

In attendance:

Alderman C. Brown, D. Linsmeier, A. Schoenemann, S. Sullivan, and C. Wunder.

Also in attendance:

Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

In the absence of Chairman Bierce, Commissioner Brown called the meeting to order and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Mitigation Plan for the Bautz Residence Located at N27 W27074 Woodland Drive (PWC 0933119)

Ms. Wagner stated any home within 300 feet of the lake has a maximum building coverage of 27.5 percent. This can be exceeded according to the City's ordinance with some mitigation measures up to 35 percent of the lot. The Bautz property is looking to exceed the allowable 27.5 percent and plan to mitigate the impervious area over that percentage with a rain garden. Ms. Wagner recommended approval of the mitigation plan contingent on the narrative, plan, and Plan Commission minutes being recorded with Waukesha County in accordance with the City's ordinance.

A motion was made and seconded (D. Linsmeier, A. Schoenemann) to approve the mitigation plan for the Bautz residence contingent on the narrative, plan, and Plan Commission minutes being recorded with Waukesha County. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Mitigation Plan for the Redmond Residence Located at N37 W26697 Kopmeier Drive (PWC 0894030)

Ms. Wagner stated the property exceeds the required 27.5 percent by approximately 31 percent. She noted that the calculations have a few errors, but what is intended will work on the site. Ms. Wagner recommended approval contingent on final review of the calculations by the City Engineer to make sure the rain garden is adequately sized, and being recorded with Waukesha County.

A motion was made and seconded (A. Schoenemann, S. Sullivan) to approve the mitigation plan for the Redmond residence, contingent on the narrative, plan, and Plan Commission minutes being recorded with Waukesha County, and final review of the calculations by the City Engineer. Motion Passed: 5-For, 0-Against.

4. 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 Shorepoint Church for Property Located on the Southwest Corner of Duplainville Road and Capitol Drive From Medium Density Residential (6,500 Sq. Ft. - 1/2 AC./D.U.) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas to Government/Institutional and Floodplains, Lowland and Upland Conservancy, and Other Natural

Areas (PWC 0912983, PWC 0912984, PWC 0912985)

Representatives from Shorepoint Church stated the FAA report has been approved and there are no concerns on the FAA's end. The exterior elevations of the building have been revised, and a flat eyebrow was added to the east side that matches the other eyebrows on the building. On the west side, a wood soffit was added. They also added some grooves to the large precast portion of the building to add some character. The representatives also mentioned that they did receive the final WisDOT letter, which notes that the deceleration lane must be a specific length.

Ms. Wagner mentioned that WisDOT was requiring bike and pedestrian accommodations on Capitol Drive, and the City would like to see a connection down to the Duplainville Road trail or the potential for a future connection when the trail gets put in. Discussion took place regarding the specifics of the accommodations.

Commissioner Brown stated she was still worried about the huge increase in U-turns that were predicted in the traffic study.

Commissioner Sullivan felt it would be a big problem for the church if they do not put a gate at the Duplainville Road access, and he felt people would be taking the private road to get to Capitol Drive, as it would cut out a lot of travel time.

Commissioner Schoenemann felt the plans looked great and felt it was all coming together site-wise.

The representatives noted that the Duplainville Road access had been moved further south in order to get some clearance away from the bridge and felt they well-exceeded what the vision triangle requirement was. Ms. Wagner cautioned against what landscaping would be put in the vision triangle area.

John Bieberitz with TADI stated he completed the traffic study and confirmed that it was done to DOT standards. He stated the traffic counts were taken on a Sunday morning for church peak times, and he discussed the findings of the study. He noted that the Capitol Drive volumes were higher during the weekday PM peak than the Sunday peak. It was suggested that there be a right-in, right-out on Capitol Drive and a secondary access on Duplainville Road. Mr. Bieberitz noted he did counts from 8:30am to 12:30pm to capture all church hours during that peak time.

A motion was made and seconded (A. Schoenemann, C. Wunder) to recommend approval of the Comprehensive Master Plan Amendment. Motion Passed: 5-For, 0-Against.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to recommend approval of the Rezoning from Rs-1 to I-1. Motion Passed: 5-For, 0-Against.

A motion was made and seconded (A. Schoenemann, C. Wunder) to recommend approval of the Certified Survey Map combining three parcels into one, contingent on correcting the signature names, and City Engineer review. Motion Passed: 5-For, 0-Against.

A motion was made and seconded (A. Schoenemann, D. Linsmeier) to approve the Site and Building Plans contingent on Maggie's concern with the DOT review, final engineering and stormwater review, constructing a bike path connection from Capitol Drive to Duplainville Road according to the DOT, a water restriction on the roadway for cutting in with specific Common Council approval or a moratorium until 2026, the Duplainville Road improvements, and the new elevation changes to the building. Motion Passed: 5-For, 0-Against.

5. Discussion and Action for Shorepoint Church to Rezone Vacant Property Located at the Southwest Corner of Duplainville Road and Capitol Drive and Property Located at N34 W22407 Capitol Drive from Rs-1 Single-Family Residential to I-1 Urban Institutional, and to Rezone Property Located at W223 N3481 Duplainville Road from B-3 General Business to I-1 Urban Institutional for the Purpose of Constructing an Approximately 27,000 Square Foot Church (PWC 0912983, PWC 0912984, PWC 0912985) (Public Hearing held and closed at the 9/19/2024 Plan Commission meeting)

Action taken in Item 4.

6. Discussion and Action Regarding a Certified Survey Map for Shorepoint Church for Property Located at the Southwest Corner of Duplainville Road and Capitol Drive for the Purpose of Combining Three Existing Parcels in Order to Construct an Approximately 27,000 Square Foot Church (PWC 0912983, PWC 0912984, PWC 0912985)

Action taken in Item 4.

7. Discussion and Action Regarding the Site and Building Plans for Shorepoint Church for Property Located at the Southwest Corner of Duplainville Road and Capitol Drive for the Purpose of Constructing an Approximately 27,000 Square Foot Church (PWC 0912983, PWC 0912984, PWC 0912985)

Action taken in Item 4.

8. Discussion and Action Regarding the Site and Building Plans for the Hindu Temple of Wisconsin for Property Located at W243 N4063 Pewaukee Road for the Purpose of a Proposed Parking Lot Expansion (PWC 0876996003)

The representatives from the Hindu Temple stated there would be an overlay and maintenance of the existing parking areas and installing additional paving to increase the parking count on-site. The project also includes a stormwater management wet pond with an infiltration basin. Ms. Wagner noted that this would put them over the one-acre stormwater threshold, and they would be required to retroactively do all of the impervious areas since 2003, as they did not meet the threshold at that time.

It was noted that they would be removing a lot of dense plants and greenery, and the Hindu Temple representatives noted that the area was heavily wooded. Discussion took place regarding adding additional plantings to replace what would be taken out. The Hindu Temple representatives confirmed that they would leave as much greenery as they could along the road for screening and noted that there were also trees on the north side of the property.

Commissioner Schoenemann felt turning around and reversing in the lot would be difficult and she felt it seemed like a large bottle neck. The representatives explained that there would not be constant traffic in the new area. It would be used for their larger events, and they would have people on site controlling the traffic. It was noted that they could cross hatch the traffic patterns if there were issues, and the lots would be closed off once full. The representatives mentioned that people had even been parking across the street and walking.

Commissioner Brown suggested adding some winter coverage due to the removal of a lot of the greenery, in order to give some dimension to the area. The representatives noted they could add some evergreens to block the area in the winter.

A motion was made and seconded (C. Wunder, A. Schoenemann) to approve the Site and Building Plans for the Hindu Temple contingent on Engineering Department approval of final grading, erosion control, and stormwater management plans prior to any land disturbance activities, and adding evergreens where the new parking lot is located. Motion Passed: 5-For, 0-Against.

9. 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)

Maria Luther with Autumn Hill Academy stated they looked at the bus turning radiuses and felt they were sufficient. She felt the easiest option would be for the buses and cars to come at different times. Once the busses were through, the student drop-offs could begin, and they would limit the number to 50 car passes. The buses and cars would come at sperate times in the afternoon as well, with the car passes going first. Ms. Luther estimated the drop off and pick up with cars would take about five minutes. She also noted that there would be 22 student parking spaces, as well as 26 teacher spaces. The lot would only be filled halfway to capacity.

Commissioner Brown mentioned that the fire lane would need to be kept open. She also questioned if the lack of sunlight in the building was addressed. Ms. Luther stated they do not have the money to do any significant remodeling in the building, but she noted they could look at that if they stay long term. She confirmed that there was quite a bit of space that did have natural light but cautioned that some of the neurodiverse students did not appreciate the light.

Discussion took place about specific drop-off and pick-up times. If parents drop off without a parking pass, there would be communication and parents would be advised. Ms. Luther felt they had leverage to enforce their rules vigorously.

Ms. Luther noted that they would like their maximum occupancy to be 386 people. She also noted that they would like the accent paint on the front of the building to be a burgundy red.

A motion was made and seconded (D. Linsmeier, A. Schoenemann) to recommend approval of the Conditional Use Permit for Autumn Hill Academy with the conditions that they would adhere to the traffic control plan, keeping the fire lane open, keeping the occupancy at 386 or less, no more than 50 car passes, and no more than 22 student driver passes. Motion Passed: 5-For, 0-Against.

10. Adjournment

A motion was made and seconded (D. Linsmeier, A. Schoenemann) to adjourn the meeting at 7:20pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator