

In attendance:

Mayor S. Bierce, T. Janka, D. Linsmeier, Alderman B. Bergman.

Also in attendance:

Administrator S. Klein, City Planner N. Fuchs, Department of Public Works Director J. Weigel, Community Services Director K. Woldanski and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated August 16th, 2018

A motion was made and seconded (T. Janka, B. Bergman) to approve the August 16th, 2018 meeting minutes. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for BWC Investments LLC to Rezone Property Located at W239 N4050 Swan Road From A-1 Agricultural to Rs-4 Single-Family Residential for the Purpose of Developing an 83-Lot Single-Family Residential Subdivision Known as Swan View Farms (PWC 0871996 & PWC 0871999)

Carl Tomich with Westridge Builders stated the Swan Farm was about 115 acres adjacent to the Broken Hill Subdivision. The lot sizes will be a little larger than Broken Hill at 26,000 square feet on average. They will be keeping approximately 50 acres of open space, and will be adding two park areas. The parks will be connected by trails that connect throughout the subdivision and will connect to the City park. Construction would begin next spring.

Home prices would be similar to those in Broken Hill, as well as the lot prices. Deed restrictions may allow for something a bit smaller.

Mr. Tomich noted that they would be preserving most of the trees, particularly along Broken Hill between the screening of that subdivision and this subdivision.

Mr. Fuchs noted that there is also A-2 and LC zoning on the property. He recommended that the LC district remain.

He also noted that he received two calls from neighbors concerned with not having time to review the plans. They wanted the existing tree line on the south side of the property to remain. He confirmed that the applicant will maintain and protect that tree line.

Mr. Fuchs also recommended that the trails be asphalt, similar to the Broken Hill subdivision.

Chairman Bierce opened the public hearing at 7:05pm.

Fred Varin (N39 W23786 Broken Hill Circle North) stated he did not want to see more building in Pewaukee. There is a lot more traffic and construction today and the beauty is going away.

Daniel Herr (N41 W23424 Century Farm Road) questioned if the tree line at the end of Century Farm Road would be preserved and it was confirmed that it would be. He questioned how much of that tree line was on the Swan Farm. Josh Pudelko with Trio Engineering described the area. It will not be a solid preservation but the intent is to let the pond remain and keep the trees in the area.

Mr. Herr was also concerned about the speed of cars coming down the hill on Century Farm Road because of the angle. He questioned if the City would consider a speed bump at the end of the hill. He noted that children play at the end of the road and they are used to being able to be in the road because of the dead end.

Chairman Bierce clarified that residents are the ones that pay for speed bumps. The applicants pointed out that the hill will end up being more gradual than it is right now and will blend out. Mr. Bergman did not believe anyone from the new development would go thru Oak Hill Lane to Capitol Drive. Construction traffic will come from Swan Road.

Bret Barnes (W240 N4031 Swan Road) questioned where the inlet to the new subdivision would be. It was noted it would be where Swan Road makes the turn. He was concerned about the sewer being put in and coming up with money. He questioned what would happen to his road with sewer and water and he questioned if he would be required to hook up. Mr. Weigel stated the subdivision needs to bring sewer to Swan Road and it would not affect his home right now, but future service to those homes in the area is thru this subdivision.

Adam Ligocki (W240 N4035 Swan Road) asked if he would be forced to pay sewer and how the decision would be made. Mr. Weigel stated the Common Council has the ability to put sewer in when they determine it is best. The City uses a polling process as an advisory to the Common Council and there would be a public hearing to notify the residents.

Chairman Bierce closed the public hearing at 7:22pm.

Mr. Bergman referred to the sewer lines behind lots 43 and 54 and Mr. Pudelko described the area. He stated the decision mirrors the one made in Broken Hill given the rolling topography. Mr. Weigel stated they do not object but they will have to take a closer look at it. Additional discussion took place regarding the connectivity.

Mr. Bergman then asked about access to Balmer Park from the trail and questioned what type of trail it would be. It was noted it would be an asphalt trail.

Additional discussion then took place regarding sewer in this area and the method of pumping it.

Mr. Bergman referred to the deed restrictions and Mr. Tomich noted that they have not been set yet, but they will not be much different than Broken Hill. There will be a percentage of brick or stone required, dimensional shingle roofs, no vinyl or aluminum allowed and consistency on all sides of the home.

A motion was made and seconded (B. Bergman, T. Janka) to approve the rezoning petition of BWC Investments LLC from A-1 to Rs-4 contingent upon both staff and the Engineering conditions on the reports. Motion Passed: 4-For, 0-Against.

4. Discussion and Action Regarding the Preliminary Plat for Swan View Farms Subdivision Located at W239 N4050 Swan Road (PWC 0871996 & PWC 0871999)

Mr. Bergman questioned if the applicants were aware of the outstanding assessments due, and the applicants confirmed they were.

Mr. Pudelko referred to the storm water outlot and discussed the direction and location of the storm water.

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the preliminary plat for Swan View Farms subject to the Engineering comments and concerns. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for the Proposed Troutd/Surf Prep Building Located on the East Side of Duplainville Road at Marjean Lane (PWC 0914992 & PWC 0914993)

Dom Ferrante with Briohn Design Group and property owner John Troutd were present.

Mr. Ferrante stated they were working with Mr. Troutd to build about 12,000 square feet of additional building for expansion of the existing Surf Prep business. There may be some additional, smaller tenants, but Mr. Troutd may also use the entire building for his expansion needs.

It was noted that the building will be precast. It will be loaded from the south side with glass overhead doors and no docks.

Mr. Bergman felt the north side should have some continuity of design and some sort of glass on it. He felt the depth should be staggered in order to give it some dimension. Mr. Ferrante felt for the scale of the building, it was well provided with glass. There was originally no glass on the north side, there were no canopies on the entry, and the overhead doors were solid as opposed to all glass. Mr. Bergman wanted to see something breaking up the pattern.

Mr. Bergman questioned if the parapets would screen the rooftop units from the street view and Mr. Ferrante stated that was the intent. Right now there is not a specific tenant that would require rooftop units but they would provide additional screening if the need arises on a case by case basis. Mr. Klein felt it should be required with the approval if they will be seen and so that it is noted for the building permit.

Mr. Bergman stated he wanted to see something on the north side to break up the building a bit.

Chairman Bierce felt the applicants were close, and with a couple of tweaks and following the staff's recommendation, they would be there. He questioned if approval could be given contingent on the tweaks. Mr. Klein stated it could be approved contingent upon that. City Planner Mr. Fuchs has been working on this and made some of the original comments, so he would make sure that the offset is shown and some clear story windows were added on the north.

A motion was made and seconded (D. Linsmeier, B. Bergman) to approve the site and building plans with the comments regarding the relief on the parapet and the need for screening of any rooftop units, and staff reviews, and the clear stories on the north side. Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding the Revised Building Plans for Blue Ribbon Management for Their New Self Storage Facility Located at the Northwest Corner of Springdale Road and Johnson Drive (PWC 0961996006)

Mr. Klein stated changes have been made to the building. Zach Flitcroft was present and stated it was the same building footprint and the same elevations. There have been five changes to their proposal discussed with staff.

The first change is the HVAC design. There was originally a six foot higher parapet wall on the third story, but they were able to move most of the units down to the first story, so that allowed them to bring the parapet down. There is now a six or seven foot lower parapet on the third story.

The second change is regarding the internal storm drainage. The management company would prefer to have scuppers and downspouts that go down from the third story to the first story. There are two downspouts on the south facade of third story that would discharge onto the first story.

The third change is regarding the window canopies. Mr. Flitcroft wanted to scale back the number of window canopies. There were originally eight, but they would like to go down to two on the southeast and southwest corner of Johnson Drive.

The fourth change is on the third story. They originally had an ACM metal panel for the accent color on the third story along the interstate, the banding around the top and the entrance to the office along Johnson Drive. Mr. Flitcroft stated they would like to move towards a Nichiha paneling in a grey color which won't give the magnetic sun-reflecting look that the ACM would have given.

The fifth change is that the dark grey-colored Treadstone block for the masonry unit has been changed to a Heritage block instead. This was suggested by the mason because Heritage does not make a dark grey block, and they only make a light grey block that looks like concrete. Mr. Flitcroft would like to move towards a more copper/rustic/tuscan blended block, and it is the same size and same cut.

It was noted that the management company does not want to take the water through the building given the use of personal storage. They would like to minimize that as much as possible.

Discussion took place regarding the canopies and it was noted that three were on the windows on the east facade and three were on the front of the building. They do wrap the corners now. Mr. Flitcroft felt it looked better that way.

Chairman Bierce pointed out that there are a lot more windows on the Springdale Road side, but it is also just a flat surface, and that is what everyone is going to see. The canopies that were taken out were at least a little bit of a breakup to the monotony of the wall. Mr. Flitcroft stated they could be added back in if the Commissioners were not happy. Mr. Janka wanted to see them back on the east elevation, and Mr. Linsmeier agreed.

Chairman Bierce was under the impression that the building was going to be grey. Mr. Flitcroft stated it was and noted that the mason was suggesting a different block and unfortunately it does not come in the same color.

Mr. Klein stated he did not like the building before, and now that the parapet has been cut out and the materials have been changed, he really does not like it. He felt it has changed so dramatically and it is basically a brown brick look. Mr. Klein stated it was not what we were looking for in this high-visibility entrance to the City. Chairman Bierce agreed. Mr. Bergman stated he liked the old grey-black look, and this was not the look of the Milwaukee Research Park buildings they suggested the Commissioners look at.

Mr. Flitcroft clarified that it will be more of a semi-gloss instead of a metal gloss. He stated there are choices in color and they did want to mimic what they had before. It was questioned what happened to the Treadstone and Mr. Flitcroft stated it was recommended to them to go to a different product because their mason felt it was a difficult and inefficient material to work with. It was then suggested that the applicants change masons. They cannot get the color they originally wanted.

Chairman Bierce felt the building just gets by because of the amount of glass and he did not think people would have liked it as much as if it was as solid wall. Mr. Bergman agreed. Chairman Bierce felt the product needed to be right for the big, expansive areas or it would not look that good. He also referred to the fact that the pillar is so big.

Mr. Fuchs suggested considering another material to help break up the east facade on the first-story section, since it is such a long facade. Mr. Flitcroft stated he has not done that because this was the design that was approved.

Mr. Janka felt it looked institutional, but it did not look that way with the dark grey. Mr. Klein stated it did not look that way with the height of the parapet as well, and it's all about the massing and how all of the pieces of the building relate. The scale of the building seems to be off now.

Chairman Bierce stated he likes the old plan a lot more than this plan.

Mr. Bergman understood what they were doing on the south elevation with removing the three canopies and he felt that was reasonable, but he felt they should leave the ones on the Springdale Road side to give it some dimension. He agreed with Chairman Bierce that this was too much of a change and he felt it looked to institutional.

Mr. Flitcroft questioned if the Plan Commission would be okay with reducing the parapet if they went back to the original materials. They would bring it down from a nine foot parapet to a two foot parapet and do screening to match. Mr. Klein felt they would need to see that before they agree to it. Mr. Bergman agreed that he would like to see it first. Chairman Bierce did not want to make a statement about anything without seeing something new.

The applicants stated they could switch the color of the brick, but the dark grey was out of the realm of possibility at this time. He stated their architect screwed up because he found a product and thought it would work, but he did not communicate with the general contractor. They have come to what they feel is the next best selection since the dark grey is not available.

No action was taken.

7. Discussion and Possible Action Regarding Changing the Start Time of the November 15th Meeting to Accommodate the 7:20PM Packer Game

It was decided that the November 15th Plan Commission meeting would start at 6:00pm.

8. Adjournment

A motion was made and seconded (D. Linsmeier, T. Janka) to adjourn the meeting at 8:30pm. Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

