

**MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
JANUARY 21, 2016**

Members present were Chairman Scott Klein, Secretary Steve Bierce, David Linsmeier, Sean Sullivan and Christine Wunder. Also present was Jeff Weigel, City Engineer, Ami Hurd, Deputy Clerk, Kelley Woldanski, Park, Recreation and Community Services Director and Harlan E. Clinkenbeard, Community Development Director/City Planner.

Chairman Klein opened the meeting at 7:00PM noting that there was a quorum present. He acknowledged that Boy Scout Troop 5 out of Waukesha was in the audience. There were four members of the troop and three Boy Scout leaders. He then asked the Scout Troop to lead the Plan Commission in the Pledge of Allegiance.

Chairman Klein asked if there were any changes or corrections to the minutes of December 17th, 2015 meeting. There being none, a motion was made by Ms. Wunder, seconded by Mr. Linsmeier to approve the minutes of the December 17th, 2015 meeting as transmitted. There was no discussion regarding this item and the motion passed with Mr. Bierce abstaining.

**DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING
PUBLIC HEARING FOR FREDERIC & MICHELLE LINDENSTRUTH TO REZONE
THEIR PROPERTY LOCATED AT W226 N4493 DUPLAINVILLE ROAD FROM RS-2
SINGLE-FAMILY RESIDENTIAL TO RS-5 SINGLE-FAMILY RESIDENTIAL &
CERTIFIED SURVEY MAP PC #160121-2 (PWC 0866992007)**

Mr. Clinkenbeard pointed out that there were a number of items with the CSM and Mr. Weigel had written a two-page letter to the Plan Commission regarding the certified survey map. Chairman Klein asked Mr. Weigel to give a summary of his concerns. Mr. Weigel then referred to the letter (see file) and went over the concerns about the sewer and water hookups, the ten foot wide strip of land shown on the certified survey map that Mr. Lindenstruth wanted to have dedicated back to his property because it had originally been thought to be a 'spite strip' but it was in the City's right-of-way and the City did not need the extra ten feet in front of the Lindenstruth property or the extra right-of-way on Bridge Street. He noted other certified survey map concerns including setbacks.

Mr. Sullivan asked if there were sewer and water stubs to the property, and Mr. Weigel said no. They had not been put in. There was water on the Duplainville side of this property and also on the Bridge Street side, but the sanitary sewer could be accessed only from Bridge Street, which is part of the Victoria Station subdivision. There were concerns about that.

At that point (7:15 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 this proposal. There being none, Chairman Klein closed the public hearing at 7:15 PM.

Mr. Clinkenbeard indicated that in light of the comments made by Mr. Weigel, it might be prudent to not approve the certified survey map and table it at this meeting and wait until

some of the concerns were ironed out by Mr. Lindenstruth and his engineer and Mr. Weigel. Mr. Clinkenbeard said he saw no problem with the Plan Commission recommending approval of the rezoning because what was being proposed is to zone the property the same the adjacent Victoria Station subdivision.

There were some questions by members of the Plan Commission. Mr. Sullivan wanted to know about the storm water concerns and the problems between doing storm water management on this property versus using the storm water facilities that are already in Victoria Station. There was discussion about the fact that the Victoria Station association would have to weigh in on Mr. Lindenstruth's concerns or what Mr. Lindenstruth wanted to do. Mr. Lindenstruth indicated that it would depend partly on how much it was going to cost one way or the other.

Chairman Klein asked Mr. Lindenstruth if he had problems with Mr. Weigel's comments. Mr. Lindenstruth said basically no, that he had some things that he wanted to straighten out regarding the certified survey map and the sewer and water hookups, but he didn't really have any problem with what Mr. Weigel had commented on.

Mr. Bierce asked about the 'spite strip' and wanted to know more about what brought this about and what would happen with this if we took action to let that ten foot strip in front of the property go back to Mr. Lindenstruth. The questions were answered by Mr. Weigel.

At that point, there being no further discussion, a motion was made by Mr. Bierce, seconded by Mr. Linsmeier to recommend the rezoning of the property as petitioned. There was no discussion regarding this item and the motion passed unanimously.

A motion as made by Mr. Linsmeier, seconded by Ms. Wunder to table the certified survey map until there could be some determination as to resolving some of the concerns that Mr. Weigel had spelled out in his letter. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING EXTRATERRITORIAL CERTIFIED SURVEY MAP PC #160121-1 FOR THE RANDY BRZEZINSKI PROPERTY ON BETKER DRIVE IN THE TOWN OF LISBON

Mr. Clinkenbeard pointed out that this was an extraterritorial certified survey map outside of the City's boundaries, but within the City's plat jurisdiction. The certified survey map was trying to straighten out a problem that they had on the property in the Town of Lisbon and the City of Pewaukee really did not have an issue and he recommended that the Plan Commission approve it.

There was a brief discussion after which a motion was made by Mr. Bierce, seconded by Mr. Linsmeier to recommend approval of the certified survey map for the Brzezinski property in the Town of Lisbon. There was no discussion regarding this item and the motion passed unanimously.

**DISCUSSION & ACTION REGARDING CERTIFIED SURVEY MAP PC
#160121-3 FOR THE PAYNE & DOLAN PROPERTIES LOCATED AT N6 W23673
BLUEMOUND ROAD COMBINING TWO PARCELS INTO ONE (PWC 0967999)**

Mr. Clinkenbeard pointed out that this was simply doing that. Payne and Dolan had bought the properties and the property line split the building that was on the lot. Chairman Klein asked when this was done and it was noted a long time ago because it was before Mr. Clinkenbeard's time with the Town.

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

**DISCUSSION & ACTION REGARDING THE REQUEST OF ANTHONY
BRYANT TO DETACH OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 11133 TO THE
VILLAGE OF PEWAUKEE (PWC 0921.997.003)**

Mr. Tikalsky came forward and indicated that he was representing Mr. Bryant in his action and they were simply requesting that what looked like a land locked parcel that belonged to Century Fence, which was on a parcel to the north of the subject parcel, be allowed to be detached into the Village so that all of the Century Fence land would be together under one governmental jurisdiction rather than two.

Chairman Klein had a couple of questions and there was a brief discussion on some of the history on how this lot was created in the first place. It was pointed out that this parcel was created over a couple of issues. When the parcel to the south was developed in the City of Pewaukee and the parcel was divided off from that larger parcel and then another piece of land in the City was attached to that parcel at a later date and combined into what is now this one parcel (Outlot 1) that they want to attach to the Village of Pewaukee.

There was a discussion about the need to screen the south side of that property so that the people in the building and on the property in the City would not have to look out on a storage yard. Mr. Weigel pointed out that there would be a need to put together a description that would have to go both to the state and to the federal census bureau as well.

Mr. Tikalsky indicated that they would be willing to plant some more trees and pay for the cost of creating the description.

A motion was made by Mr. Sullivan, seconded by Mr. Linsmeier to recommend approval of the detachment. There was no discussion regarding this item and the motion was approved 3-2 with Ms. Wunder and Mr. Bierce voting no.

At that point in time, Chairman Klein asked the Boy Scout troop if they had any questions or needed anything signed. They indicated that they did not. Chairman Klein thanked them for coming.

At that point, there being no other business for the Plan Commission, a motion was made by Ms. Wunder, seconded by Mr. Linsmeier to adjourn the meeting. The meeting adjourned at 7:55 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
CDD/City Planner