

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, D. Kiser, D. Linsmeier, and A. Schoenemann.

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 Approval of the May 16, 2024 Meeting Minutes

A motion was made and seconded (D. Kiser, A. Schoenemann) to approve the May 16, 2024 meeting minutes. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Certified Survey Map for Cedar Gables to Combine Two Properties Located at N18 W22670 Watertown Road (PWC 0958990005, PWC 0958990006)

Mr. Fuchs stated the CSM is to combine the two properties into a single parcel. The development was formerly known as Ancient Oaks. There are no changes to the development itself, and the CSM was the next step in the process, as it dedicates the public right-of-way for the road.

A motion was made and seconded (D. Kiser, A. Schoenemann) to approve the Certified Survey Map for Cedar Gables. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding the Site and Building Plans for KD Glass for Property Located at W227 N4755 Duplainville Road for the Purpose of Residing and Reroofing the Existing Barn (PWC 0866997004)

Mr. Fuchs stated there is a barn structure on the property to the northeast of the building and KD Glass is looking to reside and reroof it. They would be using a black metal roof and a vertical fiber cement siding. Mr. Fuchs noted staff had no objections to the proposal. The idea is to make it look like a traditional barn.

Commissioner Brown was under the impression that the barn would match the existing building, and she felt it would look like a sore thumb painted red. Mr. Fuchs clarified that at the time that condition was placed, it was unknown what was going to happen to the structure, but they now want the traditional barn look.

Chairman Bierce stated he preferred that the barn match the building, but he felt it was a wink and nudge to the City's heritage and was fine with it.

Commissioner Schoenemann stated she did not mind it and felt it looked traditional with quality materials. She felt it would be a big improvement to their property.

A motion was made and seconded (D. Linsmeier, A. Schoenemann) to approve the Site and Building Plans for KD Glass. Motion Passed: 4-For, 1-Against (Brown).

5. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club for the Purpose of Constructing a Permanent Five-Stand Shooting Structure for Property Located at N22 W23170 Watertown Road (PWC 0920998)

Mr. Fuchs stated this was the same structure that was reviewed and approved in November of 2022, but the project did not move forward at that time. There are no changes from the last review and the same conditions are in the staff report. They do plan to request to the Council that the stormwater management improvements be prolonged within a two-year timeframe. Mr. Fuchs recommended approval.

Ms. Wagner referred to the stormwater delay and noted it was challenging because this is a very flat site. They have been working with an engineer and struggled to come up with a design and are trying to decide how to move forward. There may be future additions, which would change the impervious area. She felt there would be penalties for not completing it within the timeframe.

Eric, with Waukesha Gun Club, stated the goal was to beautify the property, and they have already added 18 arborvitaes on the sides of two existing buildings. He noted they are trying to replace a temporary structure that is already on the concrete pad with something permanent that looks much better. He also mentioned that they have already pulled out almost a half-acre of old concrete on the property.

Larry Marincic (N30 W22121 Green Road) suggested the City do some negotiating with the hours of operation. He questioned how the contaminated water in the area would impact the stormwater management.

A motion was made and seconded (C. Brown, D. Kiser) to approve the Site and Building Plans for Waukesha Gun Club, contingent on recommending to the Common Council that the stormwater management is completed within two years. Motion Passed: 5-For, 0-Against.

6. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Autumn Hill Academy for Property Located at N25 W23050 Paul Road for the Purpose of a Proposed Public Charter School (PWC 0917995006)

Mr. Fuchs stated this was a charter school that would initially include grades 6 through 10 and would later add grades 11 and 12. The initial enrollment would be 216 students, and the maximum enrollment would be 360 students. The Plan Commission will need to determine if this is similar and compatible with the B-6 District and the surrounding uses. Mr. Fuchs noted that there are traffic concerns, and he is recommending denial of the application. He stated the applicant has put together a substantial plan to address the parking, traffic, and the number of vehicles entering the property. Staff's biggest concern is that traffic would potentially back up onto Paul Road and Highway F.

It was noted that Pewaukee High School has an Insight Program across the street from this property. Mr. Fuchs added that the property is zoned B-6 and is isolated, and the surrounding properties are zoned M-4. He mentioned that the school would be leasing the building so the building owner will still have to pay property taxes.

Commissioner Brown and Chairman Bierce requested the Sheriff's Lieutenant review the proposal.

Commissioner Schoenemann stated the exit traffic was a concern, but she felt it was more about the internal traffic safety and not about Paul Road or Highway F. She felt the buses would not be able to make the turning radius safely.

Maria Luther, Board Chairperson for Autumn Hill Academy, introduced herself and Jeff Peterson, the head of the school. Mr. Peterson explained the cluster bus stop, which is where a student meets at a central location to get on a bus together, and they plan to have four cluster stops, but potentially up to six. The cluster stops could be located at a park and ride, or a centralized location for students in a specific geographical area.

Ms. Luther noted that they would use a car pass system, which would drastically limit the amount of traffic. They would control how many parking passes are distributed, and they would hold a lottery if the demand is more than available. Ms. Luther stated they are proposing 50 car passes. Parents are only allowed to drop off and pick up on site if they have a car pass, otherwise, they will need to use one of the cluster stops. She noted that buses will enter from the east entry, which is not available to parents. Ms. Luther expected four buses in the first year, and six buses at maximum. They will also offer a 40-minute soft-start to their day so that not every student is coming at the exact same time, and the traffic will naturally be staggered. In the afternoon, the buses will arrive five minutes after dismissal time so that the 50 car passholders can get through the route and be gone before the buses arrive. Ms. Luther then discussed the timing as it relates to cars and buses per minute.

Chairman Bierce felt the estimates were low. Commissioner Brown stated she was worried about school staff having to police this, as it takes away from the teaching. She wanted to see this in a different location in this section with better parking.

Ms. Luther noted that disciplinary measures would be taken for families that ignore and disregard the rules.

Commissioner Linsmeier felt this looked like a good plan and he was not overly concerned with the traffic.

Mr. Fuchs clarified that staff wanted to see the turning radius and movements, and a traffic engineer would need to draw up a plan to show the radius it would take for a bus to turn.

Commissioner Brown stated she wanted to prevent buses from parking on Paul Road or Highway F before they come to the school. She suggested adding that to the list of restrictions. She also suggested including a condition that the driveway on the back end of building be left clear at all times for a fire or EMS lane.

Commissioner Kiser was concerned about the Insight program across the street with 45 kids and the traffic generated from that program and the industrial park traffic. He felt there would be backups on Paul Road and Highway 164 and felt there needed to be another access point to the north.

Commissioner Schoenemann was concerned that most of the classrooms did not have any daylight. She recommended investing in taking down some walls to create classrooms with actual daylight and finding suitable outdoor areas to meet in, if there is no gym.

Ms. Luther summarized that they need to have an engineer complete a turning radius study, limit the student driver parking to 22, and limit the car passes for parents dropping off to 50.

Commissioner Kiser noted that he objected to the entire project. He felt it was a great concept but the wrong spot.

Kerry Chapko (N23 W23800 Talon Court) felt the school would comply with the traffic rules and would prioritize the needs of each unique child.

A motion was made and seconded (C. Brown, D. Linsmeier) to table the Conditional Use Permit for Autumn Hill Academy to the November 21, 2024 Plan Commission meeting for a turning radius exhibit, and adding conditions to limit the parking spaces to 22, keeping the west drive lane clear for emergency access, and bus staging and no parking within the public rights-of-way. Motion Passed: 5-For, 0-Against.

7. Discussion Regarding a Conceptual Review for Briohn Building Corp. for the Review of a Proposed Industrial Development for Property Located at N47 W26699 Lynndale Road (PWC 0882999)

Joe Jursenas with Briohn Building Corporation introduced himself and Mike Miksich, and noted they were partnering with Brian and Kevin Kazmierczak. He stated they were attempting to develop the Winkleman farm, located north of Highway 16, south of Lynndale Road. The total site is approximately 165 acres with 125 developable acres and approximately 40 acres of undevelopable conservancy, wetlands, lowlands, and floodplain. Mr. Jursenas stated the northwest portion of the site was planned for low-density residential, and there would also be a retail and mixed-use/office aspect on the site. The majority of the site would be used for industrial or light manufacturing.

Commissioner Brown mentioned that she would rather see the road coming to Lindsay Road.

Mr. Jursenas noted that there would be a request for a TIF. He added that there would be some heavy semi-truck traffic, as the buildings would be industrial and include loading docks.

Commissioner Linsmeier felt the use fit this location. Commissioner Schoenemann stated she liked the intent of the project.

Discussion took place regarding the potential truck traffic.

Ms. Wagner noted that there were no utilities in the area, and the closest watermain was in Swan Road, several miles to the east of the subject property. She mentioned that they have had discussions with the Village on various options to bring utilities to the area and they are doing ongoing studies.

No action was taken.

8. Discussion Regarding a Conceptual Review for Bielinski Homes for the Review of a Proposed Multi-Family Residential Development Located at W240 N2687 Pewaukee Road (PWC 0924995)

Mr. Fuchs stated the proposal was for a multi-family development with 52 units, which would likely fit under the Rm-2 zoning district, and the site plan does conform to that district.

John Donovan with Bielinski Homes stated he was proposing 52 townhome-style apartments on the property that would be approximately 1,500 square feet each. He noted they would need to work out a shared agreement with Wisconsin DOT regarding use of the current retention pond on site for runoff. The alternative plan would be to put the retention storage where Building 7 is proposed and thus lose four units. Mr. Donovan added that they would also need to work with the DOT regarding an access point off of Watertown Road to see if there would need to be a turning lane going west into the development.

Mr. Donovan stated the buildings would be six-unit townhome-style buildings with two-car garages. Building 7 is the only four-family building proposed. They would have a stone element in the front and a more traditional architectural design to them.

Chairman Bierce disliked that the units would not be owner-occupied, as there are already plenty of apartments for rent in the area. It was noted that although the City's multi-family code does not discuss ownership, Commissioner Brown noted it was a preference of the Plan Commission and Common Council.

Commissioner Linsmeier felt the biggest difficulty with the property was the exit from River Park Drive onto Highway 164. He felt the people living in the adjacent multi-family area would drive through this property in order to head north on Highway 164 and he felt there would be a lot of traffic.

It was pointed out that when exiting onto Watertown Road, drivers cannot head west and can only go east.

Commissioner Brown stated she wanted to see some stone or brick or some sort of architectural elements on the backside of the buildings. Mr. Donovan added that they would also consider adding some berms to the property, but they would not do heavy landscaping.

Commissioner Schoenemann felt this was the nicest plan the Plan Commission had seen for this property. She stated she liked the density and felt it was an extension of the housing from the south.

Commissioner Kiser did not feel this was the right use for this space. He felt there should be a destination-oriented building in this location.

Ms. Wagner noted that the water main would have to be looped, and sanitary sewer would need to be figured out as it relates to the potential private road. She added that the pond is owned by the DOT and was not built to any standard, so she did not believe it could be used for stormwater purposes.

No action was taken.

9. Adjournment

A motion was made and seconded (D. Kiser, C. Brown) to adjourn the meeting at 8:09pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator