

In attendance:

Mayor S. Bierce (arrived 6:04pm), Alderwoman C. Brown, T. Janka, D. Linsmeier, S. Sullivan and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, and Department of Public Works Director M. Wagner.

1. Call to Order and Pledge of Allegiance

In the absence of Chairman Bierce, Commissioner Brown called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding the Site and Building Plans for Kowal Investment Group for Property Located at N28 W25301 Bluemound Road (PWC 0925990003)

Mr. Fuchs stated the City previously reviewed and approved the Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map and Site and Building Plans for this project back in 2020. The applicant has since revised the building from a two-story to a single-story 14,807 square foot building, down from 24,000 square feet. The site plan is similar to what was previously submitted, with less parking. The only condition would be final Engineering review of grading, erosion control and storm water management plans. Mr. Fuchs recommended approval.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the Site and Building Plans for Kowal Investment Group. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding the Site and Building Plans for Spring Creek Church for Property Located at N35 W22000 Capitol Drive (PWC 0909999005)

Mr. Fuchs stated this project came before the Plan Commission in April for a conceptual review for an addition to the rear of the church and a pavilion to the west of the building. The applicant addressed the concerns of the Plan Commission regarding the north elevation and added some windows to the wall of concern. Mr. Fuchs recommended approval. He noted the church plans to complete the pavilion in phases.

Commissioner Brown questioned a possible height variance, and Mr. Fuchs confirmed that they are currently at 39 feet, as opposed to 35 feet, and it would be a Plan Commission-allowed modification.

A motion was made and seconded (C. Brown, C. Wunder) to approve the Site and Building Plans for Spring Creek Church. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding the Site and Building Plans for the City of Pewaukee DPW Salt Shed and Fueling Station for Property Located at W225 N3131 Duplainville Road (PWC 0911993006)

Mr. Klein stated there is a wellhead protection plan that requires the salt shed and fueling station to be located where they are. They preferred it be on the west side of the property, but this is the only location on the property that it can be located. The salt shed will be made of heavy timber with plank on the inside to retain the salt and manage the structural loading. The building will be landscaped quite a bit.

The fueling island will be to the west of the salt shed. It will be above-ground tanks with containment and a canopy over it. The recycling center will be located to the south of the fueling island and salt shed.

Mr. Klein discussed other aspects of the site as relates to landscaping and screening.

A motion was made and seconded (C. Wunder, T. Janka) to approve the Site and Building Plans for the City of Pewaukee. Motion Passed: 6-For, 0-Against.

5. Adjournment

A motion was made and seconded (C. Wunder, C. Brown) to adjourn the meeting. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk