

In attendance: Acting Chairman S. Bierce, C. Wunder, D. Linsmeier and S. Sullivan. Also present were City Administrator Scott Klein, Public Works Director Jeff Weigel, Community Services Director Kelley Woldanski, IT Director Bobby Kewan, Deputy Clerk Ami Hurd and CDD/Senior Planner H.E. Clinkenbeard.

1. **Call to Order and Pledge of Allegiance** – Acting Chairman Bierce called the meeting to order at 7:00 PM noting there was a quorum present and requested everyone stand for the Pledge of Allegiance.
2. **Approval of Plan Commission Meeting Minutes Dated January 19, 2017.**

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the Plan Commission meeting minutes dated January 19th, 2017.

Motion Passed: 4-For; 0-Against.

3. **Discussion and Action on Public Hearing Regarding Adoption of the Ryan Road Neighborhood 2050 Land Use/Transportation Plan.**

Mr. Clinkenbeard gave a presentation of the neighborhood plan for 2050 as compared to the adopted 2035 plan (*please see file documents*). He described the area as having Highway 16 to the south, Ryan Road running through the middle, Lynndale Road in the northern area and Lindsay Road runs through as well. The Plan Commission had no initial questions and Acting Chairman Bierce opened the public hearing at 7:07 PM.

Mr. John Yench (N44 W25910 Lindsay Road) questioned the possibility of widening Lindsay Road, cutting down the trees, putting in sewers and putting in bike paths. Mr. Weigel stated Lindsay Road is in poor condition and too narrow for the amount of traffic it carries. The City is conducting engineering studies to see what could be changed, but no decisions have been made. Lindsay Road is on the bicycle and pedestrian plan, and trees may be cut if the road is widened.

Mr. Mike Gordan (N44 W26074 Lindsay Road) felt Lindsay Road was beautiful and disagreed with its condition. He questioned the dots on the map and Mr. Clinkenbeard noted they were possible cul-de-sacs that could be put in. He clarified that the City would not put them in and the property owners would have to want that to happen.

Ms. Amy Hoeper (N43 W25897 Lindsay Road) was concerned about flooding. She felt widening the road and putting in gutters was not dealing with the water. There will be more pavement and the water will come down to the southern end and the residents will have to dig their own ditch. She requested the City take into account everything and pay attention to the residents. Widening Lindsay Road will make it a freeway. Part of her concern was the adding of sewer on Lindsay Road and being forced to pay for it. Mr.

Weigel clarified that the local property owners would pay for the sewer, and he has never seen someone else pay for the sewer, only someone else fronting the money and getting paid back.

Mr. Gordon referred to the proposed subdivision and questioned if it would not be a subdivision if no one pays for the sewer for that area. Mr. Clinkenbeard stated a subdivision like that would not happen without public sewer. He questioned putting a retail or industrial park in that area, and Mr. Clinkenbeard pointed out that it is very valuable land.

Mr. Robert Winkelman (N47 W26699 Lynndale Road) questioned how the sewer at the new school worked and noted it is polluting the creek (*Coco Creek*) on his property. Mr. Weigel stated it was not under the City's jurisdiction to regulate private septic systems. The school's septic system was approved by Waukesha County.

Discussion took place regarding the intersection of the west end of Lindsay Road as relates to traffic problems. Mr. Weigel confirmed that they have put a request together to look at the intersections to see if they justify anything. Further discussion took place regarding the traffic.

Mr. Frank Villarreal (Lynndale Road) stated he has been asking for a stop light at Lynndale Road for the last 20 years. He referred to the hill coming down and stated there are multiple accidents a week. Mr. Weigel noted that is not the City's road and discussed what determines if a signal is put in.

Mr. Larry Larscheidt (N44 W26030 Lindsay Road) stated he signed a petition to have the speed limit dropped to 25 mph on Lindsay Road and questioned what happened to the petition. Discussion took place about the cars and trucks speeding on Ryan Road and Lindsay Road.

Acting Chairman Bierce closed the public hearing at 7:47 PM.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the Ryan Road Neighborhood 2050 Land Use/Transportation Plan.

Motion Passed: 4-For; 0-Against.

Mr. Clinkenbeard reminded the audience that their concerns were heard and are on the record. They will try to address the things that we can do something about, such as the speed limit on City streets. Acting Chairman Bierce suggested the residents contact their Aldermen.

4. Discussion and Action and Public Hearing Regarding the Creation of Sub-Section 17.0404A - A-3, Agricultural Zoning District as an Addition to the City Zoning Ordinance.

Mr. Clinkenbeard explained the history of the original request for permission to have miniature goats on their 11 acre property within a residential area and getting to this meeting with the proposal to create a new zoning district to accommodate these kind of requests. He pointed out that his current recommendation is to deny this proposed new zoning district and deal with these kinds of issues as conditional uses on a case by case basis.

Acting Chairman Bierce opened the public hearing at 7:50 PM.

Wolfgang Gaggl (W275 N2337 Oak Street) stated he was the petitioner requesting to have the goats. He was in favor of what Mr. Clinkenbeard said and did not see the need to create a new zoning district. He questioned why there should be a 40 foot separation between buildings. Mr. Clinkenbeard clarified that it was for fire protection services. Mr. Gaggl felt the building requirements and size of the parcel would not make much difference to anyone. Mr. Clinkenbeard discussed the requirements of the different zoning classifications and what is allowed on each. He stated the problem was with the setbacks off of the floodplain, and those are standard setbacks within the City.

Acting Chairman Bierce then closed the public hearing.

Mr. Sullivan agreed that it should be a conditional use in the A-2 district.

A motion was made and seconded (S. Sullivan, D. Linsmeier) to deny the proposed new zoning district.

Motion Passed: 4-For; 0-Against.

5. Discussion and Action Regarding the Request by Miles Data Company for Their Site and Building Plan for an Addition to Their Building Located at N7 W22081 Johnson Drive (PWC 0961996001).

Mr. Bill Conine came forward for the petitioner. Mr. Clinkenbeard stated they wanted to add on to their existing building. They will have 40 percent green space on the property and the addition will be made of the same building materials as the existing building. Mr. Clinkenbeard recommended approval of the building as is. They would not bother enough land to bring it under storm water management requirements.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the Miles Data Company building addition.

Motion Passed: 4-For; 0-Against.

6. Discussion and Action Regarding the Signage and Lighting Request of Point Burger Bar Located at W229 N1400 Westwood Drive (PWC 0959988004).

Mr. Clinkenbeard said the Point Burger Bar owner wanted to put LED tube lighting around the top of their building and around the edge of their standing sign. Mr.

Clinkenbeard felt this would set a precedent for anyone that owns a flat top building, but the City does allow the lighting of canopies on service stations.

The petitioner noted this mimics the lighting they have at their other location.

There was some discussion among the Commissioners regarding whether the City wanted to set a precedent for this type of lighting on other commercial buildings in the City.

A motion was made and seconded (C. Wunder, D. Linsmeier) to deny the request.

Motion Passed: 4-For; 0-Against.

7. Discussion and Action Regarding the Request of the Hamacher Resource Group for Conceptual Approval of Their Industrial Site and Building Plans for Property Located at W227 N2939 Duplainville Road on the Corner of Duplainville Road and Marjean Lane (PWC 0914001 & PWC 0914977).

Mr. Clinkenbeard stated staff has met with the petitioners a few times and they are proposing to combine the two lots to build an office building with a warehouse building attached.

Representative Shaun Sullivan stated the site plan was a slight variation of what was submitted. The office building and the attached warehouse would be located on the north end of the site. There is no longer a north Marjean Lane access point to the site and the parking has been reduced to 64 stalls.

Mr. Clinkenbeard stated there is the potential that there are some wetlands in the northeast corner where Marjean comes in to Duplainville Road which would restrict what can be done on the site. They will have to go through the storm water management protocol.

It was noted that the Engineering staff would prefer not to have an access onto Duplainville Road onto the site. Mr. Clinkenbeard disagreed and felt it would better off with an access there.

Mr. Clinkenbeard wanted to see a deceleration lane and an acceleration lane on the Duplainville Road access so that trucks do not block Duplainville Road. Mr. Weigel disagreed with a truck entrance on Duplainville Road and noted there would have to be a passing lane.

Mr. Sullivan then described the building and materials. The Plan Commission unanimously gave conceptual approval.

8. Adjournment

A motion was made and seconded (C. Wunder, S. Sullivan) to adjourn the meeting at 8:30 PM.

Motion Passed: 4-For; 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk