MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
MAY 21, 2015

Members present were Chairman Scott Klein, Ted Janka, Dave Linsmeier, and Christine Wunder. Also present were Public Works Director Jeff Weigel, Park and Building Services Director Kelley Woldanski, Deputy Clerk Ami Hurd and Community Development Director/City Planner H. E. Clinkenbeard.

Chairman Klein opened the meeting at 7:00 PM noting that there was a quorum present. He then asked everyone to stand for the Pledge of Allegiance.

Following the Pledge of Allegiance, Chairman Klein asked if there were any changes or corrections to the minutes of the April 16th, 2015 meeting. A motion was made by Ms. Wunder, seconded by Mr. Linsmeier to approve the minutes of the April 16th, 2015 meeting as transmitted. The motion passed unanimously.

DISCUSSION & ACTION & PUBLIC HEARING REGARDING PETITIONS FOR AN ANNUAL OUTDOOR ENTERTAINMENT PERMIT ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE SOLD/CONSUMED

The first restaurant to come forward was **Andrea's Red Rooster**. The Plan Commission discussed their proposal. It was indicated that they were requesting outdoor activity until 1:00 AM, but it was thought that they could only have the outdoor entertainment until 11:00

Chairman Klein opened the public hearing for this matter at 7:10 PM and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to the proposed permit. There being no one present to speak, Chairman Klein closed the public hearing at 7:10 PM.

A motion was made by Mr. Linsmeier, seconded by Ms. Wunder to approve the proposal of Andrea's Red Rooster for outdoor entertainment at their restaurant on Watertown Road with the understanding that all outdoor entertainment would have to be shut down by 11:00 PM. There was no discussion regarding this item and the motion passed unanimously.

The next restaurant was **Boomers Sports Pub and Grill** on Watertown Road. The representative of Boomers came forward and indicated there was no change in the program since last year, except that they would want to have volleyball on Saturday and Sundays.

At that point (7:14 PM) Chairman Klein opened the public hearing and asked if there was anyone who wished to speak either in favor of or in opposition to this proposal. There being none, a motion was made by Ms. Wunder, seconded by Mr. Linsmeier that the program would carry over from last year with the understanding they would have volleyball on Saturdays ending at 10:00 PM and Sundays ending at 8:00 PM. There was no discussion regarding this item and the motion passed unanimously.

The next restaurant to come forward was **Curly's Waterfront**. There was no one in the audience to speak for that and the Plan Commission looked at it and indicated that basically this was the same program as last year.

Chairman Klein then opened the public hearing at 7:15 PM and asked if there was anyone who wished to speak either in favor of or in opposition to the proposed permit. There being none, Chairman Klein closed the public hearing at 7:15 PM.

<u>A motion was made by Mr. Linsmeier, seconded by Mr. Janka to approve the outdoor entertainment permit for Curly's Waterfront based on the proposal as set forth by them until 10:00 PM each night.</u>

The next restaurant on the agenda was **Duplainville Station on Duplainville Road**. Again it was noted that there was basically no change in their program from last year.

At that point (7:17 PM) Chairman Klein opened the public hearing and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to the proposal. There being none, Chairman Klein closed the public hearing at 7:17 PM.

<u>A motion was made by Ms. Wunder, seconded by Mr. Linsmeier to approve the proposed outdoor entertainment permit for Duplainville Station as submitted until 9:00 PM.</u> There was no discussion regarding this item and the motion passed unanimously.

The next item was **Gina's Sports Dock**. There was discussion regarding the Sports Dock activity. It was noted that basically this again was the same program as last year.

At that point (7:20 PM) Chairman Klein opened the public hearing and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to the proposed permit. There being none, Chairman Klein closed the public hearing at 7:20 PM.

<u>A motion was made by Mr. Janka, seconded by Ms. Wunder to approve the outdoor entertainment permit for Gina's Sports Dock as submitted.</u> There was no discussion regarding this item and the motion passed unanimously.

The next item was the **Sandbar Sports Pub**. The representative pointed out that the patio was closed to all activity at 11:00 PM. They wanted to have music until 10:00 PM on Friday, Saturday and Sunday and because this is under new ownership, they would have much less music activity at this restaurant than they have had in the past. The new operator of the restaurant indicated that they were basically concentrating on the restaurant end of the business and not the music presentation end of the business.

At that point (7:24 PM) Chairman Klein opened the public hearing and asked if there was anyone who wished to speak either in favor of or in opposition to this proposal.

Mr. Todd Wozniak indicated that the new operation is better and apparently there will be no large events. Parking was still a problem but perhaps not as bad as it has been in the past. He said the boat slip rental was a problem but that was not related to this permit.

A gentleman from Lakeview Drive then indicated that the new operation was much better but they still need to move the speakers a little more. The new operator said that he would monitor this and try to have the speakers pointed back into the restaurant itself.

It was pointed out that they would have no music on the patio after 9:00 PM Sunday thru Thursday.

There being no further people to speak, Chairman Klein closed the public hearing at 7:30 PM.

A motion was made by Mr. Linsmeier, seconded by Ms. Wunder to approve the program as revised herein with the patio closing at 11:00 PM and music ending on the patio at 9:00 PM Sunday thru Thursday and 10:00 PM Fridays and Saturdays. There was no discussion regarding this item and the motion passed unanimously.

The last item was the **Waukesha Gun Club**. It was pointed out that this was basically the same program they had last year and it was a very minor operation and their outdoor entertainment was the shooting of guns. Over the last three or four years they had tried to shut down some of the noisy parts of the gun operation because of the complaints they had in the past.

At that point (7:31 PM) Chairman Klein opened the public hearing and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to the proposed permit. There being none, Chairman Klein closed the public hearing at 7:31 PM.

A motion was made by Mr. Janka, seconded by Ms. Wunder to approve the Waukesha Gun Club's permit application. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE PRE-PRELIMINARY PLAT OF THE LANOIS PROPERTY ADDITION TO THE WOODLEAF SUBDIVISION BY TOWNE REALTY LOCATED AT W220 N4575 WEYER ROAD (PWC 0865992)

It was pointed out that this was a pre-preliminary plat for 16 lots on this property and it would be in addition to the Woodleaf plat when it came forward as a preliminary plat.

Mr. Jim Doering came forward and indicated that they would probably be back next month with a preliminary plat if the Plan Commission approved this conceptually at this point. He noted that this would bring the property up to something a little over 180 single family lots in the entire subdivision. This was really the second addition of the original plat for Woodleaf subdivision, the first addition being the property to the north of the Lanois property.

It was noted that the property extended all the way out to what would be a future right-of-way of the extension of Springdale Road and they were dedicating 65 feet for the building of that road as they had to north when they came in with their first addition to the plat. It was pointed out by Mr. Clinkenbeard that the proposed street that would extend from this new addition of the subdivision out to the future Springdale Road would have to be shown as a "dedication" of that right-of-way to the City of Pewaukee rather than a "reservation" but obviously it would not be built until Springdale Road is extended. That proposed street is laid over the existing driveway to the current house on the property.

Mr. Janka asked about the zoning. Mr. Doering indicated the zoning was Rs-6 like most of the rest of the subdivision and the lots were 12,680 square feet and larger in this 16 lot addition.

At that point, a motion was made by Mr. Linsmeier, seconded by Mr. Janka to recommend approval when it comes back as a preliminary plat for the subdivision with the changes that would be addressed by the City staff. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING CERTIFIED SURVEY MAP PC #150521-1 FOR THE BERGMAN PROPERTY ON THE NORTH SIDE OF WATERTOWN ROAD AT COMMERCE CIRCLE & SITE & BUILDING PLANS FOR AN INDUSTRIAL BUILDING IN THE BERGMAN PEWAUKEE CORPORATE PARK-SOUTH (PWC 0919998002)

It was pointed out that this was a CSM and site and building plans. Mr. Bergman indicated that since the last time he had been in with the proposed building on this site, they had made some changes, adding canopies over the main entries to 'break up' the Watertown side of the building. Chairman Klein wondered if the canopies shouldn't be placed over the secondary entrances as well as those that had been placed on the primary entrances to the building. It was pointed out that there was a three to four foot berm at the parking areas. Chairman Klein indicated that there needs to be some additional screening of the parking lot from Watertown Road because the building and the parking are so close to the road. It was suggested that if this is approved, Mr. Bergman could come back and have the City Planner sign off on the landscaping plan that would include any additional screening and berming.

Chairman Klein asked about rooftop units. Mr. Bergman indicated that they won't be seen from Watertown Road at all and in the event that they are, he would probably just put them inside the building.

At that point, Chairman Klein asked about the certified survey map. It was indicated that there was really no change in that from previous discussion. Mr. Weigel indicated that he had no comment about the CSM. This was simply moving ahead with a slight revision that the staff had asked for at a previous meeting.

A motion was made by Ms. Wunder, seconded by Mr. Linsmeier to recommend approval of the certified survey map PC #150521-1. There was no discussion regarding this item and the motion passed unanimously.

A motion was made by Ms. Wunder, seconded by Mr. Janka to approve the site and building plans for the building as discussed with the understanding that the engineering staff and City Planner would have comments for Mr. Bergman directly on this proposal. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING SITE & BUILDING PLANS FOR AN ADDITION TO THE STEINHAFELS WAREHOUSE LOCATED AT W231 N1013 REDFORD BOULEVARD (PWC 0965988)

Mr. Leopold came forward and noted that the Steinhafels building was built 14 years ago. They are now asking for the first of two additions that were planned at that time, this one being 100,000 square feet to the south of the current warehouse part of the existing building. They would be using the same materials on the building. They would be building the building back into the existing berm. The berm on the subdivision side, or the west side of the berm, would not change at all so there should not be any impact on the residential subdivision to the east any more than there is today. The building would be completely used as warehouse and it would be configured internally similar to the existing warehouse.

Mr. Weigel asked about the stormwater pond. He said there had been changes in the last 14 years regarding the stormwater management programs and consequently, the stormwater pond may have to be changed or increased in size. Mr. Leopold indicated that they recognized that there may have to be a change in the stormwater pond for the area although when the original building was built, they had sized the pond for both additions as well as the initial building at that time.

Mr. Weigel indicated there was a need also for a more complete erosion control plan. Mr. Leopold indicated that they would come back to the staff with anything the staff needed on either the stormwater pond or the erosion control plan.

Mr. Weigel indicated that they might also have to contact the City of Waukesha to let them know about the addition because the City of Waukesha sewer system accepts the sewage from the Steinhafels building. It did not appear that this building itself would affect the flow other than if there is additional staffing included in the building and they would need to tell the City of Waukesha about any additional staff.

<u>A motion as made by Mr. Linsmeier, seconded by Mr. Janka to approve the site and building plan for the first addition to the Steinhafels building as presented with the understanding that they would have to meet the requirements that Mr. Weigel had pointed out and they could do that directly with the staff.</u> There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE CONCEPTUAL APPROVAL OF THE KAVE PROPOSED OFFICE DEVELOPMENT OF THE MOKROS BICYCLE SHOP PROPERTY LOCATED AT W237 N689 OAKRIDGE DRIVE (PWC 0967979001)

Mr. Rick Kave came forward noting that they were coming with a conceptual proposal for four small office buildings that would each be about 3,500 square feet in size. They were proposing a single holding tank for the four buildings and it would probably be built in phases with the fourth building that is located where the house and bike shop are presently would be the last phase because they would want to give enough time for the people who are leasing those properties to move.

There was some discussion about holding tank and access to the property. Mr. Weigel pointed out also that it may be that they will have to loop a water line to serve the four buildings, which would require a bigger size than normal. There was no real problem with having a holding tank for this site.

It was noted that the access to the site would be moved from the present access off of Bluemound Road, which is on the east side of the bike shop, to basically where the bike shop is or just west of the bike shop for the future. The property would not be divided as it is proposed at this meeting and zoning would not change, which was B-3.

Mr. Kave also indicated that he had talked to the airport manager and he did not appear to have any problem with putting up these buildings, although they might have to take down two or three of the trees that were very tall on the site to accommodate the airport runway situation.

It was pointed out that these buildings would need to be sprinklered as well, which would require a larger water service pipe size.

Chairman Klein asked if there was a need for elevators. Mr. Kave indicated that he had looked into that and apparently there is no need. He was only proposing one building on the site that would have two levels and both levels would be accessible from outside.

Mr. Weigel again reminded Mr. Kave that they may have to look at a looped water main through the site from Oakridge over to Bluemound Road.

Chairman Klein then polled the Plan Commission members who all agreed that conceptually, this looked like a good plan. Mr. Kave said he would be back.

DISCUSSION & ACTION REGARDING CONCEPTUAL APPROVAL OF ALTERNATIVE SITE & BUILDING PLANS FOR THE STOLLENWERK PROPERTY LOCATED AT N17 W25081 BLUEMOUND ROAD (PWC 0948995)

Mr. Stollenwerk and representatives from real estate development companies came forward noting that this was conceptual and they were noting that they were proposing two relatively large buildings which would be contiguous to the Harken industrial site to the south. They noted that they actually had two options for the site. It was pointed out by Mr. Weigel that the problem in this area is sewer capacity. The sewer capacity that was bought by the City Sewer & Water Utility from the Village of Pewaukee for this area was based on the Stollenwerk land being divided into roughly half acre single-family residential lots. If whatever was built here required more sewage capacity, that was going to be a problem. Either it would have to be cut back or the City would have to try to get additional capacity from the village, which might take some time to do and it would probably be months rather than weeks as Mr. Weigel indicated before something could be determined in that regard. It would also require an update of the land use plan.

At that point, Mr. Clinkenbeard pointed out that he was proposing to have a special Plan Commission meeting in the next two weeks to review the current land use plan as relates to the future and changes that needed to be made to the plan in regard to such things as particularly the Stollenwerk property but there were other properties around the City with the same kinds of problems that needed to be addressed by the Plan Commission and also the Common Council.

Chairman Klein and Mr. Weigel both talked about the contract with the Village and it was based on the current land use plan. Chairman Klein indicated that it was his view that this was a transitional site and could be developed either residentially or industrially. It was pointed out that if it was developed industrially, there would have to be some kind of buffer on the north side of the property between this property and the small subdivision to the north. There was at least one other residential property owner north of the Stollenwerk property.

It was pointed out that there was heavy tree growth along the north side of the Stollenwerk property and also a narrow wetland in that general area as well. The representatives from the development company indicated that this site, because of the very high water table, lends itself better to slab industrial development and building rather than single family homes with basements.

Chairman Klein then polled the Plan Commission members and they indicated that they thought that conceptually this could happen if something could be worked out with the sewer and if something could be worked out with buffering the residential development to the north. It was pointed out that we would probably be talking about this matter in a special meeting, probably before the next Plan Commission meeting.

At that point, there being no other business for the Plan Commission, <u>a motion was made by Ms. Wunder, seconded by Mr. Janka to adjourn the meeting.</u> The meeting adjourned at 8:35 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
City Planner