

In attendance: B. Bergman, C. Coursin, C. Wunder, D. Linsmeier, S. Sullivan and T. Janka. Also present were City Administrator S. Klein, CDD/Senior Planner H.E. Clinkenbeard and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Mr. Clinkenbeard stated Chairman Bierce would not be in attendance so the Commission would need to appoint someone.

A motion was made and seconded (D. Linsmeier, T. Janka) to appoint Craig Coursin as the temporary Chairman.

Motion Passed: 6-For, 0-Against.

2. Approval of Plan Commission Meeting Minutes Dated April 20, 2017.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the Plan Commission meeting minutes dated April 20, 2017.

Motion Passed: 5-For, 0-Against, 1-Abstain (Bergman).

3. Discussion and Action and PUBLIC HEARING Regarding Petitions for an Annual Outdoor Entertainment Permit on Premises Where Alcoholic Beverages are Sold/Consumed

Temporary Chairman Coursin opened the public hearing at 7:03 PM. It was determined that action would be taken after all had been heard.

3.1. Boomer's Sports Pub & Grill

Tyler Pasdera was in attendance. He stated everything should be the same as last year. It was noted that Thursday outdoor music should be changed to 10:00 PM instead of 11:00 PM. There is only a small radio outside for their volleyball courts and they do not do any live music. Mr. Pasdera noted they do not even have volleyball leagues on Fridays and Saturdays.

There were no comments from the audience.

3.2. Curly's Waterfront

No one was in attendance from Curly's Waterfront. Mr. Coursin noted they were 10:00 PM across the board.

Mr. Janka asked if the deck shrank because last year's application showed 600 square feet and this year it shows 480. Last year's application had outside seating for 25 but this year it is 20.

There were no comments from the audience.

3.3. Duplainville Station

Danielle Zinda was in attendance. She stated there were no changes from last year. They have no outside music source or lighting so no activities can be played after dark.

There were no comments from the audience.

3.4. Edgewater of Pewaukee

Bernie Kook was in attendance. He stated everything was the same as last year.

Mr. Janka referred to the application and stated last year's hours of operation went until 2:30 AM on Fridays and Saturdays and this year's application says 2:00 AM. Mr. Kook stated that must have been an error on his part and it should be 2:30 AM.

There were no comments from the audience.

3.5. 5 O'Clock Club

Richard Knutson was in attendance. He stated there were no changes from last year. It was noted the recorded music hours should be changed to show 11:00 AM to 8:30 PM every day, Tuesday thru Saturday.

There were no comments from the audience.

3.6. Gina's Sports Dock

Gina Schwister was in attendance. She stated she has live music on Saturdays and Sundays from 2:00 PM to 6:00 PM, and from 11:00 AM to 9:00 PM daily they have recorded music off two speakers. They close the outdoor area at 11:00 PM on Fridays and Saturdays. It was noted that Sundays, Tuesdays, Wednesdays and Thursdays should be changed to 9:00 PM instead of 10:00 PM.

There were no comments from the audience.

3.7. Smokey's Musky Shop

Lois Laimon was in attendance. They are open until 8:00 PM every night and have no outside music.

Mr. Janka stated that a few years ago the Plan Commission denied a permit for a skeleton structure that was built without a permit and was supposed to be taken down but it is still there, and nothing has ever been done about it. Mr. Janka did not want to allow any permit for the operation until there is compliance with what the Plan Commission issued a few years ago. Ms.

Laimon stated she would have the structure taken down.

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the outdoor activity permit for Smokey's Musky Shop contingent upon the structure being removed prior to the June 15th Plan Commission meeting, and if it is removed by that time, Ms. Laimon would not need to come back.

Motion passed: 6-For, 0-Against.

There were no comments from the audience.

3.8. Waukesha Gun Club

A representative from Waukesha Gun Club was in attendance. He stated they have no music and all of the drinking is inside.

There were no comments from the audience.

3.9. Wonderland Tap

Robert Boehnen was in attendance. He stated he has no outside music and the only thing he has is horseshoes. The application shows horseshoes only on Tuesdays, Wednesdays and Thursdays but the previous approval was for all seven days of the week. It was noted that it should be seven days a week from 10:00 AM to 9:00 PM.

There were no comments from the audience.

The public hearing was closed at 7:25 PM.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the applications with the modifications as discussed.

Motion Passed: 6-For, 0-Against.

4. Further Discussion and Possible Action on the Rezoning of Land Outside the F-1 Floodplain Delineation on the Gaggl Property Located at W275 N2337 Oak Court From Rs-2 Residential to A-2 Agriculture in Keeping with Their 11+ Acre Parcel (PWC 0935979004).

Mr. Clinkenbeard stated the Gaggls asked to be on the June meeting instead because they have some concerns about what the City was proposing. Plan Commission needs to either deny the rezoning or extend it or pass it, otherwise it passes automatically due to a time limit under the City's ordinance. Mr. Clinkenbeard recommended extending it until the June meeting.

A motion was made and seconded (S. Sullivan, T. Janka) to extend the rezoning of the Gaggl property.

Motion Passed: 6-For, 0-Against.

5. **Further Discussion and Possible Action on the Petition of Wolfgang and Alexandra Gaggli to be Allowed to Keep Miniature Goats on Their Property Located at W275 N2337 Oak Court Within a Platted Single-Family Subdivision (PWC 0935979004).**

See Item #4 discussion. It will be added to the June 15th meeting agenda.

6. **Discussion and Action Regarding the Pre-Preliminary Plat for an Eight Lot Single-Family Residential Subdivision of the Richard Knutson Land Located on Peterson Drive (Requires Rs-4 Zoning) (PWC 0930052009).**

Mr. Clinkenbeard stated this is the land immediately to the east of the 5 O'clock Club. Mr. Knutson is proposing to subdivide the land and create an eight lot subdivision with an outlot to accommodate a detention/retention pond. He noted they would only be developing lots one, two and three on Peterson Drive at this time.

Mr. Clinkenbeard noted that Mr. Knutson would need a preliminary plat and a developer's agreement with the City. He will need to hire an engineering firm that can do the storm water management protocol for the site.

Further discussion took place regarding the storm water management issues. All of the Plan Commission members agreed that they liked the plan.

7. **Discussion and Action Regarding Certified Survey Map PC #170518-1 Reconfiguring Two Existing Lots for the Linda Uebele Property Located at W244 N4453 Swan Road (PWC 0873993).**

This item was removed from the agenda by petitioner request.

8. **Discussion and Action Regarding the Site Plan and Business Plan of Operation for Pro-Seal Asphalt Paving and Maintenance Company to Locate Their Driveway and Parking Lot Contractor Business on the Old Johnson Sand and Gravel Property at N8 W22550 Johnson Drive (PWC 0963999019).**

Michael Prellwitz stated his company does asphalt and paving of parking lots and driveways. He is proposing to park vehicles and equipment on the site. They will be adding a new chain link fence with slatting for privacy, and a gate on the west. There will be no painting and no lights added.

Mr. Clinkenbeard questioned the outside storage. Mr. Prellwitz stated he was proposing three bins, with one for traffic bond, one for stone, and one for salt that would only be filled for winter. Each bin would hold no more than 20 tons.

A motion was made and seconded (T. Janka, S. Sullivan) to approve the site plan and business plan of operation for Pro-Seal Asphalt Paving and Maintenance

Company.

Motion Passed: 6-For, 0-Against.

9. Discussion and Action Regarding a Shoreland Mitigation Proposal for the Matthew Hall Property Located on Elm Avenue (PWC 0930077001).

This item was removed from the agenda.

10. Discussion and Action Regarding a Shoreland Mitigation Proposal for the Two MJW Development Properties on Lelah Avenue and Water Street (PWC 0930098001 & PWC 0930098002).

This item was removed from the agenda, as not required.

11. Discussion and Action Regarding the Question of Chickens and Other Animals on Lots Less Than Five Acres in Size.

Mr. Clinkenbeard stated chickens are currently allowed on farm properties and in the Rs-1 district because it is a five acre lot district, but only with a conditional use. A number of communities allow chickens on smaller lots than five acres, but some of those communities require abutting property owners to sign off on the chickens. Mr. Clinkenbeard noted that it was very hard to police things like this.

The revision would take the requirement down to a two-acre lot. Mr. Coursin felt two acres was too restrictive. Mr. Linsmeier stated he did not have a problem with chickens. Mr. Sullivan pointed out that the neighbors would have to sign off on it anyway.

Discussion then took place regarding the building of the chicken coops. Administrator Klein suggested leaving it to the Building Department staff to sign off on the structure.

Mr. Clinkenbeard suggested the number of allowable chickens to be 15. Mr. Janka wanted to treat this as a case by case basis, as is done with the kennel licenses. Mr. Clinkenbeard noted that it was written to be a public hearing so each one would have to come before the Plan Commission.

Mr. Bergman stated he was okay with chickens and suggested it be reviewed at the staff level. Mr. Linsmeier suggested looking at more ordinances on what other communities are doing. Administrator Klein suggested taking this back and looking at some other ordinances to come up with some guidelines.

12. Adjournment

A motion was made and seconded (C. Wunder, D. Linsmeier) to adjourn the meeting at 8:21 PM.

Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk