VILLAGE OF PEWAUKEE
PLAN COMMISSION MINUTES
April 11, 2019

1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call
President Knutson called the meeting to order at approximately 7:03 p.m. The Pledge of Allegiance was recited and a moment of silence followed.

Roll Call was taken with the following Plan Commission members present: Trustee Roberts, Comm. Zompa, Comm. Grabowski, Comm. Rogers, Comm. Lange, and President Jeff Knutson. Excused: Comm. Mantz

Also Present: Mary Censky, Village Planner; Mark Blum, Village Attorney; Cassie Smith, Village Clerk.

2. PUBLIC HEARING –
   a. Conditional Use Grant application to locate a casual dine-in/carryout pizza restaurant in 1,408 square feet of space within the existing approved multi-tenant building located at 1450 Capitol Drive/Lot #1/Building #2 of the Shops at Meadow Ridge Planned Unit Development, and including an incidental, accessory, adjacent, seasonal outdoor dining/seating area. The property owner is Meadow Ridge Shops LLC. The applicant is Destinee Higdon as Permit Coordinator on behalf of MOD Super Fast Pizza, LLC. The property is Zoned B-1 Community Business District with a PUD Planned Unit Development District Overlay.

   None.

3. Citizen Comments
   Tom Calder – 504 High St – Mr. Calder stated he has interest in what is going on with the St. Mary’s property. First, he asked that if any Commission Member is a member of the parish that they recuse themselves when this item comes up in the future. Secondly he stated that he has been around the Village a long time and knows that single-family homes have been successful. He feels the Village is in dire need of higher end single family homes. Mr. Calder discussed some of the other properties that have been developed and stressed that the cemetery on site at this property should be taken care of with respect.

4. Approval of Minutes
   a. March 14, 2019
   Comm. Grabowski moved, seconded by Comm. Lange to approve the March 14, 2019 as stated. Motion carried 5-0-1; Comm. Zompa abstained.

5. OLD BUSINESS
   a. Chiropractic and Wellness Review and Interpretation for Building Plan
   Planner Censky, stated that staff is bringing this item back for the Commission to determine if the changes regarding the building materials, roofing material, and window removal were substantial changes that needed approval and an amended Conditional Use Grant. The consensus was that this is a significant change that they would be willing to consider if they are given proper materials samples in accurate depictions and updated colored renderings of the building with these changes.

6. NEW BUSINESS –
   a. Review, discussion and possible action on the Conditional Use Grant request to locate a casual dine-in/carryout pizza restaurant (i.e.MOD Pizza) in 1,408 square feet of space within the existing approved multi-tenant building located at 1450 Capitol Drive/Lot #1/Building #2 of the Shops at Meadow Ridge Planned Unit Development, and including an incidental, accessory, adjacent, seasonal outdoor dining/seating area. The property owner is Meadow Ridge Shops LLC. The applicant is Destinee Higdon as Permit Coordinator on behalf of MOD Super-Fast Pizza, LLC. The property is Zoned B-1 Community Business District with a PUD Planned Unit Development District Overlay

   Planner Censky stated this is a Conditional Use Grant to open a MOD Superfast Pizza restaurant in the same building as the recently approved Jersey Mikes. She noted that this occupancy, together with the space already committed for Jersey Mikes effectively uses up all the space allocated under the PUD for restaurant use in this particular building, as pre-approved for a dine-in/carryout (no drive through) type restaurant. Mary read the planning recommendations and stated that the hours of operation are listed as 10:30 a.m. through 11:00 p.m.
Trustee Grabowski moved, seconded by Comm. Lange to approve the Conditional Use Grant request to locate a casual dine-in/carryout pizza restaurant (i.e.MOD Pizza) in 1,408 square feet of space within the existing approved multi-tenant building located at 1450 Capitol Drive/Lot #1/Building #2 of the Shops at Meadow Ridge Planned Unit Development, and including an incidental, accessory, adjacent, seasonal outdoor dining/seating area with the following conditions:

1) Recording of the Conditional Use Grant prior to use occupancy;
2) Applicant to secure all necessary building permits prior to the start of any interior build out or remodeling activity attendant to this use in this particular space;
3) Applicant to provide for Village Staff review and approval prior to issuance of the CUG, the cut-sheet details of the tables, umbrellas, receptacles,... proposed to be placed in the outdoor seating area;
4) Applicant to ensure that access to/through the outdoor dining area (and including the placement of furniture/equipment) in no way compromises the handicapped accessibility to this restaurant and/or full compliance with the ADA building code requirements;
5) Any proposed signage attendant to this use shall first be reviewed/approved by Village staff and/or Planning Commission if/as necessary, and related permit(s) issued, prior to the installation thereof.

Motion carried 6-0.

b) Review, discussion and consultative feedback on the preliminary plans of Pewaukee School District for the overall concept of building and site changes proposed to be implemented over the next 6+/- months and, more specifically, those changes proposed to be underway by Spring (May), 2019. The applicant is Pewaukee School District in c/o Architect Nathan Schieve of Bray Architects. The property, located at 404 Lake Street, is zoned IPS (Institutional and Public Service District).

Planner Censky stated the applicant wants to start the first phase of this project in late Spring and phase 2 in July. The public safety departments have included their recommendations in writing which the Commission discussed. The Commission would like both fire and police department Staff representatives at the actual CUG Amendment action meeting in order to make certain the Commission understands what they recommend as far as the driving lanes, accessibility,... to the site and buildings. Censky responded to Comm. Roberts inquiry that the School only has to come get approval if they are preforming exterior building modifications, site plan changes,... and that they do not have to get approval for most indoor projects as long as it’s not intended to create a substantial change in the character of the use of the space. The School Districts representative, Nathan Schieve from Bray Architects gave a presentation of the cumulative changes proposed and the phasing plan and discussion followed.

c) Review, discussion and possible action on the Site Plan Amendment request of Zorn Compressor& Equipment to add/modify the on-site parking on their property located at 1335 E. Wisconsin Avenue. The property owner is 1335 Wisconsin LLC. The property is zoned B-5 Light Industrial District.

Planner Censky stated that Zorn Compressor proposes to resurface a portion of the existing parking lot/drive area on the north end of the property and would like to add 23 stall parking spaces to the west side of the building. Censky read the recommended Planning conditions. Engineer Barbeau discussed the grading and added that the owner is using a small pond to help with runoff due to the soil not being a good draining soil. Barbeau stated that he is also concerned about the two-way traffic on the driveway north of the building and especially at the pinch point where the existing utility cabinet is, stating this could pose a challenge for emergency vehicles. Comm. Grabowski stated he would like to vehicles see a further distance away from the utility/transformer unit.

Trustee Grabowski moved, seconded by Comm. Zompa to approve on the Site Plan Amendment request of Zorn Compressor& Equipment to add/modify the on-site parking on their property located at 1335 E. Wisconsin Avenue, and allowing for the widening of driveway by extending it to the north by 3 feet to allow more space between the utility/transformer box and vehicles and subject to the following conditions:

1) A detailed landscaping plan for the parking area landscape shrub/planting areas shall be submitted for Village Staff review and approval prior to the issuance of construction permits;
2) Any future wall or pole mounted lighting to serve these expanded parking/drive areas shall be subject to prior approval by Village Staff of a detailed lighting plan;
3) Applicant to secure all required construction, site disturbance, erosion control,... permits prior to the start of work at this site/project;
4) Village Engineer review and approval of any/all required grading, drainage, stormwater management, erosion control and utility plans prior to the start of work at this site/project.

Motion Carried 6-0
d) **Review, discussion and consultative feedback to the applicant/property owner Kyle Kreuser for a land division by Certified Survey Map of his existing/built single family residential lot located at 430 Prospect Avenue. The property is zoned R-5 Single-Family Residential District.**

Planner Censky stated the applicant lives at 430 Prospect and the rear of their lot opens up in back where it has frontage on Pirate Pass which was just dedicated as a public road. The applicant would like to split the back lot off as a new and separate, buildable lot. The minimum lot width and size of the R-5 Single Family Residential Zoning District would be met, with excess. The Commission discussed parking driveway access, and utilities extensions. The applicant will come back with a more detailed final CSM for action and addressing the issues raised by the Planning Commission.

e) **Review, discussion and possible action/approval on the sign code waiver request of Brian Sandlass, d/b/a KM Sports, to install a 52.9 square foot wall sign at 1272 Capitol Drive. The property owner is RPMC LLC. The property is zoned B-1 Community Business District with a PUD Overlay.**

Planner Censky stated that this building is about 350’ from the south shoulder of Capitol Drive. The applicant is seeking a sign code waiver for his 52.9 sq.ft. sign due to how difficult it is to read a smaller sign from the road.

Trustee Lange moved, seconded by Comm. Grabowski to approve the sign code waiver request of Brian Sandlass, d/b/a KM Sports, to install a 52.9 square foot wall sign at 1272 Capitol Drive with the following recommendation:

1) Applicant to secure all necessary sign, building and/or electrical permits prior to the start of construction/installation activity attendant to this sign.

Motion Carried 6-0

7. **Citizen Comments**

None.

8. **Adjournment**

Comm. Rogers moved, seconded by Comm. Grabowski to adjourn.

Motion carried 6-0.

Meeting adjourned at approximately 8:48 p.m.

Respectfully Submitted,

Cassie Smith
Village Clerk