

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, J. Endl, D. Kiser, 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. Items for Discussion and Possible Action

2.1 Discussion and Action Regarding the Site and Building Plans for ICAP Development for a Multi-Tenant Medical Office Building Located at W240 N2687 Pewaukee Road (PWC 0924995)

Mr. Fuchs stated this project went before the Plan Commission for a Conceptual Review back in November 2025. The applicant was proposing a 35,000 square foot medical office building, as well as a future 20,000 square foot building. The landscape plan paid particular attention to the parking setback in order to buffer the multifamily residential to the south of the property. Mr. Fuchs recommended the signs be staff approved, as well as conditioned on Engineering Department approval of the storm water, erosion control, grading, and utility plans.

Brian Adamson with ICAP noted there were doctors in the audience from Moreland ENT, which was planned to be the anchor tenant and partner in the project, and they were planned to occupy about half of the space in phase 1.

Dr. Fridirici introduced himself and stated they were a group of six physicians and two PA's in practice in the greater Milwaukee area with clinics across the area. On any given day, they would see patients from about 7:30am to 4:00pm, and there would typically only be one or two doctors on site on any given day. There are no weekend hours. This building would be the main hub for their practice.

Mr. Adamson referred to the landscaping plan and noted the closest parking stall to the setback was 30 feet. They also moved the stalls to abut the building in order to avoid headlights shining into the neighbor's homes. He noted they also added some arborvitae-type trees on the far southwestern corner between the condominiums and the proposed building. The trees would be six to seven feet when planted, and 17 to 20 feet tall and between 10 and 12 feet wide when they are fully grown. It would be considered more of a landscaping wall. This was anticipated to be where staff would park, and they were hoping to keep most of the customer traffic to the east of the building.

Commissioner Brown felt this was the best use for the property. She felt screening for neighbors was imperative and felt the developer did a good job making sure they had mature trees on site for screening. She was concerned about having the property zoned B-6 and the possibility of what could go into the buildings with a B-4 or B-5 zoning district, even though the applicant wanted it specific to a medical use. Mr. Adamson did not believe they could have the project done in the B-4 district, as B-4 was solely an office zoning district, and there would be non-material good services and retail on this site, such as eyeglasses sales. He felt the Conditional Uses that fit into B-4 were all office uses, and B-5 was very specific with only seven different uses, none of which would apply to their site plan.

Commissioner Schoenemann felt this was a really gorgeous building and liked all four sides of it. She felt the landscaping was more robust than any she had seen in the past.

A motion was made and seconded (A. Schoenemann, D. Kiser) to approve the Site and Building Plans for ICAP Development based on the staff recommendations. Motion Passed: 5-For, 0-Against.

- 2.2 Discussion and Action and Public Hearing Regarding an Accessory Structure Zoning Code Amendment to Revise Section 340-2.9(B)(1)(a) Related to the Size and Quantity of Accessory Structures Allowed on Residential Properties

Mr. Fuchs stated this amendment would allow one larger structure and then one smaller structure on a property. They have previously run into situations where a property owner had an existing 300 square foot building, but if they wanted to propose a second building, it would be limited to 200 square feet. The 300 square foot building would count as the larger building, even though it was a somewhat small building in size. To correct that, the ordinance looked at it in an aggregate with a total of 1,500 square feet, but it would still be a maximum of two buildings, with the maximum size of an individual building being 1,200 square feet.

Chairman Bierce opened the public hearing at 6:29pm. No one expressed an interest in speaking, so the public hearing was immediately closed at 6:29pm.

Commissioner Brown did not have an issue with combining the structures for the 1,500 square foot limit, but she did have an issue with the amount of structures being requested. She felt the limit should be no more than two structures, but questioned pools and decks and why they were being considered in this. Mr. Fuchs noted that there were provisions within the code that would clarify that, such as boathouses, play structures, pools, and decks that would not count towards the detached accessory structures.

A motion was made and seconded (C. Brown, D. Kiser) to recommend approval of the Zoning Code amendment. Motion Passed: 5-For, 0-Against.

- 2.3 Discussion and Action Regarding a Temporary Use Application for Lake Pewaukee Sanitary District to Keep a Temporary Trailer on Their Property Located at N25 W27675 Prospect Avenue During Construction (PWC 0935981)

Tom Koepp with Lake Pewaukee Sanitary District stated they would have signage stating "temporary" and was happy to take any of the calls the City received about it. He noted the

expected timeline of building the station was a year and a half, which was the reason for the application's expiration date.

A motion was made and seconded (D. Kiser, C. Brown) to approve the Temporary Use Application for Lake Pewaukee Sanitary District. Motion Passed: 5-For, 0-Against.

3. Adjournment

A motion was made and seconded (D. Kiser, C. Brown) to adjourn the meeting at 6:40pm.
Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk
Community Development Coordinator