

**MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
OCTOBER 15, 2015**

Members present were Chairman Scott Klein, Craig Coursin, Dave Linsmeier and Sean Sullivan. Also present were Public Works Director Jeff Weigel, 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. 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 the September 17, 2015 meeting. There being none, a motion was made by Mr. Linsmeier, seconded by Mr. Coursin to approve the minutes of the September 17, 2015 meeting as transmitted. There was no discussion regarding this item and the motion was approved unanimously.

DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING PUBLIC HEARING FOR SCOTT & LAURIE STOLLENWERK & JAMES & JODY KANTERS TO REZONE THEIR PROPERTIES LOCATED AT N17 W25081 & N17 W25045 BLUEMOUND ROAD FROM A-2 AGRICULTURAL & RS-1 SINGLE-FAMILY RESIDENTIAL TO M-6 MIXED INDUSTRIAL USE (PWC 0948995 & PWC 0945989001)

Scott Stollenwerk and Dominic Ferrante from Briohn Builders came forward indicating that what they were proposing was very similar to what had been proposed on the site several months ago, namely at least two large limited industrial buildings with a total of 400,000 square feet on the entire site. (The Kanters were in the audience). They were proposing the rezoning so they could proceed. There was some discussion in which Mr. Clinkenbeard and others pointed out the problems that the City has of rezoning this site without full development plans for the site. Mr. Clinkenbeard pointed out that we had not done that in that past and we needed to see detailed development plans for the site. It was also pointed out that there were some contingencies that had to be ironed out related to public sewer availability and also the City was in the process of reviewing the 2035 plan for the City and preparing a 2050 plan that probably wouldn't be finalized until late winter or early spring of next year. The representatives indicated that they still wanted to go ahead if they could with the rezoning.

At that point (7:12 PM) Chairman Klein opened the public hearing and asked if there was anyone in the audience who wished to speak in favor of or in opposition to the proposal.

Mr. Steve Johnson indicated that he was there representing others but they were against the industrial development in this location. There was discussion about the sewer assessment because Mr. Johnson wanted to know if there would be any additional sewer assessment to the existing residences if this proposal was eventually approved. There was some discussion in which it was surmised that it was unlikely that the City would go back and add additional assessment to the existing residents. Additional assessment, if any, would probably have to be picked up by the developers of this land.

Chairman Klein read a letter from Mr. Kiser, a citizen who resides in the area, indicating his concerns about various points (see file) and indicated that until there was a more definitive proposal and the people in the neighbor could really see what was being proposed, they were against this rezoning.

Mr. Stollenwerk asked if it was possible to get conceptual approval of this kind of use, rather than a final approval.

At that point, there being no further comments from the audience, Chairman Klein closed the public hearing at 7:30 PM. There was then further discussion. It was pointed out that yes, there is a possibility that they could get conceptual approval in light of the fact that the Plan Commission had talked about changing of the land use plan in this area because of the shallow water table and the fact that it was unlikely that a single-family subdivision could be built on this land. The land was probably best suited for on-slab construction similar to industrial use construction.

It was pointed out that the Plan Commission would either have to approve this tonight or deny it unless the representatives of the two families agreed to ask the City for an extension of this proposal for a period of time. The representatives of the two families indicated that they would be willing to provide an extension if the City would go along with that for some period. There was then some discussion about the amount of time. It was determined that the earliest that any feedback could be had regarding the long range land use plan would be at the February meeting. It was then agreed between the Plan Commission and Mr. Stollenwerk and the Kanters that this proposed rezoning would be brought back up at the February meeting. It was pointed out that at that time, it would have to be determined whether or not there had been enough public input to the plan to make a final determination.

At that point, Chairman Klein asked the Plan Commission members if they had any problems with conceptually approving. The Plan Commission members indicated that probably not.

A motion was made by Mr. Coursin, seconded by Mr. Linsmeier on the request of the petitioners to approve the proposal conceptually but delay any further action or activity on this proposal until the February 2016 meeting of the Plan Commission. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING PUBLIC HEARING FOR YENCH PROPERTIES LLC TO REZONE THEIR PROPERTY IN THE SW QUADRANT OF THE INTERSECTION OF YENCH ROAD & LYNNDAL ROAD FROM RS-2 SINGLE-FAMILY RESIDENTIAL TO A-2 AGRICULTURAL AND CERTIFIED SURVEY MAP PC #151015-1 TO DIVIDE THE YENCH LLC PROPERTY ON YENCH ROAD INTO NO MORE THAN FOUR PARCELS (PWC 0885996)

Mr. Clinkenbeard pointed out the location of the site. Mr. Mierow came forth representing Yench Properties LLC indicating that what they were now proposing was a creation of four lots, two ten-acre lots, a two-acre lot on Yench Road, and then the remainder of the site that would be greater than ten acres. It was noted that the proposed two-acre lot was already zoned Rs-2 so that didn't need to be rezoned. The developable land on the two ten-acre lots and the larger remnant lot are currently

zoned Rs-2 and they were what would be rezoned to A-2 agriculture. Chairman Klein noted that this was one of the first times in a long time that we were being asked to actually ‘down-zone’ land from residential to agriculture. Mr. Mierow indicated that at some future date, probably beyond a five year period, he would probably want to rezone the larger remnant lot, (lot #3) on the certified survey map, into two or three two-acre lots at that time.

Mr. Weigel pointed out that there were a number of stormwater management concerns about this property in light of the fact that it was a very steep property and the water that comes off the land would flow across multiple properties in the area and something would have to be addressed in that regard, not only for this initial division, but also for future divisions of the land.

There was some more discussion after which Chairman Klein opened the public hearing at 8:01 PM and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to this proposed rezoning. There being none, Chairman Klein closed the public hearing at 8:01 PM.

At that point, a motion was made by Mr. Coursin, seconded by Mr. Klein to rezone the developable land on the property, as indicated and shown on the accompanying certified survey map as lots 1, 2 and 3, from Rs-2 to A-2 Agriculture with the understanding that the stormwater issues as pointed out by the City Engineer would have to be addressed and at the very least, easements would have to be provided across properties to accommodate any future drainage and retention/detention pond requirements in the area. There was no discussion regarding this item and the motion passed unanimously.

A motion was made by Mr. Linsmeier, seconded by Mr. Sullivan to offer preliminary approval of the CSM PC #151015-1 dividing the Yench property as indicated into four parcels. It was pointed out again that there needed to be, at the very least, easements placed on the certified survey map to accommodate cross lot flow of stormwater and the location and building of retention/detention ponds in accordance with the City Engineers concerns. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING CERTIFIED SURVEY MAP PC #151015-2 TO COMBINE TWO LOTS OWNED BY THOMAS HAMM LOCATED AT W277 N2864 CHICAGO AVENUE (PWC 0934091)

Mr. Clinkenbeard pointed out that as shown on the aerial photograph they had been provided, Mr. Hamm’s house actually straddles a lot line and Mr. Hamm was simply trying to make the lot conforming to City requirements by combining the lots.

A motion was made by Mr. Coursin, seconded by Mr. Sullivan to recommend approval of the certified survey map PC #151015-2 as submitted. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE SITE & BUILDING PLAN FOR THE QUAD/GRAPHICS GARDEN PLOT ON THEIR LAND LOCATED AT W224 N3322 DUPLAINVILLE ROAD (PWC 0912994)

Mr. Clinkenbeard pointed out that this was the land across the street from the plant on Duplainville Road that had previously been proposed as a truck staging area. That had not come to fruition and now the staff of Quad/Graphics wanted to put a garden plot on the site where they would grow fruits and vegetables that would be given away to needy people. There was some discussion on how this was being done and the gentleman representing Quad/Graphics indicated that the little plots would be raised off the ground.

They proposed to fence the area. There was some discussion about that. It was indicated that they would have to obtain a fence permit, but otherwise this was probably a good idea and there was no problem putting a garden like this in an industrial area. It was indicated that there was really no need for any official action. This was simply okay to do and he just needed to come in for a permit for any fence or if there was any electrical work to be done on the property, they would have to get an electrical permit for that.

DISCUSSION & ACTION REGARDING THE CONCEPTUAL SITE & BUILDING PLAN FOR THE LAZYNSKI/MORRIS PROPERTY LOCATED ON LINDSAY ROAD BY MARK NEUMANN (PWC 0869996 & PWC 0872996)

Mr. Neumann came forward along with his engineer, indicating that they had a new plan for the site. They had to abandon the single-family uses because of the problems with bedrock and water table and other concerns regarding residential development on that site. What they were now proposing was to simply build four multi-family buildings that would have a total of 104 units, versus the 80 multi-family units they had on the previous plan along with the 36 single-family units. The number of units was actually being reduced on the site but they would all be multi-family, but all four multi-family buildings would be placed on the north end of the site. Over 50 percent of the site would remain in open space with the trees and plantings with the idea that perhaps there would be walkways throughout that area as planned, for the use of the people that would be in the 104 apartment units on the northern one-third of the site.

There was some discussion about how this would be done. Mr. Neumann indicated that they obviously would remove all of the building and debris and clean up the property as it now stands. They would probably build one or two buildings at a time starting sometime in the spring of next year. There would need to be another rezoning of the property, and consequently there would be a public hearing and if the Plan Commission had no problem with this conceptually, they would be back with their proposed rezoning and a more specific development plan for the site.

Mr. Sullivan indicated his continued concerns about the traffic at the intersection of STH 74 (CTH F) and Lindsay Road. He noted that along with the activity from the new City park on Lindsay Road west of the highway and the development already in the area, plus the new single-family development that was coming to the east, plus this new multi-family development, he was very concerned about traffic accidents at that intersection. It was pointed out that that problem would have to be resolved by the state, seeing as it was a state trunk highway. (It should be noted that that

particular highway will be converted to a continuation of CTH F beginning November 1st, 2015, so actually the county will be the transportation agency involved in regard to signalization of the intersection).

The question was asked about conceptual approval. Every one of the Plan Commissioners, including Mr. Sullivan, indicated that they didn't have any problem with this proposal because of the situation, but all were concerned about the traffic signalization and it was pointed out that probably without the development and without the additional traffic, nothing would be done about the signalization of that intersection.

Mr. Neumann said that he heard what the Plan Commission said and would probably be back sometime in the next month or so.

DISCUSSION & ACTION REGARDING THE BUILDING PLAN FOR THE REVISION OF THE CITY HALL ROOF

Chairman Klein indicated that they had been looking at the problem of the current roof on City Hall. There were leaks in many of the areas and the leaks were not able to be surmounted and it was unnecessary to simply rebuild the roof. It was being proposed to place a membrane roof over the current roof and the new membrane roof would actually look much like the standing seam roof that is now on the City Hall. There was some brief discussion on that.

A motion was made by Mr. Linsmeier, seconded by Mr. Sullivan to recommend approval of the building plans for the new roof on City Hall. There was no discussion regarding this item and the motion passed unanimously.

At that point, there being no other business for the Plan Commission to consider, a motion was made by Mr. Linsmeier, seconded by Mr. Coursin to adjourn the meeting. The meeting adjourned at 8:56 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
City Planner