

In attendance:

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier, K. Salituro, S. Sullivan, C. Wunder.

Also in attendance:

Pewaukee Fire Chief K. Bierce, City Planner N. Fuchs, Administrator S. Klein, Department of Public Works Director J. Weigel 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 November 15, 2018 and December 20, 2018

A motion was made and seconded (K. Salituro, D. Linsmeier) to approve the November 15th, 2018 and December 20th, 2018 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Further Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Dan & Nicole Ladwig to Rezone Property Located at N37 W26991 Kopmeier Drive From F-1 Floodplain District to Rs-7 Single-Family Residential for the Purpose of Properly Identifying Areas That Do Not Reside Within the 100 Year Floodplain (PWC 0894976)

Mr. Fuchs stated this request was tabled at the November 15th meeting due to receiving a letter from the Lake Pewaukee Sanitary District with concerns regarding wetlands and the floodplain boundary. The applicant is looking to rezone the current F-1 district boundary to match the field delineated floodplain boundary on site. Mr. Fuchs recommended approval with the condition that the applicant obtain a Letter of Map Amendment through FEMA and meet zoning district standards.

Chairman Bierce opened the public hearing at 7:04pm. No one wished to speak on the item and the public hearing was closed at 7:04pm.

Commissioner Salituro questioned the footprint size for the home. Mr. Ladwig stated they were working on what it would look like. The side yard setback would be eight feet, and five feet from the easement. Mr. Fuchs stated it was doable but it would be a narrow home.

Mr. Weigel noted that the house would almost be touching the sanitary sewer lift station.

A motion was made and seconded (B. Bergman, C. Wunder) to rezone a portion of the property subject to approval of letter of map amendment from FEMA. Motion Passed: 4-For, 2-Against (Salituro, Sullivan).

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Becker Springdale LLC to Rezone Property Located at W220 N1051 Springdale Road From A-2 Agricultural and UC Upland Conservancy to M-6 Mixed Industrial, UC Upland Conservancy & LC Lowland

Conservancy for the Purpose of Building an Office and Light Manufacturing Building (PWC 0961998)

Mr. Fuchs stated the applicant is proposing a 40,600 square foot building with a future 60,000 square foot addition. The applicant is currently working with SEWRPC regarding the primary environmental corridor and the preferred protected area. Mr. Fuchs recommended approval of the rezoning and building and site plans with several conditions noted in the staff report, such as further details on the rooftop screening, Engineering Department approval of the final grading, erosion control and storm water, Waukesha County approval for the access to Springdale Road, and increasing the planting size to help mitigate for tree impacts.

Chairman Bierce opened the public hearing at 7:18pm. No one wished to speak on the item and the public hearing was closed at 7:18pm.

Commissioner Sullivan wanted the petitioners to address the HVAC screening because he felt it looked like just a fence on top of the roof. Chris Wenzler with Briohn Building stated they were proposing one larger enclosure with the intention of keeping it all in the center of the building so it seems to disappear when driving past the building. It will be a metal product to match the building color.

Discussion took place regarding the view of the building from the street level, as well as the building setbacks from the freeway right-of-way.

It was noted that separate review and approval would be required for the future phase.

A motion was made and seconded (K. Salituro, D. Linsmeier) to recommend approval of the rezoning. Motion Passed: 6-For, 0-Against.

5. Discussion and Action Regarding the Site and Building Plans for Briohn Builders for Property Located at W220 N1051 Springdale Road for the Purpose of Building an Office and Light Manufacturing Building (PWC 0961998)

A motion was made and seconded (K. Salituro, C. Wunder) to approve the site and building plans with the conditions set by staff. Motion Passed: 4-For, 2-Against.

6. Discussion and Action Regarding Approval of the Final 2-Lot Certified Survey Map With Public Street Dedications Requested by Neumann Companies for Property Located Along the East Side of Bluemound Road for The Glen at Parkway Ridge Condominium Development. Please be aware that a Public Hearing Notice was published in error for a rezoning of the subject property. Note that a public hearing for the rezoning request was already held and closed at the June 21, 2018 Plan Commission meeting; therefore, no public hearing will be held at this meeting (PWC 0925993, PWC 0925990, PWC 0925992)

Mr. Fuchs stated the certified survey map dedicates the right-of-way for the proposed development. He stated staff recommends approval subject to some technical conditions.

A motion was made and seconded (B. Bergman, K. Salituro) to approve the certified survey map subject to staff recommendations. Motion Passed: 5-For, 1-Against (Sullivan).

7. Discussion and Action Regarding a Request by the Spice Creek Condominium Association to

Allow for the Construction of a Detached Garage for Property Located at N16 W26554 E. Fieldhack Drive (PWC 0943003)

Mr. Fuchs stated the condominium association would like to construct a detached garage near the clubhouse. The garage would be 484 square feet and would include a new access drive from Bluegrass Lane and a sidewalk connection to the rec center. Mr. Fuchs noted staff was recommending approval with the conditions that the Engineering Department review and approve final grading, the applicant provide a letter from the condominium association approving the garage, and add some type of brick element to the garage to better match the condo buildings and the rec building on site.

Tim Fikkert with Jendusa Design and Engineering stated the amount of brick on the rec center is fairly limited, so they would be making a garage with 25 percent brick compared to an adjacent building that only has five to ten percent brick. His preference would be to not have brick.

Further discussion took place regarding the amount of brick on the surrounding buildings and the design of the brick on the garage.

The Plan Commission determined the applicant should come back to a future meeting to show what the addition of brick would look like.

8. Further Discussion, Reconsideration and Possible Action Regarding the Preliminary Plat and Required Side Yard Setbacks for the Proposed 24-Lot Cardinal Meadow Subdivision Development Located on Bluemound Road (PWC 0928980)

Mr. Fuchs stated the applicant would like to utilize the typical Rs-6 minimum side yard setback of 12 feet.

Josh Pudelko with Trio Engineering stated they wanted to have as strong a buffer as possible to Highway 16 and Bluemound Road. If the side yard goes above the minimum of 12 feet, they would lose the quality of the homes. A larger side yard setback would reduce the flexibility, quality and type of home. Mr. Pudelko noted that the original request was for the Rs-6 zoning setbacks, and the 15 foot setback was a typo in the original data table.

Mr. Pudelko pointed out that it is Bielinski's policy to not build up to the setback. He felt it was likely that Bielinski would build all of the homes.

Commissioner Sullivan was concerned about the storm water drainage and losing six feet between each home. He did not want the water draining on other neighbors' yards. Mr. Weigel felt it should be easier with the same builder.

A motion was made and seconded (K. Salituro, S. Sullivan) to approve the preliminary plat with the change to the 12 foot setbacks. Motion Passed: 6-For, 0-Against

Mr. Bergman noted that the developer would still have to come back with something showing the street scape. Mr. Fuchs added that the conditions from the previous motion at the December meeting all still apply. This is simply a motion to approve the change in the side yard setbacks.

9. Adjournment

A motion was made and seconded (D. Linsmeier, B. Bergman) to adjourn the meeting at 8:14pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk