

In attendance: Chairman S. Bierce, C. Coursin, C. Wunder, D. Linsmeier, and S. Sullivan. Also present were City Administrator S. Klein, Community Services Director K. Woldanski, CDD/Senior Planner H.E. Clinkenbeard and Deputy Clerk A. Hurd.

1. **Call to Order and Pledge of Allegiance** – Chairman Bierce called the meeting to order at 7:00 PM noting there was a quorum present and requested everyone stand for the Pledge of Allegiance.

2. **Approval of Plan Commission Meeting Minutes Dated March 16, 2017**

A motion was made and seconded (C. Wunder, C. Coursin) to approve the Plan Commission meeting minutes dated March 16, 2017.

Motion Passed: 5-For, 0-Against.

3. **Discussion and Action and PUBLIC HEARING Regarding the Petition of the City of Pewaukee to Amend Sub-Section 17.0404c, A-2 Agricultural District, Conditional Uses of the City Zoning Ordinance to Add Sub-Section (7).**

Mr. Clinkenbeard stated this adds text to the conditional use [section of the A-2 zoning district] to allow the keeping of animals when the property is located within a platted subdivision or bordered on three sides by residential-zoned properties. It allows the Gaggls, for example, to have goats under a conditional use.

Chairman Bierce opened the public hearing at 7:05 PM and asked if there was anyone in the audience that wished to speak on this matter. There being none, he closed the public hearing at 7:05 PM.

A motion was made and seconded (C. Coursin, S. Sullivan) to amend sub-section 17.0404c, A-2 Agricultural District, Conditional Uses of the City Zoning Ordinance to add sub-section (7).

Motion Passed: 5-For, 0-Against.

4. **Discussion and Action Regarding a Petition for a Conditional Use PUBLIC HEARING for Hard Knocks Laser Tag Franchise to Place a Laser Tag Recreation Operation Within the “Old” American TV Building Located at W229 N1400 Westwood Drive (PWC 0959988004)**

The representatives of Hard Knocks came forward and noted that laser tag is non-projectile and shoots a harmless beam of light. There is no running, climbing or jumping and everything is on one level. It is used for entertainment, fundraising and corporate team building events.

Mr. Coursin referred to the bar and asked how they would separate people under the age of 21. They said the area would be separated off with a railing and half wall to create a separate 21 year old and older area. There is a service kitchen and a small cordoned off bar area, approximately 16 x 20 feet, which would be the over 21 area. People under 21 will order drinks from the front desk so that they are not by the bar area. Snack foods such as nachos, hot pretzels, pizza and chips will be sold as well.

It was noted that there are two different arenas and each arena has a capacity of 35 people. There is also a loading zone or waiting area for the next group. The arenas are 12,000 square feet each.

Chairman Bierce opened the public hearing at 7:18 PM and asked if there was anyone in the audience that wished to speak on this matter. There being none, he closed the public hearing at 7:18 PM.

A motion was made and seconded (C. Coursin, C. Wunder) to approve the conditional use for Hard Knocks Laser Tag Franchise [with the understanding that all persons under 21 be separated from the bar area].

Motion Passed: 5- For, 0-Against.

5. **Further Discussion and Possible Action of the Rezoning of the Land Lying Outside the 100 Year Recurrence Interval Floodplain on the Gaggl Property Located at W275 N2337 Oak Court to A-2 Agriculture In Keeping With Their 11+ Acre Parcel (PWC 0935979004)**

No discussion or action took place on this item because the Gaggls requested that the matter be moved to the June meeting.

6. **Further Discussion and Possible Action of the Petition for a Conditional Use for Wolfgang and Alexandra Gaggl to be Allowed to Keep Miniature Goats on Their A-2 Agricultural Zoned Property Located Within a Platted Single-Family Subdivision at W275 N2337 Oak Court (PWC 0935979004)**

No discussion or action took place on this item because the Gaggls requested that the matter be moved to the June meeting.

7. **Discussion and Action Regarding Certified Survey Map PC# 170420-1 for the Young Scholars Property Located at W240 N2687 Pewaukee Road (PWC 0924995)**

Mr. Clinkenbeard stated this was a certified survey map to divide the property into three lots. One of the lots will have daycare center that the Plan Commission has already approved, and the other two lots will be sold or kept and developed. They are platting a City public street thru the area to have better circulation. It will give them good street access and will be maintained by the City.

Administrator Klein noted that Mr. Weigel suggested a 35 foot radius at River Park Drive because they couldn't make a larger radius within the right-of-way on those corners.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve Certified Survey Map PC# 170420-1 for the Young Scholars property contingent on any feedback from the City Engineer [and obtaining written permission from the County to access CTH M].

Motion Passed: 5-For, 0-Against.

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

No discussion or action took place on this item because the applicant did not appear.

9. Discussion and Action and PUBLIC HEARING Regarding the Application by Point Burger Bar Located at W229 N1400 Westwood Drive for an Outdoor Activity Permit to Hold a Weekly Old Car Display in Their Parking Lot Where Alcoholic Beverages are Consumed, and an Update of the Business Plan of Operation (PWC 0959988004)

Mr. Clinkenbeard referred to the application and noted that they could not have outdoor activity or music outdoors until 2am as the normal liquor license hours are listed. Chairman Bierce said there can be no outside music after 11 PM.

It was anticipated that they will have 100 to 200 cars, weather dependent.

Chairman Bierce opened the public hearing at 7:27 PM and asked if there was anyone in the audience that wished to speak on this matter.

The representatives from Hard Knocks questioned if there were a certain number of cars that the event would be capped at. Mr. Clinkenbeard noted that their designated spot to park was by the freeway and they would not be parking by the building. The representative from the car club stated they have been designated 189 parking spots and it was worked out with the property owner.

There being no further audience comment Chairman Bierce then closed the public hearing at 7:36 PM.

It was questioned what the outdoor bar would be serving. A representative from Point Burger Bar stated it will serve tap beer and there will be essentially a beer truck with plastic cups. There will be no bottles or glass or aluminum in the parking lot.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the outdoor activity permit and updated Plan of Operation for Point Burger Bar.

Motion Passed: 5-For, 0-Against.

10. Discussion and Action Regarding the Request by Ms. Nancy Guerrero for a Hobby Kennel License to Keep Five Dogs on Her Property Located at N10 W23512 Nottingham Drive (PWC 0966007)

Mr. Clinkenbeard stated there was a complaint in the neighborhood about Ms. Guerrero having five dogs without a kennel license. Three of the five dogs currently have a license and if the Plan Commission says no, she will have to get rid of two of the dogs. He pointed out that she recently put up a six foot fence in her yard that the dogs cannot climb, and she will not walk her dogs in the neighborhood anymore.

Ms. Guerrero stated she will no longer walk her dogs in her neighborhood and she will instead take them to Minooka Park. Her fence is not up to the lot lines and is strictly within her yard. It does not go anywhere near the street. She noted she also has an ultrasonic device to control their barking, and if she sees someone coming, she will take them in the house.

Mr. Clinkenbeard noted that the complaints were regarding the pit bulls because the neighbors believe they are aggressive.

Chairman Bierce asked if a kennel license was easy to repeal if the problems persist. Mr. Clinkenbeard stated that could be made a condition of any approval perhaps and reviewed yearly.

A motion was made and seconded (S. Sullivan, C. Wunder) to approve the hobby kennel license for Nancy Guerrero to keep five dogs on her property located at N10 W23512 Nottingham Drive, contingent upon being reviewed yearly and if there are no issues, it can be renewed yearly.

Motion Passed: 5-For, 0-Against.

11. Discussion and Action Regarding the Request of Mr. Kevin Blackmore for a Commercial Kennel License to Operate a Dog Daycare Business in an Industrial Building Located at W238 N1700 Rockwood Drive (PWC 0954998016)

The representatives came forward noting they would be leasing 10,000 square feet with three indoor playrooms. The dogs will be grouped by size and temperament. They will have direct access to two outdoor playrooms with an eight foot high fence and will be outside for 30 to 45 minutes in both the morning and afternoon. There are three by five foot suites in the rooms for the dogs to rest from 12 PM to 2 PM. All of the floors will be compressed rubber and they will have a number of cleaning protocols. There is room for more than 70 dogs with 30 dogs per room, and there will be 40 square feet per dog.

The facility will be open from 7 AM to 7 PM. Pick up times will be anywhere from 4pm to 6pm, but depending on when people finish with work.

The waste will be double bagged. Each playroom has at least 1 attendant, and the attendant will bag the waste and put it into a bigger bag, and then into the container. There is a two-mop system with special chemicals for the urine. The compressed molded rubber floor has a sealant on top so the urine does not absorb into the floor.

Someone will be at the facility until about 9:30 PM and in as early as 5:30 AM in the morning for those dogs being boarded. There will be motion detection and smoke detection in the facility. Every now and then dogs are left overnight or for a week and those dogs will be monitored after hours and the operators are only 12 minutes away.

A motion was made and seconded (C. Coursin, D. Linsmeier) to approve a commercial kennel license to operate a dog daycare business at W238 N1700 Rockwood Drive.

Motion Passed: 5-For, 0-Against.

12. Reminder of the Bus Tour of the City at 7:30 AM on Saturday, May 13th

Discussion took place regarding the different possibilities for a bus tour, such as a weekend or a week night, and the best time of year.

It was decided that the bus tour will take place on Saturday, May 20th at 8:00 AM.

13. Adjournment

A motion was made and seconded (C. Wunder, C. Coursin) to adjourn the meeting at 8:10 PM.

Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk