

**PLAN COMMISSION
MEETING MINUTES
Monday, March 4th, 2019**

Meeting was called to order by President Palmer at 7:00p.m.

1. Roll Call.

Present: President Palmer, Mr. Reineke, Mr. Cashin, Mr. Long, Mr. Kujawa

Absent: Mr. Michalski, Mr. Jodie

Also Present: Thomas Harrigan, Zoning and Planning Administrator, David De Angelis, Village Manager, Hector de la Mora, Village Attorney, and applicants.

2. Review and act on meeting minutes dated 1/7/19.

Mr. Long motioned and Mr. Cashin seconded to approve the meeting minutes dated 1/7/19. Motion carried 5-0.

3. Review and act on a request to rezone 13040 W. Bluemound Road from B-3 Mid-Rise Office and Professional district to Rm-2 Multi-Family Residential district with a Residential Planned Development Overlay pursuant to §335-77 and §335-30G(2) and in accordance with Wisconsin State Statute 62.23(3)(b), amend the Village Comprehensive Plan.

Phil Schultz and Will Rutherford were present before the Commission on behalf of Horizon Development Group.

Mr. Schultz provided a brief background related to the updated documents for the Plan Commission's consideration. Mr. Schultz then delivered a brief PowerPoint presentation to the Commission which highlighted specific amendments to the plans. The banked parking concept for the north end of the development has been refined to take place in two phases of installation if needed. The Village would have sole determination as to when the additional banked parking would need to be installed in order to accommodate unforeseen parking demand.

Attorney de la Mora noted there will be an appeal mechanism in the Development Agreement in the event Horizon Development Group wishes to appeal a request for banked parking installation.

Mr. Schultz also commented on the Extraordinary Event Parking Plan. Mr. Schultz indicated the property directly to the west (500 Elm Grove Road) has agreed to allow Elm Grove Heights to utilize the surface parking along the western property line of 500 Elm Grove Road during holidays where there may be a high level of visitation.

Mr. Schultz also indicated that Horizon Development Group is willing to enter into a Senior Housing Deed Restriction for the property.

President Palmer asked if there has been any discussion with the Emerald Woods Condominium Association related to a possible municipal water connection.

Mr. Schultz stated there has been no direct conversation with Emerald Woods as it related to the condominium's interest in connection to municipal water.

President Palmer suggested that the water main leading toward the fire hydrant on the north end of the development should be sized appropriately in order to serve both Emerald Woods and Douglas Plaza condominiums when the associations decide to connect.

Mr. De Angelis asked if Horizon has considered installing a pathway along the western property line of 13040 W. Bluemound Road to better accommodate foot traffic to the Extraordinary Event Parking area at 500 Elm Grove Road.

Mr. Schultz indicated they would prefer not installing a path in that location as it would encourage unwanted foot traffic onto the properties.

Mr. Reineke asked what potential impact the banked parking may have on the stormwater analysis in the event the additional hard surface area is installed.

Mr. Schultz noted that Horizon will need to evaluate.

Lora Rosenbaum, resident of Emerald Woods, asked if there will be a truck turnaround sign at the access drive for delivery drivers.

Mr. Schultz stated there will be a turnaround sign in place as well as a private property sign at the entrance to Emerald Woods.

Ms. Rosenbaum asked if there is still discussion regarding the conservancy area on the north end of the property.

President Palmer noted the Commission has not taken any action to require a conservancy area.

Mr. Schultz stated that he contacted the Waukesha County Land Trust and they did not have any interest in obtaining the land as conservancy area.

Ms. Rosenbaum asked what will happen to the existing elm trees currently located along the access drive. Would they be moved to Emerald Woods property?

Mr. Shultz stated this could be the case.

Mr. Kujawa motioned to recommend approval to the Village Board of Trustees to rezone 13040 W. Bluemound Road from B-3 Mid-Rise Office and Professional district to Rm-2 Multi-Family Residential district with a Residential Planned Development Overlay pursuant to §335-77 and §335-30G(2) and in accordance with Wisconsin State Statute 62.23(3)(b), amend the Village Comprehensive Plan to allow for the development of Elm Grove Heights independent senior living facility, contingent on the finalization of the requirements found within the engineering review and draft development agreement. Mr. Long seconded. Motion carried 5-0.

4. Other Business

None.

5. Adjournment

Mr. Long motioned and Mr. Reineke seconded to adjourn the meeting. Motion carried 5-0.

Meeting adjourned at 8:28 P.M.

Respectfully Submitted,

Thomas Harrigan
Zoning and Planning Administrator/
Assistant to the Village Manager