

In attendance: Mayor S. Klein, Aldermen B. Bergman, S. Bierce, C. Brown, J. Kara, J. Wamser (arrived at 6:11 p.m.), R. Grosch. Also present were Clerk/Treasurer K. Tarczewski, DPW Director J. Weigel, Parks, Recreation & Community Services Director K. Woldanski, Fire Chief K. Bierce, HR Director L. Bergersen, City Planner H. Clinkenbeard, Judge Glojek, Accountant C. Sazama and Attorney S. Riffle.

1.0 Call to Order and Pledge of Allegiance - Mayor Klein called the meeting to order at 6:02 p.m.

2.0 Public Comment – None.

3.0 Consent Agenda – Action

3.1 Approval of Meeting Minutes

3.1.1 Common Council dated October 17, 2016

3.1.2 Budget Workshop dated October 24, 2016

3.2 Accounts Payable Summaries

3.3 Concur with the Recommendation of the Human Resources Committee (10-14-2016) to **Approve** the Addition of 3 Lieutenant Positions at the Pewaukee Fire Department with Appointments to be made by Promotion from Current Staff.

3.4 Concur with the Plan Commission (10/20/16) to **Approve Ordinance 16-25** to Rezone the Property of Wolfgang Gaggl and Alexandra Lerch-Gaggl Located at W275 N2337 Oak Street from Rs-2, Single-family Residential to A-2, Agriculture for the Purpose of Keeping Miniature Goats (PWC 0935-979-004) (**Second Reading**)

3.5 Concur with the Plan Commission (10/20/16) to Adopt the City of Pewaukee 2050 Land Use/Transportation Plan for the Old Quarry Neighborhood

3.6 Concur with the Plan Commission (9/15/2016) to **Approve** the Conditional Use Permit of Cheryl & Tom Ryan to Build a Boathouse with Deck and Stairs at N30 W26596 Peterson Drive (PWC 0930-037)

Mr. Kara and Ms. Brown asked that Item #3.4 be removed for discussion.

A motion was made and seconded, (R. Grosch, C. Brown) to approve the remaining items on the consent agenda. Motion Passed: 5-For, 0-Against.

3.4 Concur with the Plan Commission (10/20/16) to Approve Ordinance 16-25 to Rezone the Property of Wolfgang Gaggle and Alexandra Lerch-Gaggl Located at W275 N2337 Oak Street from Rs-2, Single-Family Residential to A-2, Agriculture for the Purpose of Keeping Miniature Goats (PWC 0935-979-004)

Mr. Kara stated this is a unique and potentially environmentally safe way to eradicate evasive weeds by having the goats eat off the land, but he voiced his concern about the potential of the property changing hands and other animals being introduced to the property in the future without the City having any control over what is done. There was talk about creating a new zoning district to allow for agricultural conditional use.

Mr. Grosch stated he was concerned about the animals being in the creek. Mr. Clinkenbeard stated the Gaggls intended to put up a fence to avoid unattended consequences. Ms. Brown was also concerned about the animal

waste.

A motion was made and seconded, (S. Bierce, B. Bergman) to approve Ordinance 16-25 to rezone the property. Motion Failed: 3-For (S. Bierce, B. Bergman and J. Kara), 3-Against (C. Brown, J. Wamser and R. Grosch), Mayor Klein broke the tie by voting against the ordinance. He stated he was willing to create a new zoning district to accommodate their needs.

4.0 Public Hearing Regarding the 2016 Proposed Budget

Ms. Sazama stated the health insurance figure came in and is a 7.22% increase from last year's rates. She stated Ms. Woldanski needed to tweak the Park & Recreation wages and benefits line item before it went over to the Village resulting in an increase of \$5,684.00. Ms. Sazama also said she was asked to increase the amount of hours Maggie Wagner could potentially work in the upcoming year resulting in an increase of \$7,114 to the general budget and \$2,403 to the Storm Water Management budget.

The Council questioned Mr. Weigel's proposed capital budget for street projects. He explained the projects and also reviewed the Storm Water Management projects.

The Mayor opened the public hearing at 6:54 p.m. and no one expressed any interest in speaking. He immediately closed the public hearing.

5.0 Discussion and Possible Action Regarding the Approval of the 2017 Proposed Budget and Setting the Tax Levy

A motion was made and seconded, (S. Bierce, C. Brown) to approve the 2017 proposed budget and establish the tax levy at \$8,620,305 and set the tax rate at \$3.092. Motion Passed: 6-For, 0-Against.

6.0 Discussion and Possible Action Regarding the Revised Maintenance Assessment Service Contract with Associated Appraisal Consultants Inc. for 2017

Attorney Riffle stated the requested changes to the agreement were made and recommended approval.

A motion was made and seconded, (B. Bergman, R. Grosch) to approve the revised maintenance assessment service contract with Associated Appraisal Consultants Inc. for 2017. Motion Passed: 6-For, 0-Against.

7.0 Discussion and Possible Action Regarding the Development of the Lindenstruth Property Located at W226 N4493 Duplainville Road (PWC 0866-992-007)

7.1 Concur with the Plan Commission (1/21/16) to **Approve Ordinance 16-11** to Rezone the Property from RS-2 Single Family Residential to RS-5 Single-Family Residential **(Third Reading)**

7.2 Concur with the Plan Commission (1/21/16 & 10/20/16) to **Approve** CSM #160121-2 for the Property

7.3 Discussion and Possible Action Relating to Special Assessments that have or are Anticipated to be Levied Against this Parcel

Item #7.3 was discussed first. Mr. Weigel stated the Lindenstruth property abuts both Duplainville Road and Bridge Street and is in the proximity of the Victoria Station development. The property owner wants to keep their original homestead and create an additional lot but that would trigger the need to pay off the special

assessment charges. Mr. Weigel stated sewer and water was brought to the area by Towne Reality and if anyone subdivided they would be required to pay for the services under the 10/10 agreement which runs through 2018. He added the City recently extended a water main in Duplainville Road and the preliminary special assessment cost is anticipated to be \$17,000 per each home. Mr. Weigel stated Bridge Street was improved by the developer and it was given to the City. He added, Mr. Lindenstruth has the opportunity to hook up to Bridge Street and will owe the City no special assessments. Mr. Weigel recommended the collection of the 10/10 for lot 2, the newly created parcel, and not the original homestead and wants to remove the special assessment for lot 2 on Duplainville Road preliminary assessment roll.

A motion was made and seconded, (S. Bierce, J. Wamser) to concur with the City Engineer's recommendation and remove the Lindenstruth property located at W226 N4493 Duplainville Road from the special assessment charges from the Duplainville Road project and require the special 10/10 assessments to be required for the newly created lot only. Motion Passed: 6-For, 0-Against.

A motion was made and seconded, (S. Bierce, J. Kara) to concur with the Plan Commission and approve Ordinance 16-11 to rezone the property from RS-2 Single Family Residential to RS-5 Single-Family Residential and approve the Certified Survey Map. Motion Passed: 6-For, 0-Against.

- 8.0 Discussion Regarding Request from Zignego Company, Inc. to Rent Parcel at "Southwest Quadrant of I-94 and Meadowbrook Road" Contingent on them being Awarded as a Contractor for the Waukesha Bypass Project

Mr. Weigel stated the staff hasn't had time to review the request. There was suggestion to have staff move forward and research the matter; possibly negotiating to have the property improved in such a way that it would be more useful to the City after Zignego is done with it.

- 9.0 Public Comment – None.

- 10.0 Adjourn Into Closed Session – You are hereby notified that the Common Council will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1), Stats. The closed session is for the purpose of:

- "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility" pursuant to Wis. Stat. § 19.85(1)(c), specifically regarding consideration of potential candidate for City Administrator."

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to §19.85(2), Stats. for possible additional discussion and action concerning any matters discussed in closed session.

A motion was made and seconded, (C. Brown, R. Grosch) to go into closed session at 7:24 p.m. Motion Passed: 6-For, 0-Against.

- 11.0 Adjournment

Common Council adjourned from closed session. A motion was made and seconded, (---, ---) at --- p.m.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer