

In attendance:

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier, K. Salituro, S. Sullivan and C. Wunder.

Also in attendance:

City Planner N. Fuchs, City Administrator S. Klein, Department of Public Works Director J. Weigel 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 a Petition for a Rezoning Public Hearing for Dan & Nicole Ladwig to Rezone Property Located at N37 W26991 Kopmeier Drive From F-1 Floodplain District to Rs-7 Single-Family Residential for the Purpose of Properly Identifying Areas that Do Not Reside Within the 100 Year Floodplain (PWC 0894976)

Mr. Dan Ladwig stated a survey was done on his property and it was found that the floodplain was not in line with the F-1 zoning on the property. He stated he wanted the zoning to match the true elevation based on the survey.

Chairman Bierce noted that the City Planner recommended tabling this until his concerns and Lake Pewaukee Sanitary District's were addressed.

A motion was made and seconded (S. Sullivan, C. Wunder) to table the rezoning for Dan and Nicole Ladwig.

Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for WVRC/Dr. John Beltz, DVM, to Rezone Property Located on Pewaukee Road South of I-94 From Rs-4 Single-Family Residential to B-3 General Business District for the Purpose of Building a New 24 Hour Emergency Vet Clinic (PWC 0966999)

Mr. Fuchs stated the applicant was not ready to move forward and will submit plans for the February Plan Commission meeting.

Benjamin Hurd (N11 W24108 River Lane) stated he did not want to be on City septic or water.

Dave Dremsa (N9 W23853 Sherwood Drive) questioned if other people in the neighborhood would be notified about being put on City sewer. Mr. Klein confirmed there were currently no plans to extend City sewer to the subject property.

A motion was made and seconded (K. Salituro/S. Sullivan) to table the rezoning for WVRC/Dr. John Beltz. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for Stoneridge of Pewaukee Located at N16 W23390 Stoneridge Drive for the Purpose of Allowing Spancrete to Locate Within the Existing Tenant Space Primarily for Warehousing and Storage (PWC 0956999022)

Mr. Bergman recused himself from the Plan Commission for this item as he was the petitioner. He stated it was an industrial building in a zoning district that requires a conditional use for a lighter zoning than what is in place.

A motion was made and seconded (C. Wunder, D. Linsmeier) to recommend approval of the conditional use permit for Stoneridge of Pewaukee. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Certified Survey Map for Tom Mueller Located on Duplainville Road for the Purpose of Subdividing the Parcel Into Three Separate Lots (PWC 0867994003)

The petitioner, Chris Hansen, stated Mr. Tom Mueller owns the property and wanted to acquire Lot 1, and Mr. Hansen wanted to purchase the other two lots. He noted he was no longer looking to change the easement for sewer hookup.

Mr. Weigel referred to information provided on separate drawings and noted that that information must be added to the CSM.

A motion was made and seconded (B. Bergman, S. Sullivan) subject to the conditions defined by City staff. Motion Passed: 6-For, 0-Against.

Mr. Hansen added that they were asking for a reclamation of the easement in front. Mr. Weigel clarified that it is a right-of-way owned by the City. He stated the petitioners would have to submit a letter requesting the City look at vacating or donating the right-of-way. The current CSM does not show any change in the right-of-way.

6. Discussion and Action Regarding a Certified Survey Map for Christ Evangelical Lutheran Church Located at W240 N3103 Pewaukee Road for the Purpose of Combining Three Existing Properties (PWC 0904994001, PWC 0904994002, PWC 0904995)

Mr. Fuchs stated the church received approval for a building addition contingent on combining the three properties that encompass the development.

A motion was made and seconded (D. Linsmeier, K. Salituro) to approve the certified survey map for Christ Evangelical Lutheran Church. Motion Passed: 6-For, 0-Against.

7. Discussion and Action Regarding a Condominium Development Conceptual Review on the Stenz Property Located at Golf Road and CTH G (PWC 0940999001)

Mr. Tony Zanon from Pinnacle Engineering and the developer, Jim Forester, were present. The applicant noted the number of units were reduced from 58 to 54. They have done a combination of two- and four-units in order to increase the amount of greenspace. The wetland has been delineated and they are scheduled to complete a tree survey. They also changed the road from circular to two cul-de-sacs, which would both be private but built to City standards. The offset from Golf Road has been increased to 60 feet, and the buildings on the west side have been pushed further east to 40 feet away from the property line.

Mr. Sullivan stated he did not like the private roads.

Mr. Fuchs noted that the Rm-1 front yard setback with the conditional use could be reduced down to 24 and a half feet. Even as it is laid out right now they are still a bit short in the front yard setbacks and they

are not meeting the building separation requirement for Rm-1 of 40 feet. Mr. Forester stated he spoke with the Fire Chief and he would be fine with the 20 foot separation whether the buildings were sprinkled or not.

Mr. Fuchs pointed out that there is F-1 district zoning on the property, which is not being impacted, but there is also LC district that will be impacted so they will have to rezone. He stated he would prefer they follow the wetland setback on the LC zoning.

Discussion took place regarding making some of the drives a side-entry. Mr. Forester stated they could look at that.

Lynn Voss (W273 N1525 Lakefield Drive) stated she was told when she built her home that the plan for this land was single-family development. She did not want to see the garage doors facing her house.

Terry Brooks (W273 N1640 Lakefield Drive) stated he was pleased with the direction of the buffer zone and the tree survey. He wanted to make sure the retention pond would be able to handle the increased drainage from the concrete.

Gerald Glocka (W273 N1582 Lakefield Drive) questioned if the existing trees will be retained. It was noted that they would be, and it is about a 40 foot tree line. He questioned if the Lakefield Drive access would have a gate, and it was noted that it would go straight thru as a public road and not only as an emergency access.

Mr. Zanon noted that all of the structures would look like a ranch-style house and would all be single-story. It will not be multi-family, multi-story apartments.

8. Discussion and Action Regarding a Site and Building Plan for NCL Graphics Located at N29 W22960 Marjean Lane (PWC 0914008)

Mr. Fuchs stated a portion of the building was damaged in a fire and they are looking to rebuild on the same footprint. They will be utilizing matching materials to the existing building. The only change is that the portion of the building they are replacing was shorter, and they are going to raise it to match the rest of the building. Mr. Fuchs recommended approval with the condition that they combine the five parcels that the building currently spans. Mr. Klein added that the new portion also requires sprinklers.

A motion was made and seconded (K. Salituro, C. Wunder) to approve the site and building plans for NCL Graphics. Motion Passed: 6-For, 0-Against.

9. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for Briohn Building Corporation for a Multi-Tenant Industrial Building Located at the North End of Northmound Drive (PWC 0962998005)

Mr. Fuchs stated this was a vacant site and the applicant is proposing two tenant spaces in a 131,400 square foot building. There are three separate wetlands on the property that they will fill with DNR approval. They are also proposing to vacate the existing right-of-way. There is a condition by the City that they vacate the right-of-way and provide the City with an access easement to access the well house, and Mr. Fuchs noted 33 feet would be sufficient.

Discussion took place regarding the island in the cul-de-sac, and Mr. Zanon proposed eliminating the island. Mr. Fuchs stated staff did not have a strong objection to eliminating the grass island.

Mr. Zanon questioned if the vacation process could occur prior to the issuance of an occupancy permit. The vacation process takes a lengthy amount of time and they want to start construction as soon as they can in the spring. Mr. Klein stated the City would not have a problem with that.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the site and building plans and Plan of Operation for Briohn Building subject to staff comments and review, including ensuring the compaction does not affect City utilities, and moving the vacation process to closer to occupancy subject to attorney documentation. Motion Passed: 6-For, 0-Against.

10. Discussion and Action Regarding the Conceptual Site and Building Plans for Briohn Building Corporation for a Proposed Office/Industrial Building Located at W220 N1051 Springdale Road (PWC 0961998)

Mr. Fuchs stated this was a 34 acre parcel located within a SEWRPC primary environmental corridor. The applicant is looking to develop a portion of the site with a 40,600 square foot building and a potential 62,200 square foot building addition.

Mr. Sullivan questioned if the entrance could be put directly across the street from the main entrance to Brookfield. It was noted that they are working with the County on the issue.

11. Adjournment

A motion was made and seconded (C. Wunder, S. Bierce) to adjourn the meeting at 7:14pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk