

**MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
FEBRUARY 18, 2016**

Members present were Chairman Scott Klein, Secretary Steven Bierce, Craig Coursin, and Christine Wunder. Also present were Magdelene Wagner, Assistant City Engineer; Kelley Woldanski, Director of Parks, Recreation and Community Services; Ami Hurd, Deputy Clerk and CDD/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 January 21st, 2016 meeting. There being none, a motion was made by Mr. Coursin, seconded by Ms. Wunder to approve the minutes of the January 21st, 2016 meeting as transmitted. The motion passed unanimously.

**DISCUSSION AND ACTION REGARDING EXTRATERRITORIAL CERTIFIED
SURVEY MAP PC #160218-1 ON COMMERCE DRIVE IN THE TOWN OF LISBON
FOR MR. KEN SERVI**

Mr. Servi came forward. Mr. Clinkenbeard pointed out that this was a matter of dividing a property just north of the City boundary in the Town of Lisbon into two parcels for industrial purposes. Mr. Servi indicated that he had developed this area in the Town of Lisbon several years ago. This was just another sequence of that. Ms. Wagner indicated that the City had no problems with the certified survey map.

A motion was made by Mr. Coursin, seconded by Ms. Wunder to recommend approval of the certified survey map for Mr. Servi. There was no discussion regarding this item and the motion passed unanimously.

**DISCUSSION AND ACTION REGARDING THE REQUEST BY MR. MIKE
BAENEN TO MOVE A 24 X 24 GARAGE FROM N28 W27559 PENINSULA DRIVE TO
AN AGRICULTURAL ZONED PARCEL WITH HOME AND FARM BUILDINGS
LOCATED AT N8 W27947 NORTHVIEW ROAD THIS MONTH AND PUT THE
GARAGE ON A CONCRETE SLAB IN THE SPRING**

Mr. Baenen came forward noting that he had basic approval from the State and the County and the Sheriff's Department did not have a problem and he was assured that he would have approval from the City of Waukesha as well, because the route would go thru a corner of the City to get to the property on Northview Road.

Mr. Clinkenbeard pointed out that the property was located on the very west end of Northview Road in the City. In fact, it was the last property on the south side of Northview Road in the City and therefore abutted the Town of Delafield.

It was noted that the route of the move would travel from Peninsula Drive, south on Oak Street to Prospect, and from Prospect east to Meadowbrook Road, south on Meadowbrook Road to Northview Road and west on Northview Road to the property.

Chairman Klein asked about building permits. Mr. Baenen pointed out that he had just applied for a building permit. Chairman Klein indicated that it would be necessary that if he was going to place the garage this winter, there would have to be some written indication that Mr. Baenen would actually place the building on a concrete slab or footings and foundations in the spring of this year. Mr. Baenen said he understood that. Because he had the opportunity to get the building now and would not have later on he wanted to just put it on the property and then in the spring he would put it on a slab. Chairman Klein stated he needed to pull a building permit for that slab now with the understanding that he would have to place the building on the slab by May 31st, 2016. Mr. Baenen said that would be no problem, he was ready to do that.

Ms. Wagner indicated there may be large trees overhanging some of the streets that are on their route and there also might be utility lines. Mr. Baenen indicated that he had already looked at it and found that there were no low-hanging trees and the only lines were AT&T lines and he was working with AT&T in regard to making sure those lines were out of the way or could be taken out of the way as they traveled.

It was pointed out that Mr. Baenen would have to get approval from Lieutenant Ripplinger of the City police before they could proceed because Lieutenant Ripplinger would have to put together a crew to escort the building on its route. Mr. Baenen said he had been in touch with Lieutenant Ripplinger and Lieutenant Ripplinger was working on how to put together a group. Mr. Baenen indicated that he had hoped to be able to move the building on the last Saturday of the month, however, it was pointed out that that would really be up to Lieutenant Ripplinger when the move could be made safely and with the right number of people.

There was a question about the setbacks. It was pointed out that Mr. Baenen had planned to divide the property that he was placing this on. He should be aware that where he places the building there will be a side yard setback from the building to any new property line dividing the property. Mr. Baenen indicated that he had taken that into consideration.

At that point, a motion was made by Mr. Coursin, seconded by Mr. Bierce to approve the moving of the building as planned by Mr. Baenen with the understanding about the building being put on a concrete slab by May 31st and pulling a permit for that immediately and that the sign off from Lieutenant Ripplinger would be required. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION AND ACTION REGARDING THE REVIEW AND COMPARISON OF THE 2035 AND 2050 LAND USE/TRANSPORTATION PLANS FOR THE NORTH BLUEMOUND ROAD NEIGHBORHOOD

Mr. Clinkenbeard pointed out that the Plan Commissioners had received the two plans for the neighborhood and a land use comparison table. He noted that the major changes were that approximately 33 acres of industrial land had been added on the southwest side of the 2050 plan, thereby reducing the same amount of residential property. He noted that it had been determined that it would be very difficult to place residential development in this area of the neighborhood because of the shallow bedrock. That area was more conducive to industrial use. There is industrial use immediately to the southeast of the property being changed. The second change was to convert some of the low-to-medium density residential planned use as shown on the 2035 plan to medium density residential use as proposed on the 2050 plan. He noted that the Plan Commission members had been given a comparison table showing the difference in the number of people that would be involved. There would basically be a net increase with plans of 322 people and a net increase of 33 acres of industrial land as a part of the proposed changes. He noted that there was 1.2 square miles of land within the neighborhood and the neighborhood currently had 104 dwelling units with approximately 270 people in the neighborhood. The planned population of the neighborhood could be as much as 1,600.

Chairman Klein asked Mr. Clinkenbeard what he wanted the Plan Commission to do. Mr. Clinkenbeard indicated that he wanted the Plan Commission to give him permission to move on to a public hearing at the March meeting, at which time we could get input from neighborhood on the change in the plan and we could move on to adoption of the 2050 plan. The Plan Commission members present all indicated that yes, that the thing to do was to get a public hearing going for possible adoption in March.

At that point, there being no other business for the Plan Commission, a motion was made by Mr. Bierce, seconded by Ms. Wunder to adjourn the meeting. The meeting adjourned at 7:33 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
City Planner