

**MINUTES OF THE
CITY OF PEWAUKEE PLAN COMMISSION MEETING
SEPTEMBER 15, 2016**

Members present were Chairman Scott Klein, Secretary Steve Bierce, Craig Coursin, Ted Janka, Dave Linsmeier, Sean Sullivan and Christine 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 there was a quorum 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 August 18th and 30th, 2016 meetings. There being none, a motion was made by Mr. Linsmeier, seconded by Mr. Coursin to approve the minutes of both the August 18th and 30th, 2016 meetings as transmitted. There was no discussion regarding this item and the motion passed unanimously.

**DISCUSSION & ACTION REGARDING A PETITION FOR A CONDITIONAL
USE FOR CHERYL & TOM RYAN TO BUILD A BOATHOUSE ON THEIR
PROPERTY LOCATED AT N30 W26596 PETERSON DRIVE (PWC 0930037)**

Mr. Ryan came forward and indicated it really wasn't a boathouse. What they wanted to do was put a deck on top of their boathouse that they could use for just sitting and looking at the lake. They indicated that they would be putting up a railing around the top and they were thinking about putting a bridge from the land to the deck as an access.

The Plan Commission members were concerned about the materials. Mr. Ryan pointed out that the materials would be the same as the boathouse. It was also pointed out that they must have a mitigation plan in order to be able to go over the 27 percent coverage requirements of the City shoreland ordinance. Mr. Ryan acknowledged that he understood that.

At that point (7:13 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 this proposed addition to the Ryan boathouse. There being no one in the audience, Chairman Klein closed the public hearing at 7:13 PM.

A motion was made by Mr. Janka, seconded by Mr. Linsmeier to approve the deck renovation subject to the Ryans obtaining and getting mitigation approval by the Plan Commission. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE 2050 LAND USE/TRANSPORTATION PLAN FOR THE OLD QUARRY NEIGHBORHOOD IN THE SOUTHEAST CORNER OF THE CITY

Chairman Klein indicated that the neighborhood had been given the name 'Old Quarry' because much of the land within the neighborhood had been a quarry and had subsequently been developed for, primarily, industrial use.

Mr. Bierce asked the size of the lots that were on the plan. Mr. Clinkenbeard indicated that the proposal was to make them medium density, which meant that they could go anywhere from 7,000 square feet per dwelling unit to a half acre per dwelling unit. Mr. Bierce said that he would like to see that narrowed down somewhat with more specificity. Mr. Clinkenbeard indicated that he would add to the text of the plan what the Plan Commission specifically wanted in the area in terms of parcel size or area per dwelling unit. There was a discussion on a potential trail along the abandoned railroad.

It was pointed out that there had not been a public hearing established for this discussion so there would be no public hearing, however, Chairman Klein indicated because a number of people were in the audience that wished to speak on this issue they would take comments.

A man named Stan from Takoma Hills wanted to know whether there was going to be a connection to the north end of Allen Street. Mr. Clinkenbeard pointed out that yes, there was a proposal by the owner of the land immediately north of the end of Allen Street that he wanted to put residential use in that area and also tie back to old Wolf Road.

Susan Bielinski indicated that they still wanted apartments on their 11 acres of developable land on the north side of I-94 and adjacent to Springdale Road. It was pointed out that the plan calls for their land to be used for office purposes. She indicated that they had had no takers when they tried to sell it for office purposes. Chairman Klein indicated that the City was concerned about the proportion of multi-family uses versus total residential uses and at the present time the percentages were approximately 30 percent multi-family with 70 percent single-family and that was actually already above the ratio for multi-family in the community.

Mr. Harry Bielinski indicated that it was his view that the property did not meet access requirements to Springdale Road for office use. It was pointed out that Springdale Road was the only possible access for the property.

Mr. Ron Becker came forward and indicated that this land was more suited to residential than to office use. It was pointed out that it was the view of the Plan Commission that the land was suited for either offices or residential use, however, the Plan Commission was reluctant to allow any more multi-family residential development in this area of the City.

There being no further comments, Chairman Klein said what needs to happen now is that this matter needs to be brought back to the Plan Commission at perhaps next month's meeting for a public hearing on these issues so that the Plan Commission can move ahead to adopt whatever plan is eventually selected.

DISCUSSION & ACTION REGARDING THE REQUEST OF THE OWNERS OF THE STOLLENWERK & KANTER PROPERTIES ON BLUEMOUND ROAD TO EXTEND PLAN COMMISSION ACTION ON THEIR PREVIOUS ZONING REQUEST TO DECEMBER 5, 2016

Mr. Clinkenbeard pointed out that the proposal had already been extended one time and they were asking for further extension so that they would have time to submit something for the November meeting.

Mr. Dominic Ferrante indicated that indeed they were looking for an extension so that they could put together the information necessary for a proposed development on the properties for the November meeting.

A motion was made by Mr. Linsmeier, seconded by Ms. Wunder to extend the deadline for continuation of this discussion and the request for rezoning until the December 5th Common Council meeting. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING THE REQUEST OF MR. BRANDON BERGMAN FOR PLAN COMMISSION PRE-APPROVAL OF A LIST OF POTENTIAL USERS OF HIS COMPANY'S INDUSTRIAL BUILDINGS ON COMMERCE CIRCLE

Mr. Bergman indicated that he had been encouraged to bring forth a list for potential users of his property which he did (see file). There was some discussion on the matter and it was suggested that in terms of industrial users, they be limited to those uses that were allowed under M-2 and M-4 zoning in the zoning ordinance. There was a brief discussion in which it was indicated that the list of users looked reasonable.

A motion was made by Mr. Coursin, seconded by Mr. Linsmeier to approve the list with the limitation of industrial users M-2 and M-4 as indicated in the discussion. The motion was approved with Mr. Sullivan voting no.

DISCUSSION & ACTION REGARDING THE REQUEST FOR CONCEPTUAL APPROVAL OF THE BRIOHN BUILDERS SITE & BUILDING PLANS ON THE STOLLENWERK PROPERTY (PWC 0948995)

Mr. Dominic Ferrante again came forward noting that they were proposing at some time in the future to build three large industrial buildings on the Stollenwerk and Kanter properties. The first building would be built relatively soon and it would be in the northwest corner and just east of STH 16. It would be separated off as a separate lot with access across the lot immediately to the east thereby providing access out to north Bluemound Road. It was pointed out that they would need an access easement over that lot fronting on Bluemound Road. Mr. Ferrante indicated that he understood.

Mr. Weigel indicated that there might be some concerns by the County on the location of his access points along Bluemound Road and he was encouraged to meet with the County Public Works staff.

There was some discussion about the small pockets of wetland on the property. It was pointed out that the DNR had already signed off on the three smallest pockets of wetland as not being essential and could be filled with a fill permit from the county and the City that they would have to obtain.

There was some discussion about the special assessments for sewer and water facilities in the area and they would have to work that out between themselves and the City Engineer and there would probably have to be a new special assessment hearing to identify the amount of the special assessments in each particular case. Mr. Ferrante said he would try to set up such a hearing.

The Plan Commission looked at the elevations of the various buildings, particularly the building on the northwest corner of the property which would be the first building built. It was suggested by the members that the east elevation of that building be “beefed up” a little bit to make it less drab and more presentable similar to the west elevation.

A question was asked by Chairman Klein as to what the members thought conceptually. Mr. Sullivan and Mr. Bierce indicated that they did not particularly like the eastern building on the property but otherwise the overall proposal was okay. The other Plan Commission members had no negative comments at this stage.

Mr. Ferrante indicated he would be back at probably the November meeting with the request for final action on plans for that initial western-most building as well as the zoning.

At that point, there being no other business for the Plan Commission, a motion was made by Mr. Coursin, seconded by Mr. Janka to adjourn the meeting. The meeting adjourned at 8:25 PM.

Respectfully submitted,

Harlan E. Clinkenbeard,
CDD/City Planner