

**MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
APRIL 16, 2015**

Members present were Chairman Scott Klein, Secretary Michael Hasslinger, Craig Coursin, David Linsmeier, Sean Sullivan and Chris Wunder. Also present were Public Works Director Jeff Weigel, Park and Building Services Director Kelley Woldanski, Deputy City Clerk Ami Hurd and Community Development Director/City Planner H. E. Clinkenbeard.

Chairman Klein opened the meeting at 7:00 PM noting that there was a quorum present. He then asked everyone to stand for the Pledge of Allegiance.

Chairman Klein asked if there were any changes or corrections to the minutes of the March 19, 2015 meeting. There being none, a motion was made by Ms. Wunder, seconded by Mr. Hasslinger to approve the minutes of the March 19, 2015 meeting as transmitted. There was no discussion regarding this item and the motion passed unanimously.

**DISCUSSION AND ACTION REGARDING A PETITION FOR A REZONING
PUBLIC HEARING FOR TEN POINT PROPERTIES TO REZONE THE
LAZYNSKI/MORRIS LANDS LOCATED AT N46 W23075 LINDSAY ROAD IN THE SE
QUADRANT OF STH 74 AND LINDSAY ROAD FROM M-1
WHOLESALE/WAREHOUSE TO RS-6 SINGLE-FAMILY RESIDENTIAL (PUD) AND
RM-2 MULTI-FAMILY RESIDENTIAL, PRELIMINARY PLAT, AND SITE AND
BUILDING PLANS (PWC 0869996 & PWC 0872996)**

Mr. Mark Neumann came forward noting that after listening to the Plan Commission and citizens at a previous meeting, they had reduced the number of multi-family units by one-third from 120 to 80, while adding ten single-family lots. They had reduced the overall density by a little over 20 percent. They had also agreed to put a tree line preservation easement along the entire east side of the property to ensure that there were trees along the backs of the houses built in Victoria Station. The ten additional single-family homes would increase the number of single-family lots to 37.

Mr. Hasslinger asked a question about outlot number five and where it was. It was pointed out that it was the narrow strip of land behind the three single-family lots on the 'island' between the two public streets in order that those three lot owners would not have access to both of the streets in the subdivision. He then asked if the street would be a public street. It was pointed out that yes, the main street that went north and south along with the street around the island would be public streets. The only private streets would be those in and around the multi-family and accessing the parking for the multi-family on the north end of the development.

Mr. Coursin asked if there would be a full time manager for the apartments. Mr. Neumann indicated that they did not think the full time manager was needed, but they would

have a part time manager and there would be somebody at the site probably every day to monitor what was going on.

Mr. Coursin indicated that one of the concerns by the citizens and just about everybody was what was going to happen to the intersection of STH 74 and Lindsay Road. There was a brief discussion in which Mr. Sullivan indicated that as far as he was concerned, without a stop light there, he could not live with okaying this kind of development at that intersection in light of not only this development, but diagonally across STH 74 to the west, the City was proposing a large park.

At that point, there being no more comments by the Plan Commission, Chairman Klein opened the public hearing at 7:20 PM and asked if there was anyone who wished to speak either in favor of or in opposition to the project.

Mr. Michael Olkwitz (W229 N4329 Baker Street) indicated that they own lot 98 on Baker Street and he had paid a premium amount of money for the lot and now the developer was proposing to take out all of the trees. *It was pointed out that the developer was proposing to do just the opposite and leave the trees on the property.* He indicated that he did not like the idea that he was going to have to look at buildings that close behind him. Mr. Neumann showed the photographs that had been taken and on which the proposed residential buildings were superimposed, which would show what people would see from the Victoria Station area and what they would see from the Beaver Court area across STH 74 to the west.

Mr. Bill Graham (W229 N4341 Baker Court) came forward noting that he owned lot 97 in Victoria Station and wanted to know if the berm was going to be left. Mr. Neumann indicated that yes, the bulk of the berm was going to be left along STH 74. Mr. Graham said he was concerned about the noise if the berm was taken down. He asked the value of the homes and apartments. It was pointed out that the homes would probably be valued at anywhere from \$350,000 to \$650,000 and the rental apartments would run between \$1,000 and \$1,500 a month. He also indicated that something had to be done at STH 74 and Lindsay Road and that it would become a nightmare intersection.

Mr. Adam Wall (W229 N4375 Baker Court) indicated that he lived in Victoria Station and was concerned mainly about the intersection at STH 74 and Lindsay Road.

Another person indicated that they owned lot 95 and their biggest concern was the problem with the intersection.

Mr. Fred Honkamp (N43 W23200 Beaver Court) indicated that the intersection at STH 74 and Lindsay Road would need to be rebuilt and the impact of this development would affect the values of the properties in Beaver Court as well as those in Victoria Station.

Mr. Robert Ertl (N42 W22630 Cabot Court) indicated that at the last meeting, 80 percent of the people were against this. It was pointed out that there had been several changes made as relates to the comments that were made at that meeting and those changes were basically in accord with what the people had said they were concerned about at the last meeting.

Mr. Matt Roth (N43 W23207 Beaver Court) indicated that the price in terms of the apartments was certainly not luxury apartments and would bring in 'riff raff' to the area.

Another gentleman from Beaver Court indicated that he would not want to pay \$300,000 plus to live next door to multi-family. He indicated that the intersection was a real problem.

Mr. Kurt Spitzner (N42 W22752 London Court) indicated that there was no need for more multi-family in the community. He asked the Plan Commission if there was a need for more multi-family, and the answer was that we're getting close to the upper end of multi-family, but in this particular case, multi-family became a buffer to the single family from the road and this proposal was better than what was there today.

Mr. Jack Goggins (W236 N3360 Fieldside Court) said he was from Five Fields and he indicated that there was no problem with the multi-family that was put into Five Fields in terms of the value of the property.

Mr. Donn Murn, the attorney for the current owner of the Lazynski Morris property, indicated that they could have a lot worse situation here based on the M-1 zoning that is on the property today. It was his view that property values would probably be sustained or would go up because of this development, not go down.

At that point, Chairman Klein asked if there was anyone else who wished to speak on this project. There being none, Chairman Klein closed the public hearing at 8:53 PM.

Again Mr. Neumann showed the photographs as to what the people would be looking at after the project was built.

Mr. Sullivan asked what could be built besides this. It was indicated that certainly it could be single-family, but the chances of getting somebody to pay the amount of money necessary to buy the land and develop single-family was probably out of the question. Obviously it could stay M-1 and you would wind up keeping what you've got, or somebody building some other industrial related use and you could have, for example, a large box warehouse that would have two or three hundred trucks a day at the place because the zoning was currently in place for that.

There was some discussion about the traffic study that the City was in the process of securing for the whole length of Lindsay Road as it relates to the intersection of Lindsay Road and STH 164 as well as Lindsay Road and STH 74. It would be probably a couple months before we would get the results of that study.

Mr. Coursin asked Mr. Neumann if he could reduce the multi-family by another 24 units. Mr. Neumann said that he couldn't, and with the purchase price of the property, it could not be economically feasible to build anything less than what is being proposed at this time.

There was other discussion about the proposal and the tradeoff between what is there now and what is being proposed.

A motion was made by Mr. Hasslinger, seconded by Mr. Coursin to recommend that the property be rezoned for the development as proposed at this meeting, as long as the Engineer would sign off on the engineering work that needed to be done. It was pointed out that this project would change the overall plan for the community and that that would be automatic on the rezoning of the property. There was no discussion regarding this item and the motion passed with Mr. Sullivan voting no.

A motion was made by Mr. Hasslinger, seconded by Ms. Wunder to recommend approval of the proposed preliminary plat as submitted. There was no discussion regarding this item and the motion passed unanimously.

A motion was made by Mr. Hasslinger, seconded by Mr. Coursin to approve the site and building plans as shown and with the understanding that the landscape plan and the traffic study would be forthcoming in the near future. There was no discussion regarding this item and the motion passed with Mr. Sullivan voting no.

DISCUSSION AND ACTION REGARDING A PETITION FOR A REZONING PUBLIC HEARING FOR THE CITY OF PEWAUKEE TO REZONE THE CITY'S 59 ACRE UNDEVELOPED PARK LAND LOCATED AT N45 W23440 LINDSAY ROAD IN THE NW QUADRANT OF THE INTERSECTION OF REDFORD BOULEVARD (STH 74) AND LINDSAY ROAD FROM A-1 AGRICULTURE TO P-1 PARKLAND (PWC 0869999002)

Ms. Kelley Woldanski, City Park and Building Services Director came forward and noted that they had been basically nine years in the planning for this project after the property was bought back in 2006.

Mr. Sullivan indicated that this was a dilemma for him because certainly the City needed the park site but he again was concerned about the intersection. He did note, however, that most of the traffic from the park would be after hours, not during rush hour or people coming back and forth to work, but would probably be late in the afternoon and on weekends. He did say that he thought the intersection should be signalized as was discussed in the previous petition.

At that point (8:45 PM) Chairman Klein opened the public hearing and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to the proposal. There being none, Chairman Klein closed the public hearing at 8:45 PM.

A motion was made by Mr. Sullivan, seconded by Mr. Linsmeier to recommend the rezoning of the City park land from A-1 Agricultural to P-1 Parkland and LC Lowland Conservancy. There was no discussion regarding this item and the motion passed unanimously.

There was a question of Ms. Woldanski about scheduling the work in the park and she indicated that most of the park and recreation schedule, as was indicated by Mr. Sullivan, would probably occur off peak and they would try to schedule around the peak hours of traffic at that intersection.

DISCUSSION AND ACTION REGARDING THE SITE AND BUILDING PLAN FOR THE PROPOSED CITY SPORTS PARK ON THE CITY'S PARK LAND LOCATED AT N45 W23440 LINDSAY ROAD IN THE NW QUADRANT OF THE INTERSECTION OF STH 74 AND LINDSAY ROAD (PWC 0869999002)

A motion was made by Mr. Coursin, seconded by Ms. Wunder to approve the site plan for the park for the first phase of the development of the site. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION AND ACTION REGARDING A PETITION FOR A CONDITIONAL USE PUBLIC HEARING FOR STEIN GARDEN CENTER TO PLACE A "JUST PLANTS" TEMPORARY OPERATION ON THE STEINHAFELS PARKING LOT DURING THE LATE SPRING AND EARLY SUMMER OF 2015 (PWC 0965988)

It was pointed out that this matter had been discussed at the previous Plan Commission meeting conceptually.

Chairman Klein opened the public hearing at 8:50 PM and asked if there was anyone who wished to speak either in favor of or in opposition to the proposal. There being none, he then closed the public hearing at 8:50 PM.

A motion was made by Mr. Coursin, seconded by Mr. Hasslinger to recommend approval of the conditional use permit in question under the condition that the operation was confined to the area shown on their plan. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION AND ACTION REGARDING THE SITE AND BUILDING PLAN FOR THE ERECTION OF A NEW 750,000 GALLON CITY WATER UTILITY WATER TOWER ON THE CITY HALL CAMPUS AND WEST OF THE CURRENT WATER TOWER

Mr. Weigel pointed out that the tower would indeed be 750,000 gallons, which is three times the size in quantity of the current tower. The tower would be basically the same height but obviously the bulb of the tower would be larger. He noted that there were height restrictions in several of the other sites that the City had looked at and it boiled down to basically staying on this property even though we have somewhat of a height problem even at this site and we would still have to get approval from the County to build it here. He also indicated that while we would not want to have any private antennas on the tower anymore, the City would need its own utility antenna on top of the tower, which would not be overpowering. He noted that the Sewer and Water Utility was in discussions with the cell contractors that are now on the tower as to where they might put another tower. He pointed out that in our contract with them, if we don't allow them on the water tower, we have to allow them to put up their own tower someplace on the City site.

A motion was made by Mr. Coursin, seconded by Mr. Hasslinger to approve the location of the new water tower on the City property here on STH 164. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION AND ACTION REGARDING THE SITE AND BUILDING PLAN FOR THE EXPANSION OF THE BAYERLEIN BUILDING LOCATED AT W234 N700 BUSSE ROAD NORTH OF BLUEMOUND ROAD (PWC 0966983003)

Mr. Coursin and Chairman Klein both recused themselves because the original Bayerlein building had been built by MSI General, for which they both work. Both Mr. Coursin and Chairman Klein left the room and Mr. Hasslinger, as Secretary, took over the Chairmanship.

It was then pointed out that there was a total of 33 acres on this site and when the original building came in it was designed as a very large building with the idea that they would build that building in phases. The first phase was built a few years ago and this was the second phase of what will be a three phase building.

There was very little change. The exterior of the building would be the same as the existing building.

After a brief discussion about the proposal, it was indicated that this looks pretty much like the original proposal projected.

A motion was made by Ms. Wunder, seconded by Mr. Sullivan to approve the site and building plan for the first addition to the original Bayerlein building with the understanding that they would come back to the City Planner with any additional landscaping plans and the Engineer would have to sign off on the grading plans as well. There was no discussion regarding this item and the motion passed unanimously.

It was then pointed out that there was going to be a bus tour by the Plan Commission on May 16th beginning at 7:30 AM here in the Common Council chambers for the almost annual bus ride that Mr. Clinkenbeard runs and we will go look at projects that had been accomplished during the last 18 months since the last bus ride and look at some areas where new projects are anticipated during the next 18 months.

At that point (9:17 PM), there being no other business for the Plan Commission, a motion was made by Mr. Hasslinger, seconded by Ms. Wunder to adjourn the meeting. It was pointed out that this was Mr. Hasslinger's last meeting with the Plan Commission upon his retirement from the Common Council and from other City activities. Everyone wished Mr. Hasslinger well. The meeting was adjourned.

Respectfully submitted,

Harlan E. Clinkenbeard,
CDD/City Planner