

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka, 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

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 February 20, 2020

A motion was made and seconded (B. Bergman, S. Sullivan) to approve the February 20, 2020 meeting minutes. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding the Site and Building Plans for Interstate Partners Green Road Commerce Center for the Purpose of Constructing a 165,000 Square Foot Industrial Speculative Building (PWC 0914980 & PWC 0914987)

Mr. Fuchs stated the item was previously discussed at the December 19th meeting and the Plan Commission recommended approval of the rezoning and the certified survey map. No action was taken on the site and building plans after discussing the architecture of the building. The applicant has requested condition #6 be removed that requires walkways from the side parking areas to the front of the building. They are also requesting to be allowed 9 by 18 parking stalls, as opposed to 9 by 20 or 10 by 18.

Chairman Bierce was concerned about the large, long expanses of concrete, and that is still what he was seeing in the plans. Mr. Fuchs noted that is where staff's main focus was in discussions with the applicant.

Bill Schwartz with Interstate Partners stated they did address the front elevation with some additional glazing and canopies. He referred to the side elevations and noted there is one resident to the east, and the resident to the west is a house that Interstate Partners owns. Mr. Schwartz noted it would be a warehouse and distribution building, and he felt it could be softened better with landscaping.

Mr. Fuchs mentioned an email from the neighbors to the east noting their concerns regarding berming and additional trees.

Commissioner Sullivan stated he was concerned with the stormwater issue, specifically the three detention ponds shown on the plans. Mr. Fuchs noted the stormwater review has not occurred yet, but there is a condition for approval that all Engineering requirements and standards be satisfied prior to obtaining a building permit. Mr. Schwartz felt they had adequate capacity.

Jay Knetter with JAKnetter Architects noted they have a new paint color scheme in the beige and taupe tones and there are three options for colors. He wanted the Plan Commissioners to have a say in the colors.

Neighboring resident Jeremy Gitzlaff (N30 W22695 Green Road) stated he wants to see a lot more trees along the edge, and he too is planting more. Mr. Schwartz confirmed they would add trees that parallel his house.

Mr. Schwartz noted they would lay out the front berm to screen all headlights from the two houses on the north side of the street. The location of the plantings is more important than the height of the berm.

Commissioner Bergman questioned what was changed on the building besides enlarging the clear story windows. Mr. Schwartz noted they added the canopy to accent the three entrances. Mr. Knetter added that the bump outs have been brought out by another 1 foot 9 inches, which creates more depth on the building. In addition, the parking stalls now have a smaller square footage.

The Commission did not have a problem with the walkways and parking space sizes.

No action was taken.

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Kent and Christine Raabe to Rezone Property Located at N22 W25012 Still River Court from LC Lowland Conservancy to Rs-4 Single-Family Residential for the Purpose of Updating the Rear Yard Zoning for Residential Improvements (PWC 0950026)

Mr. Fuchs stated the property owner wants to install a poll, fence and patio. Currently, a portion of the property is zone LC Lowland Conservancy, and they would like to rezone it to match the Rs-4 district of the rest of the property. There are no protected natural resources within the area, and Mr. Fuchs recommended approval.

Chairman Bierce opened the public hearing at 7:29pm.

Ed Hill (303 Sunset Drive, Village of Pewaukee) read aloud a portion of the City's code. He felt removing lowland conservancy areas was a disruption of the water shed.

Wendy Wiza with Century Landscape stated she was working with the Raabe's and she was requesting an 11 percent change of their lot from LC to Rs-4. She felt the City missed not changing the rear parts of the lots in the development.

Doug Kiser (N16 W24990 Bluemound Road) felt the DNR had to make a recommendation for anything in the LC district. Mr. Fuchs confirmed it was a City zoning district, not a wetland area, and the City would not need anything from the DNR.

Chairman Bierce then closed the public hearing.

Mr. Fuchs then discussed the delineation of the wetlands. He noted that there were no protected resources in this location.

A motion was made and seconded (B. Bergman, T. Janka) to recommend approval of the rezoning.

Motion Passed: 3-For, 1-Against (Sullivan).

5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and

Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)

Mr. Fuchs stated the applicant is proposing to create one lot for the development of a landscape business, and to the north and south he would be creating two outlots. Outlot 1 would be rezoned to Rs-3 and outlot 2 would remain as Rs-1. Lot 1 would be rezoned to M-1 to accommodate the landscape business. The wetland onsite would be rezoned to LC to protect the wetland area. Mr. Fuchs noted that a landscape contractor use is not listed in the M-1 district, therefore a conditional use is required. In addition, the site and building plans consist of a 4,000 square foot building, as well as the parking, drive, storage area, and dumpster enclosure. Staff is recommending approval with the conditions in the staff report such as limiting storage, hours of operation, times for running equipment, and requiring a landscape plan and lighting plan. All of the applications are contingent upon each other.

Chairman Bierce opened the public hearing at 7:54pm.

Gary Oberfoell (N20 W25080 Bluemound Road) stated the property is currently being used for a commercial business without being zoned for it. The parking lot has already been put in, the land has been cleared, and there are people in the road stopping traffic at 7:30am to back equipment into the property. He wanted to see this request be terminated, and expected any development in the City to be of high quality.

Doug Kiser (N16 W24990 Bluemound Road) was concerned about the hours of operation and questioned how it would be enforced. He questioned how it would be managed once it does get approved, as it is already running as a business today.

The applicant, Pedro Arce, stated the only time he goes to the property is in the morning and in the afternoon at the end of the day. He will not be running the business out of this location, and all of his materials are sent to the job sites.

Mark Augustine with Landmark Engineering stated he was representing the applicant and he explained the proposal for each parcel.

Jim Watson (N15 W24824 Bluemound Road) questioned how the City would control development along this stretch of Bluemound Road. The hours of operation were his concern.

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

Mr. Fuchs described that this first began as an enforcement issue with Mr. Arce removing some trees, and he also graveled an access to the property. The rezoning of Lot 1 to M-1 will be consistent with the current designation of the comp plan, but the use is not listed within the M-1 district so that is why the conditional use is needed.

Chairman Bierce stated he has some issues with the building and would not approve it tonight. He did not feel they got a good look at the site and the preliminary building needs to look more residential. Chairman Bierce also agreed with the hours of operation concerns.

Commissioner Bergman requested continuity of design on all sides of the building, especially the southern elevation. He suggested a masonry element as well, and wanted to see the landscaping and lighting plans. He also felt the roof pitch was too flat.

Commissioner Janka recommended some relief on the long wall to make it look more residential. He felt it looked like a pole barn with siding on it.

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 Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) (PWC 0951995001)

No action was taken.

7. Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)

No action was taken.

8. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)

No action was taken.

9. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Green Acres, LLC to rezone Property Located at N28 W25206 Bluemound Road from Rs-3 Single-Family Residential to B-4 Office District and LC Lowland Conservancy for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building (PWC 0925994004 & PWC 0925990002)

Mr. Fuchs stated the applicant was looking to combine the two existing properties into one parcel, and then rezone the property to B-4 office district to allow the development of a two-story 24,000 square foot office building. The applicant has revised the landscape plan to preserve more of the existing trees and add more evergreens and shrubs. Mr. Fuchs recommended approval with the conditions listed in the staff report. He suggested rotating the building oriented to Bluemound Road, as opposed to the current layout, but the applicant chose to keep it as it is. Mr. Fuchs felt it was less objectionable now that the parking was reduced by 24 spaces.

Chairman Bierce opened the public hearing at 8:24pm.

Ed Hill (303 Sunset Drive) questioned if a traffic study had been done.

Mr. Fuchs noted the future parking area was removed from the plans and they would not be expanding from the 61 spots being shown.

Cindy Hill (303 Sunset Drive) questioned if it would be a permanent removal of the spaces, and Mr. Fuchs noted that they could come back and ask for more parking at any point. Ms. Hill stated she was concerned about the green space, the tress being removed, and the water issue.

Chairman Bierce closed the public hearing at 8:26pm.

Mr. Fuchs stated the project would need approval from County, as it is a County road. The County would require a traffic study if they felt it was necessary based on the uses.

Paul Grzeszczak with Briohn Design Group stated he met with Waukesha County and noted that they requested the drive access be directly across from the residential development. He will take care of acceleration and deceleration on their side of road, and the other development will take care of it on their side of the road. Ms. Wagner did not believe the County required the Neumann development to have a traffic study.

Commissioner Sullivan felt the City needed to start bothering the County on the traffic study requests. Discussion took place regarding the surrounding area traffic.

Mr. Hill again discussed his concern about the traffic.

Commissioner Bergman suggested making a condition that the developer clears the trees in the vision triangle looking to the south so that people can see.

Chairman Bierce stated he had no specific issues other than whether it should be approved at all, and if the City should try to force changes in the speed limit or to the configuration of the intersection north of the property.

The Commissioners agreed that this was a good use for the site.

Discussion took place regarding the orientation of the building and the parking area. Mr. Grzeszczak noted that a rotated version of the building would have a bigger challenge fitting in the scenario.

A motion was made and seconded (T. Janka, S. Sullivan) to recommend approval of the rezoning.
Motion Passed: 4-For, 0-Against.

Mr. Fuchs referred to the elevations and recommended the additional height on the entrance instead of the canopy version.

10. 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 Green Acres, LLC for Property Located at N28 W25206 Bluemound Road from Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D. U.) to Office Commercial and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (PWC 0925994004 & PWC 0925990002)

A motion was made and seconded (T. Janka, B. Bergman) to recommend approval of the comprehensive master plan amendment. Motion Passed: 4-For, 0-Against.

11. Discussion and Action Regarding a Certified Survey Map for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building (PWC 0925994004 & PWC 0925990002)

A motion was made and seconded (B. Brandon, T. Janka) to approve the CSM with the addition of a delineation of the former lot lines. Motion Passed: 4-For, 0-Against.

12. Discussion and Action Regarding the Site and Building Plans for Green Acres, LLC for Property Located at N28 W25206 Bluemound Road for the Purpose of Constructing a 24,000 Square Foot Two-Story Office Building (PWC 0925994004 & PWC 0925990002)

Commissioner Sullivan suggested directing Chairman Bierce and the Village President to contact the County to discuss the intersection.

A motion was made and seconded (B. Bergman, T. Janka) to approve the site and building plans conditioned upon all staff recommendations, stormwater requirements and Engineering staff comments, staff approving a tree inventory, and correspondence between the City and Village with Waukesha County. Motion Passed: 4-For, 0-Against.

13. Discussion Regarding the Community Development and Building Services Annual Report for 2019

Mr. Fuchs stated the report was for informational purpose only and no action was required.

14. Adjournment

A motion was made and seconded (B. Bergman, S. Sullivan) to adjourn the meeting at 8:57pm. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk