

In attendance:

Alderwoman C. Brown, T. Janka, D. Kiser, and D. Linsmeier.

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

In the absence of Chairman Bierce, Commissioner Brown called the meeting to order at 6:05pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Momentum Early Learning for Property Located at W238 N1660 Busse Road for the Purpose of Expanding Their Current Childcare Center Into a Second Building (PWC 0954998020)

Mr. Fuchs stated the applicant had occupied the northern-most building on the property, and now they would like to run the business out of the second building on the property. There are no exterior modifications planned and there will be interior renovations only. Mr. Fuchs recommended approval.

A motion was made and seconded (D. Kiser, T. Janka) to recommend approval of the Conditional Use Permit. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Ryan Leibfried for Property Located at N29 W27529 Peninsula Drive for the Purpose of Constructing a New Boathouse Structure (PWC 0933024)

Mr. Fuchs stated this is a 360 square foot boathouse, and meets all setback and lot coverage requirements. Mr. Fuchs recommended approval.

A motion was made and seconded (D. Kiser, T. Janka) to recommend approval of the Conditional Use Permit. Motion Passed: 4-For, 0-Against.

4. Discussion and Action and Public Hearing Regarding Proposed Text Amendments to Section 17.0435e.(7)(c) of the F-1 Floodplain Zoning District of the City of Pewaukee Zoning Ordinance

Mr. Fuchs stated the change reduces the 4 to 1 mitigation ratio when impacting a floodplain to a 1 to 1 ratio, making it equal in, equal out. Mr. Fuchs felt the 4 to 1 ratio was very restrictive, but the change provides flexibility. He noted that it does not have to occur on the same property, but it must be adjacent to it, as developments can include multiple properties.

Commissioner Brown opened the public hearing at 6:15pm. She then closed the public hearing at 6:16pm.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the text amendments to the F-1 Floodplain Zoning District. Motion Passed: 4-For, 0-Against.

5. Discussion Regarding a Review of Section 17.0209 of the City of Pewaukee Zoning Code Related to Accessory Structures and Temporary Use Standards and Related Definitions of Section 17.1400

Mr. Fuchs stated staff has been looking at the Zoning Code to make changes section by section, and this is being brought forward for discussion only. The majority of changes are attempting to clarify the code. Most of the standards have been left the same, but there are some changes. He noted there was a summary of the changes in the staff report.

Mr. Fuchs noted one of the changes was the quantity of accessory structures allowed. Multiple accessory structures of different sizes are allowed but limited. Three size categories were created to give less setbacks for smaller structures. Regulations are based on the size, not the use. In addition, accessory structure materials must match the principal structure, and no metal will be allowed.

Mr. Fuchs noted changes were also proposed for the number of detached garages allowed depending on property acreage.

Size limits were added for boathouses, and they are not to exceed 800 square feet. Mr. Fuchs mentioned that they do not want to make nonconforming situations and amend standards to have buildings and structures that no longer meet the code.

Another significant change was related to the parking of trailers and recreational vehicles. Parking will be allowed as an accessory use accompanied by a paved or graveled surface and screened.

Discussion took place regarding lean-tos and breezeways, and Mr. Fuchs noted they are not considered attached.

Regarding setbacks for pools, side setbacks were added for the property lines, which then changed the regulations for decks and patios.

Discussion took place regarding the parking of recreational vehicles and Mr. Fuchs noted the revised ordinance takes the 45 days down to 30 days for all temporary uses. It allows the potential for storing trailers and recreational vehicles year-round if on a paved surface and screened from public view. Further discussion took place regarding the various definitions of recreational vehicles.

Gary Rhodes (W223 N2277 Meadowood Lane) questioned how screening would be defined. Mr. Fuchs stated it was defined as a fencing or planting screen as approved by the Zoning Administrator. Discussion took place regarding the storage of recreational vehicles.

Ms. Wagner referred to the pool setbacks and felt there may be more conflicts if it goes down to 10 feet. Mr. Fuchs questioned if 10 feet was getting too close to the neighbors for patios and concrete around the pools. The Commissioners felt it was too close.

Mr. Fuchs questioned the metal siding for accessory structures and questioned if it should match the materials and roof of the principal structure, or if it would only have to be compatible, or if the language should be taken out. It was decided that anything over a certain size must look complimentary to the principal structure.

Mr. Fuchs summarized the Commission's preferences and noted that no metal buildings were allowed; the setback of 15 feet for pools and decks was to be kept, boathouses will be limited to 800 square feet as

a maximum size; trailers and recreational vehicles will be 45 days for temporary storage, and permanent storage can be revised to be more restrictive if necessary.

Mr. Fuchs stated he would bring back the final document for adoption.

6. Adjournment

A motion was made and seconded (D. Linsmeier, D. Kiser) to adjourn the meeting at 7:25pm. Motion
Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk