

**In attendance:**

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier, S. Sullivan and C. Wunder.

**Also in attendance:**

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner and Deputy Clerk A. Hurd.

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 November 21, 2019 and December 19, 2019

Ms. Wagner referred to page 3 of the December 19<sup>th</sup> minutes and noted she had an error when she spoke about the Green Road traffic. She originally stated Green Road traffic was restricted during the spring weight limits from Springdale to Duplainville Road. That is incorrect and she stated it is 100 percent restricted all of the time. Truck traffic must take shortest route to their destination.

**A motion was made and seconded (B. Bergman, S. Sullivan) to approve the November 21, 2019 and December 19, 2019 minutes with the change noted.** Motion Passed: 4-For, 0-Against, 1-Abstain (Linsmeier).

3. Discussion and Action Regarding the Mental Health America of Wisconsin Fence Proposal for Property Located at W252 N4304 Sussex Street (PWC 0880997)

Mr. Fuchs stated the conditional use for Mental Health America included a condition for fencing and landscaping. The applicant submitted plans for a six foot high wood fence along the north property line, some landscaping, and repairs to the existing fencing. Staff met with the applicant and one of the neighbors on site and discussed repairing the existing fence and increasing it to six feet or finding another fencing option along their property line. Mr. Fuchs noted it was discussed to have a condition added that if the Brandt family were to build a home close to the property line that the applicant would have to install a six foot high wood privacy fence along that property line.

The other conditions being recommended are the timing of the installation, and depending on the weather, they may have to start with a temporary fence and then install the permanent wood fence. They would also need to repair the wire fence around the rest of the property.

Chairman Bierce thought the property would be totally enclosed and the fence would run the entire length of the property. Mr. Fuchs felt the fence was primarily for the concern of trespassing. He stated that it could be left open-ended and if trespassing becomes an issue, then the City can require the applicant to put a fence all the way around the property.

Mr. Michel described the property and the capacity of the home. He stated the plan is to repair the existing fence right now, and because of the weather it is unpredictable as to when they could install posts for the new fence. They will install temporary fencing along the new fence line, which would be a six foot tall chain link fence with a green privacy screen.

**A motion was made and seconded (S. Bierce, C. Wunder) to approve the plan as stated with the conditions that the City can revisit this if there are complaints about trespassing, and if the Brandts do build a home, a wood privacy fence would be installed at that point, and including the three conditions in the staff report.** Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Precision Diagnostics Located at W231 N2844 Roundy Circle East for the Purpose of Calibrating Vehicle Cameras and Sensors Post-Collision Repair (PWC 0917994018)

Mr. Fuchs stated the applicant was looking to occupy an existing 6,800 square foot tenant space. The company calibrates cameras and sensors after a vehicle is repaired after a collision. Staff is recommending approval with three conditions; ensure that there is no outdoor storage, no outdoor activities such as repairing or selling vehicles on site, and that they complete a Business Plan of Operation form and a Notice of Intent to Discharge Wastewater.

The applicant stated that there is no retail. The typical life cycle of a repair is two to four hours. The only traffic generation is employees bringing the cars in and out.

Commissioner Bergman referred to condition 2 of the staff report and questioned why they would not be able to park a customer's vehicle outside if the repair is done and space is needed in the shop. The vehicles would be ready to be picked up and would not be junked cars. Mr. Fuchs stated he was trying to make it look as clean as possible from the exterior, but had no objections to this change.

**A motion was made and seconded (B. Bergman, S. Sullivan) to recommend approval of the conditional use permit with the one change regarding completed cars allowed to be parked outside.** Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)

Chairman Bierce noted that Items 5, 6, 7 and 8 were going to be moved to the March 19<sup>th</sup> Plan Commission meeting. No action was taken.

6. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas

(Lot 2) (PWC 0951995001)

No action was taken.

7. Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)

No action was taken.

8. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)

No action was taken.

9. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Hanrahan's Small Engine Located at N15 W22180 Watertown Road for the Purpose of Servicing and Selling Lawnmowers and Snow Blowers (PWC 0960999015)

Mr. Fuchs stated the business was looking to occupy an existing tenant space for servicing and selling lawnmowers and snow blowers. They will have 2,400 square feet of office space and about 1,500 square feet of show room. Staff is recommending approval with the condition that there are no outside storage or repairs, and there are no outdoor sales of any equipment.

Commissioner Bergman questioned if they had an air exchange in regards to running small engines with an exhaust. The applicant noted everything is run outside and tested out back. The hours of operation would usually be 9am to 5pm, and on Saturday mornings they are very cautious of noise for residential neighbors.

Commissioner Linsmeier questioned if they would be purchasing any of the equipment they repair and reselling it. The applicant stated they would purchase equipment, but they hoped there would not be as many sales because of the larger show room.

**A motion was made and seconded (D. Linsmeier, S. Sullivan) to recommend approval of the conditional use with the two recommendations of no outdoor activity and no outdoor sales on site.**

Motion Passed: 5-For, 0-Against.

10. Adjournment

**A motion was made and seconded (C. Wunder, D. Linsmeier) to adjourn the meeting at 7:36PM.**

Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd  
Deputy Clerk