

**MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
DECEMBER 17, 2015**

Members present were Chairman Scott Klein, Craig Coursin, Ted Janka, David Linsmeier, and Christine Wunder. Also present was Public Works Director Jeff Weigel, Park and Building Services Director Kelley Woldanski, Deputy Clerk Ami Hurd 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 and asked everyone to stand for the Pledge of Allegiance.

Chairman Klein asked if there were any changes or corrections to the minutes of the October 15th, 2015 meeting. There being none, a motion was made by Mr. Coursin, seconded by Mr. Linsmeier to approve the minutes of the October 15th, 2015 meeting as transmitted. The motion passed unanimously.

**DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING
PUBLIC HEARING FOR ROBERT & RUTH STRIETER TO REZONE THEIR
PROPERTY LOCATED AT W240 N3415 PEWAUKEE ROAD FROM RS-3
RESIDENTIAL TO I-2 RURAL INSTITUTIONAL/CERTIFIED SURVEY MAP PC
#151217-1 TO DIVIDE THE PROPERTY INTO TWO PARCELS (0904998)**

It was pointed out that the property was being petitioned for a rezoning to allow for the construction of a 'cell' tower to be placed on the property. The cell tower would be a monopole approximately 100 feet high, along with the five to six foot high electrical apparatus mounted on the ground and screened. The proposed certified survey (CSM) map basically divided the Strieter property into two, two-plus acre parcels, the southerly one of which would be zoned I-2, Rural Institutional for the tower.

Adam Loberg, representing the cell phone people, came forward explaining what they intended to do. The intent at this time was to access the parcel where the tower would be placed, which was on the south end of the Strieter property on Pewaukee Road, from the existing farm house access on the north end of the property. It was expected that, eventually, the access to the tower would be from the south end of the property due to the fact that there probably would be a rebuilding of Pewaukee Road sometime in the next ten year period. That rebuilding could probably remove the existing northern access to the property.

There was some discussion on the matter in which it was pointed out that the CSM shows a 30 foot easement along the east side of the proposed cell tower lot next to the highway. Chairman Klein suggested that maybe that easement should go along both properties shown on the CSM in order to ensure that there may eventually be a frontage road to Pewaukee Road in that location even though it was very high in the air.

At that point, there being no further comments or questions, Chairman Klein opened the public hearing at 7:18 PM and asked if there was anyone who wished to speak either in favor of or in opposition to the proposal. There being none, Chairman Klein closed the public hearing at 7:18 PM.

There was some further discussion regarding the proposal. Mr. Weigel indicated that there were problems with the access as is shown on the CSM. The CSM would have to be modified somewhat to accommodate future access to both the lots that are being created by that document.

At that point, a motion was made by Mr. Janka, seconded by Mr. Linsmeier to recommend approval of the rezoning contingent upon the property easements being placed on the CSM and also contingent upon approval of the final configuration of the cell tower. There was no discussion regarding this item and the motion passed unanimously.

A motion was made by Mr. Linsmeier, seconded by Ms. Wunder to recommend approval of the CSM contingent upon staff approval of the revised map before any construction is completed on the property. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING A PETITION FOR A CONDITIONAL USE PUBLIC HEARING FOR ECO-SITE TO ERECT & OPERATE A CELL TOWER ON THE STRIETER PROPERTY LOCATED AT W240 N3415 PEWAUKEE ROAD & APPROVAL OF THE BUSINESS PLAN OF OPERATION (PWC 0904998)

Mr. Loberg indicated that the conditional use was for the ability to place the monopole on the site that was just proposed to be rezoned. Chairman Klein indicated his concerns about having more than one monopole in this area, considering that there were cell connections on the Village water tower right next door to this particular property and just south of that, there were cell facilities on the City water tower. While the new water tower that is going to be built in 2016 by the City would not have any cell facilities on it, the City had made an agreement years ago that if the cell equipment was taken off the existing City water tower, the City would allow another stand-alone cell tower to be built on its property to house the cell facilities. He indicated that it would be wiser and would seem to be much cheaper if the people who wanted to be on the City's water tower could co-locate on this tower that was being proposed by Eco-Site or vice-versa. It was his suggestion that perhaps they get together to do that.

At that point (7:38 PM) Chairman Klein opened the public hearing and asked if there was anyone who wished to speak either in favor of or in opposition to the proposal.

Ms. Renee Robins came forward and indicated that she lived next door to this site in the Village and wanted to know what it would look like and how tall and what impact this would have, if any, on her property. The drawings of the site and the elevations of the tower were shown to her, indicating that it would be one tower sticking up in the air and it would obviously be different than the view she has now. The indication was that there would be little or no impact in terms of her concern about radiation. There would be virtually no radiation off the site

from this tower according to Mr. Loberg. She indicated that while she was not happy about the view, she had no other concerns.

At that point, there being no further comments or questions, Chairman Klein closed the public hearing at 7:42 PM.

There was further discussion. A motion was made by Mr. Coursin, seconded by Mr. Janka to recommend approval of the conditional use for this site to build a tower contingent upon the rezoning and the CSM being approved for the Strieter site as discussed earlier and that the Eco-Site people meet with the people who are now located on the City's water tower to determine if they could agree on a co-location of their cell facilities. In the discussion on the motion Chairman Klein indicated that it would seem to him that it would be wise for the people that are on the City's tower to move to this new site that was being built because that would probably be built before the new tower could be built on the City's site. After a brief discussion regarding this item the motion passed unanimously.

DISCUSSION & ACTION REGARDING A PETITION FOR A CONDITIONAL USE PUBLIC HEARING FOR EDGEWATER OF PEWAUKEE TO OPERATE THE FORMER SAND BAR SPORTS BAR LOCATED AT W278 N2315 PROSPECT AVENUE & APPROVAL OF THE BUSINESS PLAN OF OPERATION (PWC 0935977)

Mr. Bernie Kook came forward noting that he had bought the entire business and the property and he would be operating not only the restaurant, but he would also be operating the boat slips and the apartment that was rented out to separate individuals. He noted the history of the old Edgewater Inn in this area and indicated that what he wanted to do was bring this building back to more of a neighborhood restaurant and bar and pub with less noise and less problems that had been the order of the day for the past several years. He was in the process of replacing the patio and deck and rebuilding those to make them safer. It is not his intent to expand the property at all in any way. He wanted to restore the perception of the public. He noted that there were 32 boat slips and the apartment which again he said he would continue to rent. He noted the parking problems and consequently he was buying the Slice 'N Dice restaurant two properties south on the same side of the street and hoping to use that parking space as well for any overflow from this property, which he was going to call 'Edgewater of Pewaukee'.

There were some questions regarding the noise. It was indicated that the noise has been reduced somewhat already. It was noted that 9:00 PM was the cutoff time generally for outdoor music in the area except for the two nights on Friday and Saturday night which was allowed to go until 11:00 PM. Mr. Kook indicated that he had no problem with those hours in terms of outside music as long as people could still sit on the patio area until closing. Mr. Kook indicated that he did have some horseshoes but that was not a big deal. Ms. Wunder questioned why horseshoes until 2:00 AM. Mr. Kook said there would be no horseshoes after dusk and maybe not at all. Anything having to do with horseshoes or bag toss for that matter would all be done in daylight hours.

At that point (8:00 PM), Chairman Klein asked if there was anyone in the audience who wished to speak either in favor of or in opposition to the proposal.

Mr. Jim Tierney indicated that the noise goes into his home over on Edgewater Drive. He noted that it had been better in the last few months. The question was, could there be a fence on the south side of the property. It was indicated that yes, a fence could be built there if that was needed to help block any noise from the property.

Ms. Kathy Gutenkunst indicated that she and some of her neighbors in the area noted that the biggest problem was parking and wondered if the Slice 'N Dice was going to have enough extra parking spaces to accommodate any overflow from this property. Mr. Kook indicated it was his view that that would be the case. There would be enough parking between the two sites. She recommended that if the Plan Commission gave approval for this, they come back in a certain period of time and take a look at this property as relates to further use.

At that point, there being no further comments, Chairman Klein closed the public hearing at 8:09 PM. It was noted by Mr. Kook that his number was 414-350-1133 and if anyone wanted to call him, he would be happy to talk to them about the site and what he was doing with it and what was going on there at any particular time.

Mr. Harris indicated that probably an indefinite period should be allowed to come back and look at this property to see if everything is being taken into consideration.

There was some discussion by the Plan Commission on the boat slips. Mr. Kook indicated that he was not leasing any slips to the Good Times people who had operated several slips and re-rented them to people. All of the slips would be rented by himself.

Mr. Coursin reiterated that he saw no reason why horseshoes or bags would be operated after sundown. Mr. Kook indicated that he had no problem with that.

A motion was made by Mr. Coursin, seconded by Ms. Wunder to recommend approval of the conditional use permit for the Edgewater of Pewaukee restaurant and tavern contingent upon the parking being made available at the Slice 'N Dice restaurant up the street and continued operation pursuant to the outdoor activity permit. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING AN OUTDOOR ACTIVITY PERMIT FOR EDGEWATER OF PEWAUKEE LOCATED AT W278 N2315 PROSPECT AVENUE (PWC 0935977)

This was a standard outdoor permit in which the determination was made as to activity outside of the building, in this case it was the new Edgewater of Pewaukee restaurant and tavern.

Chairman Klein opened the public hearing at 8:28 PM asking if there was anyone who wished to speak either in favor of or in opposition to this proposal. It was pointed out that any outdoor music or activity of any kind had to be closed down at 9:00 PM Sunday thru Thursday

and must be closed down by 11:00 PM on Friday and Saturday evenings. Mr. Kook would have to continue the noise abatement, particularly on the southwest side of the restaurant during the regular music hours.

At that point (8:28 PM), there being no further comments or questions, Chairman Klein closed the public hearing.

A motion was made by Mr. Linsmeier, seconded by Ms. Wunder to recommend approval of the outdoor activity permit for Edgewater of Pewaukee with the understanding that the hours would be as discussed as relates to any outdoor music activity and that Mr. Kook would continue helping out with the noise abatement situation from the property. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE RE-VISITATION & CLARIFICATION OF THE KAVE SITE & BUILDING PLAN ON THE MOKROS PROPERTY LOCATED AT W237 N689 OAKRIDGE DRIVE (PWC 0967979001)

Representatives of the proposal including Bob Williams came forward and Mr. Weigel pointed out that he had written comments (see file) regarding his concerns about the size of the disturbed area. There were questions about sprinkling the property. It was pointed out that the site was just under the size to require being sprinkled so the property would not be sprinkled. He noted that the new building was four feet higher than the bike shop, which was only about 20 feet away. There needed to be some determination as to how to resolve the stormwater issues as relates to that difference in height between the building as well as the entire site. He also noted that the proposal that was being made came up to just under the land surface necessary for the building of a pond on the site. He noted that any land surface that was disturbed would have to be less than the regulation, and if they didn't and they went over, and one of the builders decided to pull his equipment off outside of the boundary of what was to be disturbed, then a pond would have to be built because the disturbance site would have been enlarged.

There was some question about the location of a fire hydrant in the area. It was pointed out that there was a hydrant just to the east of the property and they thought that would suffice. At the very most, the hydrant might have to be brought from across Bluemound Road to the property. There was a discussion about moving the driveway slightly and it was noted that there would be weekly inspections of any activity on the site.

It was pointed out by the members that they thought the building itself was very nice and it would be a very nice building in the area and had no problem with the building itself, or for that matter, the use of the building.

A motion was made by Mr. Coursin, seconded by Mr. Janka to recommend approval of the Kave property development with the understanding that Mr. Kave would have to comply with the requirements that were set out in the recent letter from the City Engineer and would also have to comply with any requirements by the Fire Chief. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE SHORELAND MITIGATION PLAN FOR THE BUTLER PROPERTY LOCATED AT W278 N2945 ROCKY POINT ROAD (PWC 0934064)

The representatives of the Butler property came forward. It was noted by the City Engineer that his staff had looked at the mitigation proposal and noted that it was one of the best they had seen and everything looked fine and there would be no problem if the measures shown on the mitigation plan would be completed. It was their recommendation that the mitigation plan be approved.

A motion was made by Mr. Linsmeier, seconded by Mr. Coursin to approve the mitigation program for the Butler property. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE STRATEGY FOR UPDATING THE CITY LAND USE/TRANSPORTATION PLAN FOR 2035 TO 2050

Mr. Clinkenbeard pointed out that in the past, when the City and most other communities had a long range, that long range plan was periodically upgraded and revised to extend it further into the future as a community plan. In this case, the City of Pewaukee has a series of 15 neighborhood plans that make up a detailing of the land use and transportation elements of the City's Comprehensive Plan for the year 2035 and therefore, being more detailed, there could be a better specific description of the use of the parcels and the impact of that use on the community as a whole. He recommended that instead of waiting until all of the neighborhood plans could be updated and the discussion formatted that the City place the neighborhood plans in a priority schedule and actually review and approve the neighborhood plans individually and eventually once they were all updated to the year 2050 and approved individually, they would be put together, much like a puzzle, into the new 2050 community plan and that community plan could then be approved as well. In the meantime there would be approval of each individual neighborhood plan as time went on. Perhaps maybe by the end of 2016 all of the neighborhood plans could be approved. It was his suggestion that it be done this way and that the first neighborhood plan that would be looked at would be the North Bluemound Neighborhood Plan for the year 2035 up-dated to 2050.

It was the consensus of the Plan Commission that the Plan Commission and staff should proceed as suggested by Mr. Clinkenbeard. Mr. Clinkenbeard indicated that he had hoped to be able to get something to the Plan Commission by February to review, and after that we would go to a public hearing on the plan and move on.

At that point, there being no other business for the Plan Commission to consider, a motion was made by Ms. Wunder, seconded by Mr. Janka to adjourn the meeting. The meeting adjourned at 9:00 PM with everyone wishing each other a Merry Christmas and a Happy New Year.

Respectfully submitted,

Harlan E. Clinkenbeard,
CDD/City Planner