

**In attendance:**

Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier, S. Sullivan, and C. Wunder.

**Also in attendance:**

Pewaukee Fire Chief K. Bierce, 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 7:01pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)

Mr. Fuchs stated the applicant requested this item be tabled to the December meeting. They are still working to put plans together and address staff comments.

No action was taken.

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Waukesha County Department of Public Works to Rezone Land Located on Watertown Road From UC Upland Conservancy, F-1 Floodplain, I-1 Urban Institutional, LC Lowland Conservancy, Rm-3 Multi-Family Residential, Rs-4 Single-Family Residential, M-2 Limited Industrial and B-6 Mixed Use Business To P-1 Park and Open Space, UC Upland Conservancy, F-1 Floodplain and LC Lowland Conservancy for the Purpose of Constructing a 5-Stall Parking Lot for the Regional Trail That Will be Built on the County-Owned Abandoned Railroad Corridor (PWC 0960988)

Mr. Fuchs stated the applicant was looking to put the trail head and parking within their own property, which is the former railroad property south of Watertown Road, adjacent to the GE Healthcare facility. It is not near the residents that had a concern about the previous proposed location. He noted the rezoning is for the entire former railroad right-of-way but keeps the applicable environmental zoning districts. Mr. Fuchs stated staff was recommending approval with two conditions being that the applicant obtain and provide copies of all necessary DNR permits and any other approval agencies, as well as final grading, erosion control and storm water plans being submitted to the Engineering Department prior to any land disturbance.

Chairman Bierce opened the public hearing at 7:05pm.

Suzanne Hemenway (N15 W22294 Watertown Road) stated the parking lot would be next to her property. She was concerned about her safety and did not want strange people parking in her area.

Stephen Siodlarz, landscape architect with Waukesha County, stated the parking lot will be on the south side of Watertown Road, so it will not be adjacent to her property, but the trail will be. He noted that they

have not had any issues with trail users on other trails going off the trails and entering other people's properties.

Chairman Bierce closed the public hearing at 7:10pm.

**A motion was made and seconded (D. Linsmeier, T. Janka) to recommend approval of the rezoning.**

Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding the Site and Building Plans for Waukesha County Department of Public Works for Land Located on Watertown Road for the Purpose of Constructing a 5-Stall Parking Lot for the Regional Trail That Will be Built on the County-Owned Abandoned Railroad Corridor (PWC 0960988)

Mr. Fuchs stated there are two conditions of approval. The applicant must obtain the necessary permits and have the final grading, erosion control and storm water reviewed by the Engineering Department. Mr. Fuchs recommended approval of the site and building plans.

Chairman Bierce questioned the tree removal, and Mr. Fuchs noted the County would be removing trees for the trailhead itself and the railroad right-of-way to construct the trail. They will limit the disturbance as much as possible.

Mr. Siodlarz noted this was the first segment of the proposed larger Fox River trail system. It is about 3.5 miles and is the first segment they are attempting to construct. As of right now, this trail would not connect further than Pewaukee to Brookfield. The trail would go from Watertown Road across Springdale Road and end at Brookfield Road and Riverview Drive in Brookfield. Mr. Siodlarz stated they plan to start construction in late spring and finish before the end of the year, by September or October.

Commissioner Bergman questioned if there would be signage for the parking lot. Mr. Siodlarz stated Waukesha County has standard signage that is used at other trailhead facilities. It is a wood sign and would not be lit.

**A motion was made and seconded (B. Bergman, C. Wunder) to approve the site and building plans subject to the conditions listed in the staff report.**

Motion Passed: 6-For, 0-Against.

5. Discussion and Possible Action Regarding Potential Amendments to Chapter 17 - Zoning of the City's Municipal Code Related to the Maximum Allowed Residential Building Heights

Mr. Fuchs stated staff was contacted by Carl Tomich, developer of the Swan View Farms subdivision, with a concern related to the City's building height standards and definitions. Staff compared height definitions and requirements of other municipalities and amended Section 17.0900 adding sub g. to allow the Plan Commission to approve a maximum height of three stories, or 42 feet, as opposed to the 35 feet that is typical for single-family residential districts. Mr. Fuchs noted there was a caveat that there be 40 feet of building separation, which would apply primarily to the Rs-1, Rs-2, Rs-3 and Rs-4 districts which require a 20 foot side yard setback.

Carl Tomich of Westridge Builders stated the homes they build are much taller than the 35-foot maximum. He felt there were many homes in the Broken Hill subdivision that exceed that limit but were not enforced. Mr. Tomich felt it would be a problem with Swan View Farms. He clarified that most of the three-story homes were measuring from the back of the house with full walk-out basements, and not at the front of the house.

Commissioner Janka felt it was almost impossible to build a house in compliance with the 35-foot requirement and he felt 42 feet would be minimal. He suggested somewhere between 42 and 48 feet, and he felt the language needed to be clear because it was difficult to understand.

Chairman Bierce felt if the City had been letting this go in the past, it would almost be unfair to adhere to the 35-foot requirement now. He did not believe they knew enough yet to make a decision.

Discussion took place regarding the use of retaining walls at the side yard to reduce the building height.

Shelly Basso, President of the Metropolitan Builders Association, stated the Parade of Homes will take place in Swan Views Farms in 2021. She noted they need to start construction by January for the Parade of Homes deadline.

The Commission was in agreement that this should move forward. Mr. Fuchs questioned if this should go back to the Plan Commission, and questioned if there were thoughts on what the height number should be.

Commissioner Bergman questioned if this would be just for primary structures or if it would include auxiliary buildings. Mr. Fuchs stated right now this would be for primary structures, but the height of accessory buildings may need to take different approach.

6. Adjournment

**A motion was made and seconded (C. Wunder, T. Janka) to adjourn the meeting at 7:40pm.** Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd  
Deputy Clerk