

In attendance:

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier and K. Salituro.

Also in attendance:

City Planner N. Fuchs, City Administrator S. Klein, Department of Public Works Director J. Weigel, Fire Chief K. Bierce and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated February 21, 2019

The minutes were not available for approval.

3. Discussion and Action Regarding a Certified Survey Map for NCL Graphics Located at N29 W22960 Marjean Lane for the Purpose of Combining Five Separate Lots Into a Single Parcel (PWC 0914008)

Mr. Fuchs stated this stems from the previous approval for the rebuilding of the portion of the building that burned down. To avoid split zoning or setback issues, the applicant is combining the five existing properties.

Commissioner Bergman questioned if the CSM should be labeled with the previous and new lot lines. Mr. Fuchs stated he would have the applicant clean that up.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the CSM with the change to identify the previous lot lines to be removed. Motion Passed: 4-For, 0-Against.

4. Discussion and Action Regarding the Site and Building Plans for the Walbec Group for a Building Renovation to Property Located at N6 W23633 Bluemound Road (PWC 0967998001)

Mr. Fuchs stated the applicant was looking to modify the front and rear entrances of the building using materials to match the existing Zenith Tech building on the same parcel. The front entrance will include a new walkway, terrace and larger windows, and the rear entrance would include a new walkway and cedar deck. They will also add a sidewalk, stairs and retaining wall on the south side of the building.

A motion was made and seconded (K. Salituro, D. Linsmeier) to approve the site and building plans for the Walbec Group. Motion Passed: 4-For, 0-Against.

5. Discussion and Action and Public Hearing Regarding an Amendment to the Comprehensive Master Plan to Change the Year 2050 Land Use/Transportation Plan for Klein Dickert for Property Located at the Northwest Corner of Duplainville Road and Lindsay Road From Medium Density Residential to Manufacturing/Fabrication/Warehousing (PWC 0866997003)

Mr. Fuchs stated this was a proposal for a 54,355 square foot industrial building and that staff was supportive of the rezoning, comprehensive plan amendment, CSM and site and building plans. He noted the CSM had some technical corrections that needed to be made.

Regarding the site and building plans, there would be access from Duplainville Road with a 40 foot wide entrance drive. Mr. Fuchs pointed out two conditions related to the landscape plans and the lighting plans. The applicant would like to submit the plans prior to receiving an occupancy permit instead of prior to receiving a building permit. They would also like to have the landscape plan approved by staff instead of coming back to the Plan Commission for approval.

Chairman Bierce opened the public hearing for the comprehensive plan amendment at 7:14pm. No one wished to speak on the item and the public hearing was closed at 7:14pm.

Mr. Fuchs gave an overview of the comprehensive plan amendment.

Chairman Bierce then re-opened the public hearing at 7:17pm.

Suzanne Harding (N45 W22729 Charlotte Way) questioned what the building would look like because she was concerned about the adjacent backyards in the subdivision and the children. She wanted to know what she would be looking at. She was also concerned about the traffic.

Jim Longley, President of Klein Dickert, stated the density they were taking on the land was small for the overall property and they wanted to keep three acres to help with the greenspace. The idea is to keep the landscaping and keep the arborvitae trees.

Mr. Longley also added that they are not allowed to truck on Lindsay Road or Wilhar Road and it will strictly be on Duplainville Road. They will only have a few semis a day.

Paul Krueger (N46 W22979 Charlotte Way) questioned what happens when the roads meet the weight requirements. Mr. Weigel stated it was destined to become a trucking route at some point. Mr. Krueger also questioned if another building would be built on the lot to the south. The applicants noted that if they expand, it will be to the north.

Chairman Bierce then closed the public hearing at 7:25pm.

A motion was made and seconded (B. Bergman, K. Salituro) to amend the Comprehensive Master Plan for Klein Dickert Glass. Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Klein Dickert to Rezone Property From Rs-2 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a New Manufacturing and Office Facility (PWC 0866997001, PWC 0866997002, PWC 0866997003)

Chairman Bierce opened the public hearing at 7:27pm. No one wished to speak on the item and the public hearing was closed at 7:27pm.

Mr. Fuchs clarified that this is for just the southern parcel. The two properties to north are planned and zoned appropriately.

A motion was made and seconded (D. Linsmeier, K. Salituro) to change the zoning from Rs-2 to M-2.

Motion Passed: 4-For, 0-Against.

7. Discussion and Action Regarding a Certified Survey Map for Klein Dickert for Property Located at W227 N4755 Duplainville Road for the Purpose of Combining Three Existing Parcels Into a Single Lot (PWC 0866997001, PWC 0866997002, PWC 0866997003)

Mr. Fuchs stated this was the combination of the three parcels into a single parcel and noted that there are some technical corrections required.

Commissioner Bergman questioned the 70 foot storm water easements. Mr. Fuchs stated there are three storm water easements and he felt they should be removed. Staff recommended that the easement in the southwest corner be reduced in size and brought further south so that the development is outside of that area.

A motion was made and seconded (B. Bergman/D. Linsmeier) to approve the certified survey map for Klein Dickert. Motion Passed: 4-For, 0-Against.

8. Discussion and Action Regarding the Site and Building Plans for the Construction of a 54,335 Square Foot Industrial Building for Klein Dickert for Property Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, PWC 0866997003)

The applicants discussed the overhead doors in regards to the materials they would be made of and the color.

It was noted that the south elevation would be facing the neighborhood. Parking would be to the east and west of the building, but a few spots extend to the south. The applicants noted the intent was to leave as much of the south lot as natural as possible.

Bob Neumann, architect with CSD, stated the big box area of the building is precast insulated wall panels with curtain wall corners on all four corners. There are evenly spaced clerestory windows on all four sides of the building. The office is all glass and curtain walls. There is a small area at the entrance with a pre-finished insulated metal wall panel with a glass canopy above it.

Chairman Bierce felt some of the sides were long expanses, particularly the west elevation. He felt it was a lot of building with not much breakup. Mr. Neumann did not believe that west elevation would be visible because of the trees. He noted that they are not touching any of the grades along there and the landscaping and tree line are not to be touched. Chairman Bierce felt they could do more artful architecture.

Joel Weber (N45 W22718 Charlotte Way) was looking for some screening to separate the manufacturing from the houses. He felt it was hard to visualize what the landscaping would look like. Mr. Weber also mentioned the traffic issues in the area.

Mr. Neumann mentioned that the previous landscape company left all of their stock onsite, and they are planning to take as much of that stock as they can and enhancing along Lindsay Road with different planting groups to screen the facility.

Mr. Fuchs then referred to the landscaping and lighting plans and stated the detailed plans must be submitted and approved prior to the issuance of a building permit. The applicant is requesting that the building permit requirement be changed to occupancy permit. They will have to make a request if they

want the landscape plan reviewed and approved by staff as opposed to coming back to the Plan Commission. Chairman Bierce agreed with that idea but clarified that Klein Dickert must understand if they are ready for occupancy and the City does not like the landscaping, we may say no. He felt it should come back to the Plan Commission because this is the neighborhood's number one concern. Mr. Fuchs suggested setting a date to bring it back to the Plan Commission.

Ms. Salituro felt some proper landscaping and screening would help to break up the west façade. She felt they would have to have a stipulation that if trees die during construction, they would have to add more. Chairman Bierce felt it looked too industrial.

A motion was made and seconded (K. Salituro, D. Linsmeier) to approve the site and building plans contingent upon the landscape and lighting plans being approved at the June Plan Commission meeting, as well as the rest of the staff recommendations, and with the potential of removing the easement for landscaping, and contingent upon what the City Engineer has to say about the wetlands. Motion Passed: 3-For, 1-Against (Bierce).

9. Discussion and Action and Public Hearing Regarding an Amendment to the Comprehensive Master Plan to Change the Year 2050 Land Use/Transportation Plan for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low-Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0940999001)

Mr. Fuchs stated these plans have been resubmitted from the February Plan Commission meeting. A community living arrangement has now been added in place of the previous outlot for future development. There are now different building model types within the development and the number of condo units have been reduced from 54 to 50. Two of the two-unit buildings were removed, so there are now seven two-family and nine four-family buildings proposed. There is also now a greater setback provided from the wetlands, and the buildings on the west side of the development abutting the existing single-family have all been shifted further east.

Mr. Fuchs noted that Lake Pewaukee Sanitary District does approve of the development, including the community living arrangement.

There are also several conditions related to the community living arrangement. Detailed plans would need to be submitted and approved by the Plan Commission; the 33 foot strip from lot one would need to extend to the proposed right-of-way; the density is not to exceed 87 units and could be accomplished by reducing the number of beds in the community living arrangement by five; final storm water approval is required prior to the issuance of a building permit; and the storm water management facilities are to be placed in outlots. The applicant and Engineering staff would need to work together to establish appropriate setbacks from the outlot. There is also a condition for additional plantings along the west property line to better buffer the existing homes.

Tony Zanon with Pinnacle Engineering noted that on the west property line, building 3 is now 67 feet off the property line instead of 46 feet. Lakefield Drive has been made more of a gradual curve to pull it to the south, and there is no more curve to the eastern cul-de-sac. Building 4 went from 40 feet to 50 feet and building 5 went from 40 feet to 55 feet. They lost one two-family building between buildings 5 and 6, and on the east they lost the building between buildings 13 and 14. The clubhouse was shifted further east, which is what gave more room on the west side.

Commissioner Bergman referred to the access to Lot 1 and discussion took place as it relates to the drive.

Commissioner Salituro questioned the grading of the site and discussion then took place regarding how that would work.

Chairman Bierce then opened the public hearing at 8:51pm.

Susanne Glocka (W273 N1582 Lakefield Drive) stated she was told this land would be single-family homes. She felt the community living arrangement was a halfway house and she questioned how this was good City planning. She questioned how the community living arrangement would make the proposal less dense. She felt anything would go once the zoning was approved.

Administrator Klein clarified that the proposal was for a memory care facility, not a halfway house.

Lynne Voss (W273 N1525 Lakefield Drive) was concerned about the density as compared to what it abuts to. She appreciated the shift in buildings away from her house but she questioned what would happen to the trees. Mr. Zanon stated they will be able to save all the trees to the west side of the wall. The buffer was about 15 feet last time and has increased an additional 10 feet.

Tom Casey (N16 W27447 Riverland Drive) stated the City has control over the master plan and leaving the zoning as it is. He stated there is no support for this project in the Oak Springs South neighborhood. He questioned why the buildings were reduced at the request of LPSD but not at the request of the Plan Commission. He felt the developer was not being forthright and he asked the Plan Commission to not change the zoning or the master plan.

Chairman Bierce closed the public hearing at 9:21pm.

Commissioner Bergman questioned if they could approve an amendment to the master plan of just those units. Mr. Fuchs stated they may have to bring back the rezoning if the Plan Commission wanted to do that.

Commissioner Linsmeier questioned if the Plan Commission would have the ability to say what goes in Lot 1 if the land gets rezoned. Mr. Fuchs clarified that the permitted uses were foster homes, community living arrangements and CBRF's as set forth in Wisconsin statutes, but the Plan Commission still has to approve the site and building plans.

Further discussion took place regarding the zoning possibilities, as well as Plan of Operations and the possibilities for permitted uses.

Chairman Bierce did not feel the Commissioners were in a consensus on this proposal. Commissioner Salituro agreed and felt it needed more thought. She felt they were clearing too much of the site. Commissioner Bergman felt the applicant did a good job addressing the issues from the previous meeting but he was concerned about the access to Lot 1. He was also concerned about the parking on Lot 1. Commissioner Linsmeier stated he was not against a community living arrangement, but he had no details on it.

A motion was made and seconded (S. Bierce, B. Bergman) to table the item. Motion Passed: 4-For, 0-Against.

10. Further Discussion and Action Regarding the Revised Site and Building Plans for the Construction of 50 Condominium Units Requested by Jim Forester for Property Owned by the Robert J. Stenz Family Trust Located on Golf Road & CTH G (PWC 0940999001)

No action taken.

11. Discussion and Action Regarding the Request of Briohn Building Corporation to Vacate Approximately 0.1320 Acre of City of Pewaukee Right-of-Way and Attach the Entirety to Property Located at W226 N918 Northmound Road For the Purpose of Accommodating the Development of a 131,400 Square Foot Industrial Building (PWC 0962998005)

Mr. Fuchs stated the site and building plans for this project have been approved and this is the right-of-way vacation request and CSM to go along with it to shift the unimproved cul-de-sac that the City owns further south. The applicant is vacating a portion of the right-of-way and dedicating a new cul-de-sac with the CSM. A final CSM will still needs to come to the Plan Commission and Council.

A motion was made and seconded (D. Linsmeier, B. Bergman) to approve the right-of-way vacation. Motion Passed: 4-For, 0-Against.

12. Discussion and Action Regarding a Preliminary Certified Survey Map for Briohn Building Corporation for Property Located at W226 N918 Northmound Drive for the Purpose of Dedicating the Right-of-Way (PWC 0962998005)

Mr. Fuchs stated this is the CSM to go along with the right-of-way vacation to dedicate the additional right-of-way for the proposed cul-de-sac.

A motion was made and seconded (D. Linsmeier, K. Salituro) to approve the preliminary certified survey map. Motion Passed: 4-For, 0-Against.

13. Discussion and Action Regarding the Conceptual Site and Building Plans for the Proposed Waters Senior Living Development Located at W239 N2492 Pewaukee Road (PWC 0919995)

Mr. Fuchs stated this is a concept plan for a multi-family senior living community consisting of 125 units in a four-story building with an attached single-story 20 unit memory care building. There are also 42 senior living cottages spread throughout the development.

The applicant would plan to request Rm-3 zoning, and it would also require a comprehensive master plan amendment and a conditional use with building and site plans.

Mr. Fuchs noted that the development was not meeting all of the Rm-3 conditional use standards for elderly or assisted living housing units. They are exceeding the 40 units within an individual building and the parking standard would not be met. The building height is also not being met, but there is a section in the zoning code that allows for the height to go up to six stories if there is a sprinkler system and it is approved by the Fire Chief.

The exact calculations for density were not available, but Mr. Fuchs believed they would be between 11 and 12 units per acre.

Mr. Fuchs stated staff was recommending sidewalks or trails throughout the development.

Tammy Kozikowski, CEO of The Waters, Link Wilson, architect, and Debbie Tomczyk, land attorney, were all present.

Ms. Kozikowski gave a power point presentation regarding the proposal for The Waters. She explained the background and philosophy of The Waters, the type of care available, and described the amenities of the apartments. Ms. Kozikowski also discussed income levels within of the area.

Mr. Wilson then discussed the site location and the landscape buffer to the neighboring single-family homes. He stated they would like to keep their overall unit density at 187. The height of the building will be about 50 feet, and the closest single-family home will be 420 feet away, so by preserving existing trees and adding an additional buffer, he felt the impact of being over 35 feet would be much less.

Ms. Tomczyk noted that as part of the conditional use permit, they would need relief from the height of the building, lesser parking than what is allowed, and having more than 40 units in a single building.

Commissioner Salituro liked the cottages as a buffer between the commercial corner.

Mayor Bierce felt there was a big difference between 35 feet and 50 feet for the building height. Having a 35 foot height requirement would knock out two of the four stories. Mr. Klein noted that the 35 foot restriction was meant for a building that is not sprinkled. If the building is sprinkled, the restriction has been waived in the past.

Mayor Bierce did not believe that the residents of the City could support this development.

Commissioner Bergman felt this proposal was too dense and he did not think it fit the neighborhood. He stated he did not agree with a cut thru street. He felt they were jamming too much onto the site.

Mr. Linsmeier felt the same way and stated it was too dense for this piece of land.

Discussion then took place regarding the density requirements from the zoning perspective and the possibilities for this development.

No action taken.

14. Adjournment

A motion was made and seconded (K. Salituro, D. Linsmeier) to adjourn the meeting at 10:55pm.

Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk