

In attendance:

Alderwoman C. Brown, D. Kiser, D. Linsmeier, and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

In the absence of Chairman Bierce, Commissioner Brown called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the December 21st, 2023 Meeting Minutes

A motion was made and seconded (D. Kiser, C. Brown) to approve the December 21st, 2023 meeting minutes. Motion Passed: 3-For, 0-Against, 1-Abstain (Linsmeier).

3. Discussion and Action Regarding a Certified Survey Map for Ruekert & Mielke for Property Located at W233 N2080 Ridgeview Parkway for the Purpose of Subdividing the Property Into Two Separate Lots (PWC 0953984002)

Mr. Fuchs stated the applicant would like to cut out a two-acre lot in the northwest corner of the property for a new office building. The new lot would be two acres, and the remaining Lot 1 on the CSM would be about five acres. Mr. Fuchs noted staff was recommending approval with the conditions that there is a setback correction from one of the property lines on Lot 2, making sure the building on Lot 2 will meet the 40 percent green space requirement, and shared access and an agreement are to be recorded with the Register of Deeds. Mr. Fuchs also noted that once Lot 2 is created, there would just be a parking lot on that property and it would not conform to the 40 percent greenspace requirement or paving setbacks, so there is a condition that the applicant can remove the lot right away before recording the CSM or record the CSM and have one year to remove the parking lot.

Stan Sugden with Ruekert and Mielke stated the parking lot is 24 years old and needs to be reconstructed. He stated they do not want to reconstruct just part of the lot and leave some of it looking old. Mr. Sugden stated they would reconstruct and resurface the remaining parking lot on Lot 1, and then market the space in their current building and design the new building at the same time.

Discussion took place regarding the access easement.

A motion was made and seconded (D. Kiser, C. Wunder) to recommend approval of the Certified Survey Map for Ruekert and Mielke and concur with the staff conditions. Motion Passed: 4-For, 0-Against.

4. Discussion and Action Regarding the Site and Building Plans for Lakeland Supply for Property Located at N17 W25081 Bluemound Road for the Purpose of Constructing an Approximately

60,000 Square Foot Building Addition (PWC 0948985001)

Mr. Fuchs stated this was a 60,000 square foot building addition that was part of the original plan and design when the building was first constructed. He noted that there were no changes to the parking. Building lighting is being added and will be mounted at 20 feet or less on the building. Landscaping will be added along the front, and it will wrap around some trees on the north side in an attempt to fill in an existing tree line where there is a residential property. It was noted that they will be using the same building materials as the existing building. Mr. Fuchs recommended approval with the conditions for final Engineering review and approval, Fire Chief approval for the building exceeding 30 feet in height, and a new wetland delineation in order to make sure the wetland boundary stays met.

Chris Wenzler with Briohn Design Group referred to the existing north wall and stated it would be located even further north. There are currently no windows on the wall and no windows are being proposed, as they do not want any light spillage from the windows to the residential properties.

Commissioner Kiser referred to the current monument sign out front and noted the lighting from that sign significantly spills over to the property owners across the street. He questioned if the City had an ordinance regarding not illuminating the sign after 9pm if there are residential properties in the vicinity. It was noted that the cutoff is within 660 feet of a residential zoning district, and the hours of illumination are not allowed from 11pm to 6am.

Commissioner Kiser then questioned if the original traffic study accommodated the additional six docks for this proposal. It was pointed out that the expansion was always planned, but City staff would look into it. Commissioner Kiser felt they would need a new traffic study that accompanies this because the County's traffic count would not accommodate the additional truck traffic.

A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the Site and Building Plans with the conditions discussed, including completing a new traffic study if the original study did not incorporate this expansion, and looking into the monument sign lighting. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding the Site and Building Plans for Scot Industries for Property Located at N13 W24600 Scot Drive for the Purpose of Constructing a Building Addition and a New Parking Lot (PWC 0951999)

Mr. Fuchs stated this was a 19,075 square foot addition to be added to the south of the existing building where there is an existing parking lot. The applicant will then replace the parking lot on the north side of the building. The building materials on the addition will be the same as the building materials on the existing building, which does include metal siding. Mr. Fuchs recommended approval with the conditions that a wetland delineation be completed within 100 feet of the land disturbance area, the parking spaces meet the City's 180 square foot minimum, additional evergreen trees are planted to screen the new overhead doors on the front of the building, and final Engineering review and approval.

Commissioner Kiser stated traffic would be coming from Waukesha and he felt this would probably need a traffic study. The applicant noted that they were not a production facility and they do not have truck traffic. The addition is to allow more space for the machines they build, as they are crowded in their bays and want to extend the operation so that they have two assembly areas.

A motion was made and seconded (D. Linsmeier, D. Kiser) to approve the Site and Building Plans with the conditions and suggestions on landscaping, wetland delineation, parking space size, screening, and final Engineering approval. Motion Passed: 4-For, 0-Against.

6. Discussion And Possible Action Regarding a Conceptual Review for Shorepoint Church for Property Located at the Southwest Corner of Capitol Drive and Duplainville Road for the Purpose of Constructing and Operating a New Church (PWC 0912983, PWC 0912984, and PWC 0912985)

Mr. Fuchs stated there are three properties included in the request. The applicant is proposing a 27,745 square foot facility with a 600-capacity worship space, as well as office space, a multi-purpose room, a stage, and some classrooms. The parking lot would have 300 spaces, and access would be from Capitol Drive and would connect to Duplainville Road as well. Mr. Fuchs pointed out a concern with traffic, as cars would not be able to go west onto Capitol Drive, so they would have to make U-turn. He also noted that there are a lot of churches in this area, and he was unsure how that would work with traffic, having essentially the same peak times.

State Representative Adam Neylon addressed the Commission and stated he has attended Shorepoint Church for five years. He stated he supports the church and was confident that they would be a good partner for the City of Pewaukee.

Commissioner Brown stated she likes the current zoning in the area now and she felt it was very well planned for how busy Capitol Drive is, and the existing churches and businesses around the property. She stated she was happy with the 2050 Land Use Plan in that area.

Brian Engl with Shorepoint Church stated their church has been trying to get on Capitol Drive for many years, and he stated he would do anything to figure out the traffic issue.

Commissioner Kiser felt the 2050 Land Use Plan was in place, and he felt there would be traffic issues with this location.

Commissioner Linsmeier stated he did not have a problem with this use in that location, but he did have an issue with the ingress and egress. He felt there would be traffic issues with an exit only going to the east.

Commissioner Wunder stated she was concerned about the traffic and all of the other churches in the area.

The applicants noted that they would be more than happy to proceed with a traffic study and could remove the access to Duplainville Road.

No action was taken.

7. Adjournment

A motion was made and seconded (D. Linsmeier, D. Kiser) to adjourn the meeting at 6:45pm. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk