1. **Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call**

   President Knutson called the meeting to order at approximately 7:07 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. Mantz, Comm. Zompa, Comm. Grabowski, Comm. Rogers, and President Jeff Knutson. Comm. Lange was excused.

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

2. **PUBLIC HEARING**

   a. On the Conditional Use Grant request of property owner Steve Clementi to construct a detached residential garage with an offset less than that required by Code on their existing, legal nonconforming lot (as to width) located at 255 Main Street. Property is Zoned R-5 Single Family Residential District.

   Kathy Losiniecki @ 227 Main St – Ms. Losiniecki commented that the property is beautifully maintained and she would like the commission to grant the CUG.

   b. On the Conditional Use Grant Amendment request of Scott Hoggatt (d/b/a Velocity and the HandleBar) to develop an outdoor seating area accessory to their existing bar use, Velocity and the HandleBar, using two of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 203 W. Wisconsin Avenue. Property owner is Duncan’s, Inc. Property is Zoned B-2 Downtown Business District.

   Paul Evert @ 327 Lookout Dr – Mr. Evert was happy to see full committee but is against giving away public property. He does not think it will work and people will not know which two spaces in the back are for public parking.

   Amy Piontic @ Hwy 164 & Hwy 74 – Ms. Piontic expressed concerns for safety of people sitting on street.

   Kathy Matrise @ 1150 E. Wisconsin – Ms. Matrise does not think we can afford to give up parking spaces and thinks it is a safety issue.

3. **Citizen Comments**

   Comments should be addressed directly to the Plan Commission and should be limited to a maximum of three minutes per speaker. President Knutson asked for only new business comments not related to the Capri development as those will be heard later in the meeting.

   None.

4. **Approval of the Minutes:**

   a. Regular Plan Commission Meeting – May 9, 2019.

   Comm. Zompa moved, seconded by Trustee Roberts to approve the May 9, 2019 minutes of the Regular Plan Commission meeting with the following corrections:
Item 6d – “21. Proper signage will indicate 2 additional public parking spots are available behind the building.”

Item 6g – “Jim Forester stated they would not have outdoor music and that the anticipated construction start date is July 1, 2019.

Motion carried 6-0.

5. Old Business
   a. Review, discussion and possible recommendation to the Village Board of proposed draft Ordinance changes related to Wireless Facilities in the Village – such proposed changes being precipitated by the recent FCC 2018 Small Cell Order.

Item 5a. was moved to the bottom of the agenda.

6. New Business
   a. Review, discussion and possible recommendation to the Village Board of a Certified Survey Map request to combine the two existing parcels, one located at 230 First Street and the other located immediately adjacent and north thereof, into a single larger lot. Applicant is property owner Brent Morrison. The property is zoned R-5 Single-Family Residential District.

Planner Censky stated that this was before the commission one year ago – the combination of two legal non-conforming lots. The maps need to get recorded within 30 days of approval and that did not happen after the last approval. The final combined lot is a legal conforming lot. She recommends favorable recommendation to the Village Board subject to the following:

i. Updating the Village Clerk name in all applicable places on the document.
ii. Modify the references to Planning Commission “approved” and “approval” to “recommended” and “recommendation”.
iii. Village Engineer review and approval of the CSM as to technical accuracy, adequacy and closure in the legal description(s) prior to signatures and document recording.

Comm. Grabowski moved, seconded by Comm. Zompa to approve the Certified Survey Map with Planner Censky’s recommendations.

Motion carried 6-0.

b. Review, discussion and possible recommendation to the Village Board of a land division by Certified Survey Map of the existing/built, single-family residential lot located at 430 Prospect Avenue. The applicant/property owner is Kyle Kreuser. The property is zoned R-5 Single-Family Residential District.

Planner Censky stated that this item was up last month for consultation. The applicant would like to split off the back lot of his property. It would have driveway access from Pirates Pass and it would be vacant at this time. The proposed lot and the new lot lines as pertains to the existing house/buildings are code compliant. The front parcel will contain an existing single-family residence and detached garage. Sanitary sewer and water utility services would have to be brought to the existing property from Prospect Avenue through a private utility easement on the north side of the existing lot. Planner Censky does not object to the division of land but recommends the following conditions be attached:

i. The utility easement running along the north side of Lot 1 shall have a revised label to state this is a private utility easement for the benefit of Lot 2.
ii. Village Engineer or Director of Department of Public Works final review/approval of the plans for all/any public improvements determined to be required in support of this land division including, for instance, the storm sewer, sanitary sewer and water lateral extensions from the main to lot line;
iii. All required improvements shall be completed prior to or concurrent with issuance of a building permit for construction upon this new Lot 2;

iv. Village Engineer review and approval of the map as to its technical accuracy and closure in the legal description;

Comm. Mantz moved, seconded by Comm. Grabowski to approve the land division with Planner Censky’s recommended conditions and the Village Engineers recommended conditions from his report dated June 5, 2019.
Motion carried 6-0.

c. Review, discussion and possible action on the Sign Code Waiver request for a 140 sq.ft. Planet Fitness tenant wall sign (exceeding the 30 sq.ft. limit of the Sign Code) proposed to be placed at 1275-A Capitol Drive. The property owner is Wausau One LLC. The applicant is Chris Fish of Stratford Sign Company on behalf of tenant occupant, Planet Fitness.

Planner Censky stated that the proposed 140 sq. ft. sign will replace the 120 sq. ft. sign of the previous tenant. The applicant’s intention is to be visible to Capitol Dr. Planner Censky has no particular objections as the request of waiver is reasonably consistent with other waivers granted, mitigates the setback and foreground building visibility disadvantages and appears to be appropriate in scale to the place it’s proposed to be located on the building wall. The only recommended condition of approval is that applicant secure all necessary sign, building and/or electrical permits prior to the start of construction. Comm. Zompa inquired as to the lighting of the sign to which Planner Censky indicated it is internally lit.

Comm. Mantz moved, seconded by Comm. Zompa to approve the sign waiver with recommended conditions of Planner Censky.
Motion carried 6-0.

d. Review, discussion and possible action on the Conditional Use Grant request of property owner Steve Clementi to construct a detached residential garage with an offset less than that required by Code on their existing, legal nonconforming lot (as to width) located at 255 Main Street. Property is Zoned R-5 Single Family Residential District.

Planner Censky indicated that the applicant wishes to construct a 2-stall, 896 sq.ft., pitched roof-type garage design with lofted interior storage space. The design is of a somewhat unique nature as the proposed roof pitch is very steep - consistent with that of the house. She states that the commission can grant a waiver through CUG as to the lot line offset per code, but that the Village Board of Appeals would have to grant a variance as to the height overage. Planner Censky recommends the following conditions be attached if a waiver as to side lot line offset is granted through CUG:

i. Applicant to submit, for Village Engineer review and approval prior to issuance of a building permit, a plan confirming that stormwater runoff changes, if any, that would arise out of construction of this garage will not adversely impact drainage conditions on neighboring properties as a result of the garage construction;

ii. Any driveway extension installed to serve this new garage shall comply with side-yard offset requirement as set forth in the Section 40.419(f) of the Code;

iii. Board of Appeals approval of the proposed garage building plan as to the height overage, prior to issuance of any permits to begin work on the proposed new garage and/or driveway extension;

iv. Issuance of all required building, electrical and any other such/similar permits prior to the start of any work.

Discussion followed regarding electricity, water, sewer, living space and placement of the building.
Comm. Zompa moved, seconded by Comm. Grabowski to approve the CUG with conditions as recommended by the Planner and the requirement that there shall not be a living space permitted in the garage.
Motion carried 6-0.

e. Review, discussion and possible action on the Conditional Use Grant Amendment request of Scott Hoggatt (d/b/a Velocity and the HandleBar) to develop an outdoor seating area accessory to their existing bar use, Velocity and the HandleBar, using two of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 203 W. Wisconsin Avenue. Property owner is Duncan’s, Inc. Property is Zoned B-2 Downtown Business District.

Planner Censky described applicant’s proposal to use the 2 southernmost parking stalls immediately in front of their business to accommodate outdoor seating for 16. The requested use is similar to other businesses near them. The commission approved 3 stalls at the May meeting, but Village Board of Appeals denied them and suggested they return to the Planning Commission with a request for just 2 stalls. Planner Censky reviewed the conditions she would recommend be attached to any approval as the Commission may wish to grant:

1) This use approval shall expire on October 1, 2019 by which date the right-of-way shall have been fully restored to its original condition before the street dining use was approved and implemented;
2) Applicant shall secure the necessary licensure for alcohol sales, service and consumption on the right-of-way premises understanding that the only physical areas considered/approved for this use are the 2 southernmost stalls as shown on the attached site plan;
3) The outer (street facing side) of the required enclosure/barrier separating the dining area from the vehicle accessible part of the right-of-way shall be setback no less than 2 feet from the vehicle accessible part of the right-of-way (1 foot separation from adjacent parking stalls and/or curbed islands);
4) All parts of the proposed right-of-way dining appurtenances shall be bound within the street facing side of the existing curb face;
5) The enclosure/barrier separating the dining area from the vehicle accessible part of the right-of-way shall be subject to review and approval of Village Staff including not only as to consistency with the materials, colors, character, of the adjoining building but also as to adequacy of protection from harm given the close proximity of moving vehicles. At the applicant's expense, the Village staff may engage qualified outside consultants for assistance in establishing this standard of protection;
6) Public safety consent as to the plan in light of any effects it may have on their ability to maintain proper protection of all persons and property in the surrounding environment;
7) Director of Public Works approval as to the manner of attachment of anything that is proposed to be affixed to any public object and/or the public way;
8) Electric service to the outdoor dining area may not be run on grade across the sidewalk;
9) Any substantiated material adverse impacts upon surrounding properties or the Village generally resulting from this use (including, though not necessarily limited, to noise, odor, litter, animal infestation, loafing, glare, public safety, illegal activity,...) shall be the responsibility of the owner/applicant to correct timely upon notice from the Village and failure to do so may result in revocation of this conditional use grant amendment or portions thereof.
10) Village Staff final review and approval of all appurtenances proposed to be placed in the parking stall areas;
11) The only food and/or beverage that may be consumed within this specific street dining space shall be limited to that emanating from the adjacent, approved use, the Handlebar;
12) Days and daily hours of operation shall be limited to 12pm-9pm weekdays and 12pm-10pm on the weekends.
13) The street dining area shall comply fully with any/all applicable requirements attendant to the ADA;
14) Recording of the Conditional Use Grant Amendment prior to the start of any right-of-way occupancy;
15) Village Board approval of a right-of-way access/occupancy/use permit and agreement prior to recording of the Conditional Use Grant Amendment;
16) Execution of a hold harmless and indemnity agreement satisfactory to the Village Attorney and approved by the Village Board for the seating area/railing improvements that will remain in the right of way for inclusion as an exhibit to the Conditional Use Grant Amendment;
17) Provision of general liability and property damage insurance naming the Village of Pewaukee as an additional insured shall be provided to the Village Attorney for review and approval as to adequacy;
18) Two private parking stalls in the private lot serving this building need to be re-designated from private parking to public parking with signage indicating this to be installed by the applicant or property owners;
19) No painting the right-of-way pavement;
20) Village Board shall make the final determination as to who has precedence in terms of the right-of-way use on any dates/times where use of this specific right-of-way space may have been requested by multiple parties/special events.

Trustee Roberts indicated that in item 1, the date should read October 1 instead of November 1, with the right of way parking stalls being re-established at that point. Discussion followed regarding the safety of the proposed seating, the amount of traffic in that area and whether public land should be used for private use. Comm. Grabowski stated that businesses in that area pay a premium to be on the lake so he thinks a trial of this is warranted. Comm. Rogers agreed. Discussion continued regarding safety, other businesses in the area and how a reduction in stalls will affect parking downtown.

Comm. Grabowski moved, seconded by Comm. Rogers to approve, as presented, the use of 2 stalls for business seating with the recommendations of Planner Censky, as well as changing the end date for this approval to October 1, 2019. (Amended in above list.)
Motion carried 4-2 with Comm. Zompa and Comm. Mantz voting nay.

f. Review, discussion and consultative feedback on the preliminary plans of Pewaukee School District as to the overall concept of building and site changes proposed as the 2nd/final phase of improvements under the recently approved referendum. 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 described this project as similar to Phase 1 of the School District. Phase 2 is building additions at the elementary, middle and high schools and the STEAM building. Nathan Schieve, a representative of Bray Architects, presented information on Phase 2 of the Pewaukee School District project. The presentation included how the buildings would be connected, where the additions will occur, what materials are being proposed and why those materials were chosen. Discussion followed regarding the types of windows, the colors and materials chosen. Feedback was given as to some possible changes to the window fenestration to better match the pattern of the existing building and also with respect to the proposed building materials. No action was required for this item as it was discussion,
consultation/feedback only.

g. Item 6g was moved down the agenda to follow Item 6h.

h. Review, discussion and possible action on the Business Site Plan/Plan of Operations amendment request to construct an additional detached accessory storage structure in the yard area of the Century Fence business property located at 1300 Hickory Street. The applicant is A W Bryant, d/b/a Century Fence, in c/o John Connell. The property is zoned B-5 Light Industrial District.

Planner Censky stated that the applicant would like to build a 26 ft tall, post-type building with a 170x60 ft slab and a 170x45 ft metal canopy. The height is code compliant and it complies with offsets. She requested building materials samples but did not get any response back from the applicant after leaving a couple of messages. Planner Censky recommends the following to the Commission:

i. Village Engineer review and approval of all utility, grading, drainage, stormwater management and erosion control plans attendant to this project prior to issuance of any construction, building, electrical, …permits being issued in support of the project;

ii. Planning Commission review and approval of the specific building materials and color specifications proposed;

Village Engineer Barbeau stated that the grading should be fine as they have sufficient capacity within their own stormwater management area on-site to handle this.

Comm. Grabowski moved, seconded by Comm. Zompa to approve with Planner Censky’s recommendations and approval of all materials by Plan Commission.

Motion carried, 6-0.

g. Review, discussion and possible recommendation to the Village Board to amend the existing PUD controlling the Meadow Creek Market development in order to add the permitted use “Commercial Acute Care Medical Facility of less than 20,000 square feet…” and to approve the specific site/building/operational plans submitted in support thereof, such changes proposed to be applicable only to Lot 14 located at the northwest corner of Capitol Drive and Highway 164 (Pewaukee Road). The Applicant is Ryan Marks on behalf of Froedtert & the Medical College of Wisconsin with consent of the property owner Meadow Creek Limited Partnership. The property is zoned B-1 Community Business with PUD Planned Unit Development District Overlay.

Planner Censky stated that the Village had recently removed the use “hospital” from any district but “hospital” remains in the Code under definitions. The applicant describes the project as a more unique, contemporary, locally orientated version of acute medical care than the traditional “hospital” version as embodied in the Village’s definition. They request recommendation to the Village Board to amend the existing PUD by adding the use “Commercial Acute Care Medical Facility of less than 20,000 square feet (never to be exempt from real estate taxation by any taxing authority in the State of Wisconsin, including the Village of Pewaukee) providing episodic acute care medical services including 24 hours a day, 365 days a year emergency services and short-term inpatient care with 12 or less beds with lab, radiology, and in-house pharmacy services for patients only. The facility would not provide outpatient care, scheduled surgical procedures, intensive care unit, or long-term care”. Planner Censky noted that this use is requested to be added to the PUD for only Lot 14 of the development. She reviewed the site development plan details noting the minimal exceptions to full compliance with the Code requirements in bulk and spatially. She spoke of the number of beds, the size of the building, the nature of care offered as well as ambulance access. Since she had reviewed the original plans, she stated that revised plans were submitted by the applicant and reflected some of the changes recommended by staff already. She has not had a chance to review those in detail as of yet. Materials are all code compliant, but the flat roof is inconsistent with not only the Code guidance but also with the rest of the surrounding development. One significant concern is the elevation of the street and the downward view onto the flat roof. Planner Censky recommends the following conditions be attached to any site/building plan approval as may be granted:

1) Applicant to return to the Planning Commission for review and possible approval of
revised final architectural plans reflecting the following changes;
   a. All materials, colors, ... of all visible exterior facets of the building and
      screening devices to be accurately depicted and elevation orientations
      corrected if/as necessary;
   b. Detailed building light fixture cutsheets and updated related dispersion plan
      to be provided;
   c. Building wall height to be increased in order to minimize the potential for
      view of the roof deck from surrounding road(s) and to reduce the scale of
      rooftop screening devices where current height appears to overbear the wall
      height relatively (note: back of walls wherever visible shall be spec’d with
      materials/colors to match the foreground view) or building design be revised
      to reflect a gabled or similar roof design as will better reflect the character of
      the buildings in the surrounding area and may resolve any issues with respect
      to rooftop equipment screening;
2) Parking aisle width between 90 degree stalls to be increased to 25 ft.;
3) Four additional trees to be added to the landscape plan;
4) Sign plan review, approval and permit issuance (provided no waiver is required and
    based on the basic design information provided as to materials and colors) by Village
    Staff;
5) Revised landscaping plan review and approval by Staff which introduces plantings in
    the foreground of the retaining wall wherever the wall exceeds 4 feet in height;
6) Village Engineer review and approval of all utility, grading, drainage, stormwater
    management, and erosion control plans prior to issuance of any building or
    construction permit in support of this project;
Village Engineer Barbeau stated that all the drive aisles are curbed so all stormwater is directed to a storm
sewer that leads to a regional retaining pond behind Menards. He noted there will be redundant water
lines. As for traffic flow he stated the lane goes all the way around the building and is wide enough for an
ambulance and a fire truck to make all the turns. Technically, the engineering plans are all in pretty good
shape and he has no other recommendations at this time. Village Attorney Blum recounted that there
are two actions here – the PUD amendment and the building/site plans. It is structured on the agenda as
one to make the PUD inclusive – the site plan is part of the PUD. Discussion took place regarding dark
store theory and retail businesses, the aesthetics of the flat roof, the desire for gabled roof, the tax status
being recorded into PUD, infrastructure costs and the need for Fire Department approval. Ryan Marks,
representing the plans on behalf of future occupant, Froedert & The Medical College of Wisconsin, stated
that construction was to begin in the Fall. He said, contrary to the application submitted, they would like
to provide outpatient care. Attorney Blum said that is not what’s in the request before the Commission
tonight based on their own application narrative included with the submittal. He said he acknowledges
that the building sits high but feels the aesthetics are similar to other businesses. He said that Froedert is
stringent on how the building looks with the flat roof and that gables are not what they are after. Comm.
Zompa was concerned that now they are talking about outpatient care, unlike the original proposal –
which is it? Village Attorney Blum asked for Mr. Marks to clarify the outpatient care – if they are asking
to do it, they must change the wording and a new review is required. Mr. Marks stated that he is okay
with leaving the wording and the request, excluding outpatient care, as it is. Mr. Blum recommends the
following be part of the motion to clarify the basis on which the Commission would recommend an
amendment to include this use in the PUD for Lot 14: 1.) Changes in the economy have reduced the
number/type of prospective users for this particular Lot 14, and 2.) That the space has been vacant since
the original creation of this PUD many years ago.
Comm. Grabowski moved, seconded by Comm. Zompa to recommend approval of the PUD use change amendment request for Lot 14 only and as presented in their application and to return to the Plan Commission for approval of the building, site and operating plan based on the aforementioned comments.
Motion Carried 6-0.

3. Continued – Citizen Comments
Paul Evert – 327 Lookout Dr – Mr. Evert was upset that he was named out by a commissioner for earlier comments – does not think that is right. He brought up that when Costco came in everyone said that businesses would be lining up to get into these shopping center spaces and Meadow Creek Market outlots. That did not happen so why will it happen with Froedtert?

Kathleen King – 725 Glacier Rd. – Ms. King spoke against the Capri development.

Bob – of Delafield – Bob spoke against the Capri development.

Kathryn Sobottke – 329 Evergreen Ln. – Ms. Sobottke spoke against the Capri development.

Kathy Matrise – 1150 E. Wisconsin Ave. – Ms. Matrise spoke against the Capri development.

Kris Schroeder – N73W23417 Fontaine Cir, Sussex – Chris spoke in favor of the Capri development.

Amy Sandlass – 414 Cheshire Ln. – Ms. Sandlass spoke against the Capri development. Document submitted and on file at the Village Hall.

Karen Schroeder – N73W23417 Fontaine Cir, Sussex – Ms. Schroeder spoke in favor of the Capri development.


Robert Sladky – 336 Park Ave. – Mr. Sladky spoke against the Capri development.

Amy Kantic – Five Fields – Ms. Kantic spoke against the Capri development. She also described alternatives to the street seating downtown being evaluated – open garage door entrances to businesses, one-way street, close street. Concerned about the safety of seating in the parking spots.

Micheline Szocs – W322N3095 Oakmont Ct. – Ms. Szocs spoke in favor of the Capri development.

Jodi Olson – Peninsula Dr, Pewaukee – Ms. Olson spoke against the Capri development.

Sherry Weber – 463 W Wisconsin Ave. – Ms. Weber spoke against the Capri development.

William Kucharski – 324 High St. – Mr. Kucharski spoke against the Capri development. Document submitted and on file at the Village Hall.

Betsy Gomoll – 370 Evergreen Ln. – Ms. Gomoll spoke against the Capri development.

James Groat – 231 Park Ave. – Mr. Groat spoke against the Capri development.
A member of Queen of Apostles from Sussex spoke in favor of the Capri development.


Mary Ann Mohr – 307 W. Wisconsin Ave. – Ms. Mohr spoke in favor of the Capri development.

Jeff Beres – 554 Kopmeier Dr. – Mr. Beres spoke against the Capri development.

Bob Meyer – N26W26661 Prospect Ave, City of Pewaukee – Mr. Meyer spoke in favor of the Capri development.

Sharon Cook – 411 W. Wisconsin Ave. – Ms. Cook spoke against the Capri development.

Darlene Kelly – 128 Hill St., Hartland – Ms. Kelly spoke against the Capri development. Document submitted and on file at the Village Hall.

Frank Mallerdino – 994 Westfield Cir. – Mr. Mallerdino spoke against the Capri development.

Jerome Brandl – 586D Grandview Ct. – Mr. Brandl spoke in favor of the Capri development.

Tom Pipins – 1070 Creekside Dr #201, Oconomowoc – Mr. Pipins spoke in favor of the Capri development.

Trish Schmeling – 422 Cheshire Ln. – Ms. Schmeling spoke against the Capri development. Document submitted and on file at the Village Hall.

Ryan Cook – 411 W. Wisconsin Ave. – Mr. Cook spoke against the Capri development.

A resident of East Troy, Wisconsin, spoke against the Capri development.

Marita Pierykowski – 225 Meadowside Ct. – Ms. Pierykowski spoke in favor of the Capri development.

John Schueller – Brookfield – Mr. Schueller spoke in favor of the Capri development.

Nicholas Dominick – 504 W. Wisconsin Ave. – Mr. Dominick spoke against the Capri development.

Jerry Steffy – 468 W. Wisconsin Ave. – Mr. Steffy spoke against the Capri development.

Jeanette O’Toole – 402 W. Wisconsin Ave. – Ms. O’Toole spoke against the Capri development. Document submitted and on file at the Village Hall.

Sandra Moncada – W276N2177 Spring Creek Dr, Pewaukee – Ms. Moncada spoke against the Capri development.

Bill Ryan – W238N3240 Pine Hill Ct, Pewaukee – Mr. Ryan spoke in favor of the Capri development.

Bob Schaff – N32W22121 Hill n Dale Cir., Pewaukee – Mr. Schaff spoke in favor of the Capri development.
Bill Ahert – Sussex Resident – Mr. Ahert spoke in favor of the Capri development.

Patrick Johnson – 413 High St. – Mr. Johnson spoke against the Capri development.

Stacy Johnson – 413 High St. – Ms. Johnson spoke against the Capri development.

Robbyn Marcinkevic – 324 High St. – Ms. Marcinkevic spoke against the Capri development. Document submitted and on file at the Village Hall.

Jeff Beres – 554 Kopmeier Dr. – Mr. Beres spoke against the Capri development.

Theresa Hoff – 1276 Timber Ridge – Ms. Hoff spoke against the Capri development.

Pat Lyddane – N34W22155 Capitol Dr, Pewaukee – Mr. Lyddane spoke in favor of the Capri development.

Brenden Newman – 330 Quinlan Dr. – Mr. Newman spoke against the Capri development.

Ron Oscars – 516 Kopmeier Dr. – Mr. Oscars spoke against the Capri development.

Review, discussion and possible recommendation to the Village Board on the request for Land Use Plan Amendment to change multiple land areas within the Queen of Apostles Congregation contiguous ownership at and adjacent to 449 W. Wisconsin Avenue (i.e. all or portions of Village of Pewaukee Tax parcel #’s 0893923, 0893989, 0893056, 0893057) from current “Single-Family Residential” designation to “Institutional” designation. The applicant is Tarantino & Company in c/o Wayne Wiertzema. The property owner is Queen of Apostles Congregation. The properties are currently zoned IPS/ Institutional and Public Service District as to the areas within Parcel #0893989, and R-5/Single Family Residential as to the areas within the other three parcels.

Planner Censky showed a map on the screen and states that 6 land areas in question are currently vacant space, some are simply land area within larger parcels. The two lots with frontage on Evergreen Dr. have one single-family type building that straddles across the common lot line of two parcels. Each of the land areas proposed to be added to the Institutional classification is bordered on 1 or 2 sides by existing single-family residential use, with the other 1 or 2 sides by Institutional. The approximate total land proposed for Land Use Plan Amendment is 1.88 acres. Planner Censky states that much is dependent on whether the commission would like to designate the 1.88 acres to IPS to match that of the larger parcel. Typically, a building project is not considered when it is a decision of land use. A project did come forward, publicly already so it’s very hard to keep that in the background for this decision. She asks them to separate the two. As of right now, in some of these cases, the Village’s zoning also does not match the land use. Village Engineer Barbeau identified 4 concerns:

1. Sanitary sewer system may be undersized depending on the size of an institutional development at this location
2. Water mains would likely need repair or replacement to assure reliable water depending on the size of an institutional development
3. Downstream properties and stormwater facilities may not be able to handle water from this site depending on the size of the development
4. Roads and pavement surrounding these parcels may not be adequate to handle increased traffic flow and movement depending on the size/intensity of an institutional development

Discussion followed regarding how to differentiate zoning and land use in this case. The commission is aware of a proposed development and they need to know more about potential issues that this could raise
as far as services and infrastructure before a land use decision could be made – how can you change the
land use of a property to a new category that might allow the types of uses that our infrastructure can’t
presently support? There was further discussion regarding concerns of stormwater, water, sewer and roads,
utilities and the costs to the Village, as well as what this property could possibly be used as. Thoughts were
that costs would have to fall on the developer and they would have to decide if it is worth the cost to develop.
President Knutson feels that the land use cannot be approved without more information, and if the land use
is not approved, then items j and k cannot be addressed.

**Trustee Roberts moved, seconded by Comm. Zompa to table item 6i until there is an opportunity to**
review the application in greater detail and obtain more information.
Motion carried 6-0.

**j. Review, discussion and possible recommendation to the Village Board on the request for**
Rezoning to change multiple land areas within the Queen of Apostles Congregation contiguous ownership at and adjacent to 449 W. Wisconsin Avenue (i.e. all or portions of Village of Pewaukee Tax parcel #’s 0893989, 0893056, 0893057) from R-5/Single-Family Residential District to IPS/Institutional and Public Service District. The applicant is Tarantino & Company in c/o Wayne Wiertzema. The property owner is Queen of Apostles Congregation.

Trustee Roberts moved, seconded by Comm. Mantz to table item 6j until more information is available.
Motion carried 6-0.

**k. Review, discussion and possible recommendation to the Village Board of a Certified Survey Map request to consolidate the several parcels PWV # 0893990, 0893988, 0893987, 0893989, 0893055, 0893056, 0893057, 0893923 and 0893013 into a 16.48-acre lot and a 1.71-acre Outlot. The applicant is Tarantino & Company in c/o Wayne Wiertzema. The property owners are Queen of Apostles Congregation and G Robert and Gloria Numan. The properties are currently zoned IPS/ Institutional and Public Service District and/or R-5/ Single Family Residential.**

Comm. Grabowski moved, seconded by Trustee Roberts to table item k until more information is available.
Motion carried 6-0.

7. **Citizen Comments -**
Theresa Hoff – 1276 Timber Ridge – Ms. Hoff continued her statement against the Capri development.

Jerry Steffy – 468 W. Wisconsin Ave. – Mr. Steffy spoke against the Capri development and of the
increased traffic types that would result of this development.

Bruce Friesch – 320 Quinlan Dr. – Mr. Friesch spoke against the Capri development and about water
drainage on properties on Quinlan Dr.

Nancy Oscars – 516 Kopmeier Dr. – Ms. Oscars spoke against the Capri development and asked for
clarification on the ‘dots’ on the map from Planner Censky’s presentation.

Sharon Cook – 411 W. Wisconsin Ave. – Ms. Cook spoke regarding land use being designated as IPS or
residential.
Jean Saggau – 332 Evergreen Ln. – Ms. Saggau spoke of how traffic already impacts her house shaking.

Patrick Johnson – 413 High St. – Mr. Johnson questioned what happens if it is determined that the Village
needs more lanes for the development?

Robbyn Marcinkevic – 324 High St. – Ms. Marcinkevic would like to see all this information on the Village website and she explained the parcels are zoned residential in relation to the IPS being discussed because they were a nunnery for the church.

Item 5a, by the consensus of the board, was deferred to the next meeting.

8. Adjournment
Comm. Rogers moved, seconded by Comm. Mantz to adjourn.
Motion carried 6-0.

Meeting adjourned at approximately 11:24 p.m.

Respectfully Submitted,

Jackie Schuh
Deputy Clerk-Treasurer