

In attendance:

Mayor S. Bierce, T. Janka, D. Linsmeier, S. Sullivan, C. Wunder, and D. Kiser (arrived at 6:07pm).

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 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the April 15th, 2021 Meeting Minutes

A motion was made and seconded (T. Janka, S. Bierce) to approve the April 15th, 2021 meeting minutes. Motion Passed: 4-For, 0-Against, 1-Abstention (Linsmeier).

3. Continued Discussion and Action and Regarding a Petition for a Rezoning Public Hearing for Debra Aukofer to Rezone Property Located at N6 W27539 Northview Road from Rs-1 Single-Family Residential to Rs-4 Single-Family Residential (PWC 0983999005) (Tabled at the 6/17/2021 Plan Commission Meeting)

Mr. Fuchs stated this proposal was tabled at the June Plan Commission meeting so the property owner could make some revisions to the certified survey map that is related to the rezoning. The rezoning is proposed from Rs-1 single-family residential to Rs-4 single-family residential, which provides for a smaller lot size in order to divide the property into three separate parcels.

Chairman Bierce opened the public hearing at 6:03pm.

Steve Beres, representing the applicant, stated they had reconfigured the west lot line. At the previous meeting, there was a concern that the barn would be on a vacant parcel without a house. Mr. Beres stated they reconfigured the CSM to exclude the barn from the west property and leave it on the property with the main residence.

Chairman Bierce closed the public hearing at 6:04pm.

Ms. Wagner stated there are two additional sewer assessments that will be added to the new parcels. The existing parcel will need to pay their assessment because of the CSM. She noted there are some edits needed on the grading contours as well.

A motion was made and seconded (T. Janka, S. Sullivan) to approve the rezoning. Motion Passed: 5-For, 0-Against.

4. Continued Discussion and Action Regarding a Certified Survey Map for Debra Aukofer for Property Located at N6 W27539 Northview Road for the Purpose of Dividing the Property Into Three Separate Lots (PWC 0983999005) (Tabled at the 6/17/2021 Plan Commission Meeting)

Mr. Fuchs stated the existing home, barn and structures are on Lot 2, and they would create a lot on either side of Lot 2. All lots meet the Rs-4 zoning district standards. He noted the following conditions of approval; the lots must connect to public sewer, including the existing home on Lot 2, provide a plan showing the anticipated disturbance to ensure it stays under one acre, and revise the Plan Commission Secretary name on the CSM.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the CSM with the requirements that were outlined. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding the Woodleaf Reserve Addition #3 Final Plat Located on Weyer Road (PWC 0865139 & PWC 0868998)

Commissioner Kiser arrived at this point (6:07pm).

Mr. Fuchs stated this final plat includes 34 lots and one outlot. All of the lots conform to the Rs-6 district standards and is in substantial conformance with the preliminary plat that was previously approved. Mr. Fuchs noted that the setbacks need to be revised and changes are needed to some of the notes on the plat. Staff was recommending approval.

A motion was made seconded (D. Linsmeier, T. Janka) to approve the Woodleaf Reserve Addition #3 Final Plat. Motion Passed: 6-For, 0-Against.

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 the City of Pewaukee for Property Located at W225 N3131 Duplainville Road from Floodplains, Lowland & Upland Conservancy and Other Natural Areas, Medium Density Residential, and Government/Institutional to Government/Institutional (PWC 0911993006)

Mr. Fuchs stated this is the property the City recently purchased for the DPW garage and recycling yard. He noted that Tom Nettesheim, neighbor to the property, did have a concern about the location of the recycling yard, but that it was more of a site issue.

A motion was made and seconded (T. Janka, D. Kiser) to recommend approval of the comprehensive master plan amendment. Motion Passed: 6-For, 0-Against.

7. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for the City of Pewaukee to Rezone Property Located at W225 N3131 Duplainville Road from A-2 Agricultural and I-2 Rural Institutional to I-2 Institutional for the Purpose of Constructing a New DPW Garage and Recycling Yard for the City of Pewaukee (PWC 0911993006)

Chairman Bierce opened the public hearing at 6:11pm. After hearing no requests to speak, Chairman Bierce closed the public hearing at 6:11pm.

A motion was made and seconded (D. Linsmeier, D. Kiser) to rezone the property. Motion Passed: 6-For, 0-Against.

8. Conceptual Review of Proposed Building and Sign Modifications for Property Located at W236 N1402 Busse Road (PWC 0955993)

Mr. Fuchs stated there is a company looking to purchase the American Family Insurance building and would like to see what their options are for signage. He noted their preferred option would be to have the sign attached to the pillars on the building. Another would provide a backing attached to the windows. Mr. Fuchs stated some of the options exceed the City's square footage allowance in the sign code. He noted the building currently has a monument sign on the stone wall on the ground, but the applicant wants to maximize the visibility as much as possible.

Discussion took place regarding the various sign locations. The Commissioners were in agreement that they liked the location of the existing sign. Mr. Fuchs noted the applicant would like a larger sign, which would take a sign code change and was not a great likelihood.

The Commissioners were not in favor of the sign changes and wanted to follow the sign ordinance.

9. Adjournment

A motion was made and seconded (D. Kiser, T. Janka) to adjourn the meeting at 6:18pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk