

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, D. Kiser, D. Linsmeier, A. Schoenemann, and S. Sullivan.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the 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)

Mr. Fuchs stated the request was for a private outdoor rental venue geared towards birthday parties, family reunions, and graduation parties. Reservations would be taken year-round and will be similar to City park rentals. Mr. Fuchs noted that recommendations were provided to limit some of the activities on site. Staff is proposing hours of operation from 9am to 9pm Sunday through Thursday and 9am to 10pm Friday and Saturday, but the applicant would like to extend those hours later into the evening. Staff is recommending the capacity be limited to 100 people on site at any given time. The tents would require inspections as needed by the Fire Department and must be fireproofed. The restrooms must be kept clean, and the sale of alcohol is prohibited, although the applicant anticipated that guests would bring their own alcohol to the site. Mr. Fuchs stated the Fire Chief was recommending no burning on site, but the applicant would like allowance for a fire pit or something similar. Regarding the noise level, there is a condition that the decibel level would not exceed 50 at the property lines. Fireworks would be prohibited. Food trucks would be allowed with the necessary State and County permits. Mr. Fuchs added that there would be no sale of goods or operation of any for-profit activities, as well as no outdoor storage.

Mr. Fuchs stated there are no permanent improvements to the site and the applicant would like to utilize it as is. There is an existing gravel area for parking, and the tents and portable restrooms must be outside of the wetland area.

It was noted that staff had concerns about the use adjacent to a residential area, as there is a property to the north and south of each of the applicants, as well as the Still River Subdivision to the northeast.

Chairman Bierce opened the public hearing at 6:06pm. He closed the public hearing at 6:06pm after hearing no requests to speak.

The applicant, Doug Kiser (N16 W24990 Bluemound Road), referred to the hours of operation and noted that he and the other applicant were the closest properties to this property and there were industrial properties all around. The applicants were recommending the hours of 7:30am to 11:00pm. He noted that

the early morning hours would be for boot camps or yoga, as well as farmers' markets or craft fairs. Mr. Kiser stated the evening hours would be until 11:00pm for larger gatherings such as family reunions or graduation parties. If the time frame were capped at 10:00pm, they would lose some of their ability to market this property.

Mr. Kiser referred to the tent and noted it would be approximately 20 feet by 40 feet. It would be erected in the springtime, stay up for the season, and then come down in the fall. He then referred to the burning and stated they would like to be able to market the land with a bonfire pit. Regarding the sale of goods, Mr. Kiser wanted the option to hold craft fairs and farmers' markets.

Commissioner Brown stated she was not comfortable with having craft fairs with the parking situation. She did not believe 100 parking spaces were enough for a craft fair or farmers' market. Mr. Kiser mentioned that farmers' market or craft fair vendors could park off site and be shuttled to the park so that only patrons would use the parking lot. He noted that there was adequate room to turn around in the parking lot if the lot was full.

Commissioner Brown referred to the tent and questioned if the City would allow a permanent tent in one of their parks. Ms. Schoenemann was confused by the feasibility of people cleaning up after the party when it was dark out, without any utilities on the property. She felt it was very limiting as far as approving night hours and the noise issue.

Chairman Bierce referred to the fire pit and again noted that the Fire Chief did not want one. He felt he would need more information on what the fire pit setup would look like. Mr. Fuchs added that the Fire Chief suggested there be natural gas or propane if the fire pit did get approved, so as to have an emergency shutoff.

Commissioner Sullivan stated it seemed like they were being given a blank canvass for any type of renter. He felt the renters should have to come before the Plan Commission for a Conditional Use Permit for the larger events with bigger traffic concerns, such as craft fairs. Mr. Kiser requested some definition as to what events would be allowed. He felt requiring every single event to have a special event permit would mitigate their ability to market the park. He did not want each event host to have to come forward and preferred to have the Conditional Use go along with the property.

Commissioner Brown questioned what would happen to the property if one of the two families that own it move, and Mr. Fuchs noted if the property was sold, another entity could take over and operate. Mr. Fuchs confirmed that they would need to discuss it with the City Attorney.

Discussion again took place regarding the times and Commissioner Schoenemann felt the 11:00pm end time was too late, especially because the hours were past the City park times. She suggested following staff's recommendations for the times that match City park times, but she did not want to extend the time to 11:00pm on the weekdays. The Commissioners were agreeable to the 7:30am start time, and an 11:00pm end time on Fridays and Saturdays.

A motion was made and seconded (A. Schoenemann, C. Brown) to table Items 2, 3, and 4 based on refining the requirements for the fire pit, consideration of the times, and the parameters of Special Event Permits. Motion Passed: 5-For, 0-Against.

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)

Action taken in Item #2.

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)

Action taken in Item #2.

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)

Mr. Fuchs stated this was a Conditional Use Permit for a boathouse that would be approximately 450 square feet and about 14 and a half feet in height. A rooftop deck has been proposed as well. The boathouse would be setback 11 feet from the north side property line and 7 feet from the ordinary high-water mark. Mr. Fuchs recommended approval of the Conditional Use Permit. It was noted that this boathouse would replace the current structure on the property.

The applicant noted that they would be storing boating equipment in the boathouse, and it would look similar to the home on the property.

A motion was made and seconded (A. Schoenemann, D. Linsmeier) to recommend approval of the Conditional Use Permit for Daniel and Ellen Laubusch. Motion Passed: 5-For, 0-Against.

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)

Mr. Fuchs stated this was a Conditional Use amendment, as Steny's received Conditional Use approval in 2023. They are looking to amend the permit to include a drive-thru window on the west side of the building for their Friday fish fry. There will be a parking lot attendant and signage to direct traffic through the site. Traffic will enter from Watertown Road and circulate through the entire property to allow for sufficient queueing. Mr. Fuchs recommended approval with the condition to specify the drive-thru hours specifically as 4pm to 9pm on Fridays only.

The applicant explained the process of ordering and noted that the only item available to purchase through the drive-thru would be a fish fry. Steny's employees would wear florescent clothing and they would have signage posted for safety purposes.

A motion was made and seconded (D. Linsmeier, D. Kiser) to recommend approval of the Conditional Use Permit for Steny's Lake Country. Motion Passed: 5-For, 0-Against.

7. Adjournment

A motion was made and seconded (D. Kiser, S. Sullivan) to adjourn the meeting at 7:19pm. Motion
Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator