

These photo's show; Mr. Huelsman
has not fullfilled his agreed too
promise from Planning Commission 04/10/2018



Picture taken October - 2017

By: Alderman Kathleen Cummings



1 landscaping added to this with plantings near the building on all sides but the north side because there isn't much room. Again, this was approved by the
2 Landmarks Commission in March. (Please see Department Comments at the end of the Minutes.) With these comments, Staff recommends approval.
3

4 Ald. Skinner said when it was before the Landmarks Commission, was there any discussion about when the addition in the back is torn down and the new
5 addition is put on, what type of windows would they use? He knew they had some challenges around low-e glass with new additions and having that
6 match with older windows on different structures. Was anything mentioned? Mr. Fortin said they discussed windows but they did not discuss the ones on
7 the addition. They were focused more on one that probably would need to be replaced because of the way the gable roof would tie in. But there wasn't
8 much discussion on the windows in the back. Ald. Skinner said he was asking more specifically about the glass itself and not the frame, the
9 reflectiveness and that kind of thing. There are other homes in the district where they could significantly tell the difference. Mr. Fortin said nothing about
10 the glass was discussed; it was more about the window material and the replacement verses repair.
11

12 Mr. Lostetter said this particular residence will be the last one they own on Wright Street. The address is technically Charles but most of us think of it on
13 Wright Street. It will house the Human Resources Department and probably (inaudible) sustainability. One of the reasons, in addition to the fact that the
14 addition(s) on the back were in quite poor condition, it was also at a different elevation when inside. It was pretty much impossible to do handicap on the
15 first floor. That also necessitated the fact that they tear it off and put a new one on. It will be much more functional and they will make it look as much
16 look what was there. It won't be entirely possible because they have to raise the ceiling height slightly to make up for the gain of floor space on the
17 addition so it is level with the rest of the first floor.
18

19 Ald. Skinner said he was glad to see that something was happening with this house. He wondered about the landscaping. Mr. Lostetter said hopefully by
20 the end of spring it will have a large willow tree. It is hanging over the house and willow trees have lots of issues anyway and he knows there is an
21 overgrowth of some of the lower bushes. They need to open it up and let it breathe and with a new paint job it will look much better. They will also have a
22 nice area to landscape as well because it is a pretty prominent corner coming in onto Wright Street.
23

24 Mr. Hoppe thanked them for the work being done on the one facing East Avenue. He was in the coffee shop café the other day and half the people were
25 watching the paint job and he hopes the weather breaks so they can get it finished. Mr. Lostetter said from a historic perspective he thought the house he
26 was talking about and this one are about the same age, which puts them about the late 1870's.
27

28 Ald. Skinner said he asked the question earlier about the glass and window frames. Was there any discussion about that at the Landmarks Commission
29 because it had come up in the past. He said a word of caution: some of the lower grade floating glass doesn't always turn out as nice as they would like it
30 to.
31

32 **Ald. Skinner made the motion to approve the modifications and conditional use permit and Mr. Congdon offered the second.**
33

34 Ald. Skinner said he wanted to echo his previous comments and the continued investments being made along this particular corridor in this district and the
35 neighborhood. Carroll is certainly one of the larger neighbors in the neighborhood but it is a continuation of what they have been seeing there and he
36 thanked them.
37

38 Mayor Scrima thanked the University as well. He said it is easy to approve these because they have done such an outstanding job in renovating their
39 properties.
40

41 **The motion passed unanimously.**
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43

44 **SITE PLAN & ARCHITECTURAL REVIEW**

45 **Final**

46
47
48 **ARIES PARKING LOT RENOVATION – 550 ELIZABETH STREET – A request from ADH Construction LLC and Aries Industries Inc. to approve plans**
49 **for a new parking lot configuration for the industrial building at 550 Elizabeth Street. Last discussed August 8, 2012**
50

51 Mr. Jeff Fortin said this was before them in August and it was placed on hold so the applicant could have a neighborhood meeting. Some of the concerns
52 that were brought up at the time were that the Commission wanted a submittal of an overall new landscaping plan, especially to help screen the new
53 parking lot from the properties on Elizabeth Street. There were concerns about the truck traffic using Elizabeth Street, concerns about stormwater and
54 standing water and mosquitos. Another concern was submittal of a certified survey map to combine all these properties. Many of these concerns were
55 addressed with this plan. The stormwater pond will be a dry basin and not a wet pond, the landscape as well. They will add new truck directional signs to
56 direct the trucks through the site and to use Dunbar instead of using Elizabeth. The surrounding homes have all been razed now and are all gone. He
57 pointed out the existing parking lots. One lot will be dug out and used for greenspace. The code requires a 40-foot setback between a parking area and
58 right-of-way, although that could be reduced if a landscaping berm is added. Staff met with the applicant and they agreed to put in a berm. It will be a
59 solid wall with screening, a mix of different plants, to make sure the headlights will not shine into the homes on Elizabeth Street. They also will expand a
60 secure parking area over a little bit. There is a lot of natural and existing vegetation along the entire property line. In lieu of them having to put additional
61 plantings there they could concentrate the plantings up towards Elizabeth Street. That area will have the most impact and help screen the neighbors. We
62 had originally asked them to do some landscaping in the islands and put trees in each one. They also now decided they would like to do some lights in
63 there. They will be doing some lower level ground plantings and in lieu of that Staff would like to work with them to come up with new landscaping plans
64 where they could have some trees to help shade the parking lot. There was one island that was big enough that accommodate both the light and a tree.
65 Mr. Fortin pointed out other areas where they should have trees to help shade the parking lot since shade would not be provided in the islands due to the
66 lights. Staff would also need to approve a lighting plan for this. Details of the retaining wall were also provided. The pond would be a dry stormwater
67 pond and there would be no standing water unless there is a rain event. That was one of the concerns that the neighbors had, that it would be a wet pond
68 with mosquitos.
69

70 Mr. Fortin presented the overall site layout. He pointed out the landscaping and the screening that already existed. The landscaping should be
71 concentrated along the front. Staff recommends approval of the project subject to submitting a new landscaping plan showing the 2-3 foot high berm and
72 a solid line of landscape plantings. This also includes having trees around the parameter of the parking lot to help with the shading in lieu of putting them
73 in the islands. They also need to submit a certified survey map to combine all the parcels as well as details of the lighting plans. Because they will be
74 removing pavement in one of the parking lots, which is where the Fire Department connection was, they will need to go to the Fire Department to
75 determine an appropriate location for their new Fire Department connection. (Please see Department Comments at the end of the Minutes.)
76

77 Ald. Francoeur asked if Mr. Fortin could point out where the retaining wall will be located. There was one by the shipping/receiving area and he pointed
78 out where the other would be. Ald. Francoeur said she thought some of the plans said remove and looking at the plans received, it almost looked as if
79 there was nothing to one side and yet there was a large expanse of functional buildings. Mr. Fortin said the building is still there. The removal is not
80 about buildings. It was the parking lot. She said she was encouraged with the discussion about the berm because the sidewalk along the Aries property
81 is almost right in the street and doesn't really offer a whole lot of opportunity and to soften them from the residential homes right across the street. She
82 was encouraged because this is a for-profit business and they are doing things to make it aesthetically pleasing and a good neighbor. Mr. Fortin said and
83 there are some nice mature trees there and in their demo work they have tried to save some of those as well.
84

1 Mr. Hoppe said at the last meeting they were concerned with some of the parking, along Franklin. Cars deliberately park there and trucks could not make
2 the turn. Was there any restrictions put on any of the parking areas along there? Mr. Fortin said there had not been any street parking restrictions added
3 or anything. They will try to encourage them to use a different route and keep them off of there and using Dunbar. There will be signage put up.
4

5 Mr. Alan Huelsman of 235 W. Broadway said he believed they addressed everything that came up at the prior meeting. They had a neighborhood
6 meeting and it was well attended. They received quite a bit of input and they took it into consideration in the plan. He thought at the end everyone was
7 happy. It should be a significant upgrade to the neighborhood. The new parking lot should be very nice with the new landscaping and the curbed parking
8 lot. It will be a lot easier with snow removal and all around it should be a very nice upgrade. They will be adding signage to discourage truck traffic from
9 going onto Elizabeth Street. The trucks will be directed out to Dunbar, and then Marshal, and then out to Prairie. They can't always prevent people from
10 coming in from Elizabeth Street but they can certainly encourage them to exit out towards Dunbar.
11

12 Mr. Nick Kroll, the CEO of Aries at 550 Elizabeth Street, introduced himself. The company is excited about this plan. In the two years he has been with
13 the organization they have taken their presence within the neighborhood very seriously. They really have not had any issues with the neighbors. They
14 have been very supportive. He, as well all the employees at Aries, is excited about the opportunities to not only expand the parking to accommodate the
15 business but to make the building more presentable to the neighborhood and have it be more integrated into the neighborhood. He was excited about the
16 greenspace they would be including. They anticipate that it will not only be utilized by the employees of Aries but also by the immediate neighbors. With
17 the landscape plan and the expanded parking, it should work well within the neighborhood.
18

19 Ald. Francoeur applauded the fact that one of the things she had been remarking about ever since she joined the Plan Commission is the desire of many
20 businesses to asphalt everything and have it be the first thing that everybody sees about a business. It is delightful to see on these plans removal of
21 asphalt. It also would be accessible for the neighborhood and that is wonderful.
22

23 **Mayor Scrima made the motion to approve the changes and Ald. Skinner offered the second.**
24

25 Mayor Scrima thanked Aries and Mr. Kroll for coming back with a significantly updated plan. They are glad to have them in the community.
26

27 **The motion passed unanimously.**
28
29

30 **HILLCREST APARTMENTS – S. WEST AVE., DODIE DR. & GRAND AVE. – A request from Partners in Design Architects and Varin Hillcrest, LLC to**
31 **consider approving final plans for building and site improvements to buildings at 1905 S. West Ave., 313-347 Dodie Dr. and 1804-1926 Grand Ave. Last**
32 **discussed March 27, 2013**
33

34 Mr. Doug Koehler said this was before them in March and it was tabled for more architectural details. In looking at the aerial photograph the property is
35 located off of Dodie and Grand and one building at the corner of Dodie and West. There are a total of 15 buildings. They are all identically shaped and
36 looking at the photos of the building the all look basically identical. The only difference between the buildings is the color of the brick below the siding on
37 some of the buildings that change to a grayish color. In August of 2012 there was one building that came before the Commission to be renovated. It
38 received approval and Mr. Koehler presented pictures of that building with the renovations. Exterior improvements of that included new siding, textured
39 cement board, new windows, a secure front entryway, and security cameras. They recessed the air conditioners a little more as well. They also did
40 interior renovations to the buildings. The first floor level apartments were all made accessible. For all units, first and second floor, they were given new
41 cabinets, flooring, appliances and fixtures. He presented pictures of completed work done in the interior. As going down Dodie Drive heading east
42 towards Grand, the buildings are basically all lined up there along the street all in a same similar pattern. Also looking down Grand Avenue it is a line up
43 of identical buildings. At the last meeting they proposed using basically the same architectural style and there were several color modifications added to
44 the siding to create a little diversity on the site. At that point the Commission decided to table it and wanted to see a little more architectural diversity on
45 the buildings as far as the siding and things like that.
46

47 The applicant has looked at the buildings again and has tried to come up with some new ways to do the siding. They felt strongly that the siding pattern
48 and style that they have is what they would like to use. But what they have chosen to do is to use a much bolder color pallet on the buildings in order to
49 get more contrast on the buildings themselves. They feel that by alternating these different colors along the street they will hopefully get the diversity that
50 the Plan Commission was looking for and a variety of street presence in the neighborhood. As far as the landscaping plan, they had provided adequate
51 foundation plantings on all the buildings. A lot of the buildings currently do not have anything around the foundations at all. Some have one shrub or an
52 overgrown shrub. The plan will provide foundation plantings with a variety of shrubs around all of the buildings. At the last meeting they discussed the
53 number of shade trees in the site. There are some at the front of the buildings but there really is nothing at the rear of the site. They now have an
54 additional 15-16 shade trees on the site. There is a shade tree between every building. Staff thinks this looks much nicer in tying in with the site. There
55 already is a nice spread of trees along the front. A few more were added to the front in their plans and more trees were in the back. The landscaping
56 plan looks quite nice. They also discussed bicycle storage. In talking with the architect, they decided they will provide bicycle racks, several sets spread
57 out throughout the development. But they don't have the final location yet. The goal is to have several sets between every couple of buildings to get an
58 even dispersion and have a place for people to store their bikes outside at the rear sides of the buildings so they wouldn't be visible from the street.
59

60 Another point of discussion at the last meeting was the trash enclosures. They originally proposed a wood trash enclosure. They had bollards shown
61 inside the enclosure to protect the wall from any sliding or moving dumpsters. There was a lengthy discussion on whether those should be masonry or
62 not. The opinion of the Commission was that it should be masonry and the applicant was asked to look at that again. They did that but, after further
63 consideration it was determined that the masonry closures would be a deal breaker on this project and they would not be able to afford it. They have
64 come back with wood enclosures again. At Staff level they discussed this and should the wood enclosures be approved then as a conditional of approval
65 they would like to have a clause that when such enclosures are damaged the enclosures must be repaired in a timely fashion, to be included in the motion
66 if the Commission decides to allow for wood trash enclosures. At the last meeting the drawing showed them at six feet and the minimum height should be
67 seven feet. The new enclosures proposed would be seven feet tall and have wooden gates on them as well, all made out of new materials. There would
68 be bollards inside to protect them from the rolling dumpsters that are used. Also, Mr. Koehler said he had a discussion with Ald. Kalblinger, the Alderman
69 of the district, said he would also like the applicant to continue to collaborate with the Waukesha Police Department with the potential installment of
70 the opticop system in this neighborhood. Ald. Kalblinger also would like to make sure bike racks are installed in the site. Staff would like to see that on a
71 revised site plan once they decide where they would be placed. (Please see Department Comments at the end of the Minutes.) In looking at the plans at
72 Staff level, they were disappointed with the repeating architectural treatments and again the proposal for the wood enclosures. In looking at the
73 neighborhood and discussing this with Ald. Kalblinger, they recognize that a fresh look is needed in this neighborhood to upgrade the area and the bolder
74 color schemes will provide some variety to the street presence of the buildings verses what is out there now with just the solid row of identical buildings
75 lining the streets. Noting that, Staff is in favor of this project with some additional discussion from the Commission concerning their requests from the
76 previous meeting.
77

78 Ald. Skinner said in looking at one of the pictures presented on side of a building, there is a sheen between the windows on the newer material. Is that
79 because of the paint being used or is it because of the actual material? Mr. Koehler said that is the finish on the new siding.
80

81 Mr. Tom O'Connell of 600 52nd Street in Kenosha introduced himself. This is a WHEDA tax credit project and it is a three million dollar plus reinvestment
82 of these 15 buildings. As mentioned at the last meeting, they are kind of obligated by WHEDA to make certain improvements to the building. He wanted
83 to recap that it includes new finishes throughout the interior to the building and the common stairwell, new interior doors, new flooring, new kitchen
84 cabinets and appliances, new plumbing fixtures, new energy efficient lighting, new outlets and switches, new mini blinds, new kitchen doors, balcony
85 doors, and windows, new handicap accessible ramps to the 12 visible units, automatic door openers, free WiFi access for the tenants, and a new

Plan submitted and approved by Planning Commission on 04-10-2013

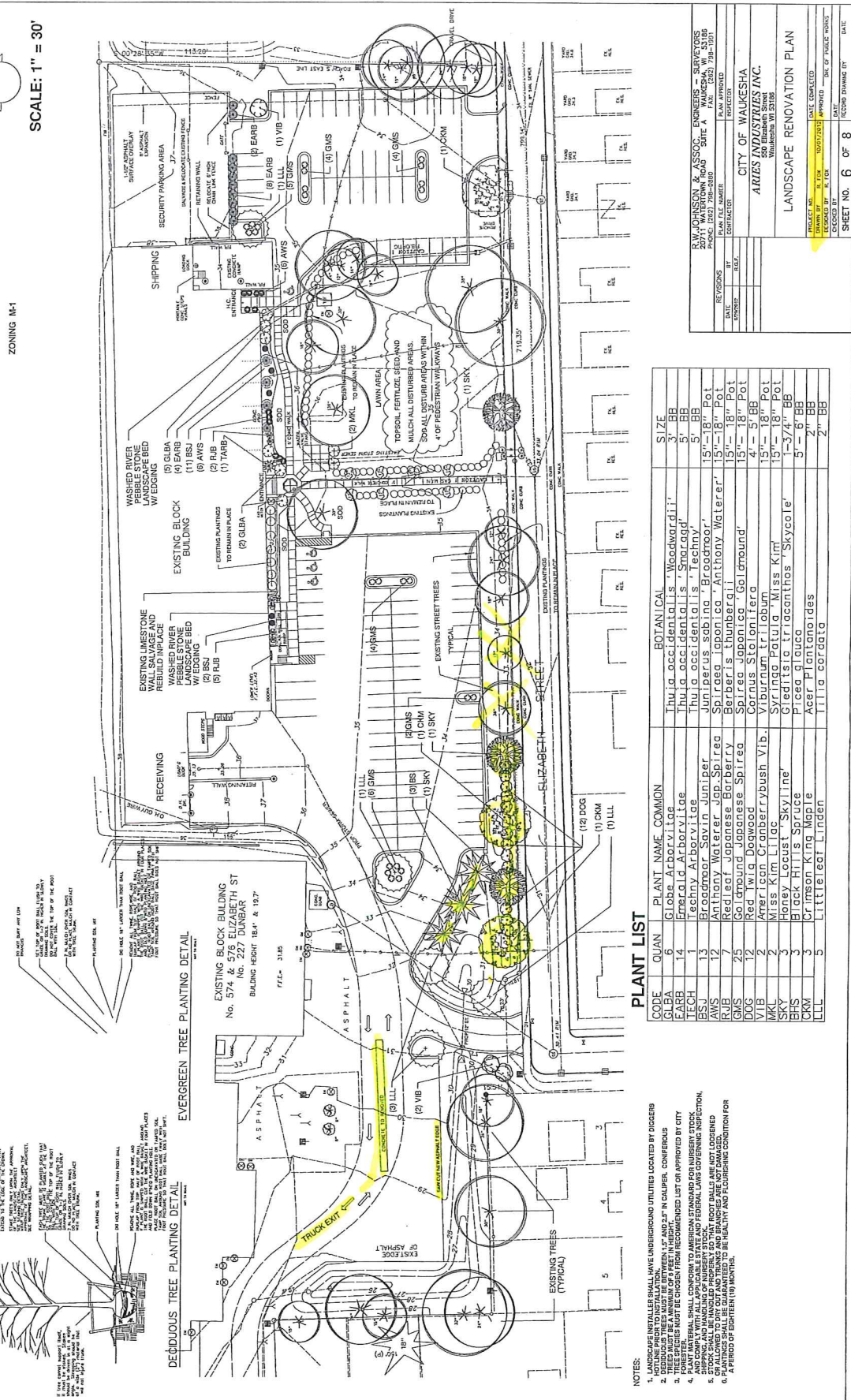
LANDSCAPE PLAN

ARIES INDUSTRIES INC.



SCALE: 1" = 30'

ZONING M-1



PLANT LIST

CODE	QUAN	PLANT NAME COMMON	BOTANICAL	SIZE
GLBA	6	Globe Arborvitae	Thuja occidentalis 'Woodwardii'	3' BB
TECH	1	Eastern Arborvitae	Thuja occidentalis 'Smaragd'	5' BB
ESU	13	Eastern White Pine	Thuja occidentalis 'Techny'	5' BB
AWIS	12	Anthony Waterer Japanese Spirea	Spirea japonica 'Anthony Waterer'	15" - 18" Pot
RJB	7	Red Japanese Barberry	Berberis thunbergii	15" - 18" Pot
GMS	25	Goldground Japanese Spirea	Spirea japonica 'Goldground'	15" - 18" Pot
DOG	12	Red Twig Dogwood	Cornus stolonifera	4' - 5' BB
VIB	2	American Cranberrybush Vib.	Viburnum trilobum	15" - 18" Pot
MKL	2	Miss Kim Lilac	Syringa patula 'Miss Kim'	15" - 18" Pot
SKY	3	Honey Locust 'Skyline'	Gleditsia triacanthos 'Skycole'	15" - 18" Pot
BSJ	3	Black Hills Spruce	Picea glauca	5' - 6' BB
CKM	3	Crimson King Maple	Acer plantanoides	2" BB
LLL	3	Littleleaf Linden	Tilia cordata	2" BB

- NOTES:**
- LANDSCAPE INSTALLER SHALL HAVE UNDERGROUND UTILITIES LOCATED BY DIGGERS
 - DECIDUOUS TREES MUST BE BETWEEN 1 1/2" AND 2 1/2" IN CALIPER. CONIFEROUS TREES MUST BE BETWEEN 1 1/2" AND 2 1/2" IN CALIPER.
 - ALL PLANT MATERIAL MUST BE FROM A REPUTABLE NURSERY.
 - PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK AND COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS GOVERNING INSPECTION.
 - STOCK SHALL BE HANDLED PROPERLY SO THAT ROOT BALLS ARE NOT LOOSENED.
 - PLANTINGS SHALL BE GUARANTEED TO BE HEALTHY AND FLOURISHING CONDITION FOR A PERIOD OF EIGHTEEN (18) MONTHS.

ARIES INDUSTRIES INC.
500 Elizabeth Street
Waukesha, WI 53190

LANDSCAPE RENOVATION PLAN

DATE COMPLETED: 05/27/2013
CHECKED BY: K. FOX
DESIGNED BY: K. FOX

DATE APPROVED: 04/10/2013
APPROVED: [Signature]

PROJECT NO. 130572503

DATE: 05/27/2013
SHEET NO. 6 OF 8
RECORD DRAWING (R)

1
2 **SITE PLAN AND] ARCHITECTURAL REVIEW – ARIES PARKING LOT RENOVATION – 550 ELIZABETH**
3 **STREET – A request from ADH Construction LLC and Aries Industries Inc. to approve plans for a new**
4 **parking lot configuration for the industrial building at 550 Elizabeth Street.**
5

6 Ms. Jennifer Andrews said this was an existing manufacturing facility on Elizabeth Street, which is west of N.
7 West Avenue. They currently have about 75 parking stalls on site and need additional parking for
8 employees and visitors. They are proposing to remove the four homes that they own along Elizabeth Street
9 and construct a parking lot in that location. Also they would remove an existing parking lot in the center of
10 the property and expand the parking lot on the east side of the property. In the code a setback along the
11 right-of-way in this instance would normally be 40 feet for the parking lot. But the code says it can be
12 reduced to 20 feet when there is a landscape berm buffer between the parking and the lot line. They are
13 requesting that the 20 foot setback along the roadway for the parking lots. The existing landscaping was
14 shown on the plan but no additional landscaping was shown. Staff would like a formal landscape plan
15 showing the landscape buffer in front of both parking areas as required by code. Also, this parking lot abuts
16 residential zoning on the side and the setback for a parking lot is 25 feet. At the narrowest spots of the new
17 expanded parking lot the setback is about 13.9 feet and in the rear it is a little bit wider at about 22 feet.
18 They are asking from the Plan Commission for some relief from the setback requirement as well. When Staff
19 looked at this, and in both cases whether it is the front setback or the side setback, if they met setback
20 requirements to get the number of parking stalls required they would be moving much further into a
21 greenspace in front of the building. In fact, most of that would be taken up with parking lot so that it would
22 greatly reduce the greenspace. In this case they would have to have a 24 foot wide driveway and also
23 another row or two of parking in another area for circulation. So they would be taking up most of the
24 greenspace. If they shifted the whole area of parking back to meet the 40 foot setback requirement, again to
25 make up for the loss in stalls, they would be moving in towards the center of the property into the
26 greenspace. Ultimately what would happen would be that the entire front area of the building would end up
27 being a parking lot, they would have more greenspace except on the edge and along the street. That would
28 be the trade off. Staff felt in this situation that adding additional landscaping along the street as a buffer,
29 which is something that they have done in many other locations and asking them to provide landscaping
30 along the side lot line as well would be a good compromise instead of just paving over the entire front yard of
31 this property. They also would expand the rear parking lot by eight feet for secure truck parking. That would
32 be a little different configuration than what it was being used for right now. There was an existing chain link
33 fence along the back parking lot that would be re-used for the security portion of that lot. Landscaped
34 islands were shown. There were two dedicated islands in each parking lot and then peninsulas that came in.
35 Staff would like to see details on the landscape species and how they would landscape those as well. There
36 were also three new retaining walls near the loading docks. Staff would like details regarding the height of
37 the walls and the materials.

38
39 As part of this plan they would be constructing a new stormwater pond that would be required to handle the
40 drainage from the parking lot area. They were working with the Engineering Department for the size of the
41 pond as well as all the details. The new parking lot should be curbed and the Staff would like to see curbing
42 shown along the existing asphalt areas as well to protect the greenspace. Again, they were expanding this
43 parking lot to the east and Staff would like to see it curbed in that location as well so that the landscaping is
44 protected from trucks. If there was an intension for lights in the parking lot, they would need to submit a
45 lighting plan and conform to the City standards and zoning code requirements. In conclusion, Staff was
46 comfortable with the overall layout of the parking lot but more details would need to be provided – a detailed
47 landscape plan, lighting details, and retaining wall details. In removing the four homes, as they have been
48 doing recently in some other situations with parking lots where they were combining lots to create parking,
49 Staff would like to see them combine all of those residential lots in with the manufacturing lots. This would
50 alleviate any kind of internal setback issues that there might be. (Please see Department comments at the

1 end of the Minutes.) With these comments, Staff felt comfortable in working out the landscaping details and
2 other details with the developer if the Commission had the same level of comfort with the plans.
3

4 Ald. Francoeur said she would like to be sure that the landscaping buffers the residential area. She recalled
5 a while back when some parking restrictions were suggested for this road and it was very difficult for
6 everybody – the residents, the owner of the business, and so forth. That was a time when she had a chance
7 to go through the neighborhood. Many times when they see landscape plans and they show little circles, it
8 all looks great, and when she looks at it later it is a tiny little bush that is less than a foot high and doesn't do
9 the buffering or the aesthetics, softening that the graphic does. She personally wanted to comment that the
10 landscaping along the side and the front especially because of the residents living across the street need to
11 be mature and need to be robust so that they do fulfill their purpose. Sometimes they are told not to do that
12 because of security reasons but she did not think that applied in this instance. Ms. Andrews said the zoning
13 code wording said solid screen landscaping. Yes, the plant material should be dense and create a solid
14 screening. Ald. Francoeur asked if she had to guess on the height of the solid screen of the plantings, what
15 would it be? Ms. Andrews said they usually say three to four feet because that would be high enough to
16 block the headlights from the cars and so they would not be shining out across the street. Ald. Francoeur
17 asked what the indentations were. Ms. Andrews said the peninsulas coming into the parking lot, yes, they
18 would also want to see trees mixed in there as well. But definitely a solid screen along the front and then
19 trees where possible in the islands and the peninsulas as well as along the lot line. There were a number of
20 trees in the existing greenspace and they would be restoring that part when they tear out the existing lot.
21 Ald. Francoeur thought this was a lovely opportunity. It must mean that if they need more parking business
22 is doing well. If they could integrate the aesthetic and if they have the opportunity to help beautify the City
23 while doing a functional project, that would be desirable.
24

25 Mr. Dave Krug of 131 Franklin Avenue said he saw the original plat on this. They want a stormwater
26 retention pond directly in front of his house, right on the corner of Elizabeth and Franklin. Apparently nobody
27 had this plat. Ms. Andrews pointed out the pond at the front entry drive. It was to the right of the drive. Mr.
28 Krug said that was right across the street from his front yard. He asked how big was the pond? Ms.
29 Andrews said there was a flat area along the sidewalk and it sloped down a couple feet into the center of the
30 pond and then up. Width wise it was about 30 feet wide. Mr. Krug asked why the pond couldn't be put back
31 to the left up the driveway? He understood that they were going to close off Marshal Street, which is where
32 the original trucking was supposed to be coming and up into the area. They still come down by his area.
33 Granted, it is only three or four trucks a day and it is not bad. But the original drawing for the area was to
34 come in through the back way. As far as the pond, it should not be dead set right in front of his house. Is
35 this still in a TIF district? Ms. Andrews said yes, it is. Mr. Krug asked if he was paying for this? Ms.
36 Andrews said no; Aries is paying for their own improvements. Mr. Krug asked what was the additional
37 parking spaces? Ms. Andrews said it goes from 75 to 117. Mr. Krug said he assumed they would be
38 planning on hiring another 40-50 people. He said he has no problem with Aries. They have been good
39 neighbors, they have been quiet, and they have not had any issues with them. But he did have issues with
40 where some of these things were going.
41

42 Another comment was asked if the retention pond could handle a good snow? It gets pretty wet sometimes.
43 Ms. Andrews said the applicant has been working with the Engineering Department and they have been
44 doing stormwater management studies to determine how large the pond needs to be so it can accommodate
45 any of the stormwater coming from that setting.
46

47 Ald. Francoeur said Mr. Krug seemed to be concerned about the pond and its location with regard to his
48 home. Mr. Krug said actually the neighbors in this area were very concerned with what transpired a couple
49 years back with them wanting to put apartment buildings back there. That is a big concern as a
50 neighborhood. They argued against it back then. To them it looked like this could be a prelim to maybe
51 tearing down Purity and putting up another bunch of apartments. Ald. Francoeur said if they could focus on

1 the retention pond, if the pond goes in as planned and is across from his home, the Plan Commission's
2 experience with retention ponds is they are landscaped and beautified and have natural grasses. She was
3 struggling with what his objection was. Mr. Krug said they also hold standing water. That would be one load
4 of mosquitoes. If they have some way of getting the water out of the retention pond, that is fine. But they
5 don't have a mosquito problem now but if they happen to get a heavy rain, the standing water sitting there for
6 a month creates a lot of bugs, besides the fact that it is right across the street from his window. It should be
7 off to the left if anything. There is plenty of space back over to the left of where the drive is to put that pond.
8 Ald. Francoeur said also Mr. Krug would like to hear from the applicant about their future plans for the
9 property because of prior concerns.

10
11 Mr. Alan Huelsman of 235 W. Broadway said he was one of the owners of the property. To address some of
12 the concerns, the plan is the plan. They don't have any other plans beyond this and there was no plan to do
13 apartments or anything like that. That was taken off the table a couple years ago. They plan to make this a
14 permanent, long-lasting home for Aries, which was why they want to do the improvements. They have a
15 new management team in place at Aries and they have done quite a lot of work inside and outside the
16 building and they want to continue improving the site and the street presence of Aries. They have new
17 signage in place and this is all part of that. They want to construct a new landscaped parking lot. They were
18 closing quite a few driveway approaches. He thought there were five or six driveway approaches that get
19 closed in this project and he thought this would be quite a large upgrade. There seemed to be some
20 confusion on the pond. This was not a wet pond. It was a dry pond – a grassy area, a grassy depression. It
21 was a requirement in the case of a heavy rain. They have to store the rainwater so that it can soak in and
22 get returned to the aquifer. There was a pipe going out of that area to the west into the storm sewer. It
23 would not be a wet pond. Water would flow into that area, soak into the ground, and return to the aquifer.
24 Any excess would flow out of the pipe to the west. It is a mowed grass area. It would be 10-12 feet back
25 from the sidewalk before it starts and it would be a depressed area that would hold water in the event of a
26 large rainfall. He has been working with Staff and the Engineering Department and they intend to landscape
27 it. They would retain the trees that they can along the front. There are some very nice full-size trees. A lot
28 of the trees on the site aren't in particularly good condition and some have to be removed because of the
29 grade changes. But there were a few along the front that they would retain. There would be additional
30 landscaping put in and the goal was to give Aries a very nice street presence. Regarding the truck traffic,
31 right now one of the other intended goals was that they right now had no opportunity for tractor trailers to turn
32 around at the Aries loading dock. They have to exit to the east out onto Elizabeth Street. In this plan the
33 tractor trailers would make a y-turn and get out of the loading dock area. The intension was to bring the
34 truck traffic into the site from the west, off of Dunbar or Franklin, but not on Elizabeth Street. That is a large
35 improvement. The trucks can't make the turn out of the parking lot onto Elizabeth Street right now. They
36 overrun the landscaping where the driveway approach is off of Elizabeth Street. They actually removed the
37 driveway that went across the front of the building. So there would be absolutely no opportunity for truck
38 traffic to go to the east and try to come out of the driveway approach to the east, which is what they do not
39 want. They would be bringing all the trucks in and out of the property to the west and it would be employee
40 parking only on the east lot. He thought it was a good upgrade all the way around.

41
42 Mayor Scrima thanked Mr. Huelsman for his investments in this property and the improvements to the
43 parking and the landscaping. Since there were a number of neighbors present, would he be open to having
44 a neighborhood meeting? Mr. Huelsman said yes.

45
46 Mr. Scott Greene of 606 Hamilton said he is located on the corner to the Aries property. What would this do
47 to the home values? Right now they just had Franklin redone, Elizabeth was done a couple years ago,
48 Hamilton was just done, but with this heavy truck traffic, who would pay for the improvements with the truck
49 traffic? Mr. Huelsman said there would be no additional truck traffic. The truck traffic would be the same as
50 it was. The truck traffic would be moved off of Elizabeth Street. Mr. Greene said he could stop the truck
51 traffic easily by just parking his car on the street by his house. If he sees a truck can't make it he moves his

1 car. There are also a lot of children in the neighborhood also. They said the retention pond would be
2 landscaped and cut. Would there be a fence around it in a heavy rain? Mayor Scrima said it sounded as if
3 these are questions that could be addressed at a neighborhood meeting.
4

5 Mr. Kurt Mettesheim of 547 Elizabeth Street said he was right across the street from the green patch.
6 Personally he would rather look at houses than a parking lot, but he also did not like the retention pond.
7 They had a whole area to the west that was just in shambles. It could all be redone and cleaned up and
8 used as a parking lot instead of getting rid of the houses that are currently there. The truck traffic that comes
9 down Franklin and Hamilton are supposed to be coming from the far side and not down that street in the first
10 place. Yet, they still come down that street. They should be coming in the west side where Purity was and
11 they don't do that. Mayor Scrima said that also could be addressed at a neighborhood meeting.
12

13 Mr. Huelsman said they could try to do some improved signage. Their goal is to bring the trucks in from the
14 west side and get them off of Elizabeth Street. They cannot control what street every truck drives on. But
15 they would post signs as part of this project and they would direct trucks to come in from the west. There
16 would be no trucks entering or exiting on the east side of the property. He thought it would improve the
17 situation.
18

19 Ms. Pam Greene of 606 Hamilton asked how this would affect the value of her house when there were
20 homes there to begin with. Now they would have a parking lot and retention pond. They did not keep up
21 their end of the deal. It looks crummy back there. They have a lot of school kids who cut through there.
22 She wondered how it would affect the value of her house when she tries to sell it in a couple years.
23

24 Another comment was made if they can get property values from the Assessor's Office and Mayor Scrima
25 said these were all valid questions and could be addressed at the neighborhood meeting. Typically the
26 developer is open to discuss all these questions at the neighborhood meeting before coming back to this
27 Commission. He suspected when it does come back to the Commission all these questions would be
28 answered and they would be able to move forward with a plan that everyone is happy with.
29

30 Mr. Tom Turner of 204 Dunbar Avenue, about a block away. To be honest, this gentleman came before this
31 Commission two years ago without ever having to talk with any of the neighbors about putting in 257
32 apartments. What is going to happen? If he didn't do it two years ago, why all of a sudden now? If this is
33 preliminary, this same client might say he will go back to his apartment complex. Two years ago he did not
34 have a meeting with the neighbors. This is the first time they have heard about it, the same back then. They
35 only heard about it from other people in the City. Do they have questions? Of course they do. Do they have
36 doubts? Yes, they do. The first step is to improve the property. Next step, since they did this, where does
37 this go?
38

39 Mr. Huelsman said he was not quite sure what to say of that. He thought this was a huge improvement to
40 the site. They are making a large investment in doing this. This will cost a lot of money and is a big
41 investment on his part. The goal is to improve the street presence of Aries and make this area substantially
42 nicer than it is today. The space is zoned for the proposed use and he thought the proposal was pretty nice.
43 He asked that they act on this tonight.
44

45 Mr. Mettesheim said once they get rid of all the houses that are now blocking the area that isn't marked out
46 for the upgrades, all that looks like absolute crud. It might be upgrading their little picture of Aries but it
47 opens up a whole mess of ugliness that they don't take care of. There are dumpsters that have been sitting
48 there forever that people go in and out of it at night and it looks like crap. They would open that up for
49 everybody to view. What is the plan for fixing all that up?
50

1 Mayor Scrima said the property to the left, was that owned by the same owner? Ms. Andrews said she
2 believed it was.

3
4 **Mayor Scrima made the motion to put this item on hold so that the owner/developer can have a**
5 **neighborhood meeting, and once they do that it can be brought before the Commission. Mr.**
6 **Congdon offered the second.**

7
8 **Mr. Keller said since there was question about landscaping, could they make a friendly amendment**
9 **to the motion to also request a landscape plan for review? Mayor Scrima and Mr. Congdon agreed.**

10
11 **Mr. Larson said in reference to the neighborhood meeting, he remembered attending the first one when they**
12 **first came into the area and the neighbors showed up. He encouraged neighbors to be there as well as City**
13 **Staff and even the Assessor's Office and to get as much professional opinion on house values.**

14
15 **The motion passed unanimously.**

16
17
18 **CONDITIONAL USE PERMIT – CARROLL UNIVERSITY – CHARLES HOUSE – 201 N. CHARLES**
19 **STREET – A request from Carroll University and Keller Architectural Design to consider approving a**
20 **conditional use permit for repair and improve a retaining wall and patio space behind the building at 201 N.**
21 **Charles Street.**

22
23 Mr. Doug Koehler presented an aerial photograph of the property in question. This was on the far east end
24 of the Carroll University campus, located at the end of Wright Street, the eastern end, with Charles Street.
25 This was in the Rd-2 zoning district. As such college and university uses are a conditional use in that district.
26 At the rear of the building was a recessed patio and they would like to do some improvements. It was not
27 visible from the street but it would be exterior changes to the property and they wanted this to be brought
28 before the Commission. He presented a picture of the back of the building where the recessed patio was
29 located. There was a wall coming apart. They would like to push back the dirt that falls onto the patio and
30 hold it up with a four-foot retaining wall, creating more useable patio space and improving the overall
31 situation back there. The patio space would be about five feet wider, going from 136 square feet of space to
32 about 1,000 square feet. There would be a four-foot high retaining wall with a safety rail at the top of the wall
33 and then room for landscaping before putting a new curb in along the parking lot. Staff did not see a need
34 for any conditions as to how this would integrate with the neighborhood since it is set behind the building and
35 rather secluded. Staff would be in favor of the conditional use permit.

36
37 Mr. Larson asked if this was a historical building? Mr. Koehler said the building is not historic but it is within
38 the district. This went before the Landmarks Commission last week and they gave approval to the project.

39
40 Mr. Ron Lostetter of 145 S. Charles said the space itself was really not useful because of the condition of the
41 wall and he thought this would obviously solve that issue. They have about 27 residents staying here and
42 they would like to improve it and make it useable and this project will do that.

43
44 **Mr. Larson made the motion to approve the Conditional Use Permit to repair and improve the**
45 **retaining wall and patio space and Mr. Hoppe offered the second. The motion passed with six yes**
46 **votes and one abstention (Keller).**

47
48
49 **SITE PLAN AND ARCHITECTURAL REVIEW – HUMANE ANIMAL WELFARE SOCIETY (H.A.W.S.) –**
50 **701 NORTHVIEW ROAD – A request from H.A.W.S. and Gerald Nell Inc. to approve plans for a 1,519sq. ft.**
51 **addition to the east side of the building at 701 Northview Road.**

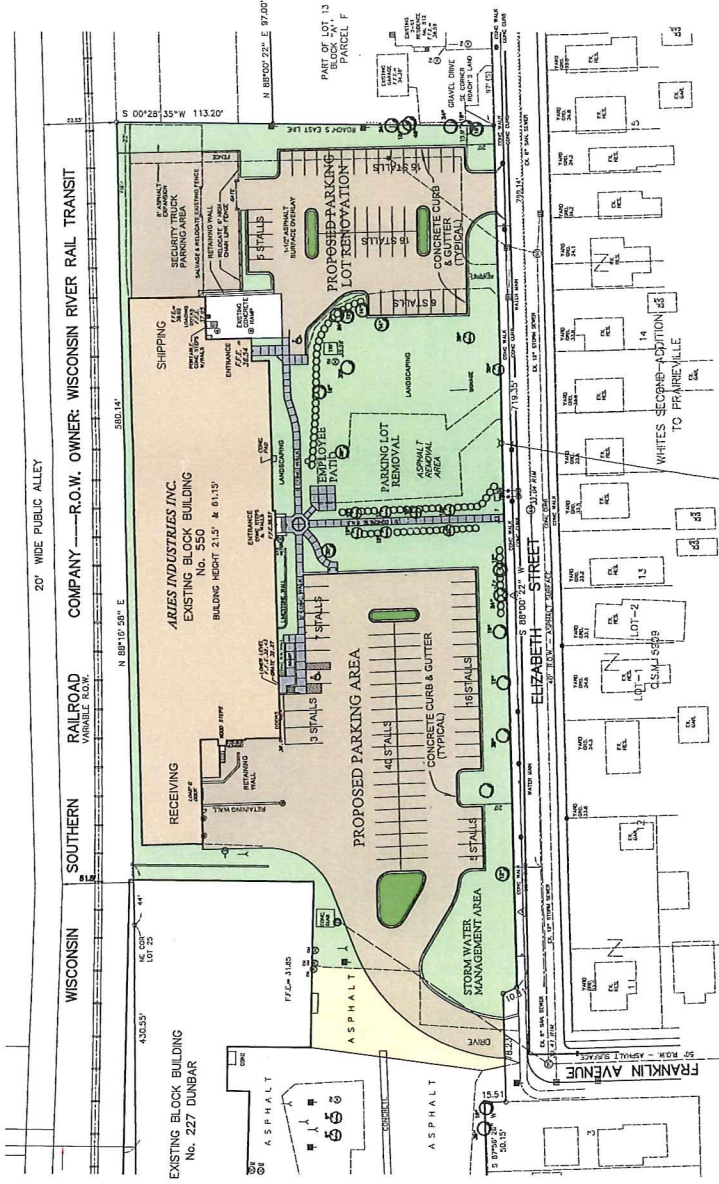
Submitted on 8.8.2012 Commission wanted more landscaping.

PARKING LOT RENOVATION PLAN ARIES INDUSTRIES INC.

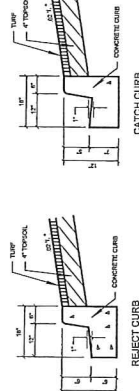
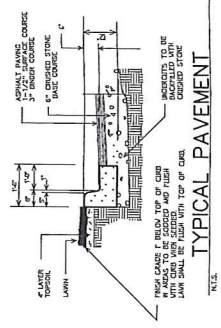


SCALE: 1" = 40'

ZONING M-1
LANDS CONTAIN 7.01 ACRES



BENCH MARK: 36.206 (City Datum)
located on north side of Elizabeth St.
and 55' east of conc. walkway.



TYPICAL PAVEMENT

CURB DETAIL

BASED ON: Survey on Community Road No. 550(81)-0646 published by the Federal Emergency Management Agency (FEMA) only a small part of the project area, Dairier Avenue connected to City of Waukesha Datum. Based on the final surveying 25.24.44 correction made at the property line within the 100-year floodplain.

SHEET INDEX

1. PARKING LOT RENOVATION PLAN & COVER SHEET
2. SITE GRADING AND PAVING PLAN
3. STORM SEWER UTILITY PLAN
4. EXISTING SITE CONDITION
5. DEMOLITION PLAN

LAND USE SUMMARY

EXISTING PARKING STALLS	= 74
HAND-UP STALLS	= 1
TOTAL	= 75

PROPOSED PARKING STALLS	= 112
HAND-UP STALLS	= 2
TRUCK	= 1
TOTAL	= 117

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