

**VILLAGE OF WHITEFISH BAY
PLAN COMMISSION MINUTES**

**November 6, 2019 – 6:00pm
Whitefish Bay Village Hall
5300 N. Marlborough Dr., Whitefish Bay, WI 53217**

1. Call to Order.

President Siegel called the meeting to order at 6:14 pm.

Present: President Siegel, Commissioners Sauer, Huber, Serebin and Koltun.

Also Present: Village Manager Paul Boening, Assistant Village Manager Tim Blakeslee, Village Attorney Chris Jaekels, Stephanie Hacker with Graef

2. Approval of the Minutes of the Regular Meeting of October 22, 2019.

Commissioner Sauer moved, seconded by Commissioner Huber to approve the minutes of the regular meeting of October 22, 2019. Motion Carried, 5-0.

3. Review and action on Pre-Petition submittal for a proposed single-family redevelopment of the First Church of Christ Scientist property at 721 E. Silver Spring Drive. (Applicant – WIRED Properties)

President Siegel provided an introduction to the project and outlined the process for the meeting. Village Manager Paul Boening provided a summary of the Planned Development District process. Blair Williams with Wired Properties provided a presentation of his proposal to redevelop the First Church of Christ Scientist property. Stephanie Hacker with Graef summarized the planning memo provided in the meeting packet. Commissioner Sauer asked if neighbors and the church had been contacted about this project. Mr. Williams noted that he did meet with the church. Commissioner Koltun asked if an RFP had been done for this project. It was noted that this was a private transaction. Commissioner Huber and Sauer had questions about traffic. There was discussion about traffic changes caused by this development. There was discussion about other Village PDDs. Commissioner Serebin asked if this would be reviewed by ARC. Village Manager Paul Boening said ARC serves as a review body, but final approval rests with the Village Board. There was a discussion about the size of the homes of the project. President Siegel opened up the floor to public comments.

Kathy Schluter (Speaking on behalf of the United Methodist Church of Whitefish Bay at 819 E. Silver Spring) gave a background of the church and the activities that it provides to the community. Voiced concerns about parking and that the church doesn't have a parking lot. Believes congestion would increase with this project. Need more available and accessible parking. She would like the Village to commit to working with the Church to come to a positive outcome.

Lawrence Abbott (840 E Glen) purchased home in Village 10 years ago. Said he was blindsided by this project. Concerned about neighborhood consistency, height, and size of the proposal.

Tom Stuhlmacher (629 E Silver Spring) said that 50 cars per day currently park in that lot and wonder where they will go. Said the Winkies lot is already packed every day.

Lee Kottke (851 E Glen) lived here for 46 years. Believe it infringes on the setback and is a change of character of the street. Doesn't like the repetitive design and said it will stand out like a sore thumb.

Rick Stalle (5114 N Lake) wants to make sure the correct decision is made about zoning the best use of this space. The zoning should be given flexibility.

Village Manager Paul Boening provided a recap of the pre-petition process and that the developer would still have to submit a full PDD proposal as the next step. There was a discussion from the Board and Mr. Williams about the sale of the property and the control of the property. There was a discussion about the TIF boundary and the next steps for the development.

Commissioner Koltun moved, seconded by Commissioner Serebin to approve the pre-petition. Motion Carried, 5-0.

4. Adjournment

Commissioner Serebin moved, seconded by Commissioner Sauer to adjourn the meeting at 7:33pm. Motion Carried, 5-0.

Respectfully Submitted,
Tim Blakeslee – Assistant Village Manager