

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, D. Linsmeier, T. Janka, 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

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

2. Discussion and Action Regarding Approval of the November 17th, 2022 and January 19th, 2023 Meeting Minutes

A motion was made and seconded (C. Brown, D. Linsmeier) to approve the November 17th, 2022 and January 19th, 2023 meeting minutes. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Quattro Development/Higher Ground Education for Property Located on Highfield Court for the Purpose of Constructing a Childcare Facility (PWC 0906994)

Mr. Fuchs stated this item was before the Plan Commission at the March 16th meeting and was tabled following concerns from the Broken Hill subdivision residents regarding traffic. The school has a maximum occupancy of 152 children and a maximum of 15 full-time employees. The site is approximately two acres, and the single-story building is approximately 11,836 square feet. There are two playgrounds, one on the south side adjacent to Capitol Drive and one on the north side adjacent to Highfield Court. Both are fenced in with a six-foot wrought iron fence. Mr. Fuchs noted there was a condition listed in the staff report to locate the playground areas and any other accessory structure or amenities on the north side of the building, as opposed to being visible from Capitol Drive. He noted that the daycare to the east does have a fence adjacent to Capitol Drive. Mr. Fuchs stated the applicant did provide a traffic impact analysis, and he recommended approval of the Conditional Use and Site and Building Plans.

Discussion took place regarding the traffic impact analysis.

Commissioner Brown felt there was a need for this in the area, and she did like the look of the building, but she felt the location was not right, especially considering there is already a daycare right next door.

John Bieberitz with Traffic Analysis and Design stated he prepared the traffic study, and he gave some background about the report and broke down the information contained in the report.

The Commissioners were in agreement that they were concerned about the traffic situation in the area and could not get onboard with this development.

A motion was made and seconded (C. Brown, D. Linsmeier) to recommend denial of the Conditional Use Permit and Site and Building Plans. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding a Certified Survey Map for Wildeck, Inc. for Property Located on East North Street in the City of Waukesha for the Purpose of Dedicating the West Half of East North Street that is Currently Highway Right-Of-Way

Mr. Fuchs stated the majority of the property on the Certified Survey Map is within the City of Waukesha, except for .67 acres that is within the City of Pewaukee.

Brian Griebel with VJS Construction stated Wildeck is the tenant of the building, and no improvements are happening on the singular parcel that lies within the City. It is part of Waukesha's requirement to dedicate some of the land back in the right-of-way of Highway F, or East North Street.

A motion was made and seconded (C. Brown, D. Linsmeier) to recommend approval of the Certified Survey Map for Wildeck, Inc. Motion Passed: 5-For, 0-Against.

5. Discussion and Action and Public Hearing for Regal Development LLC to Rezone Property Located at N29 W22817 Marjean Lane from Rs-5 Single-Family Residential to B-3 General Business for the Purpose of Constructing a 50-Unit Self-Storage Facility (PWC 0914976)

Mr. Fuchs stated the request was for a 50-unit self-storage facility on a .88-acre parcel. The B-3 zoning was the best option for this development, as opposed to the M-1 district, which has a two-acre minimum lot size. A Conditional Use is required for a storage facility use in the B-3 zoning district. Mr. Fuchs noted there was a condition in the staff report requiring the fence to be aluminum and a maximum of six feet in height. Other conditions include final approval of grading, drainage, and erosion control. Mr. Fuchs recommended approval.

Chairman Bierce opened the public hearing.

Todd Vogelsang (N29 W22232 Kathryn Court) stated everything else in the area is zoned M-2 except for the residential. Mr. Fuchs explained the various zoning district differences. Mr. Vogelsang questioned if the fire trucks would be able to get into the area and he questioned if there would be adequate lighting. He also stated the property was the highest point in the area and did not want the water to run. Ms. Wagner stated they have not seen the storm water management plan yet.

Chairman Bierce closed the public hearing at 7:04pm.

The applicant discussed the proposed lighting plan. He noted that he could add additional lighting on the drive. Additional discussion took place about the lighting as relates to the nearby residential area.

A motion was made and seconded (C. Brown, T. Janka) to approve the Rezoning, Conditional Use, and Site and Building Plans for Regal Development, LLC contingent upon Engineering review of the drainage and Fire Chief review. Motion Passed: 5-For, 0-Against.

6. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Regal Development LLC for Property Located at N29 W22817 Marjean Lane for the Purpose of Constructing a 50-Unit Self-Storage Facility (PWC

0914976)

Action taken in Item #5.

7. Adjournment

A motion was made and seconded (C. Brown, C. Wunder) to adjourn the meeting at 7:15pm. Motion
Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk