

In attendance:

Alderman C. Brown, D. Kiser, A. Schoenemann, and S. Sullivan.

Also in attendance:

Attorney L. Martell, 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. Conduct Public Hearing Regarding Request for a Conditional Use Permit for Quattro Development/Higher Ground Education for Property Located on Highfield Court for the Purpose of Constructing a Childcare Facility (PWC 0906994)

Attorney Martell explained the legal standards for the Conditional Use determination. He stated if the Commission seeks to impose any conditions, those conditions will be related to the purpose of the City's Conditional Use ordinance and based upon substantial evidence. The decision will be based only on the substantial evidence that is presented. Attorney Martell noted that the City's code requires a majority of the Commission for approval, so all four Commissioners in attendance must vote in favor tonight for approval.

Commissioner Brown opened the public hearing at 6:05pm.

Tom Gartner, Legal Counsel with Michael Best, stated he was representing the applicants and he introduced Matt Knopp, Brett Dahlman, and John Bieberitz.

Mr. Gartner stated they were still proposing the same two basic conditions that were proposed previously, with the first being that no bell tower would be required and the second being that the applicant will not transport students to and from the facility using buses.

Matt Knopp with Higher Ground gave a description and background about their Guidepost Montessori program. He noted there would be children from infants to six years old at the facility. Mr. Knopp stated morning pick-up is about two and a half hours and afternoon pick-up is about three and a half hours, so the steady flow of traffic does not lead to congestion. The pre-care and after-care programs, as well as having no set curriculum, gives families the ultimate flexibility of when to drop off and pick up.

Brett Dahlman with Quattro Development walked through the site plan and noted the site was difficult because it is long and narrow and limits what they can do. The building is elongated in a north south direction and is roughly 11,800 square feet with playgrounds surrounding it to the north, south, and east. Mr. Dahlman stated the location of the playgrounds is integral, as the children leave directly through the door in their classroom to their playground. There are 25 new parking stalls proposed, as well as an existing shared parking agreement with the office building to the west that provides an additional 33 parking stalls, for a total of 58. Mr. Dahlman stated there would be 29 staff on site, and 152 children at maximum capacity. Pick up and drop off is staggered and there will be no buses. He then referred to the landscaping and stated there would be landscaping in front of the building, around the dumpster enclosure, towards Highfield Court,

and a decent buffer along Capitol Drive in two different sections. There will be ten different classroom areas for the children.

John Bieberitz with Traffic Analysis and Design discussed the traffic study that was done in May and looked at the intersections at Highfield Court and Capitol Drive, and Swan Road and Highway 164. He reviewed the specific traffic counts in each area. Mr. Bieberitz summarized that the study shows there is no benefit to cutting through the Broken Hill subdivision. He proposed a concrete channelized island on Highfield Court to force vehicles to turn right to go south to Capitol Drive, thus eliminating the potential for cut through traffic through the neighborhood. There would be signage stating, "right turn only" and "no left turns allowed".

Phil Vetterkind (N37 W23788 Broken Hill Circle South) questioned if they could do staggered starts according to age. Mr. Knopp stated they do not have anything like that at any of their other locations, but they could discuss it, although it may be difficult with different-aged siblings. Mr. Vetterkind then referred to the photometrics and noted the staff report stated there were zero footcandles at the property line, but he felt it was way above that on the north side, which backs up to the neighbor's backyards. He requested someone look into that. Mr. Vetterkind referred to the traffic study and stated they wanted the option for a left turn onto Capitol Drive. He noted that the traffic study done with the camera was done when KinderCare was not open, so he felt that would add more traffic than was listed in the last report. Mr. Vetterkind questioned if something could be stated to families in the orientation that they cannot make a left turn onto Highfield. Mr. Knopp stated they provide a handbook at orientation, and they can make sure it is put in the handbook and discussed with parents at orientation. Mr. Vetterkind questioned what kind of power the City has if they find people driving through the neighborhood because they were not told about not making a left turn. Attorney Martell stated if they are violating the conditions, the Conditional Use Permit could be revoked.

Commissioner Brown stated she liked the idea of no left turns and signs and felt it was a great condition to help with the traffic. She was not in favor of the barrier onto Capitol Drive and felt that would make more problems. Ms. Brown also agreed with adding a condition to put the no left turn information in the orientation packet.

Commissioner Schoenemann agreed and stated she liked the right turn only exit. She felt there was nothing in the traffic study about coming into the center, versus exiting. Commissioner Schoenemann did not like the idea of telling people in a handbook that they cannot turn a certain direction on a public street or they will get kicked out of the daycare.

Commissioner Sullivan stated he liked the right turn only onto Highfield but felt they could not force people not to do it. He was concerned about the parking and felt it would be a little tight, even with the shared parking with the building next door.

Commissioner Kiser questioned if there was a Plan of Operation. Commissioner Brown noted a Plan of Operation is for permitted uses, and since this is a Conditional Use, it would be all the conditions we put on the use to become the Plan of Operation.

Commissioner Schoenemann suggested making a condition that the facility must include in the orientation handbook that the families understand the traffic patterns.

Rich Reinbold (W237 N3127 Littlefield Court) questioned how long the agreement was with the business next door for parking. The applicants noted that the agreement goes with the land. Mr. Reinbold was also

concerned about the lighting on the backside facing the neighborhood. He suggested having someone from the school outside for two hours in the morning coming off the neighborhood.

Ms. Wagner stated she does not support the right turn only, as there are other businesses on that stretch of roadway that would be affected by that. She stated it would also cause some functionality issues with the snowplow operations and the roadway may have to be widened. She stated she would also not support a no left turn onto Capitol Drive.

Commissioner Kiser stated he was not in favor of a barrier, and he wanted signage only.

Mr. Vetterkind stated if they could not do a physical barrier to prohibit left turns, then he suggested at least painting lines on the road so it would not affect the plows.

Commissioner Brown closed the public hearing at 7:00pm.

A motion was made and seconded (D. Kiser, C. Brown) to approve the Conditional Use Permit for Quattro Development with the conditions that signage for no left turn is put at Highfield Court, the orientation packet is to contain language that indicates no left turn into the subdivision, street paint for no left turn, if parking becomes a problem with the shared parking agreement then the item may be brought back to City staff or the Council, no busing allowed, no requirement for the applicant to build a bell tower according to the previous Conditional Use Permit for the property, and limiting the hours to weekdays from 7am to 6pm. Motion Passed: 4-For, 0-Against.

3. Discussion and Action on Potential Approval of a Conditional Use Permit for Quattro Development/Higher Ground Education for Property Located on Highfield Court for the Purpose of Constructing a Childcare Facility (PWC 0906994)

Action taken in Item 2.

4. Discussion and Action Regarding the Site and Building Plans for Quattro Development/Higher Ground Education for Property Located on Highfield Court for the Purpose of Constructing a Childcare Facility (PWC 0906994)

Brett Dahlman with Quattro Development referred to the parking and stated the requirement was one stall for every two employees, which would be 15 spots required by City Code. There are 58 spots total, with 25 spots on site and 33 spots from the shared parking agreement. Mr. Dahlman felt the spaces were adequate for their use. He noted that employees would park in the overflow shared parking, and the majority of the 25 stalls will be open for parent drop off and pick up.

Commissioner Brown felt screening was one of the biggest issues, and she suggested pine trees or evergreen trees.

Discussion took place regarding the lighting on the site. Mr. Fuchs stated there are three light poles proposed at 18 feet at the perimeter of the parking lot. Mr. Dahlman added that there would also be wall pack lights on the building for the playground areas.

Commissioner Schoenemann felt an extra row of evergreens could be put on the north to block the area more.

Commissioner Brown referred to the parking agreement and questioned if the City needed anything for it. Mr. Dahlman noted that the agreement was a recorded document.

Commissioner Kiser referred to the monument sign and questioned if it was illuminated. Mr. Dahlman stated there would be two solar powered lights that would shine up at the sign, so it would be externally illuminated. Mr. Fuchs noted that signs cannot be illuminated after a specific time if they are within a specific distance from a residential use.

Ms. Wagner added that there will have to be a separate sanitary sewer lateral brought in.

A motion was made and seconded (A. Schoenemann, D. Kiser) to approve the Site and Building Plans with the condition to add more landscaping along the north and along the dumpster, and signage lighting to be turned off at 9:00pm per City ordinance. Motion Passed: 4-For, 0-Against.

5. Discussion and Action and Public Hearing for Junior Cup Golf, Inc. for a Conditional Use Permit for Property Located at W229 N2494 Redford Boulevard for the Purpose of Running a Non-Profit Junior Golf and Athletics Center (PWC 0915990001)

Mr. Fuchs stated the applicant was looking to occupy a 7,350 square foot tenant space to offer team golf and instructional programming for youth golfers. The hours will vary but they are anticipated as anywhere from 9:00am to 9:00pm. The facility will not be generally open to the public. No exterior site or building modifications are proposed. Mr. Fuchs recommended approval.

Commission Brown opened the public hearing at 7:30pm.

Nathan Dosch and Ian Gonzales stated they were the directors of Junior Cup Golf. The program is a non-profit program that is school district based for 3rd through 8th graders. They are currently involved in five school districts and have approximately 350 students. Mr. Dosch stated there would be drop off and pick up only but would have at least 15 parking spots available. The sessions are an hour and a half Monday through Friday, with an average of only 20 kids in the facility at a time.

Mr. Dosch and Mr. Gonzales then showed the renderings and described the facility's amenities.

Commissioner Brown closed the public hearing at 7:38pm.

A motion was made and seconded (D. Kiser, S. Sullivan) to recommend approval of the Junior Cup Golf Conditional Use Permit with the recommended staff conditions. Motion Passed: 4-For, 0-Against.

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 the City of Pewaukee for Fox Run Development Partners, LLC for Property Located at N15 W22261 Watertown Road from Office/Commercial and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas to Manufacturing/Fabrication/Warehousing and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0960987)

Mr. Fuchs stated the proposal was for a 59,500 square foot industrial building with tenants unknown at this time but requiring either a Business Plan of Operation for a permitted use or a Conditional Use Permit. He recommended approval subject to the conditions listed in the staff report. He stated the wetland area needed to be designated as a natural resource area on the Comprehensive Master Plan Amendment and needed to be

designated as lowland conservancy district for the Rezoning. Conditions related to grading, erosion control, utilities, and storm water management are also included. There is also a suggestion for additional landscaping along the entry drive and perimeter of the parking lot.

Commissioner Brown opened the public hearing at 7:43pm.

Tom Irgens with Irgens Partners stated they were the owners of the site. He stated the staff recommendations in the staff report were acceptable to Irgens.

Commissioner Brown questioned the colors in the building renderings, and Mr. Irgens confirmed that the colors were supposed to be a mix of grey, natural earth tones.

Commissioner Brown then referred to the driveway and stated there were concerns that this driveway was directly next to another one. Mr. Irgens stated he has had conversations with the neighboring property to get an easement, but the property owner was unwilling to work with them. He understood the concerns if the neighboring site was ever developed in the future. He proposed granting an access easement, and in the event the neighboring property is developed, they would shut their driveway down if they were granted an access easement.

Commissioner Brown closed the public hearing at 8:00pm.

A motion was made and seconded (S. Sullivan, D. Kiser) to recommend approval of the Rezoning from Rs-1 to M-2 and LC with the conditions listed in the staff report. Motion Passed: 4-For, 0-Against.

A motion was made and seconded (A. Schoenemann, D. Kiser) to recommend approval of the Comprehensive Master Plan Amendment. Motion Passed: 4-For, 0-Against.

Mr. Fuchs noted that what gets built needs to be in substantial conformance with these plans. If there are minor changes, chances are that staff would not sign off on it and it would be brought back to the Plan Commission.

A motion was made and seconded (D. Kiser, S. Sullivan) to approve the Site & Building Plans with the site recommendations. Motion Passed: 4-For, 0-Against.

7. Discussion and Action and Public Hearing for Fox Run Development Partners, LLC to Rezone Property Located at N15 W22261 Watertown Road from Rs-1 Single-Family Residential and LC Lowland Conservancy to M-2 Limited Industrial and LC Lowland Conservancy for the Purpose of Developing an Industrial Flex Building (PWC 0960987)

Action taken in Item 6.

8. Discussion and Action Regarding the Site and Building Plans for Fox Run Development Partners, LLC for Property Located at N15 W22261 Watertown Road for the Purpose of Developing an Industrial Flex Building (PWC 0960987)

Action taken in Item 6.

9. 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 Constructing an Attached

Garage Addition and Front Porch Modifications to the Existing Structure (PWC 0963997)

Mr. Fuchs stated the applicant is proposing to construct a 602 square foot attached garage to the front of the existing structure on the property, along with a 255 square foot porch. The use of the property is not changing, and the addition will match the recently approved storage building. Staff recommended providing an architectural feature on the front of the garage to be similar to the front porch, and a more decorative-style garage door. The applicant wanted to draw more attention to the front of the home and the main entrance and downplay the garage, so they are keeping it as originally proposed. Mr. Fuchs stated staff was recommending approval.

Mr. Zeilhofer stated he did not want to do a decorative style on the garage because the garage matches everything in the back, and when people drive in, they want them to go to the front, not to the storage area. He noted that there would be additional screenings on both sides of the garage.

Commissioner Schoenemann felt the applicant had done a lot to clean up the property but felt the two masses looked totally unrelated to each other. She felt it looked unbalanced and suggested either a gable structure or some windows to tie the two looks together.

Discussion took place regarding the overhead door location facing the main road.

A motion was made and seconded (A. Schoenemann, S. Sullivan) to approve the Site and Building Plans for Zeilhofer Properties, LLC with the staff recommendations on the architectural enhancements on the garage face. Motion Passed: 4-For, 0-Against.

10. Discussion and Action Regarding a Certified Survey Map for Yench, LLC for Property Located on the West Side of Yench Road for the Purpose of Subdividing the Existing Property Into Three Lots and One Outlot (PWC 0885996006)

Mr. Fuchs stated the two CSM's are being proposed to create four lots and one outlot. It is an existing 30.7-acre property, and the applicant would like to create the smaller lots for a single-family development. Conditions of approval include approval of access locations for each lot; making sure that lot 2 of the two-lot CSM has the required 220 feet of lot width at the setback line; having the applicant come back to the Plan Commission to correct the split zoning issue on lot 3 if needed; and engineering approval of a stormwater management plan for the entire 56.5-acre original property. Mr. Fuchs noted that staff is recommending both CSM's be tabled to work out the stormwater issues.

The applicant, Jeff Mierow, gave a description of the history of the property and the subdividing and processes that were done in the past.

Josh Pudelko with Trio Engineering discussed the property and felt they could not achieve a stormwater management plan that would manage their neighbor's property without physically imposing it on their land. He stated they are able to manage the City's requirements with the lots that are created by these two CSM's. The neighbors would have done the stormwater management at the time if the City had required it at the time that they were building.

Discussion took place regarding the stormwater requirements as relates to the DNR. Ms. Wagner stated everyone else in the system will now have to over-compensate for this piece of the development.

Mr. Fuchs summarized that CSM 1 was three lots and one outlot, and lot three would get further subdivided into two lots.

A motion was made and seconded (D. Kiser, S. Sullivan) to recommend approval of the Certified Survey Map subdividing the existing property into three lots and one outlot, including staff conditions. Motion Passed: 4-For, 0-Against.

11. Discussion and Action Regarding a Certified Survey Map for Yench, LLC for Property Located on the West Side of Yench Road for the Purpose of Further Subdividing the Property Into Two Lots (PWC 0885996006)

A motion was made and seconded (D. Kiser, A. Schoenemann) to recommend approval of the CSM further subdividing into two lots, including staff comments. Motion Passed: 4-For, 0-Against.

12. Discussion and Action Regarding a Conceptual Review for Land by Label Development Company for a Mixed-Use Residential Re-Development of the Willow Run Golf Course Located at N12 W26506 Golf Road (PWC 0944994 & PWC 0941988094 through 0941988103)

Emily Cialdini with Land by Label stated the site is approximately 161 acres and includes the Pewaukee Golf Course and an adjacent 20-acre parcel that was part of the Meadowbrook Village Phase 2 redevelopment. The primary access will stem from Golf Road, go through the site, and connect to Fieldhack Drive. Ms. Cialdini noted that it will be a public road, and no construction traffic will enter or exit from Fieldhack Drive. All construction traffic will be directed to and from Golf Road. The development includes roughly 300 garden-style apartment units with direct entries, and most will have attached garages. There will also be a resident clubhouse with a club room, fitness center, leasing staff, and a pool. Ms. Cialdini noted they were looking to partner with or sell the northern part of the site to a third-party single-family developer for up to 160 single-family lots. The southern 60 acres would not change zoning or the use, and they plan to preserve those 60 acres into a community-oriented park space. Ms. Cialdini mentioned that they plan to host neighborhood meetings to get feedback from the neighbors and community stakeholders.

Ms. Cialdini then discussed various other projects that Land by Label has completed.

Buck Knitt with Rinka discussed the history of the site and the surrounding area. He then described the buildings and their locations on the site. Mr. Knitt noted the buildings were oriented towards green corridors or natural green spaces off the site. He stated there is a 23-unit two-story building with the second-floor units on each side and first floor units on all sides of the building. There is also a 17-unit building with the same unit setup.

Commissioner Brown stated she liked that the single-family was closer to the north and the multi-family was closer to the south. She liked that they planned to keep as much of the landscape with the trees as possible. Commissioner Brown noted that apartment complexes in the City typically have garage doors facing inside instead of facing the road.

Commissioner Schoenemann stated she liked the single-family residential use on this property, and she felt the garden-style apartments offered additional choices for residents. She felt the positioning of the single-family residential would actually improve the scenario for the condo residents.

Commissioner Sullivan was concerned about traffic, as the exit onto Golf Road is an uncontrolled intersection. He was unsure about the connection to the existing subdivision to the west. Commissioner Sullivan also felt 300 apartments was too much.

Ms. Cialdini commented that they do have a preliminary traffic memo estimating the traffic counts, but she felt a full traffic impact analysis would probably be required by the Department of Transportation.

Commissioner Sullivan added that he would not vote in favor of this development if it has private roads.

Commissioner Kiser stated the City has had issues with private roads in the past. He questioned if there could be a connection with Fatima Drive near the GE lands. Commissioner Kiser also mentioned that he did not mind the density of the project.

Ms. Cialdini stated the preliminary traffic memo did look at the idea of traffic going west onto Fieldhack Drive versus going south to Golf Road, and 70 percent of the traffic would go south and only ten percent would head west on Fieldhack Drive.

Ms. Wagner stated because of the challenges on this site, they have already had preliminary discussions with the developer regarding stormwater management and the public roadways.

Tim Rieck (N15 W26525 Tall Reeds Lane) was concerned about the traffic flow on Milkweed Lane and Fieldhack Drive. He was also concerned about the density of the apartments. He discussed his stormwater management concerns for the southern corner of the site that is shown as a floodplain. He also questioned if the new road would be torn up to increase the sewer main and water main sizes.

Sharon Russell (N19 W26655 Milkweed Lane) felt people would exit the development onto Fieldhack Drive instead of going south to Golf Road.

Bill Wroblewski (N19 W26583 Honeysuckle Court A) felt there was a speeding problem in the area, and he felt people would use Milkweed Lane instead of Golf Road. He felt no more traffic could be added to the area.

Christine Howard (N16 W26543 Meadowgrass Circle) felt there was not a lot of buffer from the single-family homes. She stated the plans show only a 75-foot separation, although the developer said it was a 300-foot separation. She did not believe people would go south to Golf Road but would instead use Milkweed Lane.

Bob Baade (N15 W26510 Golf View Lane H) questioned the cost of the homes and the rent. He also questioned the zoning of the northern portion of the site.

Connie Shiestl (N16 W26573 Wild Oats Drive C) questioned if the road coming off Golf Road had the potential to be denied.

Nina Nowakowski (N19 W26514 Milkweed Lane) questioned if this would affect the lift station and if it would need to be rebuilt or enlarged. She was concerned about the traffic on Milkweed Lane.

Mike Fruin (N19 W26710 Primrose Court) was concerned about the traffic from the single-family homes onto Fieldhack Drive and using Milkweed Lane. He felt the developer should run a connecting road exiting to the east.

Penny Tomczyk (N16 W26549 Wild Oats Drive) questioned if this development would affect whether or not they have to pay for Fieldhack Drive, or if the road reconstruction would be put on hold.

Discussion took place regarding construction traffic. Ms. Cialdini noted that all construction traffic would be directed to Golf Road.

Don Hilgemann (N16 W26401 Meadowgrass Circle) did not want a building in front of his living room window and felt he would not be able to see blue sky.

No action was taken.

13. Discussion and Action and Public Hearing Regarding Revisions to Section 17.0500 of the City's Zoning Code Related to Review and Approval and Public Hearing Requirements for Conditional Use Permits

Mr. Fuchs stated this was an amendment to the Zoning Code and would change the language for Conditional Use Permits to have public hearings held at the Common Council instead of the Plan Commission. This is due to a change in State law and allows the Council to make the final decision.

Commissioner Brown opened the public hearing at 10:08pm.

Larry Marincic (N30 W22121 Green Road) felt this was a great idea and felt the Plan Commission should be focused on technical things.

Rich Reinbold (W237 N3127 Littlefield Court) stated he agreed with the change.

Commissioner Brown closed the public hearing at 10:10pm.

A motion was made and seconded (D. Kiser, S. Sullivan) to approve the revisions to Section 17.0500 of the City's Zoning Code. Motion Passed: 4-For, 0-Against.

14. Discussion and Action and Public Hearing Regarding Revision and Codification of Chapter 17 Zoning as Chapter 340 of the City's Municipal Code

Mr. Fuchs stated the City has been working with General Code on getting the municipal code updated and into their online platform.

Commissioner Brown opened the public hearing at 10:13pm. The public hearing was immediately closed at 10:13pm after hearing no requests to speak.

A motion was made and seconded (D. Kiser, S. Sullivan) to approve the revision and codification of Chapter 17 Zoning as Chapter 340 of the City's Municipal Code. Motion Passed: 4-For, 0-Against.

15. Adjournment

A motion was made and seconded (D. Kiser, S. Sullivan) to adjourn the meeting at 10:15pm. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk