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COMMISSION**

**PLAN COMMISSION
MEETING MINUTES
Monday, July 30, 2018**

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

1. Roll Call.

Present: President Palmer, Mr. Reineke, Mr. Jodie, Mr. Long, Mr. Michalski, Mr. Cashin

Absent: Mr. Kujawa

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 6/4/18.

Mr. Long commented that under item 3 on the first page, “185 Highland” should read “1185 Highland”.

Mr. Long motioned and Mr. Cashin seconded to approve the meeting minutes dated 6/4/18. Motion carried 6-0.

3. Review and act on a request for a revised plan of operation pursuant to §335-85 for One Hour Martinizing located at 13405 Watertown Plank Road.

Wayne Fassbender, PG, PMP of Enviro Forensics was present before the Commission.

Mr. Fassbender explained that he is the project manager for the proposed soil vapor extraction (SVE) system that would be located on the property of 13405 Watertown Plank Road. Mr. Fassbender stated that the trailer housing the SVE system is anticipated to remain onsite for at least two years.

President Palmer reminded the Plan Commission there was a similar SVE system installed at the gas station across the railroad tracks several years ago. For the entire duration of that SVE system operating, there were never any noise complaints.

Mr. Fassbender indicated the goal will be to reduce the amount of contamination as much as possible with the SVE system. A compound will be injected underground that will degrade the dry cleaning solvents over a period of time.

Mr. Reineke stated that he spoke with Jim Delwiche, Hydrogeologist at the Wisconsin Department of Natural Resources. Mr. Delwiche indicated that he is generally positive about what is being proposed for remediation efforts at 13405 Watertown Plank Road.

Mr. De Angelis highlighted that the reason Mr. Fassbender is before the Commission is because the property owners are proposing to locate a trailer onsite for two years which would require an amendment to their Plan of Operation. The remediation and the type of

remediation being required by the Wisconsin Department of Natural Resources is not regulated by the Village.

President Palmer asked Mr. Fassbender when he anticipates the SVE system will be operable if it is approved.

Mr. Fassbender indicated it will take a little time to become operable as an electrical line will need to be directionally bored to the site, approximately 90' through Sendik's parking lot.

Mr. Michalski motioned and Mr. Long seconded to amend the Plan of operation for One Hour Martinizing. Motion Carried 6-0.

4. Review and act on a request for a demolition permit for a single family residential home located at 1100 Lower Ridgeway pursuant to §106-11 to §106-19.

Nick Venice with Oakridge Contracting was present before the Commission.

President Palmer asked if anything has changed with the demolition application after it was submitted.

Mr. Venice indicated that nothing has changed and the goal is to begin the demolition sometime in the month of August.

President Palmer asked if the demolition plan was reviewed by the Village Engineer.

Mr. Harrigan indicated the home demolition application has not undergone engineering review as the site grading will not change and the existing foundation will be used for the new home construction.

President Palmer commented that great care will be required in order to keep the road way clear of dirt and debris during demolition and construction.

Mr. Cashin noted the rear yard is very low compared to the street yard of the home.

Mr. Cashin motioned and Mr. Michalski seconded to recommend approval of the demolition permit for 1100 Lower Ridgeway. Motion carried 6-0

5. Discussion and possible referral to a governmental body regarding the creation of a new Rm-2 Multi-Family Residential Zoning District for independent senior living use and an amendment to §335-30 Planned Development Overlay District.

Mr. De Angelis indicated the Village Board of Trustees decided not to forward on through process the Horizon Development request for rezoning for the proposed 75 unit age restricted senior housing at 13040 W. Bluemound Road. This was due to the recommendation from Attorney de la Mora that the existing Emerald Woods PDO was not eligible for amendment by utilizing the existing PDO which encompasses Emerald Woods. The Village Board has requested that the Plan Commission review the possibility of creating a separate category for age restricted housing within the Village Code of Ordinances. The Village staff has reviewed the existing Village Code of Ordinances and has made draft modifications to existing code effectively creating a conceptual Rm-2 Multiple Family Residential District. This would not be an overlay district rather this is a conscious effort to rezone a given property to Rm-2. The draft Rm-2 ordinance demonstrates an increase in base density from 8

units per acre to 16 with a potential for 32 units as an enhanced density under the PDO with all the existing requirements that need to be satisfied for enhanced density under the PDO ordinance.

President Palmer informed the Commission that the Board of Trustee discussed the fact there is enough that is truly unique about the age restricted housing developments such as parking requirements [less parking stalls needed per unit] that warrants a different approach when it comes to zoning requirements for this use. There is a federal definition of the independent senior living, or tenant restrictions to those over the age of 55 years. This would be a very specific type of housing that would be applied to specific areas in the Village. This would be a different type of residential zoning that would be unique to the existing multifamily zoning district Rm-1. President Palmer recommended the Plan Commission consider referring the Rm-2 draft ordinance to the Legislative Committee.

Criteria that should be incorporated into the draft Rm-2 Multi-Family Residential Zoning District ordinance:

- Federal definition of age-restricted senior housing.
- Minimum and maximum square footage of living area per unit.
- Parking requirements.

Attorney de la Mora commented at the time Horizon Development gave their conceptual presentation to the Plan Commission, there was a perception that the age-restricted senior housing designation is an irreversible designation. This is in fact not the case. The challenge will be in drafting an ordinance that specially addresses age-restricted senior housing. If there were a change in use proposed for the property in the future, it would require approval of a rezoning request at that time.

Mr. Jodie motioned and Mr. Long seconded to refer the item to the Village Legislative Committee for review. Motion carried 6-0.

6. Other Business

None

7. Adjournment

Mr. Long motioned and Mr. Cashin seconded to adjourn the meeting. Motion carried 6-0.

Meeting adjourned at 7:53 p.m.
Respectfully Submitted

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