

**City of Oconomowoc
Plan Commission Meeting Minutes
May 13, 2020**

Chairman Magnus called the meeting to order at 6:30 pm and welcomed new members Ald. Lou Kowieski and Chad Vande Zande.

Members Present: Commissioners Dean Frederick, Lou Kowieski, Chad Vande Zande, John Gross, Ken Brotheridge, Chairman Robert Magnus and Commissioner Steve Ritt

Others Present: Sarah Kitsembel, Jason Gallo, Mark Frye, Atty. Stan Riffle and Chris Dehnert

2. Approve Minutes of March 11, 2020 and April 8, 2020: Motion by Ritt to approve the March 11, 2020 and April 8, 2020 minutes; second by Brotheridge. Motion carried 7-0.

3. Consider/act on the Major Design Review Plans for the Pabst Farms Apartments located on Valley Road, east of Old Schoolhouse Road: Gallo explained this development will consist of 302 apartment units, a clubhouse, and detached garages located on a 34 acre parcel. The main access will be off Valley Road with a secondary access road to Old Schoolhouse Road. The design, colors and materials were approved at the Architectural Commission meeting earlier this evening. There will be (2) 5 unit townhouses, (8) 14-unit and (10) 18-unit apartment buildings. There will also be a mail kiosk in the center of the development and a trail on the north end of the property will connect to the Lake Country Trail. The Pabst Farms Joint Stormwater District approved the stormwater plans earlier tonight and all stormwater will drain north to retention ponds which will be located in outlots. The ponds will be laid out so they will be expandable and will become regional ponds serving the area to the west. The property is zoned Residential Multi-Unit High and the proposed development is in compliance with all setbacks, height and zoning requirements. Gallo explained the zoning code requires 613 parking stalls, and their plans show parking for 600 in garages and 108 stalls including parking aprons for visitors, which he questioned. Landscaping exceeds requirements and the Architectural Commission recommended this evening that they add evergreens behind the detached garages on the west elevation to help break up the long building elevation. The wetlands located in the northeast corner will remain in an undisturbed state. The utilities are sufficient and there is enough capacity for this development. Lighting plans have been submitted which included decorative Pabst Farms bell fixtures, wall mounted lighting and bollards. Staff is comfortable with the layout and location of access points. There is sidewalk within the development but no other sidewalk leading from it nor any on Valley Road. Gallo recommends approval as he believes the proposed development is a good use of the site. Items that still need to be addressed however are parking, lighting levels, sidewalk along Valley Road, landscaping, construction traffic, retaining walls/fencing details, need more information on onsite recycling center and can tenants control their own front entrance lights. Members questioned the status of the sidewalk, noting that sidewalk on Valley Road would be in the ROW which requires Waukesha County approval. Ian Martin of the Mandel Group offered to pursue being allowed to have sidewalk in the ROW on Valley Road and either dedicate the sidewalk to the City or grant public access to it. After discussion with the City Attorney the applicant agreed they will maintain the sidewalk. Cialdini explained there will be parking for 600 but they feel they can find space for 13 additional stalls. She said there are 6 apron parking spots on the (8) 14-unit and (10) 18-unit buildings. The smallest parking spot is 16' in length, and there are some situations where the sidewalk crosses the apron. Cialdini said the sidewalk in these locations will be moved slightly to allow for a full parking space. Martin said the easiest place to add the 13 stalls would be on the north side of the event lawn behind the clubhouse. Members suggested that the additional parking requirement should be included in the development agreement; concern with maintaining their own recycling center and asked for City staff to follow up to make sure it is looked at. Cialdini will be requesting a variance from the lighting standard because they feel it will be too bright overall and are also willing to look at brighter lighting in certain areas. She added each resident will have control over its own private entry light. Cialdini said they will include more landscaping on the backside of the detached garages on the

west property line; will be phasing in the construction from south to north; will put down pads to keep the dust down; and most access for equipment will go down the new access road. Martin explained the clubhouse will be done first and gave the construction timeline and said people will move in as soon as a building gets done. They plan to use Valley Road for construction traffic as minimally as possible for the initial phase of construction of the clubhouse. Cialdini explained recycling will be done in the trash compactor area. Retaining walls will be located along the edges of the site due to the stormwater management system and will consist of some type of block to match the stone material on the building. They will try to eliminate as many retaining wall areas, minimize them when possible and only include handrails as necessary. Gallo clarified approval should be subject to the technical corrections included in the May 1, 2020 letter and that applicant is to submit additional plans to address these concerns and any concerns that the Plan Commission has in a digital format. He added concerns that need to be addressed are parking; lighting; sidewalk; landscaping upgrades; retaining wall changes; and recycling details. Motion by Ritt to approve the Major Design Review Plans for Pabst Farms Apartments on Valley Road subject to the applicant addressing all technical items in the May 1, 2020 letter referenced by the City Planner as well as the items discussed tonight prior to the release of building permits; second by Frederick. Motion carried 7-0.

4. Planning Department Correspondence – April 2020: Gallo reported in the month of April there was 1 request for a temporary use permit, 2 letters were sent for non-compliance issues and multiple letters relating to the Festival of the Arts; and 2 requests were received for occupancy of a new business. Commissioner Frederick recognized the City Clerks Dept for the Clerks Appreciation Week.

5. Adjourn: Motion by Ritt to adjourn at 7:21 pm; second by Brotheridge. Motion carried 7-0.

Chris Dehnert, Deputy City Clerk