

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 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated June 18, 2020

A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the June 18, 2020 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Mitigation Plan for the Marc & Severine McAllister Property Located at N28 W26954 Woodland Drive (PWC 0930066)

Ms. Wagner stated the applicant submitted revised plans, as they had double calculated some of their impervious area. They are still over their allowable 35 percent mitigation area by about 94 square feet, but they are planning to remove that extra amount and send a revised plan tomorrow. Ms. Wagner recommended approving the plan contingent upon staff receiving and reviewing the plan with the reduced area, as well as the plan and Plan Commission minutes being recorded at Waukesha County.

Chairman Bierce questioned what a new homeowner would do with a mitigation plan. Ms. Wagner noted the City requires it to be recorded with the County so that it is discoverable by any property owner that buys the lot. The City could order it back in with the new owners and they would have no recourse because it is a public document.

A motion was made and seconded (B. Bergman, D. Kiser) to approve the to-be-submitted revised mitigation plan subject to Engineering review and compliance with the City's code. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Certified Survey Map for the Pewaukee 16-94 South Proposed Industrial Development Located at N17 W25045 Bluemound Road in Order to Reconfigure Two Lots Into One Lot and an Outlot (PWC 0948985003 & PWC 0945989001)

Mr. Fuchs stated this was for a multi-tenant industrial spec building and the tenants are not known currently. As they come in, they would need to go thru the typical process of either getting a conditional use permit or a Business Plan of Operation. The site is about 42.6 acres and the CSM will create one lot and an outlot. The larger wetland area will be contained within the outlot, and the other wetland areas on site will be filled. The building and parking will be located on Lot 1. The building itself is about 218,000 square feet, and Lot 1

will have approximately 46 percent green space. Mr. Fuchs recommended approval with conditions including grading, erosion control, storm water plans, no outdoor storage other than the trailers within the designated trailer parking area, and review of the fire suppression system and safety plan by the Fire Chief, as the building is exceeding the 30 foot height maximum of the M-6 District. There is also a condition that states if the rooftop mechanicals are visible, they must be screened. The final condition is regarding the landscaping and existing trees on site. The applicant is removing a significant amount of trees on site and the condition allows staff to work with the applicant afterwards to add plantings if necessary.

Discussion took place regarding the filling of the wetlands and the process required by the DNR.

Action was taken in Item 5.

5. Discussion and Action Regarding the Site and Building Plans for a Proposed 218,000 Square Foot Multi-Tenant Building for the Pewaukee 16-94 South Industrial Development Located at N17 W25045 Bluemound Road (PWC 0948985003 & PWC 0945989001)

Chairman Bierce felt the building seemed a bit drab and his biggest concern was the semi-trucks pointed and idling near the neighbors.

Commissioner Bergman referred to the east property line and questioned how much of the existing tree line would be preserved.

David Heller, landscape architect for the project, felt at least half or more of the trees would be coming down based on the grading limits, and once the trees are removed, the City and the developer will meet on site and supplement the trees. He noted that they are trying to save the buffer. Further discussion took place regarding the screening of the building with the trees.

Commissioner Kiser questioned the easterly orientation of the trucks versus the westerly orientation. Dominic Ferrante with Briohn Builders stated it was determined that the office orientation facing Highway 16 presented itself better. Commissioner Kiser felt with the way it was orientated on Bluemound Road, people would be looking at the docks. Mr. Ferrante noted it was orientated so that people would see the north side more than the east side, and they also added a screening wall on the northeast corner of the building.

Discussion took place regarding the building elevations and screening, as well as the architecture of the building itself. Mr. Ferrante explained the design and aesthetics of the building and the site.

Commissioner Kiser was concerned that everyone traveling Bluemound Road would see the truck docks. Mr. Ferrante noted that City staff would have the opportunity to review the tree screening after the project is complete, in the event they wanted to add more.

Continued discussion took place regarding the views of the building from the road, and the possible screening solutions. Commissioner Bergman requested adding some staggered clear story windows, since that elevation will be viewable on the east side, and the applicant agreed and stated they could work with City staff on that.

Chairman Bierce was concerned about the view of the front of the building, and felt it was one of the faces of the City. He questioned the expansive parking lot in the front and suggested adding more decorative areas that could be seen from the street.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the Certified Survey Map. Motion Passed: 6-For, 0-Against.

A motion was made and seconded (T. Janka, C. Wunder) to approve the site and building plans contingent upon the inclusion of clear story windows on the entire east elevation to be worked out with City staff, City staff making sure the landscape screening is done to City expectations, the conditions included in the staff report, tree removal, and having the signage comply with the City zoning code and reviewed by the Plan Commission. Motion Passed: 4-For, 2-Against (Kiser, Linsmeier).

Commissioner Kiser felt this was too big to approve without any tenants.

6. Adjournment

A motion was made and seconded (T. Janka, C. Wunder) to adjourn the meeting at 8:21pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk