

In attendance: Acting Chairman S. Bierce, C. Coursin, D. Linsmeier and C. Wunder. Also present were City Administrator Scott Klein, Public Works Director Jeff Weigel, Community Services Director Kelly Woldanski and CDD/Senior Planner H.E. Clinkenbeard.

1. **Call to Order and Pledge of Allegiance** – Acting Chairman Bierce called the meeting to order at 7:00 PM noting there was a quorum present and requested everyone stand for the Pledge of Allegiance.
2. **Approval of Plan Commission Meeting Minutes Dated February 16, 2017.**

A motion was made and seconded (D. Linsmeier, C Wunder) to approve the Plan Commission meeting minutes dated February 16, 2017.

Motion Passed: 4-For; 0-Against.

3. **Discussion and Action and PUBLIC HEARING Regarding the Proposed 2050 Land Use/Transportation Plan for the Spring Creek Neighborhood.**

Mr. Clinkenbeard gave an overview of the Spring Creek Neighborhood. The only proposed major change is to the current warehouse/storage zoned area at Lindsay Road and CTH F and it is proposed to be medium-density residential. Mr. Clinkenbeard stated the neighborhood is expected to be fully developed out by 2035, which is why the 2035 plan and the 2050 plan are very similar.

Acting Chairman Bierce opened the public hearing at 7:09 PM and asked if anyone was interested in speaking. Mr. Clinkenbeard answered brief questions from a gentleman in the audience. He then referred to a letter written by Spring Creek Church supporting the plan, and in particular, the extension of Springdale Road (see file). There being no further comments, Acting Chairman Bierce closed the public hearing at 7:11 PM.

A motion was made and seconded (D. Linsmeier, C Wunder) to approve the Proposed 2050 Land Use/Transportation Plan for the Spring Creek Neighborhood.

Motion Passed: 4-For, 0-Against.

4. **Discussion and Action Regarding a Petition for a Rezoning PUBLIC HEARING for Vogelsang Real Estate LLC to Rezone Their Property Located at N29 W22775 Marjean Lane From M-1 General Wholesale Business to M-2 Limited Industrial in Order to Develop the Site to Allow an Office Use to Construct a New Office Building and Storage Warehouse (PWC 0914001).**

Acting Chairman Bierce opened the public hearing at 7:12 PM and asked if anyone was interested in speaking. Mr. Clinkenbeard stated they are proposing to rezone the small lot and the certified survey map will then combine the two lots so the entire property is M-2. Harold Radtke (W227 N2905 Duplainville Road) questioned what was being developed. The architect stated it would be a 17,500 square foot, two-story office building and a one-story warehouse. The current small storage building on the lot will be removed. The lot will be accessed from Marjean Lane and Mr. Radtke felt his lot would be affected by that. The architect noted the plan was to start building in spring. It was also pointed out that a storm water management pond will be built.

This is a marketing and consulting firm with 50 employees and there are 64 parking slots. There will be only one semi-truck a week and the rest of the trucks will be small delivery trucks. There are maybe three clients a week coming to the business, but most of the traffic will be employees.

Mr. Radtke was concerned about the trucking noise and the water runoff, but the architect clarified that they were dealing with storm water management and they were not allowed to create any more water runoff so Mr. Radtke should not be impacted. Mr. Weigel then discussed the specifics of storm water runoff requirements. There being no further comments, Acting Chairman Bierce closed the public hearing at 7:25 PM.

A motion was made and seconded (C. Coursin, C. Wunder) to approve the rezoning of the property located at N29 W22775 Marjean Lane From M-1 General Wholesale Business to M-2 Limited Industrial.

Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding Certified Survey Map PC #031617-1 for Vogelsang Real Estate LLC Located at N29 W22775 Marjean Lane (PWC 0914001).

Mr. Clinkenbeard stated the small lot in the northeast corner is being combined with the large lot to make one big lot.

Mr. Weigel noted there were two significant problems with the CSM, the first being that there is a one foot wide access strip of land that runs along Marjean Lane and the code does not allow that anymore so it must be removed. The second issue has been resolved, and that is that the petitioners have shown ownership of the parcel.

There are smaller issues with the CSM, such as an easement across the northeast corner of the lot for the drainage swale, and the need for the CSM to reflect the updated signature pages.

There are other technical issues with the CSM as relates to the plans set, most of which are minor.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve

Certified Survey Map PC #031617-1 for Vogelsang Real Estate LLC located at N29 W22775 Marjean Lane with the satisfaction of the conditions from the March 10th letter from the City Engineer.

Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding the Site and Building Plans for Vogelsang Real Estate LLC on the Proposed Hamacher Site Located at N29 W22775 Marjean Lane (PWC 0914001).

The architect stated they decided to move the primary access to Marjean Lane instead of Duplainville Road. All of the building material will be the same with a slightly different color pallet. The main features are exactly the same as they were for conceptual approval. Discussion took place regarding the building colors and materials.

It was suggested that they landscape the south side of the building to block the view for the neighbor. Mr. Clinkenbeard suggested purchasing evergreen trees. There was some discussion regarding the screening of the property.

A motion was made and seconded (C. Wunder, D. Linsmeier) to approve the site and building plans for Vogelsang Real Estate LLC on the proposed Hamacher site located at N29 W22775 Marjean Lane contingent upon the items listed in March 10th letter from Engineering as well as additional landscaping to screen the building from the residential neighbors.

Motion Passed: 4-For, 0-Against.

7. Discussion and Action Regarding the Mitigation Plan for the Joseph Grasch Property Located at N27 W27112 Woodland Drive (PWC 0933124).

Mr. Weigel stated the City's ordinance requires the mitigation plan and a copy of the Plan Commission minutes to be recorded with the Waukesha County Register of Deeds.

A motion was made and seconded (C. Coursin, D. Linsmeier) to approve the mitigation plan for the Joseph Grasch Property Located at N27 W27112 Woodland Drive contingent on of proof of recording the mitigation plan and Plan Commission minutes with Waukesha County.

Motion Passed: 4-For, 0-Against.

8. Discussion and Action Regarding the Request of US Cellular to Place a Monopole Tower on City Hall Property (PWC 0921999001).

Mr. Weigel stated it is the City's preference not to include cell towers on the new water tower, so they have been working with US Cellular to locate a stand-alone cellular tower on the City's site that would allow them to continue their service.

It was requested that the color of the fence around the monopole match the color of the adjacent City Hall building. Mr. Clinkenbeard suggested painting the monopole black. Discussion then took place regarding the location of the tower. The intent was to make the tower a galvanized grey. Mr. Coursin felt the finish would not last if it was painted.

A motion was made and seconded (C. Coursin, D. Linsmeier) to approve the request of US Cellular to place a monopole tower on the City Hall property as discussed.

Motion Passed: 4-For, 0-Against.

9. Discussion and Action Regarding Conceptual Site and Building Plans for an Industrial Building for the East Building on the Briohn Building Property Located at N17 W25081 Bluemound Road (PWC 0948995).

Briohn Builders requested that this matter be removed from the agenda.

10. Discussion and Action Regarding the Pewaukee Sports Complex Proposed Concession Stand Located at N45 W23440 Lindsay Road (PWC 0869999002).

Park Director Kelley Woldanski discussed the building and its design. The Joint Park and Recreation Board approved the building and recommended approval to the Plan Commission. It was noted that Pewaukee Youth Baseball was footing the bill for this, but the Park and Recreation Department was working with PYB to do some of the interior work, such as the bathrooms. Essentially, the City is getting a concession.

The architect noted that the construction has changed a bit and the costs came back very high, so they will be going with a truss construction and full beam look. Mr. Coursin suggested something be put on top of the exposed beam to protect it from the elements so it lasts. There was additional discussion regarding the building materials and whether or not there would be stone or brick on the building. Mr. Clinkenbeard stated without stone or brick they would need to sit down and talk because the City does not want concrete block there. It has been designed with the stone veneer.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the Pewaukee Sports Complex proposed concession stand.

Motion Passed: 4-For, 0-Against.

11. Adjournment

A motion was made and seconded (C. Wunder, C. Coursin) to adjourn the meeting at 8:35 PM.

Motion Passed: 4-For; 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk