

In attendance:

Mayor Steve Bierce, Alderwoman C. Brown, T. Janka, D. Linsmeier, 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 Conditional Use Permit and Site and Building Plans for CFR Engines for Property Located at N8 W22577 Johnson Drive for the Purpose of Constructing a 7,100 Square Foot Building Addition and a 500 Square Foot Chemical Storage Building and Allowing the Storage of Flammable Materials and Substances (PWC 0963999030)

Mr. Fuchs stated the applicant provided a list of chemicals that will be stored, and the Fire Chief did not have any objections to that list. He stated this was an addition to the rear of the building, so not much would be seen from public view. The materials match the existing building, and they are also adding 16 parking spaces. They will be adding various trees to the site, as well as lighting in the parking lot and on the building. Mr. Fuchs recommended approval with no conditions. It was noted that the addition will be 9,100 square feet, not 7,100 square feet as listed on the agenda.

A motion was made and seconded (D. Linsmeier, C. Brown) to recommend approval of the Conditional Use Permit and the Site and Building Plans for CFR Engines. Motion Passed: 5-For, 0-Against.

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

Mr. Fuchs stated the stands would match the stands that were approved back in 2020. He noted it would be wood sided with overhead doors and patio doors and would include a brick belt along the bottom of the stand. There are conditions listed in the staff report for the structure to match and have similar landscaping as the other buildings. Mr. Fuchs noted the condition regarding the Certified Survey Map is not required. He recommended approval of the site and building plans.

Larry Marincic (N30 W22121 Green Road) was concerned about the increased noise from the Gun Club, and he felt the noise was coming from the buildings. He questioned where it stops.

Paul Gloss (N28 W22584 Foxwood Lane) stated he supports the Gun Club.

Commissioner Sullivan stated he supports the Gun Club, but he was concerned about what seemed to be no effort on the Gun Club's part to mitigate the noise. He wanted to see a study done, and he questioned if the berms could be increased.

Commissioner Linsmeier felt the buildings would serve as a megaphone, as the sound was bouncing off the inside. He was under the impression that the inside would have insulation to create some noise absorption.

A representative of the Gun Club noted there were no future plans beyond this at this point. The amount of shooting would not increase, and the hours of shooting would not change.

Commissioner Brown stated the plans show two buildings being built, but the report states only one building will be built. The Gun Club representative noted only one building would be built, but stated it was easier to apply for two at one time so they can move forward right away. Commissioner Brown was not comfortable approving two buildings at this time.

Ms. Wagner added a condition that the Gun Club must have a storm water management plan, as they have exceeded one acre of impervious area.

A motion was made and seconded (C. Brown, T. Janka) to approve one 5-stand shooting structure with stone on the sides and a storm water management plan for the Waukesha Gun Club. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Broken Bat Enterprises/Michael Helmuth for Property Located at N8 W22520 Johnson Drive Unit C for the Purpose of Operating an Indoor Baseball Training Facility (PWC 0961997009)

Mr. Fuchs stated this was a business looking to occupy an existing tenant space in the M-2 District. It is a 2,900 square foot space, and the hours would be Monday through Friday from 3:00pm to 10:00pm, and Saturday and Sunday from 8:00am to 8:00pm. Staff recommended approval.

Commissioner Brown questioned if the applicants have spoken to neighbors. She questioned if there was anything in the building to cut down on the noise of the baseballs being hit. The applicant noted there are cinder block walls so the neighbors would not hear any noise.

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

5. Discussion and Action and Public Hearing for Fox Run Development Partners, LLC to Rezone Property Located at N15 W22261 Watertown Road from Rs-1 Single-Family Residential and LC Lowland Conservancy to M-2 Limited Industrial for the Purpose of Constructing an Approximately 55,000 Square Foot Industrial Building (PWC 0960987)

Mr. Fuchs stated this was a 5.3-acre parcel, and the applicant was looking to construct a 48,000 square foot industrial building. The applicant will follow up with site and building plans once the rezoning is approved. There are two wetland areas onsite and those areas would be impacted. Staff recommended approval.

Ms. Wagner referred to the driveway of this property and the driveway directly adjacent, and she was

concerned that in the long run when land develops, there will be two major driveways right next to each other and she felt that was a bad idea. There will have to be some sort of combination of that intersection when the land develops.

Ms. Wagner noted that storm water management will be required for this project, as well as a wetland fill permit. They will also be requiring a bypass lane, as well as acceleration and deceleration lanes because of the trucking that occurs on the roadway and the trucking coming out of this facility. Ms. Wagner also mentioned they would require sewer and water connections for the building.

Chairman Bierce opened the public hearing at 6:34pm.

Andy Palec with Irgens Partners stated there was a fair amount of demand for industrial space in this area, especially for a smaller facility with a couple of tenants, or a build-to-suite. He noted there was a wetland area on the site, but he did not believe there would be a lot of impact to it.

Patrick Cullen (Prospect Avenue) stated he was representing Coleman Norris. He felt that with the impact to the wetlands, the water would push towards the Coleman Norris property. Mr. Cullen questioned where the pond would drain when it is over-filled. He also questioned how trucks would get their loads in and out with the spring weight limits.

Chairman Bierce closed the public hearing at 6:41pm.

Ms. Wagner then discussed the water runoff from the property and the impact of that water.

Chairman Bierce stated he did not have problem with the use, but he was unaware of the issues and was hesitant to rezone the property on the chance that something would happen. He wanted to see the site and building plans.

Commissioner Janka questioned how the trucks going in and out would be received by the public.

Commissioner Sullivan questioned if there were any plans to widen the bridge over I-94, so that the roads in the area can go to four lanes and there would not be such a bottleneck with traffic.

Commissioner Brown was not 100 percent sold on the rezoning without a better idea of what would be built there.

Commissioner Linsmeier stated he had no problem with the use, but there were too many questions about the access to Watertown Road and storm water management.

A motion was made and seconded (C. Brown, D. Linsmeier) to table the Rezoning. Motion Passed: 5-For, 0-Against.

6. 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 Fox Run Development Partners, LLC for Property Located at N15 W22261 Watertown Road from Office Commercial and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas to Manufacturing/Fabrication/Warehousing (PWC 0960987)

Action taken in item #5.

7. Adjournment

A motion was made and seconded (T. Janka, S. Sullivan) to adjourn the meeting at 7:04pm. Motion
Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk