In Attendance:
Mayor Steve Bierce, Aldermen C. Brown, I. Clark, B. Dziwulski, R. Grosch and J. Wamser. Alderman P. Vetterkind was absent and excused.

Also in Attendance:
Attorney S. Riffle, Administrator S. Klein, Fire Chief K. Bierce, Park & Recreation Director N. Phalin and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

   Mayor Bierce called the meeting to order at 6:30 p.m. and asked everyone to stand for the Pledge of Allegiance.

2. Public Comment

   Richard Carr (W268 N2433 Meadowbrook Road) said he told Common Council at the last meeting that Board of Review sends all agricultural cases to district court and feels that is a burden. He felt it was not right for Board of Review not to listen to his case. He said if they listen to a case and decide they cannot make a determination, then they should pass it on. Mr. Carr stated his legal bills are more than $12,500 and he has hardly gotten started. He said he is not going to buckle. He feels Common Council should advise Board of Review that it is Common Councils preference to have all property owners and cases heard. He did not think it was right that the City Attorney can tell Common Council what they can and cannot talk about.

3. Discussion and Possible Action to Approve the Accounts Payable Listing Dated March 21, 2022

   A motion was made and seconded (J. Wamser, C. Brown) to approve the accounts payable listing dated March 21, 2022. Motion Passed: 5-For, 0-Against.

4. Discussion Related to the Fire Departments Latest Accreditation

   Chief Bierce was present for this item.

   Chief Bierce stated the City finished their accreditation for another five years. He noted it is a significant event because the City is only one of nine in the state, one of 240 in the nation and one of 300 in the world. He stated all of City Hall staff assisted in this accreditation. Chief Bierce stated the site team was here for a week visit and came up with 17 significant recommendations. He noted they would be in the process of rewriting the strategic plan for the organization and noted it would be more Human Resources based. Chief Bierce said the other two significant things that were noted were the City-wide Emergency Operations and City-wide Continuity Operation plans. He said he is proud of the Department's accomplishments and thanked the members for their support.

   Mr. Grosch asked who the accreditation agency was. Chief Bierce noted the Center for Public Safety of Excellence.

5. Discussion and Possible Action Regarding **Resolution 22-03-10** for Outdoor Recreation Grant Application

Mr. Phalin stated he was seeking approval of the resolution to apply for a Wisconsin DNR Land Water Fund Grant. He said a resolution is required to apply for the grant. Mr. Phalin noted the City would be applying for a $750,000 grant which will go toward the all-inclusive playground and splashpad. Mr. Phalin noted the deadline to apply is May 1, 2022.

A motion was made and seconded (C. Brown, J. Wamser) to approve Resolution 22-03-10 Outdoor Recreation Grant Application. Motion Passed: 5-For, 0-Against.

6. Discussion and Possible Action to Accept Frank Armstrong Enterprises Inc. as the Lowest Qualified Bidder to Convert Wagner Park Tennis Court to Four Permanent Pickleball Courts Conversion

Mr. Phalin noted the project is approved in the budget at $45,000. He said there were two bids received and Frank Armstrong was the lowest qualified bidder. He said the project will convert one of the two tennis courts into four permanent pickle ball courts and will include fencing, nets, and gates.

Ms. Brown asked if it would be advertised in the summer recreation catalog and if people could sign up for leagues. Mr. Phalin said it will be open play, not leagues. He said there will be a full-page ad that mentions the conversion. Mr. Phalin stated open play will be May through September with a slight inconvenience for three to four weeks while the project is completed.

Discussion took place regarding possible future locations.

A motion was made and seconded (B. Dziwulski, I. Clark) to accept Frank Armstrong Enterprises as the lowest qualified bidder and to use the full budgeted amount. Motion Passed: 5-For, 0-Against.

7. Discussion and Possible Action Regarding Security Cameras and Funding at Pewaukee Sports Complex

Mr. Phalin noted there has been consistent vandalism from people driving off the parking lots onto the soccer fields. One of the biggest concerns of the City's partner soccer club is the turf conditions since opening the park. Mr. Phalin feels the appropriate response is to install cameras at the park. Discussion took place regarding cameras and license plate recognition.

Mr. Phalin stated he approached the soccer organizations and they contributed $2,150 towards the project. He noted with the contingency, he is seeking funding of $14,150 to get the cameras ordered and installed.

Mayor Bierce asked if other departments were looking for cameras. Mr. Klein stated other departments have not experienced the need. Mayor Bierce stated he is not against it but does not want to piecemeal it and having departments coming forward one at a time when it could save money to do them all at once.

Mr. Clark asked if the cameras were only one covering access point to capture license plates and felt it might not be enough. Mr. Phalin noted it is the general path to the park where most vehicles come in and noted most damage has been at the north end of the park.

Mr. Wamser felt it was a great idea but would like them to be more proactive and change the landscape. Mr. Phalin stated the park development is not completed yet.

Further discussion took place regarding video coverage and storage.

A motion was made and seconded (B. Dziwulski, R. Grosch) to approve $14,150 out of the contingency fund to purchase security cameras for the Sports Complex. Motion Passed: 5-For, 0-Against.

8. **PUBLIC HEARING,** Discussion and Possible Action Regarding a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Vacant Land Located on Ridgeview Parkway (PWC 0953-984-005) from Office Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 SQ. FT / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas for Interstate Partners and Approve **Resolution 22-03-11** and **Ordinance 22-04**

Mr. Klein noted items 8 & 9 were approved by Plan Commission.

Mayor Bierce opened the public hearing and immediately closed it.

Mayor Bierce reopened the public hearing.

Caroline Brzezinski and Fran Brzezinski from Interstate Partners were present.

Mr. Brzezinski stated they presented in December and followed up last week after taking some comments and consideration from staff and Plan Commission about rezoning part of Ridgeview Corporate Park to multifamily. He noted that 30 years ago he developed the 300-acre parcel with a mixed use of office and industrial space. Mr. Brzezinski said the14-acre parcel is the last site and it is zoned office. He said after 30 years of unsuccessfully finding an office user, he feels the space is economically unviable. Mr. Brzezinski stated in other areas including Minnesota, Illinois, and Pleasant Prairie they have taken mixed use projects and introduced multifamily. He said it is a unique position and it would not impact other residents. Mr. Brzezinski asked the Common Council to respectfully consider the zoning change.

Mayor Bierce noted Plan Commission made it clear that the circumstances in this project were so unique that there is no way that this could be used as a precedence setting event. He said there are no neighbors that will be disturbed and no higher use that can be used for the parcel.

Mr. Grosch asked what size the buildings would be and how many units there would be. Mr. Brzezinski noted it will be a mix of 161 one- and two-bedroom units. He said the target market would be young professionals and empty nesters, with rent ranging from $1,500 - $2,000 per month. He noted there will be three, 3-story and two, 2-story buildings.

Mr. Wamser said he loved what he saw and felt it checked all the boxes except for one, which is the sound from the Gun Club. He said people complain about the noise and recommended sound control in the building. Mr. Brzezinski said they would do internal testing on sound issues and that the freeway side will also be insulated. Ms. Brzezinski noted the Pleasant Prairie location is located near a gun club and they have not had any issues

Ms. Brown asked if it would be contingent on the Rm-3 changes. Mr. Klein stated it is contingent on those changes being made. Attorney Riffle stated it currently does not meet zoning. Ms. Brown felt it was a unicorn site that would fit in that area and felt it was a unique plan to come forward.

Mayor Bierce closed the public hearing.

A motion was made and seconded (I. Clark, J. Wamser) to approve agenda item 8 and amend the Comprehensive Master Plan. Motion Passed: 5-for, 0-Against.

A motion was made and seconded (I. Clark, J. Wamser) to approve agenda item 9 and approve the Conditional use Permit contingent on Common Council approval of Rm-3 district. Motion Passed: 5-For, 0-Against.

9. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Conditional Use Permit for Interstate Partners for Vacant Land Located on Ridgeview Parkway (PWC 0953-984-005) for the Purpose of Creating a Multi-Family Apartment Development

   Action taken in Item #8

10. Discussion and Possible Action Regarding **Ordinance 22-05** Rezoning Vacant Land Located on Ridgeview Parkway (PWC 0953-984-005) from A-2 Agricultural, UC Upland Conservancy and LC Lowland Conservancy to Rm-3 Multi-Family, UC Upland Conservancy and LC Lowland Conservancy for the Purpose of Creating a Multi-Family Apartment Development as Petitioned by Interstate Partners

    A motion was made and seconded (I. Clark, J. Wamser) to approve the rezoning of the vacant lot located on Ridgeview Parkway. Motion Passed: 5-For, 0-Against.

11. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for Momentum Early Learning for the Construction of a Proposed Childcare Facility Located at N19 W24135 Riverwood Drive (PWC 0949-998-015)

    Mr. Klein noted Plan Commission recommended to approve the Conditional Use.

    Mayor Bierce opened the public hearing

    The applicant was present for this item.

    Mr. Grosch asked for a brief explanation of the facility.

    The applicant noted the client currently has locations in Germantown, Sussex, and Pewaukee. The current Pewaukee location would be relocating to this facility. They are looking at Pewaukee with growth and would like to see how they can fit the architecture of the new building in the park. He said the license allows up to 150 children. The applicant noted the parking lot exceeds the City's requirements for parking and noted drop off is staggered.

    Ms. Brown thanked the applicant for coming. She noted Common Council normally knows the design before it is approved. With two different designs and not knowing which one they will use, Common Council will not know until they decide what they are going to do.

    Mayor Bierce closed the public hearing.

    A motion was made and seconded (B. Dziwulski, R. Grosch) to approve the Conditional Use Permit. Motion Passed: 5-For, 0-Against.

12. Discussion and Possible Action Regarding **Ordinance 22-06** Rezoning the Property Located at W262 N4521 Ryan Street (PWC 0881-998-005) from Rs-2 Single-Family Residential to A-2 Agricultural for the Purpose of Constructing a 5,670 Square Foot Building Per the Petition of Jeff

Wistl

Mr. Wistl was present for this item.

Mr. Klein noted Plan Commission has recommended approval contingent upon doing something to the backside of the building. He said it would be left up to staff to work out with the owner.

A motion was made and seconded (J. Wamser, I. Clark) to approve the rezoning request located at W262N4521 Ryan Street contingent to shifting the south property line to be a minimum of 100 feet from the agriculture building on the property to the south. Motion Passed: 5-For, 0-Against.

After further discussion, the motion was amended (J. Wamser, I. Clark) to approve the rezoning contingent upon the final lot line adjustments being compliant with zoning requirements and subject to the final site plan. Attorney Riffle is to approve, subject to the final site plan.

13. Discussion and Possible Action Regarding **Ordinance 22-07** Related to Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0302a., 17.0302a.1., 17.0302a.2., and 17.0302a.3. Pertaining to the City's Current Needs Assessment Study and Impact Fee Analysis

    Mr. Klein stated this was approved by Plan Commission and noted it was cleaning up the impact fee schedule and fee language.

    A motion was made and seconded (I. Clark, J. Wamser) to approve Ordinance 22-07. Motion Passed: 5-For, 0-Against.

14. Discussion and Possible Action Regarding **Resolution 22-03-12** Revising the 2022 Fee Schedule Related to Impact Fees Collected

    Ms. Tarczewski noted the Resolution was to update the fee schedule for impact fees.

    A motion was made and seconded (B. Dziwulski, I. Clark) to approve Resolution 22-03-12. Motion Passed: 5-For, 0-Against.

15. Discussion Regarding the 2022 Assigned Funds

    Mr. Klein stated no action was needed on this item. It was for informational purposes only. He said all requests have been previously submitted as resolutions and this was just a review.

16. Discussion and Possible Action Regarding the Proclamation Honoring Michael J. Hasslinger

    Mayor Bierce stated Michael J. Hasslinger is a long-time member of the community. He said he served our country with honor in the Vietnam War. Mayor Bierce noted that he would be attending the honor flight in April. The City wanted to include the proclamation for him to read while on his flight.

    A motion was made and seconded (B. Dziwulski, C. Brown) to approve the proclamation for Michael J. Hasslinger. Motion Passed: 5-For, 0-Against.

17. Discussion and Possible Action Regarding the Eagle Scout Proclamations for Alexander J. Reinbold and Liam M. Hughs

    Mayor Bierce stated it was customary to recognize Eagle Scouts for their accomplishments.

Mayor Bierce stated these young people have obtained the rank of Eagle Scout and felt it was an honor well deserved and should be noted.

A motion was made and seconded (B. Dziwulski, J. Wamser) to approve the Eagle Scout proclamations for Alexander J. Reinbold and Liam M. Hughs. Motion Passed: 5-For, 0-Against.

18. Public Comment - None.

19. Adjournment

A motion was made and seconded (B. Dziwulski, I. Clark) to adjourn the meeting at 7:43 p.m. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer