

In attendance:

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

Also in attendance:

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

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm

2. Discussion and Action Regarding Approval of Meeting Minutes Dated July 16, 2020

A motion was made and seconded (C. Wunder, B. Bergman) to approve the July 16, 2020 meeting minutes. Motion Passed: 5-For, 0-Against, 1-Abstain (Linsmeier).

3. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)

Mr. Fuchs stated the applicant requested their submittal be tabled to the November meeting in order to address the staff comments and recommendations.

A motion was made and seconded (B. Bergman, C. Wunder) to table the request until the November 19th Plan Commission meeting. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding the Final Plat for the Proposed Swan View Farms Subdivision Located at W239 N4024 Swan Road (PWC 0871996)

Mr. Fuchs stated the applicant submitted a final plat for Phase 1 of the Swan View Subdivision. There are 59 lots, which are the southern lots, and it includes ten outlots. The preliminary plat and rezoning were previously approved on October 15th, 2018. Mr. Fuchs noted that the final plat was in substantial conformance with the preliminary plat, so staff was recommending approval.

Mr. Fuchs questioned if the City had any interest in acquiring the wetlands that are directly south of Balmer Park on northwest side of the subdivision. He stated it was brought up by Waukesha County when they reviewed the plat. It is all wetland so there is limited use for the lands. Parks & Recreation Director Nick Phalin did not have a strong opinion and did not think it could be used for active park use or recreation.

Ms. Wagner noted that approval should be contingent on the first lift of asphalt. She discussed the applicant's progress on the storm water work.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the final plat conditioned upon City staff comments including both the lateral and the first lift of asphalt being installed. Motion Passed: 6-For, 0-Against.

5. Discussion and Action Regarding the Site and Building Plans for a Proposed Addition to the Well No. 5 HMO Treatment Facility Located at the North End of Northmound Road (PWC 0962998004)

Mr. Fuchs stated there are two proposed additions, with a 2,392 square foot addition on the east side of the existing building, and a 561 square foot addition on the west side for a filter room. The additions will match the existing brick building and a landscape plan is included with nine spruce trees across the front of the property adjacent to Northmound Road. The setbacks are in conformance with the I-2 zoning district.

Ms. Wagner stated this well needs a treatment system installed in order to come into compliance with radium limits. The building addition will house that equipment, and the storage garage will hold a future piece of equipment that the Utility is looking at purchasing next year. She noted that the gray storage tank area is underground and there is grass on top of it.

The funds will come out of the Water Utility and will be paid back through a safe water drinking loan.

Chairman Bierce felt he would not be in favor of this building if it were for a private person. Ms. Wagner noted they have received a lot of pushback from the PSC on the amount of landscaping and upgrades to the facade of the buildings, which they are not allowing to be paid back thru the rates because the updates are for aesthetics and not for the intended use of the building. She felt the PSC would disallow about \$1 million from being paid through the rates because they believe the improvements are excessive. The disallowed cost would then have to be paid for by something other than the Utility.

Mr. Fuchs noted the existing building was not visible from I-94, and there are existing trees to shield it.

Commission Bergman suggested adding a panel with a few lights to soften the building. Discussion took place regarding the building plans and the use of the buildings.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the site and building plans with the change to add lights on the garage door to soften the look from the street. Motion Passed: 6-For, 0-Against.

6. Adjournment

A motion was made and seconded (D. Linsmeier, C. Wunder) to adjourn the meeting at 7:21pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk