

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier, K. Salituro.

Also in attendance:

Pewaukee Fire Chief K. Bierce, City Planner N. Fuchs, Deputy Clerk A. Hurd, Administrator S. Klein, Assistant City Engineer M. Wagner, Department of Public Works Director J. Weigel,

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated October 18, 2018

A motion was made and seconded (D. Linsmeier, K. Salituro) to approve the October 18th, 2018 meeting minutes. Motion Passed: 3-For, 0-Against, 2-Abstain (Bergman, Janka).

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Pauline S. Hurst to Rezone Property Located on Bluemound Road From A-2 Agricultural to Rs-6 Single-Family Residential for the Purpose of Creating a 24 Lot Single-Family Development Known As Cardinal Meadow (PWC 0928980)

Mr. Fuchs stated this is a 24 lot single-family residential subdivision with an average lot size of 14,400 square feet, which exceeds standards. He noted that the owner to the south wants a connection to their property from this development but there is a wetland located where the connection would be, so the developer did not put in a connection or a road reservation. Mr. Fuchs noted the property to the south does have access from Bluemound Road so it is not a necessary connection. The only way the connection could be made was to apply with the DNR to impact the wetland.

John Donovan with Bielinski Development stated Waukesha County has given preliminary approval for the two access points to the development. He noted that the home and lot packages will be under \$500,000.

Discussion took place regarding the sewer and water assessments on the property, as well as the sewage capacity for the area.

Mr. Bergman questioned why the conceptual plan previously showed 15 foot side yard setbacks, yet in the current plan they were reduced to 12 feet. He suggested going to a less-dense zoning and stated he preferred the 15 foot setback.

Further discussion took place regarding the wetland as relates to the access for the neighbor to the south. Mr. Fuchs noted there was no way to guarantee that the DNR would approve the impact to the wetland.

Chairman Bierce opened the public hearing at 7:29pm.

Bob Gramann, son of Dan & Genevieve Gramann (N21 W25195 Bluemound Road) stated his parents own the property to the south and he discussed the history of and concern regarding their access. His parents do not want to be land locked and not have access to the back piece of their lot once the new development goes in. He noted the County would prefer to have a reservation of space for a road running south from Cardinal Meadow into his parent's property for emergency access and good traffic flow.

Further discussion took place regarding the surrounding land and the wetlands as relates to the access road.

John Zehner (N23 W25120 Bluemound Road) felt there were a lot of questions here. He questioned where the traffic would go and was concerned about the Rs-6 zoning regarding small homes and lots.

Peter Opie (N22 W25169 Bluemound Road) was concerned about the traffic and questioned what would be done to try to control it.

Chairman Bierce closed the public hearing at 8:00pm.

Mr. Bergman was concerned that this wouldn't come back again after approval and he wanted to see the street view and what the landscaping and entrance would look like. He wanted to see the developer come back to the Plan Commission for approval instead of just staff approval. Mr. Donovan stated he would provide a landscape and signage plan when they go for final submittal of the civil engineering.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the rezoning from A-2 to Rs-6 for Cardinal Meadow. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding the Preliminary Plat for the Proposed 24 Lot Single-Family Subdivision Known As Cardinal Meadow Located on Bluemound Road (PWC 0928980)

Mr. Janka questioned if Cardinal Circle could be called Valley View Circle in order to eliminate crossing streets with different names.

A motion was made and seconded (B. Bergman, D. Linsmeier) to recommend approval of the Preliminary Plat for the proposed 24-lot Cardinal Meadow subdivision development, subject to the conditions noted in the staff report dated December 12, 2018 and subject to the following: amending Condition No. 2 to require Plan Commission approval; sign plans must be approved by the Plan Commission; the plat shall require minimum 15 foot side yard setbacks; and amending Condition No. 5 to strike Cardinal Circle and replace with Valleyview Circle. Motion Passed: 5-For, 0-Against.

5. Discussion and Action and Public Hearing Regarding the Proposed Amendments to Sub-Sections 17.0423a(3), 17.0423c(3), 17.0424a(4) and 17.0424c(1) of the City Zoning Ordinance Regarding Allowed Uses Within the M-1 and M-2 Zoning Districts

Mr. Fuchs stated this amendment combines the uses of the M-1 and M-2 districts so that M-2 uses will be allowed in M-1, and M-1 uses will be allowed in M-2.

Mr. Klein stated they want to control heavy industry and this makes things more compatible with what currently exists. Mr. Fuchs added that they did take a look at all of the M-1 and M-2 zoning districts and did

not find a property or area that was zoned M-1 that would cause concern if light industrial or manufacturing were to be allowed in that area.

Chairman Bierce opened the public hearing at 8:20pm. No one in the audience wished to speak and the public hearing was closed at 8:20pm.

A motion was made and seconded (T. Janka, K. Salituro) to approve the amendments of the City Zoning Ordinance. Motion Passed: 5-For, 0-Against.

6. Discussion and Action and Public Hearing Regarding the Proposed Amendments to Sub-Sections 14.06(9), 14.55(4) and 14.72(2) of the City Building Code Ordinance Regarding Failure to Apply for Permits

Mr. Fuchs stated that currently the code requires a double permit fee if someone does work without a permit. This could be as low as \$120 which almost encourages people to not pull permits. Mr. Fuchs noted the language is flexible and fees could be tripled up to a minimum of \$500.

Chairman Bierce opened the public hearing at 8:22pm. No one in the audience wished to speak and the public hearing was closed at 8:22pm.

A motion was made and seconded (D. Linsmeier, B. Bergman) to approve the amendments of the City Building Code Ordinance. Motion Passed: 5-For, 0-Against.

7. Discussion and Action Regarding a Certified Survey Map for Property Located at N45 W25171 Lindsay Road Owned by Linda Uebele for the Purpose of Subdividing the Property (PWC 0877993001)

Mr. Fuchs stated this was a potential land division to create two new lots. The plan is to serve the property with public sewer thru the Village, but if that were not to happen, then this plan would have to be revised.

Mr. Fuchs also noted that there is an existing barn on the property located within the front setback and would be within future right-of-way of Lindsay Road. The applicant would like the barn to remain so there is a potential condition to allow the barn to remain until lot 1 would be developed, sold, or the City would look to widen the right-of-way. At that point, the property owner would have to remove the barn.

Don Thoma from Accurate Surveying stated the barn will be raised at some point, but right now the property owner needs the barn for storage. He proposed that the right-of-way width would be 40 feet except the area that is around the barn. That will be dedicated at a later time by a different document when the barn is razed.

Generally, Commissioners did not have an issue with leaving the barn up, subject to the City Planner's conditions.

8. Discussion and Action Regarding a Certified Survey Map for Property Located at N40 W27535 Glacier Road Owned by Gary Klatt and William & Tosca Russo for the Purpose of Reconfiguring Three Existing Lots and Three Existing Outlots (PWC 0890999002, PWC 0890999007, PWC 0890999004)

This item was struck from the agenda.

9. Discussion and Action Regarding Approval of the Final Plat for Woodleaf Reserve Addition No. 2 (PWC 0865995002 & PWC 0865990001)

Mr. Fuchs noted that the applicant was asking for the motion to include reaffirming the preliminary plat phasing.

A motion was made and seconded (T. Janka, D. Linsmeier) to recommend approval of the Final Plat for the Woodleaf Reserve Addition No. 2 Subdivision and the Plan Commission hereby reaffirms the Preliminary Plat approval for plat phasing of the Woodleaf Reserve Subdivision and acknowledgement of the expansion lands. Motion Passed: 5-For, 0-Against.

10. Adjournment

A motion was made and seconded (K. Salituro, T. Janka) to adjourn the meeting at 8:39pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk