

In attendance:

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

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk 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 Reapproval of a Certified Survey Map for Cedar Gables for Property Located at Approximately N18 W22670 Watertown Road for the Purpose of Allowing Modifications to the Road Location and Amending from Three Lots to Four Lots (PWC 0958990005 & PWC 0958990006)

Mr. Fuchs stated the CSM was modified a bit based on comments from the DNR and SEWRPC. The CSM went from three lots to four lots, and the road dedication changed as well. Mr. Fuchs stated the road shifted in phase 2 and got pulled away from the property line to cross where the DNR thought it should cross the wetland area. There were also changes to the north side of the cul-de-sac, and a clubhouse and pool were added as well.

Commissioner Schoenemann felt the changes seemed minor and noted that the units would decrease. She felt these were nice-looking condos and she did not believe the Plan Commission needed to see this again.

Commissioner Brown liked the plan better than she liked it before and did not have a problem with the changes being reviewed at staff level.

A motion was made and seconded (D. Kiser, C. Brown) to approve the Certified Survey Map for Cedar Gables. Motion Passed: 6-For, 0-Against.

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 Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road from Manufacturing/Fabrication/Warehousing to Public or Private Park and Recreation (PWC 0951995001)

Mr. Fuchs noted that this item was tabled at the January 16th Plan Commission meeting, as issues came up regarding burning, the large events such as farmers' markets, and the hours of operation. The burning condition was amended to allow propane or natural gas within a confined fire pit, and the Fire Chief was agreeable to that.

Regarding the large events, the Conditional Use Permit would allow events of 100 people or less. If the event was between 100-150 people, they would be required to notify the City, but there would be no Special Event Permit review or fee. For events of 150 or more people, a Special Event Permit would be required and would be approved or denied based on staff review. Mr. Fuchs recommended that the maximum capacity for the site stay at 100 people or less, based on the parking and keeping events within the site itself and not allowing spillover or off-site parking.

Regarding the hours of operation, staff recommended the hours of 9am to 9pm Sunday through Thursday and 9am to 10pm Friday and Saturday.

Mr. Fuchs noted the two other conditions were to limit the Conditional Use Permit specific to the business and not to the property so it would not be transferable to someone else if they purchased the property. The second condition was to make sure the improvements required by the County for the access and driveway would be followed before hosting any events.

Chairman Bierce opened the public hearing at 6:11pm. He immediately closed the public hearing at 6:11pm after hearing no requests to speak.

Mr. Kiser requested the hours of operation to be 7:30am to 11:00pm on Friday and Saturday and 7:30am to 10:00pm Sunday through Thursday. He noted that the property was within 600 feet of a number of three-shift businesses.

Commissioner Brown stated she was fine with the times because the Conditional Use Permit was not going with the land. She felt if there was a lot of police traffic, the City could revoke the times.

Chairman Bierce had no problem with extending the morning hours to 7:30am, but he was concerned with evening hours, as the Plan Commission's attempt was to match the outdoor hours with the outdoor hours of established bars and restaurants, as well as City park hours. He felt this would set a precedence with the area bars if the hours were extended. Commissioner Schoenemann felt the 7:30am start time seemed reasonable but agreed with the 9pm end time. She felt there were too many exceptions being made and seemed like it was a lot to monitor. Commissioner Linsmeier stated he had no problem with the late hours, as there's no lighting there, so people will not stick around in the dark.

Mr. Kiser stated having the option of 11pm allows them to be competitive in the market. He again stated there were factories in the area that run three shifts. Commissioner Schoenemann was concerned about having a large group of people on the site with a neighborhood adjacent to it.

Commissioner Sullivan stated he did not have a problem with the 11:00pm end time, as the applicants would have to come back to the Plan Commission if the noise becomes a problem.

Mr. Kiser added that he spoke with Waukesha County regarding the ingress and egress, and as long as they keep the participants under 100, they can keep the site, parking, and entrance as is. If they go over 100 participants, they will have to make modifications. It was noted that the condition limiting the events to 100 people could be taken out.

A motion was made and seconded (C. Brown, D. Linsmeier) to recommend approval of the Comprehensive Master Plan Amendment, Rezoning, and Conditional Use Permit for Doug and Kim Kiser and Thomas and Karen Krumenacher, contingent on all 16 conditions but changing the end time to 10pm Sunday through Thursday and 11pm Friday and Saturday, and taking out alternative

condition A, and a 7:30am start. Motion Passed: 3-For, 2-Against (S. Bierce, A. Schoenemann), 1-Abstain (D. Kiser).

4. Discussion and Action and Public Hearing for Doug & Kim Kiser and Thomas & Karen Krumenacher to Rezone Vacant Property Located on the East Side of Bluemound Road from Rs-3 Single-Family Residential, M-1 General Wholesale Business, and LC Lowland Conservancy to P-1 Park & Open Space and LC Lowland Conservancy for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent (PWC 0951995001)

Action taken in Item 3.

5. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent (PWC 0951995001)

Action taken in Item 3.

6. Discussion and Action Regarding the Site and Building Plans for Border States Industries for Property Located at N29 W23606 Woodgate Court East for the Purpose of Installing a Concrete Pad and Exterior Racking for Material Storage (PWC 0918997002)

Mr. Fuchs stated the applicant does have approval for outdoor storage, but they are modifying it to include a racking system about 16 feet in height and located about 35 feet from the property line. It was noted that there was berming on site, as well as a ten-foot-tall privacy fence. Mr. Fuchs recommended approval and recommended that the broken slats in the fencing be replaced.

The applicant stated they planned to move their outdoor storage onto the racks in order to increase space in their yard and get the material off the ground.

A motion was made and seconded (D. Kiser, A. Schoenemann) to approve the Site and Building Plans for Border States Industries. Motion Passed: 6-For, 0-Against.

7. 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 Bielinski Homes for Property Located at W240 N2687 Pewaukee Road from Retail/Service Commercial to High Density Residential (< 6,500 SQ. FT. / D.U.) (PWC 0924995)

Mr. Fuchs stated the proposal was for a 50-unit multi-family development and the applicant was requesting the Rm-2 Multi-Family zoning. The site plan was in conformance with the district standards, and the setback and parking requirements were met. Mr. Fuchs noted staff was recommending a condition regarding signage subject to staff review and approval at a later date. He recommended approval of the Comp Plan Amendment, Rezoning, and the Site and Building Plans.

Chairman Bierce opened the public hearing at 6:37pm.

Barbara Stevens (W241 N2533 River Park Drive) stated River Park Drive was very congested and felt there could not be an entrance on Watertown Road without a left turn lane put in. She stated traffic could

not get out from River Park Drive onto STH 164. Ms. Stevens felt the road was too narrow and she did not believe an emergency vehicle would be able to get through. She wanted condos that were owner-occupied because they are invested in the neighborhood. Ms. Stevens stated these apartments would be low-income housing and would be trash in ten years and requested the Council help condo owners protect their investments.

Nancy Linck (N25 W24117 River Park Drive) was concerned with the traffic and stated it was hard to get out of River Park Drive onto STH 164.

Gianni Juedes (W240 N2550 E. Parkway Meadow Circle) stated kids in the area were already playing in the streets and he was concerned that even more traffic would be added with this. He felt there were constant accidents at River Park Drive and he saw no benefit to this being rezoned.

Chairman Bierce closed the public hearing at 6:47pm.

Commissioner Sullivan stated he was against this entirely. He did not believe this proposal was meant for this site and he felt the entire development was poorly planned back in the day. Commissioner Sullivan felt there was not enough room and not enough safety figured into having all of these units discharging onto River Park Drive.

Commissioner Brown felt this would stabilize the area and felt there would be more traffic with the previous request for a gas station and car wash. Commissioner Sullivan felt the difference was the concentrated flow from the multi-family, versus having people trickle out with a gas station.

Commissioner Linsmeier felt the biggest problem was the intersection. He felt neighbors would drive through this piece of property to get out onto Watertown Road instead of waiting at STH 164.

Ms. Wagner noted that the City owns River Park Drive, so it would be up to the City to allow an access point, but the County has stated they will only allow a right-in, right-out onto Watertown Road. She felt the density was too high to have only one entrance.

Commissioner Brown was worried about the traffic and felt the density could be reduced. She felt the units looked good picture-wise.

Commissioner Sullivan stated he was against private roads, and he felt the HOA would eventually run out of money and want the City to take over the roads.

John Donovan with Bielinski Homes stated he agreed with the private and public roads. He suggested having a traffic study done and noted that this would be a passive apartment complex. Bielinski manages all of their apartments and do not sell them or run out of money like condo associations do. Mr. Donovan felt this was a good project for this corner.

Ms. Wagner stated the City's ordinance requires an entrance to be 250 feet from a major intersection, but the property is only 200 feet, so the City was already compromising on that standard. She felt nothing would be able to meet the requirement, no matter what goes in. She also suggested an access easement if it were to remain a private road and they expected a lot of public cut-through, so that the cut-through would be legally allowed.

Commissioner Schoenemann was concerned about the traffic, and she was concerned that people would cut through this development for a shortcut.

Discussion took place regarding the possibility of the proposed private road being a public road. Commissioner Linsmeier felt the problem was not with the multi-family but with the traffic instead. He stated a public road would help all of the current residents get out onto Watertown Road instead of sitting at River Park Drive and STH 164. Mr. Donovan felt a public road would be challenging, as they would probably lose 10 to 20 units because of it. He questioned who would want to live there with all the traffic driving by on a public road and again suggested having a traffic study completed.

Commissioner Brown noted that she would recommend denial based only on the fact that it is not a public road and based on what the plan looks like now.

A motion was made and seconded (D. Kiser, D. Linsmeier) to deny the Comprehensive Master Plan Amendment for Bielinski Homes. Motion Passed: 6-For, 0-Against.

8. Discussion and Action and Public Hearing for Bielinski Homes to Rezone Property Located at W240 N2687 Pewaukee Road from B-6 Mixed Use Business District to Rm-2 Multi-Family for the Purpose of Constructing a Multi-Family Townhome Style Development (PWC 0924995)

A motion was made and seconded (C. Brown, D. Kiser) to recommend denial of the Rezoning for Bielinski Homes. Motion Passed: 6-For, 0-Against.

9. Discussion and Action Regarding the Site and Building Plans for Bielinski Homes for Property Located at W240 N2687 Pewaukee Road for the Purpose of Constructing a Multi-Family Townhome Style Development (PWC 0924995)

No action taken.

10. Discussion Regarding a Conceptual Review for Land by Label for a Proposed Mixed-Use Residential Development on the Willow Run Golf Course Property Located at N12 W26506 Golf Road (PWC 0944994 & PWC 0941988104)

Mr. Fuchs stated the plans were still being reviewed. The most up-to-date site plan has moved the multi-family to the north end of the property and the single-family to the south of that. It is still the same mix of uses and dwelling units. The applicant also provided a traffic impact analysis which is currently under review.

Emily Cialdini with Land By Label stated the proposal was for a mixed-use residential community across 161 acres of the Pewaukee Golf Club and the remnant parcels of the Meadowbrook Village Condominiums. She noted that the plan was reorganized on the site. The southwest corner is still planned for a natural resource protection, and the existing cart paths will be maintained, and additional walking trails will be added. Ms. Cialdini noted that the site is currently zoned F-1 Floodplain, but the site is actually no longer mapped floodplain, according to FEMA and the DNR.

The second piece of the site is planned for single-family for sale, which includes roughly 66 acres with approximately 110 to 140 single-family lots. The single family was shifted to the center of the site from the northeast corner.

Due to the shifting, the northeast corner was planned for garden style apartments. The apartments would be stacked flat buildings with 17 to 23 units per building. Each unit would have its own private entry, with 40

percent of the units having attached garages. There would be a total of 283 garden style units with styles ranging from studios to three-bedroom units. A 2,500 square foot clubhouse is also planned, which will include a fitness center, outdoor pool, and deck.

The single family for rent homes would be either two bedroom and two and a half baths, or three bedroom and two and a half bath units. The homes will be a combination of ranch-style homes and two-story homes, each with two-car attached garages. There will be a total of 42 single-family for rent homes.

Buck Knitt with Rinka noted some of the architectural aspects of the development. He stated each unit would have a front door and would have an outdoor space attached to it. He stated the clubhouse would be centrally located and would be more of a pavilion.

Commissioner Kiser questioned if there had been any discussions with GE regarding a connection to Fatima Drive. Ms. Cialdini stated they have not had success connecting with anyone from GE yet. Commissioner Sullivan felt everyone living on Milkweed Lane would appreciate the connection to Fatima Drive.

John Bieberitz with TADI then discussed the TIA, which has already been reviewed and approved by Waukesha County. Mr. Bieberitz stated the majority of traffic would use Golf Road, and he recommended a westbound right turn lane, as well as an eastbound bypass lane. He expected 10 to 20 percent of the development's traffic to traverse through Milkweed Lane, however, there will also be cut-thru traffic from the Milkweed Lane and Fieldhack Drive area going down through the development to Golf Road. Mr. Bieberitz estimated the single-family homes would generate about 9 to 10 trips per day, or 4 to 5 round trips, and apartments and condos would typically generate 5 to 6 trips.

Ms. Cialdini stated they were flexible in the traffic solutions. She suggested a crash gate or an emergency access only to Milkweed Lane, or installing some sort of curb or T-bone. Mr. Bieberitz discussed the various connection options. Ms. Wagner mentioned they would not be able to tie a private roadway into a public roadway, and the road would have to be public.

Commissioner Brown questioned if there would be the potential for these to become Airbnb's. Ms. Cialdini stated the development will be professionally managed, owned and operated by Land by Label, and the best outcome for them would be the longest lease term possible. It will be included in the lease agreement that the units cannot be rented out for short-term rentals.

Commissioner Sullivan felt private roads would be a problem. He stated he would be against this development unless there was a second exit.

Ms. Cialdini mentioned that they met with the neighbors, and the neighbors felt the garden style buildings were too close to the existing condos. They were originally 125 feet from the Meadowbrook Village condos, but once they moved the multi-family to the northeast corner, the closest garden style apartment building was over 900 feet from the existing Meadowbrook Village condos.

Ms. Cialdini then discussed the sanitary sewer and water. Ms. Wagner mentioned that the City was currently doing a study to determine if any downstream improvements would be required.

Jim Kleiss (N16 W26512 Golf View Lane Unit G) questioned what the plan was for the area of fairway #2 where he lives and asked if it would stay a natural area. Ms. Cialdini stated the goal was to have a natural area with natural grasses and shrubs, but with care.

Carol Hackleman (N16 W26559 Meadowgrass Circle Unit A) stated her neighborhood would be the most directly impacted, as they are right by where the apartments will be. She noted that the eastern extension on Milkweed Lane east of Fieldhack Drive is their private road, and they do not want access through their private front driveway to this development. Ms. Hackleman was concerned about the additional traffic, and she suggested filling in the existing pond in the area.

Mark Bielinski (N16 W26401 Meadowgrass Circle Unit F) was concerned about the traffic patterns and felt the project was a lot jammed into a small place. He questioned why all the other existing condos in the area were spaced away from the new project, yet there were two buildings in his association that would have single-family units crammed up against them. Mr. Bielinski was concerned that he would be looking into someone's backyard instead of looking at the conservancy.

Ann Strakulski (N16 W26443 Meadowgrass Circle Unit E) moved into this area to watch the animals, but now the single-family homes would block her view.

Christine Howard (N16 W26543 Meadowgrass Circle Unit E) stated she owns two condos, both on the golf course. She felt the issue was 485 units driving into Meadowbrook Farms, and she did not believe the traffic study findings that only ten percent of the development would drive through Meadowbrook Farms. Ms. Howard noted that with her current neighborhood and this new neighborhood, there would be a total of 1,232 units having access into their subdivision. She mentioned that her neighborhood does not have sidewalks and the roads are winding. Ms. Howard felt it was a great subdivision, but felt the exit was not the best idea.

Larry Trunec (N19 W26710 Primrose Court) stated he agreed in having a TT connection, as it would relieve the area.

Chairman Bierce felt putting multi-family in the City, unless it was owner occupied, was not a great idea and he was not in favor of it. He stated he liked the single-family idea. Chairman Bierce referred to the traffic study and noted that the development would create 350 to 700 trips every day, and he felt that was a lot for that little road. He also felt the value of the homeowner units would go down with the amount of multi-family that is being proposed.

Commissioner Sullivan felt the developers should be commended for giving up a massive amount of land for the natural resource protection area. He stated the private road would be a problem for him and he did not want the City to have to take the road over. Commissioner Sullivan felt switching Fatima to a public road would solve everything to the west as far as Milkweed Lane goes.

Commissioner Kiser felt the concept was great and looked very high-end.

Commissioner Brown felt the density was too high and she felt there needed to be another outlet if Fatima Road did not work out. She stated there needed to be an outlet on Fieldhack Drive that isn't connected to Meadowbrook Village. Commissioner Brown stated she loved the natural resource protection area.

Commissioner Schoenemann agreed with the natural resource area and stated she did not want it developed in the future. She stated the density in the multi-family did not bother her, and she felt Pewaukee needed more housing and more variety. Commissioner Schoenemann felt the multi-family was done really well and would be set farther back in the neighborhood and mentioned that the multi-family was football fields away from the existing development. She was concerned about the straight road through the development and felt it looked like a speedway. She also suggested having a grander entrance.

Commissioner Linsmeier stated he liked this very much and felt the natural resource protection was great. He also liked the single-family for-rent portion, and felt if it was a quality product, it would keep up well. Commissioner Linsmeier referred to the straight road out and felt it would encourage people to go out onto Golf Road and not through the neighborhood, as it will be quicker than going through Fieldhack Drive or Milkweed Lane.

Commissioner Brown suggested making it inconvenient to go to the west and making it convenient to go south.

No action was taken.

11. Discussion and Possible Action Regarding Status of Sewer and Water Capacity Studies and Potential Impacts

Ms. Wagner stated the status was not as serious as they initially believed earlier in the week when it was discussed at Common Council. The City was continuing to do the studies because in the long run, we will have to buy capacity. The City was working to determine when exactly we would hit the maximum that the City currently has purchased in capacity. Ms. Wagner stated the City was prepared that they would have to purchase or build more capacity when we become fully built out, so the studies are being done to accommodate that. There may be delays, as the capacity cannot be built overnight. Ms. Wagner noted that there is not “more” capacity, but instead an estimation error during their initial discussions. She cautioned that the City is on an aggressive pace with the developments coming in and noted that the City needs to be cognizant that we do not exceed capacity. Once we hit capacity, we will not receive approvals for extensions, and it would take years to build more capacity in the plant. Ms. Wagner stated the City also needs to see what the best long-term sustainable water source for the community would be, and depending on the results of that, it could impact the City’s sewer as well. She stated as developments continue through the community, we are taking a hard look at where we are.

Continued discussion took place. No action was taken.

12. Adjournment

A motion was made and seconded (D. Kiser, S. Sullivan) to adjourn the meeting at 9:30pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator