

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, T. Janka, D. Kiser, S. Sullivan, and C. Wunder.

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 Approval of the April 21, 2022 Meeting Minutes

A motion was made and seconded (C. Wunder, D. Kiser) to approve the April 21, 2022 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding the Final Plat for Woodleaf Reserve Addition No. 5 (PWC 0865992 & PWC 0865175)

Mr. Fuchs stated the plat consists of 11 lots and the extension of Timber Court. All lots meet the Rs-6 minimum area and width requirements, and it is in substantial conformance with the Preliminary Plat. Mr. Fuchs recommended approval of the Final Plat.

A motion was made and seconded (T. Janka, D. Kiser) to approve the Final Plat for Woodleaf Reserve Addition No. 5. Motion Passed: 6-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 Lake Pewaukee Sanitary District for Property Located at N25 W27675 Prospect Avenue from Medium Density Residential (6,500 sq. ft. – ½ ac./d.u.) to Government/Institutional (PWC 0935981)

Mr. Fuchs stated LPSD was requesting to construct a new office and storage building. Staff does not object to the rezoning and the use of the property by LPSD in some capacity. He noted that the building size, site layout and design will be part of the site and building plan review that will come in the future. Mr. Fuchs noted that there will be no anticipated change in traffic.

Chairman Bierce opened the public hearing at 6:09pm.

Nancy Notley (W276 N2670 Lily Court West) stated she was opposed to the rezoning and was concerned about the decrease in home values. She discussed various car accidents near the proposed building. Ms. Notley felt the development would contribute to more traffic on a dangerous stretch of

road. She felt the proposal advocated for the unnecessary destruction of greenspace and wildlife habitats. Ms. Notley felt there were other areas in Pewaukee to develop the building.

Tom Calvy (W278 N2471 Prospect Avenue) stated he was concerned about the safety of the street and the neighborhood.

Zach Thompson (W275 N2536 Wildflower Road) referred to the SEWRPC website regarding the Pewaukee River Watershed Protection Plan. He felt this development would have an impact on the adjacent watershed and environmental corridor. Mr. Thompson submitted a petition with 146 neighbor's signatures opposing the rezoning. He felt the development does not belong in the neighborhood.

Jill Olson (W278 N2946 Rocky Point Road) discussed being outbid on land by LPSD in order to preserve it as wetlands and a natural area. She felt LPSD lied to her, and she felt this was a bad use of the property.

Clark Bohnert (W275 N2581 Heather Lane) questioned if an operations review was done on the existing facility and questioned if anyone looked at remodeling alternatives. Mr. Bohnert questioned who would be paying for this, and he felt it should require a referendum.

Jim Tredwell (W275 N2437 Heather Lane) stated once a new zoning is created, LPSD would be allowed to build whatever they wanted within the institutional zoning. He felt the lands were purchased for a conservancy to protect the wetlands and it does not fit within the context of the neighborhood that is there. Mr. Tredwell was disappointed in LPSD and that this was happening this way.

Emily Jasinowski (W276 N2533 Wildflower Road) felt this would negatively impact her quality of life because of the noise pollution, traffic increase, and the safety concerns. She asked that the Commission not create more chaos in their lives and take away their peace.

Dejon Wirth (W275 N2496 Heather Lane) requested the Commission not support the agenda items. She felt it would destroy the rural and residential area. Ms. Wirth was shocked at the poor condition of the current LPSD property, and she felt they should take care of the property they have. She also felt the intersections were already busy and dangerous enough.

Amy Schoenemann (W277 N2788 Chicory Lane) questioned if the concept was feasible. She felt any screening done to the building would cause a safety issue for drivers on Prospect Avenue. She also felt the building would not fit on the site. Ms. Schoenemann suggested a different Pewaukee site for the building, as she felt it did not belong in the neighborhood.

John Nate (W275 N2485 Heather Lane) felt the property was supposed to be set aside in perpetuity, and he questioned if there were other locations for this building to cause less of a change to the surrounding footprint.

Tom Seebath (W278 N2451 Prospect Avenue) felt LPSD was being selfish on what they want to do, when they own a lot of other properties around the area that would serve them much better. He requested this go to a referendum.

William Bachman (W278 N2619 Rocky Point Road) stated he was sad to see the area develop, and he was strongly opposed to it.

Kyle Wolff (W275 N2491 Wildflower Road) read aloud a SEWRPC document. He felt LPSD was putting a gigantic building on a primary environmental corridor. Mr. Wolff felt it was the City's job to

protect the upland portions from being developed. He felt the City should assess the woodlands to be incorporated into the primary environmental corridor.

Katie Thompson (W275 N2536 Wildflower Road) requested the Commission not amend the property. She reviewed the 2050 Land Use Plan and felt changing the plan and rezoning the site was inconsistent with the plan and inconsistent with the well-established surrounding residential neighborhoods. Ms. Thompson discussed land uses within the City and felt the current LPSD operation was an illegal, non-conforming use. She felt rezoning the land would be considered spot zoning.

Tracy Rath (W276 N2650 Lily Court West) felt this was another example of government overreach and she felt the City was trying to rezone the property without anyone knowing. Ms. Rath felt government needed to be fiscally responsible.

Maryann Jorgenson (W276 N2632 Wildflower Road) stated she does not want commercial in her neighborhood. She noted that Pewaukee is a hotbed for cyclists. She stated the road bends and turns quite drastically, and the speed limit changes, and she felt it would be very dangerous. Ms. Jorgenson questioned why LPSD would need a 16-spot parking lot.

Stuart Wogsland (W275 N2721 Oak Street) stated he wanted to keep the nice neighborhood in the area.

Alexandra Gaggl (W275 N2337 Oak Street) stated her property shares two borders with LPSD and she was disappointed in LPSD for not reaching out to them since they are highly affected by the proposed change.

John Ruf (Beach Park Circle, Delafield) stated he is the President of Lake Pewaukee Sanitary District. He stated there will not be more traffic, and LPSD will be doing the same thing that it does at the original site. In an effort to be fiscally responsible, they did not want to put more money into the project until the rezoning was approved. They have no intent to put up a structure that asks for a variance. Mr. Ruf felt it was not feasible to have their location in an industrial park because of the size of the equipment.

Lori Seeboth (W278 N2451 Prospect Avenue) stated the LPSD trucks speed down the road and she felt the last thing they need is one more truck on the road.

Joseph Boland stated he is Secretary of the Lake Pewaukee Sanitary District. He felt the I-2 zoning was appropriate for this parcel, as it is owned by a government entity for a public purpose. He stated LPSD has outgrown its existing facility and they have acquired a lot more equipment that they need to take care of. The equipment is extremely large, and it is not easy to get it across the lake from a site miles away. Having a site close by is important from an operational standpoint.

Rainer Gedeit (W275 N2441 Heather Lane) stated this is the community in action and they expect their governmental leaders to listen to what they say.

Chairman Bierce closed the public hearing at 7:32pm.

Chairman Bierce stated he would be uncomfortable rezoning the property without having a clearer view of what it is being rezoned for. He stated he wanted to see what LPSD is planning.

Commissioner Janka referred to a letter written by Tom Koepp of LPSD and stated he was personally insulted. He questioned why LPSD was not clearing the buckthorn that was referred to in the letter. He

felt LPSD should have had a meeting with the citizens to inform them of their plans. Commissioner Janka felt the conference rooms being proposed would be a waste of taxpayer money. He stated he would not support the zoning change.

Commissioner Brown stated she met with the residents and Tom Koepp and looked at the existing property. She questioned why the property they purchased was not immediately rezoned, and she felt the land was initially purchased to protect the area. Ms. Brown did not believe this was appropriate for the area and she stated she would not vote for it and would like to keep it as Rs-1.

Commissioner Kiser felt this should have been done as a Conceptual Review instead.

A motion was made and seconded (C. Brown, T. Janka) to deny the Comprehensive Master Plan Amendment and Rezoning for Lake Pewaukee Sanitary District. Motion Passed: 5-For, 0-Against, 1-Abstain (Sullivan).

5. Discussion and Action and Public Hearing for Lake Pewaukee Sanitary District to Rezone Property Located at N25 W27675 Prospect Avenue from Rs-1 Single-Family Residential to I-2 Rural Institutional for the Purpose of Constructing a New Building (PWC 0935981)

Action taken in item #4.

6. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Keith Tubin for Property Located at N37 W26745 Kopmeier Drive for the Purpose of Constructing a Boathouse (PWC 0894014)

Mr. Fuchs stated the proposed boathouse is approximately 187 square feet and complies with the boathouse requirements. He noted there is a condition in the staff report that the applicant remove some of the concrete to meet the allowance for impervious surface. Staff was recommending approval of the Conditional Use.

Chairman Bierce noted that he was not against the size and placement of the boat house, but he did not think it would be fair to allow a metal boathouse when the City has not allowed metal buildings in the past.

Commissioner Brown stated she would not want to see a metal boathouse on the lake.

Mr. Tubin felt the metal siding would hold up better. He felt it was less of an eye sore than seeing gas cans and boat supplies around the lake.

A motion was made and seconded (C. Brown, S. Sullivan) to recommend approval of the Conditional Use Permit for Keith Tubin with staff making sure the outside building material was changed. Motion Passed: 6-For, 0-Against.

7. Discussion and Action Regarding Site and Building Plans for Interstate Partners for Vacant Land Located at Approximately N30 W22835 Green Road for the Purpose of Constructing a Speculative Industrial Building (PWC 0914987 & PWC 0914980)

Mr. Fuchs stated this building was originally brought forward to the Plan Commission in December of 2019. The Plan Commission recommended rezoning the two properties involved and recommended

approval of the CSM but did not take action on the site and building plans, as there were concerns with the architecture at that time.

The building has changed and is now approximately 116,000 square feet. It was originally around 160,000 square feet. The applicant is proposing to fence-in the back behind the building with a chain link barbwire fence with slats. Mr. Fuchs recommended approval with several conditions including review of a final landscape and lighting plan, final Engineering approval, limiting the illumination of signage between 10:00pm and 7:00am, and overnight parking limited to behind the building.

Chairman Bierce opened the public hearing at 8:00pm.

Larry Marincic (N30 W22121 Green Road) requested Chairman Bierce reiterate his comment about property rights.

Greg Zinda, owner of The Station Pub and Grill, questioned if there would be another public meeting after this. He stated he was concerned with water coming into his parking lot and building, depending on what happens with the grade on the property. Ms. Wagner stated she has not yet seen a storm water management plan. Mr. Zinda wanted to go on record that he wanted to see the plan.

Chairman Bierce closed the public hearing at 8:04pm.

Chairman Bierce felt the building was lacking. He felt there were deficiencies in the building and not a lot of architecture along the sides. There are still long expanses of solid concrete without much breaking it up. Chairman Bierce stated he was not opposed to the size of the building or what it would be used for.

Commissioner Sullivan agreed with Chairman Bierce and stated he was concerned with the stormwater management problems on the site. He questioned if the applicant has spoken to the residents across the street.

Commissioner Brown stated she did not see anything wrong with this. She questioned the difference between this building and other buildings in the City on Highway 16 and Highway M.

Caroline Brezinski with Interstate Partners stated they have talked to the neighbors across the street. She noted that they have changed colors and added windows, and the building is now much smaller, so the expanses are not as long.

Commissioner Kiser stated he had no issues with the building.

Ms. Wagner noted that Green Road is a weight restricted roadway from Duplainville Road to Pewaukee Road, so access will be a bit of a challenge. The weight restriction may have to be lifted. Ms. Brzezinski noted that they have already made a request with Waukesha County to lift the restriction. Discussion took place regarding the restrictions.

A motion was made and seconded (C. Brown, D. Kiser) to approve the Rezoning, Certified Survey Map, and Site and Building Plans, adhering to the recommendations from the City Planner and the stormwater management. Motion Passed: 4-For, 2-Against (Bierce, Janka).

8. Discussion and Action and Public Hearing for Interstate Partners to Rezone Vacant Land Located on Green Road from M-6 Mixed Industrial to M-2 Limited Industrial for the Purpose of Developing a

150,000 Square Foot Industrial Building (Previously Recommended for Approval at the 12/19/2019 Plan Commission Meeting) (PWC 0914987)

Action taken in item #7.

9. Discussion and Action and Public Hearing for Interstate Partners to Rezone Property Located on Green Road from Rs-3 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a 150,000 Square Foot Industrial Building (Previously Recommended for Approval at the 12/19/2019 Plan Commission Meeting) (PWC 0914980)

Action taken in item #7.

10. Discussion and Action Regarding a Certified Survey Map for Interstate Partners for Property Located on Green Road for the Purpose of Combining Two Existing Parcels (PWC 0914980 & PWC 0914987)

Action taken in item #7.

11. Discussion and Action Regarding Site and Building Plans for John and Kari Stroschein for Property Located at W245 N4780 Swan Road for the Purpose of Constructing a Second Dwelling on the Property (PWC 0873999)

Mr. Fuchs stated the property owner wants to build a new home on the far east side of the property and wants to keep the existing home on the property to be used as a wood working shop and for equipment storage. Within the existing home, they would like to keep the bathroom and make some changes. Mr. Fuchs stated the Upland Conservancy zoning allows for the Plan Commission to approve a second dwelling on the property, as opposed to going through a variance process or removing the bathroom so that it cannot be considered another dwelling unit. Mr. Fuchs noted the proposed home and driveway meet all the setback requirements and he recommended approval of the site and building plans.

Discussion took place regarding sewer and water hook up.

A motion was made and seconded (C. Brown, C. Wunder) to approve the Site and Building Plans for John and Kari Stroschein to construct a second dwelling. Motion Passed: 6-For, 0-Against.

12. Adjournment

A motion was made and seconded (D. Kiser, S. Sullivan) to adjourn the meeting at 8:30pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk