

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier, S. Sullivan, 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 7:04pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed

2.1 5 O'clock Club

2.2 Curly's Waterfront

2.3 Doc's Dry Dock

2.4 Edgewater of Pewaukee

2.5 Gina's Sports Dock

2.6 Michael's House of Prime

2.7 Smokey's Bait Shop

2.8 The Station

2.9 Wonderland Tap

Ms. Hurd stated the 5 O'clock Club was increasing their dining and drinking hours by one hour. Last year it went until 9:00pm and this year they are requesting dining and drinking be allowed until 10:00pm.

A motion was made and seconded (D. Kiser, S. Sullivan) to approve the outdoor activity permit for the 5 o'clock Club. Motion Passed: 6-For, 0-Against.

Ms. Hurd stated there were no changes to Curly's Waterfront from last year, and dining and drinking would be allowed until 10:00pm.

A motion was made and seconded (B. Bergman, D. Kiser) to approve the outdoor activity permit for Curly's Waterfront. Motion Passed: 6-For, 0-Against.

Ms. Hurd noted that Doc's Dry Dock withdrew their application.

There were no changes for Edgewater from the previous year, and their dining and drinking hours would be from 11am to 2am Sunday through Thursday, and until 2:30am on Fridays and Saturdays. Music would be from 11:00am to 9:00pm Sunday through Thursday, and 11:00pm on Fridays and Saturdays.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the outdoor activity permit for Edgewater. Motion Passed: 6-For, 0-Against.

Ms. Hurd noted that Gina's application showed the dining and drinking hours as the same the normal business hours, but that is not what was done last year. Last year the hours were 11:00am to 10:00pm, and it was believed that that is what the applicant wants. The music hours were not changing from last year.

A motion was made and seconded (D. Kiser) to approve the outdoor activity for Gina's Sports Dock. Motion Passed: 6-For, 0-Against.

Michael's House of Prime is a new application. Their proposal requests dining and drinking hours until 10:00pm, and until 10:30pm on Fridays and Saturdays. Ms. Hurd noted the music hours were an hour less, until 9:00pm and until 10:00pm on Fridays and Saturdays.

Mr. Fuchs stated the business should have a conditional use per the zoning district, and will be applying for that for the July Plan Commission meeting. Michael's House of Prime is currently having outdoor dining, which they may continue thru June 30th per their liquor license change of premises approval by the Common Council. They will be allowed to continue with that as long as they submit the application for the conditional use, and as long as the City is not receiving complaints.

A motion was made and seconded (T. Janka, D. Kiser) to table the outdoor activity permit for Michael's House of Prime. Motion Passed: 6-For, 0-Against.

Ms. Hurd stated there were no changes to Smokey's from last year, and they were proposing outdoor drinking until 8:00pm and fishing tournaments on Wednesdays through the end of October.

Commissioner Janka referred to the second business operating out of Smokey's for the boat rental business, and he did not believe the City has ever received a plan of operation or approval for it. Mr. Fuchs noted he would have to look into it, but it is a separate enforcement issue from the outdoor activity permit.

A motion was made and seconded (T. Janka, B. Bergman) to table the outdoor activity permit for Smokey's until the second business issue is addressed. Motion Passed: 6-For, 0-Against.

There were no changes to The Station's request from last year. They will have soccer golf, horseshoes and dining and drinking until 9:00pm each night, and 8:00pm on Sundays.

A motion was made and seconded (D. Kiser, T. Janka) to approve the outdoor activity permit for The Station. Motion Passed: 6-For, 0-Against.

Ms. Hurd noted the only change to Wonderland Tap was that they were changing their horseshoe hours from 12:00pm - 10:00pm to 1:00pm - 9:00pm instead.

A motion was made and seconded (D. Kiser, T. Janka) to approve the outdoor activity permit for Wonderland Tap. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future

Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)

Mr. Fuchs stated this was discussed previously at the May 21st meeting and there were concerns with the site and building plans. The applicant has submitted revised elevations which include a masonry component to the building, awnings, a pergola by the entrance, and three windows on the south elevation. Staff recommended approval of the applications.

Chairman Bierce opened the public hearing at 7:22pm. No one wished to speak and the public hearing was closed at 7:22pm.

A motion was made and seconded (T. Janka, S. Sullivan) to recommend approval of the rezoning conditioned upon the site and building plan approvals. Motion Passed: 5-For, 0-Against, 1-Abstain (D. Kiser).

Commissioner Kiser stated he was going to abstain, as he lives directly next to this property.

4. 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 Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) (PWC 0951995001)

A motion was made and seconded (D. Linsmeier, B. Bergman) to recommend approval of the comprehensive master plan amendment. Motion Passed: 5-For, 0-Against, 1-Abstain (D. Kiser).

5. Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)

Mr. Fuchs stated the certified survey map includes two outlots to the north and south of proposed lot 1, which would contain the proposed development.

A motion was made and seconded (S. Sullivan, T. Janka) to approve the certified survey map. Motion Passed: 5-For, 0-Against, 1-Abstain (D. Kiser).

6. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)

Commissioner Janka stated he had a problem with the west elevation. Commissioner Kiser was concerned about the dock door facing the street.

The architect for the project, David Koscielniak, described the building and site. The building is oriented to the north, which was the long wall with the pergola and the parking lot. The southwest elevation would be the face of the building as Bluemound Road comes by the facility. The south wall has three windows in

the lower level. He noted the entire site would have to be cleared for the building and the trailer is barely visible from the road.

The left side facing Bluemound Road contains the overhead door and the landscape bed, and is the primary elevation one would see from the street. The right side will be tucked into the wooded area facing the vacant lot. The building will not be used during the evening hours. Mr. Koscielniak noted that he was concerned about vandalism if windows were added under the tree cover.

Mr. Koscielniak then discussed the various building materials, as well as the color of the materials.

The applicant, Pedro Arce, noted there would be no signage, as he will only use the building for equipment storage. He will not have any customers coming to the building. Mr. Arce noted he would have sensors for the lights, and it would be building lighting only for security purposes.

Commissioner Kiser referred to the dock door in the front. He felt the orientation of the door needed to be moved.

Commissioner Bergman referred to the southern elevation and the amount of existing tree line screening the long span of building. He suggested adding a condition regarding the removal of trees. Mr. Fuchs noted they would not be allowed to remove trees on lot 1 without City approval, so what is existing after this development must stay.

Commissioner Janka wanted to see three windows added to the west elevation above the existing three. He also stated he did not believe the garage door looked residential.

Discussion took place regarding the site as it relates to size for maneuvering a tractor trailer and accessing the site on Bluemound Road. It was clarified that the applicant will not be using a tractor trailer, but will instead be using a truck with a trailer attached.

It was suggested to put a 12 foot door on the front and a 12 foot door on the side.

Ms. Wagner added that the County will review the access permit and determine whether a turning lane is required.

A motion was made and seconded (S. Sullivan, D. Linsmeier) to recommend approval of the conditional use and site and building plans with the conditions listed by the City Planner including the lighting, the Business Plan of Operation, landscape plan, and windows at the second story for the west elevation, all for staff approval. Motion Passed: 5-For, 0-Against, 1-Abstain (D. Kiser).

7. Discussion and Action Regarding the Site and Building Plans for the Proposed Building Addition and Site Modifications to Lindner Logistics Located at W229 N1492 Westwood Drive (PWC 0958979007 & PWC 0959988009)

Mr. Fuchs stated the development overlaps over two separate parcels which creates setback issues, so the CSM has been submitted to combine the parcels into one. The building addition is 42,762 square feet on the north side of the building and the addition is contained entirely within an existing paved area. There will be 12 loading docks and overhead doors on the west elevation, which faces the street. The applicant is working to get landscaping and screening along the street. Mr. Fuchs recommended approval subject to screening rooftop equipment.

The applicant noted they would be eliminating the nine current overhead doors on the building. He then discussed the various building materials, lighting and signage. Mr. Fuchs noted the addition matches the southern portion of the building with metal panels and loading docks.

Chairman Bierce noted that the last applicant had to add three windows to a 100 foot stretch of building, yet this building has thousands of feet with no windows. The applicant requested to concentrate the budget on landscaping and screening in order to improve the appearance from the road and soften the condition. Chairman Bierce felt trees and shrubs were temporary, but windows are much more permanent.

Commissioner Bergman felt there should be an overall landscape plan that staff could approve.

A motion was made and seconded (D. Kiser, T. Janka) to concur with the staff recommendations including and updated landscape plan and lighting plan. Motion Passed: 5-For, 1-Against (S. Bierce).

8. Discussion and Action Regarding a Certified Survey Map for the Purpose of Combining Two Lots Into One for the Proposed Building Addition and Site Modifications to Lindner Logistics Located at W229 N1492 Westwood Drive (PWC 0958979007 & PWC 0959988009)

A motion was made and seconded (D. Kiser, S. Sullivan) to approve the CSM. Motion Passed: 6-For, 0-Against.

9. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use Permit for Valor Aquaponics Located at N15 W22180 Watertown Road for the Purpose of Operating an Indoor Aquaponics Farm for the Production of Organic Vegetables and Fish (PWC 0960999015)

Mr. Fuchs stated the applicant is requesting to occupy a 6,900 square foot tenant space for an indoor aquaponics farm. There will be two to three employees and there will be no regular customer traffic. Mr. Fuchs stated there will be no exterior changes to the building or site. He noted that it does fit in with the B-6 type of uses and there are no adverse impacts.

A motion was made and seconded (B. Bergman, D. Linsmeier) to recommend approval of the conditional use permit. Motion Passed: 5-For, 1-Against (Sullivan).

10. Discussion and Action and Public Hearing Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0207b, 17.0301e, 17.0435d, 17.0435e(7)(f)iii, 17.0435l(5), 17.0436 and 17.0717 Related to the Deletion of Appendices A-1, A-2, A-3 and A-4

Mr. Fuchs stated the Plan Commission applications and processes have changed, and he recommended removing them from the zoning code.

A motion was made and seconded (D. Linsmeier, D. Kiser) to recommend approval of the proposed ordinance amendments. Motion Passed: 6-For, 0-Against.

11. Discussion and Possible Action Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Striking a Portion of Sub-section 17.0706c Related to Digital Signs; Adding New Sub-section 17.0706d and Re-lettering the Subsequent Sections Accordingly

Related to Adding Electronic Message Boards Signs as Permitted Under Certain Conditions; and Striking a Portion of Sub-section 17.0711 Related to Lighting, Design and Color.

Mr. Fuchs stated this item was related to issuing a sign permit in error to a business for an electronic sign. It was brought forward to the Common Council a few months ago and the Council directed staff to research a possible amendment to the sign code to allow electronic message boards. Mr. Fuchs described the proposed ordinance and the guidelines related to display, scrolling and brightness. Staff is recommending to not change the City ordinance, as he did not believe it was a true need for the business community.

Commissioner Sullivan stated he was totally against this. Commissioners Kiser and Linsmeier were also against the proposed amendments.

Mr. Fuchs noted there would be a public hearing on the matter at the July 16th Plan Commission meeting.

Commissioner Bergman felt this would alleviate banner signs at liquor license establishments such as Andrea's Red Rooster, Boomers and The Station. He felt there were too many signs at these establishments.

12. Adjournment

A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 8:51pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk