

In attendance:

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

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Chief Engineer of Streets & Development M. Gabbey, 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 Plan Commission Meeting Minutes

2.1 October 17, 2024

A motion was made and seconded (C. Brown, D. Kiser) to approve the October 17th, 2024 Plan Commission meeting minutes. Motion Passed: 7-For, 0-Against.

3. T-Mobile Property Located at N19 W24075 Riverwood Drive as Requested by XEC, Inc. (PWC 0949998010)

3.1 Discussion and Action Regarding Site and Building Plan Review and Approval of the Installation of a Ten-Foot-Tall Security Fence

Mr. Fuchs stated the security fence would be installed on the south side of the building around some mechanical equipment. He noted that staff had no objections.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the Site and Building Plans for T-Mobile. Motion Passed: 7-For, 0-Against.

4. Ronnie and Karen Strand Property Located on Lot 1 of Edgewood Avenue (PWC 0935029)

4.1 Discussion and Action and Public Hearing to Rezone the Subject Property from B-3 General Business to Rs-7 Single-Family Residential

Mr. Fuchs stated the rezoning request was being made for potential future development of the lot for a single-family home. The Rs-7 district allows existing parcels to be placed within it when no other residential districts are appropriate, so due to this lot size, this would be the only rezoning option for this property to be single family. The zoning would be consistent with the Comprehensive Master Plan of medium density residential. Mr. Fuchs recommended approval.

Chairman Bierce opened the public hearing at 6:03pm.

Ronnie Strand, the applicant, stated he and his wife were looking to build a 1,000 square foot vacation home. He questioned if he would need a variance, and Mr. Fuchs suggested submitting building plans and the City would review them and make that determination.

Chairman Bierce closed the public hearing at 6:05pm.

Commissioner Brown felt this property made more sense as residential.

Mr. Gabbey noted that the City does not have water in this location, and the sewer would belong to Lake Pewaukee Sanitary District.

A motion was made and seconded (A. Schoenemann, D. Kiser) to recommend approval of the Rezoning with the condition of adding a well and speaking to Lake Pewaukee Sanitary District. Motion Passed: 7-For, 0-Against.

5. Pewaukee Retail Partners, LLC Property Located at N20 W22951 Watertown Road Suites 107 and 111 as Requested by Hatch Fitness LLC (PWC 0958982004)

- 5.1 Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit to Allow a Physical Fitness Facility Within an Existing Tenant Space

Mr. Fuchs stated the request was for a physical fitness facility looking to occupy two tenant spaces within approximately 4,783 square feet. Proposed hours of operation would be from 8am to 7:30pm Monday through Friday and 8am to 1pm on Saturdays. Mr. Fuchs recommended approval.

The applicant, Amy Strong, noted that the facility was for older adults, and they typically do not wake up as early, hence why they were not planning to open until 7:30am.

Commissioner Endl questioned if there were any parking concerns. The applicant stated they could only have two classes going on at a time, and the capacity would be 14 people for each. There would be some overlapping of classes, but they were typically staggered. Mr. Fuchs pointed out that there were no issues with parking, but the building was also not fully occupied yet. With the mix of uses, Mr. Fuchs was not anticipating an issue. It was noted that there were also a small number of parking spots behind the building.

A motion was made and seconded (S. Sullivan, D. Kiser) to recommend approval of the Conditional Use Permit for Hatch Fitness, LLC. Motion Passed: 7-For, 0-Against.

6. Waukesha County Parks and Land Use Property Located at W262 N4656 Ryan Road (PWC 0881999001 & PWC 0878998)

- 6.1 Discussion and Action and Public Hearing to Rezone the Subject Property from Rs-3 Single-Family Residential and A-1 Agricultural to P-1 Park and Open Space

Mr. Fuchs stated the properties were owned by Waukesha County and were planned to be used for park purposes. He noted that the use was consistent with the future land use plan. There would be some signage installed off of Ryan Road, so the County would come forward

with that request at some point. Mr. Fuchs stated staff had no objections to the rezoning.

Chairman Bierce opened the public hearing at 6:18pm. After hearing no requests to speak, the public hearing was closed at 6:18pm.

A motion was made and seconded (D. Kiser, S. Sullivan) to approve the Rezoning for Waukesha County Parks and Land Use. Motion Passed: 7-For, 0-Against.

7. Pewaukee Golf Club Multi-Family Development Located at N12 W26506 Golf Road as Requested by Land by Label (PWC 0941988104 & PWC 0944994)
 - 7.1 Discussion and Action Regarding Site and Building Plans for Approval of Improvements for a Multi-Family Residential Development (PWC 0944994)

Mr. Fuchs stated this request was previously tabled following Plan Commission approval of the Comp Plan Amendments, Rezonings, Conditional Use Permits, and Certified Survey Maps. Some changes have been made since those approvals, but there was nothing included that would not conform to code and everything still met the zoning requirements. Mr. Fuchs mentioned that the applicant had decided to sprinkle the attics, which was preferred by the Fire Chief.

Emily Cialdini with Land by Label stated they were planning on doing a subdivision plat process for the single-family and condominiums instead of doing a Site and Building Plan Review. She highlighted the changes that were made since the previous meeting and noted that they connected to the Lake Country Trail, added 15 parking stalls along the north/south road for park visitors, increased the building separation between buildings to 53 feet, revised the plans to sprinkle the attics in the buildings, added landscaping with street trees, converted the green space in the courtyard to mowed lawn space with landscaping, and some of the garage doors are now a lighter beige color.

Commissioner Sullivan did not believe it was a good idea for 280 apartments to all discharge on the road to the south, and he preferred the cars to discharge to the east onto the WE Energies property. Commissioner Sullivan stated he loved everything about the development, except that there was only one access.

Chairman Bierce stated he preferred the road be a boulevard the entire length of the road. He questioned what would happen if tree fell and blocked the road. Chairman Bierce felt the Plan Commission was at a point where they could force the developer to make the entire road a boulevard in order to give extra space in case something happened.

Discussion took place regarding the emergency gate related to paying for the opening and closing. The Commissioners discussed what would constitute an emergency to open the gate.

Commission Schoenemann referred to the boulevard and felt there would be risks involved. The applicant noted that there would be single-family homes with access directly off of it, so a boulevard would obstruct anyone from exiting. Residents would have to make a U-turn to go the other way.

Chairman Bierce requested clarification on exactly how the gate would work. He wanted to know who would be responsible and who would have the authority to use it. Commissioner Sullivan suggested providing the turning radius for a fire truck in the area.

Chairman Bierce felt the garages needed more, and he suggested adding a window or some sort of architectural detail on the side elevations. He stated he loved the look of the apartments, but he pointed out that there were giant, open spaces in the middle of the side elevation. Ms. Cialdini noted that it was mainly circulation space within the building and would most likely end up being a room for the water and fire suppression system.

Commissioner Schoenemann felt there were not a lot of color tones represented on the front of the building and she suggested adding some taupe onto the ends of the building. Discussion then took place regarding the siding materials.

Commissioner Brown referred to the southeast corner and questioned what was envisioned for the area. Ms. Cialdini stated they would convert a few garage stalls to a maintenance office to keep equipment, and the other side would be a pet spa, which they wanted to keep away from the club house. The car wash was for people to be able to spray down their cars. All of the uses were clustered together and there would be a drain that would go into an on-site stormwater system.

Commissioner Brown agreed that there needed to be some small windows on the garage doors or some sort of architecture. Ms. Cialdini noted that they tried to avoid windows on garages because of the visibility inside them. She suggested they could look at adding something at the end of the garages.

A motion was made and seconded (C. Brown, D. Kiser) to approve the Site and Building Plans for Land by Label including the comments made for staff to review with the applicant. Motion Passed: 7-For, 0-Against.

8. Ken Weber Towing Service Property Located at N27 W26560 Prospect Avenue (PWC 0930984001)

8.1 Discussion and Action Regarding Site and Building Plans for Approval of Landscaping and Fencing on the Property

Mr. Fuchs noted that Ken Weber Towing Service received approval to acquire a portion of the adjacent church property and combined it with their property. They are now looking to clear the area that was purchased and add fencing and landscaping around the perimeter of that area. The site plan also shows construction of a drive that would connect to the existing storage area. Mr. Fuchs recommended paving more of the area than was proposed with staff review of a minor site plan amendment to make sure they maintain 40 percent green space and were complying with the setbacks. Engineering review would also be required. Mr. Fuchs also recommended that the setback for the fence be at least 20 feet from the side and rear property lines and 30 feet from the street property line. Mr. Fuchs recommended approval.

Commissioner Schoenemann felt the property looked nice with how it had been cleared out and healthy trees were left. She questioned why the fence would go to 17 feet right up to the

residential homes. She felt it could be pushed back to allow for the natural trees to remain as a buffer to the homes.

Ken Weber stated he spoke with the neighbors and noted that the bushes would go along the fence. The grass will be put in on their side of the fence. Mr. Weber mentioned that they wanted to drive in one way and exit the other way so that they never had to back into the lot off the road again.

Commissioner Brown was concerned about the arborvitaes and was worried about having just one species of trees around the fence. She did not want them to die because of the deer.

Dorie Loescher (N27 W26676 Prospect Avenue) stated she owned the home on the other side of this property and she was fine with it.

Jeff Jira (N27 W26673 Lauderdale Drive) agreed and stated he was on the other side of the property.

Pastor Brinkman with Crossroads Church (N27 W26541 Prospect Avenue) felt he could not have a better neighbor, and he felt the arborvitaes were perfect for the separation.

Commissioner Kiser referred to the second driveway access and mentioned that since it was a County road, it would need County approval.

Commissioner Linsmeier stated he liked the look of the fence.

A motion was made and seconded (D. Kiser, S. Sullivan) to approve the Site and Building Plans for Ken Weber Towing Service including staff recommendations and working with the applicant to revise the site plan to show a 20-foot setback. Motion

Passed: 7-For, 0-Against.

9. Discussion and Action and Public Hearing for Bielinski Homes to Rezone Property Located at W240 N2687 Pewaukee Road from B-6 Mixed Use Business to Rm-3 Multi-Family Residential (PWC 0924995) - PETITION WITHDRAWN

No action taken.

10. Adjournment

A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 7:33pm.

Motion Passed: 7-For, 0-Against.

Respectfully Submitted

Ami Hurd
Deputy Clerk/
Community Development Coordinator