

MINUTES OF THE PLANNING COMMISSION MEETING HELD SEPTEMBER 12, 2018, 6:00 PM

Planning Commission Members Present: Mayor Ken Tutaj, Alderman Steve Wattawa, Commission Members Darin Frerichs, Tim Niemiec, Charles Buechel, and Tom Kiepczynski.

Planning Commission Members Excused: Eric Stemwell.

Also present: City Administrator Mark Johnsrud, City Engineer/Director of Public Works Melinda Dejewski; City Attorney Paul Alexy, John Siepmann representing Siepmann Reality Corp., Mike Campbell of Campbell Capital Group, Paul McIlheran and Tom Mortensen of RA Smith all representing Campbell Capital Group, LLC., and other interested citizens and members of the media.

1. Call to Order

The meeting was called to order by Mayor Tutaj at 6:00 PM.

2. Minute Approval

A motion was made by Alderman Wattawa, seconded by Commissioner Kiepczynski to approve the minutes of the August 8, 2018 meeting. Motion carried.

3. Correspondence

None.

4. Discussion and Possible Action

1. Plat of Survey – Sivyer Avenue Lost, Siepmann Development

City Engineer Dejewski stated that this final plat is the conclusion of the development of the lots that were created in 2008 by a preliminary plat submitted by Siepmann Reality. Siepmann Reality had done the final plat of the first 6 lots in 2008 and now that those lots are sold, Siepmann Reality has submitted the final plat for the balance of the lots. Mr. Siepmann stated that there has been a renewed interest in these lots from people outside of St. Francis. Most of the lots in Trestle Creek and on E. Sivyer Avenue have been sold to people who either already lived in St. Francis or had lived in St. Francis previously and wanted to move back. There were questions regarding the drainage easement and how it impacted the lots. City Engineer Dejewski and Mr. Siepmann responded that the drainage easement was on the preliminary plat and the final plat also shows what has been planned and platted previously.

A motion was made by Commissioner Buechel, seconded by Alderman Wattawa to recommend to the Common Council to approve the Final Plat for the Sivyer East Plat contingent upon the minor technical corrections being made. Motion carried.

2. Initial PUD Application – 4200 S. Lake Dr., Campbell Capital Group, LLC.

Mr. Campbell handed out a booklet showing pictures of 3 development that they have done in Wisconsin – 2 from the Madison area and one from Wauwatosa. He stated that he has the same team working on this project as the other 3 Wisconsin projects. This development is also proposed as a high-end luxury apartment project. There will be one level of underground parking since some of the land is fill material that is not suitable for construction. The building will be one building with 4 stories and 236 unites. The center will have a fitness center, coffee area and a sitting area as well as the management offices. They believe that the project is a good fit for the area.

Commissioner Kiepczynski asked for clarification of “Class AA” development. Mr. Campbell stated that to him that means that the apartments will be as nice as apartments downtown but the rents will not be as much as downtown. Commissioner Kiepczynski stated that they need to make sure all the plumbing and fixtures are quality. Mr. Campbell stated that they are using institutional funding and those investors will not allow for cutting corners. Commissioner Kiepczynski then requested that the developer provide a view of the proposed development from the vantage point of the St. Francis High School which is directly across S. Lake Drive from the proposed development. Mr. Campbell stated that as S. Lake Drive heads north, the developments are at street grade, however, on this site, the developable area is about 10 feet below the street grade meaning that the normal 50-60 foot tall building will only be 40-50 feet tall. In addition, the high school is uphill of the proposed development and is situated so that it is mostly looking at the over 100 foot wide view corridor proposed on the north side of the proposed building.

Alderman Wattawa asked if Mr. Campbell thought there was a big demand for 1 and 2 bedroom units and was that why they are proposing 75% one bedroom and 25% two bedroom units. Mr. Campbell responded that he believed that this was the proper balance of units. He would actually propose all one bedroom units if he could, but knew that there needed to be some two bedroom units in the proposed development. Alderman Wattawa questioned the parking ratios. Mr. Campbell stated that he thought the 1.6 parking stalls/unit and the 1.29 parking stalls/bedroom ratios were adequate. In the Brookfield development that they are currently working on, they are proposing 1.8 parking stalls/units and 1.29 parking stalls/bedroom. The Mayfair development in Wauwatosa has a 1.4 parking stalls/unit ratio. He is confident that the parking ratio for the development proposed for St. Francis is correct. Alderman Wattawa then asked which units would be having the fireplaces mentioned in the narrative. Mr. Campbell stated that the 2 bedrooms would probably have them but it has not been completely decided yet.

Commissioner Buechel if the air conditioning units were going to be located on the roof of the proposed building with the high school overlooking the proposed development. Mr. Campbell stated that those types of details had not been completely designed.

The Commission was reminded that this was just the initial PUD, not the detailed PUD. Many of the questions will be addressed in the second submittal if the project moves forward.

Mayor Tutaj inquired about the wetlands and water table on the site. Mr. Campbell stated that RA Smith has a good understanding of the site geotechnical conditions and can address any concerns.

Commissioner Frerichs stated that the view corridors have been a big issue for the City in the past. He believes that the building massing is too much and needs to be broken up to not lose the pedestrian scale. He thinks it will look like a 3 story wall. He thinks the building looks nice but is concerned about how massive it will look. Mr. Campbell stated that the topography of the site is helpful to reducing the mass appearance and that there are very large view corridors on either side of the building. Commissioner Niemiec stated that he agreed with Commissioner Frerichs about the massing of the building. There was discussion on the center portion of the proposed building over the common area. It was suggested that the units above this area be removed to create another view corridor.

City Administrator Johnsrud stated that staff had indicated to Mr. Campbell that public access and view corridors were very important to the City. Staff was aware that the building would be one longer building to be able to create 2 large view corridors and the 2 public access points. The Bear development to the north has several approximately 30 foot wide view corridors which give small glimpses of the lake compared to 100 foot or more wide view corridors with the proposed development. These larger corridors provide an opportunity to really see the lake. Also, E. Lunham Avenue will have a view of the lake from the stop at S. Lake Drive. The trade-off is one longer building. He also cautioned that there may be negative effects of changing the building design such as lengthening the building to have the same number of units which impacts the view corridors on the ends. There was additional discussion on some of the impacts of changing the configuration of the building.

City Attorney Alexy stated that the new State Statue that applies to special uses also applies to PUD zoning as well. It has similar limitations on what the City can impose as conditions on a PUD application. The conditions have to be supported with substantial evidence, not personal opinions. The conditions that exist within the code can be used to review an application but nothing subjective. The Aesthetic Control Committee has some additional conditions that they are allowed to review and have input as to the design of a building.

City Administrator Johnsrud added that the Commission needs to keep the proposed development in perspective. The cost of the proposed development is approximately 44 million dollars with approximately 33 million dollars of assessed value. The proposed development can increase the assessed value of the City by approximately 10%.

A motion was made by Alderman Wattawa, seconded by Commissioner Kiepczynski to refer the item to the September 25, 2018 Planning Commission meeting. Motion carried.

3. Special Use Permit Application – 3849 S. Packard Avenue from R-3 SU (multifamily rental) to R-3 SU (multifamily condominium), JP Minchello

City Administrator Johnsrud stated that the existing special use permit would allow the property to change over to condominiums but since the parcel that the building exists on cannot meet the parking requirement, that fact would have to be reflected on any title search that was to come into the City. There was a review of how the building came to be a 4-family multifamily building. The special use states that the City was granting the parking reduction on the lot with the building but when the second vacant lot from the CSM develops, it must provide the balance of the required parking for the lot with the building in addition to any parking requirements for the proposed development on the second currently vacant lot.

City Attorney Alexy stated that when the owner converts the building to condos, they will have to figure out how to create an individual interest on the lot that will provide the parking to be in compliance with the zoning code.

There was no action taken on this item.

5. Adjourn

A motion was made by Alderman Wattawa, seconded by Commissioner Frerichs to adjourn. Motion carried. Meeting adjourned at 7:00pm.