MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
JANUARY 15, 2015

Members present were Chairman Scott Klein, Michael Hasslinger, David Linsmeier, Sean Sullivan and Christine Wunder. Also present was Maggie Wagner, Assistant 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 then asked everyone to stand for the Pledge of Allegiance.

Chairman Klein asked if there were any changes or corrections to the minutes of December 18th, 2014 meeting. There being none, a motion was then made by Ms. Wunder, seconded by Mr. Hasslinger to approve the minutes of the December 18th, 2014 meeting as transmitted. There was no discussion regarding this item and the motion passed unanimously.

SITE, BUILDING & PLAN OF OPERATIONS FOR SUNBELT RENTALS ON THE HARRIS LUMBER YARD SITE LOCATED AT W231N1125 REDFORD BLVD. AT THE CORNER OF I-94 & CTH F (PWC 0965999002)

Ray Rodenbeck and Mike Rodenbeck came forward and introduced the other members of the Sunbelt group. He described the site and indicated that they were proposing to clean up and paint the buildings on the site and clean up the site itself, and they would pave some areas. Most of the equipment they would have, which included construction type equipment, front end loaders, scissor lifts and generators stored on trailers, would be inside, but some because of their size would have to be stored outside as well. He noted on the drawings that had been provided, the locations of the outside storage.

Chairman Klein asked about the equipment. The representative of Sunbelt said about 35 percent of the equipment are scissor lifts. All of the equipment is rented out and most of the equipment is actually taken to the site of the renter by the Sunbelt people. There were also some utility trailers that would be stored to haul things like grading rollers and sheep’s foot graders and that type of thing. There were also some general outside storage, but no storage of materials. He noted that six months of the year most the equipment is out for rental and is not even on the site. The average age of the equipment is about three years and after that, it is recycled or replaced.

Mr. Hasslinger asked about landscaping. He noted that there needed to be some landscaping between the site and the freeway and the Plan Commission would need to see a plan for that.

They noted that at least 75 percent of all of their rentals are by contractors. Less than ten percent of their activity is walk in traffic, so there would not be a great deal of drive-in traffic. They indicated that lighting would be minimal and mainly just to light the site for safety and police use.

Mr. Sullivan asked about the use of the tall sign on the property. They indicated that yes, they wanted to use that sign. They would also have a sign on the main building on the property as shown on the drawings.

They asked the Plan Commission what they need to do to get the use approved. There was some discussion on that question indicating that there needed to be landscaping along the freeway because we did not want to see the equipment as their neighbor to the north has out in the open. Mr. Sullivan suggested that they have a topo map of the site so that we could see the elevation difference between the land along the freeway and the rest of the land.

In a question regarding the southern parking lot, they indicated that they probably would not use that parking lot at all. While they were leasing this site, if it was theirs, they would probably take it out, but that is not their business to do.

There was some more brief discussion after which it was suggested that they go back to the drawing board and come back at a future meeting to talk about final approval.

SHORELAND MITIGATION PLAN FOR THE BELL PROPERTY LOCATED AT N37 W26717 KOPMEIER DRIVE (PWC 0894028)

Mr. Clinkenbeard pointed out that this was one of two mitigation proposals at this evening's Plan Commission meeting and he indicated the need for mitigation where the lot owner wanted to go beyond the 27.5 percent of the property that could be impermeable, meaning buildings and the asphalt and concrete on the ground, and with mitigation they could go to a maximum of 35 percent along the lake. That is what the Bells were here to do.

Ms. Wagner indicated that she had written comments that the Plan Commission had before them and a copy was given to the Bells and the Bell's representative. She noted that there could be back up and potential clogging on some of the drains and there needed to be an outlet or a cleanout put in those drains to relieve the back up.

There was discussion on the various methods of how to trap water on the site, including the no-mow areas on the site. There was a discussion on that. Mr. Bell was concerned about high grass and wanted to know how high he had to leave the grass. It was pointed out that except for the walkway to the lake, within 30 feet of the lake the grass should be left at a fairly high height, at least eight inches. The whole idea is to trap and filter water coming off of the site. It was noted that the Bell's property was fairly steep.

Mr. Bell indicated he was also worried about the neighbor's water from their down spouts coming on to his property. It was pointed out that they cannot do that and they would have to deal with that from their standpoint and if Mr. Bell has problems with that, he needs to talk to his neighbor. He indicated he wanted help from the City. The City said they would look into seeing what was being done by the neighbors in the areas.

After more brief discussion, a motion was made by Mr. Hasslinger, seconded by Ms. Wunder to approve the mitigation plan as presented and revised by Ms. Wagner. It was pointed out that once they had finalized their plan, they needed to bring it back to the staff. It was suggested that they meet with Ms. Wagner in that regard. It was also pointed out that once the plan is approved by staff, they need to record the mitigation documents with the County Register of Deeds and placed on the property deed.

SHORELAND MITIGATION PLAN FOR THE FABYAN PROPERTY LOCATED AT N29 W27384 PENINSULA DRIVE (PWC 0933044)

Mr. Clinkenbeard pointed out that this was a little different than the Bell property in that the property in this case was almost "dead flat" with very little slope to the property.

Mark Augustine came forward as a representative of the Fabyans to discuss the matter, indicating that he had put together a plan. Ms. Wagner indicated that she also had a one page report on this mitigation as well, which was provided to the Plan Commission and to the Fabyans.

There was some discussion indicating the adding of clay liner to solve some of the concerns that were expressed in Ms. Wagner's report. The owners indicated they preferred not to have rain gardens because they were very hard to maintain and because of that, they usually get forgotten over time and simply fill in.

There was some more discussion in which it was pointed out that this was a tough plan because much of the water on the property would naturally seep in as far as it could with as flat as the land was. It was noted that any property on Peninsula Drive had a very high water table and so the subsoil is naturally wet.

After a brief discussion, <u>a motion was made by Mr. Hasslinger, seconded by Mr. Linsmeier to approve the Fabyan mitigation plan with the understanding that Ms. Wagner's comments would be taken into consideration.</u> There was no discussion regarding this item and the motion passed unanimously. It was pointed out that the Fabyans and the representatives needed to contact Ms. Wagner to discuss her concerns, and after finalizing the plan they needed to record the documents with the County Register of Deeds so it would be placed on the property deed.

CONCEPTUAL PROPOSAL BY MR. & MRS. KAVE TO REZONE FROM B-1 COMMERCIAL TO B-3 COMMERCIAL AND DIVIDE THE MOKROS BICYCLE SHOP PROPERTY ON BLUEMOUND ROAD INTO TWO PARCELS FOR THE PURPOSE OF BUILDING A SMALL OFFICE BUILDING (PWC 0967979001)

Mr. Kave came forward asking if he can split the property. It was indicated that yes, it appeared that that could be accomplished. He noted that they wanted to put up about a 2,600 square foot office building, which would look more like a house than a commercial building. He has eight employees. There was some discussion about this and it was pointed out that seeing as this was conceptual, it looked fine. Mr. Kave pointed out that he had already been to see the County about access and they had worked out that they could move the Bluemound Road access to the newly created parcel and remove the Bluemound Road access from the other half of the division was where the current bicycle shop and house were located because that property had access off of a Oakridge Drive. The new Bluemound Road access would serve the new office building and the bicycle shop.

Generally, it was pointed out that, conceptually, this looked like a good use for the land and a good property. It was suggested that he continue with his proposal and bring back a final plan and a petition for rezoning the land signed by the land owner, if he wants to continue.

At that point, there being no other business for the Plan Commission, a motion was made by Mr. Hasslinger, seconded by Mr. Sullivan to adjourn the meeting. The meeting adjourned at 8:25 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
City Planner