

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, T. Janka, D. Kiser, and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk/Community Development Coordinator 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 Public Hearing Regarding Proposed Text Amendments to Section 17.0416 of the Rm-3 Multi-Family Zoning District of the City of Pewaukee Zoning Ordinance

Mr. Fuchs stated the text amendments accommodate a few proposed developments, as well as some changes that staff was looking at. The amendments would allow buildings to contain more than 40 dwelling units, reduce the Planned Unit Development area to ten acres, allow the net density to be increased by up to 10 percent, allow more than 40 dwelling units within senior facilities, and both senior facility and multi-family parking standards would become suggested minimums.

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

A motion was made and seconded (D. Kiser, C. Brown) to approve the proposed changes to Section 17.0416. Motion Passed: 5-For, 0-Against.

3. Continued Discussion and Action Regarding the Site and Building Plans for Jeff Wistl for Property Located at W262 N4521 Ryan Street for the Purpose of Constructing a 5,760 Square Foot Building (PWC 0881998005)

Mr. Fuchs noted the applicant was returning with revised architecture. He pointed out that one of the bigger concerns was with the north elevation and the long expanse that abuts CELA to the north. The applicant has proposed to plant evergreen trees in the existing tree line to replace some dead trees, provide screening, and help break up the elevation. Decorative features were also added to the east elevation, visible from Ryan Street, as well as decorative lighting, windows, and a change to the roofline. Mr. Fuchs recommended approval of the site and building plans.

Commissioner Brown stated she liked the view and felt the applicant did a great job adding some elements.

Discussion took place on the elevations and the screening. Commissioner Janka noted that elevation changes are forever, but plantings can die and reveal the true elevations.

A motion was made and seconded (D. Kiser, C. Wunder) to approve the site and building plans for Jeff Wistl. Motion Passed: 4-For, 1-Against (Janka).

4. Discussion and Action Regarding a Mitigation Plan for John and Kelly Maltsch for Property Located

at N28 W26894 Woodland Drive (PWC 0930059)

Ms. Wagner stated the property owner is tearing down their existing house and building a new house. They are exceeding their 27.5 percent allowable impervious area, thus requiring a mitigation plan. She stated the homeowners planned to put in a rain garden to mitigate the area. Ms. Wagner recommended approval contingent on the mitigation plan, the plan and the Plan Commission minutes being recorded with Waukesha County.

A motion was made and seconded (T. Janka, D. Kiser) to approve the mitigation plan for John and Kelly Maltsch. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Over the Top Roofing for Property Located at W223 N3481 Duplainville Road from Medium Density Residential (6,500 sq. ft. – 1/2 ac./d.u.) to Retail/Service Commercial (PWC 0912984)

Mr. Fuchs stated the applicant was proposing to restore and add two additions to an existing structure on the site and use it as an office for a business. There would be a garage addition on the west side of the building and a porch or greenhouse on the south side.

Mr. Fuchs noted the conditions recommended in the staff report were to limit the conditional use due to the surrounding uses that are currently residential; limit the existing structure to the office use; pave the driveway in accordance with the zoning code requirements; add two parking spaces off of the drive; final approval by the Engineering Department for grading and erosion control; no outdoor storage on the property; and provide a landscape plan to add landscape along the west property line where the existing single-family home is located.

Chairman Bierce opened the public hearing at 6:18pm. He then closed the public hearing at 6:18pm.

Ms. Wagner noted the structure would be required to connect to existing sewer and water, and a sampling manhole would be needed at the property line.

Discussion took place regarding the road reconstruction assessments for Duplainville Road.

A motion was made and seconded (C. Brown, T. Janka) to recommend approval of the Comprehensive Master Plan Amendment, Rezoning and Site and Building Plans. Motion Passed: 5-For, 0-Against.

6. Discussion and Action and Public Hearing for Over the Top Roofing to Rezone Property Located at W223 N3481 Duplainville Road from Rs-1 Single-Family Residential to B-3 General Business (PWC 0912984)

Action taken in Item 5.

7. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Over the Top Roofing for Property Located at W223 N3481 Duplainville Road (PWC 0912984)

Action taken in Item 5.

8. Discussion and Possible Action Regarding Conceptual Review of a Proposed Boat Storage Building to be Located Along Edgewood Avenue for Mike Riley (PWC 0935029)

Mr. Fuchs stated the applicant is proposing a storage building with parking next to it for outdoor storage use. The conceptual plans call for a vertical wood sided building with overhead garage doors. He felt there would be some zoning issues that would have to be worked out such as lot coverage, setbacks, and parking space sizes.

Chairman Bierce did not feel this was the best use for this property.

Commissioner Brown stated she liked the high fence, but felt the problem was that the street was terrible and tight. She stated she was not completely opposed to this, as it was an empty lot, but she felt it would be challenging to get a boat in or out.

Mr. Fuchs felt there would be challenges with the lot coverage being in the Shoreland Overlay District.

Discussion took place regarding other options for the property and the surrounding zoning.

No action was taken.

9. Discussion and Possible Action Regarding Conceptual Review of the Construction of a Proposed Teen Center and Picnic Pavilion for Spring Creek Church Located at N35 W22000 Capitol Drive (PWC 0909999005)

Mr. Fuchs stated the proposal was for an addition on the north side of the building and a pavilion to the west of the building and parking. The building addition includes 10,660 square feet of auditorium space, a two-story indoor gathering space, and an outdoor seating area. The playground and splash pad have been taken out of the plans.

Discussion took place regarding parking spaces. The applicant did not believe they would be replacing the spaces that were being taken out for the addition. They may add some to the south towards the soccer field. Ms. Wagner noted it would then be part of the storm water management.

Chairman Bierce felt the teen center and the auditorium looked great, but he felt it looked too big and too expansive without the windows. He felt the two walls should look just as nice as the rest of the building. Discussion took place regarding the look of the building.

No action was taken.

10. Discussion and Possible Action Regarding Conceptual Review of a Proposed 225,000 Square Foot Distribution Facility on Vacant Land at the Northeast Corner of Lindsay Road and Redford Boulevard for Mierow Lindsay LLC (PWC 0869999001)

Mr. Fuchs stated the site plan includes a two-acre City-owned parcel and the applicant is looking to incorporate that into the development, as the floodplain on the property makes it almost undevelopable. The property owner is working with City staff and FEMA on a map amendment to get the floodplain relocated

and to put flood storage on the City-owned parcel. Mr. Fuchs noted the site plan can meet all the M-2 district standards and the green space requirement can be met as well.

Mr. Fuchs noted the applicant was also requesting a developer funded TIF, although that has not yet been discussed with City staff or outlined in detail.

Mr. Fuchs also noted a concern with the architecture, due to the amount of traffic on Highway F. City staff will be looking for some architectural improvements along the street views.

Commissioner Brown referred to the Council's decision to put an R-cut on Redford Boulevard and questioned if that project should be delayed with the hopes that the County puts traffic lights at the intersection.

George Irwin, representing the applicant, stated he wanted to make sure the intersection was as safe as possible, and he wanted to protect the viability of project.

Commissioner Brown questioned the reasoning for a TIF. Mr. Irwin stated it can easily be designed to make sure it is not on the tax rolls, but it is needed if there is a lot of off-site work, such as road upgrades and the floodplain issues. The tax revenue can be shared in some ways.

Commissioner Kiser noted there were no docks shown on the building elevations. Mr. Irwin noted that there are loading areas on the north side of the building. Commissioner Kiser then referred to the screening and suggested it be prettied up.

Ms. Wagner noted there would have to be a sewer extension for the building. The sewer is currently at Wilhar Road.

Further discussion took place regarding the possible elevations and color of the building.

No action was taken.

11. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Property Located at W225 N3131 Duplainville Road from Manufacturing/Fabrication/Warehousing and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to Government/Institutional for the Purpose of Constructing an Access Drive, Salt Shed and Fuel Tanks for the New City of Pewaukee DPW Garage (PWC 0911993006 & PWC 0911989)

Mr. Fuchs stated the City has now acquired a portion of the Quad Graphics property and that now needs to be combined with the rest of the City property for the DPW garage.

Chairman Bierce opened the public hearing at 7:29pm. He then closed the public hearing at 7:29pm.

A motion was made and seconded (D. Kiser, C. Wunder) to recommend approval of the Comprehensive Master Plan Amendment and approve the rezoning of the property. Motion Passed: 5-For, 0-Against.

12. Discussion and Action and Public Hearing for City of Pewaukee to Rezone Property Located at W225 N3131 Duplainville Road from M-2 Limited Industrial to I-2 Rural Institutional for the

Purpose of Constructing an Access Drive, Salt Shed and Fuel Tanks for the New City of Pewaukee
DPW Garage (PWC 0911993006 & PWC 0911989)

Action taken in Item 11.

13. Adjournment

A motion was made and seconded (D. Kiser, C. Wunder) to adjourn the meeting at 7:30pm. Motion
Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk