that the site has been an eye sore and that he is very supportive of this project.

**Action:**

Commissioner Parrish made a motion to approve per staff's 18 recommendations in the staff report.  
Commissioner Marchese seconded the motion.

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

**Regular Business**

**4. Steven Klug for Klugstead Corp.**

Address: 9520 W. Freistadt Road

Tax Key: #14-017-15-002.00

District # 3

Zoning: R-1/OA, FW/OA

**Request:** 1. Certified Survey Map

**Briefing:** The applicant is seeking certified survey map approval for a land division for the property located at 9520 W. Freistadt Road.

Asst. Dir. Zader stated that this is for a 1-lot CSM of 5 acres. This is part of a 53 acre parcel they are carving out. The only concern is that they are coming off Freistadt Road with the land division. Staff put the applicant on notice that any other land divisions of the 53 acre parcel would require an overall access plan to be submitted to limit additional driveways on Freistadt Road. Staff does recommend approval.

**Action:**

Commissioner Parrish made a motion to approve.

Commissioner Mason seconded the motion.

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

**5. Dan Mikolajczak**

Address: 8677 W. Freistadt Road

Tax Key: #14-021-06-009.00

District: #3

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

**Request:** 1. Minor Request – Accessory Structure + 1000sf

**Briefing:** The applicant is seeking approval to allow for a new storage building structure at 8677 W. Freistadt Road.

Asst. Dir. Zader stated that this request is for a 5,148 sq. ft. accessory building located at 8677 W. Freistadt Road and the zoning code requires PC approval because it is an agricultural building in excess of 1,000 sq. ft. There is currently a 2,268 sq. ft. accessory structure that will be remodeled and will add an additional 2,880 sq. ft. It will have steel wall panels and a steel panel roof. The overall height is roughly 21 feet to the peak. There is a wetland to the south of the proposed structure. The applicant supplied an updated Wetland Delineation Report that shows that it does comply with the 50 foot setback.

The only concern that staff has is that although this is a large lot, it is a single family lot with no other agricultural operations other than harvesting of marsh hay once a year. Staff feels that the 5,000 sq. ft. structure is quite large to house such operations. Staff wants the applicant to be aware and on notice that the structure can only be used for agricultural activities and equipment and that no personal use of the structure is allowed. Other than this concern, staff does recommend approval.

Commissioner Mason asked the applicant what he uses the structure for and what will be the intended use for the addition.

The applicant Dan Mikolajczak answered that they produce hay twice a year. Other farmers come onto his property and they have hay binds, large tractors and large trailers. The current structure has sliding wooden doors and is in need of repair. He wants to install larger, wider doors to fit a trailer in.

Commissioner Mason asked Mr. Zader if the applicant would be allowed to rent it out to others for storage purposes.

Asst. Dir. Zader answered that it could only be used for agricultural uses on site.

Ald. Adams asked if the applicant is allowed to storage agricultural equipment for other farmers.

Asst. Dir. Zader answered that he talked to the city attorney and he stated that under the zoning code this is a principal use of the site. Principal use would be agricultural and equipment would be related to that principal use.

Mr. Mikolajczak stated that he does keep their "toys" there too (ATVs, four-wheelers). It is his understanding that 51% of the use needs to be agricultural per the code. He would like to store his RV there as well.

Asst. Dir. Zader stated that this use is not permitted, it is an agricultural building only. The code does allow for an accessory structure to store vehicles and other personal items. This property does have an accessory structure that is roughly 10 x10. They would need to remove that accessory structure and then they would be allowed to build a roughly 2,200 sq. ft. structure for personal use. This proposed structure is for agricultural use only.

Commissioner Marchese stated that this resident is attempting to do something positive by remodeling a depilated building and rebuilding a new structure. He feels that harvesting the marsh hay is a good thing for the land and if he wants to also store some personal items inside the structure, as opposed to outside the structure, that is also a positive. He wants to know how to help the applicant approve this without him breaking the ordinance.

**Action:**

Mayor Abendroth moved to approve the request subject to staff comments. #1 on the staff report should read "the structure shall be used primarily for agricultural related equipment and activities."

Commissioner Parrish seconded the motion.

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

Commissioner Fuchs suggested that the ordinance be reviewed and the language amended.

**6. 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. Minor Request – Open Space Plan
  2. Street Tee Plan

**Briefing:** The applicant is seeking open space plan approval and street tree plan approval for the property located at 10729 - 10839 N. Wauwatosa Road for the proposed Enclave at Mequon Preserve subdivision.

**7. Kristen Lundeen for the City of Mequon**

Address: 10800 N. Industrial Drive      Tax Key: #14-027-13-007.00      District # 4      Zoning: B-5/C-2

- Request:**
1. Building/Site Amendment

**Briefing:** The applicant is seeking building/site amendment approval for an addition to the city Public Works building located at 10800 N. Industrial Drive.

Asst. Dir. Zader stated that this request is to expand the current Public Works facility into a combined facility. The project includes a 40,000 sq. ft. addition; interior office remodel, shop repair remodel, a fuel storage island and a salt storage dome. It does comply with all the B-5 zoning standards (industrial zone). There are two access points that include security gates to restrict access to the rear of the site. The fuel area is not enclosed as other entities use the fuel storage station. There are 65 parking spaces on the site, the code requires 45 spaces. 14 specimen trees will be

- 40-bed Aster Memory Care
- 60 RCAC units (Resident Care Apartment Complex)
- 88 market rate apartments
- 26,000 sq. ft. mixed use (commercial/office)

The plan does comply with all the Arrival Corridor (AC) requirements except for two: one minor one is the parking lot set back. Staff does feel that there is enough room to reduce the two north/south drive aisles to achieve the required compliance requirement of 10 feet, so staff is not supportive of this waiver.

The second waiver is the FAR (floor area ratio) requirement. The AC has a 50% FAR and this proposal is at 66%. The FAR exceeds the code requirement because the applicant took advantage of a few bonus requirements;

- The RCAC has all required parking enclosed underground parking = 10% bonus.
- The apartments have a roof top feature = 10% bonus.

The overall density has increased above what the code allows without the bonuses; the FAR is about 7% over.

The other aspect for the overage is the RCAC has a number of features that add square footage to the building (large shared dining room, country store). The market rate apartments include an indoor pool, community room and exercise facility. The additional units, the density space bonuses and the common space areas in both buildings account for the majority (56%) of the FAR overage. Staff feels that there are ways to reduce the overall square footage:

- Reduce the overall number of residential units
- Eliminate a number of the on-site amenities
- Reduce the overall size of the units
- Eliminate the second floor office space

Staff cautions that relying on any one option may reduce the viability and value of the project as a whole.

The concept plan has been worked on for several months with staff. There will be a shared driveway access off from Mequon Road. The current access to the memory care center will be eliminated once the main road to the project is constructed. The plan shows sidewalks and pedestrian linkages between the residential and commercial uses. There are future connections to adjacent parcels to the east and west. The one issue that needs to be addressed is the center intersection of the site. It is somewhat difficult to traverse. Staff would like to have the intersection modified.

There are a total of 399 parking spaces; 219 on the surface and 180 are underground. The code would require 391 parking stalls for the various uses, so it does comply with the code requirement.

The design of the market rate apartment building is a 3-story building with brick and stone. Staff feels that this design is a good start but they would like to see some articulation on the building from the horizontal and the vertical planes. Staff is supportive of the materials.

The RCAC building is a more traditional building with brick and stone and a peaked roof. It more closely matches the Memory Care facility on site. Staff thinks materials are of high quality but improvements need to be made to the breaks. The façade of the building and the roof line need work.

Staff is supportive of the rezoning and the site plan. Staff will work with the applicant on the building designs prior to final building submittal.

The applicants; Tom Zabjek from Lakeside Development, Bob Niebauer from Iconic Care Development and Bob Back with P2 Development were in attendance. Mr. Zabjek stated that they have been working on this project for a long time. He feels that this is the best use for this site. Originally they had planned for townhomes there but discovered that the high tension wires were a problem.

Mayor Abendroth stated that he feels that it is very creative to bring the four different uses together on the site.

Ald. Adams stated that this project brings more apartments to the market. She questioned the view that the city has being that there are other projects pending and being developed that also have apartments.

Asst. Dir. Zader stated that the applicant did do a market study and that there is still a healthy market for the absorption of about 200 more apartments over time. He stated that in 2008 when the TC was being planned and zoned, the city did a traffic study to ensure that the roads would not be strained. The end result was that a 50/50 ratio was the ideal scenario (50% commercial / 50% apartments or townhomes) in the TC area. About 400 total units were included at ultimate build out. The residential units are needed to bring people to support the retail/commercial

removed. The City is exempted from the rules requiring compensation for the removal of specimen trees, but the project will replace the trees in accordance with the tree preservation policy. The building is designed with brick, stone veneer, metal wall panels and aluminum windows. The overall height of the building is approximately 39 feet. The salt dome is 49 feet in height and is located in the back mostly screened from public view. The lighting plan shows the parking lot lights, recessed can lights and wall packs on the building and flood lighting on the salt dome. Staff would like the landscaping plan to screen more along the front parking lot. The new stone sign does comply with the sign restrictions. Staff does recommend approval.

Commissioner Marchese stated that he is very supportive of this project. He thinks it is important to have these facilities in place for our community. He asked the applicant whether this facility is large enough for future use. He also asked whether the project included high-tech information provisions that would be necessary in the future.

The applicant, Ms. Lundeen, City Director of Public Works and Engineering, answered that the new facility is based on the needs anticipated for the next 40 years. She stated that all provisions for equipment and information systems are being accounted for as needed for the foreseeable future.

Ald. Adams asked about the type and the location of the specimen trees that will be removed.

Ms. Lundeen answered that the trees are being removed from the back of the property by where the wash plant and sewer shop are located. They will be replacing all the trees on the property.

Commissioner Becky Schaefer asked if the City Forester report was included.

Ms. Lundeen stated that they are exempt and that the trees are being replaced on site; they are meeting the ordinance but the City does not need PC approval for removal.

Commissioner Mason asked if there is room space to expand in the future.

Ms. Lundeen answered that they own land to the east and south if needed to expand (about 18 acres).

**Action:**

Commission Marchese moved to approve.  
Commissioner Mason seconded the motion.  
*A voice vote was called. All voted aye, 8-0*

**8. Robert Niebauer for Lakeside Development**

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

**Request:**      1. Concept Plan  
                    2. Rezoning Recommendation

**Briefing:** The applicant is seeking rezoning recommendation to create a new Planned Unit Development (PUD), that includes a 60 unit RCAC (Resident Care Apartment Complex), an 88 unit apartment and a commercial development at 6729-6835 W. Mequon Road.

Asst. Dir. Zader stated that this property was originally approved for a PUD that only included the back three-quarters of the property. It was approved for 23 residential units with commercial in the front. It was amended a few years later to include the Memory Care Center in the back corner but it ended up in the front on the property to the north. The applicant is currently requesting a PUD that will encompass all four different building components. The Aster Memory Care will be included in the PUD.

The overall site plan includes:

- 40-bed Aster Memory Care
- 60 RCAC units (Resident Care Apartment Complex)
- 88 market rate apartments
- 26,000 sq. ft. mixed use (commercial/office)

The plan does comply with all the Arrival Corridor (AC) requirements except for two: one minor one is the parking lot set back. Staff does feel that there is enough room to reduce the two north/south drive aisles to achieve the required compliance requirement of 10 feet, so staff is not supportive of this waiver.

The second waiver is the FAR (floor area ratio) requirement. The AC has a 50% FAR and this proposal is at 66%. The FAR exceeds the code requirement because the applicant took advantage of a few bonus requirements;

- The RCAC has all required parking enclosed underground parking = 10% bonus.
- The apartments have a roof top feature = 10% bonus.

The overall density has increased above what the code allows without the bonuses; the FAR is about 7% over.

The other aspect for the overage is the RCAC has a number of features that add square footage to the building (large shared dining room, country store). The market rate apartments include an indoor pool, community room and exercise facility. The additional units, the density space bonuses and the common space areas in both buildings account for the majority (56%) of the FAR overage. Staff feels that there are ways to reduce the overall square footage:

- Reduce the overall number of residential units
- Eliminate a number of the on-site amenities
- Reduce the overall size of the units
- Eliminate the second floor office space

Staff cautions that relying on any one option may reduce the viability and value of the project as a whole.

The concept plan has been worked on for several months with staff. There will be a shared driveway access off from Mequon Road. The current access to the memory care center will be eliminated once the main road to the project is constructed. The plan shows sidewalks and pedestrian linkages between the residential and commercial uses. There are future connections to adjacent parcels to the east and west. The one issue that needs to be addressed is the center intersection of the site. It is somewhat difficult to traverse. Staff would like to have the intersection modified.

There are a total of 399 parking spaces; 219 on the surface and 180 are underground. The code would require 391 parking stalls for the various uses, so it does comply with the code requirement.

The design of the market rate apartment building is a 3-story building with brick and stone. Staff feels that this design is a good start but they would like to see some articulation on the building from the horizontal and the vertical planes. Staff is supportive of the materials.

The RCAC building is a more traditional building with brick and stone and a peaked roof. It more closely matches the Memory Care facility on site. Staff thinks materials are of high quality but improvements need to be made to the breaks. The façade of the building and the roof line need work.

Staff is supportive of the rezoning and the site plan. Staff will work with the applicant on the building designs prior to final building submittal.

The applicants; Tom Zabjek from Lakeside Development, Bob Niebauer from Iconic Care Development and Bob Back with P2 Development were in attendance. Mr. Zabjek stated that they have been working on this project for a long time. He feels that this is the best use for this site. Originally they had planned for townhomes there but discovered that the high tension wires were a problem.

Mayor Abendroth stated that he feels that it is very creative to bring the four different uses together on the site.

Ald. Adams stated that this project brings more apartments to the market. She questioned the view that the city has being that there are other projects pending and being developed that also have apartments.

Asst. Dir. Zader stated that the applicant did do a market study and that there is still a healthy market for the absorption of about 200 more apartments over time. He stated that in 2008 when the TC was being planned and zoned, the city did a traffic study to ensure that the roads would not be strained. The end result was that a 50/50 ratio was the ideal scenario (50% commercial / 50% apartments or townhomes) in the TC area. About 400 total units were included at ultimate build out. The residential units are needed to bring people to support the retail/commercial

businesses.

Ald. Adams said that she would like to see some ownership in offering a variety of townhomes or condos in addition to the apartments. She asked for more details about the assisted living facility.

Mr. Niebauer explained that it is for people that need help. The whole facility will be licensed and certified by the state. Mequon residents want their relatives nearby. All the facility residents eat all their meals on site; they get help with basic living functions. They have market studies that show there is a need for this type of facility.

Commissioner Mason asked Asst. Dir. Zader to explain the reason for the rezoning and what zoning is needed to accommodate this project.

Asst. Dir. Zader stated that currently the three parcels are zoned AC with a PUD. The other piece is just zoned AC. The PUD originally approved for this has a completely different concept plan so it is being rezoned from one PUD to another PUD and including the Memory Care as part of the PUD. Going forward all of the 8.3 acres will be part of a new PUD. Doing it this way eliminates having setbacks between parcels. Going forward it is anticipated that the separate projects will share storm water, parking, water main and sewer, sidewalks and driveways. The PUD creates a unified development.

Commissioner Bessler stated that he does not like the mixture and colors and he does not like so many different materials used on the buildings. He does like the idea of this project.

Commissioner Jim Schaefer does not like the way the building is broken up. He thinks the massing needs work. He feels that the building designs still need a lot of work.

Commissioner Marchese stated that the issue tonight is to vote on the rezoning and that the applicant will work with staff to work through building issues. He also clarified that this zoning was the original intent from the inception of the TC zoning. He is supportive of this rezoning request.

Commissioner Fuchs stated that the revenue coming off this project will go to pay off the TIF and will not be tax base revenue for the city. His concern with adding so many apartments is that it will start to impact the city services (police, fire) and there is not any revenue in the near term to help offset the costs. This is a concern he thinks should be discussed.

Asst. Dir. Zader stated that the revenue that will be generated from this project helps to pay down the hefty TIF debt of about \$40M increment.

Ms. Tollefson stated that at the time of the creation of the TC zoning district, a traffic analysis and study that examined the impact of the city services was conducted. Neither the police chief nor the fire chief expressed any major concerns. It will be something to continually monitor.

Commissioner Becky Schaefer asked about the market study that was conducted by the applicant. She inquired who their target renter is.

Mr. Bach answered that they did an exhaustive study because it is a large investment for them. The typically renter is late 20's – mid 30's, professionals that will live in the apartments prior to wanting to buy homes to start families. The other 50% are the "snowbirds", older residents that have sold their home and will spend the winters elsewhere. They purposely focused on providing extensive amenities in a very upscale environment to attract these two types of renters. The rents will start around \$1,300 for 1-bedrooms and go up to about \$3,000 for 3-bedroom units.

Commissioner Becky Schaefer stated that the rents seem very high to her and she is concerned about there being too many apartments being built. She approves of the other three pieces of the project but she is not supportive of the apartments.

Commissioner Parrish stated he is in favor of the PUD. He feels that the Memory Care facility is too massive. He

feels that it will obstruct the back buildings of this project and advised the applicant to think about the placement. He does like the rear use of the site. He is comfortable with the request for the smaller unit apartments. He is not concerned with the saturation. He likes staff report #7 that the commercial building must be built within 2 years. He suggested some landscaping there until the building is built.

Mary Sue Baumann – 6430 W. Aspen Tree (Country Terrace). She is president of the condo association. She inquired what type of retail shops and restaurants would be there (concerns about odors). She is concerned about parking lot lighting affecting their neighborhood. She is hoping there would be a buffer between the two neighborhoods and she has concerns about the drainage issues.

Mr. Zabjek answered that he has not yet sought out retailers as this is still concept plan phase. He doesn't think the lighting will be an issue. He is happy to speak with Ms. Baumann after the meeting.

Vince Schmuki – 6619 W. Mequon Road. He is opposed to this project. He feels that the high density uses at this project would cause a lot of traffic. He does not feel that this high density project fits the AC concept. He had issues on his property due to the construction of the Aster Memory Care. He would like to slow the process down and think through the issues.

John Graham – 9627 W. Highland Road. He is very supportive of this project and he feels that resident drive retail. He thinks this project will help support businesses in the area. There are many residents to the west that are looking for needs to be met.

**Action:**

Commissioner Marchese moved to approve rezoning and concept plan subject to staff report conditions.  
Commissioner Mason seconded the motion.

*A roll vote was called. Vote passed 6-2 (No votes: Becky Schaefer, Jim Schaefer)*

**9. Announcements**

Development Inquiry

Next Meeting is Monday, December 7, 2015

**10. Adjourn** the meeting concluded at 9:00 pm

Commissioner Becky Schaefer moved to adjourn.

Commissioner Parrish seconded the motion.

*All voted aye. Vote passed 8-0*