

In attendance:

Alderwoman C. Brown, T. Janka, D. Kiser, D. Linsmeier, and S. Sullivan.

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

In the absence of Chairman Bierce, Commissioner Brown 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 July 20th, 2023 Meeting Minutes

A motion was made and seconded (T. Janka, D. Kiser) to approve the July 20th, 2023 meeting minutes. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Zoning Permit for Ellenbecker Investment Group for Property Located at N21 W23350 Ridgeview Parkway for the Purpose of Erecting a 35-Foot Flagpole (PWC 0953994001)

Mr. Fuchs stated the proposal was for a 35-foot flagpole, but the maximum height permitted according to the Zoning Code is 30 feet, although there is a provision that the Plan Commission may approve something taller. Mr. Fuchs recommended approval of the Zoning Permit.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the Zoning Permit for Ellenbecker Investment Group. Motion Passed: 5-For, 0-Against.

4. Discussion and Action and Public Hearing for WVRC to Rezone Property Located on Pewaukee Road from B-3 General Business to B-4 Office District for the Purpose of Constructing an Emergency Vet Clinic (PWC 0966999)

Commissioner Brown opened the public hearing at 6:05pm.

Dan Schlenvogt (N11 W24058 River Lane) questioned why the zoning was being changed after being approved three years ago. Mr. Fuchs noted that the B-4 district is more suitable for the proposed development. Mr. Schlenvogt questioned if a turn lane would be put in, and Mr. Fuchs noted the County would have to approve the access.

Dean Weigand (N11 W24199 River Lane) questioned what was being proposed.

Nathan Laurent with Keller stated the proposal was for a 25,000 square foot animal hospital to expand services and accommodate customers from their existing business that will be relocating to this site. It is a 24-hour operation, but the majority of the clients are seen during the day. The clinic will handle operations,

specialty and regular vet visits, MRI's, CT scans, and oncology. Mr. Laurent noted the plans are largely unchanged from the last time they presented, but the building is 1,000 square feet smaller.

Mr. Laurent referred to the turn lane and noted they have an approved permit from Waukesha County adding a left turn lane coming south on Highway 164.

Susan Kelly (N9 W23870 Sherwood Drive) stated her sister owns the property and she was concerned about the barriers between the properties. Mr. Laurent stated there were trees and landscaping surrounding the site. Ms. Kelly questioned if there would be any repercussions for the septic systems. Mr. Laurent noted that it would not affect the residents' wells.

Commissioner Brown closed the public hearing at 6:15pm.

Commissioner Sullivan stated he was concerned about the noise, and Mr. Laurent pointed out that there would be no ambulance service for animals. There is an outdoor area for animals, but not a play area, and there will be no doggy daycare or boarding at the facility.

Mr. Fuchs added that submittal of a revised set of plans reflecting the zoning standards was the only condition related to the rezoning.

A motion was made and seconded (D. Kiser, T. Janka) to recommend approval of the Rezoning for WVRC. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for WVRC for Property Located on Pewaukee Road for the Purpose of Constructing an Emergency Vet Clinic (PWC 0966999)

Mr. Fuchs stated he was recommending approval with the following conditions: final grading, erosion control, and storm water approval by Engineering; requiring the drive and parking that goes around the addition to not be constructed until that phase occurs; access approval by Waukesha County; connecting to public sewer facilities once available; the landscape plan is to be revised to add a third variety of evergreen trees and replace the Norway Maples with a like native species tree; and light poles are to be a maximum of 15 feet with a three-foot base and to be dimmed to 50 percent at 9pm.

Mr. Fuchs pointed out that they suggested the applicant consider a cross access to the site to the north for a driveway if that property ever develops.

Discussion took place regarding the possibility of sanitary sewer as relates to developers bringing it to the area.

Commissioner Brown stated she wanted to make sure this building was pushed to the northeast as much as possible in order to be away from the single-family subdivision. Ms. Wagner noted they were as far as they could go on this property and are up against the floodplains and wetlands.

Discussion took place regarding the screening and berms. Mr. Laurent noted all the trees they are planting are in addition to the existing foliage on the south side of the property or the north and west sides of the residences. He mentioned that adding a berm would negatively impact the water flow from the residential properties.

Commissioner Brown felt the northern part of building looked bland. Mr. Laurent noted that they added stone and windows to the north elevation, but he pointed out that services being done in that area of the building cannot have windows on them.

Ms. Wagner stated they are working on the storm water management. She stated sewer is not currently available, but water is available in Pewaukee Road, and they will connect to it.

Mr. Laurent stated signage has not yet been submitted, but the only thing they expect to be illuminated is the emergency vet posts. Mr. Fuchs noted the City does have a shutoff timeframe in the ordinance within a certain distance from residential use.

Mr. Laurent referred to the condition regarding paving the road around the building, as the Fire Department will want the road paved. Mr. Fuchs stated he spoke to the Fire Chief and it would not have to be fully paved, but that condition could be revised based on input by the Chief. Mr. Laurent noted State code requires a fire lane on the side of the building. Further discussion took place regarding the road as relates to the future building addition.

Mr. Laurent then questioned the sewer connection timeline. He felt they would need time to plan and to remove parking, and he felt two years would be an acceptable amount of time. Ms. Wagner noted the City's policy for non-residential properties is five years from the date of the final Resolution. She noted it would take the City at least a year to build it, as well as time to close out the contract, so she felt they would end up with a two-year timeframe.

Discussion then took place regarding the retention pond.

Commissioner Kiser stated he would not vote in favor of this because of the sewer piece. He felt there should be some long-term discussions with the developer and more coordination. Mr. Laurent commented that they would love to have sewer available, and they did not drive that discussion. Their investment in their private septic system will be going into the garbage in two years once sewer is available and they will pay a lofty special assessment. He felt there was nothing different their group could have done from 2019 when they first came to the Plan Commission, to now, that would change the outcome of where they are today.

A motion was made and seconded (C. Brown, T. Janka) to recommend approval of the Conditional Use Permit for WVRC with the conditions listed in the staff report, the change in plans to improve the look of the north side, keeping the drive exactly where it is, and adding a timeframe to the sewer condition that hookup is required five years after the final resolution.

Motion Passed: 4-For, 1-Against (Kiser).

6. Discussion and Action Regarding the Site and Building Plans for KD Glass for Property Located at W227 N4755 Duplainville Road for the Purpose of Constructing Two Proposed Building Additions and Related Site Modifications (PWC 0866997004)

The applicant stated this would be an approximately 22,000 square foot storage addition to the north and a 3,000 square foot addition to the office area on the southeast corner. Materials will be the same as the current building, and there will be glass on the corners of the storage building and a curved glass wall in the office area.

Mr. Fuchs recommended approval with the condition for additional landscaping to be planted between the stormwater pond and the turnaround drive. He stated they would like to work with the applicant on the tree line adjacent to the road on the west side to access the area and work with the applicant on site to make sure there is sufficient screening.

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the Site and Building Plans for KD Glass. Motion Passed: 5-For, 0-Against.

7. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Zeilhofer Properties, LLC for Property Located at N4 W22540 Bluemound Road for the Purpose of Constructing a Two-Story Storage Building (PWC 0963997)

Mr. Zeilhofer stated they submitted this plan two years ago, and they are looking to do the exact same plan that was already passed with no changes.

Commissioner Brown felt the property was not in good shape. She reminded the Commission of the condition on the previous approval that they cannot store anything outside, and she felt the property had not changed at all since that approval. Commissioner Brown wanted to make sure the building was big enough so that the items did not have to be in the front yard. She suggested a condition of approval that even if the building is not big enough, none of the items can stay outside.

Mr. Zeilhofer noted that the building is the maximum size building they could fit on the property. All the cars and trailers will either go behind the building or in the building.

Commissioner Kiser questioned if this property would be connected to sewer. Ms. Wagner mentioned that the City was bringing sewer and water to this area within the next year, and they will have five years to connect.

Discussion took place regarding drainage on the property and the use of a swale.

A motion was made and seconded (D. Kiser, S. Sullivan) to recommend approval of the Conditional Use Permit and Site and Building Plans for Zeilhofer Properties, LLC with the conditions listed in the staff report. Motion Passed: 5-For, 0-Against.

8. Discussion and Action Regarding the Site and Building Plans for the City of Pewaukee for the Purpose of Constructing a Replacement Gun Club Lift Station (PWC 0920999001)

Ms. Wagner stated they are looking to upgrade the lift station and install a new building on the east side of the existing driveway. This will expand the capacity in the lift station, and they are changing the design of the building to make it safer for City staff to access the pumps. They will also be putting a canopy over the lift station so that pulling pumps can be done under a cover in inclement weather. They are also adding a bathroom facility for staff. Ms. Wagner noted the estimated cost of the project was \$5 million.

A motion was made and seconded (T. Janka, D. Kiser) to approve the Site and Building Plans for the Gun Club Lift Station. Motion Passed: 5-For, 0-Against.

9. Adjournment

A motion was made and seconded (D. Kiser, S. Sullivan) to adjourn the meeting at 7:26pm. Motion
Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk