

**MINUTES OF THE SPECIAL
CITY OF PEWAUKEE PLAN COMMISSION MEETING
JUNE 1, 2016**

Members present were Chairman Scott Klein, Steve Bierce, Craig Coursin, and Dave Linsmeier. Also present were 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 noted that this was a special meeting of the City Plan Commission with only one topic on the agenda, that being for the Plan Commission to review, discuss and consider adopting the revised proposed 2050 North Bluemound Neighborhood Plan. *The agenda for the meeting is in the City files.*

Chairman Klein then asked if there were any initial comments by the Plan Commission. There being none, he asked Mr. Clinkenbeard to present the revised plan to the Commission and the 20-25 people in attendance.

Mr. Clinkenbeard showed both the current 2035 plan and the proposed 2050 plan for the neighborhood noting that the 2035 plan was adopted in 2009 and the 2050 plan was the proposed new plan that would replace the 2035 plan. He then noted that since the public hearing in March, the Plan Commission had listened to the people and had made some changes in the proposed 2050 plan. He then described both the 2035 plan and the 2050 plan noting the changes between the two plans. He referred to the table in the text of the plan noting the various acres of land use that would be involved, the number of potential dwelling units and the potential population (*see plan documents in file*).

At that point, Mr. Clinkenbeard turned the meeting back to Chairman Klein. Chairman Klein acknowledged that while this was not a public hearing, the public that was here were obviously from the neighborhood to talk about the plan. Chairman Klein asked if there were any comments first by the Plan Commission.

Mr. Bierce noted that the floodplains and the wetlands had been reduced. Mr. Clinkenbeard pointed out that actually not, that the 2035 plan erroneously had some land shown as wetland that was actually not floodplain or wetland. After adoption of the 2035 plan there had been a detailed delineation made of that land to determine that in fact it was developable land and so the proposed plan reflects that change. There was no loss of actual wetland in the process.

Mr. Bierce also indicated that he was concerned about multi-family and concerned about having multi-family that was like Morris Street in the Village. Mr. Clinkenbeard pointed out that the density on the 2050 plan was medium density, while the density in the Village area that he indicated was actually high density and there was no high density development proposed for this neighborhood at all.

At that point, Chairman Klein asked if there was anyone in the audience who wished to speak on this matter.

Mr. Ron Beckman (W247 N2192 Lone Oak Court) of Still River indicated he had concerns over some of the density of future development but really had no concern beyond that.

Mr. Keith Johnson (N17 W25010 Bluemound Road) spoke and indicated he was concerned also about the density of development, particularly east of Bluemound Road. Mr. Clinkenbeard pointed out that there was no proposal for multi-family on the east side of Bluemound Road. There would be the possibility of some multi-family on the west side at some time because it would be very difficult to place single-family homes adjacent to STH 16. It was pointed out, however, that some of the areas that were shown in medium density residential could also be used for other types of uses. For example, Mr. Clinkenbeard stated that there were some people looking for a site to place an assisted living for 'memory' patients in the area and that use could very nicely be placed on the west side of Bluemound Road.

Mr. Cyrus Perkins (N18 W25065 Bluemound Road) noted that since the Harken development he had storm water on his property that he hadn't had before and he was concerned about that. He had to do some work to keep the water off of his property. He stated that if the Stollenwerk property to the south of him was to be developed as industrial, as shown on the 2050 plan, he wanted to have some kind of buffer between him and that property so that he wouldn't be inundated by water. It was pointed out that any development in the area would have to be dealt with by the developers to keep their storm water off of the adjacent neighbors. Chairman Klein noted that one of the reasons we have a storm water utility is to address some of these storm water issues and we would need to look into the problems in the vicinity of the Perkins land.

Mr. Doug Kiser (N16 W24990 Bluemound Road) asked why the reduction in wetlands on the property. He noted his concern that the County at one time had owned the lands that had been bought from the Watson Farm and were supposed to have been made into wetlands or a park but were sold by the County for the development of Still River Subdivision. He wondered if that same thing was going to happen to the wetlands and floodplains that were shown on the 2050 plan, most of which are owned by the County.

Mr. Clinkenbeard pointed out that there was a great deal of difference. The lands that had belonged to the Watsons that the County had acquired were actually lands that could be developed and it was proposed at one time to turn those developable lands into wetlands to compensate for the County or State filling wetlands as a part of highway projects. Somewhere along the line a decision was made by the County and the State not to actually convert those lands to wetland and to sell them off for development purposes. Mr. Clinkenbeard pointed out that the lands shown on the 2050 Plan as wetlands and floodplain are actually wetlands and floodplains and the proposal is not to touch them as stated in the text of the Plan.

Mr. Perkins was also concerned about the loss of wetlands. Mr. Clinkenbeard said there will not be any loss of actual wetlands. Any changes that had been made between the 2035 plan and the 2050 plan is that some of the wetlands that were shown on the 2050 plan were not actually wetlands. They were developable land.

Mr. Jerry Wamser of Wamser Drive indicated that he did not want to see any multi-family in the area at all and as an alderman he would not vote for multi-family in the area. He

did not want to see the kind of development that was in the Morris Street area in the Village. Mr. Clinkenbeard again pointed out that the chance of that kind of development happening is very slim, unless future Plan Commission members and Common Council members decide to do something different than what is on the plan. Mr. Clinkenbeard noted that the only high density development in the City lies within the Avondale development on STH 164 south of the City Hall and in the areas on the south side of Capitol Drive in the Five Fields development east of STH 164. He noted that in both cases those high density areas are probably not as high as the Morris Street area in the Village. There was no proposal to place any kind of high density within the north Bluemound neighborhood.

At that point, Chairman Klein asked if there was anyone else who had any comments, either from the audience or from the Commission. There being none, a motion was made by Mr. Coursin, seconded by Mr. Bierce that the Plan Commission approve the proposed 2050 North Bluemound Road Neighborhood Plan as presented this evening, along with the text. Mr. Clinkenbeard noted that Plan Commissioner Ted Janka was not able to attend tonight's meeting but had sent an email stating his agreement with the revised 2050 Plan presented tonight. There was no further discussion regarding this item and the motion passed unanimously.

There was some discussion about where the plan would go next. It was indicated that the plan would be placed on the June 20th Common Council agenda for approval by the Common Council.

At that point, there being no other business for the Plan Commission, a motion was made by Mr. Bierce, seconded by Mr. Coursin to adjourn the meeting. The meeting adjourned at 7:40 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
CDD/City Planner