

**MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
MARCH 17, 2016**

Members present were Chairman Scott Klein, Secretary Steve Bierce, David Linsmeier, and Christine Wunder. Also present were City Engineer Jeff Weigel, City Clerk Kelly Tarczewski 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 18th, 2016 Plan Commission meeting. A motion was made by Ms. Wunder, seconded by Mr. Bierce to approve the minutes of the February 18th, 2016 meeting as transmitted. The motion passed unanimously.

**DISCUSSION & ACTION & PUBLIC HEARING REGARDING CONSIDERATION
OF THE PROPOSED 2050 LAND USE/TRANSPORTATION PLAN FOR THE NORTH
BLUEMOUND ROAD NEIGHBORHOOD**

Chairman Klein asked Mr. Clinkenbeard to make a presentation on the proposed revision to the 2035 Land Use/Transportation Plan for the neighborhood. Mr. Clinkenbeard summarized the changes between the current 2035 plan and the proposed 2050 plan noting that the first of the two major changes was to convert approximately 33 acres of proposed residential land in the SW quadrant of the neighborhood as shown on the 2035 plan to industrial property on the proposed 2050 plan. The land in question lies west of Bluemound Road and immediately west of the Harken property. Mr. Clinkenbeard pointed out that the reason for this change was that it was found that there was shallow bedrock conditions in that area and it would be very difficult to put any kind of residential development on that property at all. It made some sense to convert the plan to industrial because of the industrial uses immediately to the east on both sides of Bluemound Road in that area of the City. He mentioned that the second major difference was that there were several areas in the neighborhood on the 2035 plan that show as low to medium density and it had been suggested that perhaps those areas need to be changed to medium density, which would provide for a slightly smaller single-family lot size and would also provide for the possibility of perhaps some low density multi-family, particularly along STH 16 in the central part of the neighborhood. He then pointed out some of the statistics in the neighborhood and he indicated that as a part of the plan, in addition to any map that is prepared for the 2050 plan such as the one shown, there would also be text in the neighborhood plan document that would talk more specifically about the various areas of the neighborhood and how they could be developed.

At that point, there being no questions by the Plan Commission, Chairman Klein opened the public hearing at 7:12 PM and asked if there was anyone who wished to speak either in favor of, opposition to or ask questions.

Jeff Johnson who lives in Still River Subdivision asked about the potential widening of Bluemound Road as a part of this proposal. Mr. Clinkenbeard said that it is possible that Bluemound very well may be widened in future years by the County. This is a plan for the next 35 years. Any

widening that would be accomplished in the near future would probably be no more than adding a third lane, for example, where there are turning movements into subdivisions.

Mr. Ron Beckman indicated they lived in Still River and was concerned about the higher density residential in the area and potential of apartments next door.

Mr. Perkins, who lives on the west side of Bluemound Road, asked about his area and what was proposed. It was indicated that his property was still being proposed as residential on the plan and perhaps could be used as a buffer between the small residential subdivision to his north and the proposed industrial to the south.

Mrs. Kiser on Bluemound Road asked questions of Mr. Weigel regarding the potential increase in sewer capacity and who would pay the cost of that increase. Mr. Weigel stated that after a analyses of the proposed 2050 plan he did not believe there would be need to purchase additional sewer capacity.

Mr. Ron Beckman was concerned about the notice of the meeting and that there was not enough description of what was being proposed and the citizens should have gotten more detail. It was indicated that normally what happens is the people who receive notice, which was everyone in the neighborhood, and have questions would call or come in to City Hall and talk to the Planner or come in to see the maps in City Hall, as two or three people had done.

Mrs. Kiser indicated that there should've been a map sent with the notice.

There were no further comments by those people in the audience beyond the concern of the density and particularly the increase in density immediately adjacent to Still River subdivision.

At that point, there being no further comment, Chairman Klein closed the public hearing at 8:00 PM. Most of the people that were there for the hearing left at that point, but Mr. Bierce continued the discussion and indicated that he thought that we should change much of what was proposed on the east side of Bluemound Road near the Still River Subdivision back to what is shown on the 2035 plan. It was pointed out that the text that goes along with the plan would spell out in more detail how the various properties on both sides of Bluemound Road should be developed or recommended to be developed. There was a brief discussion and the consensus of the Plan Commission was that they agreed with Mr. Bierce that the plan should go back to the staff for a revision and come back again in April for further discussion and perhaps recommended approval.

DISCUSSION & ACTION REGARDING THE PRE-PRELIMINARY PLAT FOR THE CREATION OF THE PROPOSED LINDSAY ROAD DEVELOPMENT IN THE NW QUADRANT OF THE INTERSECTION OF LINDSAY ROAD & DUPLAINVILLE ROAD WHICH WILL INCLUDE FOUR DUPLEX LOTS & AN OUTLOT FOR A PRIVATE STORM WATER MANAGEMENT FACILITY (PWC 0866997003)

It was pointed out that this matter had been pulled off the Plan Commission agenda by the petitioners to be placed on the agenda in April.

DISCUSSION & ACTION REGARDING THE CONCEPTUAL PROPOSAL BY INTERSTATE PARTNERS FOR AN INDUSTRIAL BUILDING ON THE VACANT PROPERTY ON THE SOUTH SIDE OF GREEN ROAD ACROSS FROM THE OLD FIRE STATION #3 (PWC 0914987)

Mr. Bill Schwartz came forward noting that Interstate Partners was proposing an industrial building that would have about 139,000 square feet and it would be a very nice four-sided architecture building. It would have driveways on both the east and west side in accordance with the wishes of the Fire Chief and the industrial parking would be on the railroad side of the property.

Mr. Clinkenbeard pointed out that one of the reasons that the Plan Commission had turned down the last proposal that had come before the Plan Commission was because a driveway had been placed on the west side of the building. It was pointed out that that driveway would be about 40 feet from the current residence bedroom window and he had complained at the last meeting several years ago. Mr. Weigel pointed out that there were also at that time some neighborhood concerns about the elevation of the property now that it had been filled. There was going to be a need to ameliorate the difference in elevation between the property and Green Road. There was a general discussion on and it was suggested that Interstate Partners weigh the concerns of the Plan Commission and come back with a more detailed plan that the Plan Commission could approve.

DISCUSSION & ACTION REGARDING A CONCEPTUAL DEVELOPMENT PLAN FOR A PARKING ADDITION TO THE JANSEN BUILDING LOCATED AT W239 N3442 PEWAUKEE ROAD IN THE SE QUADRANT OF CAPITOL DRIVE & PEWAUKEE ROAD BY NICHOLAS DELTORTO (PWC 0907992)

Mr. DelTorto came forward indicating that he runs a mortgage corporation and he is proposing to buy the Jansen Building to move his offices there but he needs additional parking for himself and a tenant and was also proposing to buy the two vacant lots immediately to the south of the Jansen property. He noted that basically all he wanted to do was expand the Jansen parking lot onto the northerly of the two southern lots and that would use up about half of that lot, which would leave one half of that lot and all of the southerly lot in green space. It was possible at some point the Jansen building may need to be expanded, which would move parking further to the south in future years but he understood there was a requirement to keep 40 percent green space on the property. It was his proposal to combine the three properties together and come in with a more detailed plan for the parking lot. There was some discussion on the matter about the access to the property and whether or not the State would allow another access in this location on STH 164. Mr. DelTorto was advised to meet with the WisDOT to talk about that situation.

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. There was no discussion regarding this item and the motion passed unanimously. The meeting adjourned at 8:45 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
Community Development Director/City
Planner