

**MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
SEPTEMBER 17, 2015**

Members present were Chairman Scott Klein, Secretary Steve Bierce, Craig Coursin, Ted Janka, Sean Sullivan and Christine Wunder. Also present were Public Works Director Jeff Weigel, Park and Building Services Director Kelley Woldanski, Deputy Clerk Ami Hurd and Community Development Director/City Planner H.E. Clinkenbeard.

Chairman Klein opened the meeting at 7:00 PM noting there was a quorum present and asked everyone to stand for the Pledge of Allegiance.

Chairman Klein asked if there were any changes or corrections to the minutes of August 20th, 2015 meeting. There being none, a motion was made by Mr. Janka, seconded by Mr. Bierce to approve the minutes of the August 20th, 2015 meeting as transmitted. There was no discussion regarding this item and the motion passed unanimously.

**DISCUSSION & ACTION REGARDING A PETITION FOR A CONDITIONAL
USE PUBLIC HEARING FOR MR. SAM LAHRACHE TO CONVERT THE
SERRANO'S RESTAURANT BUILDING LOCATED AT N7 W23825 BLUEMOUND
ROAD TO AN ADULT DAYCARE OPERATION (PWC 0966987)**

Mr. Lahrache came forward. Mr. Clinkenbeard described the situation noting that Mr. Lahrache was simply planning to redo the inside of the building to accommodate a daycare center. He noted that the Plan Commission had received the floor plan. The outside of the building would remain the same and the most they would probably do is paint the building and the sign would be changed on the building as well.

Chairman Klein asked if any of the members had any questions. They had none.

At that point (7:06 PM), Chairman Klein opened the public hearing and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to the proposed change in use of the building. There was no one in the audience that had a comment. Chairman Klein then closed the public hearing at 7:06 PM.

Mr. Bierce asked how this building would be staffed and used. Mr. Lahrache said they would have a staffing of one for every four people coming in. They expected no more than 30 people in the building. There would be no overnight stay. It was a daytime operation, much like a child daycare center but only for adults.

Mr. Bierce asked whether there were enough exits to accommodate the operation. Mr. Lahrache said that he thought there was but the people he was working with would be talking to the Fire Chief and the Building Inspector regarding that.

Chairman Klein pointed out that he would need State review for this and we would need a copy of any comments by the State.

Mr. Lahrache was asked what he was going to do with the basement. He indicated that basically that would be used for storage. He was asked about medical staff. Mr. Lahrache noted that there would be a full time RN that would come during the day from 7:00 AM to 4:00 PM, which was the same hours that the daycare center would be open for the adult day care operation.

In answer to a question about food, Mr. Lahrache said there would be very little kitchen activity. There would be a microwave available. Most of the people would either bring a bag lunch or small things that could be kept in a refrigerator or could be microwaved, and that would be done in accordance with State approval.

It was pointed out that he would need to submit a Plan of Operation for the building.

At that point, there being no further questions, a motion was made by Mr. Janka, seconded by Ms. Wunder to recommend approval of the conditional use permit for Mr. Lahrache. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING CERTIFIED SURVEY MAP PC #150917-1 TO DIVIDE THE STEVE CZYSZ PROPERTY LOCATED ON BLUEMOUND ROAD INTO TWO SINGLE-FAMILY LOTS (PWC 0925994001)

Mr. Clinkenbeard noted that the Plan Commission had recommended approval of the rezoning of the property at the last Plan Commission meeting.

Chairman Klein asked about the easement that was shown on the certified survey map cutting across the property. It was pointed out that there could be no building over that easement and Mr. Clinkenbeard suggested that the building area, shown by dotted lines, should not intrude into that easement as is currently shown. Mr. Weigel said that basically he had no problem. The easement belonged to the Lake Pewaukee Sanitary District and Mr. Czynsz might want to talk to Tom Koepp at Lake Pewaukee Sanitary District about that easement situation.

At that point, there being no further questions, a motion was made by Mr. Sullivan, seconded by Mr. Janka to recommend approval of the division of the land for the purpose of creating the two lots for two homes on the property. There was no discussion regarding this item and the motion passed with Mr. Bierce voting no.

DISCUSSION & ACTION REGARDING THE REVISED SITE & BUILDING PLAN FOR THE INDUSTRIAL BUILDING LOCATED AT N27 W23477 PAUL ROAD TO ADD A SCREENED, PAVED OUTDOOR STORAGE AREA (PWC 0920993001)

Mr. Clinkenbeard pointed out that this was the oldest building in that particular industrial park in the City. Mr. Quinlivan came forward and noted that they needed the storage to store mostly PVC pipe. The new area would be paved with asphalt. They noted that still left them with plenty of land above the 40 percent open space requirement.

Chairman Klein asked about the fences that were shown in the photographs that were submitted. Mr. Mark Hensler said that the wood fence would be along the Paul Road side of the property and then the chain link fence would surround the rest of the storage area and would be ten feet high. Chairman Klein suggested that the wooden fence be painted in somewhat the same color as the building. Mr. Clinkenbeard pointed out that they had also agreed to plant some more evergreens, particularly around the Paul Road side of the building.

At that point, a motion was made by Mr. Janka, seconded by Mr. Sullivan to approve the building of the fence and the storage area. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE SITE & BUILDING PLAN FOR THE PHASE II INDUSTRIAL BUILDING AT THE INTERSTATE PARTNERS BLUEMOUND CORPORATE PARK ON BLUEMOUND ROAD ACROSS FROM MOKROS BICYCLE SHOP (PWC 0966991 & PWC 0966990)

Mr. Jeff Whipple from Interstate Partners came forward noting that they were proposing the smaller building of the two phase project that they planned to build in that location. Phase one was already built and in place and this now was phase two, which was about 30 feet lower in elevation than phase one but was still similar to the building. They would use the same materials and the building would be painted the same way as the phase one building.

There was some discussion about the elevation of the second building and the floor plan. There was some discussion also about the berm along the north side of the property. It was noted that there probably needed to be some more trees planted along that side to help screen the property from the single-family homes to the north. Mr. Whipple indicated that they would landscape the berm particularly to add the screening.

Mr. Weigel asked about how the road would be taken care of. They would need to find some way to maintain the north side of that berm behind the residence on the other side. It was noted that the trees would probably not get too much growth on them for one or two years after they were planted, but they planned to plant the trees right away. They pointed out that they would still have 57 percent green space once the phase two project was finished.

Chairman Klein asked about lighting on the property. They pointed out that they would have LED lights on both the wall and the poles in the parking lot. They would have two lights on the back for the driveway, and those would be down lights. It was suggested that they shine away from the residences back toward the building so that the residents were not bothered by the light.

Mr. Coursin asked about the parapet wall. It was pointed out that that would be an Effus panel. It would match the precast side walls of the building. It was pointed out that any HVAC on the roof must be screened from view. They indicated that the HVAC would be screened either by a parapet wall or by an enclosure that was the same color as the building.

Mr. Coursin suggested that 20 more trees be added to the berm, and those trees should be six or seven feet high conifers or one and a half caliber deciduous trees, but he suggested most of the trees be conifers so they would be green year round. There was some more discussion about the screening of the property and the building itself.

Mr. Weigel asked about the impervious area. It was said that the impervious area was well over the 40 percent and was the same as shown on the original plan of the two buildings. The new building would be 35 feet tall on the outside. They were proposing to break ground sometime in early 2016.

A motion was made by Mr. Coursin, seconded by Ms. Wunder to approve the building of phase two with the understanding that the lights at the doors and any pole lights would be no higher than 20 feet in height and would be down lighted and the lights in the back of the building on the north side of the building would face the building, and at least 20 additional trees would be added to the berm and the berm side of the building for screening purposes. There was no discussion regarding this item and the motion passed unanimously.

**DISCUSSION & ACTION REGARDING THE SITE & BUILDING PLAN FOR
MR. RICK KAVE FOR AN OFFICE BUILDING LOCATED AT W237 N689
OAKRIDGE DRIVE (PWC 0967979001)**

Mr. Kave came forward noting that he had a final plan on his building. There would be 3,000 square feet on each floor. He was planning to finish off the top floor initially and later on would finish the bottom floor.

There was some discussion on the proposal. The property now has a house and a garage that was turned into a business use as a bicycle shop. There was also a shed on the property. Mr. Kave indicated that the shed would be removed as a part of the development of the site but the other two buildings would remain, at least for now. He had no plans to divide the property at this point.

Mr. Sullivan asked if the County had approved access to Bluemound Road. Mr. Kave said yes, they had.

Chairman Klein asked about the parking lot lighting. He pointed out that there was little lighting. There would be 20 foot tall down lighted lights. He did not want to have a whole lot of light in the parking lot, but enough so that it would be light at night for people going to their cars.

He noted that the siding on the building would be beige and they were talking about some kind of residential-look siding for the building. Chairman Klein indicated that he would maybe even like to see a darker color if that would work.

Someone asked where the HVAC and other mechanical equipment would be placed. Mr. Kave indicated that that would be in the basement, much like a residential structure. There would be nothing on the roof other than some vent pipes, again similar to a house.

Mr. Coursin asked the start date. Mr. Kave indicated that he'd like to start as soon as possible and try to get into the ground before frost with his footings and foundations.

Chairman Klein asked whether the work on the stormwater management had been completed. Mr. Kave indicated not yet, but that was being worked on and he was working with Mr. Weigel and Ms. Wagner. Mr. Weigel indicated that there needed to be something in the minutes about future public sewer in this area because Mr. Kave was initially going to have a holding tank. Mr. Kave indicated that he had indicated previously that when public sewer was brought in front of his property he would be willing to hook up to the public sewer.

Mr. Coursin asked if there was going to be an entrance on the west end of the property. Mr. Kave said no, there would be no western entry. The new Bluemound Road entry shown on the plans plus the current entry from Oakridge Lane to the existing house will be the only property access. The current entry from Bluemound Road will be removed as shown on the plan.

At that point, a motion was made by Mr. Sullivan, seconded by Mr. Coursin to approve the site and building plan for the Kave property development subject to elevation approval by the County and written approval by the County Public Works regarding access to Bluemound Road. There was no discussion regarding this item and the motion passed unanimously.

At that point, there being no other business for the Plan Commission, a motion was made by Mr. Coursin, seconded by Mr. Sullivan to adjourn the meeting. The meeting adjourned at 8:18 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
CDD/City Planner