

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, FEBRUARY 20, 2022
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Bierman, Jeff Pfannerstill, Chip Schneeberger, Tim Hallquist, Ann Wallschlager and David DeCourcy-Bower

Excused: Dino Xykis

Others Present: Leslie Moats, Caroline Joyce, Scott Hussinger, Ryan Amtmann, Ben Nelson and Deputy Clerk Bushey.

Call to Order- 7:00 pm

Roll Call taken.

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

*Caroline Joyce – 526 W. Capitol Dr regarding development at 700 W. Capitol she is concerned about the entrance/exit, utilities and ground water.

*Leslie Moats – 510 W. Capitol Dr regarding development at 700 W. Capitol she is concerned about traffic on W. Capitol, how it will affect the homes on W. Capitol, and how it will be supported with Fire Dept. and water/utilities.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from January 16, 2022.

Motion (Wallschlager/Hallquist) to approve the minutes for the January 16, 2022, meeting. Carried (6-0).

2. Architectural Board review and consideration of an application for renovations to 632 Briar Cliff Ct-

Ann Loyd was present and explained that they will be removing the existing sunroom and do an expansion where the sunroom so it will be a kitchen addition and revamping the interior. She said all exterior materials will match the existing. Building Inspector Hussinger said it meets all the zoning requirements.

Motion (DeCourcy-Bower/Hallquist) to approve the application for renovations to 632 Briar Cliff Court. Carried (6-0).

3. Architectural Board and Plan Commission review and consideration of an application for construction of a “starter hut” for Bristlecone Pines, 1500 Arlene Drive-

Representative said the slides they see are of an as built at Merrill Hills in Waukesha, and the starter hut

Main function is an initial cueing location for guests coming in and a cady will take their clubs. He said it is an open-air structure and so successful the owner would like to replicate it out at Bristlecone. Hallquist asked if it will be the same, and the representative said yes, it is the same size, it is identical.

Motion (DeCourcy-Bower/Hallquist) to approve the application for construction of a “starter hut”, 1500 Arlene Drive. Carried (6-0).

4. Discussion and consideration of a concept review for 1225 Walnut Ridge Drive proposed building-

Eric Neumann from Impact General was present to explain the concept review of the property that is located at 1225 Walnut Ridge & is in the industrial park. He said they met with the board last week and are sharing the plan with the Plan Commission to show their intent and purpose of what would happen with this property. He said they have met with the developer, and he will sign off on the project. Mr. Neumann said as soon as they know where they are at with the construction timeline, they will be presenting a full submission to the Plan Commission. Village Manager Bailey said this is a concept and this is what they are thinking for the plans. He said it will be some warehouse and some office, it could change depending on tenants and the next step would be if approved to come back to Plan Commission with their ultimate plan down the road. Mr. Neumann said they are looking at approximately 43,000 sq ft to build originally and the site can handle up to 60,000 sq ft depending on green space etc. He said before they come in for the extra 20,000 sq ft they would have a better idea of tenants and parking spaces which could change things up a bit. Bailey said they had a discussion about storm water plans and what is needed. He said this is conceptual so you won't see exact parking spots and retention ponds. Mr. Neumann pointed out on the conceptual site plan that they put in the storm water on the west side by Richards and all the parking would be to the east. He said it is a precast bldg. with architectural metal panels, aluminum framing and a different variety of glass. Wallschlager asked if approved when would they be looking to break ground. It was stated it is influx at this time due to interest rates etc.

Motion (Hallquist/Wallschlager) to approve the concept plan review at 1225 Walnut Ridge Drive for the proposed building. Carried (6-0).

5. Discussion and consideration of concept review for development at 700 W. Capitol Drive-

Pfannerstill commented that this is just a concept review and won't be reviewing any details at this time. Bailey said the Village Board reviewed this at the board meeting last week and there was encouragement to look into the possibility of some of these being owner occupied whether it is condo's or townhomes but it did go through the Village Board 6-1. He said everything with these roads we would talk among staff to make sure all the roads make sense where they come out and the fire department can get thru, the water utility system is looped.

John Ford of Three Leaf Partners was present to explain the concept as well as John Pechan. He said there is a strong demand continuing for this area for multi-family housing. He said what they are targeting is a mix of 3 different housing types with 3 story apartments, 2 story stacked flats and townhomes. He went on to say this development will have a significant economic impact with the total

development cost at full build out which would take some time, but the 448 units would be 120 million dollars of total development value.

He said they hear some of the concerns that have been raised and they want an effective site plan that addresses all the issues brought up. He said it is a balancing act having the right amount of parking and the right amount of green space, amenity space with what the citizens that live there would want and need. He said Three Leaf Partners value a partnership approach whenever they go in and work with a community, they want to have a dialogue back and forth where they are solving the needs for the community. He said they do recognize it is a challenging site particular from a civil standpoint to the fill standpoint to the slopes on the side to the soil mitigation etc. He said they had their entire team there to answer any questions the board may have.

Wallschlager asked what is the square footage of the clubhouse and it was stated that it is 3000 sq ft. Wallschlager asked if there would be a fitness room and if the club house was a get together room. and he said there will probably be fitness area in the apartments as well. The architect from JLA architects said the club house will be like a gathering space and a leasing space with a leasing office most likely be in the clubhouse. He said as far as a fitness area, it is too early to determine where exactly it will be but for a complex this size there will probably have some fitness in the apartment areas and the clubhouse. He said there will be some amenities in the apartment building and it is too early in the process as things are subject to change but it is usually around a couple thousand sq ft. Wallschlager asked for each building, and he said correct.

Wallschlager said she looked at the basics of the Villages ordinance regarding parking and she said regarding parking they are short quite a few. She said the development will need 984 parking spaces minimum and 20 ADA and the plan only shows 741 and that doesn't include parking for the clubhouse and fitness area. She said they will also need 1 space for each unit either an underground garage or attached garage according to our ordinances and you don't have either, so the parking is a big issue.

Hallquist said he likes the concept. He said somethings they should be looking for especially with a Kwik Trip coming in are a traffic study, look at how many entries into the site, possibly roundabouts, parking, walking paths and possible ownership.

Bailey said a traffic Impact analysis study is currently being done by Kwik Trip. Mr. Ford said they are part of that traffic study, so it is being done together. deCourcy-Bower said seeing what is being proposed and the reuse of a piece of the Village that is underutilized is really encouraging to see. He said it is consistent with our comprehensive development plan as far as use of the property for this type of housing, the variety of style, sizes, price ranges is something the Village needs. He said there is a need for diversity of different type of housing, and this provides options for residents as they downsize or come into the Village. He said as they have laid here, the site does have some challenges. And one thing he wants to evaluate as the property shifts from industrial piece of property to a residential piece of property to make sure the property condition is appropriate for residential purposes so please do your environmental due diligence to make sure the property reuse is appropriate for residential and he thinks it can be but he wants to make sure as they are thinking and planning for it that they take that changing land use into consideration.

Pfannerstill said conceptually he thinks it looks good to continue to look at and of course there are a lot of details to come after this but is worthy of moving forward and continuing as others have said. Bailey said if approved conceptually here the next steps are that they will bring back engineered plans and sit down with staff, our attorney and it will be where they start putting engineering, utilities, roadways, the

traffic study and they will look at the rezoning. He said for anyone in the public there is still a lot to do with this. He said they will come back with parking, above ground, and where it is at.

Wallschlager asked if the 400 units will affect the Villages ratio of renter occupied to owner occupied.

Village attorney Del la Mora said he didn't have that information.

Motion (Hallquist/Schneeberger) to approve the concept for 700 W. Capitol and move it forward.

Carried (6-0). Pfannerstill confirmed the vote was 6-0.

6. Announcements-

Pfannerstill reminded everyone of the Spring Primary election tomorrow.

7. Adjourn

Motion (Schneeberger/Wallschlager) to adjourn. Carried (6-0).

Adjourned at 7:34 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bush y, Deputy Clerk