

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein and City Engineer J. Weigel.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated August 15, 2019

A motion was made and seconded (C. Wunder, T. Janka) to approve the August 15th, 2019 Plan Commission minutes. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for the Fyzical Therapy and Balance Center Located at W229 N1416 Westwood Drive for the Purpose of Operating an Outpatient Physical Therapy Clinic (PWC 0959988008)

Mr. Fuchs stated this business is locating within an existing tenant space so there will be no exterior modifications to the building or site. He stated staff is recommending approval.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the conditional use permit. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding a Site Plan Amendment for R & R Insurance for a Detached Accessory Building Located in the Northeast Corner of Their Property at N14 W23900 Stone Ridge Drive (PWC 0954998027)

Mr. Fuchs stated the storage shed would be set far back on the property in the corner and would not be all that visible from any public rights-of-way. Staff is recommending approval. Mr. Fuchs did caution against storage or accessory buildings in the City's high quality office and business parks that are not constructed with the same materials as the building.

Chairman Bierce stated he wanted the out buildings to match the main buildings. Mike Seaman of David J. Frank Landscape Contracting, representing R & R Insurance, stated the main building has a brick veneer on it. Commissioner Bergman added that even dumpster corrals have to match the buildings. Mr. Seaman noted that their dumpster corral is a cedar board on board fence painted a cedar tone, and the idea was that the storage building would match this dumpster corral since it was back in the same location.

Chairman Bierce suggested bringing the plans back to see how they correspond with the building. Mr. Fuchs noted the preference would be to have the building attached or connected to the main building and built with materials that would better match the building.

Discussion took place regarding putting the storage shed into the niche on the property. Mr. Seaman stated they had originally proposed putting it in that niche, but since it was detached, they were advised against that so they moved it to the back corner of the lot.

No action was taken.

5. Discussion and Possible Action Regarding Potential Land Uses Along Silvermail Road, Generally Including Properties From the New Vision Brethren in Christ Church Located at N14 W27995 Silvermail Road East to Meadowbrook Road

Mr. Fuchs stated staff was bringing this item forward due to some discussions with property owners in the area. He was looking for direction on the best potential land use for this area and if the land would be appropriate for commercial use. Due to the proximity off the highway and the traffic noise, property owners in the area were looking to potentially have office use there.

Mr. Fuchs noted the biggest difficulty is that there is no sewer in the area and there is not an easy or low cost way to extend it. The business zoning districts, except for B-3, require sewer unless the Council approves otherwise. Mr. Fuchs felt it would take a larger development to come in because of those costs. The neighborhood would have to be assessed for the costs as well, but not until the sewer is in front of their home.

Administrator Klein pointed out that Lake Pewaukee Sanitary District may have to serve this area, because the State would mandate that someone has to serve it.

Chairman Bierce felt it seemed natural that there would be businesses along the freeway. Mr. Fuchs noted a potential next step would be amending the comp plan for this area to be commercial/office future land use. The Commissioners were in favor of this potential change.

6. Adjournment

A motion was made and seconded (T. Janka, B. Bergman) to adjourn the meeting at 7:29pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk