

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, D. Linsmeier, A. Schoenemann, 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/Community Development Coordinator 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 Reducing the Quantity of Plantings for the Previously Approved Landscape Plan and Site and Building Plans for Starla Enterprises for Property Located at N7 W22026 Johnson Drive (PWC 0961996006)

Mr. Fuchs stated this was a revised landscape plan for the medical office building that was approved for the site back in February. The applicant is requesting to reduce the number of plantings by 2 trees, 90 deciduous shrubs, and 25 evergreen shrubs. Mr. Fuchs stated staff does not object to the reduction, as there are still 197 plants on the landscape plan around the building and basin.

Commissioner Schoenemann noted that the number of plants changed in the infiltration basin from 3,000 to 1,200. The applicants, Mike Schaefer with Plunkett Raysich and Ben Kornowski with Peter Schwabe, noted the shrubbery would be switched out to more of a grass type, thus reducing some of the cost. It was pointed out that a lot of the reductions were within the downslope of the detention basin, so they are not visible to the public. The change will minimize the weeds that grow. Commissioner Schoenemann felt it was a drastic reduction and felt a few more plants could be added back, especially evergreens, so there was more coverage year-round. She was fine with the reduction in deciduous plants. Commissioner Brown agreed that 22 evergreens was a significant reduction.

Chairman Bierce felt this created a lot of questions that they do not have answers for right now. He stated he was uncomfortable approving this without knowing how they were going to deal with a more barren area. Chairman Bierce was not in favor of changing the plan at the moment, and Commissioner Brown agreed.

Commissioner Schoenemann stated she preferred to keep the evergreens, but it seemed like eliminating all of the height and variation along the basin that would take a long time to look good was not a good choice on the front corner.

Commissioner Brown felt the applicant should come back and have a better plan. The Commissioners were all in agreement.

3. 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 Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road from Medium Density Residential (6,500 Sq. Ft. - 1/2 AC. /

D.U.) to Manufacturing/Fabrication/Warehousing (PWC 0866996002, PWC 0866996003)

Mr. Fuchs stated the Comprehensive Master Plan Amendment was for only a portion of the southern two properties. The rezoning would change the zoning designation to M-2 Limited Industrial, and the proposed tenant would be a permitted use, thus needing a Business Plan of Operation. The Certified Survey Map combines the three properties into a single 6.67-acre parcel. The site and building plans show a 39,000 square foot industrial building with a future expansion and future parking area. Mr. Fuchs recommended approval contingent upon final approval by the Engineering Department and that the site plan be contingent upon Council approval of the other applications.

It was pointed out that the wetland on the site would not be impacted by this current phase, but if they do add onto the building it would be impacted, and they would need the necessary approvals. The landscape plan includes 66 trees and 76 shrubs with an attempt to screen the parking and loading area on the west side of the building. The height of the building does exceed the typical maximum height of 35 feet, so it would require Fire Chief approval of a fire suppression and safety plan.

Chairman Bierce opened the public hearing at 6:21pm.

Jonathan (and Brittany) Befus (N45 W22955 Lindsay Road) stated he lives directly across from the proposed property. He felt the project would substantially interfere with his family's livelihood and affect their safety and well-being. Mr. Befus referred to the heavy-duty trucking entrance and noted it would be directly across from his driveway and mailbox where his children play. He felt this would negatively impact his home value, specifically with the constant breaking and the truck exhaust. Mr. Befus felt the rezoning would not comply with the vision clearance triangle required in the City's zoning ordinance. He stated this development would have an entrance and exit of heavy-duty vehicles directly in conflict with his line of sight on Lindsay Road. Mr. Befus also mentioned the vegetation that is planned to be removed, and he felt there were mature trees in the area over 20 feet tall, and not dead ash and shrubs as the plans state. He felt the light pollution would not be blocked by the vegetation. In addition, Mr. Befus felt there could also be well water contamination because of this development and he requested research be done to address the impact on the water quality. Mr. Befus requested the petitions be denied.

Chairman Bierce closed the public hearing at 6:31pm.

Chairman Bierce referred to the trucking entrance and questioned why it would come off Lindsay Road as opposed to Wilhar Road. Caitlin LaJoie with Briohn Builders noted that City staff felt the appropriate entrance would be Lindsay Road. Wilhar Road would not be suitable for truck traffic, as it has not been maintained.

Ms. LaJoie noted that Uzelac was not a heavy trucking business, as they do light manufacturing of industrial dryers. It was noted they would get one steel truck a day, and shipping equipment would be about two times a month. The company does not own semi-trucks personally for their business, and delivery or parts trucks would come in and/or leave about four times a month. They run one shift a day Monday through Friday starting at 6am.

Ms. Wagner stated Wilhar Road was a very low-volume road and is not in the City's five-year re-paving program. She felt it would be rated as a 2, and any truck traffic would destroy it.

Commissioner Sullivan agreed with the homeowner and felt either the entrance should be moved as far east as possible, or they should reconstruct Wilhar Road to have that be the main in and out for the development.

Chairman Bierce referred to the KD Glass development and noted that we did not want their entrance and exit across from a subdivision, so it would be unfair of us to allow the next development to do it.

Commissioner Schoenemann felt the entire development should be mirrored and flipped on the site, and Wilhar Road should be improved and used.

Discussion took place regarding the building height and lighting as relates to the City's zoning code.

Ms. Wagner mentioned that if the entrance does go onto Wilhar Road, then improvements to the intersection at Lindsay Road would be needed to accommodate the truck traffic.

A motion was made and seconded (D. Linsmeier, A. Schoenemann) to table all four items. Motion Passed: 6-For, 0-Against.

4. Discussion and Action and Public Hearing for Uzelac Industries, Inc. to Rezone Property Located at the Northwest Corner of Lindsay Road and Wilhar Road from Rs-2 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing an Approximately 39,000 Square Foot Industrial Building (PWC 0866996, PWC 0866996002, PWC 0866996003)

Action taken in Item 3.

5. Discussion and Action Regarding a Certified Survey Map for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road for the Purpose of Combining the Three Existing Properties Into a Single Lot (PWC 0866996, PWC 0866996002, PWC 0866996003)

Action taken in Item 3.

6. Discussion and Action Regarding the Site and Building Plans for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road for the Purpose of Constructing an Approximately 39,000 Square Foot Industrial Building (PWC 0866996, PWC 0866996002, PWC 0866996003)

Action taken in Item 3.

7. Discussion and Action Regarding the Site and Building Plans for Simply Smart Property, LLC for Property Located at the Northeast Corner of College Avenue and Meadowbrook Road for the Purpose of Constructing a Multi-Family Development with Five Condominium Units (PWC 0929986002)

Mr. Fuchs stated this was a five-unit multi-family condo development adjacent to the Fox Trail Condominiums and was planned as an expansion of that condo development but will now be a separate condo association. It is proposed to have a completely different layout and plan. The property is about 1.26 acres, and consists of three buildings connected by garages, which creates an interior parking court. The plan shows eight-foot-high fences between the yards, and the exterior of the yards would be enclosed with a four-foot decorative fence. Access would come from Christian Lane through the existing Fox Trail condo development drive. The parking requirements of the Rm-2 District are being met, but City staff suggested adding a fourth exterior guest parking space. Mr. Fuchs noted there was a condition that the lighting plan be brought forward for staff approval, as well as a revised landscape plan to add additional trees. He recommended approval of the project.

Tony Zannon with Pinnacle Engineering noted that the applicants were not in attendance. He then discussed the parking location and specifics.

Commissioner Brown stated she wanted to see a bit more architecture added to the buildings. She was confused about the fences and wanted to see more plantings and landscaping instead.

Chairman Bierce did not like the fence, and felt they would need to submit more robust drawings.

Commissioner Brown suggested placing restrictions on RV or trailer parking within in the development. Continued discussion took place regarding the parking in general.

Commissioner Schoenemann stated she would not approve the development with a fence. She felt the dividers between units were fine, but she questioned the purpose of the exterior fence. She also felt it could use some variation in the windows and some gables to break up the long roof.

A motion was made and seconded (D. Linsmeier, C. Wunder) to table the Site and Building Plans for Simply Smart Property, LLC. Motion Passed: 6-For, 0-Against.

8. Adjournment

A motion was made and seconded (C. Brown, D. Linsmeier) to adjourn the meeting at 7:29pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator