

**MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
JULY 16, 2015**

Members present were Chairman Scott Klein, Secretary Steven Bierce, Craig Coursin, Ted Janka, David Linsmeier, Sean Sullivan and Chris Wunder. 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 June 18, 2015 meeting. There being none, a motion was made by Ms. Wunder, seconded by Mr. Janka to approve the minutes of the June 18, 2015 meeting as transmitted. The motion passed unanimously.

**DISCUSSION & ACTION & PUBLIC HEARING REGARDING PETITIONS
FOR AN ANNUAL OUTDOOR ENTERTAINMENT PERMIT ON PREMISES WHERE
ALCOHOLIC BEVERAGES ARE SOLD/CONSUMED**

The only premises petitioning was the Five O’Clock Club on Peterson Drive. There was no one in the audience to represent the Five O’Clock Club. Mr. Clinkenbeard indicated that he had talked to the petitioner prior to the meeting and they had a previous engagement that they couldn’t change but they were not asking for any changes in their operation from last year. They indicated that they were no longer using the outdoor speakers no announce reservations, but were using a hand-held monitoring device like many of the restaurants in the area. Consequently, that cut down on the noise pollution outside of the building during the hours that they were open.

At that point (7:05 PM) Chairman Klein open 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 outdoor operation of the Five O’Clock Club. There being none, Chairman Klein closed the public hearing at 7:05 PM.

A motion was made by Ms. Wunder, seconded by Mr. Linsmeier to recommend approval of the Five O’Clock Club outdoor entertainment permit for the 2015/2016 year. There was no discussion regarding this item and the motion passed unanimously.

**DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING
PUBLIC HEARING FOR TOWNE REALTY TO REZONE THE FORMER
LANOIS/MARZO PROPERTY LOCATED AT W220 N4574 WEYER ROAD &
SPRINGDALE ROAD-EXTENDED FROM A-2 AGRICULTURE TO RS-6 SINGLE-
FAMILY RESIDENTIAL & PRELIMINARY PLAT FOR THE SECOND ADDITION TO
WOODLEAF SUBDIVISION ON WEYER ROAD (PWC 0865992)**

A representative from Towne Realty came forward noting that this was pretty straightforward. They were simply adding this property to their other holdings for the Woodleaf

subdivision and consequently also on the agenda was the discussion and action regarding the preliminary plat for the second addition to Woodleaf. That encompassed the lands that were being asked to be rezoned.

At that point (7:07 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 petition.

Mr. James Beara came forward and noted that he lived on the Brookfield side of what the City calls Springdale Road-extended. He pointed out that he did not want Springdale Road to be extended because it would take part of the western edge of his property. He noted that the retention pond that had been built by Towne Realty that was a part of the first phase of Woodleaf overflows and sends water down to his property. He asked that the City and the developer take a look at that situation. Mr. Weigel indicated that he would do that.

Ms. Lanois came forward noting that she was the seller of the property in question and she noted that the ponds that had been built added no water to her land and she was north of the Beara property further to the south.

At that point, Chairman Klein asked if there was anyone else who wished to speak regarding this matter. There being none, Chairman Klein closed the public hearing at 7:12 PM.

Mr. Weigel pointed out that the drainage was in 12 foot pipes and there was some grading that perhaps needed to be done in the area as well and he would look into that situation.

A motion was made by Mr. Linsmeier, seconded by Ms. Wunder to recommend approval of the rezoning of the Lanois property. There was no discussion regarding this item and the motion passed unanimously.

A motion was made by Mr. Coursin, seconded by Mr. Janka to recommend approval of the preliminary plat for the second addition to Woodleaf subdivision encompassing the Lanois property. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING A PETITION FOR A CONDITIONAL USE PUBLIC HEARING FOR TODD BURTON TO LOCATE AN ARTIST STUDIO IN THE EXISTING BUILDING AT W223 N3484 DUPLAINVILLE ROAD (PWC 0912980)

Mr. Burton came forward noting that he was a metal artist and did some welding and he noted that the interior of the building was masonry and should be no problem with any fire, which he shouldn't have in the first place. He specifically wanted to have this building because it was a masonry constructed building.

At that point (7:22 PM) Chairman Klein open 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 conditional use to have an artist studio in this M-1 zoned district. There being none, Chairman Klein closed the public hearing at 7:22 PM.

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

DISCUSSION & ACTION REGARDING THE REVISED SITE & BUILDING PLAN FOR THE BRANDON BERGMAN PROPERTY LOCATED AT W238 N1650 ROCKWOOD DRIVE (PWC 0955997003)

Mr. Brandon Bergman came forward noting that he had changed the façade of the building somewhat by bumping out the façade. There was some discussion about beefing up the landscape plan and indicating that that could be brought back to the City Planner for final approval. Members of the Commission indicated that the building was a much better looking building than what had been submitted previously.

Mr. Bergman indicated that the glass would be blue tint and the trim on the building would be anodized aluminum.

A motion was made by Mr. Janka, seconded by Mr. Sullivan to approve the revised site and building plan for the Brandon Bergman building at W238 N1650 Rockwood Drive.

REVIEW & POSSIBLE RECONSIDERATION OF THE CITY BIKE/HIKE TRAIL PLAN

Mr. Weigel outlined the history of the plan, noting that after the plan had been adopted in 2003, nothing had really been done since then. Most of the projects that had been proposed had been turned down for a lack of funding. The only strip of off-road bike/hike trail in the City was along STH 164 (Pewaukee Road) otherwise the other trails, for example along Green Road, had not taken place although the indication was by bikers that there was probably room along Green Road to bike at least down to Wagner Park from Pewaukee Road.

Mr. Weigel talked about the suggested changes by the Park and Recreation Board. There was a discussion also on the possibility of going ahead and building the connection from East Fieldhack Drive to the Waukesha County bike/hike trail. It was suggested that the overall plan should be left in place with the idea of proposing new smaller projects like the Fieldhack connection and getting funding in the next few years for those projects.

A motion was made by Mr. Coursin, seconded by Mr. Linsmeier to recommend that the bike/hike trail plan be left as is for the time being and that the projects continue to be brought forward for funding and action. There was no discussion regarding this item and the motion passed unanimously.

REVIEW OF THE PROPOSED CHANGES TO THE DRAFT CITY 2050 LAND USE & TRANSPORTATION PLAN AS ORIGINALLY DISCUSSED AT A SPECIAL PLAN COMMISSION MEETING ON JUNE 2, 2015

Mr. Clinkenbeard pointed out that since that meeting he had revised the neighborhood plans that the Plan Commission had suggested be changed at that June meeting. He provided each one of the members with copies of both the 2035 original neighborhood plan and the new revised 2050 neighborhood plan. Each of those changes was described as well as questions regarding a few sites in the neighborhoods.

After a brief discussion it was suggested that Mr. Clinkenbeard finalize those drawings so that the process could move forward regarding writing text to go along with the changes and so

that the Plan Commission could eventually go to public hearing sometime in the next few months with the idea of adopting, perhaps in the spring, the new 2050 land use transportation plan for the City.

At that point, there being no other business for the Plan Commission, a motion was made by Ms. Wunder, seconded by Mr. Linsmeier to adjourn the meeting. The meeting adjourned at 8:35 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
CDD/City Planner