

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, D. Kiser, 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/Community Development Coordinator A. Hurd

1. Call to Order and 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 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 this was previously before the Plan Commission at the June 20th meeting. The property owner across the street expressed concerns with the truck traffic, entrance location, lighting, and landscaping. The applicant shifted the entrance drive further east closer to the center of property and is preserving some of the existing vegetation in the southwest corner. This did change the parking slightly. The City also received a letter from a resident objecting to the development with similar concerns, as well as a signed petition from about 32 property owners objecting to the development. Mr. Fuchs stated staff was recommending approval, as the area has been planned for industrial. He recommended looking at the landscape plan to further buffer and mitigate some of the neighbors' concerns.

Caitlin LaJoie with Briohn Builders introduced herself and Lisa Wood, Attorney on behalf of the developer. Ms. LaJoie discussed the company's background and the property. She noted the height variance was already approved by City staff and the Fire Chief. All of the setbacks comply and exceed the minimums. Ms. LaJoie further explained the building materials.

Ms. LaJoie then clarified some of the comments made at the June meeting by the neighbors. She noted that the 100-foot tappers are per County code, and the driveway is in compliance with the City's code. She mentioned that they voluntarily moved the driveway to the east by 165 feet, so there is no longer a direct access to the neighbor's driveway from the proposed driveway. They also combined the employee entrance from Wilhar Road to Lindsay Road, so there is now only one entrance. Ms. LaJoie stated there would be minimal truck traffic from Uzelac, so there would not be the constant breaking and acceleration as the neighbor claimed. On average, Uzelac receives zero to three trucks per day, with a maximum of six per week. Ms. LaJoie also mentioned that they did a tree study and will preserve all of the trees in the southwest corner that are not deemed dead. Regarding the lighting plan, there is a significant buffer between Lindsay Road and the first bit of light. The only area along Lindsay Road that would have light would be at the entrance. Ms. LaJoie stated Uzelac has a successful track record, and all of their business is conducted within four walls with no outside storage or noise, and there is no danger to the immediate community.

Ms. LaJoie then referred to a letter received by Stacey and Paul Krueger regarding the entrance, and she again discussed Wilhar Road and Uzelac's business operations. She also referred to a petition received by the Victoria Station HOA with 43 signatures and again discussed the similar comments.

It was noted that the landscape plan was revised, and they were maintaining 69 percent greenspace. Any future development would still be above the 40 percent greenspace requirement.

Discussion then took place regarding the landscaping plan and the existing trees. Commissioner Brown felt the trees would not act as a screen during the winter with no leaves. She suggested adding some pine trees for winter coverage.

Commissioner Brown stated she was not concerned about the traffic, and felt if it were residential, there would be a lot more traffic. She liked the change in driveway placement but stated she would personally like it on Wilhar Road.

Jonathan Befus (N45 W22955 Lindsay Road) requested the Plan Commission maintain the current residential zoning and land use plans. He felt the City should place significant weight on the requests of the residents instead of the surrounding businesses.

Monuj Nath (N46 W22987 Charlotte Way) felt there would be increased traffic and this would be a safety risk. He felt approving this would be approving the rest of the area for industrial.

Aaron Todd (N46 W22992 Charlotte Way) stated this building would be in his backyard, and he was unaware of when the meetings were held. He assumed the equipment was loud and painted on site, and he was concerned about the semi-truck traffic. Mr. Todd suggested a traffic study be done.

A gentleman representing Uzelac clarified that they never test run their equipment at their facility, and they outsource all of their painting, as an in-house paint booth would be too expensive. The only fans in the building would be the HVAC units. He estimated they would have eight outbound shipments this year, and about one semi-truck a month.

Chairman Bierce stated he had concerns with the landscaping and felt they need to make sure they protect the neighborhood as best they can, but believed it was a good-looking building. Chairman Bierce did not believe the traffic would be that much, and he felt no other use would generate less traffic than this. He felt having the entrance and exit on Wilhard Road would be too expensive and would be a deal breaker.

Discussion took place regarding the future deceleration and acceleration lanes on Lindsay Road being longer than 100 feet.

Commissioner Brown wanted to see plantings added back in if a significant amount of brush and shrubs are taken out on the southwest corner of the property. She also again suggested adding pine trees.

Commissioner Kiser questioned the grade of the bio basin and how close it gets to the lot line. He wanted to be able to salvage some of the trees on the tree line along Lindsay Road.

Ms. Wagner noted she received some comments from the Fire Chief, and it was noted that the Fire Department would need to access at least three sides of the building for fire protection, and he will be requiring additional hydrants on the building. He also had some concerns about the turning radius as it turns to the east.

Commissioner Sullivan suggested looking at the Wilhar Road idea further. He did not like the fact that traffic would be coming in from the north and south and did not like the idea of the traffic alternating. He felt they could go in 100 feet for reconstruction, but reconstructing the entire road would not be necessary. Ms. Wagner clarified that this would be a full reconstruction and widening, and the entire intersection would need to be reconstructed.

The Attorney for Briohn Builders noted that having to build a road would make this project not economically feasible. From a legal perspective, it would be unconstitutional to require a developer to make a financial commitment as a condition for development approval, including constructing a public street.

Commissioner Kiser suggested vacating Wilhar Road so that it becomes a driveway instead. Discussion took place regarding the specifics of a road vacation.

A motion was made and seconded (C. Brown, D. Kiser) to recommend to the Common Council approval of the Rezoning to M-2, the 2050 Comprehensive Master Plan Amendment, the Certified Survey Map, and constructing Uzelac Industries, increasing the landscaping on Lindsay Road, discussing with City staff regarding the ingress and egress additions, keeping the vegetation in the corner and adding to it to keep it as lush as possible, and discussions about vacating Wilhar Road to make it a driveway. Motion Passed: 5-For, 1-Against (S. Sullivan).

3. Discussion and Action Regarding a Request by 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) (Public Hearing held at the 6/20/2024 Plan Commission meeting)

Action taken in Item 2.

4. 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 2.

5. 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 2.

6. 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 item was tabled at the June Plan Commission meeting, as there were concerns regarding the parking, landscaping, fencing, and architecture. He summarized the changes made since the previous

meeting, including a revised landscape plan, lowering the fence height from six feet to four and a half feet, and adding parking.

The applicant, Erin Kelley with Simply Smart Property, stated the fence was important to give the development a white picket fence idyllic look. They lowered the privacy fence height to four and a half feet, and they opened up the boards to create a gap and give the appearance of an idyllic white picket fence. Ms. Kelley noted the fence delineated common space from individual condo spaces. It also assists in identifying the depth of the reservoirs.

Chairman Bierce stated he loved the idea and liked the buildings, but he was struggling with the fence. Commissioner Brown suggested the HOA restrict any type of vehicle bigger than an SUV or van, and that there is no parking of trailers or boats. She felt there was still a lack of landscaping, especially in the southwest corner.

Ms. Kelley noted that they have a supplemental landscaping plan, and there are evergreen trees included in it. She stated there are a large number of existing trees, and they will do their best to keep it all.

Ms. Wagner cautioned that most of the trees along the west side are in the County's right-of-way. The City is looking to put in a bike and pedestrian trail in that corridor, so those trees may be removed as part of that trail.

Ms. Kelley mentioned that each condo will be sold, and the HOA will take care of the property. She will continue to have a vested interest in how the HOA works and stated she will not be walking away from the development.

Commissioner Linsmeier felt there was a long stretch of the exact same thing with the eight-foot privacy dividers, and he suggested some vegetation alongside it to break it up.

Discussion took place regarding stormwater and the existing basins. Commissioner Kiser was against having a wet pond in this area.

A motion was made and seconded (C. Brown, C. Wunder) to approve the Site and Building Plans, contingent on City staff approval of stormwater and the new landscape plan. Motion Passed: 6-For, 0-Against.

7. Adjournment

A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 7:56pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator