

Planning Department

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax (262) 691-1798

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, January 16, 2025 6:00 PM

Pewaukee City Hall Common Council Chambers
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road from Manufacturing/Fabrication/Warehousing to Public or Private Park and Recreation (PWC 0951995001)
 3. Discussion and Action and Public Hearing for Doug & Kim Kiser and Thomas & Karen Krumenacher to Rezone Vacant Property Located on the East Side of Bluemound Road from Rs-3 Single-Family Residential, M-1 General Wholesale Business, and LC Lowland Conservancy to P-1 Park & Open Space and LC Lowland Conservancy for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent (PWC 0951995001)
 4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent (PWC 0951995001)
 5. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Daniel & Ellen Laubusch for Property Located at W277 N2587 Rocky Point Road for the Purpose of Constructing a New Boathouse (PWC 0934041001)
 6. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Steny's Lake Country for Property Located at N29 W24483 Watertown Road for the Purpose of Utilizing a Drive-Thru Window System for Friday Fish Fry Pick-Ups (PWC 0922987001)
 7. Adjournment

Ami Hurd
Deputy Clerk

1/9/2025

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Nick Fuchs, at (262) 691-6007 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.**

DATE: January 16, 2025

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road from Manufacturing/Fabrication/Warehousing to Public or Private Park and Recreation (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

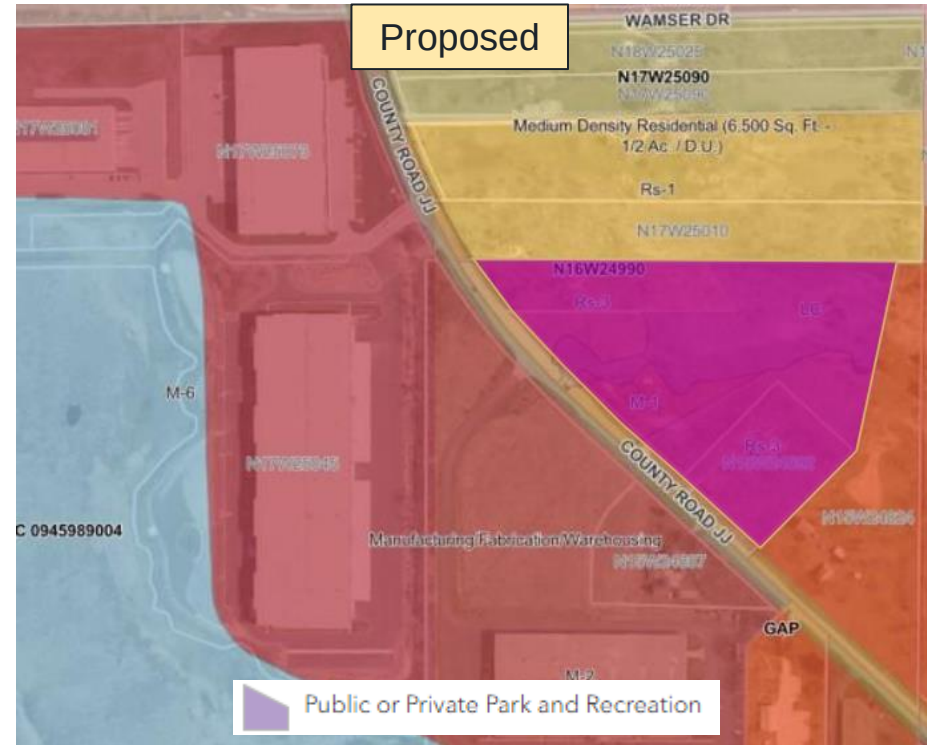
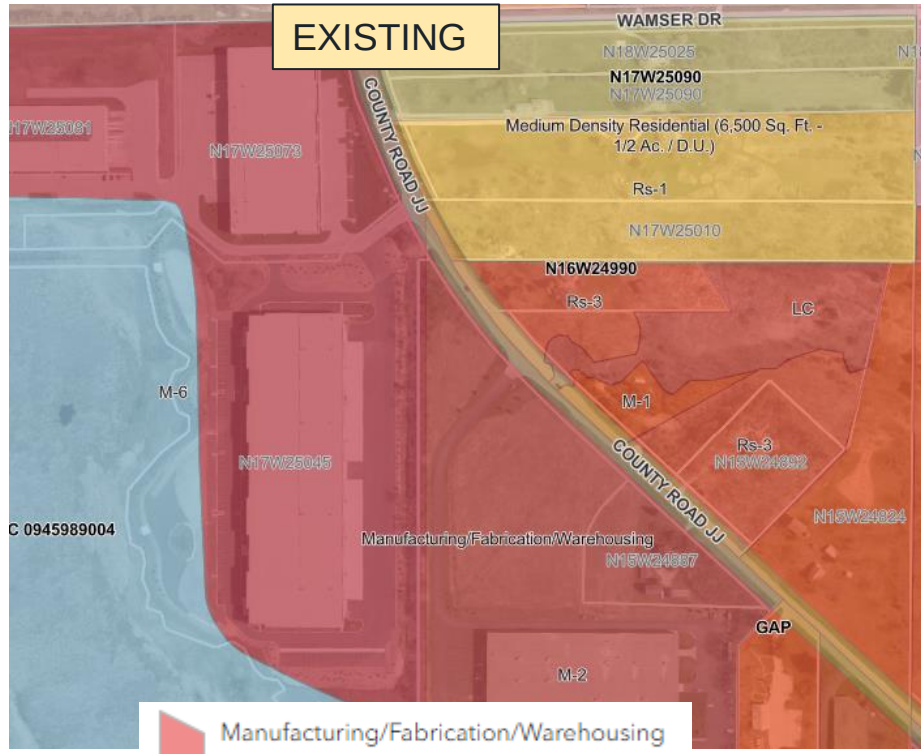
Bluemound Road master plan change exhibit

Bluemound Road draft CMP ordinance

Bluemound Road draft CMP resolution

Bluemound Road public park issue responses

2050 Master Plan Requested Amendment



ORDINANCE NO. __-__

AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN OF A PROPERTY LOCATED AT N15W24960 BLUEMOUND ROAD BEARING TAX KEY NO. 0951995001 FROM MANUFACTURING/FABRICATION/WAREHOUSING TO PUBLIC OR PRIVATE PARK AND RECREATION AND FLOODPLAINS, LOWLAND & UPLAND CONSERVANCY AND OTHER NATURAL AREAS

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, The Applicant, Doug Kiser, has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at N15W24960 Bluemound Road bearing Tax Key No. 0951995001 from Manufacturing/Fabrication/Warehousing to Public or Private Park and Recreation and Floodplains, Lowland & Upland Conservancy and Other Natural Areas; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on January 16, 2025, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at N15W24960 Bluemound Road bearing Tax Key No. 0951995001 from Manufacturing/Fabrication/Warehousing to Public or Private Park and Recreation and Floodplains, Lowland & Upland Conservancy and Other Natural Areas; and

WHEREAS, the City of Pewaukee held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on February 3, 2025; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Pewaukee, Wisconsin, do ordain as follows:

SECTION 1: Adoption

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan of a property located at N15W24960 Bluemound Road bearing Tax Key No. 0951995001 from Manufacturing/Fabrication/Warehousing to Public or Private Park and Recreation and Floodplains, Lowland & Upland Conservancy and Other Natural Areas.

SECTION 2: Document Transmittal

The City Common Council hereby directs the City Clerk/Treasurer to transmit a copy of the amendment as well as a signed copy of both the Resolution No. PC ___-___-___ and this Ordinance No. ___-___ to the Wisconsin Department of Administration, the Southeastern Wisconsin Regional Planning Commission, the Waukesha Park and Land Use Department, the Pewaukee Public Library and to each town, village and city that abuts the City of Pewaukee.

SECTION 3: Severability

The several sections and portions of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of all other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: Effective Date

This ordinance shall take effect immediately upon passage and posting of publication as provided by law.

Passed and adopted this 3rd day of February, 2025.

FOR THE COMMON COUNCIL OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

RESOLUTION NO. __-__

**A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO
AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND
NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND
USE/TRANSPORTATION PLAN OF A PROPERTY LOCATED AT N15W24960
BLUEMOUND ROAD BEARING TAX KEY NO. 0951995001 FROM
MANUFACTURING/FABRICATION/WAREHOUSING TO PUBLIC OR PRIVATE
PARK AND RECREATION AND FLOODPLAINS, LOWLAND & UPLAND
CONSERVANCY AND OTHER NATURAL AREAS, PURSUANT TO WIS. STAT. §
66.1001(4)(b)**

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, The Applicant, Doug Kiser, has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at N15W24960 Bluemound Road bearing Tax Key No. 0951995001 from Manufacturing/Fabrication/Warehousing to Public or Private Park and Recreation and Floodplains, Lowland & Upland Conservancy and Other Natural Areas, more particularly described as follows:

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF
THE SW. 1/4 OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on January 16, 2025, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Pewaukee.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City

of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at N15W24960 Bluemound Road bearing Tax Key No. 0951995001 from Manufacturing/Fabrication/Warehousing to Public or Private Park and Recreation and Floodplains, Lowland & Upland Conservancy and Other Natural Areas, such property bearing Tax Key No. 0951995001, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council:

Passed and adopted this 16th day of January, 2025.

FOR THE PLAN COMMISSION OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Colleen Brown, Plan Commission Secretary

Bluemound Road Rental Park Issues

- Is there adequate parking for up to 100 participants according to their Web site? Last summer there were weekend events that had parking along Bluemound Road.
 - **RESPONSE: There are 35 parking stalls on site. Using an average of 2.5 occupants per vehicle yields 87.5 people or attendees. There is suitable parking to accommodate events up to 100 participants. We purchased the property on October 25, 2025. We do not have a website as of today's date of January 7, 2025**
- Will liquor be sold or will individuals be allowed to bring their own to an event? If so, who will monitor consumption? If so, will a liquor license be obtained? New wedding hall law requires it in 2026(1). If liquor is allowed will trained bartenders be handling its sale or distribution?
 - **RESPONSE: Event coordinators are able to provide alcohol for their events as long as they do not sell alcohol per City of Pewaukee ordinances.**
 - **Event coordinator is responsible for monitoring their guests similar to events held at City of Pewaukee parks currently.**
 - **City park rental guide related to alcohol: *"Alcoholic beverages (beer, wine, seltzer) are allowed in the parks with the park rental permit. A permit to sell beer MUST be obtained from the City Clerk or Village Clerk depending on where the park is located. Any organization renting a park and wishing to sell fermented beverages must follow these regulations: 8.1 Club/organization, lodge, societies must be in existence for at least six (6) months. 8.2 Must apply for a special Class "B" license thirty (30) days prior to rental. 8.3 Obtain a Federal Tax Stamp from the Department of Revenue in Milwaukee. 8.4 Have on premises at all times a licensed operator in possession of a current City/Village of Pewaukee Operators License."***
- Will open fires be allowed? If so, who will monitor for safe use conditions?

- **RESPONSE: Fires are allowed per City of Pewaukee ordinances.**
- **Section E of the permit indicates “Bonfire/Campfires shall be allowed only under constant supervision in a contained burning pit. The actual fire area shall be in an enclosed fire ring of metal or masonry no larger than 5 feet in diameter.”**
- Will guests be allowed to barbecue or otherwise cook on premises? If yes, who will monitor for safe use conditions?
 - **RESPONSE: Event coordinators will be allowed to grill if they elect to do so.**
 - **City of Pewaukee requirements listed as follows: “Grilling is allowed (you may bring your own grill) in our parks if the grill is kept a safe distance from any buildings and the hot coals are disposed of properly and safely. All grills/grilling supplies will need to be taken with you when you leave the park.”**
- Will fireworks be allowed on the premises? If yes, will an operator be required for them? Also, will guests be allowed to shoot them on their own?
 - **RESPONSE: The City of Pewaukee requires any resident or event coordinator to complete a Special Event Permit Application to have fireworks in the City of Pewaukee.**
- Will firearms be allowed on the premises? If yes, who will monitor to make sure they are not used?
 - **RESPONSE: We will not allow event coordinators to bring firearms on site. All federal, state, and local firearm laws will be followed.**
- Why were the hours of 7:30 AM to 11 PM chosen as operating hours? It seems like shorter hours, particularly in the evening would be more appropriate for a residential area.
 - **RESPONSE: The hours of operation were determined to allow event coordinators the opportunity to setup and remove their personal property necessary for each event.**
 - **The property is within an Industrial area with the following three shift manufacturing companies within 600 feet of the**

property with varying degree of manufacturing noise such as audible alarms from air filtration equipment, truck traffic with engine braking, audible exterior paging systems:

- **Harken Yacht Equipment**
 - Across street from parcel.
 - Operates 3 shifts 7 days per week
- **ID Technology and MAS Logistics**
 - Across street from parcel
 - Operates 2 shifts 6 days per week
 - 32 dock doors
- **PM Plastics Fulfillment Center**
 - Across street from parcel
 - Operates 2 shifts 6 days per week
 - 16 dock doors
- **Lakeland Supply**
 - Across street from parcel
 - Adding ~40,000SF
 - Operates 2 shifts 5 days per week
 - Expanding to 16 dock doors
- **Scot Industries**
 - Adjacent to the parcel
 - Adding ~20,000SF
 - Operates 2 shifts 6 days per week
- Who will be controlling and monitoring the sound volume of any entertainment?
 - **RESPONSE: The event coordinator will be responsible for monitoring noise (live music, DJ, or other) to comply with city ordinance 6.04 Loud and Unnecessary Noise: “No person shall make or cause any noise that unreasonably annoys or disturbs another in the vicinity.”**
 - **Owners of the property will properly screen event coordinators to ensure compliance with municipal ordinances prior to rental.**
- Will guests have access to the adjoining properties of the host-owners? If so, how will adjoining properties be isolated from guests who might venture away from park grounds?

- **RESPONSE: Guests will not have access to any adjoining properties.**
- Will there be any signage displayed on the front of the property or at the property entrance? If yes, what are the dimensions of the planned signs? Will the signage be lit? Are there any City codes governing signs?
 - **RESPONSE: Yes (eventually). Any monument signage will comply with current zoning codes Section 17.0700-Signs and Graphics.**
- Are there currently any plans to build a permanent structure, either a pavilion or a building on the grounds?
 - **RESPONSE: No. We are not planning to provide any improvements to the site. We wish to keep the site natural and park like to ensure quiet enjoyment for the foreseeable future.**
 - **Please note that we are changing the zoning from M-1 INDUSTRIAL/MAUFACTURING to P-1 PARK.**

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.**

DATE: January 16, 2025

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for Doug & Kim Kiser and Thomas & Karen Krumenacher to Rezone Vacant Property Located on the East Side of Bluemound Road from Rs-3 Single-Family Residential, M-1 General Wholesale Business, and LC Lowland Conservancy to P-1 Park & Open Space and LC Lowland Conservancy for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Bluemound Road rezoning exhibit

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4
OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

NORTH LINE OF THE SW 1/4 SEC. 22-7-19
N89°04'53"E 2712.12'

1424.46'

N89°04'53"E 759.00'

UNPLATTED LANDS

SHED

BLDG.

N89°04'53"E ↘ 605.25'

36°10'07"W
165.00'

EXISTING ZONING LC

S11°30'26"N

$$518.22$$

UNPLATTED LANDS

BLDG.

LOT 2
CSM 6860

1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.
2. HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.
3. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
4. THE FIELD WORK WAS COMPLETED ON JULY 3, 2019.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.



- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- Ⓢ SEPTIC FACILITY
- EXISTING SPOT GRADE
- ⊥ GUY WIRE
- ⌘ UTILITY POLE
- ▣ UTILITY PEDESTAL
- TREE
- DELINEATED WETLAND EXTENT

BEARINGS ARE REFERENCED TO
NAD27, WISCONSIN STATE PLANE,
SOUTH ZONE, GRID NORTH ON THE
NORTH LINE OF THE SW 1/4 OF
SECTION 22-7-19 AS N89°04'53"E.

LANDMARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

OUTSIDE VENUE PROJECT
BLIEMOUND ROAD

BLUEMOUND ROAD
PEWAUKEE, WI 53072

PROPOSED ZONING

PROJECT #	2737.00
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DATE 04 DEC 2019

DRAWN BY MA

DESIGNED BY MA

REVISIONS 13 DEC 2019

15 DEC 2019

SHEET NUMBER _____

C-1

OF 6 SHEETS

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.**

DATE: January 16, 2025

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Bluemound Road plans

Bluemound Road PWC 0951995001

Applicants

- Doug Kiser
- Kim Kiser
- Tom Krumenacher
- Karen Krumenacher

Conditional Use

January 6, 2025

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Location

7.5 Acres undeveloped land located in the City of Pewaukee on County Hwy JJ (Bluemound Road).

Current Zoning

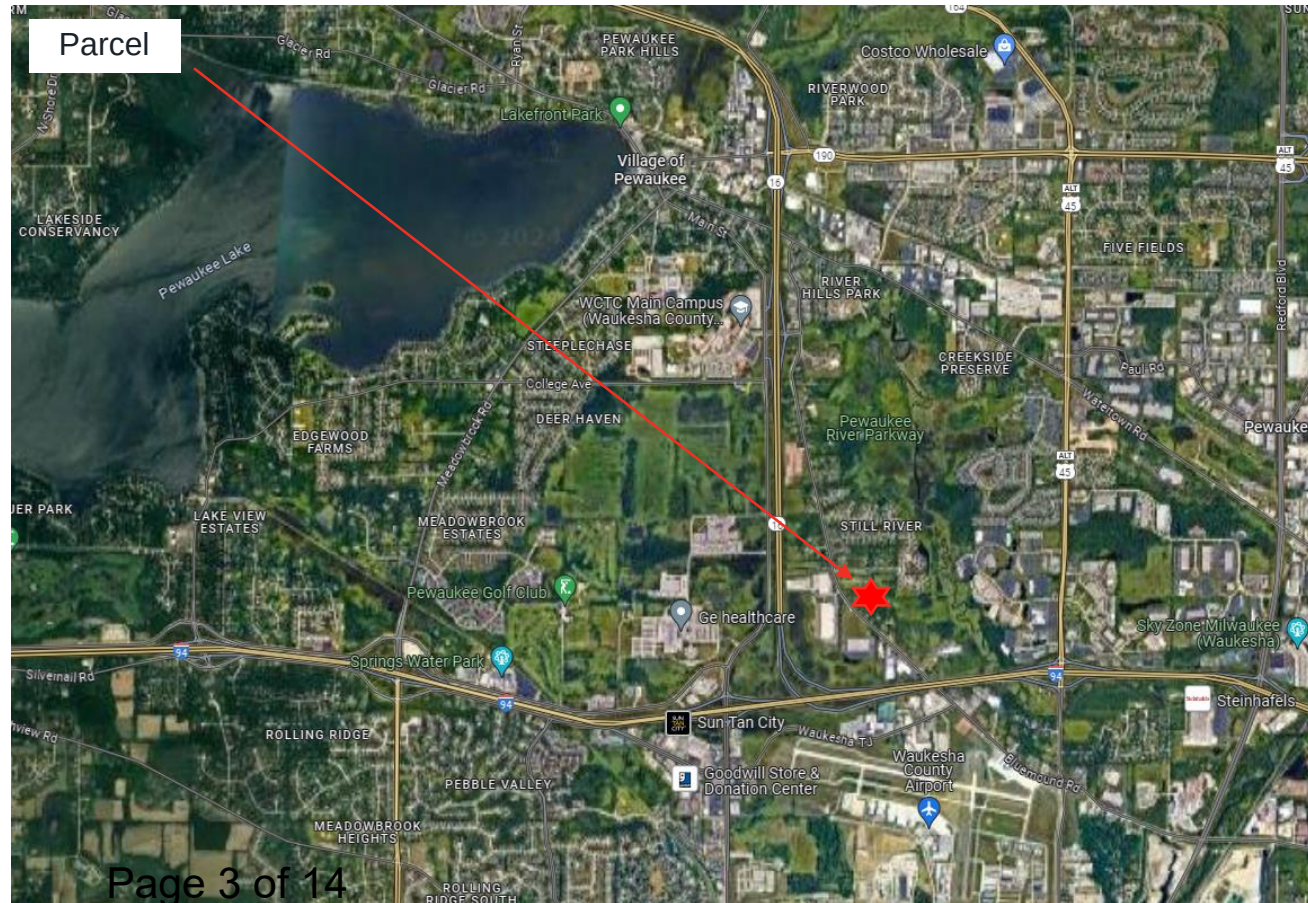
- ~3 acres RS 3 single family residential district.
- ~1.5 acres M1 General Wholesale Business/Warehouse District
- ~3 acres LC Lowland Conservancy district

Previous Use

- Used for a Landscape business with outside storage of lawncare equipment, materials, and general operations.

Proposed Use

- Natural Outdoor Venue for Rent



Location

Site is irregular in shape with approximately 600 linear feet Bluemound Road frontage.

- Gravel access drive access from Bluemound Road.
- Compacted gravel parking area approximately 0.75 acres.
- Tree & shrub natural screen along Bluemound for privacy.
- Municipal water & sanitary located in Bluemound road.

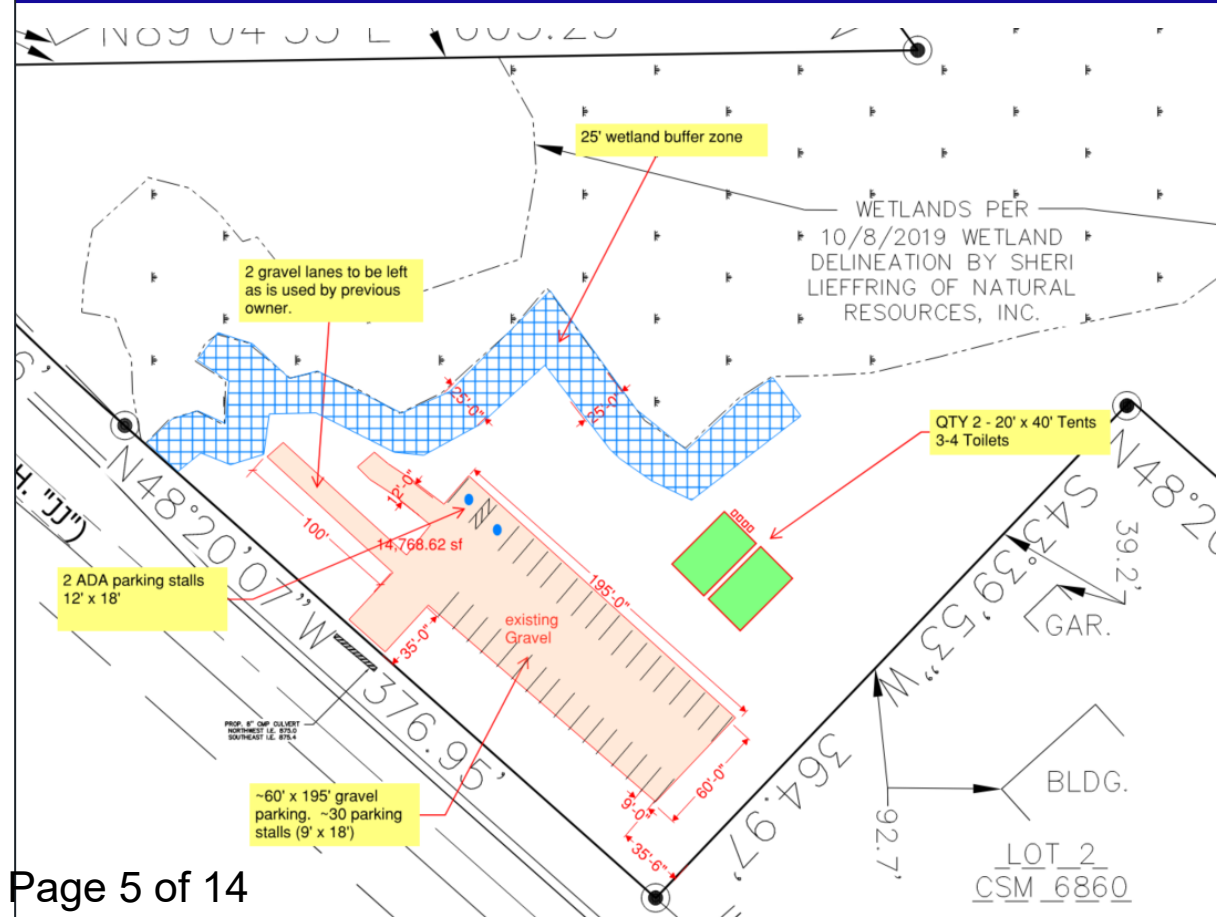


M1 Designation for previous owner's Landscaping Business

Proposed Use

Event space

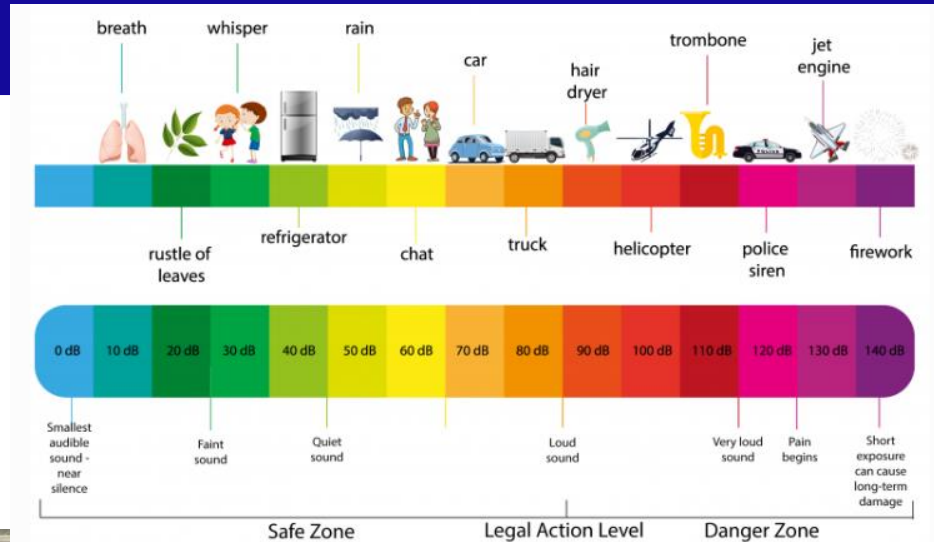
- 20' x 40' tents QTY 2
- Occupants up to 100 attendees
- 3-4 portable toilets.
 - › Keith Kay, Sale Manager of Service Sanitation, Inc. states "Industry Standard is 1 unit per 100 people, if food and drink being served add 20%.
 - › American Restroom Association Standard 29CFR 1910.141©(1)(i: 20 to 200 employees 1 toilet per 40 workers.
- QTY 30 (9'x18') parking stalls QTY 2 (12'x18') ADA parking stalls
- Event space rental of an outdoor park setting with two tents.
- Reservations available year-round.
- Rentals from 7:30am to 11:00pm to assist with setup and clean up for reservations.
- Live Music possible depending upon the rental use ending at 11:00pm.
- Target rentals for birthday parties, family reunions, graduation parties, etc.
- No events will include the SALE of alcohol.



Proposed Use

Ordinance 6.04 Loud and Unnecessary Noise.

- “No person shall make or cause any noise that unreasonably annoys or disturbs another in the vicinity”
- Event hours 7:30am to 11:00pm
 - › Morning events to consist of Boot camp, yoga, exercise events.
 - › Afternoon and evening events family reunions, graduations, birthday parties, etc.
- Noise is measured in Decibels (dB). Chart at left is from the Occupational Safety and Health Administration website (OSHA).
- Conversation is 60dBs..
- Whisper is 30 dBs..
- Nature, wind, leaves rustling is 20 dBs.
- Rock concerts 110 dBs.
- A Sony XP700 portable speaker up to 90dBs
 - › Sound reduces 6dBs every distance from source doubles.
 - › Chart at right illustrates dBs of a Sony XP700 portable speaker if playing at maximum volume.
 - › ~768' from the speaker at max volume sound would be slightly more than a whisper at 30 dBs

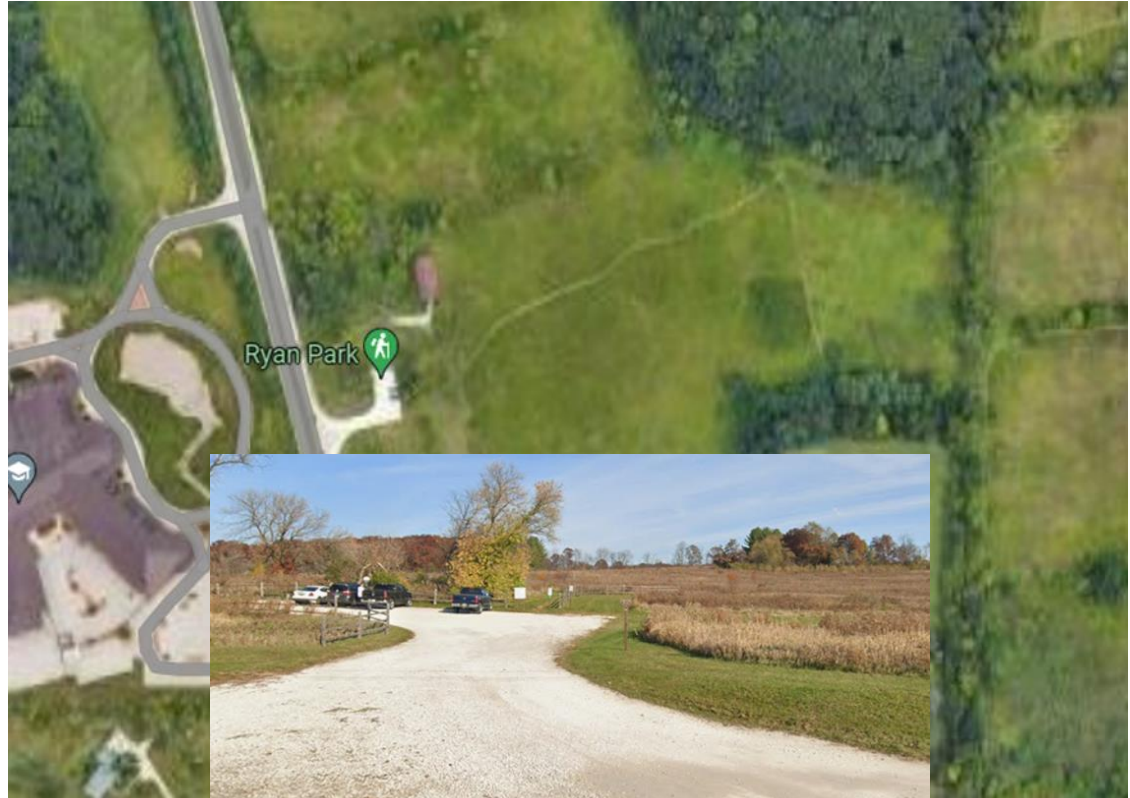
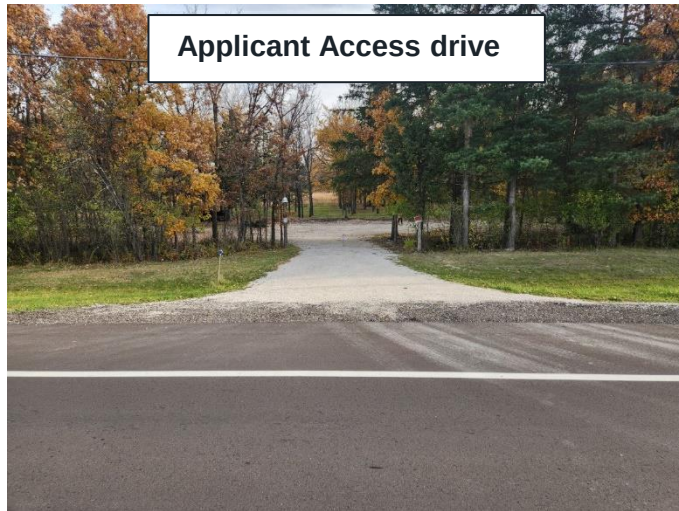


Distance in Feet	Sound Level in dBs
3	90
6	84
12	78
24	72
48	66
96	60
192	54
384	48
768	42
1536	36

Proposed Use – Existing Conditions

- **Existing Road Access**

- Communication with the County regarding current access drive.
 - › Jason Mayer, PLS
 - › Waukesha County, DPW Engineering
 - › 515 W. Moreland Blvd., Rm. 220
 - › Waukesha, WI 53188
 - › 262-548-7749
 - › JMayer@waukeshacounty.gov
- Access drive is acceptable.



Ryan Park access drive & gravel parking lot.

Event Space

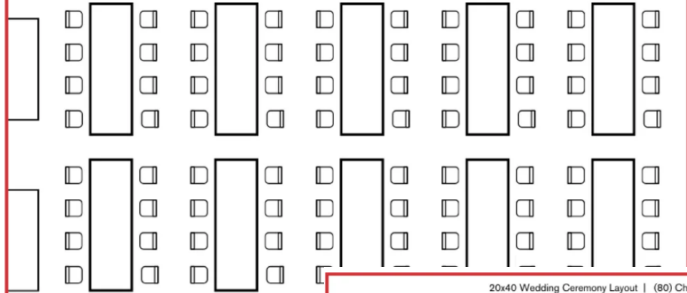


Event Space Layouts

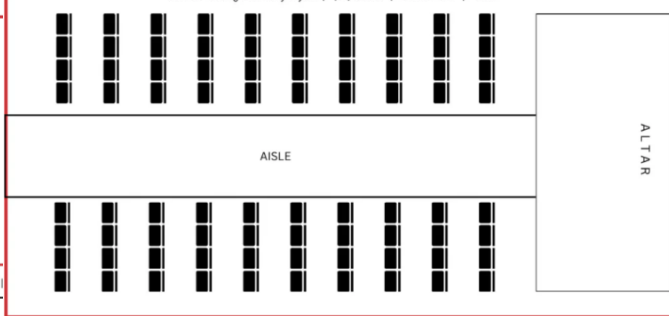


Event Space Layout Configurations

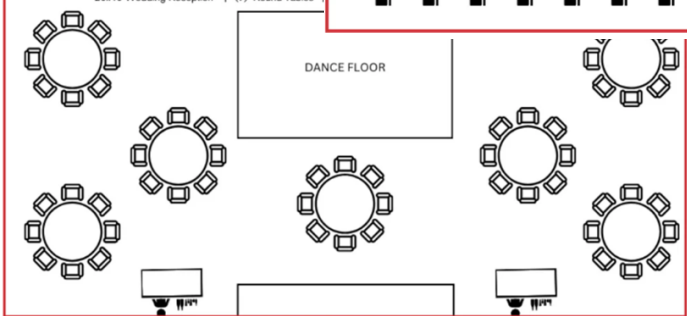
20x40 Banquet Layout | ~80 Guest Capacity | (10) Rectangular Tables | (80) Chairs | (2) Food Tables



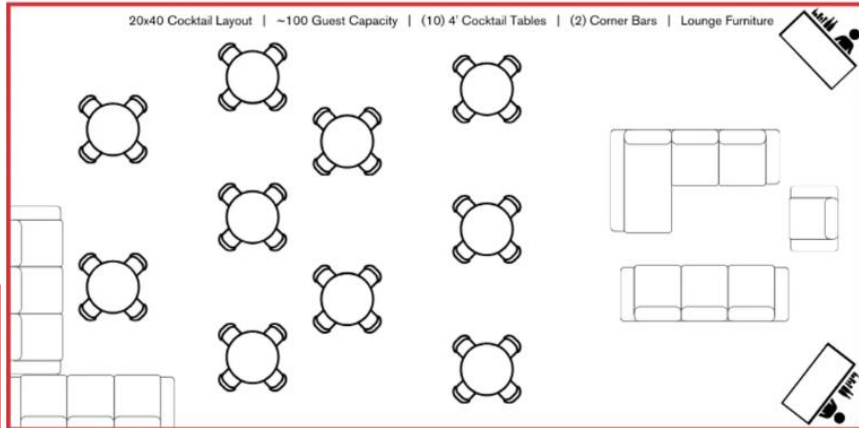
20x40 Wedding Ceremony Layout | (80) Chairs | Center Aisle | Altar



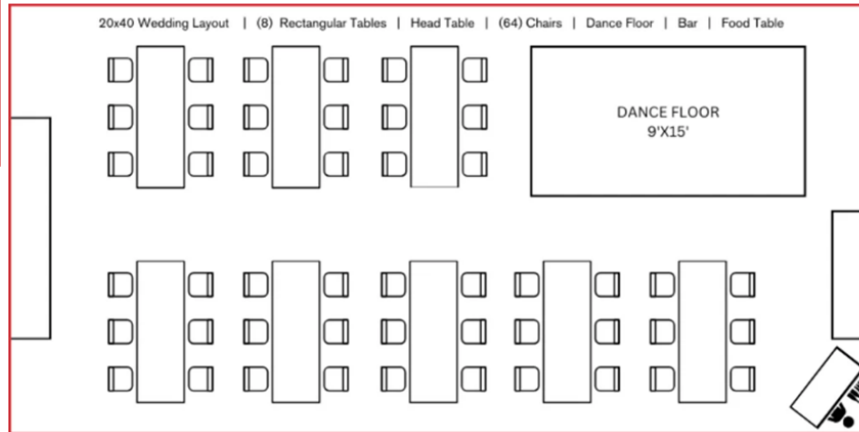
20x40 Wedding Reception | (7) Round Tables |



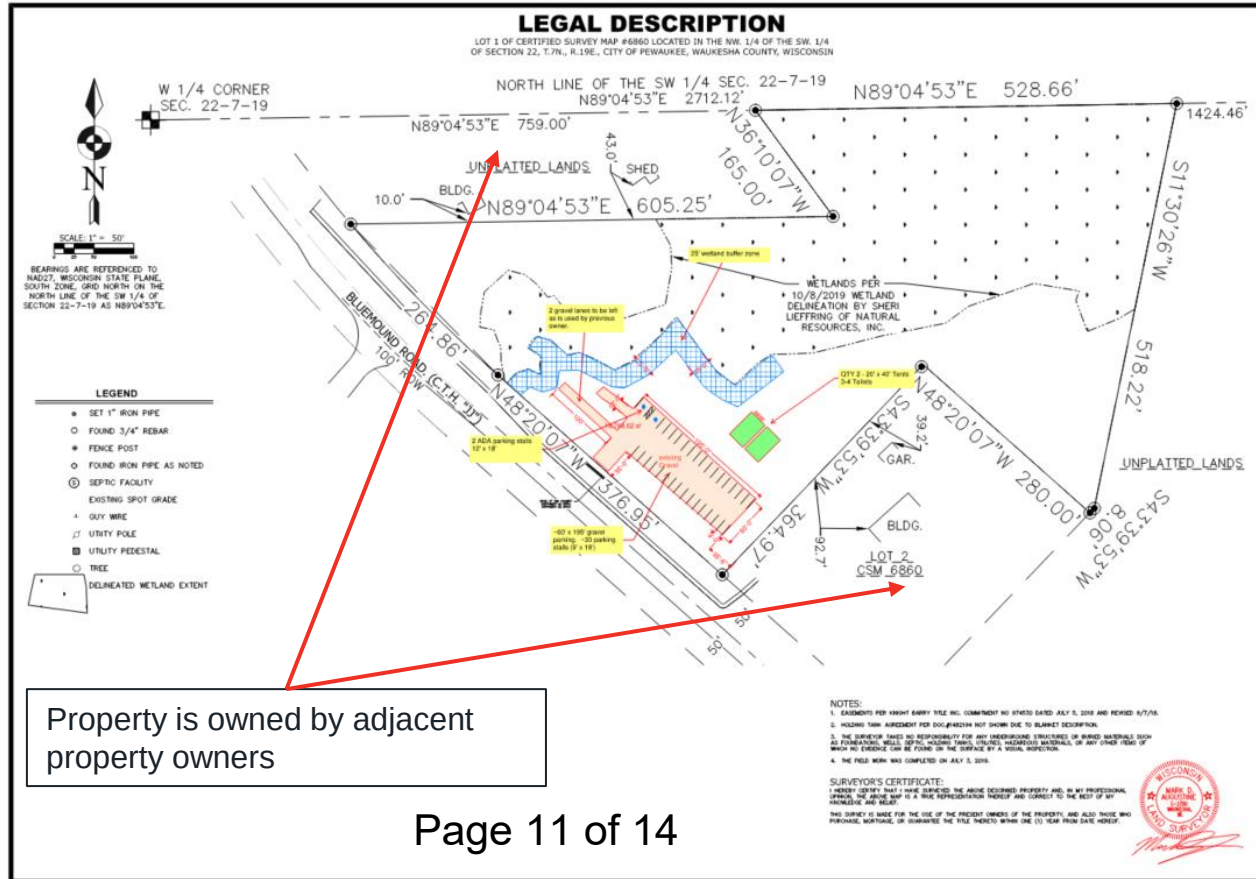
20x40 Cocktail Layout | ~100 Guest Capacity | (10) 4' Cocktail Tables | (2) Corner Bars | Lounge Furniture



20x40 Wedding Layout | (8) Rectangular Tables | Head Table | (64) Chairs | Dance Floor | Bar | Food Table

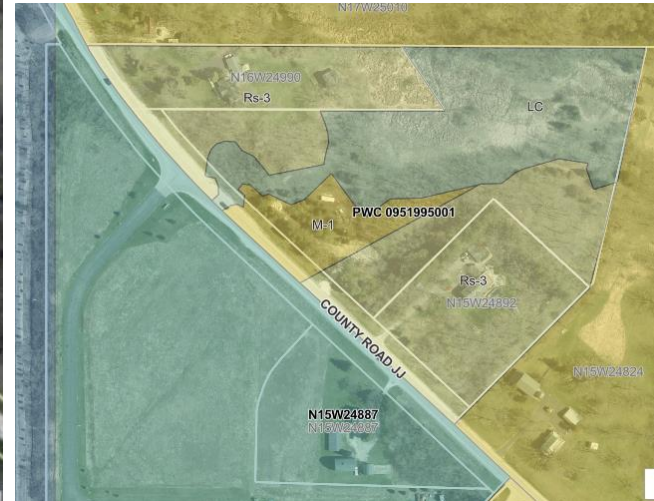


Proposed Use



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- ...intended to provide for areas where the active and passive recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses."
- permitted principal use (9) picnic areas.



Proposed Use – Surrounding Area



1. Harken Yacht Equipment

- Across street from parcel.
- Operates 3 shifts 7 days per week

2. ID Technology and MAS Logistics

- Across street from parcel
- Operates 2 shifts 6 days per week
- 32 dock doors

3. PM Plastics Fulfillment Center

- Across street from parcel
- Operates 2 shifts 6 days per week
- 16 dock doors

4. Lakeland Supply

- Across street from parcel
- Adding ~40,000SF
- Operates 2 shifts 5 days per week
- Expanding to 16 dock doors

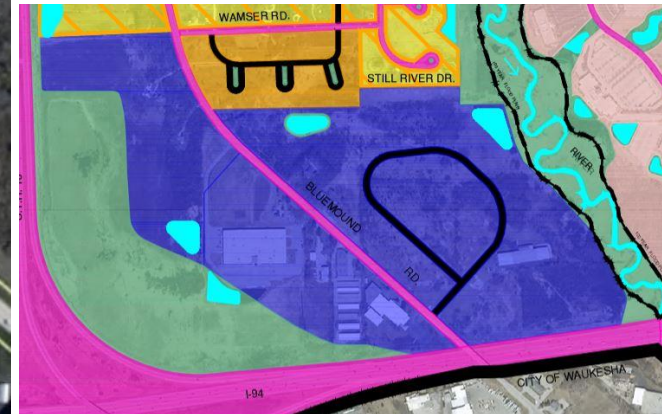
5. Scot Industries

- Adjacent to the parcel
- Adding ~20,000SF
- Operates 2 shifts 6 days per week

Conditional Approval – Planning Commission Recommendation



- Rezone parcel from RS-3, M-1, and LC to P-1 and LC
- Conditional use to operate event space rentals at the property.
- Update 2050 Comprehensive Master Plan since the entire area is located within the M-1 planning.



**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.**

DATE: January 16, 2025

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Daniel & Ellen Laubusch for Property Located at W277 N2587 Rocky Point Road for the Purpose of Constructing a New Boathouse (PWC 0934041001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Laubusch staff report 1.16.25

Laubusch boathouse narrative

Laubusch boathouse rendering

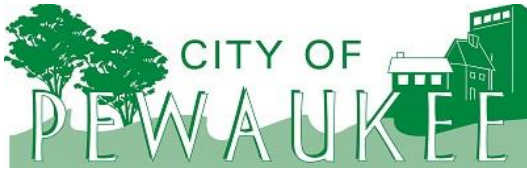
Laubusch boathouse elevations

Laubusch boathouse grading & erosion control plan

Laubusch boathouse landscape plan

Laubusch boathouse plat of survey

Laubusch draft Conditional Use Permit



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of January 16, 2025

Date: January 8, 2025

Project Name: Laubusch Boathouse Conditional Use

Project Address/Tax Key No.: W277N2587 Rocky Point Road/PWC 0934041001

Applicant: Daniel & Ellen Laubusch

Property Owner: ROBERT C OTT REVOCABLE TRUST

Current Zoning: Rs-5 Single-Family Residential District

2050 Land Use Map Designation: Low-Medium Density Residential (1/2 Ac. - 2 Ac. / D.U.)

Use of Surrounding Properties: Single-family residential to the north, south and east and Pewaukee Lake to the west

Project Description

The applicant has filed a Conditional Use application and submitted plans for Plan Commission and Common Council review for the construction of a new boathouse upon property located at W277N2587 Rocky Point Road.

The subject property is approximately 59,835 square feet and consists of a single-family dwelling and a 584 square foot detached garage. The boathouse is located at the northwest corner of the property, has an area of approximately 450 square feet, and a height of 14.5-feet. The boathouse consists of sliding glass doors on the west elevation facing the lake and a service door on the south elevation. The exterior consists of shake siding. There is also a rooftop deck proposed.

The plans provided show the boathouse 11-feet from the north side property line and over 7-feet from the ordinary high-water mark. These setbacks are in conformance with the minimum required setbacks of the Zoning Ordinance. The property is also in conformance with lot coverage requirements of the Shoreland Overlay District.

In consideration of this review, it should be noted that the City defines a boathouse as “A structure designed to protect or store boats, which may be built no closer than five (5) feet from the ordinary high-water mark of a lake or stream.” Boat is defined as “A vessel that is designed to carry at least one individual on the surface of a body of water, and is propelled by oars, paddles, wind or motor power. Motor power includes, but is not limited to, power generated by steam engine, electric motor or combustion engine of any kind.”

Furthermore, the State of Wisconsin defines a boathouse as “a permanent structure used for the storage of watercraft and associated materials and includes all structures which are totally enclosed, have roofs or walls or any combination of these structural parts.”

Recommendation

Staff recommends a motion to approve the Conditional Use application and plans for the construction of a new boathouse located at N27W27204 Woodland Dr., subject to the following conditions:

1. All electrical shall need to be approved through the Building Services Department.
2. Final Engineering Department review and approval of the site and grading plan.

New Boathouse
W277 N2587 Rocky point Road
Dan & Ellen Laubusch

Project Description:

“New Boathouse”

- Size 17’-4” x 25’-11” = 449.2 s.f.
- Overall Ht. 14’-6” (lowest exposed to highest roof point)
- Estimated Project Value: approx.. \$150,000

Design Objective(s):

Boathouse:

- The Boathouse was designed to be functional, and aesthetically pleasing; in a way that it fits into the context of the site. It was designed to integrate and nestle into the grades in such a way as to appear as though it has always been there. (Not part of an Addition)
- The exterior design although somewhat straightforward and simple, will have balanced interest and detailing as to not appear to simplistic or utilitarian. It would share common detailing with the house and support a cohesive plan. Components such as Exterior Materials, Color palette, Railing style, and matching proportions , will help to create a ‘common Thread’. The goal would be for this to appear as though it was part of an original site and house project.

Site:

- The proposed boathouse and the associated walkway, steps, grading, etc. was developed with the intent to impose the least amount of site disruption as possible. The boathouse is positioned to be “imbedded in the slope of the existing site grades and Trees to appear as part of the site within.



LAUBUSCH RESIDENCE BOATHOUSE - CONCEPTUAL RENDERING
(SEE LANDSCAPE AND GRADING PLANS FOR ACCURATE SITE AND GRADE DEPICTION)

Page 6 of 11

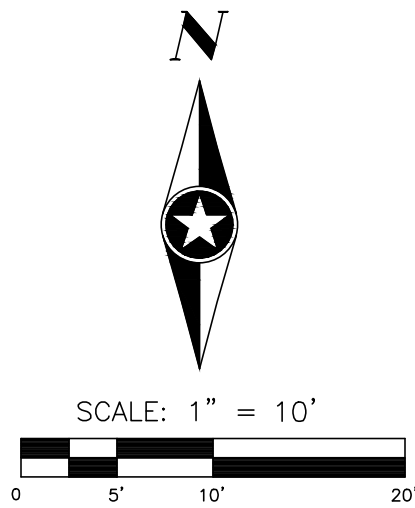
GRADING AND EROSION CONTROL PLAN

The South 1/2 of Lot 3, Block A, in the Plat of Bellevue, in the Northwest 1/4 of Section 18,
Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of
Wisconsin, as set forth on Certified Survey Map No. 1766, recorded on January 25, 1973 in
Volume 12 of Certified Survey Maps on Pages 120-121 as Document No. 839817 and as
corrected by Surveyor's Affidavit as Document No. 839967.

SURVEYOR:
KEITH A. KINDRED, RLS S-2082
SEH
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

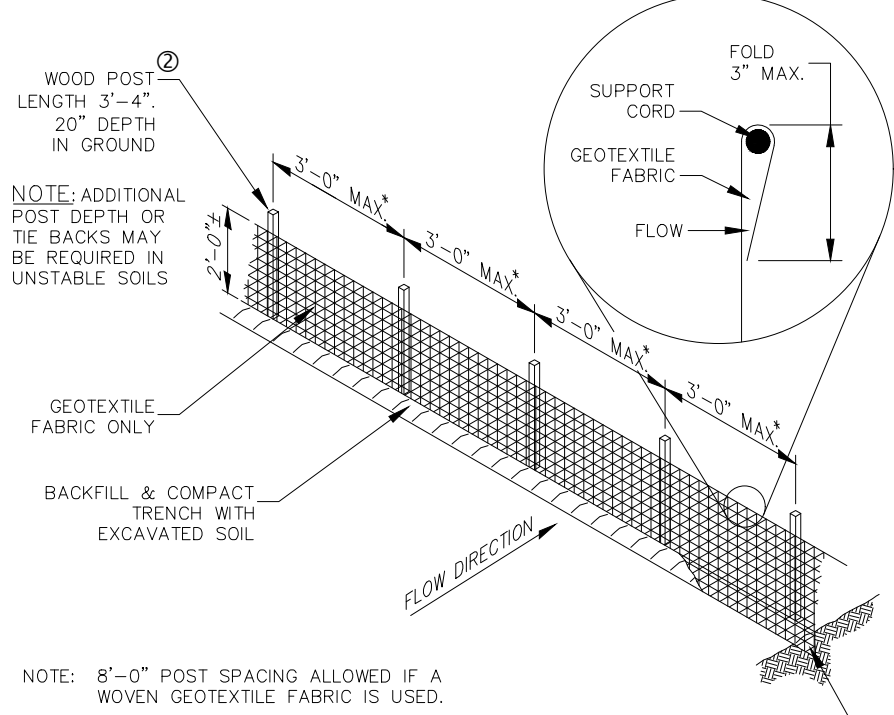
SURVEY FOR:
DAN LAUBUSCH
1000 SAN JOSE DRIVE,
ELM GROVE, WIS 53122
PROPERTY ADDRESS
W277N2587 ROCKY POINT ROAD
PEWAUKEE, WI 53072

DETAIL OF BOAT HOUSE AREA



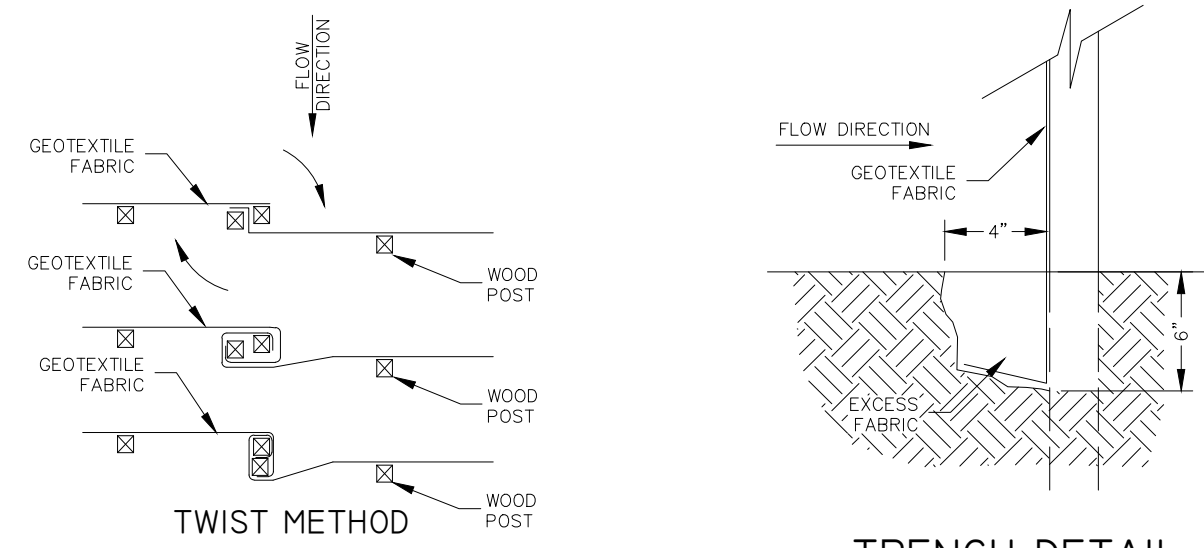
GENERAL NOTES

- TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
- CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS:
 - TWIST METHOD — OVERLAP THE END POST AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, OR
 - HOOK METHOD — HOOK THE END OF EACH SILT FENCE LENGTH.

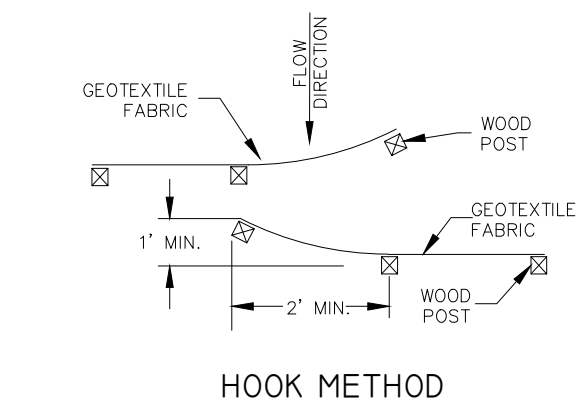


SILT FENCE

SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD 1056 (THIS DRAWING BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION DETAIL DRAWING 6 E 3-3-6)



TRENCH DETAIL

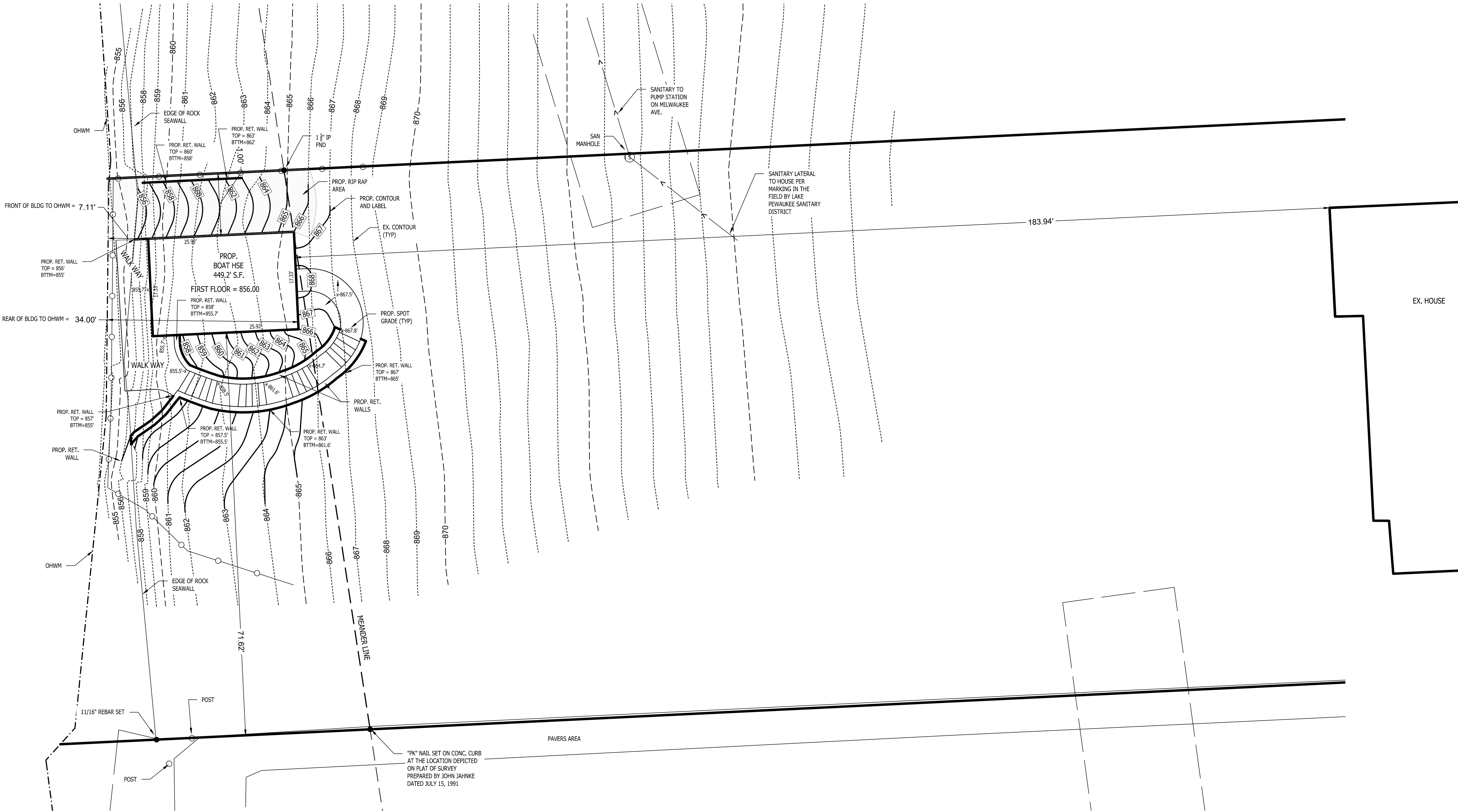


JOINING TWO LENGTHS OF SILT FENCE

EROSION CONTROL:

- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WISCONSIN STORM WATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS".
- SEDIMENT CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION.
- PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION AT THE END OF EACH DAY.
- INSPECT SEDIMENT CONTROL STRUCTURES FOR INTEGRITY ONCE PER WEEK OR AFTER ANY SIGNIFICANT RAINFALL OF 1/2" OR MORE. **CORRECT ANY DAMAGED STRUCTURES IMMEDIATELY.**
- DO NOT REMOVE ANY SEDIMENT CONTROL MEASURES UNTIL THE AREAS SERVED HAVE 70% OR MORE ESTABLISHED VEGETATIVE COVER.
- ALL TRACKED SOIL ON ADJACENT STREETS FROM THIS PROJECT MUST BE CLEANED ON A DAILY BASIS, MINIMUM.
- ANY NECESSARY DE-WATERING MUST BE DONE PER DNR TECHNICAL STANDARDS. THE CONTRACTOR SHALL HAVE AN APPROPRIATELY SIZED GEOMEMBRANE DEWATERING BAG ON-SITE AT ALL TIMES. ALL DEWATERING MUST BE PUMPED TO THE BAG. THE BAG SHALL BE PLACED IN A LOCATION THAT ALLOWS THE TREATED WATER TO FLOW OVER VEGETATION AND NOT CREATE FURTHER EROSION AND SEDIMENT DEPOSITION.

PEWAUKEE LAKE
ORDINARY HIGH WATER MARK (OHWM) = 853.67'



REVISION DATE	COMMENTS

GRADING AND EROSION CONTROL PLAN

The South 1/2 of Lot 3, Block A, in the Plat of Bellevue, in the Northwest 1/4 of Section 18, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, as set forth on Certified Survey Map No. 1766, recorded on January 25, 1973 in Volume 12 of Certified Survey Maps on Pages 120-121 as Document No. 839817 and as corrected by Surveyor's Affidavit as Document No. 839967.



Sheet Title:

Project:

W277N2587 ROCKY POINT RD.
PEWAUKEE, WI 53072

Client:

Plan Notes:

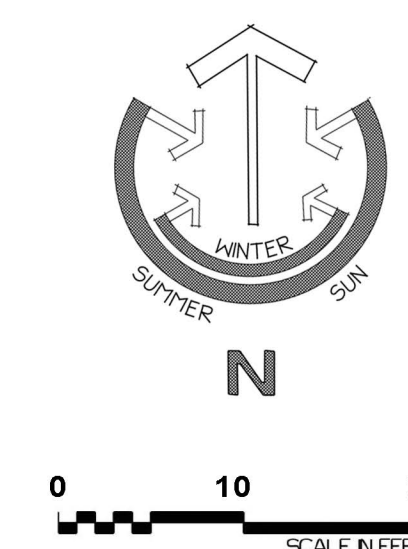
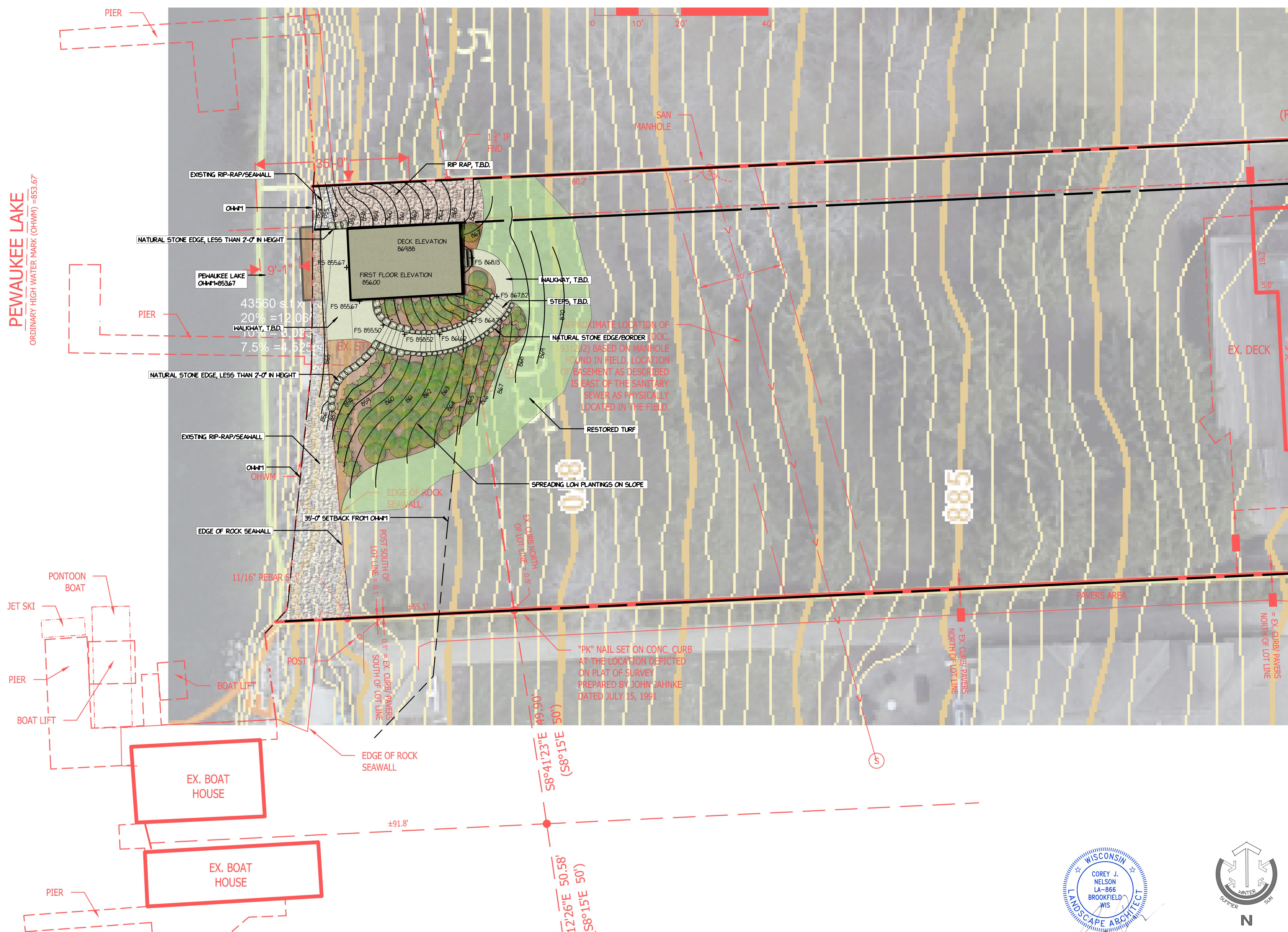
Designed By: C. J. N.
Drawn By: C. J. N.
Date: 11-10-24
Revisions: 11-22-24

Notice:

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Nelson Landscape Incorporated

This landscape design plan is the sole property of Nelson Landscape Incorporated and may not be reproduced, altered, or copied in any manner or form without the permission of Nelson Landscape Incorporated. This plan may not be used for bidding purposes without prior consent by Nelson Landscape Incorporated.

This plan is subject to final on-site conditions and may be modified to account for unforeseen obstacles, other changes, or site modifications that were not made known at the time of preparation dated on this plan.



• Residential • Commercial • Design/Build

SHEET# L100 1 OF 1

PLAT OF SURVEY

The South 1/2 of Lot 3, Block A, in the Plat of Bellevue, in the Northwest 1/4 of Section 18, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, as set forth on Certified Survey Map No. 1766, recorded on January 25, 1973 in Volume 12 of Certified Survey Maps on Pages 120-121 as Document No. 839817 and as corrected by Surveyor's Affidavit as Document No. 839967.

SURVEYOR:
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SURVEY FOR:
DAN LAUBUSCH
1000 SAN JOSE DRIVE,
ELM GROVE, WIS 53122
PROPERTY ADDRESS
W277N2587 ROCKY POINT ROAD
PEWAUKEE, WI. 53072

GENERAL NOTES:

1. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION OR MARKED IN THE FIELD BY DIGGERS HOTLINE. THE SURVEYOR WILL NOT ENTER ANY BUILDINGS ON OR OFF SITE.

2. EASEMENT LOCATIONS BASED ON INFORMATION FURNISHED BY ALLTECH NATIONAL TITLE, COMMITMENT NUMBER 18-24-40368 ON JULY 8, 2024

LEGAL DESCRIPTION

PER COMMITMENT NO.: 18-24-40368

The Land referred to herein below is situated in the County of Waukesha, State of Wisconsin and is described as follows:
The South 1/2 of Lot 3, Block A, in the Plat of Bellevue, in the Northwest 1/4 of Section 18, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, as set forth on Certified Survey Map No. 1766, recorded on January 25, 1973 in Volume 12 of Certified Survey Maps on Pages 120-121 as Document No. 839817 and as corrected by Surveyor's Affidavit as Document No. 839967.

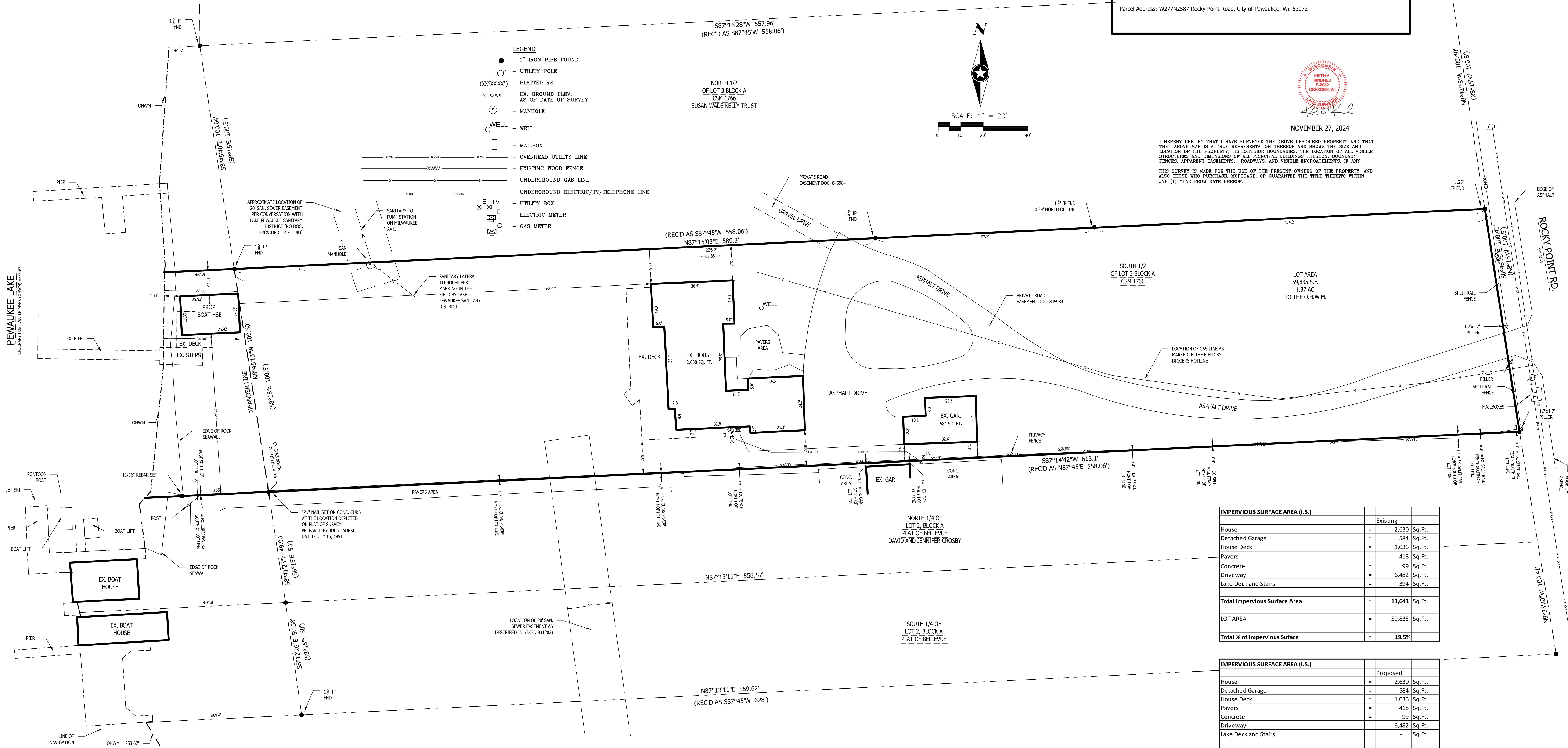
Parcel Address: W277N2587 Rocky Point Road, City of Pewaukee, WI. 53072



NOVEMBER 27, 2024

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.



IMPERVIOUS SURFACE AREA (I.S.)		
	Existing	
House	=	2,630 Sq.Ft.
Detached Garage	=	584 Sq.Ft.
House Deck	=	1,036 Sq.Ft.
Pavers	=	418 Sq.Ft.
Concrete	=	99 Sq.Ft.
Driveway	=	6,482 Sq.Ft.
Lake Deck and Stairs	=	394 Sq.Ft.
Total Impervious Surface Area	=	11,643 Sq.Ft.
LOT AREA	=	59,835 Sq.Ft.
Total % of Impervious Surface	=	19.5%

IMPERVIOUS SURFACE AREA (I.S.)		
	Proposed	
House	=	2,630 Sq.Ft.
Detached Garage	=	584 Sq.Ft.
House Deck	=	1,036 Sq.Ft.
Pavers	=	418 Sq.Ft.
Concrete	=	99 Sq.Ft.
Driveway	=	6,482 Sq.Ft.
Lake Deck and Stairs	=	- Sq.Ft.
Proposed boat house	=	449 Sq.Ft.
Proposed walk	=	397 Sq.Ft.
Proposed retaining walls (1 LF=1 SF)	=	108 Sq.Ft.
Total Impervious Surface Area	=	12,203 Sq.Ft.
LOT AREA	=	59,835 Sq.Ft.
Total % of Impervious Surface	=	20.4%

PLAT OF SURVEY

The South 1/2 of Lot 3, Block A, in the Plat of Bellevue, in the Northwest 1/4 of Section 18, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, as set forth on Certified Survey Map No. 1766, recorded on January 25, 1973 in Volume 12 of Certified Survey Maps on Pages 120-121 as Document No. 839817 and as corrected by Surveyor's Affidavit as Document No. 839967.

**A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE**

**TAX KEY NUMBER(S)
OR PARCEL(S) INVOLVED:** **CONDITIONAL USE
PERMIT:
NO. CUP-25-1-2**

PWC 0934041001

LEGAL DESCRIPTION:

LOT SOUTH HALF CSM #1766 VOL 12/120 REC AS DOC #839817
BEING PT NE1/4 & NW1/4 SEC 18 T7N R19E

**PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING
FOR PERMIT:**

Daniel & Ellen Laubusch

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on January 16, 2025; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on January 20, 2025.

NOW, THEREFORE, let it be known that the City Common Council by its action on January 20, 2025 has, hereby, granted a Conditional Use Permit for the following use(s):

Constructing a new boathouse.

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. All electrical shall need to be approved through the Building Services Department.
2. Final Engineering Department review and approval of the site and grading plan.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2025 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd

My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.**

DATE: January 16, 2025

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Steny's Lake Country for Property Located at N29 W24483 Watertown Road for the Purpose of Utilizing a Drive-Thru Window System for Friday Fish Fry Pick-Ups (PWC 0922987001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

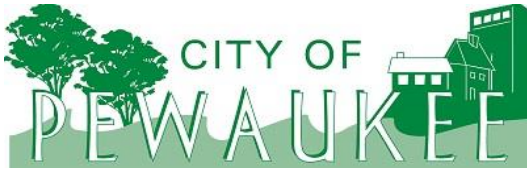
ATTACHMENTS:

Description

Steny's staff report 1.16.25

Steny's drive-thru plans

Steny's draft Conditional Use Permit



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of January 16, 2025

Date: January 8, 2025

Project Name: Steny's Lake Country Conditional Use Amendment

Project Address/Tax Key No.: N29W24483 Watertown Road/PWC 0922987001

Applicant: Steny's Lake Country

Property Owner: JEROME STENSTRUP

Current Zoning: B-6 Mixed Use Business District

2050 Land Use Map Designation: Retail/Service Commercial

Use of Surrounding Properties: Village of Pewaukee to the north and single-family residential to the south, east, and west

Project Description/Analysis:

The applicant, Jerome Stenstrup, submitted a Conditional Use Application requesting to amend the existing Conditional Use Permit for Steny's Lake Country to allow for a drive-through use for the existing restaurant.

Steny's originally received Conditional Use approval at the July 20, 2023, Plan Commission and August 7, 2023, Common Council meetings. That approval did not include a drive-through; however, it was noted that the drive-through window was anticipated in the future.

Since this approval, Steny's has decided to now move forward with the operation of a drive-through use.

The drive-through window is located on the west side of the building. The window was constructed at the time the addition and renovations were made to the building. Steny's has indicated that they will have a parking lot attendant and signage to direct traffic through the site. Vehicles will enter from Watertown Road and circulate through the entire length of the parking lot to provide sufficient queueing. This will result in vehicles pulling up to the drive through window on the passenger side of the car. Steny's has indicated that there will be staff outside to assist with delivering food as needed.

The B-6 District refers to the B-4 and B-5 districts regarding uses. The B-6 District allows, as a Conditional Use, "Any retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission." It can be noted that the B-5 District allows "Restaurants. (no drive-thru)" as a Permitted Use and "Drive-in and fast food establishments" as a Conditional Use.

The current Conditional Use Permit describes the use as "Operating a restaurant and bar with outdoor volleyball courts." This amendment would revise this description to include the drive-through use.

The conditions of the current Conditional Use Permit are below. This amendment would include any conditions deemed appropriate by the Plan Commission and Common Council related to the drive-through window.

1. Staff recommends the following hours of operation:

Indoor bar and restaurant:

- Sunday through Thursday – 10:00 a.m. to 2:00 a.m.
- Friday and Saturday – 10:00 a.m. to 2:30 a.m.

Outdoor dining, drinking, music, outdoor volleyball and events:

- Sunday through Thursday – 10:00 a.m. to 9:00 p.m.
- Friday and Saturday – 10:00 a.m. to 10:00 p.m.

2. Lighting related to any outdoor activities shall be shut off within 30 minutes following the end of the activity.
3. The two volleyball courts being removed shall be returned to greenspace.
4. The location of bus parking onsite shall be diagramed on the site plan for Planning Staff review and approval, prior to commence of such use on the property. Parking of buses shall not be done in a manner to serve as signage.
5. Applicant agrees to construct additional parking if deemed necessary and in a quantity as determined appropriate by the City Planner and Plan Commission.

The applicant has noted that the drive-through window will be operated on Fridays from 4:00 p.m. to 9:00 p.m. Staff recommends that Condition No. 1 be revised to include specific drive-through window hours extending from 4:00 p.m. and 9:00 p.m. on Fridays only. Note that if the applicant wanted to extend hours or days in the future, a Conditional Use Permit Amendment would be required.

Recommendation:

A motion to recommend approval of the Conditional Use Permit for the proposed drive-through window use upon property bearing Tax Key No. PWC 0922987001, subject to the condition within this report.

STENY'S LAKE COUNTRY
DRIVE THRU PROPOSAL:

Steny's Lake Country has an existing drive thru structure that the business is looking to operate on Fridays from 4pm-9pm for to go fish fries.

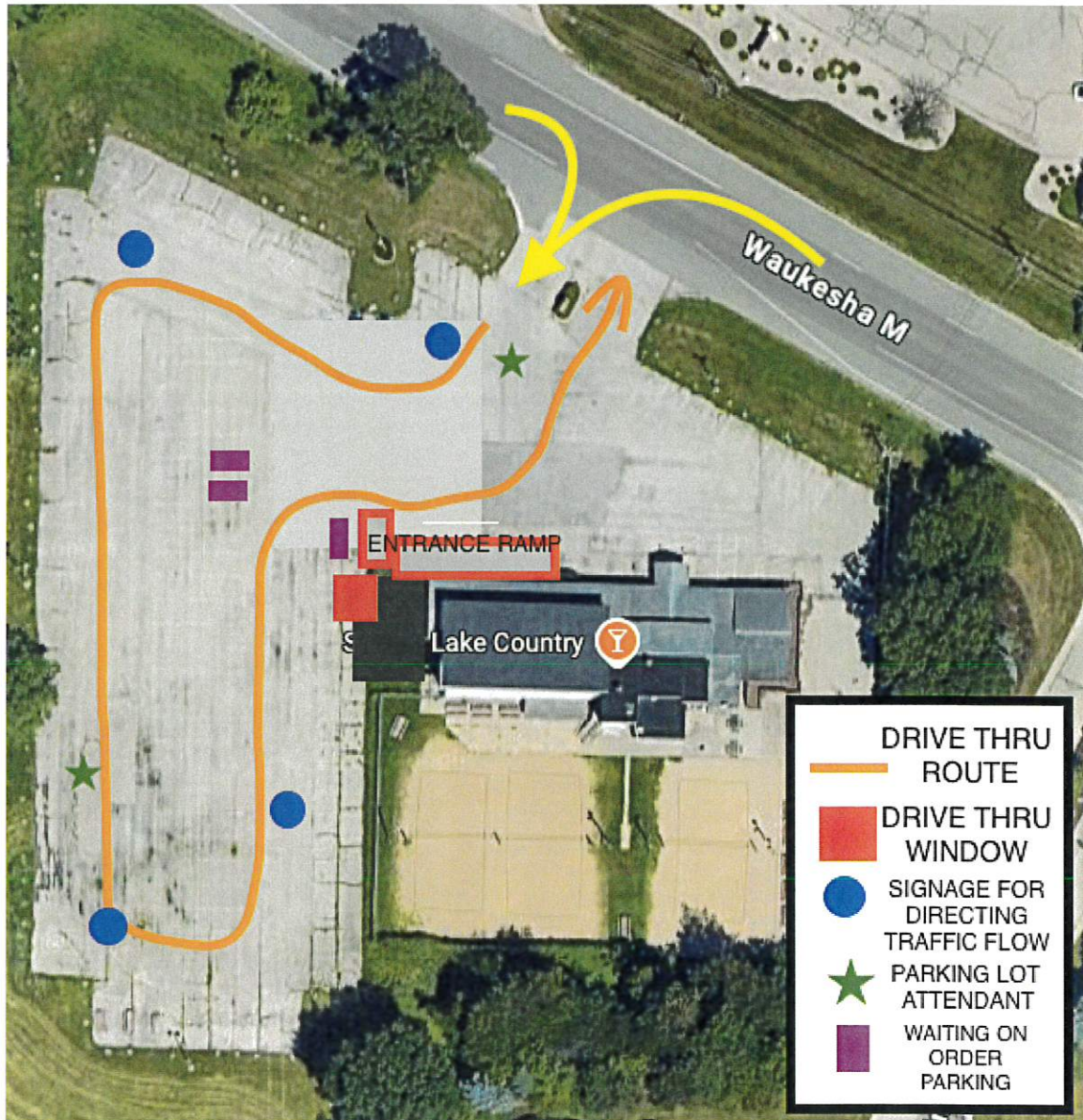
The options of our fish fries will be a limited menu that will be freshly made and packaged. We will have a kitchen operation dedicated specifically for the drive thru window for preparing/packaging the food to ensure quick turnaround times.

Orders and payment will be taken at the window. (there will be no drive up speaker to place the order). Once payment is taken, food will be packaged and given to the customer. We will have 2-3 staff members working on packaging and taking the orders.

Because the passenger side will be the side that they are pulling up to - if no passenger is present, our staff members will walk out with our POS handhelds and are able to take orders and payments from there. There is also a door right next to the window for staff to walk food to the driver side window as necessary.

Flow of traffic for the drive thru line will be directed by signage that says "Fish Fry Drive Thru" with arrows showing the direction to go. These will be placed around the parking lot and as well as parking attendants with flags. (see diagram)

There will be one waiting on order station right in front of the drive thru window and two addition spots that will have numbers signage that say "Drive Thru Pick up" (see diagram)





Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
fuchs@pewaukee.wi.us
Fax (262) 691-1798

Date: December 16, 2024
To: Steny's Lake Country
From: Nick Fuchs, Planner & Community Development Director
RE: Staff Comments - Conditional Use

Comments and Recommendations:

Below are comments and recommendations for the proposed development application for property located at Tax Key No. PWC 0922987001.

1. Staff concurs that the longer queuing line is necessary for the proposed use; however, that will place the passenger side of the car at the drive through window. How will that be dealt with for payments and orders when there is not a passenger present?
2. Is there sufficient room for cars to enter and exit parking spaces at the same time cars are in line for the drive through? If now, how will this be managed?
3. Is it anticipated that the drive through window may be utilized more than just on Fridays in the future?
4. Are there any lighting changes with the volleyball courts or will the existing lights just be maintained?
5. Are any buses stored onsite or parked at this location on a more regular basis?

STAFF COMMENT RESPONSES:

Hi Nick!

1. We are going to have a staff member on foot doing the "food running" for the drive thru. If they have a passenger we will just slip it in the passenger window, if they dont we will be walking it out and giving it to the driver on foot.

2. Yes, there is sufficient room for cars to pull in and out of parking spaces even with cars in the drive-thru. We experimented with our own vehicles recently and was pleasantly surprised how much room we had. The parking lot attendants will help with this also.

The drive-thru lane of cars will be constantly moving. Cars will not be stagnant and sitting in 1 spot. When we did this at the downtown location the line moved very fast as we were sending out fish frys to cars in less than a minute at a time.

3. We are only using the Drive-thru window for Friday night Fish Frys. We have no future plans to use the drive-thru window for anything else.

4. The existing lights will just be maintained.

5. We do not have buses consistently parked at this location. If we are doing shuttles 2 or 3 days in a row we might park them at the very back of the parking lot but they will not be consistently parked at this location. We have a garage downtown where we store all our buses.

Let us know if you have any other questions. Thank you!

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. Hours of operations shall be limited to the following:

Indoor bar and restaurant:

- Sunday through Thursday – 10:00 a.m. to 2:00 a.m.
- Friday and Saturday – 10:00 a.m. to 2:30 a.m.

Outdoor dining, drinking, music, outdoor volleyball and events:

- Sunday through Thursday – 10:00 a.m. to 9:00 p.m.
- Friday and Saturday – 10:00 a.m. to 10:00 p.m.

Drive-thru window:

- Fridays only – 4:00 p.m. to 9:00 p.m.

2. Lighting related to any outdoor activities shall be shut off within 30 minutes following the end of the activity.
3. The two volleyball courts being removed shall be returned to greenspace.
4. The location of bus parking onsite shall be diagramed on the site plan for Planning Staff review and approval, prior to commence of such use on the property. Parking of buses shall not be done in a manner to serve as signage.
5. Applicant agrees to construct additional parking if deemed necessary and in a quantity as determined appropriate by the City Planner and Plan Commission.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

Attest:

Kelly Tarczewski
City Clerk

Signature of equitable owner

Date

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2025 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd

My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

DRAFT