MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
JUNE 18, 2015

Members present were Chairman Scott Klein, Steve Bierce, Ted Janka, David Linsmeier, Sean Sullivan, and Christine Wunder. Also present were Public Works Director Jeff Weigel, Park and Building Services Director Kelley Woldanski, Deputy Clerk Ami Hurd and Community Development Director/City Planner H. E. Clinkenbeard.

Chairman Klein opened the meeting at 7:00 PM, noting that a quorum was present, and asked everyone to stand for the Pledge of Allegiance.

Chairman Klein asked if there were any changes or corrections to the minutes of the May 21, 2015 meeting. There being none, a motion was made by Ms. Wunder, seconded by Mr. Linsmeier to approve the minutes of the May 21, 2015 meeting as transmitted. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION & PUBLIC HEARING REGARDING PETITIONS FOR AN ANNUAL OUTDOOR ENTERTAINMENT PERMIT ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE SOLD/CONSUMED

The only premises to come before the Plan Commission was Wonderland Tap on Redford Boulevard (CTH F). There was no one in the audience from Wonderland Tap. Chairman Klein asked if the Plan Commission members had any questions. It was pointed out that Wonderland proprietors were basically asking for the same thing that they had in 2014/2015.

At that point (7:03 PM) Chairman Klein opened the public hearing and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to the proposal. There being none, Chairman Klein closed the public hearing at 7:03 PM.

A motion was made by Ms. Wunder, seconded by Mr. Linsmeier to approve the petition for outdoor entertainment for Wonderland Tap premises as submitted. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING CERTIFIED SURVEY MAP PC #150618-1 FOR THE MOKROS/KAVE PROPERTY LOCATED AT W237 N689 OAKRIDGE DRIVE (PWC 0967.979.001)

Ms. Andrea Kave and Mr. Rick Kave came forward. Mr. Clinkenbeard pointed out that since the previous meeting, the Kave's had decided to abandon their proposal for four buildings on what it now the Mokros land site on Bluemound Road. They were now proposing simply to divide the property into two parcels and on the vacant parcel that would be created they would build an approximately 3,500 square foot office building.

Ms. Kave pointed out that the new vacant lot that would be created out of this division would have a narrow 33 foot access to Oakridge Drive. The Kave's indicated that they would like to have an access in that direction because of the limited access that they will have on

Bluemound Road. There was discussion about the matter and there was also some discussion about whether they really wanted to divide the property or just simply leave it all in one piece. It was indicated that they could still build an office building without dividing the land.

After a discussion, it was pointed out that some of the neighbors had concern about the note that had been placed on Mokros' original certified survey map (CSM) regarding the keeping of the southern part of his total site in a natural setting to basically buffer the residences to the south from whatever is built or takes place on the north end of the site, which is zoned for commercial uses.

A Ms. Krump?, in the audience, indicated that she had no problem with what was being proposed other than the fact that she was concerned that what was on the CSM note would not be carried through to this new owner. She and some of the other neighbors were concerned about the development of the new vacant lot that would be created with this new CSM. Mr. Kave indicated that the only thing that he wanted to put on that site would be a paved driveway from his new office building out to Oakridge Drive. Ms. Krump asked whether there would be a sign on the new driveway. A small directional sign would be allowed.

There was some more discussion. It was suggested perhaps the Kave's would want to take some time to review their options and come back at a future meeting with a different plan or go ahead with the division of the land. They indicated they'd like to discuss this more fully. It was suggested that rather than take action on the certified survey map, that the Plan Commission deal with this matter conceptually.

Chairman Klein polled The Plan Commission and each of the Plan Commission members present indicated that they had no problem with either way the Kaves wanted to proceed – either divide the land or leave it whole and place a small office building on the site.

DISCUSSION & ACTION REGARDING THE CELA ENTRY GATE & SIGNAGE PLANS LOCATED AT W262 N4685 RYAN ROAD (PWC 0881.998.003)

Mr. Siepmann came forward indicating that since the plan for the entry signage had been transmitted to the Plan Commission, he had a discussion with the owners of CELA and they wanted to revise the plan for the entry gate. He then distributed the new plan for the signage. There was some discussion on the matter and it was pointed out that the new plan was much nicer than the original. There was some discussion on where the setback line was. It was pointed out that the signage would have to be set back a certain distance from the public right-of-way.

After more discussion, a motion was made by Mr. Sullivan, seconded by Ms. Wunder to approve the signage with the understanding that the setback would be worked out between the owner and the City staff. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE SITE & BUILDING PLANS FOR THE BERGMAN INDUSTRIAL BUILDING LOCATED AT W238 N1650 ROCKWOOD DRIVE (PWC 0955.997.003)

Mr. Brandon Bergman came forward along with Chris John noting that they were proposing a 40,000 square foot industrial building. It would be precast. The major tenant that would probably be in the building was a distributor and repair service for industrial products. He indicated that they dealt, primarily, with a local dealerships. Mr. Bergman noted that there would be no HVAC on the roof. The lights would be 'down' lights and only 20 feet high according to City standards.

There was some discussion on the building design. Some of the Plan Commission members indicated that it was kind of a flat-front building and it needed to be a little nicer, particularly because it was very close to Rockwood Drive at the corner of Rockwood Drive and Stoneridge Drive.

There was more discussion. Mr. Bergman indicated some of his concerns about going much beyond what he has proposed for the site. He noted that the zoning was already in place for this property.

At that point, a motion was made by Mr. Janka, seconded by Mr. Bierce to deny the request for the building. There was some discussion on the matter and motion failed on a vote of 3 to 2 with the Mayor abstaining.

At that point, Mr. Sullivan indicated that there needed to be some help for this building but it was not fair to not move ahead with a use that was compatible with surrounding development. There was further discussion and it was suggested that perhaps there be a meeting between Mr. Bergman and a committee of the Plan Commission to discuss this further. It was then decided that the matter would come back to the Plan Commission after further review. No action was taken.

DISCUSSION & ACTION REGARDING SITE & BUILDING PLANS FOR LAKEWOOD BAPTIST CHURCH ON RIVERLAND DRIVE & GOLF ROAD (PWC 0940.997.002)

Mr. Clinkenbeard pointed out that this was a ten acre site that had originally been planned for a church and in fact the City had approved two church buildings at separate times on this property, but neither one of those were built. Subsequently, the property was sold to the present owners, Lakewood Baptist Church. The only access to the site was via Riverland Drive.

Mr. John Cusey came forward representing MSI General along with a representative of the church. At that point, Chairman Klein recused himself and left the meeting room after turning the Chair over to Secretary Bierce.

The representative of MSI talked about the architecture of the building noting that it was a rural architecture in keeping with the houses in the vicinity. He noted that the building siding would be a ship-lap type wood composite siding and asphalt roof shingles. It was pointed out that there was adequate space on the site for future building expansion.

Mr. Clinkenbeard asked about the berm on the north side of the property. It was pointed out that the berm would be five feet higher than the parking lot and would probably adequately screen the neighbors to the south from having to view cars on those days that the church was being used.

Mr. Weigel pointed out that there was a storm water and a water line concerns involved in this site. The MSI General people indicated that they realized that problem.

It was pointed out by two or three of the Plan Commission members that this was a very nice building and did indeed fit in with the residential character of the neighborhood.

A motion was made by Mr. Janka, seconded by Ms. Wunder to approve the building plans based on the owners working with the City Engineer in regard to sanitary sewer and water supply and also the completion of the storm water management plan for the site. There was no discussion regarding this item and the motion passed unanimously.

A motion was made by Mr. Janka, seconded by Ms. Wunder to approve the Plan of Operation for the church. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE PROPOSED BIELINSKI/BECKER APARTMENT DEVELOPMENT LOCATED AT W220 N1051 SPRINGDALE ROAD (PWC 0961.998)

Chairman Klein returned to the meeting and resumed the Chair. Ms. Nancy Washburn came forward along with Josh Pudelco and she noted that the Bielinski's, who were a part of the Becker family estate, were in the audience as well. She noted that there was approximately 33 acres on the site, of which only about 10.4 acres was usable for development. They indicated that they had listened to the Plan Commission and had come back this time with three buildings that would each have 33 apartment units and it would be tucked into the edge of the woods. She noted that the original plan had 132 units so there was a 33 unit reduction in terms of the per acre unit density. She noted that there would be 108 underground parking spaces and 113 parking spaces on the surface to accommodate the apartment users. She noted there would be elevators in the buildings which would accommodate particularly any seniors that might be living in the apartments.

Chairman Klein indicated that the 2035 land use plan for this site was not multi-family residential, but offices, and the Plan Commission had discussions not only at the previous meetings, at which the Bielinskis had brought their plan, but also earlier this month in a special session they had discussed this as well as other properties around the City in regard to substantiating their views on future development/use. It was indicated that the consensus at this latter meeting was that the planned use for this site should remain offices and not be changed to multi-family residential.

Mr. Sullivan indicated that while he believed that the City had enough apartments, he indicated that he did like the design of the building and if all else failed, he could live with this apartment design. He was still concerned, as he was at previous meetings, about the traffic that would be generated on Springdale Road, which is only a two-lane road and was heavily used.

Ms. Wunder indicated that she too liked the building but not at this site. She indicated that she did not think it should be multi-family use at this location. Mr. Linsmeier and Mr. Janka both agreed with Ms. Wunder. Mr. Bierce also agreed that it was a nice building but did not want to see apartments at this location.

Ms. Washburn indicated that they had done a professional analysis of the area regarding apartments and looked at the possibility of offices and there was just no market for offices in this area. The office vacancy rate was relatively high in the area and there was what she said was a 'glut' of office inventory. On the other hand, she said the study showed that there was a need for apartments.

Chairman Klein indicated that the 2035 plan called for offices and the City was now in the beginning stages of upgrading the 2035 plan to a 2050 plan. He noted also that the design was close to what they would like to see in terms of an apartment building, but this was not the place and not the time for more apartments.

Ms. Washburn indicated that the family did not want to see the property decline. She said that if they had to, they would "take on the City's land use plan". She noted that like Mr. Clinkenbeard, she too was a land use planner. There was some discussion regarding the matter and Mr. Janka noted that the City had a high enough percentage of multi-family and did not want to overemphasize multi-family in terms of the residential mix in the community. Ms. Washburn took exception indicating that using percentages for limiting multi-family use was not necessarily the way things are done in the current circumstances.

A motion was made by Mr. Bierce, seconded by Mr. Janka to reject the proposed multi-family residential use on the Becker-Bielinski site. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE REQUEST OF STEVEN BALZER TO BUILD ONE 1,800 SQUARE FOOT GARAGE IN PLACE OF THE ALLOWED TWO 1,200 SQUARE FOOT GARAGES

There was some discussion on this. Mr. Clinkenbeard pointed out that Mr. Balzer wanted an 1,800 square foot garage for his hobby collection and equipment. He had a relatively large site on Prospect Avenue, a little over three acres, which is extensively wooded and wanted to place a building that would be very similar to the house on the property at the present time.

There was some discussion on the matter. It was pointed out that the house is currently metal sided and the building would be metal sided and they would both be painted the same color so that they would match.

Chairman Klein indicated it was staff's recommendation that one 1,800 square foot building would be better than having the two 1,200 square foot buildings that are allowed on the property pursuant to City ordinance. It would take action under subsection 17.0909 of the City's zoning ordinance for the Plan Commission to approve such a change. There was some discussion on the matter. Mr. Bierce indicated that he thought the City should keep the two 1,200 square foot buildings.

A motion was made by Mr. Linsmeier, seconded by Ms. Wunder to approve the building of one 1,800 square foot accessary building in place of the two allowed 1,200 square foot buildings. There was no discussion regarding this item and the motion passed on a vote of 4 to 2.

At that point, there being no other business for the Plan Commission, a motion was made by Ms. Wunder, seconded by Mr. Linsmeier to adjourn the meeting. The meeting adjourned at 9:15 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
CDD/City Planner