

In attendance:

Mayor Steve Bierce, Alderwoman C. Brown, D. Kiser (arrived at 6:07pm), D. Linsmeier, S. Sullivan, 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

Chairman Bierce 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 May 19, 2022, June 16, 2022, July 21, 2022 and August 18, 2022 meeting minutes

A motion was made and seconded (C. Brown, D. Linsmeier) to approve the May 19, 2022, June 16, 2022, July 21, 2022, and August 18, 2022 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding the Site and Building Plans for WE Energies for Property Located at W240 N2989 Pewaukee Road for the Purpose of Replacing the Existing Storage Yard Light Poles and Fixtures (PWC 0921999 & PWC 0921998)

Mr. Fuchs stated WE Energies was proposing to replace the existing light poles because they are deteriorating. The lights will be in the same location and be the same height of 33 feet. They did receive a variance for the 33-foot height instead of the 20-foot height listed in the Zoning Code. The new lights will be LED lights.

A motion was made and seconded (C. Brown, C. Wunder) to approve the Site and Building Plans for WE Energies. Motion Passed: 5-For, 0-Against, 1-Abstain (Sullivan).

4. Discussion and Action Regarding the Final Plat for Cardinal Meadow Subdivision (PWC 0928980)

Mr. Fuchs stated this was a 24-lot subdivision along Bluemound Road. The lots meet the Rs-6 minimum standards, and it is in substantial conformance with the Preliminary Plat. Ms. Wagner added that approval should be contingent on the roads being paved.

Commissioner Brown questioned if the speed limit should be lowered in this area. Ms. Wagner pointed out that Waukesha County did do a traffic study, but speed was not reviewed as part of this development. She noted that there would be acceleration and deceleration lanes, but no bypass lanes.

A motion was made and seconded (S. Sullivan, C. Wunder) to approve the Final Plat for Cardinal Meadow Subdivision. Motion Passed: 6-For, 0-Against.

5. Discussion and Action Regarding Conceptual Review of a 50-Unit Self-Storage Facility Located at N29 W22817 Marjean Lane for Regal Development LLC (PWC 0914976)

Mr. Fuchs stated the property is about 0.88 acres and is currently zoned residential. The access to this development would be on Marjean Lane and there would be no need for cross access to Duplainville Road. The development would require a rezoning to the B-3 District, a conditional use, and site and building plans if the proposal moves forward.

The applicant discussed the views of the building as relates to the siding. He noted that the garage doors would not be visible from the perimeter. He stated it would be a self-storage facility where users would enter a code on the gate.

Commissioner Brown questioned the metal roof. It was noted that metal cannot be the primary building material. The applicant noted it could be an asphalt roof instead.

Commissioner Sullivan agreed that there needs to be windows on the outside so that it is not just a long wall. The applicant discussed his options regarding breaking the siding up a bit. He also mentioned running a fence around the asphalt areas of the property.

Ms. Wagner confirmed that there would be no water or sewer or gas for the property. She was concerned with the drainage down to the residential properties along Duplainville Road. Ms. Wagner wanted to make sure that having this additional impervious area would not create an issue with the residents. She felt some form of storm water management may be required.

No action was taken.

6. Adjournment

A motion was made and seconded (D. Kiser, C. Brown) to adjourn the meeting at 6:27pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk