

In attendance:

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

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 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action and Regarding a Petition for a Rezoning Public Hearing for Debra Aukofer to Rezone Property Located at N6 W27539 Northview Road from Rs-1 Single-Family Residential to Rs-4 Single-Family Residential (PWC 0983999005)

Mr. Fuchs stated this was related to the certified survey map in item #3, and the rezoning to Rs-4 will give the property owner a lot size with a 20,000 square foot lot minimum. The lots all meet the Rs-4 district standards. Mr. Fuchs stated there were four conditions of approval; the existing barn should be removed as it is an accessory structure or there is the allowance for the owner to keep the barn if a building permit is pulled within 12 months from Common Council approval and a letter of credit provided in an amount sufficient to raze the barn in the event a principal structure is not added to the lot; the applicant must modify the driveway prior to recording the CSM to have a five-foot setback; all lots connect to public sewer, including the existing home on lot 2; and the applicant work with Engineering to make sure there is no more than one acre of disturbance, otherwise storm water management kicks in. Mr. Fuchs noted staff was recommending approval of the rezoning and the CSM.

Chairman Bierce opened the public hearing at 6:02pm.

Brandon Rosner (W275 N364 Arrowhead Trail) stated he was opposed to the rezoning due to safety on Northview Road with the added homes on Northview Road and in Cloverland Farms. He felt a traffic study was needed, particularly around the bend on Northview Road. He was also concerned about the environmental impact as it relates to the outlot in Cloverland Farms. Mr. Rosner stated the outlots need to be redone because of the water runoff, and he felt these additional lots would cause even more runoff with the driveways and housetops.

Mark Ford (W274 N593 Hilltop Drive) stated he was opposed to the request and was concerned that the proper oversight be done so that he does not have another water problem. He questioned if this issue had been looked at, and if there would be stipulations as to how this would be built. Mr. Ford was also concerned with the traffic and the speed limit.

Steve Beres stated he was representing the owner of the property and did not see any issue as far as compliance with Lot 3. He stated they would leave the barn as part of Lot 2 and create a lot out in front for lot 1.

Chairman Bierce closed the public hearing at 6:09pm.

Discussion took place regarding the storm water issue in Cloverland Farms. Ms. Wagner discussed the process of a new home grading plan.

The applicant, Debra Aukofer, stated she wanted to change the CSM and she did not want to raze the barn. She wanted to have the barn on lot 2 with the existing home. Mr. Beres discussed some of the changes the applicant would like to make to the CSM.

A motion was made and seconded (B. Bergman, D. Linsmeier) to table the rezoning and CSM for Debra Aukofer. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Certified Survey Map for Debra Aukofer for Property Located at N6 W27539 Northview Road for the Purpose of Dividing the Property Into Three Separate Lots (PWC 0983999005)

Item tabled during Item #2.

4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Urban Slopes, LLC Located at N35 W23770 Capitol Drive for the Purpose of Operating a Ski Simulator Facility (PWC 0906999006)

Mr. Fuchs stated this was a proposal for a new business within an existing tenant space. The space is about 4,500 square feet and they are proposing to have four ski and snowboarding simulators with restrooms, a bar, storage areas and a lounge. The hours of operation would typically be from 12pm to 10pm but they may have some earlier weekend hours starting at 8am. Mr. Fuchs noted the applicant would like to serve beer, which would require a liquor license, and that would have to be approved prior to serving. He noted staff was recommending approval.

A motion was made and seconded (B. Bergman, D. Kiser) to recommend approval of the conditional use with the staff requirement of a liquor license. Motion Passed: 6-For, 0-Against.

5. Discussion and Possible Action Regarding a Conceptual Plan by Westridge Builders for a Proposed Multi-Use Project Located at W278 N2345 Prospect Avenue on the Gina's Sports Dock Property (PWC 0935987)

Mr. Fuchs stated this was a conceptual plan that includes several properties with some on the lake side and some on the east side of Prospect Avenue. The development is a five-story condominium building with a two-story restaurant on the lake side and a three-story apartment building across the street. Mr. Fuchs noted that there will be some zoning issues to work through related to density, setbacks, green space, and building height.

Carl Tomich of Westridge Builders felt the project would improve the area. He stated the property is the Gina's Sports Dock property and has over 300 feet of frontage. It also includes a home next door, a gravel parking lot next to it and across the street, and two cottages. He then described some of the requirements to make the project work out, such as a water connection and the storm sewer. Mr. Tomich then showed a video of the proposed project.

Mr. Tomich referred to the parking and noted there were 9 spaces of street parking for the restaurant, and another 55 outdoor spaces for guests and the restaurant. The condos have 56 parking spots underground

for the 28 units, so each gets two spots. The apartments also have a spot for each unit, which is on the first floor.

Chairman Bierce felt this project was too big and he felt this was the last spot on the lake where someone could go and enjoy the lake. He felt like this was locking something in for only 40 families and he felt there needs to be a place on the lake for people that are not multi-millionaires.

Commissioner Linsmeier felt the area was difficult for parking, especially with the amount of people that would now be in the area.

Commissioner Janka felt it was an outstanding design and concept, but not for this site. He felt there was not enough parking, especially on a County Highway that is already too narrow. Mr. Janka felt the development was too dense and felt the apartments were the deal killer. He was also concerned about boating in the area with the amount of boat slips proposed.

Commissioner Bergman felt the parking and apartments were a huge issue. He also felt there was no greenspace on this site, and it does not meet the City's requirement.

Discussion then took place regarding the multi-family housing ratio in the City.

No action was taken on this item.

6. Discussion and Action Regarding the Site and Building Plans for the City of Pewaukee to Construct a New Department of Public Works Garage and Recycling Yard Located at W225 N3131 Duplainville Road (PWC 0911993005)

Mr. Klein stated the Trinity Academy site includes 12 acres that the school occupies, as well as a 12-acre farm field to the north, which are both owned by the same owner. The purchase of the land has been approved by the Council to acquire the entire property. Trinity Academy would stay in their current building for one more year, but it is unknown what would happen beyond that with the buildings. If the City acquires the entire piece, the building would be shifted slightly south and west to get further down the slope. The City is also in discussions to acquire some of the adjacent land from Quad Graphics, as the land would be used for a salt shed and fueling island. Mr. Klein stated the current set of plans has just one access and loops around once you get to the Quad land. It was noted that the recycle yard would replace the current yard at City Hall.

Mr. Klein then described the building itself. The large piece of land in the back will be the equipment garage. There will be a repair garage with three bays and an office area.

Norman Barrientos, with Barrientos Design, described the various building materials on the different areas of the building. He stated they wanted to give the building a more civic feel. Discussion took place regarding the design and materials.

Mr. Klein then referred to the salt shed and noted that it would be similar to the current salt shed, but larger. If the City cannot acquire the Quad lands, then the salt shed would be moved and cut into the hill. If the City does acquire the Quad lands, they will be able to install a fuel island.

Chairman Bierce felt he would not approve this site plan without knowing about the Quad property. Mr. Klein stated they would be able to live without the Quad property. Chairman Bierce stated he did not love

the building, and he felt the Commission had to hold itself to the standards that we would hold a private development.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the site and building plans contingent on approval of the rezoning and comp plan amendment and staff comments. Motion Passed: 5-For, 1-Against (Bierce).

7. Discussion and Action and Public Hearing Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0702f., 17.0706c., 17.0708a., and Section 17.0711, Related to Electronic or Movable Copy Directional Signs and Menu Boards for Restaurants

Mr. Fuchs stated the digital sign question came up stemming from Octane Coffee requesting to have a digital monitor mounted on the wall of their building to direct customers. The amendment would allow a message board as a directional sign limited to nine square feet and would require Plan Commission approval. If it is serving solely as a menu board for a restaurant, it can be used. Mr. Fuchs stated there were concerns that directional sign language opens this up more than what the City may want.

Chairman Bierce opened the public hearing at 7:37pm. After hearing no requests to speak, Chairman Bierce closed the public hearing at 7:37pm.

The Commission was in agreement that they did not want any digital signs.

A motion was made and seconded (D. Linsmeier, B. Bergman) to deny the proposed ordinance amendments. Motion Passed: 6-For, 0-Against.

8. Adjournment

A motion was made and seconded (D. Kiser, T. Janka) to adjourn the meeting at 7:38pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk