

In Attendance

Mayor S. Bierce, C. Coursin, T. Janka, D. Linsmeier, S. Sullivan and C. Wunder.

Also in attendance:

City Planner H. Clinkenbeard, Deputy Clerk A. Hurd, Administrator S. Klein, Department of Public Works Director J. Weigel and Community Services Director K. Woldanski.

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 July 20th, 2017

A motion was made and seconded (C. Coursin, T. Janka) to approve the minutes of the July 20th, 2017 meeting as transmitted. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Petition for a Rezoning PUBLIC HEARING for Gene Brittain to Rezone Property Located at the Intersection of Bluemound Road and STH 16 at Morris Street From Rd-2 Two-Family Residential to Rs-3 Single-Family Residential (PWC 0925994002 & PWC 0925994003)

The petitioner, Steve Czysz, stated he wants to get the property back to the zoning it used to be. Mr. Brittain and Mr. Czysz came forward several months ago to rezone the parcel from single-family to Rd-2 and divide it into two half-acre parcels in order to put a duplex on each of the half-acre parcels. The petitioners now want to go back to square one and turn the entire lot back to Rs-3 single-family.

Administrator Klein stated that Attorney Riffle has prepared a rescission ordinance which makes this go back to the way it was. All the Plan Commission has before them tonight is if they agree to put this back to one lot and rezone it. He stated the Council must make the final decision on this. Mr. Clinkenbeard stated the Common Council would worry about getting back to one lot with the CSM.

Mr. Weigel noted that the certified survey map has now been recorded at the Register of Deeds office as two lots. Mr. Klein suggested going thru the rezoning tonight and making it contingent upon submitting the certified survey map.

Chairman Bierce opened the public hearing at 7:07pm. No one in the audience wished to speak and the public hearing was closed.

A motion was made and seconded (C. Coursin, C. Wunder) to approve the rezoning contingent upon the CSM. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding Certified Survey Map PC #171019-1 for the Gene Brittain Property Located on Bluemound Road (PWC 0925994002 & PWC 0925994003)

Discussion took place during item #3.

5. Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the Quarry Neighborhood (Map 9)

Mr. Clinkenbeard noted there would be a proposed change to a transition area on Bluemound Road, and it would be either commercial or offices. There is also an area along the west side of Badinger Road that is shown as industrial on the 2035 plan but has been changed to all offices on the 2050 plan.

The only change on the north side shows that we are keeping the woodlands next to Busse Road on the north side of Bluemound Road as forest land where the new industrial building is going in.

Chairman Bierce opened the public hearing at 7:15pm. No one in the audience wished to speak and the public hearing was closed.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the 2050 Land Use/Transportation Plan for the Quarry Neighborhood. Motion Passed: 6-For, 0-Against.

6. Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the Office/Industrial Neighborhood (Map 10)

Mr. Clinkenbeard stated this neighborhood was bounded on the south by I-94, on the west side by STH 164, on the east by CTH F/Redford Boulevard, and on the north by the CP Railroad. The area on the 2035 plan shows a cul-de-sac that has now been built with houses on both sides of street. The farm property proposed is an extension of the Hawks Meadow subdivision.

Chairman Bierce opened the public hearing at 7:18pm.

Beth Yenerick from Sussex stated her grandparents and parents own the farm next to Hawks Meadow and questioned if it would be zoned residential or industrial or if it would be changed. Mr. Clinkenbeard stated the proposal is to keep it planned for the same use (single-family residential) as Hawks Meadow.

Chairman Bierce closed the public hearing at 7:20pm.

A motion was made and seconded (D. Linsmeier, C. Coursin) to approve the 2050 Land Use/Transportation Plan for the Office/Industrial Neighborhood. Motion Passed: 6-For, 0-Against.

7. Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the City Center Neighborhood (Map 11)

Mr. Clinkenbeard stated the neighborhood is bounded by STH 164, the Pewaukee River on the west side of the neighborhood and I-94 on the south end of the neighborhood. The only change from the adopted 2035 plan is the area on the south side of Watertown Road in the northwest corner of the neighborhood. The 2035 plan shows it as all residential next to Boomers, but for the 2050 plan it

could go either residential or industrial because there is so much industrial surrounding the neighborhood, so we show both as a possibility.

Chairman Bierce opened the public hearing at 7:23pm. No one in the audience wished to speak and the public hearing was closed.

A motion was made and seconded (T. Janka, C. Wunder) to approve the 2050 Land Use/Transportation Plan for the City Center Neighborhood. Motion Passed: 6-For, 0-Against.

8. Discussion and Action Regarding the Redo of Certified Survey Map PC #171019-2 for Payne & Dolan/Waukesha Lime & Stone for a Combination of Properties on Bluemound Road and Badinger Road for a New Office Building (PWC 0912980)

Mr. Clinkenbeard stated the CSM was approved back in June of 2016. The idea was to combine the three lots and rezone the property so that Waukesha Lime and Stone could build a new office building on the site. The CSM shows a frame building which has already been torn down and the new office building has already been built. The lots need to be combined but the CSM was never recorded and the County won't take a certified survey map after 60 days.

A motion was made and seconded (T. Janka, C. Coursin) to approve CSM PC #171019-2 for Payne & Dolan/Waukesha Lime & Stone for Properties on Bluemound Road and Badinger Road. Motion Passed: 6-For, 0-Against.

9. Discussion and Action Regarding the Redo of Certified Survey Map PC #171019-3 for Payne & Dolan/Waukesha Lime & Stone for a Combination of Properties on Bluemound Road for a New Asphalt Plant

Mr. Clinkenbeard stated this was combining three properties to build a new asphalt plant. The plant is already up and running. This was initially discussed in the fall of 2016 but was not recorded.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve CSM PC #171019-3 for Payne & Dolan/Waukesha Lime & Stone for Property on Bluemound Road. Motion Passed: 6-For, 0-Against.

10. Discussion and Action Regarding the Site and Building Plans for a Columbarium for the Fox River Church Located at N34 W23575 Capitol Drive (PWC 0907999001)

Mr. Coursin recused himself at this point, because of his personal involvement in the proposed project.

Mr. Jason Talbot, the lay leader of the church, stated they would be using an Icoff columbarium and it is the same model as Galilee Lutheran Church in Pewaukee. The plan is to build a memorial garden adjacent to the parking lot. It would be a granite manufactured product.

The intent is to hire Stier Construction to build the columbarium and the lead time is about six months. The landscape plan will match architecturally with the rest of the property.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the columbarium for the Fox River Church. Motion Passed: 5-For, 0-Against, 1-Abstain (Coursin).

11. Discussion and Action Regarding the Proposed Concession and Rest Room Facilities Building at the Sports Complex on Lindsay Road to Serve the General Field Sports Area of the Complex (PWC 0869999002)

Park Director Kelley Woldanski stated the soccer club has agreed to build a concession stand on the soccer side of the park. The same architect that did the baseball side is doing this side so there will be consistency between the two buildings.

There have been some minor tweaks in the layout of the building by Joint Board, but the Board recommends that the Plan Commission approve of this.

Ms. Woldanski stated they have not yet determined when it will be built because they needed Plan Commission approval in order to bid the project out, and it also depends on the funding. It is a partnership between the Park Department and the soccer club. Ideally, it would be next year, but it all depends.

It was noted that they are waiting on the final civil drawings.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the concession and rest room facilities building at the Sports Complex. Motion Passed: 6-For, 0-Against.

12. Discussion and Action Regarding a 39 Lot Single-Family Residential Subdivision Located on Bluemound Road Adjacent to State Highway 16

Mr. Clinkenbeard stated there are three properties to this. The northern property is all wooded, there is a narrow strip formerly owned by Charlie Borisch, and there is a larger site on the south side. The idea is to purchase the three lots, combine them, and build a subdivision.

The neighborhood plan for this area calls for it to be medium density residential development, which matches what is being proposed.

Mr. Sullivan questioned if there has been any storm water management discussion? The petitioners stated they do not have a plan at this time, but that would be the next step with a preliminary plat. That would get submitted together along with the rezoning.

Mr. Clinkenbeard noted that outlot 3 would be a natural to collect water, but the question was if there would be enough capacity in the three outlots to handle storm water drainage of the site? Water cannot be run onto the County lands or onto the lands to the south, as there is some single family development in that area.

Chairman Bierce was under the impression that we did not want to build subdivisions with only one entrance. Mr. Clinkenbeard stated that was the normal situation. The only way to get out was to the south and they could not put more than one entrance on a County trunk highway within 750 feet of another driveway.

Discussion took place regarding the various lots and the street possibilities.

Mr. Weigel pointed out that there are three regions in the City where developers have contributed funds for infrastructures such as sewer lift stations and transmission mains. In all three areas, there are agreements with the funding developer that we would collect special assessments at time of subdivision and sale. The developers would be looking at over \$540,000 in special assessments just at the platting process.

Administrator Klein commented that the site has some heavily wooded areas and he questioned if they would really want the sites clear cut and graded to make the lots conform. He questioned if they should be looking at something else in this area so that they are not destroying a nice, natural woods.

Chairman Bierce took a straw poll of the Plan Commission members and everyone was open to moving ahead with this plan.

13. Discussion and Possible Action Regarding the Chicken Issue and Possible Alternatives

Mr. Clinkenbeard stated the Common Council said no to the idea. The proposal was to allow chickens on two-acre and one-acre lots.

Chairman Bierce felt there was very little interest in chickens at the Council and he did not think bringing it back would do any good.

14. Adjournment

A motion was made and seconded (T. Janka, D. Linsmeier) to adjourn the meeting at 8:05pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk