

**VILLAGE OF PEWAUKEE  
PLAN COMMISSION  
May 12, 2016**

**1. Call to Order, Pledge of Allegiance, Moment of Silence and Roll Call**

President Knutson called the meeting to order at approximately 7:01 p.m. The Pledge of Allegiance was recited and a moment of silence followed.

Roll Call was taken with the following commission members present: Comm. Craig Robert, Comm. Shane Levielle, Comm. Chris Bernauer, Comm. Tom Reilly, Comm. Eric Rogers, Trustee Joe Zompa, and President Jeff Knutson.

Also Present: Mary Censky, Village Planner; Tim Barbeau, Village Engineer; Mark Blum, Village Attorney; Scott Gosse, Village Administrator; Chaz Schumacher, Village Clerk.

**2. PUBLIC HEARING**

- a. *On a Conditional Use Permit application request to reconfigure existing parking lot and add approximately seven parking spaces at 357 Morris Street (Applicant – Jeff Leverenz on behalf of WCTC, Property Zoned IPS Institutional and Public Service)*

No Comments were made.

**President Knutson closed the public hearing at approximately 7:03p.m.**

**3. Citizen Comments**

None.

**4. Approval of Minutes of the Regular Meeting of April 14, 2016**

Comm. Roberts noted that on page 4, first paragraph, the motion should be changed to reflect that Comm. Roberts made the motion, not Comm. Bernauer.

**Comm. Rogers moved, seconded by Comm. Reilly to approve the April 14, 2016 minutes as amended. Motion carried 6-0-1, Trustee Zompa abstained.**

**5. OLD BUSINESS**

- a. *Remove from Table – Review and Possible Action on a Conditional Use Permit application for a seasonal/temporary use beer garden proposed to be located at 143 W. Wisconsin Avenue. (Applicant – James & Jennifer Grabowski, Property Zoned B-2 Downtown Business). APPLICATION WITHDRAWN BY APPLICANT 5/6/16*

**Comm. Bernauer moved, seconded by Comm. Roberts to remove item 5.a from the Table. Motion carried 7-0.**

No further action required due to withdrawal of application.

**6. NEW BUSINESS**

- a. *Review and Possible Action on a Conditional Use Permit application request to reconfigure existing parking lot and add approximately seven parking spaces at 357 Morris Street*

*(Applicant – Jeff Leverenz on behalf of WCTC, Property Zoned IPS Institutional and Public Service)*

Planner Censky stated the request is for an existing WCTC special public safety training facility with parking lots in the front and back of the building. In the time since the original conditional use grant the peak hours have fluctuated and caused overflow parking. Censky stated the property has a 20' setback, the proposed expansion would add eight stalls and be within 5' of the Village right of way. She stated there are mature trees in the right of way and she would request that low-growth landscaping be put in to add more of a landscape buffer. She stated there is no additional landscaping proposed in the back parking lot. Censky stated that the alternate bid plan addresses the bump out and extending it.

Engineer Barbeau stated that the bump out on the west should be extended out and as it's extended south, fill will need to be added and they most likely will only get an additional 4'. Discussion followed.

**Trustee Zompa moved, seconded by Comm. Rogers to approve the conditional use permit for 357 Morris Street as presented with the following conditions:**

- 1. All landscaping shall be completed within 1 month of completion of the asphalt paving installation;**
- 2. Village Engineer review and approval of all applicable physical site development, utility, grading, drainage, stormwater management, erosion control and construction details prior to site disturbance;**
- 3. Recording of the conditional use permit amendment prior to start of construction/site disturbance**

**Motion carried 7-0.**

## **5. OLD BUSINESS**

*b. Remove from Table – Review and Discussion of Draft Sign Code Revisions prepared in light of recent U.S. Supreme Court decision requiring sign regulation to be content neutral. (Staff initiated topic)*

**Comm. Rogers moved, seconded by Comm. Roberts to Remove item 5.b from the Table. Motion carried 7-0.**

Planner Censky stated this item relates to sign regulation and the ability to regulate sign content and placement in the Village.

Comm. Roberts asked if there is a provision for what is inappropriate content. Attorney Blum stated that if the Village is going to restrict the content of a sign they have to have a substantial reason to do so and it has to be the least restrictive as possible. Blum stated making decisions based on content presents a problem. Discussion followed.

President Knutson asked about the areas where certain signs are currently allowed being eliminated. Administrator Gosse stated the proposed changes would eliminate the areas where non-profit signs are currently allowed.

Planner Censky stated the proposed changes would allow up to four signs for twelve cumulative days but not more than four consecutive days. The signs cannot be more than 7' high and not more than 6 square feet, the signs can say whatever the property owner wants. She stated that during elections an additional sign will be allowed provided it's not more than 7' high, 9.5 square feet, and at least 10' back

from right of way. President Knutson asked if properties that have condos can have more than one sign. Planner Censky stated that properties can have one sign per street frontage. Discussion followed.

**Comm. Rogers moved, seconded by Trustee Zompa to table item 5.b to allow for additional revisions prior to Plan Commission approval. Motion carried 7-0.**

**7. Citizen Comments**

None.

**8. Adjournment**

**Comm. Rogers moved, seconded by Comm. Bernauer to adjourn the May 12, 2016 Plan Commission meeting. Motion carried 7-0.**

**Meeting adjourned at approximately 8:10 p.m.**

Respectfully Submitted,

Chaz Schumacher  
Village Clerk