

In attendance: Acting Chairman S. Bierce, C. Coursin, T. Janka, D. Linsmeier, S. Sullivan and C. Wunder. Also present were City Administrator S. Klein, CDD/City Planner H. Clinkenbeard, City Engineer J. Weigel, Building Services Director K. Woldanski and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance – Acting Chairman Bierce called the meeting to order at 7:00 PM noting a quorum was present and requested everyone stand for the Pledge of Allegiance.
2. Approval of Plan Commission Meeting Minutes Dated October 20, 2016.

A motion was made and seconded (C. Wunder, S. Sullivan) to approve the Plan Commission meeting minutes dated October 20, 2016.

Motion Passed: 6-For, 0-Against.

3. Discussion and Action and PUBLIC HEARING Regarding Adoption of the 2050 Land Use/Transportation Plan for the Green Road Neighborhood.

Mr. Clinkenbeard gave an overview of the Green Road Neighborhood Plan.

Acting Chairman Bierce opened the public hearing and asked if anyone in the audience wished to speak on this matter.

Larry Marincic (N30 W22121 Green Road) referred to the railroads and the plans to mitigate the safety and noise concerns in communities. He questioned if the Plan Commission would look into what the Federal Railroad Administration had to offer and give some relief to communities such as ours.

Mr. Clinkenbeard mentioned that City resident Tom Nettesheim (N31 W22756 Green Road) wrote a letter to the Plan Commission requesting the green space be left off of the map near his property and be part of the residential subdivision.

Mr. Clinkenbeard also noted that he spoke with Quad Graphics about their land on the west side of Duplainville Road. Some of the green space belongs to Quad Graphics and they felt some of it could be turned into residential, specifically south of the old school.

Acting Chairman Bierce then closed the public hearing.

A motion was made (C. Coursin) to approve the 2050 Land Use/Transportation Plan for the Green Road neighborhood.

Mr. Sullivan felt the City would have a hard time getting the developer to put an access onto Duplainville Road. Mr. Clinkenbeard felt that access would probably have to be taken out because the slope is too steep.

The motion was amended and seconded (C. Coursin, S. Sullivan) to approve the 2050 Land Use/Transportation Plan for the Green Road Neighborhood to take the road on the north out and add the road on the south.

Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding Certified Survey Map PC# 161215-1 for Payne & Dolan for their Waukesha North Property Located at N6 W23034 Bluemound Road in Order to Combine Five Separate Parcels (PWC 0962995006, 0962995007, 0968999, 0968998, 0968994001).

Mr. Clinkenbeard pointed out on the map the area of the Payne and Dolan property. They would like to combine the five lots into one big lot. They intend to continue quarrying the area. Improvements have been made on the north end to provide for water retention and they intend to use the materials from the old sand and gravel pit. The only thing that will remain on CTH F will be the tanks.

Mr. Clinkenbeard noted that normally we require the owner to show where old lot lines were on the certified survey map and put on that they are previous lot lines so that there is some history embodied on the certified survey map. The Payne and Dolan representative mentioned that those changes were made and sent in on Monday of that week.

Mr. Weigel recommended approval based on the changes Mr. Clinkenbeard had mentioned, including easement corrections, which have been made. The signature block also needs to be changed to reflect acting Mayor Bierce.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve Certified Survey Map PC# 161215-1 for Payne & Dolan as submitted with the technical corrections that staff required.

Motion Passed: 6-For, 0-Against.

5. Discussion Regarding the Wording of Common Council Ordinance 17-01 Regarding the Proposed Additional Section (Section 17.0404A, A-3, Special Agricultural) of the Zoning Ordinance Dealing With Special Farm Animal Use in Close Proximity to Urban Development (Particularly Residential).

Mr. Clinkenbeard stated this was prompted from a request for miniature goats on a ten-acre lot. The Common Council did not believe that was the right thing to do and they wanted to see something different.

This would be an addition to the zoning ordinance as a new zoning category of A-3.

The permitted uses would be one single family residence to house the owner or full-time caretaker and one detached storage garage not more than 900 square feet. There are also permitted conditional uses for full size and miniature farm animals, as well as specific uses of the property. Mr. Clinkenbeard noted that there restrictions such as no animals being housed within 75 feet of the ordinary high water mark of a lake or stream, and no building constructed within 75 feet of a wetland or the designated 100 year floodplain of a lake or stream.

There must be a single-family house on any property that falls into this category and must be not less than 1,800 square feet in size.

Mr. Clinkenbeard also mentioned the storm water management requirements for the property as well as additional restrictions on the property regarding impervious surfaces, setbacks and buildings.

Acting Chairman Bierce felt the Plan Commission should find out if this was going to work for the Gaggl family to have the miniature goats that they requested before we move it forward. Mr. Clinkenbeard stated the ordinance would have to be written for the City as a whole.

The Plan Commission discussed the setbacks related to the barn and the house and questioned why the setback had to be 100. Mr. Clinkenbeard stated it did not need to be that. The setback to the wetland was also discussed.

Mr. Sullivan referred to the 27.5 percent impervious surface area and felt that was ridiculously large. He felt it should be based on a case by case basis. Mr. Clinkenbeard stated that was the standard used within 300 feet of a stream and 1,000 feet of a lake. He felt they needed to stick with the 27.5 percent.

Mr. Coursin suggested limiting the number of animals. There is no restriction of the number of animals in the A-1 or A-2 zoning classification. The Plan Commission then discussed the possibilities of restricting certain animals.

Administrator Klein pointed out that there was no restriction for animals in the floodplain or wetland. He agreed that it would be very difficult to fit the Gaggl's property within this zoning classification.

Mr. Sullivan stated he wanted to try to make this work for the Gaggl's. Mr. Janka felt the ordinance should be controlled by conditional use so that it could be taken up on a case by case basis. Mr. Coursin suggested including a statement that the land use is intended for smaller sized agricultural elements. Mr. Clinkenbeard suggested he could expand intent.

Mr. Janka added that the barn size of 6,000 square feet was way too big.

Acting Chairman Bierce questioned the restriction of no general retail sale of any product, and he wanted people to be able to sell their products, such as a produce stand.

6. Adjournment

A motion was made and seconded (C. Wunder, C. Coursin) to adjourn the meeting.

Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk