

In attendance:

Alderman B. Bergman, T. Janka, D. Kiser, 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

In the absence of Chairman Bierce, Commissioner Bergman 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 May 21, 2020

A motion was made and seconded (T. Janka, S. Sullivan) to approve the May 21, 2020 meeting minutes. Motion Passed: 5-For, 0-Against, 1-Abstention (Linsmeier).

3. Discussion and Action Regarding a Certified Survey Map for Swan View Farms Located at W239 N4024 Swan Road for the Purpose of Subdividing the Property Into Two Separate Lots in Order to Develop a 83 Lot Single-Family Residential Subdivision (PWC 0871996 & PWC 0871999)

Mr. Fuchs stated the properties are part of the Swan View Farms single-family subdivision development. The applicant is proposing to carve out the existing farm house and the accessory structures on the property. It does conform to the approved preliminary plat.

The applicant will be removing Lot 1 from the CSM, so it will remain as unplatted lands. The outlot will be changed to a lot to be part of the end development.

Mr. Fuchs recommended approval subject to the revisions and addressing staff comments that were sent via email on July 28th.

A motion was made and seconded (D. Linsmeier, D. Kiser) to approve the CSM contingent upon staff comments. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Waukesha County Department of Parks & Land Use to Rezone Vacant Land Located on North Avenue From LC Lowland Conservancy, UP Upland Conservancy and F-1 Floodplain to P-1 Park and Open Space, UC Upland Conservancy and F-1 Floodplain for the Purpose of Constructing a 5-Stall Parking Lot for the Waukesha County Pewaukee to Brookfield Recreational Trail and Trailhead (PWC 0959988001)

Mr. Fuchs stated the project includes a five stall parking lot at the end of North Avenue. From the parking lot there will be a 10 foot wide asphalt trail that heads south into the regional trail located within the former railroad right-of-way owned by Waukesha County. The City is requesting to work with the County to rezone the rest of the future right-of-way, as there is a mix of zoning districts within the area. Mr. Fuchs proposed that the residential zoning districts be rezoned to P-1. He recommended approval contingent on the rezoning condition, an agreement with applicant on the portion of the drive within the City right-of-

way, a condition that the applicant receive all DNR approvals and any other agencies, and the final grading, erosion control and storm water review by the Engineering Department. Mr. Fuchs added that the Zoning Board of Appeals did approve the reduction in the floodplain and wetland setback, as well as the parking setback.

Commissioner Bergman opened the public hearing at 7:09pm.

Gary Raether (W226 N1455 North Avenue) stated he was against the proposal. He felt he would be responsible for the road damage from the construction and did not feel the road was set up for this. Mr. Raether stated the parking lot area is under water in the spring, and he felt the culverts in the area do not work. He was in favor of the bike lane on Watertown Road and felt this proposal would then be unnecessary.

Paul Petterson (W226 N1619 North Avenue) was concerned about safety. He felt the intersection had very heavy traffic and was the most dangerous intersection in the City, and crossing it would cause a death. Mr. Petterson felt if the road is damaged with all of the cars and trucks, it would fall on the home owners to pay the special assessments to fix the road. He also referred to the parking spots and felt five was not enough, so people would park along the road and on people's lawns. He stated there are no plans for lighting, police patrol or garbage pickup. Mr. Petterson suggested delaying this until spring, or turning it down or terminating the trail on the north side of Watertown Road.

Patrick Cullen (W278 N2337 Prospect Avenue) stated he was the property manager for a home at the end of North Avenue and questioned if the railroad driveway was staying. He felt there was not a lot of room there for a parking lot. He previously requested no parking signs in the area because of dumping. He questioned how the flow of water would be controlled. Mr. Cullen was also concerned about trespassing, hunting and poaching on the property, and he questioned if any fencing was being proposed.

David Davies (W226 N1350 North Avenue) stated people are constantly parked at the end of the road doing drugs or dumping. He has had a gun pointed at him and people crossing his property with a knife. He also noted there is a homeless camp in the area constantly having the police come up the road. He questioned who would protect them and pay for the extra police and the pickup of trash.

Gerald Raether stated he owns the property to north of the area and noted there is a drainage swail that comes thru from the second property over. He stated if the driveway is put where the culvert is, it will create a dam for him.

City Alderman Brian Dziwulski (N24 W22637 Meadowood Lane) felt the road was in bad repair and it did not make sense to put a parking lot at the end of it. He felt the trail should end at Watertown Road because it is a commercial area, and a lot more than five cars could be put in that spot. He was not in favor of having it go across Watertown Road, as he felt it would ruin the area.

City Alderman Jerry Wamser (N18 W25036 Wamser Drive) stated the same thing happened in his area and there were poachers in his area. He felt the trail should stop at Watertown Road and veer to the west on Highway M.

Mark Gaffney (W226 N1479 North Avenue) felt this was being built on a swamp, and so it is limited on the size it can be. He felt this was a poor design.

Todd Kelley (W226 N1569 North Avenue) stated he was opposed to the parking lot but was not opposed to the bike trail. He felt the parking lot and trailhead would cause damming. Mr. Kelley also felt the excess traffic would pose a safety issue for the children that live on the road.

Karen Raether (W226 N1455 North Avenue) questioned who would maintain the area and clean it up. She questioned if there would be a gate and she questioned if there would be lighting.

Linda Wallen (W226 N1651 North Avenue) stated all of the families on the road walk up and down North Avenue and she was concerned about safety and crime with the increased traffic. She was opposed to this and was also concerned about the road maintenance and how it would impact her taxes.

Sandy Walker (W226 N1509 North Avenue) stated she has 23 grandchildren and she was concerned about the traffic. She felt this was not well thought through.

Carrie Marincic (W226 N1719 North Avenue) felt it was unfair that they moved into a remote area and now all this extra traffic and questionable people will be brought in.

Steve Walker (W226 N1509 North Avenue) stated his driveway was sloped and his grandchildren's bikes will end up in the road. He objected to the project because of the risk.

Sandy Kelly (W226 N1569 North Avenue) stated it was not the bike trail she was opposed to, but where the parking lot is being put. The condition of the road for additional traffic is horrible and there are no street lights and limited access for the Police Department. She stated the traffic on Watertown Road and North Avenue was an issue and she suggested finding a different spot for the parking lot, possibly on Watertown Road.

Commissioner Bergman closed the public hearing at 7:59pm.

Steven Siodlarz with Waukesha County stated there has been a proposed trail in the County's Comprehensive Plan, Parks and Open Space Plan and Bike Plan that would link the northern part of Waukesha County connecting Brookfield and Pewaukee and into Waukesha near Frame Park. This will not be the only segment of the trail and the goal is to expand it both north and southwest. Discussion took place regarding the entire trail project throughout Waukesha County.

Discussion took place regarding the storm water issue and the cross sections of the plans. It was noted that they would not be building a dam or cutting off the culvert.

It was noted that there was a reduction in the number of parking spaces because the County wanted to be environmentally sensitive to avoid the neighbor's concerns about increasing the floodplain. The DNR has issued the permit for the wetland and they are attempting to minimize the environmental impacts.

It was also noted that any roadway damage would not be on the property owners and would be on the contractor. Video and photos are taken before and after the project to track the damage done by a contractor.

Discussion then took place regarding the construction equipment and construction specifications.

Commissioner Kiser questioned when in 2021 the project would begin, and it was noted that the contractor would decide when the project was started.

Commissioner Bergman questioned why this site was chosen, and Mr. Siodlarz noted this specific site was chosen because purchasing a piece of land will be more expensive than the acquisition of this piece of property. It was based around budget and land availability in general.

Commissioner Bergman questioned if there were plans for lighting and gating. Mr. Siodlarz stated there would not be a gate for the entrance of the parking lot. There will be a gate for the access road down to the vacant North Avenue stretch. There currently is no lighting plan, but it could be considered.

Mr. Siodlarz then discussed the routine maintenance of the trail.

Commissioner Sullivan stated he was fine with trail but did not see the possibility of getting south of I-94 in the future. He stated he was 100 percent against the parking lot and felt it was a horrible location with no benefit. Commissioner Wunder agreed and stated she did not hear one person speak in favor of it. Commissioner Janka felt cars would be parked on North Avenue once the five stalls were full and he was against this. Commissioner Kiser stated he was in favor of the entire segment but not the parking lot at this time. He felt without the plan, nothing would ever happen. Commissioner Linsmeier felt he could be in favor of this if it would help solve some of the problems the neighbors were having. He did not think it would generate a lot of traffic, but he had concerns about storm water management. He stated he was in favor of hiking and biking trails but he did not see this working out well as a trailhead. Commissioner Bergman felt the trail was a great idea, but needs an access point closer to Watertown Road. He felt it would be a problem with parking on North Avenue.

A motion was made and seconded (T. Janka, C. Wunder) to deny the rezoning petition. Motion Passed: 5-For, 1-Against (Kiser).

5. Discussion and Action Regarding the Site and Building Plans for Waukesha County Parks & Land Use for Vacant Land on North Avenue for the Purpose of Constructing a 5-Stall Parking Lot for the Waukesha County Pewaukee to Brookfield Recreational Trail and Trailhead (PWC 0959988001)

A motion was made and seconded (T. Janka, C. Wunder) to deny the site and building plans for the 5-stall parking lot including the connecting trail from North Avenue to the railroad easement.

Motion Passed: 6-For, 0-Against.

It was noted that the motion would still allow the construction of the trail within the right-of-way that the County owns.

6. Adjournment

A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 8:40pm.

Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk