

In attendance:

Mayor S. Bierce, Aldermen B. Bergman, T. Janka, S. Sullivan and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director J. Weigel 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 May 16, 2019

Mr. Janka mentioned item 3.5 had the incorrect permit named in the motion. The motion listed Gina's Sports Dock but it should have been Smokey's.

A motion was made and seconded (C. Wunder, T. Janka) to approve the May 16th, 2019 Plan Commission minutes with the correction discussed. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding the Landscape and Lighting Plans for Klein Dickert Glass for Their New Manufacturing and Office Facility Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, PWC 0866997003)

Mr. Fuchs stated this was previously approved by the Plan Commission with the condition that the lighting and landscape plan return for review. He noted the contingencies were that the landscaping within the 30 foot buffer easement be maintained in perpetuity, the applicant would have to revise the plan to show a 25 foot vision triangle at the corner of Duplainville Road and Lindsay Road and any plantings that would fall in that be relocated on the site, and the property owner must enter into a right-of-way occupancy agreement to keep and maintain any of the existing landscaping within the City right-of-way.

Mr. Fuchs also noted that the lack of plantings in the southwest corner of the site was based on a staff recommendation because there is a drainage easement in that area.

A motion was made and seconded (T. Janka, S. Sullivan) to approve the landscape and lighting plans with staff recommended conditions. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Gary Klatt to Rezone Property Located at N40 W27535 Glacier Road From Rs-2 Single-Family Residential and UC Upland Conservancy To Rs-3 Single-Family Residential (PWC 0890999002, PWC 0890999007, PWC 0890999004)

Mr. Fuchs noted this was a reconfiguration of three existing lots and three existing outlots. The certified survey maps divide up the property and they are increasing the size of proposed lot 3, and lots one and two would be reduced in size. The lot line would get shifted.

Mr. Fuchs then described the setback issue noted in the staff report.

Chairman Bierce opened the public hearing.

Cory Prah (N40 W27575 Glacier Road) stated her property runs the entire west side of the proposed changes. The changes to the CSM and zoning are in line with their property and she felt they were very extensive. She stated Mr. Russo was proposing to change the setbacks to get closer to her property. The entire southern half of their lot is Upland Conservancy, as was Mr. Russo's, and she questioned what the rules would be for their lot.

Mr. Fuchs noted that the UC designation would not change with the rezoning. Lot one is zoned entirely Rs-2 and would go to Rs-3, lot two is Rs-2 and UC and would go to Rs-3 and UC, and lot three would not change.

Discussion took place regarding the various side yard setbacks.

A motion was made and seconded (S. Sullivan, C. Wunder) to table the rezoning and certified survey maps to the August meeting. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Certified Survey Map Application for Gary Klatt for Property Located at Approximately N40 W27535 Glacier Road for the Purpose of Reconfiguring Property Boundaries of Lots 1 and 2 and Outlots 1 and 3 of CSM No. 8822 (PWC 0890999002, PWC 0890999007)

See action in item #4.

6. Discussion and Action Regarding a Certified Survey Map Application for William and Tosca Russo for Property Located on Glacier Road for the Purpose of Reconfiguring Lot 3 and Outlot 2 of CSM No. 8822 (PWC 0890999004)

See action in item #4.

7. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Waukesha County Technical College to Rezone Property From Rs-3 Single-Family Residential to I-1 Urban Institutional for the Purpose of Training Electrical Apprentices in a Residential Building (PWC 0925998)

Mr. Fuchs stated the applicant would need to change the future land use designation from low-medium residential/transportation/utilities to government/institutional. The only modification would be a connection from the WCTC parking lot to the driveway of the property.

Chairman Bierce opened the public hearing at 7:29pm. There were no requests to speak and Chairman Bierce closed the public hearing at 7:29pm.

Commissioner Bergman questioned if they should close off the driveway so that the students are accessing it from the parking area and not jamming it up trying to cross traffic getting in there. Mr. Jeff Laverenz with WCTC suggested putting a chain across it instead.

A motion was made and seconded (B. Bergman, T. Janka) conditioned upon WCTC installing a barrier across the driveway so that traffic flows from the parking lot across the sidewalk into the training facility. Motion Passed: 5-For, 0-Against.

8. 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 Waukesha County Technical College for Property Located at N35 W255 Main Street From Transportation/Utilities to Government/Institutional (PWC 0925998)

A motion was made and seconded (B. Bergman, C. Wunder) to recommend approval of the Comprehensive Master Plan Amendment. Motion Passed: 5-For, 0-Against.

9. Discussion and Action Regarding the Revised Conceptual Site and Building Plans for the Proposed Waters Senior Living Development Located at W239 N2492 Pewaukee Road (PWC 0919991, PWC 0919995)

John Hunsicker and Debbie Tomczyk were present for this item. Mr. Hunsicker stated they now have lower unit counts and lower density. They reduced the size of the senior living facility from four stories to three stories. They have removed an access road that was intended to go to Watertown Road so as to not disturb the wetlands. Some of the cottages were also taken out.

The revised plan will create separation between the lower half of the property and the senior living building so that there is less traffic impact to the neighborhood to the south. They have created two points of access for the main part of the site from Watertown Road and Pewaukee Road.

A private drive was also added that connects the two drives. The key is that it is a private drive that will have signage to discourage thru traffic. It has been designed to be narrower and possibly have a barrier or speed bumps.

The configuration of homes has been reduced as well. One of the units was taken out and moved to the far eastern side of property so that there is less density in the corner.

There is a one way street on the far east side going north to prevent traffic coming from The Waters property and going south into the Hawks Meadow development. It is accessible to emergency vehicles and can be an outlet for traffic from the south. It will also be walkable.

On the other side of the property along Pewaukee Road, they have suggested improvements in the turn lane. Traffic would be forced to turn right towards Pewaukee Road and there would be a median to discourage or prevent people from taking a left into Hawks Meadow.

There have been some unit count changes, and the count has now increased to 161 units because they needed to build out the parcel to the far right to have a cost-effective use of the land. The density of the property has decreased again because of adding the 2.5 acre parcel back in with a smaller number of units. They are at 8.2 units per net acre.

Mr. Hunsicker added that they are willing to enter into an agreement that will maintain the property as taxable, even if they were to sell the property in the future.

Jonna Mancuso (W238 N2375 Talon Drive) felt purposefully routing traffic thru Hawks Meadow subdivision would decrease the safety of the children. She discussed a child in the subdivision with special needs. She felt

drivers will bypass the controls that the developers are attempting to put in place, and she requested that all access points to the development through the neighborhood be eliminated.

Scott Chapko (N23 W23800 Talon Court) felt the “no thru traffic” signs are not followed and are worthless. He felt there were plenty of people that would not want to cross Highway 164 and they will go through the subdivision to the stop lights.

Hirenkumar Pansheriya (W239 N2386 Hawks Meadow Court) stated it would be dangerous for the kids to stand at the bus stop if the cars are passing through. He felt they should get rid of the access to the Hawks Meadow subdivision.

Jim Roth (W238 N2402 Talon Drive) reiterated the safety concern and did not see a way to prevent people from bypassing the controls. He felt people took more care driving through their own neighborhood in their first mile than they would in their last mile, and he felt that is what would happen with employees and subcontractors.

Robin Knoll (W241 N2545 E. Parkway Meadow Circle) stated he was excited about this opportunity and he wants to stay in Pewaukee. He did not believe there would be traffic all day long as the residents are older and stationary.

Sean Jung (N24 W23914 Hawks Meadow Drive) stated the two points of access were the issue and he felt they were only being used because they were there. He was not opposed to the development itself.

Lynn Schneider (W238 N2378 Talon Drive) was concerned about the traffic flow and she did not think signage would stop the traffic.

Ben Godfrey (N24 W23835 Talon Drive) felt the access points were unacceptable in the neighborhood. He did not believe drivers could be controlled and he felt drivers would go through the neighborhood just to get to burn a red light.

Joseph Kehrer (N23 W23803 Talon Court) stated the entrances were cut in on the east and west sides of the subdivision for Phase 3 of the Hawks Meadow. He did not understand why there had to be two access points when there are two main roads coming in from two main streets. He felt The Waters was a good fit for Pewaukee if they could not access the subdivision.

Balaji Yogesh Kaniyur Venkateswaran (W239 N2377 Hawks Meadow Court) requested the access points be reviewed so that they are not connected to Hawks Meadow, but so that the development can still happen.

Dawn Wabiszewski (W239 N2362 Hawks Meadow Court) did not want The Waters connected to their community since they are a business. She felt the kids will ride their bikes on The Waters’ roads and in their parking lots and she felt they would want to be a separate community from a residential community.

Andy Ziemer (N23 W23815 Talon Court) wanted to eliminate the possibility of people driving crazy in the neighborhood. He questioned why the development had to access his neighborhood.

Greg Schauer (W239 N2329 Hawks Meadow Court) questioned if it was up to the residents to police the traffic, and he wanted to figure out how to make this work without having traffic run through their subdivision. He also pointed out that no other development of The Waters runs through a subdivision. Mr. Schauer noted that the highest location of 911 calls come from senior living facilities.

Kelly Mischock (W239 N2326 Hawks Meadow Court) stated she was concerned about safety because there are kids in the neighborhood all the time.

Vince Mancuso (W238 N2375 Talon Drive) wanted to prevent something before it happens. He was not opposed to The Waters but he wanted to look at the safety.

Ernesto Clautier (N24 W23899 Hawks Meadow Drive) stated his main concern was the safety of the kids. Two access points would cause people to cut through the neighborhood.

Mr. Hunsicker noted that the Fire Chief liked the second point of access onto Watertown Road. There was concern about the driveways having an adequate turning radius for the fire trucks. The Fire Chief also wanted access at Talon Drive so it gives another option for a vehicle to get in and out in the event of an emergency.

Chairman Janka did not believe all 160 units would be using the Hawks Meadow access. Additional discussion took place regarding the traffic.

Alderman Brian Dziwulski (N24 W22637 Meadowood Lane) felt most of the people coming into the complex would be going to the northern most part. He suggested putting a gate up in the area, but felt if the Fire Chief wanted that Hawks Meadow access, he would get it. He felt what The Waters was doing was very good.

Commissioner Sullivan requested an exhibit to show what could be done if the City did not want the Hawks Meadow access. He did not believe the private drive or the gate was a good idea. Chairman Bierce stated he could see a possibility for this development. Chairman Bergman felt the access and the safety to the neighborhood was a huge issue and it would change the neighborhood. He felt he could not support this if the north and south part of the development connect because it would affect Hawks Meadow negatively. Chairwoman Wunder stated she likes the concept and felt the developer addressed a lot of the concerns from the previous meeting. She felt the traffic would go to the second driveway. Commissioner Janka felt the density was fine and stated he loves the concept but wants to satisfy the neighbors' concerns.

10. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for the Robert J. Stenz Family Trust to Rezone Property Located on Golf Road and CTH G from A-1 Agricultural, LC Lowland Conservancy & F-1 Floodplain District to Rm-1 Multiple-Family Residential, LC Lowland Conservancy & F-1 Floodplain District for the Purpose of Allowing for Residential Development (PWC 0940999001)

Mr. Fuchs stated the Plan Commission has previously recommended approval of the development but the Council denied the comprehensive master plan amendment and did not take action on the other applications. The plans have been revised to change buildings 9 and 10 from four-unit to two-unit buildings, which reduced the unit count on the condo buildings from 50 to 46 units.

Tony Zanon with Pinnacle Engineering stated they lost four units. They also shortened the cul-de-sacs and pulled the bulbs further south, which has in turn created green space.

Chairman Bierce opened the public hearing at 9:08pm.

Lynn Voss (W273 N1525 Lakefield Drive) had the same concerns as always, but questioned why they weren't done with this if the Common Council denied the change to the master plan. She questioned if this was going to be an ongoing thing.

Terry Brooks (W273 N1640 Lakefield Drive) questioned what the justification for resubmitting this was if the Common Council denied the changes to the comprehensive plan.

Tom Casey (N16 W27447 Riverland Drive) felt the development was too dense. The community living facility adds 40 different units and changes the complexity of the neighborhood. He felt the Common Council has spoken and they have not done enough to change their site plan.

Chairman Bierce closed the public hearing at 9:11pm.

Commissioner Sullivan was concerned that this would be accessing Golf Road with a through street when the master plan had this as a cul-de-sac. Discussion then took place regarding the neighborhood plans.

A motion was made and seconded (T. Janka, C. Wunder) to recommend approval of the rezoning, with the same staff and Engineering conditions as the last time. Motion Passed: 3-For, 2-Against (Bierce, Sullivan).

11. 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 Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road and Meadowbrook Road From Low - Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium-Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0940999001)

A motion was made and seconded (B. Bergman, T. Janka) to recommend approval of the comprehensive master plan amendment. Motion Passed: 3-For, 2-Against (Bierce, Sullivan).

12. Discussion and Action Regarding a Recommendation to the Common Council for the Conditional Use and Site and Building Plans for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road and Meadowbrook Road Requested by Jim Forester for the Purpose of Constructing 46-Unit Condominium Development and a 38-Unit Conceptual Assisted Living/Memory Care Facility (PWC 0940999001)

A motion was made and seconded (C. Wunder, T. Janka) to recommend approval of the conditional use and the site and building plans. Motion Passed: 3-For, 2-Against (Bierce, Sullivan).

13. Adjournment

A motion was made and seconded (C. Wunder, B. Bergman) to adjourn the meeting at 9:25pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk