

**MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
AUGUST 20, 2015**

Members present were Chairman Scott Klein, Secretary Steven Bierce, Craig Coursin, Ted Janka, and Dave Linsmeier. Also present were Public Works Director Jeff Weigel, Park and Building Services Director Kelley Woldanski, 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 July 16, 2015 meeting. There being none, a motion was made by Mr. Janka, seconded by Mr. Linsmeier to approve the minutes of the July 16, 2015 meeting as transmitted. There was no discussion regarding this item and the motion passed unanimously.

**DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING
PUBLIC HEARING FOR MR. GENE BRITTAIN TO REZONE A ONE-ACRE PARCEL
LOCATED IN THE SW QUADRANT OF THE INTERSECTION OF BLUEMOUND
ROAD & MORRIS STREET FROM RS-3 RESIDENTIAL TO RS-4 RESIDENTIAL
(PWC 0925994001)**

Mr. Steve Szysz came forward. Mr. Clinkenbeard pointed out that this was property that was at the intersection of Bluemound Road North and the crossover across the Highway 16 freeway to WCTC. It was being rezoned so that Mr. Cysz could divide the property into two parcels. He had not finished his certified survey map as yet.

At that point (7:08 PM) Chairman Klein opened the public hearing and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to the proposed rezoning. There being none, Chairman Klein closed the public hearing at 7:08 PM.

Mr. Szysz pointed out that he intended to divide the property so that there would be a half acre parcel for his own residence along Bluemound Road and in the back there would be a two-acre parcel where he intended to put a CBRF facility.

A motion was made by Mr. Coursin, seconded by Mr. Linsmeier to recommend approval of the rezoning based on the necessity for a certified survey map to divide the property when that time comes. There was no discussion regarding this item and the motion was approved with Mr. Bierce voting no.

**DISCUSSION & ACTION REGARDING A PETITION FOR A CONDITIONAL
USE PUBLIC HEARING FOR MR. JASON LOOMIS TO LOCATE A PHYSICAL
FITNESS CENTER AT N20 W22951 WATERTOWN ROAD (PWC 0958982003)**

Mr. Clinkenbeard pointed out that the physical fitness center was proposed to go into the small Murn strip mall across Watertown Road from the Kwik Trip Service Station on Watertown Road.

Chairman Klein asked what kind of facility this would be. Mr. Loomis indicated that he would have equipment and facilities for people who primarily workout before they go to work in the morning and after they get off work in the afternoon. Most of the time during the day they would have a few people but the majority of their activity in other places that they've had these facilities is before and after work activity and in that way they would not take up a lot of parking space when the other activities in the center were going on.

Mr. Murn in the audience indicated that there was space to have parking on the corner where he had initially planned to have a bank.

Mr. Bierce pointed out that the traffic in this area was pretty tough during the day. Mr. Loomis indicated that yes, that was the case, but again, most of the activity would be people coming home from work and people going to work in the morning.

At that point (7:24 PM) Chairman Klein opened the public hearing and asked if there anyone in the audience who wished to speak either in favor of or in opposition to this conditional use. There being none, Chairman Klein closed the public hearing at 7:24 PM.

Mr. Murn pointed out that the traffic was a problem in this area but he had talked to the County highway people and they admitted that the street facility along that area, namely Watertown Road, was obsolete for the amount of traffic in the area.

A motion was made by Mr. Linsmeier, seconded by Mr. Janka to recommend approval of the conditional use with no conditions. There was no discussion regarding this item and the motion passed unanimously.

**DISCUSSION & ACTION REGARDING CERTIFIED SURVEY MAP PC
#150820-1 FOR THE MARK NEUMANN/LAZYNSKI DEVELOPMENT PROPERTY
LOCATED AT N46 W23075 LINDSAY ROAD (PWC 0869996 & PWC 0872996)**

There was a letter from Mr. Weigel that was read indicating some of the staff's concerns about the certified survey map, but all of those concerns could be overcome. There was a brief discussion. It was pointed out that this was simply dividing the land so they could move ahead with developing the multi-family phase of the development as soon as possible.

There was a brief discussion on the proposal after which, a motion was made by Mr. Coursin, seconded by Mr. Linsmeier to recommend approval of the CSM with the understanding that any restrictions that Mr. Weigel had would be placed on the follow up before it was signed. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE REVISED SITE & BUILDING PLAN FOR THE HINDU TEMPLE OF WISCONSIN LOCATED AT W243 N4063 PEWAUKEE ROAD (PWC 0876996003)

Representatives came forward from the Hindu Temple indicating that they wanted to build a garage. They were proposing to build it out of similar materials to the main temple building. It was suggested that it be made of brick. They also wanted to have garage doors so that they could have a place to store their van and also a place to garage the cars of the people that would be living on the site. They had thought that they might be able to use hardy plank for the exterior walls, which would also fit in with the existing building in terms of color.

There was some discussion on the disturbed lands on the site. It was pointed out that basically there was no necessity for the addition to the pond on the property. Mr. Coursin suggested the addition of windows on the new garage.

A motion was made by Mr. Janka, seconded by Mr. Coursin for approval with the understanding that the doors would be painted the same color as the buildings and there would be windows placed on the south side of the garage to fit in with the rest of the buildings on the campus. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE REVISED SITE & BUILDING PLAN FOR THE HINDU TEMPLE ON THE FORMER PEWAUKEE MATTRESS SITE LOCATED AT N35 W23986 CAPITOL DRIVE (PWC 0906999)

Representatives from the second Hindu temple came forward noting that they wanted to change their original building plan to add a canopy on the south side of the building. They understood that they would need to add a sprinkler system in the building. They wanted to start with utilities in October. There was discussion about landscaping the site. They indicated that yes, they were planning that for spring of 2016.

Mr. Clinkenbeard asked why the white on white color. They said that was what they were proposing to do rather than the many colored version that they originally proposed. It was pointed out that there would be no utility units on the building. All of the lights on the parking lot and on the building itself would be 'down' cutoff lights no more than 20 high from grade.

A motion was made by Mr. Coursin, seconded by Mr. Linsmeier to approve the new site and building plan for the Hindu Temple. 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. Coursin, seconded by Mr. Linsmeier to adjourn the meeting. The meeting adjourned at 7:50 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
CDD/City Planner