

In attendance: Aldermen B. Bergman, C. Brown, J. Kara, J. Wamser and R. Grosch. Mayor S. Bierce was absent and excused. Also present were Clerk/Treasurer K. Tarczewski, City Administrator S. Klein, Attorney S. Riffle, Parks, Recreation & Community Services Director K. Woldanski, Administrative Assistant M. Beier, IT Director B. Kewan, DPW Director J. Weigel and City Planner H. Clinkenbeard.

1.0 Call to Order and Pledge of Allegiance – in the absence of Mayor Bierce, Ms. Brown called the meeting to order at 6:34 p.m.

2.0 NovusAgenda Training

Mr. Kewan, with the assistance of K. Woldanski and M. Beier, introduced the Council members to the new software for minutes that will be implemented in a few months. The training and review of the functions took approximately 20 minutes.

3.0 Public Comment – None.

4.0 Consent Agenda – Action

4.1 Approval of Common Council Meeting Minutes Dated June 5, 2017

4.2 Approval of Accounts Payable Summaries

4.3 Approval of Bartender Licenses

4.4 Approval of **Resolution 17-06-05** Pertaining to the 2016 Compliance Maintenance Annual Report (CMAR)

Mr. Weigel asked that Item 4.4 be removed and be placed on the next Common Council agenda. He stated the report was not complete at this time.

A motion was made and seconded, (J. Kara, J. Wamser) to remove Item 4.4 and approve the remaining items on the consent agenda. Motion Passed: 4-For, 0-Against.

5.0 Public Hearing Regarding the Liquor License Applications for the 2017 – 2018 Licensing Period and Possible Action to Issue

Ms. Tarczewski noted that she had some concerns related to some of the premise descriptions and stated the Deputy Clerk made contact with the various establishments for clarification and revisions. She also noted that Mrs. Laimon stopped at City Hall last week and revised her liquor license description to allow for consuming alcoholic beverages outside on her property and since it was a late change, it was not included on the Council's spreadsheet.

The Council discussed the ongoing issues with the Laimon property specific to the nonconforming pergola that was put up without a permit. Mr. Klein stated it was going to be removed by the end of this month. After a brief discussion, the Council agreed that they would like Mrs. Laimon to get everything into compliance and maybe next year they would reconsider the request to have alcohol outside.

A motion was made and seconded, (B. Bergman, J. Wamser) to approve the liquor license applications for the 2017 – 2018 licensing period with the noted contingencies by the City Clerk and omit the outside area in Mrs. Laimon's premise description.

Motion Passed: 4-For, 0-Against.

6.0 Discussion and Possible Action to Consider the Sale of Beer and/or Alcohol at Area Gas Stations.

Representatives from Kwik Trip and BP were present for this item. The manager from Kwik Trip stated their Waukesha location has a beer cave and the door locks automatically and the cash register won't allow ringing up any alcohol sales after hours. He said all his employees undergo responsible beverage serving training. He said they would love to be able to have liquor behind the counter but would be satisfied to have the opportunity to sell beer and wine. He said underage personnel will not be able to sell alcohol and typically there are at least five people working a shift. He estimated they would see a 10% increase in sales.

The manager of BP asked what the requirements would be to be able to sell alcohol. Mr. Clindenbeard stated they would need to revise their Business Plan of Operation, and the City will have to change the zoning ordinance to allow for the sale of alcohol. It was also noted those who were interested would have to fill out the application and a public hearing would need to be held.

A motion was made and seconded, (J. Wamser, B. Bergman) to allow gas stations to sell beer and wine only and direct staff to put everything in place so that they can properly make application to do so. Motion Passed: 4-For, 0-Against.

7.0 Discussion and Possible Action to Approve the Temporary Beer Permit for the Friends of Matt Event to be Held on August 5th, 2017 at Wagner Park, Located at N31 W23320 Green Road (PWC 0908-993)

A motion was made and seconded, (J. Wamser, R. Grosch) to approve the temporary beer permit for the Friends of Matt Event to be held on August 5th, 2017 at Wagner Park. Motion Passed: 4-For, 0-Against.

8.0 Discussion and Possible Action to Approve the Affidavit of Correction for the Sanitary Sewer Easement that Accommodated the Construction of the Zilber Industrial Building at N24 W23501 Watertown Road (PWC 0919-993-003)

Mr. Weigel was present for this item. He stated the developer split the parcel into two and as part of that process mapped a sewer easement around the location of an anticipated new building. The plan review revealed that the sewer would be better off if it was moved slightly. Mr. Weigel requested adopting the new map showing the revised sewer easement, and vacating the old easement. He stated the City Attorney reviewed the document and recommends approval upon the Engineer review of the legal description.

A motion was made and seconded, (B. Bergman, J. Kara) to approve the affidavit of correction for the sanitary sewer easement contingent upon staff's final review. Motion Passed: 4-For, 0-Against.

9.0 Discussion and Possible Action to Approve the Requested Utility Easement that Would Provide for City Water and Sewer Utility Access to the City Utilities Associated with the Pewaukee Industrial Building Project (Briohn Builders on Bluemound Road) (PWC 0948-995)

Mr. Weigel stated as part of the plan review by the Engineering Department they recommended that the developer grant an easement to the City for water and sewer utility maintenance.

A motion was made and seconded, (B. Bergman, R. Grosch) to approve the requested utility easement for access to the City water and sewer utilities associated with the Pewaukee Industrial Building Project. Motion Passed: 4-For, 0-Against.

- 10.0 Discussion and Possible Action Regarding **Ordinance 17-06 (second reading)** to Rezone the Land Outside of the F-1 Floodplain Delineation on the Gaggl Property Located at W275 N2337 Oak Court (PWC 0935-979-004) from Rs-2 Residential to A-2 Agriculture (Plan Commission 6/15/2017)

Mr. Klein stated the Plan Commission recommended approval.

A motion was made and seconded, (J. Kara, R. Grosch) to approve Ordinance 17-06 to rezone the land outside of the F-1 Floodplain delineation on the Gaggl property located at W275 N2337 Oak Court from Rs-2 Residential to A-2 Agriculture on the condition the Council approves their Conditional Use Permit. Motion Passed: 4-For, 0-Against.

- 11.0 Discussion and Possible Action Regarding the Conditional Use Permit of Wolfgang and Alexandra Gaggl to be Allowed to Keep Miniature Goats on their Property Located at W275 N2337 Oak Court (PWC 0935-979-004) Within a Platted Single-Family Subdivision (Plan Commission 6/15/2017)

Mr. Klein stated the Plan Commission recommended approved of the conditional use permit with the following contingencies: 1) the City approves the rezoning, 2) there will be no more than five miniature goats, 3) the goats will be kept within a fenced area (a movable fence is acceptable), 4) there will be no additions to the home due to the 100 year floodplain, 5) submit a site plan showing location of fence, clean drinking water, shelters (portable shelters are acceptable) and food storage, 6) staff to approve waste management plan, and 7) written permission from the Gaggl's three closest neighbors.

A motion was made and seconded, (J Wamser, B Bergman) to approve the Conditional Use Permit of Wolfgang and Alexandra Gaggl to allow miniature goats to be kept on their property located at W275 N2337 Oak Court with the noted contingencies. Motion Passed: 4-For, 0-Against.

- 12.0 Discussion and Possible Action to Approve the Continuation of Assessment Services Provided by Associated Appraisal Consultants, Inc.

Mr. Klein requested no action be taken on this item. He believes the City should have an in-house professional for assessment services. He stated he'd create a budget for 2018 showing the anticipated expenses.

- 13.0 Discussion and Possible Action Regarding the Special Event Permit of the Pewaukee Chamber of Commerce to hold their Farmers Market on Wednesdays from June 14 to September 27, 2017 at the Christ Lutheran Church Located at W240 N3103 Pewaukee Road (PWC 0904-994-001) and Possibly Waive Permit Fees

Nancy Waters was present for this item. She stated the vendors are individuals or small business people and she hopes the Council would consider waiving the fee. She stated due to the construction on Capitol Drive and on the grounds of Spring Creek Church they had to move to a different location this year. Mr. Bergman stated they have a good track record and the crowds are reasonably small and don't require City services.

A motion was made and seconded, (J. Kara, J. Wamser) to approve the special event permit of the Pewaukee Chamber of Commerce to hold their Farmers Market on Wednesdays from June 14 to September 27, 2017 at the Christ Lutheran Church located at W240 N3103 Pewaukee Road and waive the permit fees.

Motion Passed: 4-For, 0-Against.

14.0 Public Comment – None.

15.0 Adjournment - **A motion was made and seconded, (J. Wamser, R. Grosch) to adjourn the meeting at 7:58 p.m.** Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer