

**MINUTES OF THE PLANNING COMMISSION MEETING  
HELD JANUARY 26, 2022, 6:00 PM**

Members Present: Mayor Ken Tutaj, Alderman Steve Wattawa, Commission Members Eric Stemwell, Richard Lentz, Tim Niemiec and Charles Buechel.

Excused: Tom Kiepczynski.

Also present: City Administrator Mark Johnsrud, City Engineer/Director of Public Works Melinda Dejewski, City Attorney Paul Alexy, representing 3700 S. Lake Drive were Mike Campbell of Campbell Capital Group and Paul McInheran of RA Smith, and other interested citizens.

**1. Call to Order**

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

**2. Minute Approval**

A motion was made by Alderman Wattawa, seconded by Commissioner Stemwell to approve the minutes of the December 15, 2021 meeting. Motion carried.

**3. Correspondence**

None.

**4. Discussion and Possible Action**

**A. 3404 E. Tesch Avenue Front Yard Fence Application**

City Attorney Alexy stated that in discussions with staff, it appears that the application is not for a decorative fence in the front yard setback. The Building Inspector can review and approve or deny the fence application. There was no action taken on this item.

**B Detailed PUD Application – 3700 S. Lake Drive**

City Administrator Johnsrud introduced Mike Campbell of Campbell Capital Group to present the proposed development at 3700 S. Lake Drive.

Mr. Campbell stated that the site plan had not changed since the initial PUD presentation. Some things were still being worked on with City staff. The building will be the same materials but different colors at 4200 on the Lake. The building will be 5, 4 and 2 stories. There will be commercial space on the ground level. There is 8000 square feet planned for phase one and 4000 square feet planned for phase two. Phase one will have a restaurant, insurance agent and hair stylist.

The parks are proposed to be private parks which the public can use during specific hours. In the no-build area, the cap cannot be penetrated so the plantings will need to be shallower rooted plants so the park will be a more manicured space.

There is proposed parking facing S. Lake Drive but there will be berms and plantings to block the headlights. He is working with City staff on the berms and plantings.

Commissioner Stemwell asked if the development would require TIF funding and how the view from across S. Lake Drive over the no-build area would be maintained. Mr. Campbell replied that the plants will be low profile and no trees. City Administrator Johnsrud added that there would be language in the developer's agreement which provides the City authority to remove any plants that block the view corridor.

City Administrator Johnsrud stated that the detailed PUD can be approved contingent upon staff approvals of the outstanding plan items. The developer's agreement is approved by the Common Council. The Planning

Commission is making a recommendation on the zoning portion only. There will be a public hearing on February 1, 2022 but the Common Council will not take any action on it. Once the developer's agreement is completed, it will be brought before the Common Council along with the proposed zoning ordinance. Both items will be acted upon at the same meeting.

Alderman Wattawa asked if all the plans were ready for the public hearing. City Engineer/Director of Public Works Dejewski stated that the plans were not completed but the outstanding items were not substantial and could be worked on at a staff level.

City Attorney Alexy stated that a motion to recommend approval of the detailed PUD plan for 3700 S. Lake Drive subject to staff approval and approval of the developer's agreement by the Common Council would be appropriate.

A motion was made by Commissioner Stemwell, seconded by Commissioner Buechel to recommend to the Common Council to approve the detailed PUD plan for 3700 S. Lake Drive subject to staff approval of the plans and Common Council approval of the developers agreement. Motion carried.

#### **5. Unfinished Business**

None.

#### **Adjourn**

A motion was made by Commissioner Buechel, seconded by Commissioner Lentz to adjourn. Motion carried. Meeting adjourned at 6:13pm.