

In attendance:

Mayor Steve Bierce, Alderwoman Collen Brown, Doug Kiser, Sean Sullivan, Amy Schoenemann.

Also in attendance:

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

1. Call to Order and Pledge of Allegiance

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

2. 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 City of Pewaukee for Starla Enterprises, LLC for Land Located at the Northwest Corner of Johnson Drive and Springdale Road from Manufacturing/Fabrication/Warehousing to Office Commercial (PWC 0961996006)

Mr. Fuchs stated the proposal was for a two-story 24,431 square foot office building. The site will have approximately 68 percent greenspace. There is a plan for a future building to run parallel on Johnson Drive, and with that building, the site would be at approximately 45 percent greenspace. Mr. Fuchs noted that access would be from an existing drive on the property. He pointed out that there were lights running down the west side of the existing drive on the adjacent property, so there is a condition of approval that the lighting needs to be approved by the property owner. Signage is shown on the north and south elevations of the building and would require separate review and approval. There is also a condition for final grading, erosion control and storm water management plans to be approved by Engineering. Mr. Fuchs recommended approval of all three applications.

Chairman Bierce opened the public hearing at 6:03pm. After hearing no requests to speak, Chairman Bierce closed the public hearing at 6:03pm.

Commissioner Brown referred to the shared drive and questioned if the entire section in the back could be redone as part of this project. She also referred to the lighting on someone else's property and questioned what would happen if the property owner did not agree to having lights on their property. Commissioner Brown also questioned where signage would go when they have another tenant.

A representative with RA Smith discussed the lighting plan with the adjacent user and stated the light poles are located on the subject property. Mr. Fuchs noted that the lighting plan does not exactly match that.

Discussion took place regarding the sign placement. It was noted that there is a space for a monument sign, but they have not finalized those details yet. Mr. Fuchs pointed out that any signage would require separate review and approval from staff.

Commissioner Brown was concerned about the windows and questioned if people would be able to see inside. It was noted that the windows will be tinted and there will be window treatments.

A motion was made and seconded (D. Kiser, S. Sullivan) to recommend approval of the Comprehensive Master Plan Amendment, Rezoning, and Site and Building Plans, concurring with the staff conditions. Motion Passed: 5-For, 0-Against.

3. Discussion and Action and Public Hearing for Starla Enterprises, LLC to Rezone Land Located at the Northwest Corner of Johnson Drive and Springdale Road from M-1 General Wholesale Business/Warehouse District to B-4 Office for the Purpose of Constructing a Two-Story Office Building (PWC 0961996006)

Action taken in Item #2.

4. Discussion and Action Regarding the Site and Building Plans for Starla Enterprises, LLC for Land Located at the Northwest Corner of Johnson Drive and Springdale Road for the Purpose of Constructing a Two-Story Office Building (PWC 0961996006)

Action taken in Item #2.

5. Discussion and Action Regarding a Conceptual Review for Sagewind Development for a Proposed Car Wash, Market, and Gas Station for Property Located at W240 N2687 Pewaukee Road (PWC 0924995)

Mr. Fuchs stated the plans include three separate buildings made up of a car wash, a market and gas station, and a drive-through restaurant. He noted that the property does have access to the south on River Park Drive and an access to Watertown Road. There are some improvements planned to allow left turns, but that would require Waukesha County approval.

The applicant stated the anchor tenant would be the Fireside Market, which would be a fresh food market with made to order food. They would also offer eat-in dining, as well as gas and electric vehicle charging stations. There would be about 20 employees on the site. The applicant noted that they would need Conditional Use Permits for all of the businesses, and they were looking to offer beer and wine as well.

The applicant further described the Fireside Market as made to order food and described how the drive-through process would work.

Mayor Bierce stated he loved the look of the building, but stated the City does not want a car wash or gas station on this property. He felt the idea of the market was great but noted that this was right next to a huge residential community. Mayor Bierce felt adding traffic to this already-busy intersection would have to be addressed.

The applicant mentioned that they have already been in talks to work with traffic engineers to study the intersection.

Commissioner Sullivan felt the market was a great idea but felt this was a very challenging site. The issue is with traffic, as cars cannot go north, and cannot do a U-turn unless the County approves it. Commissioner Sullivan felt traffic would have to go out onto River Park Drive but did not believe the residents would be happy with access onto that road.

Discussion took place regarding possible uses besides a car wash.

Commissioner Brown felt this conceptual plan was too much for the property. She was concerned about the impact of the traffic on the neighborhood. She also felt there was not enough parking for what was proposed. Commissioner Brown did not like the car wash aspect of the proposal and was not sure about the proposed fast-food restaurant, as it would bring in a lot of people.

Commissioner Kiser felt the applicant had a higher chance of approval if the River Park Drive access was not included. He felt the market would work on this site, without the car wash.

Commissioner Schoenemann felt there were too many uses crammed onto the site. She stated she was not opposed to a gas station with a newer concept such as this and felt it fit a different purpose in this market.

No action was taken.

6. Discussion and Action Regarding the Site and Building Plans for Zeilhofer Properties, LLC for Property Located at N4 W22540 Bluemound Road for the Purpose of Raising the Storage Building Height by Four Feet (PWC 0963997)

Mr. Fuchs stated this was a 7,600 square foot storage building currently under construction. The applicant is requesting to add an additional four feet to the building height, and the only other change would be that two of the garage doors would then be two feet taller as well. Mr. Fuchs added that all previous conditions put on the project would remain. It was noted that the building would still be within the zoning height restriction.

A motion was made and seconded (C. Brown, D. Kiser) to approve the Site and Building Plans for Zeilhofer Properties, LLC. Motion Passed: 5-For, 0-Against.

7. Adjournment

A motion was made and seconded (D. Kiser, C. Brown) to adjourn the meeting at 6:52pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk