

**In attendance:**

Mayor Steve Bierce, Aldermen B. Bergman, C. Brown, B. Dziwulski, R. Grosch, J. Kara, and J. Wamser.

**Also in Attendance:**

Attorney S. Riffle, Administrator S. Klein, DPW Director J. Weigel, Clerk/Treasurer K. Tarczewski, and Accountant C. Sazama.

1. Call to Order and Pledge of Allegiance – Mayor Bierce opened the meeting at 7:00 p.m.
2. Public Comment - None.
3. Consent Agenda
  - 3.1. Approve Common Council Meeting Minutes Dated June 18, 2018
  - 3.2. Approve Accounts Payable
  - 3.3. Approve Bartender Licenses
  - 3.4. Concur with the Plan Commission (6/21/2018) to Approve Certified Survey Map PC #180621-3 for Jeffrey Moser to Combine Two Adjacent Properties Located at N39 W27051 Glacier Road (PWC 0889-998-001)

**A motion was made and seconded, (C. Brown, B. Dziwulski) to approve the consent agenda.** Motion Passed: 6-For, 0-Against.

4. Discussion Related to the Second Quarter Financial Report

Mr. Klein and Ms. Sazama were present for this item. Mr. Kara asked if they saw any particular issues. Ms. Sazama stated there was nothing of concern at this point. Mr. Kara stated he'd find it more interesting to show what the department heads estimate their income and expenditures would be at the end of the year. There was additional discussion.

Ms. Brown stated it appears the Council members are micromanaging the budget. Attorney Riffle stated the city can't over spend their budget unless they go to the Common Council in advance.

Common Council decided they still would like the quarterly discussions but in the future, they didn't need the comparison of last year's figures to the present year.

5. Public Hearing Relating to Proposed Revenue Bond Financing for Christ Ev. Lutheran Church of Pewaukee, Inc.

Attorney Riffle reviewed the process of the proposed borrowing and stated the City of Pewaukee is not affected by this borrowing nor would it be liable for any payments.

Mayor Bierce opened the public hearing. No one came forward to speak, so he immediately closed the public hearing.

6. Discussion and Possible Action of Final **Resolution 18-07-16** Regarding Revenue Bond Financing for Christ Ev. Lutheran Church of Pewaukee Inc. Project

No questions or concerns were voiced at this time. **A motion was made and seconded, (J. Wamser, B. Dziwulski) to approve Resolution 18-07-16.** Motion Passed: 5-For, 1-Against (J. Kara).

7. Discussion and Possible Action to Issue a Temporary Beer Permit to Pewaukee Youth Baseball (PYB) for Their Beer Tasting Event at Wagener Park Located at N31 W23320 Green Road on August 14, 2018

Ms. Tarczewski stated this was the second year they are holding this event and there were no concerns. **A motion was made and seconded, (J. Wamser, J. Kara) to approve Pewaukee Youth Baseball's temporary beer permit for August 14<sup>th</sup>, 2018.** Motion Passed: 6-For, 0-Against.

8. Discussion and Possible Action Regarding the Proposed Certified Survey Map (PC #180621-1) for Neumann Development, Inc. for the Purpose of Combining Three Small Parcels Totaling 2.16 Acres Located on the West Side of Bluemound Road 315 Feet South of Morris Street into One Lot and Combining Three Large Parcels Totaling 19.66 Acres Located on the East Side of Bluemound Road 315 Feet South of Morris Street Into One Lot (PWC 0925-993, PWC 0925-990, PWC 0925-992) [Plan Commission 6/21/2018]

Mr. Wamser asked about the setback on Bluemound Road. Mr. Klein state it would be addressed when the contingencies on the rezoning are discussed. He said this was just combining the lots.

Mr. Bergman asked if this approval would be contingent on the rest of the items concerning this property being approved. Attorney Riffle stated it would be best to approve them all at the same time. The developer concurred that this too would be their preference. Mr. Weigel stated the second CSM is just preliminary. Through additional discussion it was determined that there were items missing to make the final determination on the items on the agenda.

The developer summarized the project. He stated they dropped off a conditional use permit this morning and would be going before the Plan Commission next month. The proposed project consists of a 60-unit condominium development, mainly consisting of four units per building. There will be two, two-unit buildings. There will also be a pool and clubhouse. The developer stated they plan on combining the parcels and then re-dividing them, so that the roads could be dedicated to the City.

Ms. Brown asked how this development would fit within the 2035 plan. Mr. Klein stated it would be under the density. Mayor Bierce called attention to the filing of the PUD to get around some of the ordinances. He stated he wasn't fully comfortable with this.

Attorney Riffle recommended the developer come up with one cohesive plan with rendering before bringing it to the next Common Council meeting. The developer stated they are facing some challenges right now that they are trying to work out. They said the County is recommending the road be shifted to the north a little bit.

Ms. Brown questioned why the City would take the dedicated street. Attorney Riffle stated the City doesn't want to take on private roads because the maintenance is a nightmare.

Mayor Bierce asked for a poll vote on the project. Mr. Kara stated in the past he has trusted the recommendations of the Plan Commission and would continue to do so. Mr. Wamser stated as long as the properties are owner-occupied and the issues with the setbacks are resolved, he'd be in favor of the

project too. Mr. Dziwulski stated he was agreeable to the plan. Mr. Grosch approved the general concept, but voiced his concerns related to density.

9. Discussion and Action Regarding a Proposed Certified Survey Map (PC #180621-2) for the 19.66 Acre Neumann Development, Inc. Property Located on the East Side of Bluemound Road and 315 Feet South of Morris Street for the Purpose of Dividing the Property into Two Lots (PWC 0925-993, PWC 0925-990, PWC 0925-992) [Plan Commission 6/21/2018]

There was no discussion or action take on this item.

10. Discussion and Possible Action to Approve **Ordinance 18-06** Rezoning the Neumann Development, Inc. Property from Rs-1, Single-Family Residential to Rm-1, Multi-Family Residential for the Purpose of Creating a Condominium Plat (PWC 0925-993, PWC 0925-990, PWC 0925-992) [Plan Commission 6/21/2018] *Second Reading*

There was no discussion or action taken on this item.

11. Discussion and Possible Action to Approve the Request to Replace the Current Yield Sign on West Bound Takoma Drive at the Mt. Vernon Intersection, with a Stop Sign

Mr. Weigel stated drivers are ignoring the yield sign and recommended replacing it with a stop sign. Mr. Dziwulski stated it was his personal experience that people aren't necessarily going to stop now that there is a stop sign. He just wanted to caution the residents that the situation may not get any better.

**A motion was made and seconded, (J. Wamser, R. Grosch) to approve the stop sign at Takoma Drive and Mt Vernon.** Motion Passed: 6-For, 0-Agaisnt.

12. Discussion and Possible Action to Make Appointments to Various Boards, Committees and Commissions

Mayor Bierce stated he did not have any appointments to make at this time.

13. Public Comment – None.

14. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

- Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved as authorized under Section 19.85(1)(g), Stats., specifically with regard to the City's Commerce Circle Manhole Repair and Spring Creek Church vs. City of Pewaukee.

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

**A motion was made and seconded, (B. Dziwulski, J. Wamser) to adjourn into closed session at 8:09 p.m.** Motion Passed: 6-For, 0-Against via roll call vote.

15. Adjournment – **A motion was made and seconded, (R. Grosch, C. Brown), to adjourn the meeting from Closed Session at 8:40 p.m.** Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski  
Clerk/Treasurer