

Planning Department

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax (262) 691-1798

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, February 20, 2020 7:00 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

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1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated November 21, 2019 and December 19, 2019
 3. Discussion and Action Regarding the Mental Health America of Wisconsin Fence Proposal for Property Located at W252 N4304 Sussex Street (PWC 0880997)
 4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Precision Diagnostics Located at W231 N2844 Roundy Circle East for the Purpose of Calibrating Vehicle Cameras and Sensors Post-Collision Repair (PWC 0917994018)
 5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)
 6. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) (PWC 0951995001)
 7. Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)
 8. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)
 9. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Hanrahan's Small Engine Located at N15 W22180 Watertown Road for the Purpose of

Servicing and Selling Lawnmowers and Snow Blowers (PWC 0960999015)

10. Adjournment

Ami Hurd
Deputy Clerk

2/13/2020

NOTICE

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It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Nick Fuchs, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.**

DATE: February 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated November 21, 2019 and December 19, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

11.21.19 Minutes

12.19.19 Minutes

In attendance:

Mayor S. Bierce, Alderman B. Bergman, S. Sullivan and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein and City Engineer J. Weigel.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Kennel License Application for Darnel & Armand Villarreal to Keep Five Dogs as Pets on Their Property Located at W227 N2901 Duplainville Road (PWC 0914975)

Mr. Fuchs stated the property owner has five dogs. City ordinances have an animal to premise ratio and based on the lot size, they would be allowed up to four animals, so they are short on the acreage to have five dogs. The City has also received a couple of calls from neighbors complaining about excessive barking on the property. Mr. Fuchs recommended denying the license.

Mr. Villarreal stated he has two German Shepherds and three rat terriers. He stated he lives on the west side of the street next to an industrial building. Mr. Villarreal noted he has found a home for one of the German Shepherds, so they are now down to four dogs, although they don't want to do that.

Chairman Bierce questioned if they could approve the license contingent upon bringing it back if they receive complaints. Mr. Villarreal stated they were currently looking for a new home.

A motion was made and seconded (S. Bierce, S. Sullivan) to approve the kennel license for up to five dogs that are currently owned now, and contingent upon further Plan Commission review if the City starts to receive credible complaints from the neighbors. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding a Mitigation Plan for the Tyler Pinter Residence Located at W267 N2965 Peterson Drive (PWC 0930026)

Mr. Weigel stated this plan would help meet the requirements. He recommended approval contingent upon the project narrative, plan and Plan Commission minutes being recorded as required by City ordinance.

A motion was made and seconded (S. Sullivan, C. Wunder) to approve the mitigation plan. Motion Passed: 4-For, 0-Against.

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for The Waters Senior Living Management, LLC (Applicant) and the Kopecky Family Irrevocable Trust, Stephen T. Hagedorn and Karen E. Polansky (Property Owners) to Rezone Property Located at W239 N2492

Pewaukee Road From Rs-4 Single-Family Residential, A-2 Agricultural, I-1 Urban Institutional & LC Lowland Conservancy to Rm-3 Multi-Family Residential (Except for Areas Zoned LC District Which Shall Remain LC) for the Purpose of Developing a Multi-Family Senior Living Facility (PWC 0919991 & PWC 0919995)

John Hunsicker with The Waters Senior Living introduced Debbie Tomczyk, Mindy Michael and Matt Clementi. Mr. Hunsicker stated they were proposing to change the comprehensive land use from medium density to high density and retaining the lowland conservancy areas based on the wetland delineation, and adding some public roadways. They are proposing to rezone the property to predominately Rm-3, except for the wetland areas.

Mr. Hunsicker described the changes that were made in the past few months. In this current plan, there are a total of 161 units, of which 115 units are in a senior living apartment buildings. Attached to it is a single-story building with 16 memory care studios and a total of 15 twin homes for a total of 30 independent living cottages that are spread around the property. This plan has a few changes since the last submittal. They moved the senior living building to the west because they will be less likely to disturb the wetland areas. They have added Road B on the plan and it is designed to be the main entrance to the property. It comes in off of Watertown Road and has a cul-de-sac and a private drive to the senior living building. They have also added a shared driveway access with the Crossroad Care Center on Pewaukee Road. It would be designed as a service road or any easy way for residents to get in or out of the main building because it connects to the ring road on the north side and directly to the garage entrance. They've also separated the site so that Road B does not connect though to the south side of the site. This creates two different zones on the property that are connected through a private driveway but not a public street. There are traffic improvements to make sure traffic on the site does not go into the Hawks Meadow neighborhood. They also made the Talon Drive connection into a two-way street because it creates connectivity. Mr. Hunsicker added that they have introduced a town home units with a one car garage so that there is flexibility to fit units on the site without affecting the wetlands.

Mr. Hunsicker referred to the traffic study and noted that it shows traffic from this site to be relatively low. He stated the access from Watertown Road was a full access and could be entered and exited from all four directions. That will be the main entrance to the senior living property and to the four twin homes. He referred to the shared access point with the Crossroads Care Center and stated they would have a small connecting road from their ring road around the main building connecting to their existing driveway. It would be a right-in, right-out only. The third access point is in the southwest corner of the site and is the existing entry at Hawks Meadow Drive where they would connect to a stub that is already there and have a public street going into the site. To prevent traffic from flowing southward into the Hawks Meadow Subdivision, they have traffic improvements such as a lane divider and traffic signaling that directs traffic out to Pewaukee Road. There is also a connection at Talon Drive where there is an existing stub there and would be for residential traffic to the senior cottages.

Matt Clementi with Stantec discussed the storm water management on the site.

Mr. Hunsicker noted the density on the site is 161 units on 18.13 net acres, so they are at 74 percent of the allowed density, which is well below the max density.

Mindy Michael with Kaas Wilson Architects discussed some of the views of the development being presented. She explained the exterior colors and materials of the building, as well as the views from each roadway. Mr. Hunsicker referred to the monument sign and noted that the sign would be moved closer to

where the road goes north from the Hawks Meadow connection so that it's less of a sign on Pewaukee Road and more of a sign for people who have already made the turn into Hawks Meadow Drive.

Mr. Hunsicker then referred to the conditional use permit and discussed the modifications that they were requesting. He noted that the code's maximum building size was 40 units, but their facility would be 115 units. Regarding the parking spaces, the code allows two parking spaces per residential unit, but they have 240 parking spaces for 161 units, which makes their ratio 1.49 parking spaces per residential unit. Mr. Hunsicker stated the maximum building height in the code is 35 feet, but also allows up to six stories. In this case, the building is 39 feet, but it is three stories and fully sprinkled.

Mr. Hunsicker added that they are a for-profit company and they will be paying their property taxes. To ensure that this land does not go off the tax rolls in the future, they have agreed to a PILOT agreement in the conditional use permit.

Mr. Fuchs referred to the staff recommendations and noted that Road B was recommended to be a private drive. He also referred to Condition 14 and noted the language that should be added. Ms. Tomczyk stated they were agreeable to all of the conditions.

Chairman Bierce opened the public hearing at 7:49pm.

Jim Roth (W238 N2402 Talon Drive) thanked The Waters for their due diligence to figure out a solution. He stated he was still concerned about traffic flowing to the south out of the parking lot. He asked for either a gate coming out of the parking lot or a cul-de-sac on Talon Drive. There would still be the concern of a cut-thru when making a left to Talon Drive. He appreciated the extra access with the Crossroads Care Center. Mr. Roth questioned what the building beyond the cottages would look like when looking north.

Baseer Ahmad (N23 W23838 Talon Court) stated it was nice to see things evolved to a better point. His biggest concern is that there are a lot of young kids in the neighborhood. He felt it was important to see if people would enter through Watertown Road as opposed to Pewaukee Road.

Beth Kopecky-Yenerich (572 Pewaukee Road) stated she was the daughter of the owners of the property. She explained the history of the property. She stated the property is in shambles and the family has no interest in upgrading any of it, but they also do not want to see residential homes and big box buildings on the property. They were thrilled when The Waters approached them because it would help older people transition in their lives and felt it would be a fabulous addition to the community.

Joseph Kehrer (N23 W23803 Talon Court) felt they have come a long way from where they started. He referred to the access point from the main complex and questioned if they could put a gate in where you could go north but not south. He felt this would cut back from people trying to cut through their subdivision.

Balaji Yogesh Kaniyu Venkateswaran (W239 N2377 Hawks Meadow Court) questioned if the road could be made a one-way road for employees going in thru Hawks Meadow. He felt the biggest danger with the plan would be when people tried to get back to Highway 164.

Jared Handel (W238 N2309 Kestrel Drive) stated they have made progress and it is appeasing both sides. He felt the key was to limit the access through Hawks Meadows to the south condos. He felt they should have a gate there to discourage the north to south traffic. Mr. Handel questioned what the Crossroads access would look like if the plans changed and that access point was not there.

Robin Knoll (W241 N2545 E. Parkway Meadow Circle) stated he was thrilled about the work that has been done and felt it was an organization that was willing to listen to the people. He was excited about the project and was looking forward to staying in Pewaukee.

Chairman Bierce closed the public hearing at 8:03pm.

Chairman Bierce questioned how they would buffer between the main building and the cottages, and he questioned the view of the three story building from Hawks Meadow. Mr. Fuchs stated there was not a rendering to show that view but there was a landscape plan showing trees throughout, as well as the main buffer of the existing tree line. Mr. Hunsicker mentioned that they would not touch a lot of the existing wooded area. He felt the senior living building would not be very visible because it is 400 feet away and behind the trees that are there.

Commissioner Sullivan was not in favor of Road B being a private road because of the future maintenance of the road, and he did not want them asking the City to take over the road. He liked this compared to what they proposed before and he felt they did a great job listening to the residents. Mr. Sullivan stated he initially had an issue with the driveway connecting the main building to Road A, but he felt there was room to use that as a right-in, right-out entrance to force the driveway to point to the west.

Commissioner Bergman questioned what the road from the south to the large three-story building would be used for. Mr. Hunsicker felt that would be used for the people who live in the cottages, and some people may enter from Pewaukee Road and go north to the main building. It would not be staff or deliveries using that entrance. Commissioner Bergman wanted it controlled by a gate instead, as he felt it would alleviate a lot of issues for Hawks Meadow. He questioned who would use the access point in the northwest, and Mr. Hunsicker noted that it was Crossroads Care Center's service entrance and they have asked for it to not be a main entrance. It would be a service road, and there would be some local traffic. It was not designed to be the main entrance.

Administrator Klein referred to the requested gate and he noted that although the City does not want gates, it would be a private drive so the City would not be maintaining it. Mr. Hunsicker felt the gate would be an inconvenience to solve a problem that is unlikely. He noted that they have petitioned the Post Office to get a Watertown Road address in order to minimize the likelihood of people trying to come in a back way.

Discussion then took place regarding the building elevations and grading plans, as well as the landscaping planned for the site. It was suggested to leave as many trees as possible, or plant trees where possible.

A motion was made and seconded (S. Sullivan, C. Wunder) to recommend approval of the rezoning, contingent on Items 5, 6, 7 and 8 being approved. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road From Medium Density Residential, Office/Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas (PWC 0919991 & PWC 0919995)

A motion was made and seconded (C. Wunder, S. Sullivan) to recommend approval of the Comprehensive Master Plan Amendment. Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding a Recommendation to the Common Council for the Conditional Use and Site and Building Plans for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Developing Housing for the Elderly or Assisted Living Housing Units Under Pewaukee Ordinance 17.0416(c)(2) (PWC 0919991 & PWC 0919995)

Chairman Bierce did not see enough of the plan to recommend approval. He did not think they showed enough of what the cottages and landscape would look like.

Commissioner Bergman questioned if there were different designs depending on the units. Ms. Michael noted there were different applications to the fronts and sides, and there were additional alternates proposed for the end units that added some additional stone. Commissioner Bergman wanted to see something showing that they weren't all going to be the same and he wanted to see them break up the siding.

Discussion continued regarding the building plans and materials.

Michael May with Traffic Analysis and Design indicated there would be so little traffic heading out onto Hawks Meadow at Pewaukee Road that if anyone wanted to go south, it wouldn't make sense to cut through to the south. There are additional stop signs to get to the signal, and it would be shorter and faster to go in and out directly off of Hawks Meadow and Pewaukee Road. Commissioner Bergman noted the concern was crossing at a non-signalized intersection.

Discussion took place regarding the options for a one-way road. Mr. Hunsicker stated he was willing to make a dead-end so that traffic cannot go down Talon Drive, and that way there would be no way for traffic to go from The Waters into Hawks Meadow Drive and cut through to Ridgeview, without violating some traffic laws. Chairman Bierce felt the gate would be a safer version.

Additional discussion took place regarding the masonry and design of the building.

Commissioner Bergman referred to the sign at the southwest corner and questioned its placement. Mr. Hunsicker stated the sign would be more of a way-finding sign for people that have already made the turn off of Pewaukee Road and are trying to orient themselves to go left to the building. It is not a sign to catch people's attention on Pewaukee Road and entice them to turn there. Commissioner Bergman felt it should then be smaller and not the same size as the main sign, as well as have complimentary landscaping.

A motion was made and seconded (S. Sullivan, C. Wunder) to recommend approval contingent upon adding the applicant's language to Condition #14, adding a condition regarding landscaping around the monument signs, more landscaping throughout the site, adding side-entry garages on the cottages, installing a gate on the drive, revising the architecture on the senior living building and the memory care building, revising the site plan to include future parking, design of the storm water management plan, reducing the size of the signage by half for the southwest and middle sign, approval of the variations from the Rm-3 District including the 40 unit limitation, the building height and the parking reduction, further review of #6 regarding the PILOT agreement, and all staff comments that were presented. Motion Passed: 4-For, 0-Against.

7. Discussion and Action Regarding a Preliminary Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Creating Two Lots and Dedicating Public Rights-Of-Way (PWC 0919995)

Commissioner Bergman was under the impression that we wanted to see the former property line for the Hagedorn parcel on the CSM. Mr. Fuchs stated the applicant will be doing a lot line adjustment to revise the property into a division with two halves. The lot line would get changed to match a future CSM.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the preliminary CSM conditioned upon the developer and the City attorney working out the requirements for the dedication of streets and the timing of recording. Motion Passed: 4-For, 0-Against.

8. Discussion and Action Regarding a Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Creating Three Lots (PWC 0919991 & PWC 0919995)

A motion was made and seconded (S. Sullivan, S. Bierce) to approve the CSM. Motion Passed: 4-For, 0-Against.

9. Adjournment

A motion was made and seconded (C. Wunder, S. Sullivan) to adjourn the meeting at 9:42pm. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka and D. Linsmeier.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Assistant City Engineer M. Wagner and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00PM and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated October 17, 2019

A motion was made and seconded (D. Linsmeier, S. Bierce) to approve the October 17th, 2019 Plan Commission minutes. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding the Swan View Farms Subdivision Lift Station Building and Site/Landscape Plans (PWC 0871996 & PWC 0871999)

Mr. Fuchs stated the building would be temporary, and there is proposed landscaping. He recommended approval of the building.

Ms. Wagner noted the building would be between the two phases in a low area, so there won't be any houses around it. The area needs two lifts stations and this would be a third, and they wanted to be able to be able to accommodate the development to move forward while the City decides how to serve the overall area.

Ms. Wagner noted that the developer was building this lift station. Further discussion took place regarding assessing the cost of a future lift station.

A motion was made and seconded (B. Bergman, T. Janka) to approve the Swan View Farms lift station and site and building plans and landscape plans. Motion Passed: 3-For, 1-Against (Bierce).

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Interstate Partners Green Road LLC to Rezone Property Located at N30 W22835 Green Road From Rs-3 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914980)

Mr. Fuchs stated this is for a 165,000 square foot spec industrial building. The applicant would like to rezone both properties to M-2. The architecture of the building should be considered, as there is existing single-family adjacent to the north. Mr. Fuchs stated staff was recommending approval with the conditions that signage come back if it is beyond what is shown in the plan, and that sidewalks be placed along the parking areas on the sides of the building.

Chairman Bierce opened the public hearing.

Pete Geffert (N30 W22897 Green Road) questioned where the water runoff would go. The drainage ditch between his property and this property won't take a lot of drainage, as his property is the lowest on Green Road. He also mentioned the six ton limit on the road, and questioned if this building would change that limit. Mr. Geffert also felt the wildlife would be affected by the lighting. He questioned if the lighting could have a focus on the building so it is not overloaded to the area. Mr. Geffert also questioned the limitations on how far this has to be from a road.

Scott Augustine (N31 W22828 Green Road) was concerned about the entryway across from his driveway and was concerned about trucks pulling in. He felt the retention pond should be towards the west of the parcel and the entire building should be moved as far east as possible. Mr. Augustine was also concerned about parking and the potential for berms and landscaping. He did not think a three foot berm would be enough. He was also concerned about the lighting and the trucking and he did not want an entryway in front of his house

Greg Zinda, owner of the Station Pub & Grill, stated he was concerned with the drainage, and questioned where the water would go from the paving and the building. He did not think there was enough land to soak up the water.

Tom Nettesheim (N31 W22756 Green Road) was concerned about the lighting, as his living room and family room face the south and he did not want the headlights coming into his windows. He did not think the three foot berm would help the lighting.

Chairman Bierce then closed the public hearing.

Bill Schwartz with Interstate Partners and Jay Knetter with JAKnetter Architects introduced themselves. Mr. Schwartz stated the building was situated as a directive of the M-2 zoning setbacks. He stated they were more than happy to accommodate making the berms higher or relocating them. He noted the Sheriff's Department did not want the parking to be shrouded, so that's why the series of berms were created. Mr. Schwartz added that they are restricted by 20 foot poles, and all of the fixtures are cutoff fixtures.

Mr. Schwartz stated trucking access on Green Road is limited by load restrictions, so any truck access coming to the site would have to come from Duplainville Road. They would write into their leases that no truck access could come from the west. There are also spring and thaw restrictions from Duplainville Road down to Watertown Road.

There is a storm water pond in the southwest corner of the site, a wet pond on the northeast and an overflow dry pond in the southeast corner. Mr. Schwartz was confident that they would not cause any flooding or drainage issues to their neighbors. Ms. Wagner noted that they require as-builts on the ponds and swales to ensure that they are at the correct specifications.

Mr. Schwartz mentioned that the west drive was intentionally lined up with the homeowner's driveway across the street so that vehicle lights leaving would not shine into the home.

Commissioner Bergman referred to the photometric plans and questioned if there would be any light leaving the property. Mr. Knetter stated their intent is to have zero foot candles at the property lines.

Commissioner Bergman then referred to the weight restrictions and questioned where they extend to. Ms. Wagner noted that Green Road is restricted from Pewaukee Road to Duplainville Road 100 percent of the time. From Duplainville Road to Springdale Road is restricted only during the spring weight limits. City ordinances allow for traffic on a weight restricted road to a destination from the closest intersection, which would be Duplainville Road. They would not be allowed to go west on Green Road.

A resident questioned if there was a time restriction for the trucking. Mr. Schwartz stated this was a spec building, so they don't know yet who the users will be. They have found with other industrial buildings that there is generally not a lot of truck traffic. Chairman Bierce questioned if the Plan Commission could set something in place in the Business Plan of Operation to make sure someone could not come in that would have a lot of evening truck traffic. Mr. Fuchs stated the Plan Commission could add a condition of approval.

Chairman Bierce questioned if they could push the building closer to Green Road so that there was only one level of parking in the front. That way headlights are never shining into the neighbors' houses. Mr. Schwartz felt the headlight issue would be taken care of with the berm.

Additional discussion took place regarding the parking as related to the berming.

A motion was made and seconded (B. Bergman, D. Linsmeier) to rezone the property from Rs-3 to M-2 contingent upon staff recommendations, CSM approval and the site and building plan approval. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Interstate Partners Green Road LLC to Rezone Vacant Land on Green Road From M-6 Mixed Industrial to M-2 Limited Industrial for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914987)

Public hearing held in Item #4. See discussion above.

A motion was made and seconded (B. Bergman, D. Linsmeier) to rezone the vacant land from M-6 to M-2 contingent upon staff recommendations, CSM approval and the site and building plan approval. Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding a Certified Survey Map for Interstate Partners Green Road LLC for Property Located at N30 W22835 Green Road (PWC 0914980 & PWC 0914987)

Mr. Schwartz stated under the M-2 zoning, he thought they had the correct setbacks on the CSM, but because one lot is adjacent to a different zoning, there was a 30 foot sideyard setback on the east. There was also clarification from staff as to the dedication of 40 feet versus 33 feet of Green Road to the City, which was still on the CSM. The 30 feet was on the west. Commissioner Bergman asked Ms. Wagner if the dedication was correct or if she was ok with it, and Ms. Wagner stated it was correct at 40 feet.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the CSM contingent upon the three conditions in the staff report. Motion Passed: 4-For, 0-Against.

7. Discussion and Action Regarding the Site and Building Plans for Interstate Partners Green Road LLC for Property Located at N30 W22835 Green Road for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914980 & PWC 0914987)

Mr. Fuchs discussed the uses that are allowed within the M-1 and M-2 districts.

Commissioner Bergman questioned the recommendation for sidewalks and it was noted that with the parking on the side, staff thought that providing pedestrian access to the front of the building made more sense than people walking on the truck drives.

Mr. Schwartz felt sidewalks create a greater slip and fall hazard to the employees than walking in the parking lots. The sidewalks are a slip and fall issue and a maintenance issue, and he finds them ineffective in an industrial setting.

Discussion took place regarding the additions made to the landscaping plan.

Chairman Bierce referred to the east and west elevations and he felt they did not give it enough effort. He felt there were big, long runs of concrete and wanted to see the walls broken up a bit. Chairman Bierce did not think the building fit in with the area. The sides were his biggest concern and he felt they looked the same as the back.

Commissioner Bergman stated he did not care for the rust color, especially for the neighborhood area. He felt there was not enough done at the corners, and the southeast corner especially could use a corner window, as it would be seen from other properties and it would help break up the long expanse. Commissioner Bergman mentioned the middle entrance and suggested adding an element that goes up, like the corners, to match it.

Mr. Knetter summarized their building design choices. He felt the façade issues should be handled with landscaping, and not with decorating the building.

Mr. Knetter referred to the sign location and noted it was centered in between the two berms, off of the island on the north. The sign will be reflective vinyl letters and will not be lit from a light source.

Following continued discussion, the Plan Commission took no action.

8. Discussion and Possible Action Regarding a Potential Land Use Change for Properties Generally Located South of Capitol Drive (State Highway 190)

Mr. Fuchs stated this is an area on the north side of Green Road, south of Capitol Drive, west of Duplainville Road and east of Redford Boulevard. It is primarily planned for residential use, but staff believes it could lend itself to other uses such as industrial, commercial, office or multi-family. He felt it was an area with a lot of potential, as the southeast corner is a 61 acre farm that could be developed.

Mr. Klein questioned how flexible the Plan Commission would be if the right plan came along. He felt single-family was starting to pull back because of the shift in demographics.

Commissioner Bergman noted that there was a huge elevation change from the farm down to Green Road and over to Duplainville Road. He felt it could be considered a continuation of the City's business district from the south. He stated he was open to alternatives to the current master overlay, but he didn't know about amending it.

Chairman Bierce did not have a problem with anything that would fit and he was not tied to it being residential.

Commissioner Janka agreed and wanted to remain flexible and keep our options open.

Commissioner Linsmeier agreed as well.

9. Adjournment

A motion was made and seconded (T. Janka, D. Linsmeier) to adjourn the meeting at 8:43PM.

Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.**

DATE: February 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Mental Health America of Wisconsin Fence Proposal for Property Located at W252 N4304 Sussex Street (PWC 0880997)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

MHA Staff Report



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of February 20, 2020

Date: February 13, 2020

Project Name: Mental Health America of Wisconsin Conditional Use

Project Address/Tax Key No.: W252N4304 Sussex Street/PWC 0880997

Applicant: Brian Michel, Director of Prevention Services, Mental Health America of WI

Property Owner: Grant A. Groves and Maria Ann Nicholas Groves

Current Zoning: Rs-3 Single-Family Residential District

2050 Land Use Map Designation: Low Density Residential (> 2 Ac. / D.U.)

Use of Surrounding Properties: Single-family residential to the north, Village of Pewaukee (agricultural land) to the south and east, and Village of Pewaukee (single-family residential and agricultural land) to the west

Project Description/Analysis:

At their December 2, 2019 meeting, the Common Council approved a Conditional Use for Mental Health America of Wisconsin to operate a peer run respite for veterans at W252N4304 Sussex Street. The approval included a condition stating:

“Fencing and landscaping shall be installed to screen views from the adjacent properties and to prevent unintentional trespassing beyond the property lines of the subject property. A fence and landscape plan shall be reviewed and approved by Staff and must comply with Zoning Code standards.”

As such, the applicant will be submitting fencing and landscaping plans that, based on a preliminary submittal, will include a new 6-foot high wood fence along a portion of the north property line, landscaping along the north property line within the front yard, and repairs to the existing wire fence.

The applicant is also proposing to install a temporary fence prior to occupying the facility, which will later be replaced with the permanent wood fence once weather permits.

Staff conducted an onsite review of the property and proposed fence location with Brian Michel of MHA on January 28th. Staff found that screening is most needed along the north property line as that home is roughly 75-feet from the shared property line. The nearest home to the south is about 625-feet from the shared property line. There is not a home located immediately behind the property (to the east). It is also staff’s opinion that as the grade of the MHA property is higher and drops substantially down towards the property line, a 6-foot high fence will do little in terms of screening.

Based upon comments from the previous public hearings, staff believes the main concern from the property owners to the south and east (Brandt Farm LLC and James B. Cheaney) were related to trespassing. As such, repairing the existing fence seems appropriate as that identifies the approximate location of the property boundary. Staff further believes that any trespassing issue is more related to and better addressed by the operation of the facility and will be something MHA staff must monitor and address as needed.

The final fence details and site plan have not been submitted at the time of this report. It is anticipated that they will be received prior to the Plan Commission meeting and will be distributed as soon as possible.

Recommendation

A staff recommendation will follow review of final plans once submitted. If approved, staff anticipates recommending the following conditions:

1. The temporary fence shall be installed prior to issuance of an Occupancy Permit.
2. The permanent 6-foot wood fence shall be installed by April 1, 2020.
3. The existing wire fence around the rear yard of the property shall be repaired as needed to the satisfaction of City staff.

It should be noted and considered by the Plan Commission that staff has been contacted by members of the Brandt family that are opposed to the preliminary fence plan submitted by MHA. Concerns related to screening and trespassing were expressed and that a 6-foot high wood fence enclosing the entire rear yard of the property is desired. Staff and MHA are scheduled to meet with the Brandt family on February 17th to discuss further.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.**

DATE: February 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Precision Diagnostics Located at W231 N2844 Roundy Circle East for the Purpose of Calibrating Vehicle Cameras and Sensors Post-Collision Repair (PWC 0917994018)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Precision Diagnostics Staff Report

Precision Diagnostics Narrative

Precision Diagnostics Site Plan



Office of the Planner & Community Development Director
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REPORT TO THE PLAN COMMISSION

Meeting of February 20, 2020

Date: February 11, 2020

Project Name: Precision Diagnostics Conditional Use

Project Address/Tax Key No.: W231N2844 Roundy Circle East/PWC 0917994018

Applicant: David Zielke, Precision Diagnostics

Property Owner: Roundy Circle East Investment LLC

Current Zoning: M-6 Mixed Industrial Use District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Industrial uses to the north, south, east and west

Project Description/Analysis:

The applicant, Precision Diagnostics, Inc., filed a Conditional Use Application requesting to locate an automotive service business use within a tenant space of an existing building located at W231N2844 Roundy Circle East. More specifically, Precision Diagnostics specializes in calibrating cameras and sensors after a vehicle is repaired following a collision.

The property is zoned M-6 Mixed Industrial Use District and designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Map. The proposed use is not specifically listed within the M-6 District; however, Section 17.0504 allows unspecified uses to proceed through the Conditional Use process.

17.0504 SPECIAL CONDITIONAL USES NOT SET FORTH IN DISTRICT REGULATIONS MAY BE ALLOWED, INCLUDING:

- a. All uses similar in character to the permitted uses on the premises, as determined by the Plan Commission, which meet the intent of the district but which are not specifically listed as permitted principal, accessory or conditional uses within the text of the zoning district classification or other section of this ordinance.

Further, Section 17.0209d. also allows 'unclassified uses' to be permitted by the Plan Commission provided "that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."

The M-6 District allows M-2 and M-4 District uses as Permitted Uses and all M-1, M-2, M-4, and B-4 District uses as Conditional Uses. Generally, this would include uses involved in warehousing, distribution, light industrial, manufacturing, and office.

Precision Diagnostics will occupy a 6,800 square foot tenant space. There will be approximately four to six vehicles in the shop per day. The applicant has indicated that there is no outdoor storage or other outdoor activities or repairs that would occur onsite. Further, there are no vehicle sales proposed.

The applicant is also not proposing any exterior site or building modifications other than signage. Signage must comply with Section 17.0700 of the Zoning Code and will require issuance of a separate Sign Permit.

Staff finds that the proposed use generally meets the intent of the M-6 District and will not adversely impact the property or surrounding uses. The M-6 District intent is below for review. Based upon the applicant's submittal and information provided, there will not be a significant increase or change in traffic as customer traffic is limited and typically vehicles are picked up and brought to this location by Precision Diagnostics. Further, the density is not changed as this is an existing tenant space.

The M-6, Mixed Industrial Use District is intended to provide for the orderly and attractive grouping of buildings, which encompass a variety of types of industrial related use activity, but are still compatible from a traffic, density and general use standpoint.

To ensure that the use is compatible with other M-6 District uses, staff recommends the following conditions:

1. There shall be no outdoor storage.
2. There shall be no outdoor activities allowed onsite. This includes, but is not limited to the parking of customer vehicles overnight and repairs or maintenance of vehicles. Precision Diagnostic owned commercial vehicles may be parked onsite overnight within the designated parking area behind the building as shown on the site plan submitted as part of the Conditional Use Application.
3. Precision Diagnostics shall complete a Business Plan of Operation Application and Notice of Intent to Discharge Wastewater Form prior to Occupancy.

Recommendation

As it is anticipated that the use does not have any adverse impacts on the surrounding properties and is generally similar to uses within this area, a motion to recommend approval of the Conditional Use Application is recommended, subject to the conditions listed in this report.



Narrative detailing the request:

After experiencing significant growth at our first location in Madison WI, we are looking to expand to a second location in the greater Milwaukee region. Our customers operate in Pewaukee and the surrounding area.

Business use/operational information:

Precision Diagnostics is a sublet vendor designed to support collision centers. We calibrate advance drivers assist systems (ADAS) cameras and sensors post collision repair. Our process is performed at the end of the repair cycle once the collision repairer has completed their services. This is generally the final process performed before the customer takes delivery at the collision center. The vehicles that we receive to calibrate are completely repaired and assembled. We operate a state of the art flat-bed recovery truck that transports the customers vehicle to and from the collision centers. If requested by the collision partner, we will deliver the car directly to the end user customer.



Future development plans: None

Site and building improvements: None

Tentative development schedule:

- * City approval March 2nd.
- * Lease commence March 3rd.
- * Equipment move in and install March 15th.
- * Open for business April 1st.

Estimated project value: None



LOCATION #1 – WHAT OUR BUSINESS LOOKS LIKE



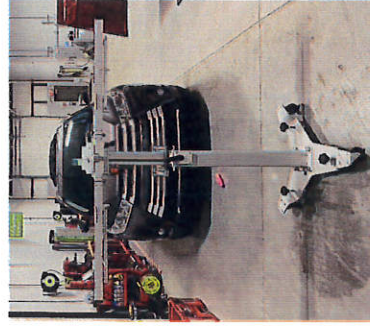
FRONT OF BUILDING



CAR SET UP FOR CALIBRATION

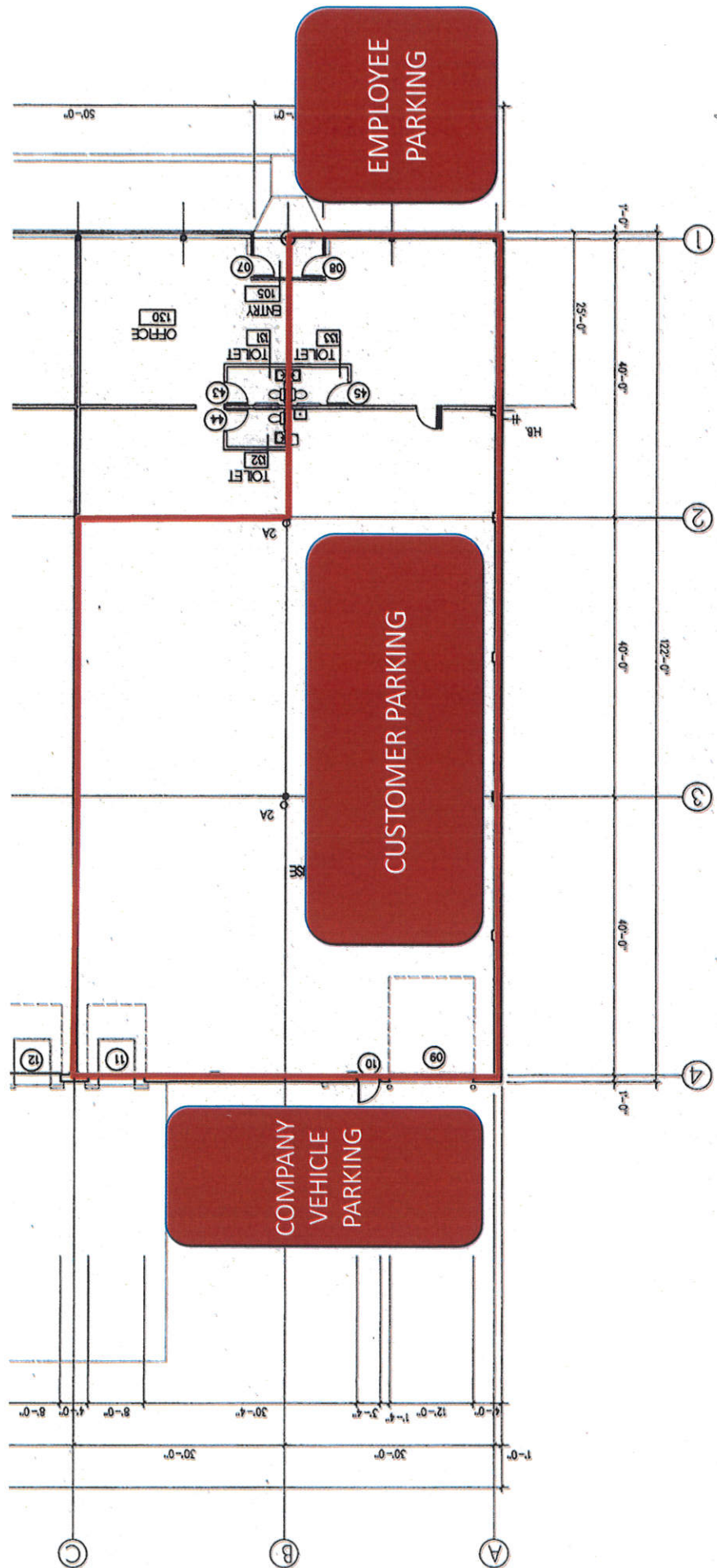


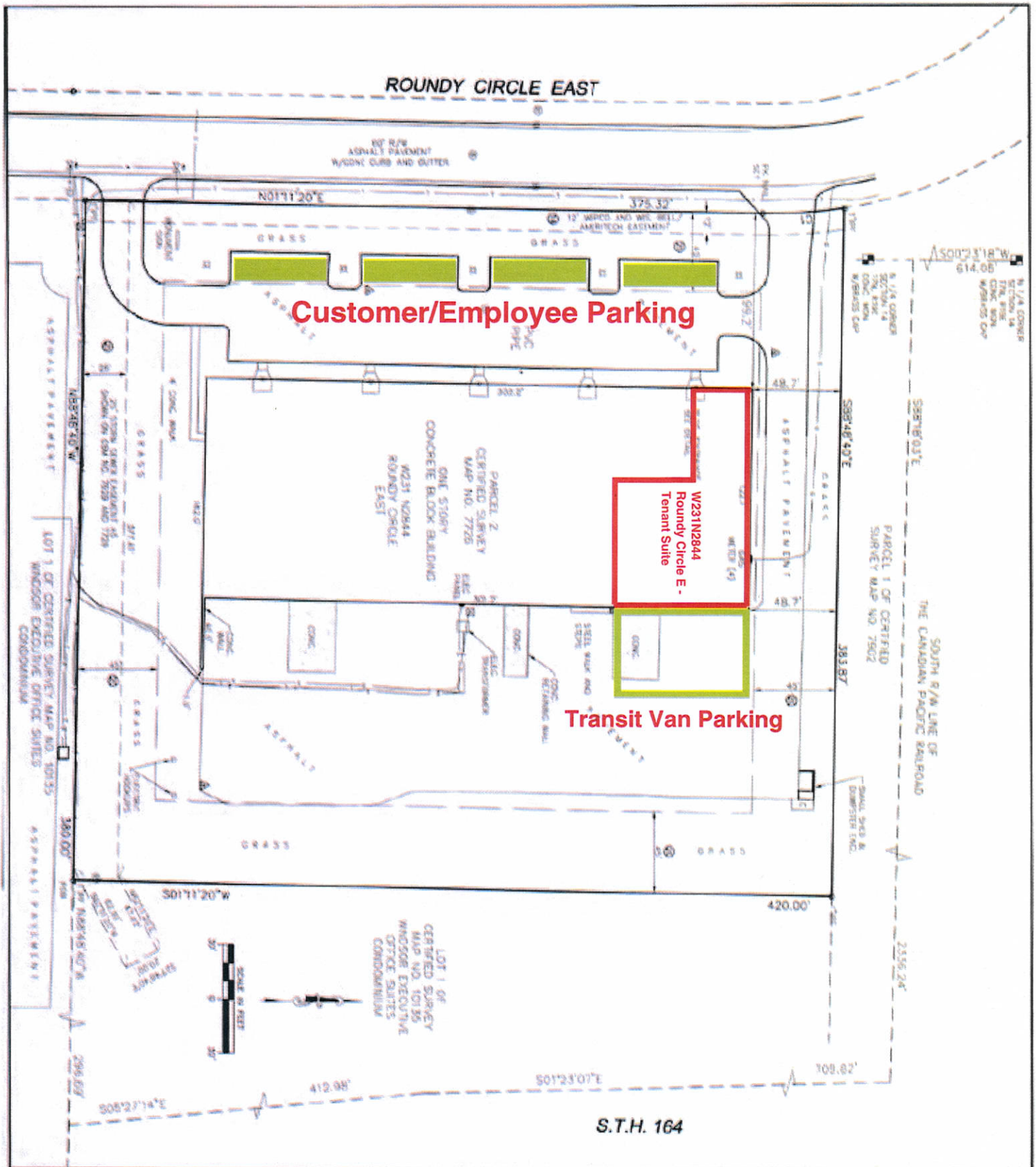
REAR OF BUILDING



CAR SET UP FOR CALIBRATION

NEW SITE LAYOUT WITH PARKING





**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.**

DATE: February 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Insert #5

Item #5

Please note that there are no materials for items related to the Arce Handyman, LLC development. At this time, it is anticipated that these items will be tabled and the applicant will submit plans for the March 19th Plan Commission meeting. Please be aware that a public hearing is scheduled for the Rezoning Application.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.**

DATE: February 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Insert #6

Item #6

Please note that there are no materials for items related to the Arce Handyman, LLC development. At this time, it is anticipated that these items will be tabled and the applicant will submit plans for the March 19th Plan Commission meeting. Please be aware that a public hearing is scheduled for the Rezoning Application.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 7.**

DATE: February 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Insert #7

Item #7

Please note that there are no materials for items related to the Arce Handyman, LLC development. At this time, it is anticipated that these items will be tabled and the applicant will submit plans for the March 19th Plan Commission meeting. Please be aware that a public hearing is scheduled for the Rezoning Application.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 8.**

DATE: February 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Insert #8

Item #8

Please note that there are no materials for items related to the Arce Handyman, LLC development. At this time, it is anticipated that these items will be tabled and the applicant will submit plans for the March 19th Plan Commission meeting. Please be aware that a public hearing is scheduled for the Rezoning Application.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 9.**

DATE: February 20, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Hanrahan's Small Engine Located at N15 W22180 Watertown Road for the Purpose of Servicing and Selling Lawnmowers and Snow Blowers (PWC 0960999015)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Hanrahan's Small Engine Staff Report

Hanrahan's Site Plan



Office of the Planner & Community Development Director
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Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of February 20, 2020

Date: February 11, 2020

Project Name: Hanrahan's Small Engine, LLC Conditional Use

Project Address/Tax Key No.: N15W22180 Watertown Road/PWC 0960999015

Applicant: David M. Hanrahan

Property Owner: Kroeger Properties, LLC

Current Zoning: B-6 Mixed Use Business District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Industrial land zoned M-2 District to the north and east, Lowland Conservancy property to the south, and commercial B-6 zoned property to the west

Project Description/Analysis:

The applicant, Hanrahan's Small Engine, LLC, filed a Conditional Use Application requesting to locate a small engine repair and sales business use within an existing tenant space at N15W22180 Watertown Road. Hanrahan's Small Engine LLC primarily services and sells lawnmowers, snow blowers, and other gas powered lawn maintenance and snow removal equipment.

The proposed tenant space will include approximately 2,400 square feet of shop space and about 1,500 square feet of office and showroom space for the sale of new lawnmowers and snow blowers. The applicant anticipates 15 to 20 customers per day.

There is no outdoor storage proposed and the applicant has indicated that no outdoor sales, repairs, or other business activities are planned onsite. The applicant also noted that any gasoline and oil waste is contained in barrels within the shop area, which are then taken off site for disposal.

The applicant is not making any exterior changes to the site or building. There is existing parking around the perimeter of the site for customers. Also, any signage proposed in the future must comply with Section 17.0700 of the Zoning Code and will require issuance of a separate Sign Permit.

The subject property is zoned B-6 Mixed Use Business District and designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Map.

The B-6 District allows B-4 and B-5 Permitted and Conditional Uses. The District also lists "Any retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission" as a Conditional Use. It can be noted that the B-5 District allows "Motor vehicle sales and/or service" as a Conditional Use.

Further, staff finds that the proposed use is similar to other sales and service type uses located within this same multi-tenant building.

Recommendation

As it is anticipated that the use does not have any adverse impacts on the surrounding properties and is similar and compatible with existing uses, a motion to recommend approval of the Conditional Use Application is recommended, subject to the following conditions:

1. *There shall be no outdoor storage.*
2. *There shall be no outdoor activities allowed onsite. This includes, but is not limited to the repair, maintenance, or sales of lawn mower and snow removal equipment.*

Hanrahan's Small Engine
2920 N. Brookfield Rd
Brookfield W.I. 53045
414-304-4057

Hanrahan's Small Engine was opened in 2014 as a full-service lawnmower and snowblower repair shop. Hanrahan's currently resides in Brookfield Wisconsin, but we have outgrown our space. We are looking to lease a larger space as well as have a permanent location at the address of N15W22180 Watertown RD.

Hanrahan's is a full-service repair shop for any gas-powered lawn and snow maintenance machine. We also sell a full line up of brand-new Lawnmowers and snowblowers. This new location will offer much more room for both departments. 2400 sq. feet of work shop and approximately 1500 sq. feet of office/showroom area will be used.

The shop area will be used to work on and store customer machines. Gasoline and oil will be prevalent in this area. No gasoline or oil will be in the machines that are displayed in the showroom.

Our hours of operation are:

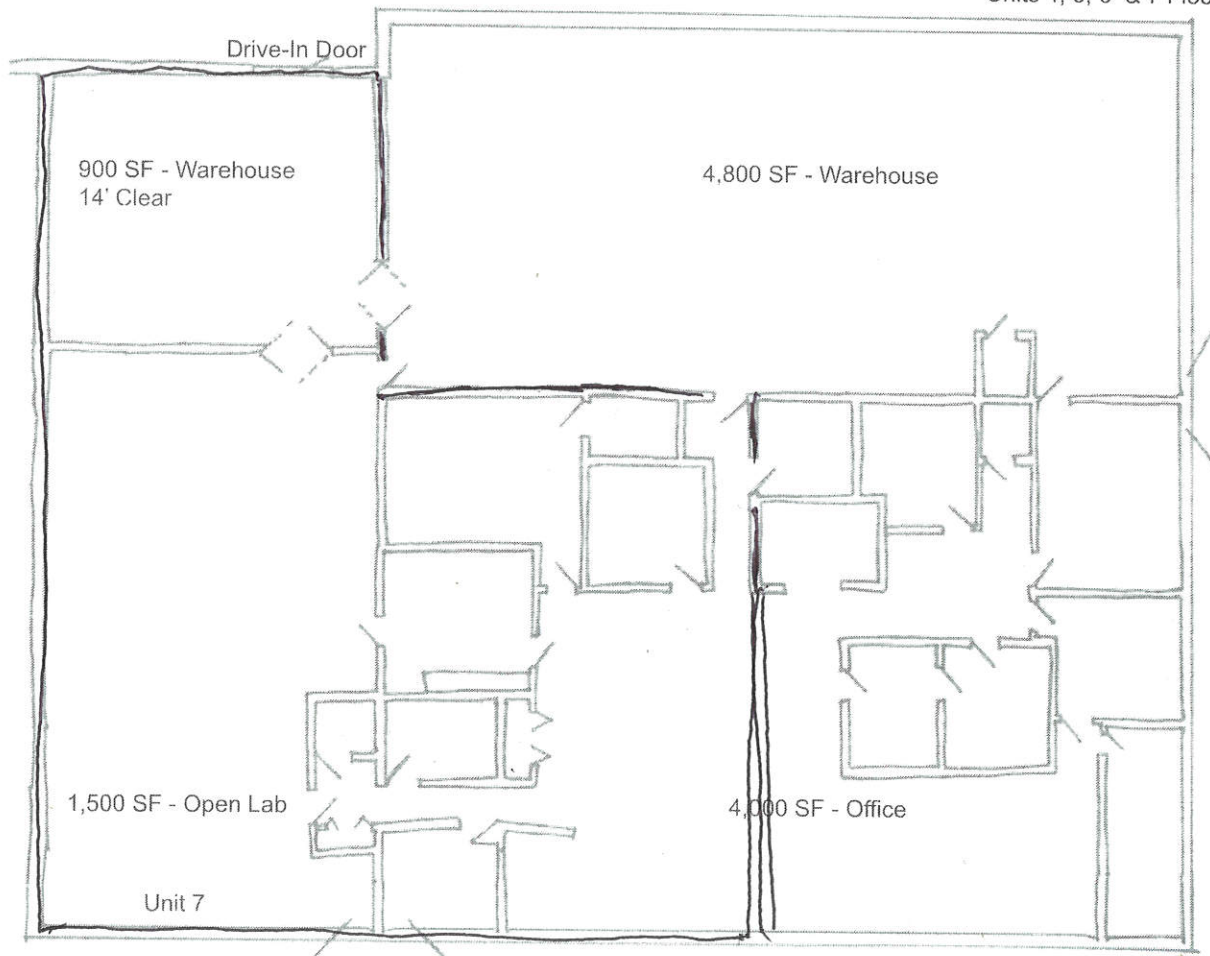
Monday-Friday 9am to 5pm
Saturday 8am to Noon
Sunday Closed

Expected customer rates are roughly 15 to 20 customers a day. Yearly income of \$100,000 to \$200,000.

No renovations to the building will be needed for us to operate.

Thank You
David Hanrahan
Hanrahan's Small Engine
414-304-4057

Units 4, 5, 6 & 7 Floor Plan



The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

The space outlined in Black will be the Space Bay leased.