

**VILLAGE OF PEWAUKEE
PLAN COMMISSION
January 14, 2016**

1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call at 7:00 p.m.

President Knutson called the meeting to order at approximately 7:01 p.m. The Pledge of Allegiance was recited and a moment of silence followed.

Roll Call was taken with the following commission members present: Comm. Craig Roberts, Trustee Joe Zompa, Comm. Shane Levielle, Comm. Chris Bernauer, Comm. Eric Rogers, and President Jeff Knutson; Comm. Tom Reilly was excused.

Also Present: Scott Gosse, Village Administrator; Mary Censky, Village Planner; Tim Barbeau, Village Engineer; Mark Blum, Village Attorney; Chaz Schumacher, Interim Clerk-Treasurer.

2. PUBLIC HEARING

- a. On a Conditional Use Permit application to allow a reduced side yard offset of 6.17' for a detached garage at 161 Ormsby, zoned R-5 Single Family Residential (applicant – Steve Voigt)*

There were no public comments

President Knutson closed the public hearing at approximately 7:03 p.m.

3. Citizen Comments

There were no citizen comments.

4. Approval of Minutes of the Regular Meeting on November 12, 2015

Trustee Zompa moved, seconded by Comm. Roberts to approve the November 12, 2015 minutes as presented. Motion carried 6-0.

5. NEW BUSINESS

- a. Review and Possible Action on a Conditional Use Permit application to allow a reduced side yard offset of 6.17' for a detached garage at 161 Ormsby Street, zoned R-5 Single Family Residential (applicant – Steve Voigt)*

Planner Censky began the discussion stating the property is currently used as a single family residence with no garage. She stated historically within the R-5 zoning one option would be to build a detached garage with a 10' offset but there is an existing driveway. She stated the applicant considered various options with the most practical being to build a detached garage at the end of the existing driveway.

Trustee Zompa moved, seconded by Comm. Bernauer to approve the request for a reduced side yard offset to include the Village Planner's recommendations as follows:

- 1. Applicant to secure all necessary building permits prior to starting construction activity of any sort on this project;**
- 2. Recording of Conditional Use Grant**

Motion carried 6-0.

- b. Review and Comment on a Consultation for a Proposed Commercial Planned Unit Development for the 8.998 acre parcel at the southeast corner of Meadowcreek Drive and Capitol Drive (parcel PWV 0904-990-002), zoned B-1 Community Business. (applicant – Somerstone, property owner – Capitol Grandview Ventures, LLC)*

Planner Censky explained the applicant is looking for feedback for a proposed PUD that would involve 5 potential lots. The parcel is currently vacant. Censky explained the applicant has specific businesses tentatively slated for the 5 lots with each of them applying separately for approval and with only one of them being a use allowed by right. Censky stated that if the PUD is approved, each lot would have its own CSM and site plan, with four of them requiring a conditional use grant. Censky stated on lot 5 it shows an almost 0' offset for the paving where a 10' offset is required. She stated lot 4 shows 14 parking stalls where 24 would be required; however there would be a shared parking lot with a cross access easement. Censky stated the cross access easement would provide flexibility and shows 310 parking stalls. She stated it is the developer's intent to install the infrastructure all at once and then add the buildings one at a time with the first four being completed in 2016 and the fifth being completed in 2017. Censky did state concern for the traffic and the potential impact the PUD would have on flow and safety. Censky stated the PUD would create a unified type plan but that the Village may need to be flexible on spacial issues. Censky asked for the Commission to consider the potential traffic design issues and the management of the wetland area.

Engineer Barbeau stated he wanted to highlight the traffic at Meadowcreek Drive between Capitol Drive and Greenhedge with estimated additional 400 vehicles in the morning and 330 in the evening during peak hours. He stated there will need to be a permitted left turn on Meadowcreek and the shifting of lanes to the west. Barbeau stated consideration will also need to be given for the businesses impacted by the additional traffic and the current congestion that occurs. Barbeau stated concern for the stormwater and where it would be placed with consideration of the wetlands on the eastern third of the parcel. Discussion followed.

Trustee Zompa stated he is uncomfortable with only one entrance and asked if there could be an additional one on 164. Planner Censky stated there was a lot of discussion regarding this site two years ago when an applicant pursued access on Highway 164. The City of Pewaukee stated it would be up to the Department of Transportation and that the DOT was very firm that any new entrance onto 164 would have to be substantially south of Capitol Drive. Discussion followed.

Planner Censky reiterated the consensus of the Commission stating the mix of uses could be acceptable if it satisfies the fire chief and engineer and accounting for managing the pattern of traffic. She stated it is up to the applicant to move forward. Discussion followed.

- c. Review and Recommendation to Village Board on Possible Land Use Plan Amendment for 1023 and 1047 Cecelia Drive to Amend the Comprehensive Land Use Plan from Residential to Office (property presently zoned R-5 Single Family Residential and designated Single-Family Residential on Land Use Plan Map, applicant – Village of Pewaukee)*

Planner Censky stated the Commission is looking at 3 parcels, with one having already been approved by the Village Board for rezoning to business use. Censky stated the Commission expressed a desire to look at the 2 remaining parcels in an effort to avoid spot planning.

Trustee Zompa moved, seconded by Comm. Rogers to approve the recommendation to the Village Board for a Land Use Amendment for 1023 and 1047 Cecelia Drive to Amend the comprehensive Land Use Plan from Residential to Office. Motion carried 6-0.

- d. Review and Recommendation to Village Board on Possible Rezoning for 1023 and 1047 Cecelia Drive to rezone the property from R-5 Single Family Residential to B-3 Office and Service Business (Property presently zoned R-5 Single Family Residential and designated Single-Family Residential on Land Use Plan Map, applicant – Village of Pewaukee)*

Comm. Roberts asked how this would impact the future use of the parcels. Administrator Gosse explained if the old use is not used for a period of 12 months it can no longer be used. If used at its current use without a change, it could be used that way indefinitely.

Comm. Rogers moved, seconded by Trustee Zompa to approve the recommendation to the Village Board for the rezoning of 1023 and 1047 Cecelia Drive from R-5 Single Family to B-3 Office and Service Business. Motion carried 6-0.

6. Citizen Comments

There were no citizen comments.

7. Adjournment

Comm. Rogers moved, seconded by Comm. Roberts to adjourn the January 14, 2016 Plan Commission Meeting. Motion carried 6-0.

Meeting adjourned at approximately 8:14 p.m.

Respectfully submitted,

Chaz M. Schumacher
Village Clerk