

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, D. Kiser, 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 an Application for a Building Permit for Michael and Kristi Meinecke for Property Located on Glacier Road for the Purpose of Constructing a New Single-Family Home in the UC Upland Conservancy Zoning District (PWC 0887039)

Mr. Fuchs stated this was for a building permit for property zoned Rs-3 and UC Upland Conservancy. A portion of the home encroaches into the Upland Conservancy zoning district, which has a requirement that building permits cannot be issued until the Plan Commission reviews and approves them. Mr. Fuchs stated staff does not object to the proposed home, as it is a permitted use. He noted the setbacks meet the Rs-3 district standards.

Mr. Fuchs added that the zoning boundaries would not change. He stated anything else that would require a zoning or building permit would have to come back to the Plan Commission if it is located in the UC portion of the property.

A motion was made and seconded (D. Kiser, C. Brown) to approve the Building Permit for Michael and Kristi Meinecke. Motion Passed: 4-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 Michael Wist for Property Located at N44 W27998 Capitol Drive from Floodplains, Lowland & Upland Conservancy, and Other Natural Areas to Low Density Residential (> 2 AC. / D.U.) (PWC 0886995)

Action taken in item 4.

4. Discussion and Action and Public Hearing for Michael Wist to Rezone Property Located at N44 W27998 Capitol Drive from F-1 Floodplain to Rs-2 Single-Family Residential for the Purpose of Remodeling or Rebuilding the Existing Home (PWC 0886995)

Mr. Fuchs stated the property is currently zoned F-1 Floodplain, but the owner had the floodplain field delineated and resulted in a portion of the property not being within the floodplain. The property owner went

through the FEMA process to get the land officially mapped out of the floodplain, so the City now has a portion of the property zoned F-1 Floodplain that is not actually floodplain. Mr. Fuchs stated the property owner is requesting that it be amended and changed to reflect what is actually on site.

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

Thomas Manteufel (N43 W27935 Ishwane Court) questioned how much of the property was being rezoned. Mr. Fuchs noted it was essentially the area where the house currently is.

Bryan Vieaux (N44 W28069 Capitol Drive, Town of Delafield) questioned how much more of the property is going to be rezoned to build on. Mr. Fuchs noted 3.5 acres was being rezoned.

Mike Wist (N44 W27998 Capitol Drive) stated he was the property owner and clarified the area to be rezoned. He stated there is already a house on the property.

Chairman Bierce closed the public hearing at 6:18pm.

A motion was made and seconded (D. Kiser, C. Wunder) to recommend approval of the Comprehensive Master Plan Amendment and Rezoning for Michael Wist. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding a Conceptual Review for Garage Alley Pass for a Proposed Multiuse Rental Space Business for Property Located at W223 N607 Saratoga Drive (PWC 0964994003)

Mr. Fuchs stated this was a conceptual review for consideration of a storage or warehouse-type use. The preliminary plan includes four buildings with a total of over 40,000 square feet of space. The use is not a warehousing-type facility, as the units are a little bigger. It could be used for just storage of equipment or personal items, but if businesses are using the space to operate out of, that use would be considered a Conditional Use Permit.

The applicant stated the spaces will be leased out like an apartment, so there will be regulations as to what is allowed and what is not. It was noted that there will be security cameras on site, and they would like it to be a safe, secure space. The applicant added that no outside storage would be allowed, as well as no loud noise.

Commissioner Brown was concerned about the conflicts that may arise from the different uses in the spaces and the need for Police services.

The applicant noted a lease would be six to 12 months, but a month-to-month lease could also be done. Each unit would be metered individually for electricity and water and would have its own bathroom.

Commissioner Kiser stated he wanted to see the company's business plan to make sure the units do not become living quarters. Chairman Bierce suggested doing a six month or less lease to prevent that from happening.

The applicant noted there would be a gate with a card reader to gain access, and they can see who is going in and out every time they swipe their card. There will also be a camera system.

Chairman Bierce questioned how the City would handle the uses and questioned if uses would have to come before the Plan Commission every time. Mr. Russ Raposa, architect for the project, noted that according to the

State, the buildings can only be for business use, storage use, or a factory. There will be limits as to what is allowed, and they are hoping for more of a hobby clientele. Access will be allowed 24 hours a day, seven days a week.

Discussion took place regarding emergency vehicle access. The applicant stated there would be full access around the complete set of buildings so there would be plenty of room for the circulation of emergency vehicles.

No action was taken.

6. 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 Starla Enterprises, LLC for Land Located at the Northwest Corner of Johnson Drive and Springdale Road from Manufacturing/Fabrication/Warehousing to Office Commercial (PWC 0961996006)

Chairman Bierce stated items 6, 7, and 8 were being removed from the agenda at the applicant's request. No action was taken.

7. Discussion and Action and Public Hearing for Starla Enterprises, LLC to Rezone Land Located at the Northwest Corner of Johnson Drive and Springdale Road from M-1 General Wholesale Business/Warehouse District to B-4 Office for the Purpose of Constructing a Two-Story Office Building (PWC 0961996006)

No action taken.

8. Discussion and Action Regarding the Site and Building Plans for Starla Enterprises, LLC for Land Located at the Northwest Corner of Johnson Drive and Springdale Road for the Purpose of Constructing a Two-Story Office Building (PWC 0961996006)

No action taken.

9. Adjournment

A motion was made and seconded (D. Kiser, C. Brown) to adjourn the meeting at 6:42pm. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk