MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
MARCH 19, 2015

Members present were Chairman Scott Klein, Secretary Michael Hasslinger, Craig Coursin, David Linsmeier and Christine Wunder. Also present were Assistant City Engineer Magdelene Wagner, Park, Recreation and Community Services Director Kelley Woldanski, Deputy 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 February 19, 2015 Plan Commission meeting. A motion was made by Ms. Wunder, seconded by Mr. Hasslinger to approve the minutes of the February 19, 2015 meeting as transmitted. The motion passed unanimously.

DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING PUBLIC HEARING FOR YENCH ROAD LLC/GLACIER VIEW ESTATES TO REZONE LAND IN THE SW QUADRANT OF THE INTERSECTION OF YENCH ROAD & LYNNDALE ROAD FROM A-1 AGRICULTURAL TO RS-2 SINGLE-FAMILY RESIDENTIAL & LC LOWLAND CONSERVANCY AND THE PRELIMINARY PLAT OF GLACIER VIEW ESTATES

It was pointed out by Mr. Clinkenbeard that this matter had been to the Plan Commission previously conceptually and the Plan Commission had indicated that they should proceed to rezoning. At that point, (7:07 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.

Mr. Rich Clark (N47 W27547 Lynndale Road) came forward noting that he was a property owner to the west of this property and was concerned about the drainage from this property continuing across his property. He noted that water had drained over the years through here but he was concerned about the development adding to that water. It was pointed out that development could not do that and the developers would have to make improvements such as drainage swales to keep the water on their property along their west property line.

Chairman Klein then asked if there was anyone else who wished to speak regarding this matter. There being none, Chairman Klein closed the public hearing at 7:12 PM.

After a brief discussion it was pointed out that there would be some minor changes to this plat before it became a final plat as relates to comments particularly by the County and by the Regional Planning Commission.

A motion was then made by Mr. Coursin, seconded by Mr. Linsmeier to recommend rezoning of the property as requested. There was no discussion regarding this item and the motion passed unanimously.

It was pointed out that there was a need for the owners to speak with Ms. Wagner and talk about the stormwater management issues, the building of the pond and the well locations on the property.

A motion was made by Mr. Coursin, seconded by Mr. Linsmeier to recommend approval of the Preliminary Plat with the understanding that the remarks and recommendations by the City Engineer would be included in any future proposal of a final plat. There was no discussion regarding this item and the motion passed unanimously.

CONCEPTUAL REVIEW OF THE PROPOSAL BY STEIN GARDENS AND GIFTS TO PLACE A TEMPORARY "JUST PLANTS" SALES OPERATION ON A PORTION OF THE STEINHAFELS PARKING LOT LOCATED AT W231 N1013 CTH F DURING LATE SPRING & EARLY SUMMER

The representative of Stein Gardens came forward and described their proposed plan. They noted that basically they were talking about May and June being in the parking lot. They would have a 40 by 70 foot area that they would take up on the north side parking lot of Steinhafels operation.

Chairman Klein asked about signage. The representative indicated that they would like to have a temporary sign near CTH F. The representative indicated again that they were proposing to put the operation into business by May 1st and the business would include a temporary plastic building that would house plants, much like a greenhouse. Mr. Linsmeier asked about water to the site. It was pointed out that there was a hose bib nearby that they could access to water plants that were being displayed.

A motion was made by Mr. Hasslinger, seconded by Ms. Wunder to conceptually approve the operation with the understanding that they would come back next month (April) for a conditional use permit. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE PARKING AT PEWAUKEE CROSSINGS LOCATED AT N20 W22951 WATERTOWN ROAD IN THE SE QUADRANT OF THE INTERSECTION OF REDFORD BLVD. & WATERTOWN ROAD ACROSS FROM KWIK TRIP (PWC 0958982003)

Mr. Don Murn came forward noting that he was the owner of the property and indicated that they had made a mistake in building the parking spaces on the south side of their commercial building. They had added a little over 80 square feet of asphalt beyond what was on the original plan. There was a discussion regarding the various differences in the plan. Mr. Murn had given the Plan Commission copies of the 'before and after' versions of the plan and what was on the original plan so that the Plan Commission could visualize the problem. Mr. Murn indicated what they would like is to be allowed to keep what was built, just adding the 80 square feet. He noted that the asphalt would still be outside of the wetland area and was not encroaching on the wetland area at all. Ms. Wagner indicated that there needs to be a verification of the water quality coming off of this site, because that was one of the problems.

Ms. Ellen Griswold (N18 W22739 Watertown Road) asked if she could speak. Chairman Klein indicated yes. She indicated that it was her view that this whole parking area was going to cause more water to come east and onto her property across the railroad tracks. She noted that historically, there had been a great deal of water in this area. It was pointed out by Mr. Murn that he had a Chapter 30 permit from DNR allowing him to build what he built on this site and that the stormwater that he creates stays on his site in the pond areas he built and in the parking lots themselves. It was pointed out that at the present time there was still a large area of open space on the west end of the property that had previously housed a building that could absorb some of the stormwater.

After a brief discussion, a motion was made by Ms. Wunder, seconded Mr. Linsmeier to approve the building of the parking as it now exists, even though it was after the fact and with the understanding that Mr. Murn would talk with Ms. Wagner regarding the stormwater runoff quality and quantity concerns and alleviate any remaining concerns. There was no further discussion regarding this item and the motion passed unanimously.

REVIEW OF THE BUILDING PLAN FOR AN ADDITION TO THE HINDU TEMPLE LOCATED AT W243 N4063 PEWAUKEE ROAD

Doug Forten came forward noting that he was representing the Temple people. Mr. Clinkenbeard pointed out that the reason this was being brought back was because even though originally there had been some indication of approval of an addition, it was being brought back because the new stormwater management issues would have to be addressed as it relates to this building.

There was some discussion regarding the new building and it was indicated that the building looked very nice, but they were adding 56 parking spaces, which was a lot of asphalt. The representative described what they were putting on the inside of the building. It was pointed out that the main concerns were the added addition of the impervious surfaces on the property and how that affected the overall stormwater management on the property. They noted that they were looking at about 3,500 square feet of coverage of the building, plus the 56 parking spaces.

After a brief discussion, a motion was made by Mr. Coursin, seconded by Mr. Hasslinger to approve the building plan with the understanding that the Temple owners would get in touch with Ms. Wagner and work out the problems with stormwater management and that would have to be done before they could receive a building permit. There was no discussion regarding this item and the motion passed unanimously.

At that point, there being no further business for the Plan Commission, a motion was made by Ms. Wunder and seconded by Mr. Linsmeier to adjourn the meeting at 8 PM. There was no discussion regarding this item and the motion passed unanimously.

Respectfully submitted,

Harlan E. Clinkenbeard,
Community Development
Director/City Planner