

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, D. Kiser, D. Linsmeier, S. Sullivan, 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 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 Regarding Approval of the October 20, 2022 Meeting Minutes

A motion was made and seconded (C. Brown, C. Wunder) to approve the October 20, 2022 meeting minutes. Motion Passed: 5-For, 0-Against, 1-Abstain (D. Linsmeier).

3. Continued Discussion and Action Regarding a Request by Andev Group, LLC to Rezone Vacant Land Located at the Northwest Corner of Golf Road and Meadowbrook Road from A-1 Agricultural, LC Lowland Conservancy, and F-1 Floodplain to Rm-3 Multi-Family Residential, LC Lowland Conservancy, and F-1 Floodplain for the Purpose of Developing the Courtyard at Pewaukee, a Community Based Residential Facility (PWC 0940999001) (Public hearing opened and closed at the 3/16/23 Plan Commission meeting)

Mr. Fuchs stated this development was before the Plan Commission at the March 16th meeting. Discussions at that meeting were related to the cul-de-sac and the termination of Lakefield Drive. The applicant has provided a cul-de-sac design that is acceptable to both the Department of Public Works and the Fire Department. They have also submitted a revised landscape plan with plantings to help screen and mitigate the loss of a portion of the tree line. It was noted that two additional units were added, for a total of 78 units. Mr. Fuchs recommended approval of the development.

Commissioner Brown noted the cul-de-sac is permanently on the development's land, but they need to figure out how the temporary cul-de-sac will be reestablished as private property. Mr. Fuchs noted it would be the developer's responsibility to return it back to green space for the property owners.

A motion was made and seconded (D. Linsmeier, C. Brown) to approve the Rezoning, Comp Plan Amendment, and the Site and Building Plans for the Andev Group, LLC. Motion Passed: 5-For, 1-Against (S. Bierce).

4. Continued 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 the Courtyard at Pewaukee for Vacant Land Located at the Northwest Corner of Golf Road and Meadowbrook Road from Low-Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High

Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas (PWC 0940999001) (Originally discussed at the 3/16/23 Plan Commission meeting)

Action taken in Item #3.

5. Continued Discussion and Action Regarding the Site and Building Plans for Andev Group, LLC for Vacant Land Located at the Northwest Corner of Golf Road and Meadowbrook Road for the Purpose of Developing the Courtyard at Pewaukee, a Community Based Residential Facility (PWC 0940999001) (Originally discussed at the 3/16/23 Plan Commission meeting)

Action taken in Item #3.

6. Discussion and Action Regarding the Site & Building Plans for Common Transportation Located at W233 N2095 Ridgeview Parkway for the Purpose of Adding Loading Docks to the Building and Reconfiguring the North Parking Area to Accommodate Overnight Parking of Semi Trailers (PWC 0953986003)

Mr. Fuchs stated this is currently a vacant building. Common Transportation is looking to add seven new loading docks on the west side of the building and an overhead door on the north side of the building. As far as site changes, the applicant would remove and modify some parking lot islands to create a truck parking area on the north side of the parking lot. Mr. Fuchs recommended approval. He noted the property is zoned M4, and it is up to the Plan Commission to determine if sufficient screening is provided.

Bill Langhoff, representing Common Transportation, stated the parking is a combination of semi-trailers and box trucks, and they will be in the u-shaped cove on the far north side of the property. There would be some trailers parked in the traditional truck docks on the west elevation of the building.

Commissioner Kiser was concerned about trucks parking and running all night long. It was pointed out that these were local delivery drivers and not over-the-road drivers. Commissioner Kiser felt it would need to be policed or else trucks would park there for the night. Commissioner Brown recommended putting cameras on the building so there would not be 24-hour parking, as well as putting up “no overnight parking” signs. The applicant confirmed that he would put up signs and cameras if that was going to stop him from getting approval. Chairman Bierce added that there should be enough foliage to cover up the trailers. Commissioner Kiser also suggested safety security lights that dim if there's no movement.

A motion was made and seconded (D. Kiser, C. Wunder) to approve the Site and Building Plans for Common Transportation with City staff approving the signage and lighting. Motion Passed: 6-For, 0-Against.

7. Discussion and Action Regarding the Site and Building Plans for Fox River Congregational Church Located at N34 W23575 Capitol Drive For the Purpose of Constructing a Building Addition to the Existing Church (PWC 0907999001)

Mr. Fuchs stated this was a two-story building addition of approximately 4,000 square feet. The addition will consist of CMU to match the existing building. The applicant is proposing some additional landscaping, including plantings, and retaining walls around the building addition. Mr. Fuchs recommended approval.

A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the Site and Building Plans for Fox River Congregational Church. Motion Passed: 6-For, 0-Against.

8. Discussion and Action Regarding a Conceptual Review for Bubbles Foam Farm for a Multi-Use Development on Vacant Land Located at W240 N2687 Pewaukee Road (PWC 0924995)

Mr. Fuchs stated this is located at the southwest corner of Pewaukee Road and Watertown Road. The conceptual site plan includes a car wash, gas station/convenience store, drive-thru restaurant, and a multi-tenant retail and office building.

Jon Kutz, representing Bubbles Foam Farm, stated the main focus of the development would be Bubbles Foam Farm, and nothing else is planned for the site yet. The intent would be to screen the car wash through berming and strategic landscaping.

Chairman Bierce noted there was no retail in that area, and he wanted to keep it that way.

Commissioner Linsmeier felt the biggest issue was the ingress and egress, especially the drive on the south side of the property. Mr. Kutz was under the impression that a traffic study would need to be provided.

Commissioner Brown was concerned about what the car buildup would look like on Pewaukee Road with cars waiting to get into the wash. She was more concerned with what they don't have in that area and what else they would potentially put there, since it is so close to residential properties. Ms. Brown felt there was a lot of land left in the corner, and they would want to develop it. She did not want the Plan Commission to be pressured into approving something.

Mr. Kutz pointed out that the car wash would not be a long wait, so there would not be a pile up of cars, especially because the car wash is subscription-based.

Chairman Bierce questioned the decibel levels of the car wash. Mr. Kutz stated there are decibel readers on both the dryers and the vacuums, as they make the most noise. He felt below 50 was usually acceptable as not obnoxious. He noted the car wash was not a 24-hour operation, so it would not be running at night.

Further discussion took place regarding the traffic in the area.

No action was taken.

9. Discussion and Action Regarding a Request by Lake Pewaukee Sanitary District to Construct Two Generator Buildings Located at W265 N2989 Peterson Drive and W276 N2697 Rocky Point Road (PWC 0930004 & PWC 0934045)

Mr. Fuchs stated Lake Pewaukee Sanitary District was proposing two generator buildings at lift stations 9 and 12. Both buildings are approximately 204 square feet and 11 feet in height. City staff has no objections to the location of the buildings and LPSD is working with City staff on the necessary easement documents. Mr. Fuchs recommended approval.

Tom Koepp with LPSD stated these buildings would match the other buildings they have done in the past, but they will also meet with the homeowners next door and match the building to the color of their homes if they wish.

A motion was made and seconded (D. Kiser, C. Brown) to approve the generator buildings for Lake Pewaukee Sanitary District. Motion Passed: 6-For, 0-Against.

10. Discussion and Action Regarding a Two-Lot Certified Survey Map for the City of Pewaukee Department of Public Works for Properties Located at W225 N3131 Duplainville Road and W224 N3297 Duplainville Road for the Purpose of the Reconfiguration of Lot Lines for the New DPW Facility (PWC 0911993006 & PWC 0911989001)

Mr. Fuchs stated this was a two lot Certified Survey Map for the new DPW facility site and a portion of the Quad Graphics site that was purchased by the City. Mr. Fuchs noted the CSM meets all of the land division standards and requirements, and he recommended approval.

A motion was made and seconded (D. Kiser, C. Wunder) to approve the Certified Survey Map for the new DPW facility. Motion Passed: 6-For, 0-Against.

11. Adjournment

A motion was made and seconded (D. Kiser, C. Wunder) to adjourn the meeting at 6:56pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk