

**MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
JUNE 16, 2016**

Members present were Chairman Scott Klein, Craig Coursin, Ted Janka, David Linsmeier, and Sean Sullivan. 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 was present, and asked everyone to stand for the Pledge of Allegiance.

Chairman Klein asked if there were any changes or corrections to the minutes of the May 12th, May 19th or June 1st, 2016 meetings. There being none, a motion was made by Mr. Coursin, seconded by Mr. Janka to approve the minutes of all three dates 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 PAYNE & DOLAN TO REZONE THEIR PROPERTY
LOCATED ON BADINGER ROAD & BLUEMOUND ROAD FROM RS-3 SINGLE
FAMILY RESIDENTIAL TO B-4 OFFICE COMMERCIAL (PWC 0912980)**

A representative from Payne & Dolan came forward noting that they were simply proposing with the rezoning and the next item on the agenda, the certified survey map, to combine three parcels. He noted that two of the parcels were presently zoned B-4 office commercial and one parcel is zoned single-family residential and this rezoning is to rezone that one parcel to B-4 as well and combine the three lots with the certified survey map with the intent that they would keep what is called the pyramid office building on the corner. The old Midway Motor Lodge office building would be torn down and a new office building brought back to the Plan Commission for approval in either in July or August. He noted the site plan for the site included connecting the new building that would be built to the parking lot and driveway of the 'pyramid' building so that in effect there would be two accesses, one on Bluemound Road and the existing access to Badinger Road. There was some discussion about the access noting that they would have to get something in writing from the County regarding the permission of access to Bluemound Road.

At that point (7:12 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 rezoning. There being none, Chairman Klein closed the public hearing at 7:12 PM.

After a brief discussion, a motion was made by Mr. Linsmeier, seconded by Mr. Janka to recommend rezoning of the property as petitioned conditioned on the basis that the building plans would be forthcoming and the zoning would not take effect until the building permits were taken out. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING CERTIFIED SURVEY MAP PC #160616-1 FOR THE PAYNE & DOLAN PROPERTY LOCATED ON BADINGER ROAD & BLUEMOUND ROAD TO COMBINE THREE PARCELS INTO ONE (PWC 0912980)

It was pointed out that this was where the three parcels get put together. Mr. Clinkenbeard pointed out that in doing this, the two existing office lots were nonconforming and this would actually make them conforming and would also make the one building more conforming as well. The other building would be torn down in any event.

There was some discussion about the building plans needing to come back to the Plan Commission and getting something from the County on the driveway access.

It was pointed out that storm water management plans also needed to be provided to the City for review and the storm water management plans would have to be approved before any work could be done on the site.

A motion was made by Mr. Coursin, seconded by Mr. Linsmeier to recommend approval of the certified survey map contingent upon the building plans, the driveway access to Bluemound Road and the storm water management plans coming forward. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION & PUBLIC HEARING REGARDING A PETITION FOR WONDERLAND TAP FOR AN ANNUAL OUTDOOR ENTERTAINMENT PERMIT ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE SOLD/CONSUMED

There was no one in the audience to discuss the request. Chairman Klein opened the public hearing at 7:20 PM and asked if there was anyone who wished to speak either in favor of or in opposition to the proposal. There being none, Chairman Klein closed the public hearing at 7:20 PM.

At that point, a motion was made by Mr. Linsmeier, seconded by Mr. Coursin to approve the petition by Wonderland Tap. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING CERTIFIED SURVEY MAP PC #160616-2 FOR THE CITY OF PEWAUKEE PROPERTY ON GUMINA ROAD CHANGING THE DESIGNATION OF THE 60 FOOT WIDE “RESERVATION” TO A “DEDICATION FOR STREET & UTILITY PURPOSES” ALONG THE WESTERN EDGE OF THE PROPERTY & DELETING THE 33 FOOT WIDE “RESERVATION” ALONG THE NORTH SIDE OF THE PARCEL

The matter was discussed. The matter of the 33 feet on the north side was brought up. It was suggested that if the City of Brookfield wanted to buy the property or wanted the 33 foot dedication, the City would consider either selling the property or trading the Gumina right-of-way for the 33 feet on the north side of the property so that the property would still remain intact in terms of size.

At that point, a motion was made by Mr. Coursin, seconded by Mr. Janka to recommend approval of the certified survey map showing the change in the 60 foot reservation to dedication. Mr. Weigel indicated that if need be, we can come back for any further reservations or dedications needed on the property. There was no further discussion regarding this item and the motion passed unanimously.

At that point, there being no other business for the Plan Commission, a motion was made by Mr. Linsmeier, seconded by Mr. Coursin to adjourn the meeting. The meeting adjourned at 7:34 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
CDD/City Planner