VILLAGE OF PEWAUKEE  
PLAN COMMISSION MINUTES  
June 14, 2018

1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call
President Knutson called the meeting to order at approximately 7:00 p.m. The Pledge of Allegiance was recited and a moment of silence followed.


Also Present: Mary Censky, Village Planner; Tim Barbeau, Village Engineer; Mark Blum, Village Attorney; Scott Gosse, Village Administrator; and Cassie Smith, Deputy Clerk/Treasurer.

2. PUBLIC HEARING
   a. On the Conditional Use Grant Application of Chick-fil-A, Inc. seeking approval to construct and operate a dine-in and drive-thru restaurant, approximately 4,900 sq. ft. in area, on Lot 2 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr., just east of 1400 Capitol Dr. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.

   Larry Myre @ 1451 Sunnyridge Rd — Mr. Myre stated that he thinks the smell from the Chick-fil-A will be a problem along with all the grease; that may attract rodents. This is not feasible since there is no exit on to Capitol Dr.

   b. On the Conditional Use Grant Amendment Application of McDonald’s USA, LLC to modify the exterior elevations of their existing building located at 621 Ryan Street. The property is Zoned B-1, Community Business.

   None

   c. On the Conditional Use Grant Amendment Application of Larch Limited Partnership to modify the exterior elevations of their existing McDonald’s building located at 1383 Capitol Drive. The property is Zoned B-1(PUD) Community Business with Planned Unit Development.

   None

3. Citizen Comments
   Larry Myre @ 1451 Sunnyridge Rd — Mr. Myre asked about a quiet zone going from Meadowbrook to Pewaukee Road.

4. Approval of Minutes
   a. May 10, 2018 Minutes

   Trustee Roberts stated that in the Roll Call section of the minutes the titles for Roberts and Zompa need to be switched to Comm. Zompa and Trustee Roberts.

   Comm. Rogers moved, seconded by Grabowski to approve the May 10, 2018 minutes with the above changes.

   Motion carried 5-0-2; Comm. Mantz and Comm. Grabowski abstained.

5. OLD BUSINESS
   a. Review, discussion and feedback to Village Staff regarding the possible addition of Performance Standards to the Village's development regulations.

   No new information for this item.

6. NEW BUSINESS
   a. Review, discussion and possible approval on the application of WCTC (in c/o Jeff Leverenz, Director of Facilities-Services) for Sign Code Waiver in order to place/hang long-term/permanent banner displays on multiple existing light poles on campus and to install two changeable letter electronic message (reader type)
signs at internal locations on the campus. The property is located at 800 Main St. Property is zoned IPS Institutional and Public Service District.

Planner Censky stated that this item had gone through the Plan Commission in April. Nothing has changed on the submittal; the applicant is still requesting banners on light poles and two changeable letter signs for directional use. The glare from the directional signs was brought up at the initial meeting and a condition requiring mitigation if this becomes a problem is now in the recommendations.

Comm. Zompa moved, seconded by Comm. Greenwald to approve the Sign Code Waiver to place/hang long-term/permanent banner displays on multiple existing light poles on campus and to install two changeable letter electronic message (reader type) signs at internal locations on the campus with the following conditions:

1) Applicant to secure all necessary building and electrical permits prior to the start of any work toward installing the ground monument signs;
2) In the event the monument changeable copy signs shall become a nuisance or hazard due to excessive glare, hotspot, or movement/flicker, the applicant agrees to timely modify/correct the sign displays upon written notice from the Village in order to mitigate.

Trustee Roberts asked if they needed to address the brightness. Planner Censky noted condition #2 in her Staff Report on this item. Motion Carried 7-0.

b. Review, discussion and possible approval of the Conditional Use Grant request of Chick-fil-A, Inc. (in c/o Joseph Vavrina) seeking approval to construct and operate a dine-in and drive-thru restaurant, approximately 4,900 sq. ft. in area, on Lot 2 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr., just east of 1400 Capitol Dr. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.

Planner Censky stated that this site is approved for this type of business. The operating hours are 6:00 a.m. until 10:30 p.m. Monday thru Saturday and closed on Sunday. The parking is consistent with the approved PUD plan. Internal site landscaping is limited. Most of it is hardscape. The lighting fixture plan is code compliant and the dumpster is close to the building but has an acceptable enclosure. The design is a flat roof with some raised roof elements finished in a hip style in an effort to achieve the Village Code Standards which calls for gabled roof designs. Planner Censky then read an excerpt from the Code about roofs out loud. The drive thru canopy structure includes heaters and fans for the comfort of both employees and customers. The applicant did take staff advice on the brick materials for the support posts in the canopy. Censky read the conditions she’s recommending from her staff report. Engineer Barbeau stated the plan follows the PUD plans generally. He did receive an updated plan for a civil design and issues have been addressed. Comm. Greenwald stated the roof styles and restrictions ask a lot from a company especially if we are asking them to give up their corporate design. Comm. Zompa asked about handicap access and the accessibility. Zompa also asked if there are enough trash cans outside. Trustee Roberts stated he understands the corporate standards but the Plan Commission has asked other companies to change their design to the Plan Commission standards which they have done. Comm. Grabowski stated he doesn’t see an issue with the rooftop; others have been approved with the same rooftop. The applicant representative Jason Hill showed the handicap access and how they have direct access to the east elevation entrance and showed where the access is for outside dining. He explained the walkway and how there are many employees in and out of the outside dining and customers need space to get around. The design is very intentional. Jason Hill stated the fence is a standard aluminum fence; he stated that one trash is sufficient for they have two inside with up to 100 customers so one outside is enough. Jason Hill also stated that cleanliness is important to Chick-fil-A, the employees are constantly cleaning, taking out the trash and they have a hose hooked up to wash the dumpster enclosure. Comm. Zompa asked about the snow removal and if the applicant saw any issues with that. Jason Hill responded that there are no issues he is aware of. Comm. Grabowski asked about the height of the heaters at 7.5’; is that too short. Jason Hill stated he doesn’t think they are too short and then he explained how they operated. Jason Hill responded to Comm. Mantz stating that the roof takes water to the down spouts which are located in the columns which directs them to the underground sewer system. Planner Censky responded to Roberts stating the HVAC is on the rooftop of the main building not on the canopy. Jason Hill stated the HVAC units are all open air and above ground units. President Knutson stated this building looks like a nice box store building with no design features. He understands the corporate identity comments but the Village has made other companies change their designs to be consistent with the Village’s Code. Knutson stated he would like a Chick-fil-A in the Village but he is not sold on the building design, there is a lack of architectural character and the roof is not Code compliant. He stated...
that this building needs improvements like colors and texture. Comm. Mantz stated she agrees with President Knutson. Planner Censky stated she has shared with the applicant that the canopies helped but it still doesn't have very much dimension. Discussion followed.

Comm. Mantz moved, seconded by Trustee Roberts to table this item until the July 2018 meeting where the applicant can come back with a new updated design to construct and operate a dine-in and drive-thru restaurant, approximately 4,900 sq. ft. in area, on Lot 2 of the Shops at Meadow Ridge PUD development.

Motion Carried 6-0-1; Comm. Greenwald abstained.

c. Review, discussion and possible approval of the Sign Code Waiver request of Chick-fil-A, Inc. (in c/o Joseph Vavrina) seeking approval to place a freestanding monument sign at height greater than allowed and with less than required setback, and to place wall signs in excess (as to size and quantity) of the limits set forth by Code, in support of their proposed dine-in and drive-thru restaurant project to be located on Lot 2 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr., just east of 1400 Capitol Dr.. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.

Planner Censky stated this building can have up to one 40 sq.ft. wall sign per street frontage. The applicant is proposing a 58.75 sq.ft. sign on the south wall and 47.63 sq.ft. wall sign on the west wall. The code permits a freestanding sign up to 10 feet in height and 50 sq.ft. in area with a 10 foot minimum setback. The applicant proposes a 15 foot tall sign with a 5 foot setback. Planner Censky showed the signs with the grade. Comm. Grabowski stated he is not in agreement with the 5' setback of the monument sign. Comm. Greenwald stated 5' is too close and he asked about the grade and the retaining wall. The applicant responded to Comm. Rogers stating that the retention pond is between the retaining wall and the building. Comm. Rogers asked if the applicant could shift the sign more to the south to allow a greater setback. Trustee Roberts stated adding the monument sign, especially this close to the road, is sign overload with the applicant asking for a variance on all signs. Roberts stated he would be more comfortable if more of the signs were using the logo instead of letters. Comm. Greenwald stated a script sign is different than a panel sign. Script is better because there’s more whitespace so he has no issue with those as proposed. Comm. Mantz asked if the applicant can move the monument sign back and/or have an entirely different option/location. The applicant stated the signs are important because the setback from Capitol Rd is more than the required 50 feet. The applicant responded to Comm. Rogers stating they couldn’t put the monument sign between the two retaining walls because they are only 2’ apart. Planner Censky responded to Comm. Greenwald stating that the code does say they have to turn off the lights after business hours. President Knutson stated he doesn’t want Capitol to look like Bluemound. The applicant stated they are willing to eliminate the sign A1 as listed and they can keep A2. Comm. Grabowski asked the applicant if they could move the monument sign and the applicant stated that more development in the PUD will make the visibility worse. The applicant asked if there would be an issue with the sign if the setback was at 10’. Comm. Grabowski and Greenwald stated no. President Knutson asked if they would eliminate sign A1 in order to keep A2; the applicant responded yes. Planner Censky confirmed that 10' is the required setback for the monument sign and as long as it is within the height and size limits, it would not need Plan Commission approval.

Comm. Grabowski moved, seconded by Comm. Greenwald to approve the Sign Code Waiver request of Chick-fil-A, Inc. to place wall signs in excess (as to size and quantity) of the limits set forth by Code, but eliminating the A1 sign and approving the MT1 sign only if the setback is at least 10', in support of their proposed dine-in and drive-thru restaurant project to be located on Lot 2 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr.

Motion Carried 7-0.

d. Review, discussion and possible approval of the Conditional Use Grant Amendment request of McDonald’s USA, LLC (in c/o Tom Goode) to modify the exterior elevations of their existing building located at 621 Ryan Street. The property is Zoned B-1, Community Business.

Planner Censky stated that McDonald’s is currently outdated and is now in the process of remodeling their buildings statewide and beyond to a more modern look. The new look and materials were shown. The applicant stated they were going to paint the building in response to Trustee Roberts inquiry. The applicant stated they are trying to compromise between a modern look while trying to stay within the Village code. Comm. Mantz stated she would like to see more character added. Comm. Greenwald stated the materials are a lot of dark with dark; it needs something like a contrast.
The applicant showed the color board and the Plan Commission discussed the color scheme with the applicant. After the color scheme discussion and the metal accent discussion Comm. Grabowski and Comm. Greenwald stated they were ok with this look. President Knutson stated he was excited when this was brought to the board but he doesn't like this look. Comm. Greenwald stated this is an improvement to what is there now, so he stated he can live with this. Commissioners discussed having the applicant add a size compliant wall sign on the one elevation in order to balance the overall look architecturally.

Comm. Greenwald moved, seconded by Comm. Grabowski to approve the Conditional Use Grant Amendment request of McDonald’s USA, LLC (in c/o Tom Goode) to modify the exterior elevations of their existing building located at 621 Ryan Street with the following conditions:

1) All architectural features/facets of the building, including in the rooftop area entirely and the backside of the brand wall, that are visible to the surrounding view, shall be finished using the same materials and colors as those used on the outward facing walls of the building and elements. If there is an external access-way onto the rooftop, it should have a closeable door as to prevent a view into the rooftop area when the rooftop is not being accessed;

2) All HVAC, utility appurtenances, secondary power supply equipment, and ...similar, shall be fully screened from the surrounding view - plans for same being subject to review and approval by Village Staff prior to issuance of building permit(s);

3) Recording of the Conditional Use Grant Amendment prior to the issuance building permits to start construction on this project;

4) Applicant to secure any/all required, building, electrical,... permits prior to the start of work on this project.

Motion Carried 5-2; President Knutson and Comm. Mantz voting nay.

c. Review, discussion and possible approval of the Sign Code Waiver request of McDonald’s USA, LLC (in c/o Tom Goode) seeking approval to place a 46.83 square foot street facing wall sign, where Code provides for a maximum of 40 square feet, in support of their proposed building modifications plans. The property is located at 621 Ryan Street. The property is Zoned B-1, Community Business.

Planner Censky stated this is a sign code waiver to replace the existing 64 sq.ft. sign with a smaller one at 46.83 sq.ft.

Trustee Roberts moved, seconded by Comm. Grabowski to approve Sign Code Waiver request of McDonald's USA, LLC to place a 46.83 square foot street facing wall sign with the following conditions:

1) Applicant to secure any/all required, building, electrical,... permits prior to the start of work on this project.

Motion Carried 7-0.

d. Review, discussion and possible approval of the Conditional Use Grant Amendment request of Larch Limited Partnership (in c/o Tom Goode) to modify the exterior elevations of their existing McDonald’s building located at 1383 Capitol Drive. The property is Zoned B-1(PUD) Community Business with Planned Unit Development.

Planner Censky stated that this request has been changed and the applicant is only asking to be able to change the drive-thru equipment (no changes to the building itself) which can be done at the staff level if Plan Commission decides to allow that.

Comm. Greenwald moved, seconded by Comm. Zompa to approve the drive-thru elements to be approved at staff level.

Motion Carried 7-0.

g. Review, discussion and possible approval of the Sign Code Waiver request of Larch Limited Partnership (in c/o Tom Goode) seeking approval to replace an existing, non-street facing wall sign with a smaller (albeit still not Code compliant) wall sign in support of their proposed building modifications plans. The property is located at 1383 Capitol Drive. The property is Zoned B-1(PUD) Community Business with Planned Unit Development.

Planner Censky stated this sign will be smaller than the sign that is there now but still over what the code allows so it needs Plan Commission approval.

Comm. Mantz moved, seconded by Comm. Greenwald to approve Sign Code Waiver request of Larch Limited Partnership to replace an existing, non-street facing wall sign with a smaller (albeit still not Code compliant) wall sign with the following conditions:
1) Applicant to secure any/all required, building, electrical,... permits prior to the start of work on this project.
Motion Carried 7-0.

h. Review, discussion and possible approval of the Building, Site and Operational Plans as proposed by Summit Credit Union (in c/o Jeremy Eppler) to construct a 3,684 square foot, 1-story, financial institution building and including drive-through teller facilities on Lot 4 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr., just east of 1400 Capitol Dr. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.

Planner Censky stated that, like others in the PUD, this use was pre-approved but this building is slightly larger than presented in the pre-approved design. Lighting and landscaping is to code. Censky read the conditions she recommends for attachment to any approval the Commission might be granting. Comm. Greenwald stated that in his opinion this is the coolest building to come through. He is not crazy about the roof but otherwise likes the design and contrasts of the building. The applicant stated that there is only one elevation where the roof is visible. Trustee Roberts stated this is definitely different and is inconsistent with the rest of the development on Capitol Dr. He has concerns with this building design as compared to the area and the Code standards. President Knutson stated he agrees with Roberts. Comm. Grabowski asked about the color. The applicant stated the true color is in gray/black tones. President Knutson stated he would like a design that fits in better in the Village. Trustee Roberts stated if the brick was more natural in color it may fit in better. Comm. Greenwald stated that this building is their corporate brand. He said they don’t even need a sign because when you drive by you know what business it is. President Knutson stated that if this building is allowed then there may be others that want to change their buildings. Comm. Rogers stated this may look off next to other buildings approved in the PUD so far. Discussion followed.

Comm. Greenwald moved, seconded by Comm. Grabowski to approve the Building, Site and Operational Plans as proposed by Summit Credit Union (in c/o Jeremy Eppler) to construct a 3,684 square foot, 1-story, financial institution building including drive-through teller facilities on Lot 4 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr. with the following conditions:

1) All documents related to the underlying PUD plan and approval shall be finalized and recorded if/as necessary prior to issuance of any permit for construction of the buildings;
2) The eifs bands, and any other undesigned building material descriptions on the elevations, shall be properly labeled and the updated sheets reviewed/approved by Village Staff prior to permit issuance;
3) The drive-through area support poles shall be brick (vs steel) nearly to the top of each support post, a small length of beam being left as would match the most easterly post;
4) All HVAC, utility appurtenances, secondary power supply equipment, and ...similar, shall be fully screened from the surrounding view - plans for same being subject to review and approval by Village Staff prior to issuance of building permit(s);
5) The issuance of a building permit for this building shall be further controlled as provided for in the Development Agreement and related documents underlying the PUD.

Motion failed on Roll Call Vote 3-4; Comm. Rogers, Comm. Zompa, Trustee Roberts, President Knutson voting Nay.

i. Review, discussion and possible approval of the Sign Code Waiver request by Summit Credit Union (in c/o Jeremy Eppler) seeking approval to place wall signs in excess (by quantity and size) of the limits set forth by Code, in support of their proposed financial institution building project on Lot 4 of the Shops at Meadow Ridge PUD development located at the southeast corner of Meadowcreek Dr. and Capitol Dr., just east of 1400 Capitol Dr. The property is zoned B-1 (PUD), Community Business with Planned Unit Development.

Comm. Mantz moved, seconded by Comm. Rogers to table this item until the July 2018 Plan Commission meeting.

i. Review, discussion and possible approval of the Sign Code Waiver request of Children’s Hospital of Wisconsin (in c/o Poblocki Sign Company LLC) seeking approval to place wall signs in excess (by quantity and size) of the limits set forth by Code, in support of their new clinic project being constructed at 1215 George Towne Drive. The property is Zoned B-3 Office and Service Business District.

Planner Censky stated that the new Children’s Hospital building is nearing completion. The code allows one 40 sq.ft. sign for each street frontage. The applicant is proposing a 103.39 sq.ft. sign internally lit on the east and south facing building
elevations. Planner Censky responded to Comm. Zompa that the monument sign is within Code and therefore not part of this application. Trustee Roberts stated he doesn’t have many concerns but the east facing sign might become a nuisance to residential neighbors to the north if it is lit up all night. The applicant stated that the lighting shouldn’t be noxious and said the parking lot lighting is much more substantial. Planner Censky noted that signs cannot be lit from 9 pm through sunrise except the hours that the business is actually open during that time. Comm. Zompa stated he thinks they should give both signs. Comm. Greenwald stated the signs are mostly script so there is a lot of whitespace in them.

Comm. Zompa moved, seconded by Comm. Rogers to approve the Sign Code Waiver request of Children’s Hospital of Wisconsin (in c/o Poblocki Sign Company LLC) at 1215 George Towne Drive with the following conditions:

1) Applicant to secure any/all required, building, electrical,... permits prior to the start of work on this project.

Motion Carried on Roll Call Vote 6-1; President Knutson voting Nay.

7. Citizen Comments
None.

8. Adjournment
Motion carried 7-0.

Meeting adjourned at approximately 9:37 p.m.

Respectfully Submitted,

Cassie Smith
Deputy Clerk/Treasurer