

Office of the Clerk/Treasurer

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax 691-1798

**COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, March 21, 2022
6:30 PM**

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin

-
1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Discussion and Possible Action to Approve the Accounts Payable Listing Dated March 21, 2022
 4. Discussion Related to the Fire Departments Latest Accreditation [Chief Bierce]
 5. Discussion and Possible Action Regarding **Resolution 22-03-10** for Outdoor Recreation Grant Application [Phalin]
 6. Discussion and Possible Action to Accept Frank Armstrong Enterprises Inc. as the Lowest Qualified Bidder to Convert Wagner Park Tennis Court to Four Permanent Pickleball Courts Conversion [Phalin]
 7. Discussion and Possible Action Regarding Security Cameras and Funding at Pewaukee Sports Complex [Phalin]
 8. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Vacant Land Located on Ridgeview Parkway (PWC 0953-984-005) from Office Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 SQ. FT / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas for Interstate Partners and Approve **Resolution 22-03-11** and **Ordinance 22-04** [Fuchs]
 9. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Conditional Use Permit for Interstate Partners for Vacant Land Located on Ridgeview Parkway (PWC 0953-984-005) for the Purpose of Creating a Multi-Family Apartment Development [Fuchs]
 10. Discussion and Possible Action Regarding **Ordinance 22-05** Rezoning Vacant Land Located on Ridgeview Parkway (PWC 0953-984-005) from A-2 Agricultural, UC Upland Conservancy and LC Lowland Conservancy to Rm-3 Multi-Family, UC Upland Conservancy and LC Lowland Conservancy for the Purpose of Creating a Multi-Family Apartment Development as Petitioned by Interstate Partners [Fuchs]
 11. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for Momentum Early Learning for the Construction of a Proposed Childcare Facility Located at N19

W24135 Riverwood Drive (PWC 0949-998-015) [Fuchs]

12. Discussion and Possible Action Regarding **Ordinance 22-06** Rezoning the Property Located at W262 N4521 Ryan Street (PWC 0881-998-005) from Rs-2 Single-Family Residential to A-2 Agricultural for the Purpose of Constructing a 5,670 Square Foot Building Per the Petition of Jeff Wistl [Fuchs]
13. Discussion and Possible Action Regarding **Ordinance 22-07** Related to Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0302a., 17.0302a.1., 17.0302a.2., and 17.0302a.3. Pertaining to the City's Current Needs Assessment Study and Impact Fee Analysis [Fuchs]
14. Discussion and Possible Action Regarding **Resolution 22-03-12** Revising the 2022 Fee Schedule Related to Impact Fees Collected [Tarczewski]
15. Discussion Regarding the 2022 Assigned Funds [Klein]
16. Discussion and Possible Action Regarding the Proclamation Honoring Michael J. Hasslinger [Mayor Bierce]
17. Discussion and Possible Action Regarding the Eagle Scout Proclamations for Alexander J. Reinbold and Liam M. Hughes [Mayor Bierce]
18. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
19. Adjournment

Kelly Tarczewski
Clerk/Treasurer

March 18, 2022

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.**

DATE: March 21, 2022

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Approve the Accounts Payable Listing Dated March 21, 2022

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

A/P 3/21/2022

Check Date	Check	Vendor Name	Description	Amount
Bank 100 GENERAL FUND CHECKING				
03/11/2022	134338	AIR ONE EQUIPMENT	FD EQUIPMENT REPAIR	230.00
03/11/2022	134339	AIRGAS USA	FD OXYGEN	154.36
			FD OXYGEN	187.96
			FD OXYGEN	135.61
			FD OXYGEN	135.61
				613.54
03/11/2022	134340	ALL CITY COMMUNICATIONS INC.	SW ANSWERING SERVICE	60.45
03/11/2022	134341	ARROW TERMINAL, LLC	HWY SHRINK TUBE, GRAY PRIMER, SCREWS	312.72
03/11/2022	134342	AT&T CAROL STREAM IL	CH TELEPHONE	105.34
03/11/2022	134343	AT&T MOBILITY	FD AIR CARDS	764.17
03/11/2022	134344	AUCA CHICAGO MC LOCKBOX	HWY UNIFORMS	88.40
			HWY UNIFORMS	88.40
				176.80
03/11/2022	134345	BAKER TILLY VIRCHOW KRAUSE LLP	PROGRESS BILLING #2	5,000.00
			SW UTILITY REPORTS	11,380.00
				16,380.00
03/11/2022	134346	BOUCHER CHEVROLET	FD VEHICLE SERVICE	110.00
03/11/2022	134347	BRAHM ENTERPRISES LLC	FD REPLACE BROKE PIPE	460.90
03/11/2022	134348	BREDAN MECHANICAL SYSTEMS	IT BOILER REPAIRS	2,494.93
03/11/2022	134349	BRIAN ANDERSON	HWY SAFETY GLASSES REIMBURSEMENT	210.47
03/11/2022	134350	BUELOW VETTER BUIKEMA OLSON & VLIET	HR LEGAL	1,200.00
03/11/2022	134351	BURKE TRUCK & EQUIPMENT	HWY BOX, RELAY/JUNCTION HEADLIGHTS	167.18
03/11/2022	134352	CERTIFIED TRUCKERS INC	HWY WAITING TIME	101.25
03/11/2022	134353	CHARLIE DWYER	BLD FEB MILEAGE	150.93
03/11/2022	134354	CHERRIE LARSON	P&R SUPPLY REIMBURSEMENT COOKING CLASS	27.16
03/11/2022	134355	CITY OF BROOKFIELD	PRETREATMENT	17,219.53
03/11/2022	134356	COMPASS MINERAL	HWY SAND AND SALT	39,001.94
03/11/2022	134357	CONLEY MEDIA	PUBLICATION FEES	608.13
03/11/2022	134358	CONTREE SPRAYER & EQUIPMENT	HWY TANK LID AND FILLWELL	113.06
03/11/2022	134359	COREY OIL	HWY CLEAR DIESEL	1,498.47
			HWY UNLEADED GASOLINE	462.52
			HWY CLEAR DIESEL	1,080.51
			HWY UNLEADED GASOLINE	1,056.55
			HWY CLEAR DIESEL	2,696.62
				6,794.67
03/11/2022	134360	DEAN EPPLER	BLD FEB MILEAGE	100.62
03/11/2022	134361	DIVERSIFIED BENEFIT SERVICES, INC.	MARCH HRA FEE	353.48
03/11/2022	134362	DOCNETWORK INC	P&R CAMP	2,850.00
03/11/2022	134363	ELLIOTT ACE HARDWARE	HWY NOZZLES AND HITCH PINS	87.48
			HWY DRILL BIT, SPRAY BOTTLE	21.58
			FD DECK BRUSH	64.97
			SW WASH BRUSH	31.99
			SW CLEANING SUPPLIES	42.33
			SW THERMOSTAT	19.99
				268.34
03/11/2022	134364	EQUAL RIGHT DIVISION	P&R WORK PERMITS	15.00

Check Date	Check	Vendor Name	Description	Amount
03/11/2022	134365	FIRE SERVICE INC	FD VEHICLE REPAIRS	907.63
			FD VEHICLE REPAIRS	2,543.24
			FD VEHICLE REPAIRS	4,310.18
			FD VEHICLE REPAIRS	1,350.00
			FD SERVICE AMBULANCE	700.00
			FD REPAIRS	2,204.70
				12,015.75
03/11/2022	134366	FRED'S SANITARY SERVICE	FD CLEAN SEPTIC TANK	250.00
03/11/2022	134367	GALLS	FD UNIFORMS	240.50
03/11/2022	134368	HALEN HOMES	BD Bond Refund	500.00
03/11/2022	134369	HARTLAND OVERHEAD DOOR	FD REPROGRAM DOOR	175.00
03/11/2022	134370	HAWKINS, INC.	SW CHEMICALS	4,042.28
03/11/2022	134371	HUMPHREY SERVICE PARTS, INC	HWY FILTERS	20.37
			HWY FILTERS	16.74
			HWY JUMPER TERMIAL	28.02
			HWY EXT CABLE	35.28
			HWY WIPER BLADE	130.54
				230.95
03/11/2022	134372	HURD, AMI	CT MILEAGE REIMBURSEMENT	23.40
03/11/2022	134373	HYDROCORP	SW CROSS CONNECTION	1,171.00
03/11/2022	134374	IAFC MEMBERSHIP	FD FIRE CHIEF MEMBERSHIP RENEWAL	260.00
03/11/2022	134375	INSIGHT FS	P&R TURF WINTER MEETING	80.00
03/11/2022	134376	JCH WATER METER TESTING & REPAIR	SW TEST AND REPAIR METERS	5,500.00
03/11/2022	134377	JENNIFER SCHOLTKA	P&R ZUMBA GOLD SESSION 2	360.00
03/11/2022	134378	JX ENTERPRISES, INC.	HWY EQUIP REPAIR	854.56
			HWY EQUIP REPAIR	117.99
				972.55
03/11/2022	134379	KORNDORFER HOMES	BD Bond Refund	500.00
03/11/2022	134380	KWIK TRIP INC.	FD FUEL	8,830.06
03/11/2022	134381	LIFE-ASSIST INC	FD SAFETY RESTOCK	561.17
			FD SAFETY RESTOCK	57.50
			FD SAFETY RESTOCK	719.00
				1,337.67
03/11/2022	134382	MARY FIRNROHR	P&R TAI CHI SESSION 2	326.40
03/11/2022	134383	MATRIX TRUST COMPANY	CT PD 3/11/22 LOAN REPAYMENT	50.00
03/11/2022	134384	MENARDS	HWY MIP ELBOWS	3.08
			HWY POST MOUNT AND SUPPORT	64.15
			HWY BATTERIES AND GLOVES	42.54
			HWY MAILBOX AND SUPPORT	236.98
			HWY POST MOUNT	37.99
			FD SUPPLIES	59.96
			FD WASHER FLUID, FUNNEL	24.42
			FD BLADE, SUPER GLUE, KOMELON CONTS	53.03
			FD CHAIN OIL, WIRE HOOKS, FUEL PREMIX	103.22
			FD METAL BLADE, METAL CUT-OFF	33.79
			FD WATER, FUEL PREMIX	29.68
			FD KEROSENE	21.99
			FD UTILITY MAT	101.97
			P&R RADAR ILLUSION	47.94
			HWY CREDIT MAILBOX	(79.99)

Check Date	Check	Vendor Name	Description	Amount
				780.75
03/11/2022	134385	MID-STATE EQUIPMENT	HWY COMPACT UTILITY TR SERVICE	603.42
03/11/2022	134386	MIDWEST METER INC.	SW METERS	885.00
03/11/2022	134387	MOTION & CONTROL ENTERPRISES LLC	HWY COUPLER	213.35
			HWY MINI BALL VALVE	20.54
				233.89
03/11/2022	134388	MOTOROLA	FD HANDHELD RADIOS	23,605.00
03/11/2022	134389	MUNICIPAL LAW & LITIGATION GROUP S.	LEGAL FEES	10,825.30
03/11/2022	134390	NAPA	FD ANTIFREEZE AND SPRAY	165.30
03/11/2022	134391	NATIONWIDE RETIREMENT SOLUTIONS	RETIREMENT PAYDATE 3-11-22	2,034.09
03/11/2022	134392	NICK PHALIN	P&R MILEAGE REIMBURSEMENT	129.87
03/11/2022	134393	NORTHERN LAKE SERVICE, INC	SW WATER TESTING	92.00
			SW WATER TESTING	69.00
			SW WATER TESTING	92.00
			SW WATER TESTING	92.00
				345.00
03/11/2022	134394	OFFICE COPYING EQUIPMENT, LTD	FD SHARP 3071 CONTRACT	19.49
			BLD SHARP MX3071 CONTRACT	212.33
			CRT SHARP MX 3571 CONTRACT	2.74
				234.56
03/11/2022	134395	OFFICE DEPOT	BLD OFFICE SUPPLIES	8.77
			BLD OFFICE SUPPLIES	41.96
			BLD OFFICE SUPPLIES	80.99
				131.72
03/11/2022	134396	PARKITECTURE & PLANNING	P&R ADA PLAYGROUND	3,070.00
03/11/2022	134397	PEWAUKEE PROFESSIONAL FIREFIGHTERS	FD STATION ONE CABLE BOXES	191.76
			FD STATION TWO CABLE BOX	95.88
				287.64
03/11/2022	134398	PREMIUM WATERS, INC	HWY WATER	53.25
			FD WATER	379.99
			P&R WATER	46.49
			CRT WATER	53.49
				533.22
03/11/2022	134399	PURCHASE POWER	POSTAGE	3,500.00
03/11/2022	134400	R&R INSURANCE SERVICES	PACKAGE & CYBER LIABILITY	28,464.00
			WORKERS COMP INSTALLMENT	20,224.00
				48,688.00
03/11/2022	134401	RUEKERT & MIELKE, INC.	SW NORTH AVE PUMP STATION	3,138.75
			SW DEER HAVEN WELL AND PUMP	735.00
			SW WELL STATION 5	549.00
			SW BLUEMOUND RD WATER MAIN STATION	16,219.61
			SW SCADA SERVICE	626.50

Check Date	Check	Vendor Name	Description	Amount
				21,268.86
03/11/2022	134402	SEINE HEALTHCARE LLC	S555 REFUND OF OVERPAYMENT	3.00
03/11/2022	134403	SETH BROWN	SW BOOT REIMBURSEMENT	247.93
03/11/2022	134404	SHAWNS DEER PICK UP	HWY JAN 2022 DEER PICKUP	595.07
03/11/2022	134405	SIGNS & LINES BY STRETCH	FD GRAPHICS	549.42
			FD GRAPHICS	694.49
			FD GRAPHICS	586.69
				1,830.60
03/11/2022	134406	SOFT WATER, INC.	FD SOLAR SALT	62.48
			FD SOLAR SALT	26.78
				89.26
03/11/2022	134407	STATE OF WI COURT FINES & ASSMTS	CRT STATES SHARE OF COURT COSTS	5,100.85
03/11/2022	134408	TARGET SOLUTIONS LEARNING	IT FIRE SOFTWARE MAINTENANCE	7,303.01
03/11/2022	134409	TRIPLE CROWN PRODUCTS	HWY UNIFORMS	399.75
03/11/2022	134410	UNIFIRST CORP	FD MATS	50.01
			FD MATS	50.01
			CREDIT ON ACCT	(80.50)
				19.52
03/11/2022	134411	VERIZON	FD AIR CARDS	137.97
			FD AIR CARDS	42.12
			FD AIR CARDS	(63.94)
				116.15
03/11/2022	134412	VILLAGE OF PEWAUKEE	FEB LIFEQUEST COLLECTIONS	31,773.75
			LAKE PATROL QTR 1	6,381.20
			MONTHLY INCOME SPLIT	2,780.88
			APRIL 2022 JOINT LIBRARY	70,049.25
				110,985.08
03/11/2022	134413	WATER REMEDIATION TECHNOLOGY	SW BASE TREATMENT CHG	3,812.88
03/11/2022	134414	WAUKESHA CO TREASURER	RETURN COLLECTIONS S/B VILLAGE	18.00
			P&R LEARN TO SKATE	720.00
			CRT COUNTY JAIL ASSESSMENTS & DRIVER IMP	1,784.78
				2,522.78
03/11/2022	134415	WAUKESHA COUNTY EMERGENCY MANAGEMEN	FD NEW CARDS	1.20
03/11/2022	134416	WELLSPRING CONSTRUCTION GROUP	DPW BUILDING	19,511.00
03/11/2022	134417	WI DEPT OF REVENUE	COUNTY 67, MUNICIPALITY 270	9,663.30
03/11/2022	134418	WISCONSIN DEPARTMENT OF	HR EXAMS	35.00
03/11/2022	134419	WISCONSIN LEGAL BLANK	BLD BUSINESS CARDS	54.95
			BOAT LAUNCH ENVELOPES	469.00
				523.95
03/11/2022	134420	WISCONSIN MUNICIPAL JUDGES ASSOCIAT	CRT JUDGES ASSOCIATION DUES	100.00
03/11/2022	134421	WOLF CONSTRUCTION COMPANY	HWY CONCRETE MIX	173.93
03/11/2022	134422	XEROX CORPORATION	SW METER USAGE	250.64
03/15/2022	134423	Espire Homes	BD BOND REFUND	500.00
03/15/2022	134424	NEOTERIC HOVERCRAFT INC.	FD HOVERCRAFT REPAIRS	8,838.31

Check Date	Check	Vendor Name	Description	Amount
100 TOTALS:				
Total of 87 Disbursements:				417,701.00

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.**

DATE: March 21, 2022

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion Related to the Fire Departments Latest Accreditation [Chief Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: March 21, 2022

DEPARTMENT: Parks and Recreation

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Resolution 22-03-10** for Outdoor Recreation Grant Application [Phalin]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Resolution 22-03-10

RESOLUTION NO. 22-03-10

A RESOLUTION AUTHORIZING OUTDOOR RECREATION
GRANT APPLICATION

WHEREAS, the Common Council of the City of Pewaukee approved fundraising towards an all-inclusive playground and splash pad for the Pewaukee Sports Complex at their July 19, 2021 meeting; and,

WHEREAS, the City of Pewaukee Needs Assessment Study and Impact Fees Analysis for Parks, Fire Department, and Trails was approved at the January 4, 2021 Common Council meeting and includes the all-inclusive playground and splash pad project at the Pewaukee Sports Complex with a cost estimate of \$1,500,000; and,

WHEREAS, financial aid is required to carry out the project; and,

NOW, THEREFORE, BE IT RESOLVED, that the City of Pewaukee has received a significant amount of funds in donations, and is continuing to fundraise for this project, and has collected impact fees, which may be utilized for park improvements.

HEREBY AUTHORIZES, Nick Phalin (Parks & Recreation) and Nick Fuchs (Planning) to act on behalf of the City of Pewaukee to:

- 1) Submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;
- 2) Submit reimbursement claims along with necessary supporting documentation within six (6) months of project completion date;
- 3) Submit signed documents; and
- 4) Take necessary action to undertake, direct and complete the approved project.

PASSED and ADOPTED this 21st day of March, 2022.

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

Kelly Tarczewski, City Clerk

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.**

DATE: March 21, 2022

DEPARTMENT: Parks and Recreation

PROVIDED BY: Nick Phalin

SUBJECT:

Discussion and Possible Action to Accept Frank Armstrong Enterprises Inc. as the Lowest Qualified Bidder to Convert Wagner Park Tennis Court to Four Permanent Pickleball Courts Conversion [Phalin]

BACKGROUND:

We will be converting one of the existing tennis courts at Wagner Park to four permanent pickleball courts. The adjacent tennis court will remain with tennis net and lines, as well as two sets of pickleball court lines that will allow us to use temporary pickleball nets to utilize up to 6 courts during our pickleball program.

The expected timeline of the project is about four weeks.

FINANCIAL IMPACT:

This was a budgeted capital expense with a value of \$45,500. I am proposing to spend up to \$45,500 on this project which is the quoted value of \$29,378, adjacent tennis court repairs of \$8,442 and a 20% contingency.

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Frank Armstrong quote

12601 W. Silver Spring Road * Butler, WI 53007
 Phone: (262) 395-4050 * Fax: (262) 330-5004
 sales@armstrongpaving.com
 www.armstrongpaving.com



ATTN: NICK PHALIN

PROPOSAL SUBMITTED TO

Pewaukee Park and Recreation

PHONE

262-691-7275

DATE

03/02/2022

STREET
W240 N3065 Pewaukee Road

JOB NAME

Tennis/Pickleball Courts

CITY, STATE AND ZIP CODE
Pewaukee, WI 53072

JOB LOCATION

Wagner Park - N31 W23320 Green Road

ARCHITECT

DATE OF PLANS

JOB PHONE

We propose to furnish all labor and materials necessary to perform the following work:

CONVERT ONE TENNIS COURT INTO FOUR PICKLEBALL COURTS

- Open fence for access.
- Remove one pair of net posts and center tie-downs.
- Backfill holes with stone chips and compact.
- Patch areas with hot mix asphalt.
- Crack fill approx. 200 ft. of random cracks and asphalt repaired areas.
- Install 4 sets of pickleball net posts, tie-downs and nets.
- Install 112 ft. of 4 ft. tall chain link divider fence between remaining tennis court and pickleball courts. Fence will be galvanized with top rail and bottom tension wire.
- Install 47 ft. of 4 ft. tall chain link divider fence between north and south pickleball courts.
- Close fence.
- Level low spots to reduce puddles.
- Apply two coats of sand textured acrylic resurfacer, base coats.
- Apply two coats of Laykold Color System; Forest Green and Medium Green.
- Stripe four pickleball courts. All lines to be masked and sprayed.

2022 PRICE \$29,378.00

OPTION:

- Clean surface, crack fill and level remaining tennis court.
- Stripe new tennis court and two blended pickleball courts ADD \$8,442.00

NOTE:

*** Cracks will reopen and should be maintained on a yearly basis.

We propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Payment to be made as follows:

dollars (\$ _____).

TERMS: NET 10 DAYS. 1.5% PER MONTH INTEREST ON ALL ACCOUNTS 10 DAYS PAST DUE.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Work Compensation Insurance. Notice of Lien Rights on back.

Authorized
Signature

David Marks

This proposal void in 30 days and covers above area and specs only.

Acceptance of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I fully understand and agree with the terms and conditions on the back of this proposal.

Signature _____

Date of Acceptance: _____

TERMS & CONDITIONS

NOTICE OF LIEN: AS REQUIRED BY WISCONSIN LIEN LAW, BUILDER HERBY NOTIFIES OWNER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIAL FOR THE CONSTRUCTIONS ON OWNER'S LAND MAY HAVE LIEN RIGHT ON OWNER'S LAND AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS, IN ADDITION TO THE UNDERSIGNED CONTRACTOR ARE THOSE WHO CONTRACT DIRECTLY WITH THE OWNER OR THOSE WHO GIVE THE OWNER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FIRST FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION, ACCORDINGLY, OWNER PROBABLY WILL RECEIVE NOTICES FROM THOSE WHO FURNISH LABOR OR MATERIALS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY CONTRACTOR AGREES TO COOPERATED WITH THE OWNER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

PAYMENT: Payment due upon completion of work or terms as noted, although F. Armstrong Inc. retains the right at it's sole discretion, to bill as work progresses. Finance Charge: 1.5% per month, 18% annually. If purchaser (owner or owner's agent) fails to pay an invoice when due, purchaser (owner or owner's agent) shall pay interest at a compound rate of 1.5% service fee per month (18% annually) until the invoice balance is paid in full. All costs of collection, including reasonable attorney fees and costs for any arbitration deemed necessary shall be paid by owner. Non payment of total invoiced amount upon full completion or terms, as noted, voids any and all guarantees/warranties.

CANCELLATION NOTICE: If cancellation notice is not received in writing, prior to 3 days after date of acceptance, seller assumes the purchaser agreed to the contract terms contained. Any withdrawal of the contract after that time, could result in partial billing and reimbursement for planning, preparation, materials ordered, restocking costs, or partial work completed.

CRACKING OF ASPHALT: All asphalt paved areas can crack at any time, due to climate and soil conditions. There is no warranty for cracks. As the surface expands or contracts during wet conditions, drought conditions, freeze and thaw cycles, unstable sub-grade, tree roots, hot weather, dry spells, floods, heavy traffic, etc., cracks will develop. A crack can develop even in newly paved asphalt. Frank Armstrong Paving, Inc. recommends a periodical crack maintenance with a good quality rubberized crack sealant. The owner/rep. is aware of the risk inherent in this kind of work.

DRAINAGE: Frank Armstrong is not responsible for puddles or wet spots less than 1/2" deep. Purchaser is aware that wet sub-grade conditions can cause premature pavement failure, unless proper measures are taken to rectify those situations. Surface and site conditions must have 1% minimum slope to drain properly.

CRACKFILLING & SEALCOATING WARRANTY: Longevity of sealcoating and crackfilling is dependent on subsurface conditions, as well as quantity and type of traffic on pavement surface, as well as the adhesion of prior sealcoat and/or crack filler to pavement surface, and owner understands that reduced longevity may result because of this and accepts that fact. We do not guarantee or warranty in any way a seal coating project with a prior flaking sealcoat condition. Fading and/or wearing of sealcoat is a natural wearing process and is not a defect in any way. Accordingly, F. Armstrong Ent., Inc. does not warranty or guarantee its work against cracking. When crack sealing, seller only seals large cracks 1/4" larger in width. Surface cracks may remain visible after sealcoat is applied due to sealer shrinkage. Seller is not responsible for crack filling of deteriorated (alligatored) areas. Owner understands and accepts these conditions.

INSURANCE AND PERMITS: Owner is responsible for maintaining all necessary insurance coverage and for obtaining all permits required to complete the work identified on the Proposal (unless otherwise stated on this proposal). Through this agreement the owner assumes all responsibility for and consequences associated with securing and complying with all necessary permits required by all regulating agencies. The owner indemnifies and absolves F. Armstrong Ent., Inc. of any consequences imposed by any regulating agency. Our workers are fully covered by Workman's Compensation Insurance.

MOBILIZATION: One trip for each crew, unless otherwise stated. If after notification, we cannot complete a procedure, due to a car in the way, an obstruction, other work conflicts, or delays beyond our control, an additional trip charge may be added to the contract amount.

ASPHALT MAINTENANCE: Frank Armstrong Paving recommends periodical crack maintenance, as it occurs. It is the most cost effective to prolong pavement life in our region. Periodical sealcoating helps protect the surface, along with making your property look good. Spot repairs or patching can also be a cost effective maintenance procedure, before pavement failure increases and requires new construction.

ASPHALT GRADE ELEVATIONS: If purchaser directs construction of the surface with less than 1% slope, water ponding can occur and no warranty attaches to these surface conditions.

ADDITIONAL PROVISIONS: Owner is responsible for any and all reasonable expenses we incur in enforcing our right hereunder, including but not limited to attorney's fees, collection fees and court costs. No waiver or modification of any provision hereof shall be binding on us unless in writing and signed by one of our employees. If any provision is determined to be void or unenforceable by a court of competent jurisdiction, the other provisions shall remain in full force and effect. This Proposal shall be binding on your heirs, representatives, successors and assigns.

DISCOVERIES/EXTRA CHARGES: If unexpected conditions are discovered, such as encountering unstable sub-grade, wet conditions, wood, concrete slabs or foundations, debris, paving fabric, stumps, contaminated or toxic soils, private utilities, or other objects not mentioned in the contract proposal, will require an extra charge for removals, excavation, dump fees, additional base materials or other unforeseen costs, based on time and material. The purchaser agrees to these extra charges, as needed or requested and will be added to the contract price, with a written change order.

SITE CONDITIONS: Not responsible for cracking concrete slabs that equipment has to travel over, disturbing grass or landscape along project perimeters, low tree limbs, or plantings in conflict or near perimeter of construction area, cracking or damaging pavement or landscape that we have to access with our equipment to complete the project.

UTILITY LOCATION: Purchaser is responsible for locating all private utilities, along with plumbing, piping, tiles, etc., that will not be marked out by Digger's Hotline. The purchaser agrees to pay repair expenses for damages to unmarked private utilities, if encountered.

PAVING WARRANTY: All work to meet industry standards. Material to be, as specified or industry equal. All workmanship to be industry standards and as per contract specifications, terms and conditions. There is no warranty for asphalt cracking.

DEFINITIONS: Owner is defined in this proposal and Terms and Conditions as the actual owner of property where work is to be performed, or as agent of said owner.

LANDSCAPING: F. Armstrong Ent., Inc. is not responsible for damage to landscaping as a result of project preparation, execution or completion, as well as changes needed in landscaping to insure the proper continuation of drainage flow from the project area. It is the property owner's responsibility to backfill edges of paved areas. We do not warrant (expressly or implied) that our grading work will prevent, eliminate, or reduce unwanted on-site water accumulation or flowage on your property.

ACCEPTANCE: Owner has read this contract, consisting of front and back of all pages and by my signature on the front of this proposal and understands and agrees to all. The prices, specifications, and conditions described on both sides of this contract are satisfactory and are hereby accepted. F. Armstrong Ent., Inc. is authorized to do the work as specified. Payment will be made as described in this proposal. Owner has received a copy of this contract.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.**

DATE: March 21, 2022

DEPARTMENT: Parks and Recreation

PROVIDED BY: Nick Phalin

SUBJECT:

Discussion and Possible Action Regarding Security Cameras and Funding at Pewaukee Sports Complex [Phalin]

BACKGROUND:

We have had a considerable amount of turf damage due to vehicle vandalism at Pewaukee Sports Complex. Individuals have utilized the soccer side of the park for doing donuts and other damaging behavior during muddy conditions, which have caused consistent damage and disrepair of the soccer fields.

We have sought out quotes to install security cameras to protect our assets at the park. The quotes have included both the soccer side and baseball side of the complex. The cameras will be located on the concession stands and installed to have viewpoints allowing us to capture as much of the park as we can from this location which includes the necessary electrical connection.

The intent of cameras was to capture the incident occurring and also a license plate. While working with Complex Security Solutions, they have informed us the camera software allows us to create a 'rule' that will have a line and indicate when a vehicle crosses that line onto the grass. The software can also then send push alerts and emails so we can hopefully catch any future parties in the act.

FINANCIAL IMPACT:

The attached quotes include the necessary cameras and connections to complete the background above. The company has indicated they will donate a 4-lens camera in the value of approximately \$1,200 which the value is not listed on the quote.

We have also discussed with Pewaukee Sussex United soccer club about their interest in the park and they are willing to donate \$2,150 towards this project.

The total cost of cameras and internet device is \$14,971. Less the \$2,150 donation, the balance is \$12,821. We are requesting funds of up to \$14,150 which is approximately a 10% contingency.

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Quote

Quote - Cradlepoint connection

Baseball side camera coverage
Soccer side camera coverage



COMPLEX

SECURITY SOLUTIONS INC.

5100 S. Calhoun Road
New Berlin WI 53151
(262) 207-4099,
Sales@cplexsolutions.com

Proposal

Proposal #	70706166
DATE	03/16/2022

CUSTOMER
City of Pewaukee Bobby Kewan kewan@pewaukee.wi.us W240N3065 Pewaukee Road Pewaukee, WI, 53072 (262) 691-0770

SERVICE LOCATION
City of Pewaukee W240N3065 Pewaukee Road Pewaukee, WI, 53072

Description	PEWAUKEE SPORTS COMPLEX CAMERA INSTALL AND POINT TO POINT CONNECTION 3/16/2022
--------------------	--

Estimate				
Description	Qty	Rate	Tax	Total
Donated Multisensor Installation				\$800.00
Installation	8.00	\$100.00	\$0.00	\$800.00
LPR Camera and Installation				\$2,148.99
AXIS P1455-LE-3 LPR Network Camera	1.00	\$1,249.99	\$0.00	\$1,249.99
Axis SD Card 64 Gb	1.00	\$99.00	\$0.00	\$99.00
Installation	8.00	\$100.00	\$0.00	\$800.00
Concession Stand Cameras				\$7,156.95
AXIS M3115-LVE Network Camera	3.00	\$324.99	\$0.00	\$974.97
AXIS P3715-PLVE Network Camera	1.00	\$899.99	\$0.00	\$899.99
Network Cabling	4.00	\$334.00	\$0.00	\$1,336.00

Axis SD Card 64 Gb	4.00	\$99.00	\$0.00	\$396.00
Installation	32.00	\$100.00	\$0.00	\$3,200.00
Shelf for IT Equipment	1.00	\$200.00	\$0.00	\$200.00
POE Network Switch	1.00	\$149.99	\$0.00	\$149.99
Point to Point Concession Stands				\$1,521.89
8 Port POE Switch	1.00	\$149.99	\$0.00	\$149.99
UI- 5Ghz Bridge Transmitter and Receiver	1.00	\$379.99	\$0.00	\$379.99
Miscellaneous Parts Including Conduit, Wire, Junction Boxes, Door Contacts	1.00	\$199.99	\$0.00	\$199.99
Service Technician Installation	8.00	\$98.99	\$0.00	\$791.92
Concession Stand Multisensor				\$3,096.97
AXIS P3727-PLE Multidirectional 360 IR Camera, 8MP	1.00	\$1,324.99	\$0.00	\$1,324.99
Installation	8.00	\$100.00	\$0.00	\$800.00
Network Cabling	1.00	\$334.00	\$0.00	\$334.00
AXIS T91D62 Parapet Mount	1.00	\$349.99	\$0.00	\$349.99
AXIS T94N01D PENDANT KIT (P3717)	1.00	\$89.99	\$0.00	\$89.99
Axis SD Card 64 Gb	2.00	\$99.00	\$0.00	\$198.00

Proposal Exclusions

We specifically exclude the following from our proposal:

- Additional components other than stated above
- Permits, if necessary
- Premium time, holiday time, after hours time, weekend time
- A service charge of 1.5% per month will be assessed on balances that remain unpaid 30 days beyond the invoice date.

Total:

\$14,724.80

ACCEPTANCE OF PROPOSAL: The above prices, scope, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work specified.

Client: _____

Date: _____

Mobility Summary

Mobility Overview

- 1 Total Device
- Unlimited Data

Total Cost

Plans	\$38.99/mo
Total Monthly Cost	
Devices	\$661.00
Total One-Time Cost	\$661.00

Mobility Details

Plans

Unlimited – Extended Primary

Included

- Unlimited data

Access Charges

1 × Data Only Device with Tethering at \$35.99 each	\$35.99/mo
1 × FirstNet Public Static IP (Shared) APN at \$3.00 each	\$3.00/mo
Total Access Charges	\$38.99/mo

Monthly Plan Cost	\$38.99/mo
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Devices (1)

Cradlepoint IBR900-1200m with No Commitment (1)

Monthly Cost

No Protection

One-Time Cost

Base One-Time Cost at \$736.00 each	\$736.00
Device Discount at -\$75.00 each	<i>-\$75.00</i>
Total One-Time Cost	\$661.00

Device costs calculated for 1 / 1 devices

This information is provided to you for informational purposes only. The terms of the identified plans can be found in the applicable brochures at the links below. AT&T may revise these terms at any time. In the event of a conflict between this information and the applicable business agreement, the applicable business agreement will control. AT&T disclaims all warranties including, but not limited to, implied warranties of merchantability or fitness for a particular purpose. In no event shall AT&T be liable for any damages relating to the use or results of the calculator. The quoted rates are estimates of the monthly charges for the identified plans only and are based on the information provided by you. These rates do not include additional devices, features or services. Quoted rates supersede those in the applicable brochures, which are standard published rates, and not the discounted rates quoted herein, based on national, state or local contracts. Rates are subject to change and do not include taxes, fees, overage charges or surcharges. Activation fees, additional deposits and other restrictions may apply.

FirstNet Rate Plans - Agency Paid - Pooled & Unlimited

Primary Users	https://www.firstnet.com/firstnetprimary
Primary Users (State/Local Gov)	https://www.firstnet.com/firstnetgovprimary
Extended Primary Users	https://www.firstnet.com/firstnetextended
Extended Primary Users (State/Local Gov)	https://www.firstnet.com/firstnetgovextended

FirstNet Machine-to-Machine Rate Plans

Primary Users	https://www.firstnet.com/firstnetprimarym2m
Primary Users (State/Local Gov)	https://www.firstnet.com/firstnetgovprimarym2m
Extended Primary Users	https://www.firstnet.com/firstnetextendedm2m
Extended Primary Users (State/Local Gov)	https://www.firstnet.com/firstnetgovextendedm2m

FirstNet Enhanced Push-to-Talk Rate Plans

Primary Users	https://www.firstnet.com/epttonlyprimary
Primary Users (NASPO)	https://www.firstnet.com/epttonlyprimarynaspo
Primary Users (NPPGov)	https://www.firstnet.com/epttonlyprimarynppgov
Extended Primary Users	https://www.firstnet.com/epttonlyextprimary
Extended Primary Users (NASPO)	https://www.firstnet.com/epttonlyextprimarynaspo
Extended Primary Users (NPPGov)	https://www.firstnet.com/epttonlyextprimarynppgov

FirstNet Enhanced Push-to-Talk Bolt-Ons

Primary Users	https://www.firstnet.com/epttboltonprimary
Primary Users (NASPO)	https://www.firstnet.com/epttboltonprimarynaspo
Primary Users (NPPGov)	https://www.firstnet.com/epttboltonprimarynppgov
Extended Primary Users	https://www.firstnet.com/epttboltonextprimary
Extended Primary Users (NASPO)	https://www.firstnet.com/epttboltonextprimarynaspo
Extended Primary Users (NPPGov)	https://www.firstnet.com/epttboltonextprimarynppgov

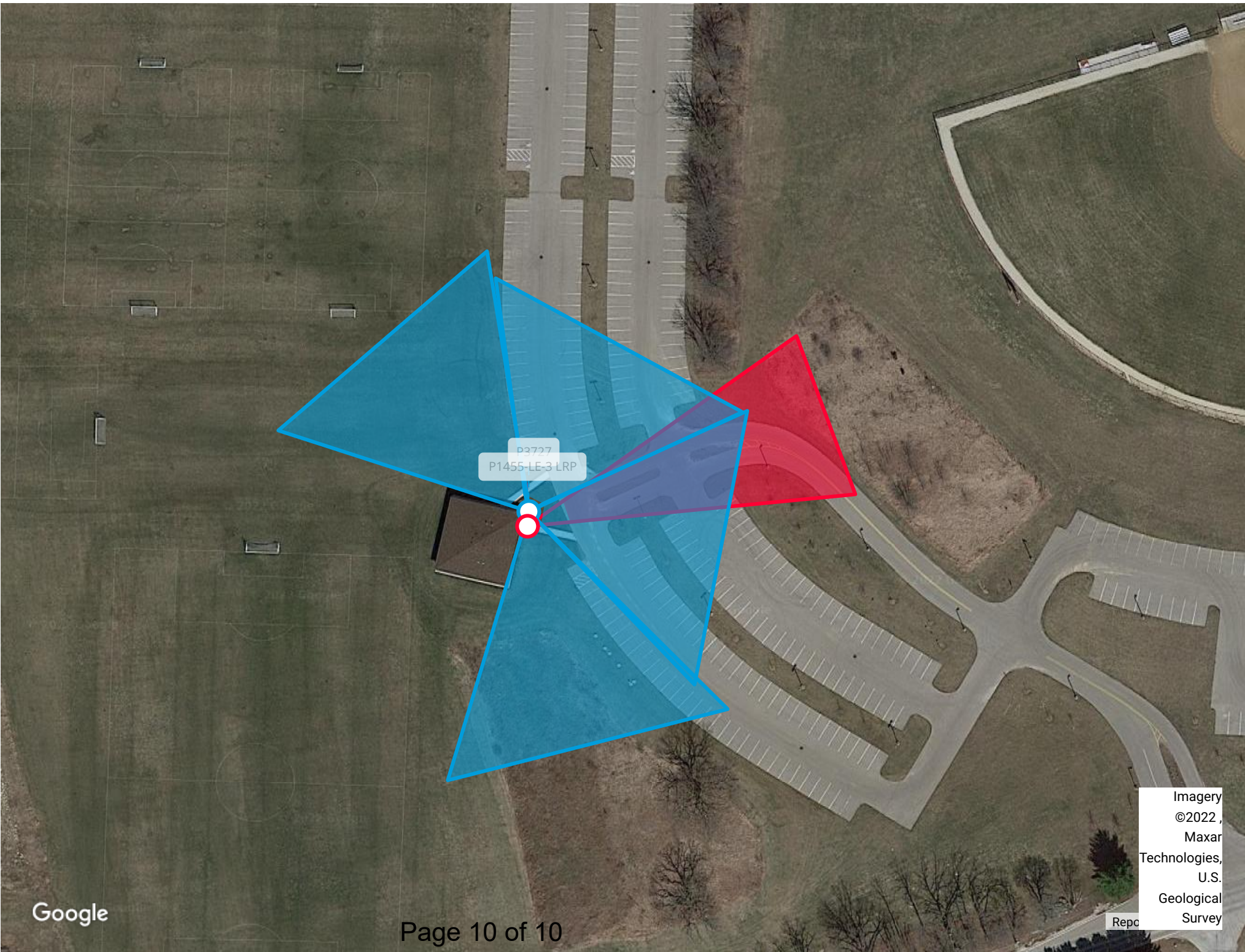
FirstNet International Roaming Packages

International Pass Packages	https://www.firstnet.com/internationalterms
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(2/3) M3115 Wide Angle Camera
(3/3) M3115 Wide Angle Camera
P3727 Multisensor
P3715 Multidirectional Camera

(1/3) M3115 Wide Angle Camera



**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.**

DATE: March 21, 2022

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Vacant Land Located on Ridgeview Parkway (PWC 0953-984-005) from Office Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 SQ. FT / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas for Interstate Partners and Approve **Resolution 22-03-11** and **Ordinance 22-04** [Fuchs]

BACKGROUND:

At their March 15th meeting, the Plan Commission recommended approval of the requested Comprehensive Master Plan Amendment for the Ridgeview Apartments multifamily development, contingent upon Common Council approval of the needed text amendments to the Rm-3 District.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Comprehensive Master Plan Amendment for the Ridgeview Apartments multifamily development, contingent upon approval of the needed text amendments to the Rm-3 District.

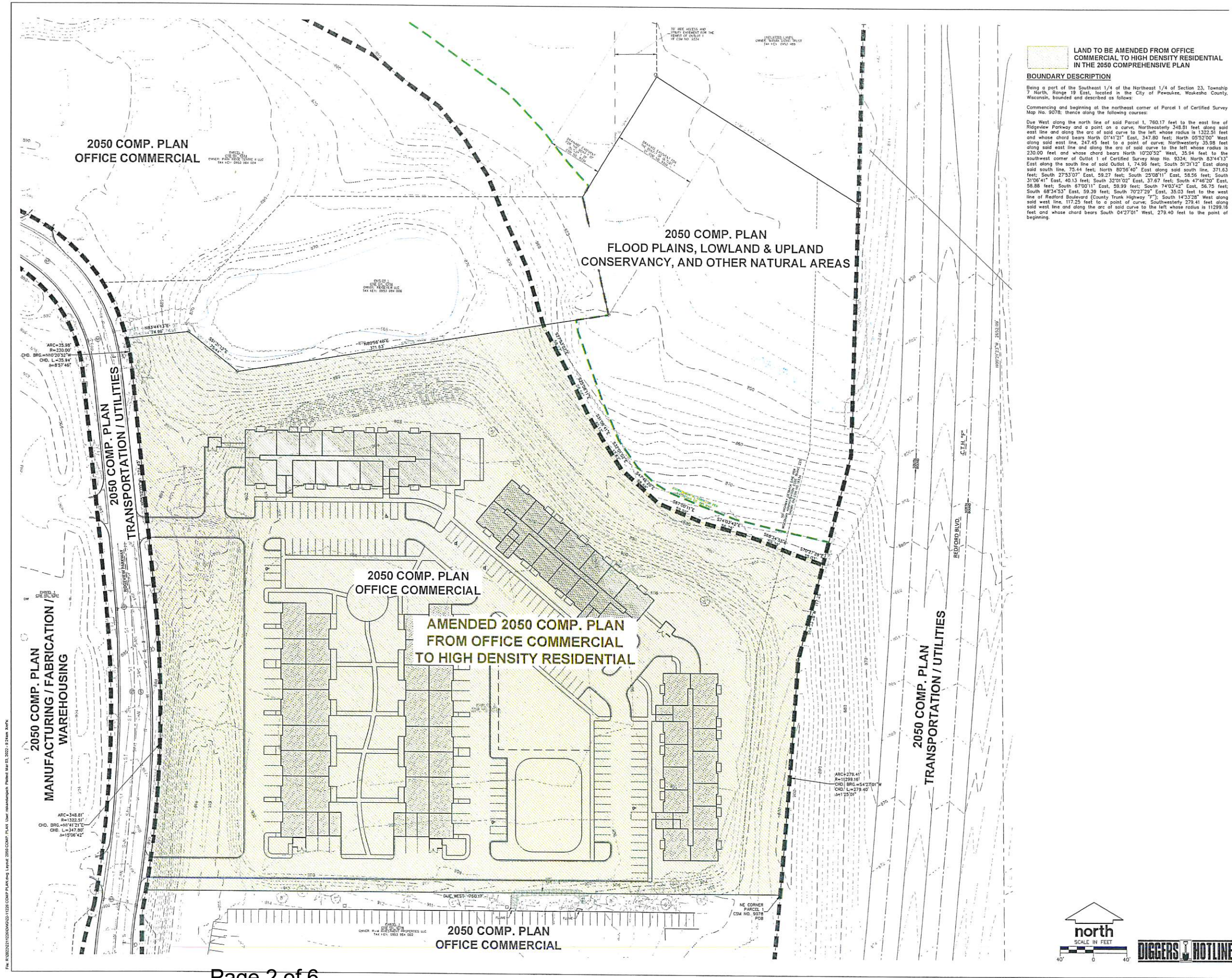
ATTACHMENTS:

Description

Interstate Partners comp plan exhibit

Resolution 22-03-11

Ordinance 22-04 Comp Plan



LAND TO BE AMENDED FROM OFFICE COMMERCIAL TO HIGH DENSITY RESIDENTIAL IN THE 2050 COMPREHENSIVE PLAN

BOUNDARY DESCRIPTION

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 7 North, Range 19 East, located in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing and beginning at the northeast corner of Parcel 1 of Certified Survey Map No. 9076; thence along the following courses:

Due West along the north line of said Parcel 1, 760.17 feet to the east line of Ridgeview Parkway and a point on a curve, Northeasterly 348.81 feet along said east line and along the arc of said curve to the left whose radius is 1322.51 feet and whose chord bears North 01°41'21" East, 347.80 feet; North 05°52'00" West along said east line, 247.45 feet to a point of curve, Northeasterly 35.98 feet along said east line and along the arc of said curve to the left whose radius is 230.00 feet and whose chord bears North 10°20'52" West, 35.94 feet to the southwest corner of Outlot 1 of Certified Survey Map No. 9334; North 83°44'13" East along the south line of said Outlot 1, 74.95 feet; South 51°31'12" East along said south line, 75.44 feet; North 80°56'40" East along said south line, 371.63 feet; South 27°53'07" East, 59.27 feet; South 25°08'11" East, 58.56 feet; South 31°06'41" East, 40.13 feet; South 32°01'02" East, 37.67 feet; South 47°46'20" East, 58.88 feet; South 87°00'11" East, 59.99 feet; South 74°03'43" East, 56.75 feet; South 68°34'53" East, 59.39 feet; South 70°27'29" East, 35.03 feet to the west line of Redford Boulevard (County Trunk Highway "F"); South 14°33'28" West along said west line, 117.25 feet to a point of curve, Southwesterly 278.41 feet along said west line and along the arc of said curve to the left whose radius is 11299.16 feet and whose chord bears South 04°27'01" West, 279.40 feet to the point of beginning.



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MILWAUKEE REGIONAL OFFICE
1033 W. 18th Street, Suite 100
Waukesha, Wisconsin 53188
P. 262.513.0868

CLIENT:



CLIENT ADDRESS:
N16W23217 STONE RIDGE DR.
SUITE 300
WAUKESHA, WI 53188

PROJECT:
RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY

PLAN MODIFICATIONS

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: RWA 03-04-2023
Reviewed By: APM 03-04-2023
Approved By: RWW 03-04-2023

SHEET TITLE:
COMPREHENSIVE
MASTER PLAN
AMENDMENT
EXHIBIT

SHEET NUMBER:

EX-2

JSD PROJECT NO:

THIS PLAN AND DESIGN ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

RESOLUTION NO. 22-03-11

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN OF A PROPERTY LOCATED ALONG RIDGEVIEW PARKWAY BEARING TAX KEY NO. PWC 0953-984-005 FROM OFFICE COMMERCIAL AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS TO HIGH DENSITY RESIDENTIAL AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, The City of Pewaukee has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located along Ridgeview Parkway bearing Tax Key No. PWC 0953-984-005 from Office Commercial and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas, more particularly described as follows:

Being Parcel 2 of Certified Survey Map No. 9334 a part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 23, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on March 15, 2022, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Pewaukee.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located along Ridgeview Parkway from

Office Commercial and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas, such property bearing Tax Key No. 0953984005, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council:

Passed and adopted this 15th day of March, 2022.

FOR THE PLAN COMMISSION OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

ORDINANCE NO. 22-04

AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN OF A PROPERTY LOCATED ALONG RIDGEVIEW PARKWAY BEARING TAX KEY NO. PWC 0953-984-005 FROM OFFICE COMMERCIAL AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS TO HIGH DENSITY RESIDENTIAL AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, The City of Pewaukee has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located along Ridgeview Parkway bearing Tax Key No. PWC 0953-984-005 from Office Commercial and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on March 15, 2022, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located along Ridgeview Parkway bearing Tax Key No. PWC 0953-984-005 from Office Commercial and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas; and

WHEREAS, the City of Pewaukee held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on March 21, 2022; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Pewaukee, Wisconsin, do ordain as follows:

SECTION 1: Adoption

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan of a property located along

Ridgeview Parkway bearing Tax Key No. PWC 0953-984-005 from Office Commercial and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas.

SECTION 2: Document Transmittal

The City Common Council hereby directs the City Clerk/Treasurer to transmit a copy of the amendment as well as a signed copy of both the Resolution No. PC 22-03-11 and this Ordinance No. 22-04 to the Wisconsin Department of Administration, the Southeastern Wisconsin Regional Planning Commission, the Waukesha Park and Land Use Department, the Pewaukee Public Library and to each town, village and city that abuts the City of Pewaukee.

SECTION 3: Severability

The several sections and portions of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of all other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: Effective Date

This ordinance shall take effect immediately upon passage and posting of publication as provided by law.

Passed and adopted this 21st day of March, 2022.

FOR THE COMMON COUNCIL OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 9.**

DATE: March 21, 2022

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Conditional Use Permit for Interstate Partners for Vacant Land Located on Ridgeview Parkway (PWC 0953-984-005) for the Purpose of Creating a Multi-Family Apartment Development [Fuchs]

BACKGROUND:

At their March 15th meeting, the Plan Commission recommended approval of the Conditional Use Permit for the Ridgeview Apartments multifamily development, subject to staff recommendations, and contingent upon Common Council approval of the needed text amendments to the Rm-3 District.

Staff recommendations are included within the draft Conditional Use Permit. The Plan Commission also recommended that the building be shifted slightly north and landscaping be added along the south property line.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Conditional Use Permit for the Ridgeview Apartments multifamily development, contingent upon Common Council approval of the needed text amendments to the Rm-3 District.

ATTACHMENTS:

Description

Interstate Partners Conditional Use Permit

Interstate Partners revised site & building plans

**A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE**

**TAX KEY NUMBER(S)
OR PARCEL(S) INVOLVED:** **CONDITIONAL USE
PERMIT:
NO. CUP-22-3-1**

PWC 0953984005

LEGAL DESCRIPTION:

PARCEL 2 CERT SURV 9334 VOL 84/348 REC AS DOC# 2771218
PT NE1/4 SEC 23 T7N R19E :: DOC# 2600024

**PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING
FOR PERMIT:**

Interstate Partners

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on March 15, 2022; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on March 21, 2022.

NOW, THEREFORE, let it be known that the City Common Council, by its action on March 21, 2022 has, hereby, granted a Conditional Use Permit for the following use(s):

Constructing a 161-unit multi-family development on 14 acres within Ridgeview Corporate Park.

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. Engineering Department review and approval of final grading, erosion control and storm water management plans are required prior to any land disturbance activities.
2. Following tree removal and installation of landscaping onsite, the applicant and City staff shall review landscaping and tree lines, particularly along the perimeter of the site where the backs of buildings and/or overhead doors may be visible from public rights-of-ways, to ensure that screening is sufficient. If the new and remaining plantings do not provide appropriate screening as determined by staff or the Plan Commission, the applicant shall provide infill plantings, as reasonably practicable at the direction of staff or the Plan Commission.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2022 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

PROJECT:

Ridgeview Apartments

Pewaukee, WI



PURE architecture studio, llc
735 N Water Street, Suite 1228
Milwaukee, WI 53202
www.pure-arch.com

CONSULTANTS



PROJECT

Ridgeview
Apartments

Pewaukee, WI

This drawing, its design concept, and its detail are the sole property of PURE architecture studio, llc and shall not be copied in any form or manner, or used on any other projects, without written authorization of its designer/creator.

OWNER

Interstate Partners /
Red Sky Partners

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	22100
ISSUED FOR	NOT FOR CONSTRUCTION
DATE	03.01.2022

SHEET
TITLE PAGE

G000

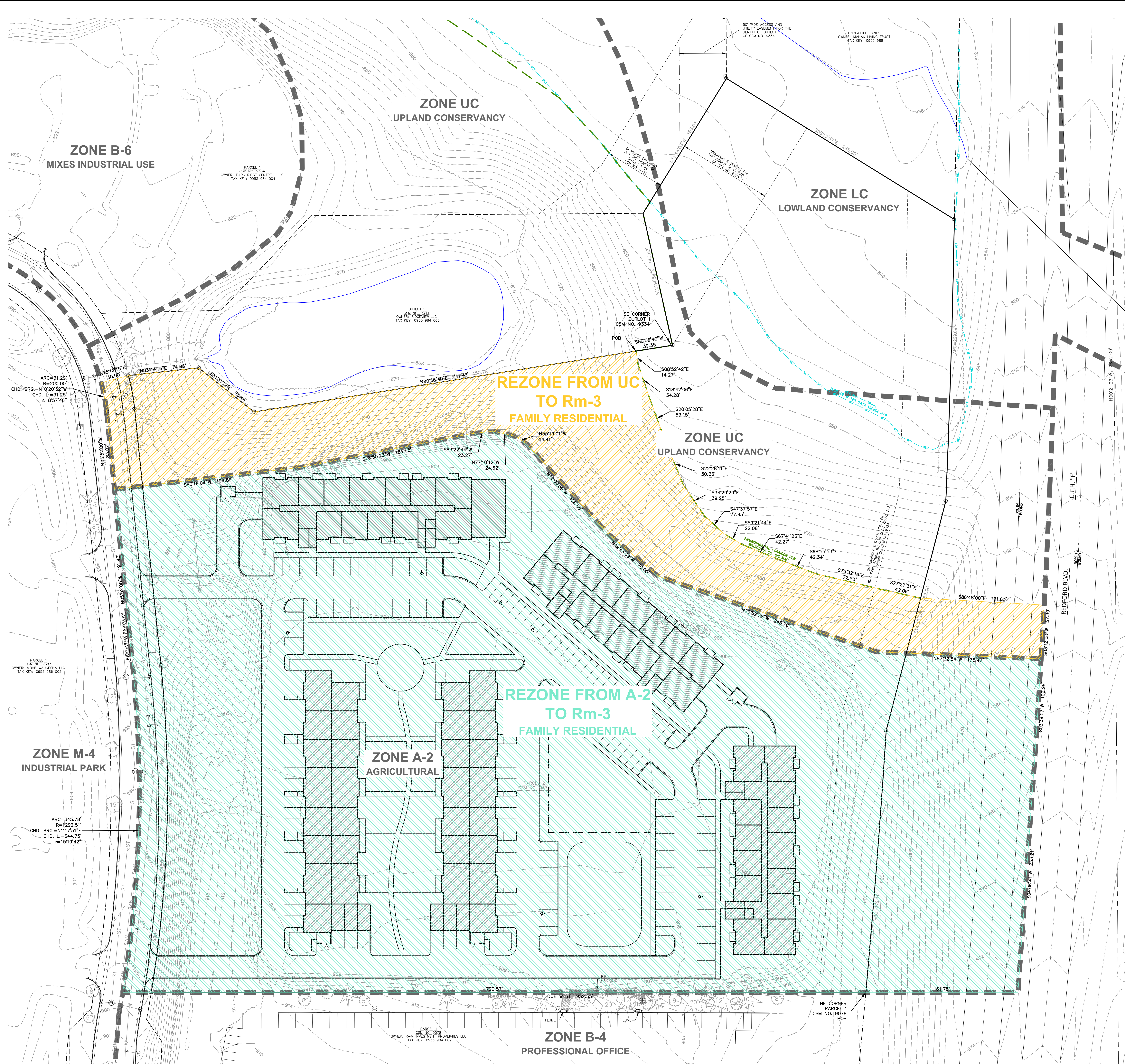
ISSUED FOR: MUNICIPAL SUBMITTAL

ARCHITECT:

PURE architecture studio, llc

Milwaukee, WI

File: R:\0222\021126\DWG\021126 REZONING.dwg Layout: Rezoning User: rskandagani Plot Date: Mar 03, 2022 9:25am Xrefs:



LAND TO BE REZONE FROM UC TO Rm-3

BOUNDARY DESCRIPTION

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 7 North, Range 19 East, located in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of Outlot 1 of Certified Survey Map No. 9334; thence South 80°56'40" West along the south line of said Outlot 1, 39.35 feet to the point of beginning; thence along the following courses:

South 08°52'42" East, 14.27 feet; South 18°42'06" East, 34.28 feet; South 20°55'28" East, 53.15 feet; South 22°28'11" East, 50.33 feet; South 34°29'29" East, 39.25 feet; South 47°37'57" East, 27.95 feet; South 59°21'44" East, 22.08 feet; South 67°41'23" East, 42.27 feet; South 68°55'53" East, 42.34 feet; South 76°32'16" East, 72.53 feet; South 77°27'31" East, 42.08 feet; South 86°18'00" East, 131.63 feet to the centerline of Redford Boulevard (County Trunk Highway "F"); South 03°12'00" West along said centerline, 57.39 feet; North 87°32'54" West, 175.47 feet; North 70°52'52" West, 245.76 feet; North 49°43'59" West, 70.00 feet; North 42°09'59" West, 128.58 feet; North 55°19'01" West, 14.41 feet; North 77°10'12" West, 24.62 feet; South 83°22'44" West, 23.27 feet; South 78°50'23" West, 184.55 feet; South 83°16'04" West, 199.89 feet to the centerline of Ridgeview Parkway; North 05°52'00" West along said centerline, 83.02 feet to a point of curve; Northwestly 31.29 feet along said centerline and along the arc of said curve to the left whose radius is 200.00 feet and whose chord bears North 10°20'52" West, 31.25 feet; North 75°10'15" East, 30.00 feet to the southwest corner of said Outlot 1; North 83°44'13" East along the south line of said Outlot 1, 74.96 feet; South 51°31'12" East along said south line, 75.44 feet; North 80°56'40" East along said south line, 411.43 feet to the point of beginning.



LAND TO BE REZONE FROM A-2 TO Rm-3

BOUNDARY DESCRIPTION

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 7 North, Range 19 East, located in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing and beginning at the northeast corner of Parcel 1 of Certified Survey Map No. 9078; thence along the following courses:

Due West along the north line and its westerly extension of said Parcel 1, 790.57 feet to the centerline of Ridgeview Parkway and a point on a curve; Northeastly 345.78 feet along said centerline and along the arc of said curve to the left whose radius is 1292.51 feet and whose chord bears North 01°47'51" East, 344.75 feet to point of tangency; North 05°52'00" West along said centerline, 191.43 feet; North 83°16'04" East, 199.89 feet; North 78°50'23" East, 184.55 feet; North 83°22'44" East, 23.27 feet; South 77°10'12" East, 24.62 feet; South 55°19'01" East, 14.41 feet; South 42°09'59" East, 128.58 feet; South 49°43'59" East, 70.00 feet; South 70°52'52" East, 245.76 feet; South 87°32'54" East, 175.47 feet to the centerline of Redford Boulevard (County Trunk Highway "F"); South 03°39'07" West along said centerline, 102.28 feet; South 04°06'41" West along said centerline, 253.21 feet to the easterly extension of the south line of said Parcel 1; Due West along said extension line, 161.78 feet to the point of beginning.



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:

N16W23217 STONE RIDGE DR.
SUITE 300
WAUKESHA, WI 53188

PROJECT:

RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:

CITY OF PEWAUKEE
WAUKESHA COUNTY

PLAN MODIFICATIONS

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Designed By: RWI 03-04-2022
Reviewed By: APRM 03-04-2022
Approved By: RKW 03-04-2022

SHEET TITLE:

REZONING
EXHIBIT

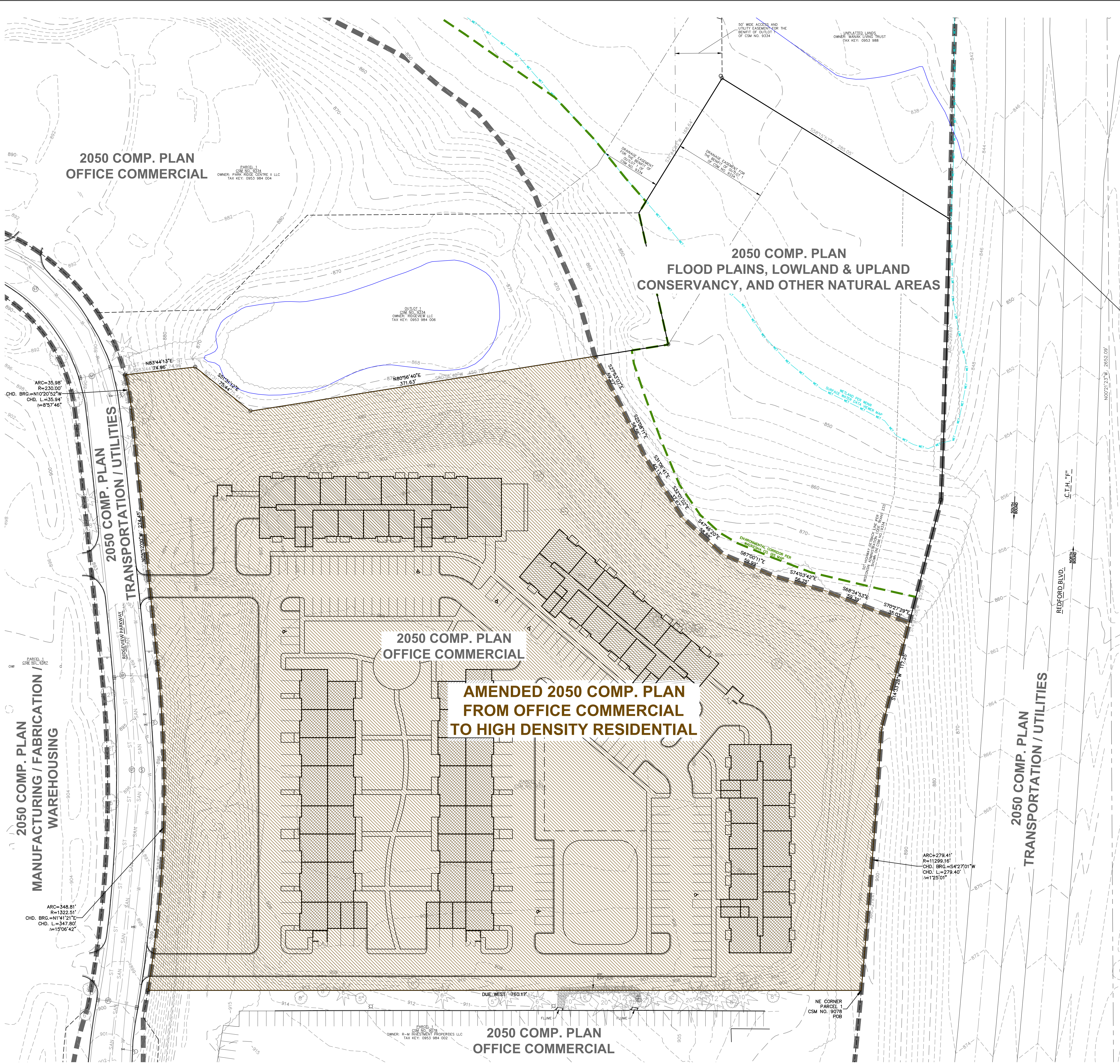
SHEET NUMBER:

EX-1

JSD PROJECT NO:

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

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LAND TO BE AMENDED FROM OFFICE COMMERCIAL TO HIGH DENSITY RESIDENTIAL IN THE 2050 COMPREHENSIVE PLAN

BOUNDARY DESCRIPTION

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 7 North, Range 19 East, located in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing and beginning at the northeast corner of Parcel 1 of Certified Survey Map No. 9078; thence along the following courses:

Due West along the north line of said Parcel 1, 760.17 feet to the east line of Ridgeview Parkway and a point on a curve; Northeastly 348.81 feet along said east line and along the arc of said curve to the left whose radius is 1322.51 feet and whose chord bears North 01°41'21" East, 347.80 feet; North 05°52'00" West along said east line, 247.45 feet to a point of curve; Northwesterly 35.98 feet along said east line and along the arc of said curve to the left whose radius is 230.00 feet and whose chord bears North 10°20'52" West, 35.04 feet to the southwest corner of Outlot 1 of Certified Survey Map No. 9334; North 83°44'13" East along the south line of said Outlot 1, 74.86 feet; South 51°13'12" East along said south line, 75.44 feet; North 80°56'40" East along said south line, 371.63 feet; South 27°53'07" East, 59.27 feet; South 25°08'11" East, 58.56 feet; South 31°06'41" East, 40.13 feet; South 32°01'02" East, 37.67 feet; South 47°46'20" East, 58.88 feet; South 67°00'11" East, 59.99 feet; South 74°03'42" East, 56.75 feet; South 68°34'53" East, 59.39 feet; South 70°27'29" East, 35.03 feet to the west line of Redford Boulevard (County Trunk Highway "F"); South 14°33'28" West along said west line, 117.25 feet to a point of curve; Southwesterly 279.41 feet along said west line and along the arc of said curve to the left whose radius is 11299.16 feet, and whose chord bears South 04°27'01" West, 279.40 feet to the point of beginning.



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jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



PROJECT ADDRESS:

N16W23217 STONE RIDGE DR.
SUITE 300
WAUKESHA, WI 53188

PROJECT:

RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:

CITY OF PEWAUKEE
WAUKESHA COUNTY

PLAN MODIFICATIONS

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Designed By: RWI 03-04-2022
Reviewed By: APRM 03-04-2022
Approved By: RKW 03-04-2022

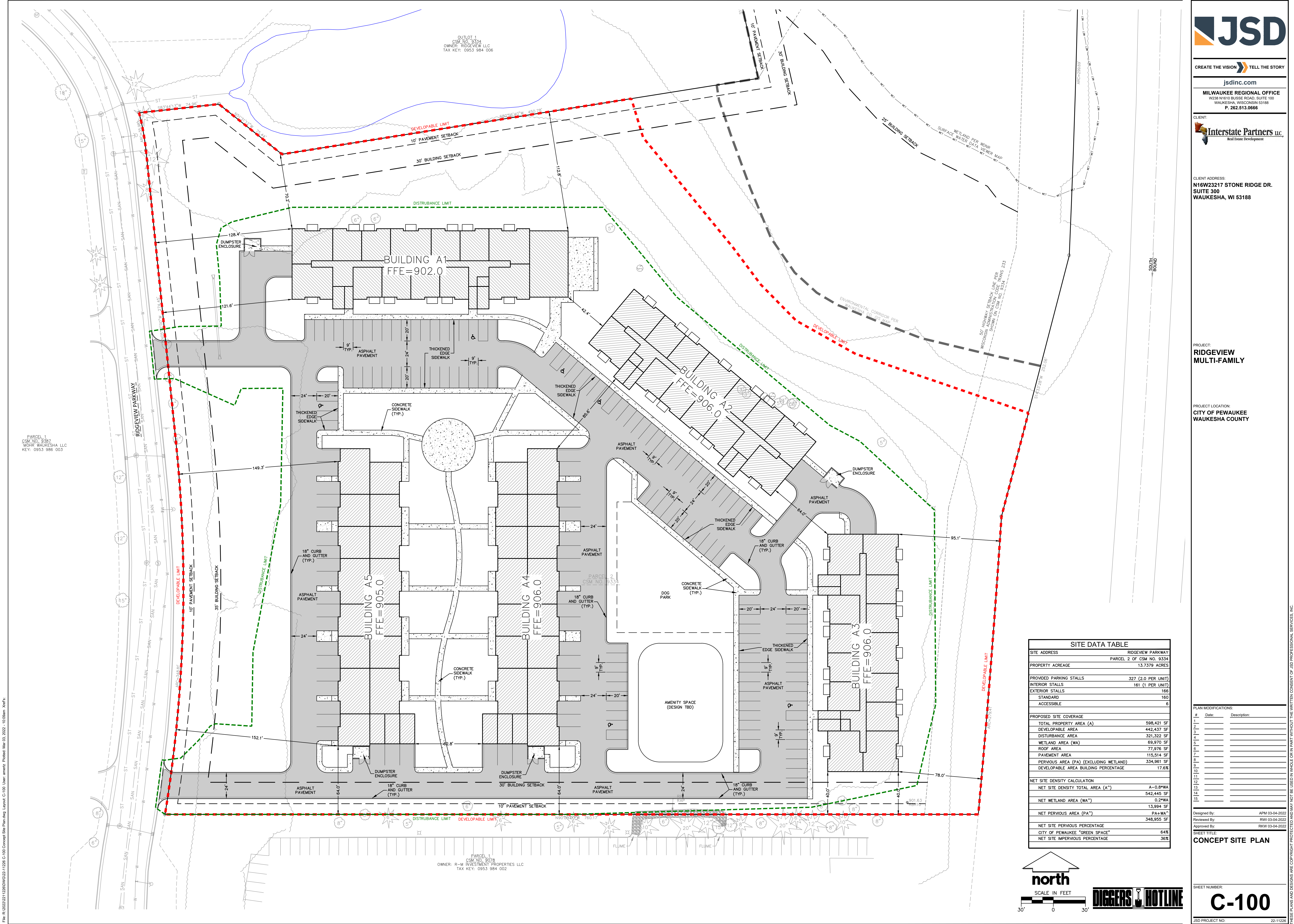
SHEET TITLE:

COMPREHENSIVE
MASTER PLAN
AMENDMENT
EXHIBIT

SHEET NUMBER:

EX-2

JSD PROJECT NO: 22-11258



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1619 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
N16W23217 STONE RIDGE DR.
SUITE 300
WAUKESHA, WI 53188

PROJECT:
RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY

SITE DATA TABLE	
SITE ADDRESS	RIDGEVIEW PARKWAY
PROPERTY ACREAGE	PARCEL 2 OF CSM NO. 8334 13.7379 ACRES
PROVIDED PARKING STALLS	327 (2.0 PER UNIT)
INTERIOR STALLS	161 (1 PER UNIT)
EXTERIOR STALLS	166
STANDARD	160
ACCESSIBLE	6
PROPOSED SITE COVERAGE	
TOTAL PROPERTY AREA (A)	598,421 SF
DEVELOPABLE AREA	442,437 SF
DISTURBANCE AREA	321,322 SF
WETLAND AREA (WA)	69,970 SF
ROOF AREA	77,976 SF
PAVEMENT AREA	115,514 SF
PERVIOUS AREA (PA) (EXCLUDING WETLAND)	334,961 SF
DEVELOPABLE AREA BUILDING PERCENTAGE	17.6%
NET SITE DENSITY CALCULATION	
NET SITE DENSITY TOTAL AREA (A*)	A=0.8*WA
NET PERVIOUS AREA (PA*)	PA+WA*
NET SITE PERVIOUS PERCENTAGE	348,955 SF
CITY OF PEWAUKEE "GREEN SPACE"	64%
NET SITE IMPERVIOUS PERCENTAGE	36%

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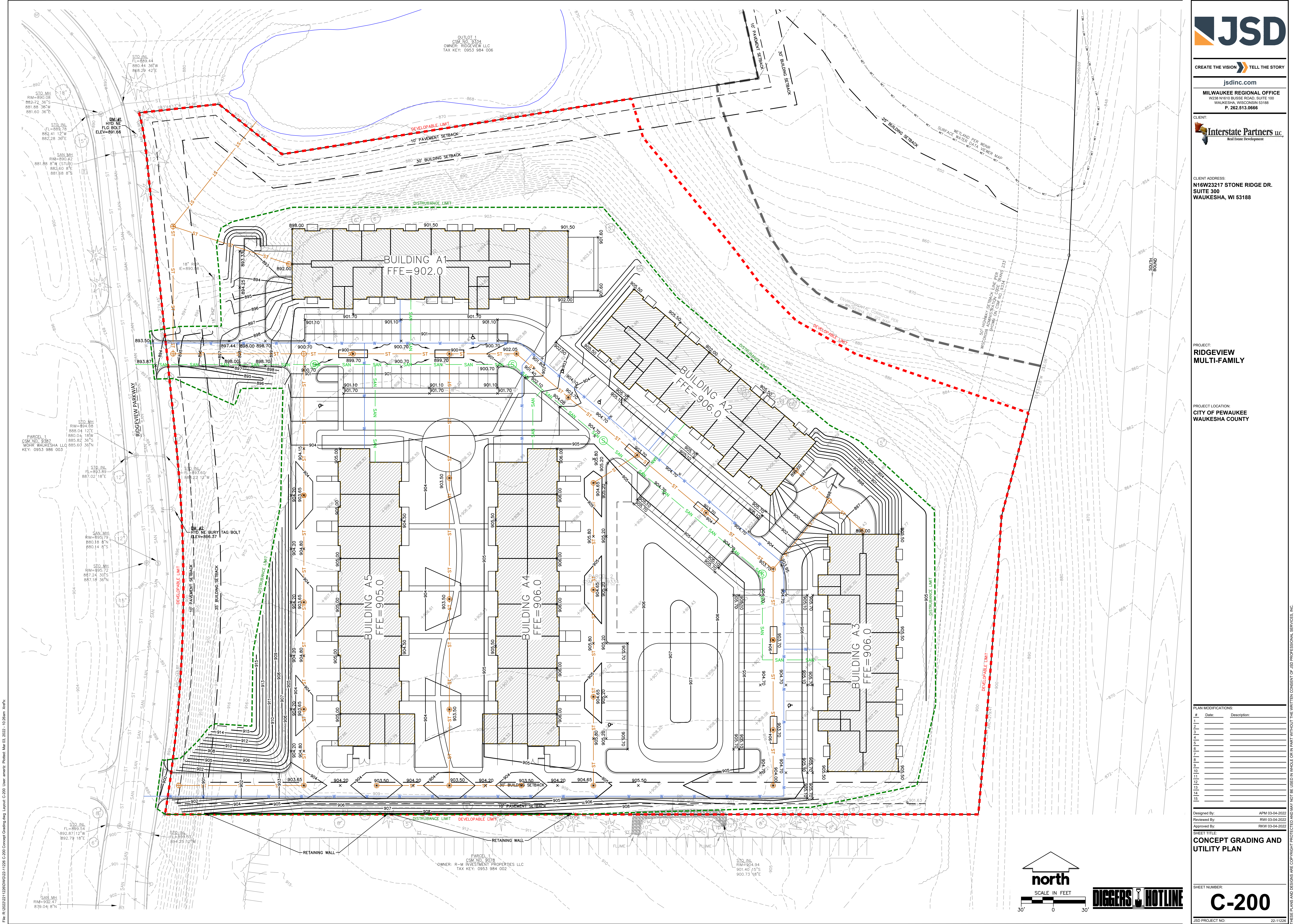
Designed By: RKN 03-04-2022
Reviewed By: RKN 03-04-2022
Approved By: RKN 03-04-2022

SHEET TITLE:
CONCEPT SITE PLAN

SHEET NUMBER:

C-100

JSD PROJECT NO: 22-11228



PLAN MODIFICATIONS

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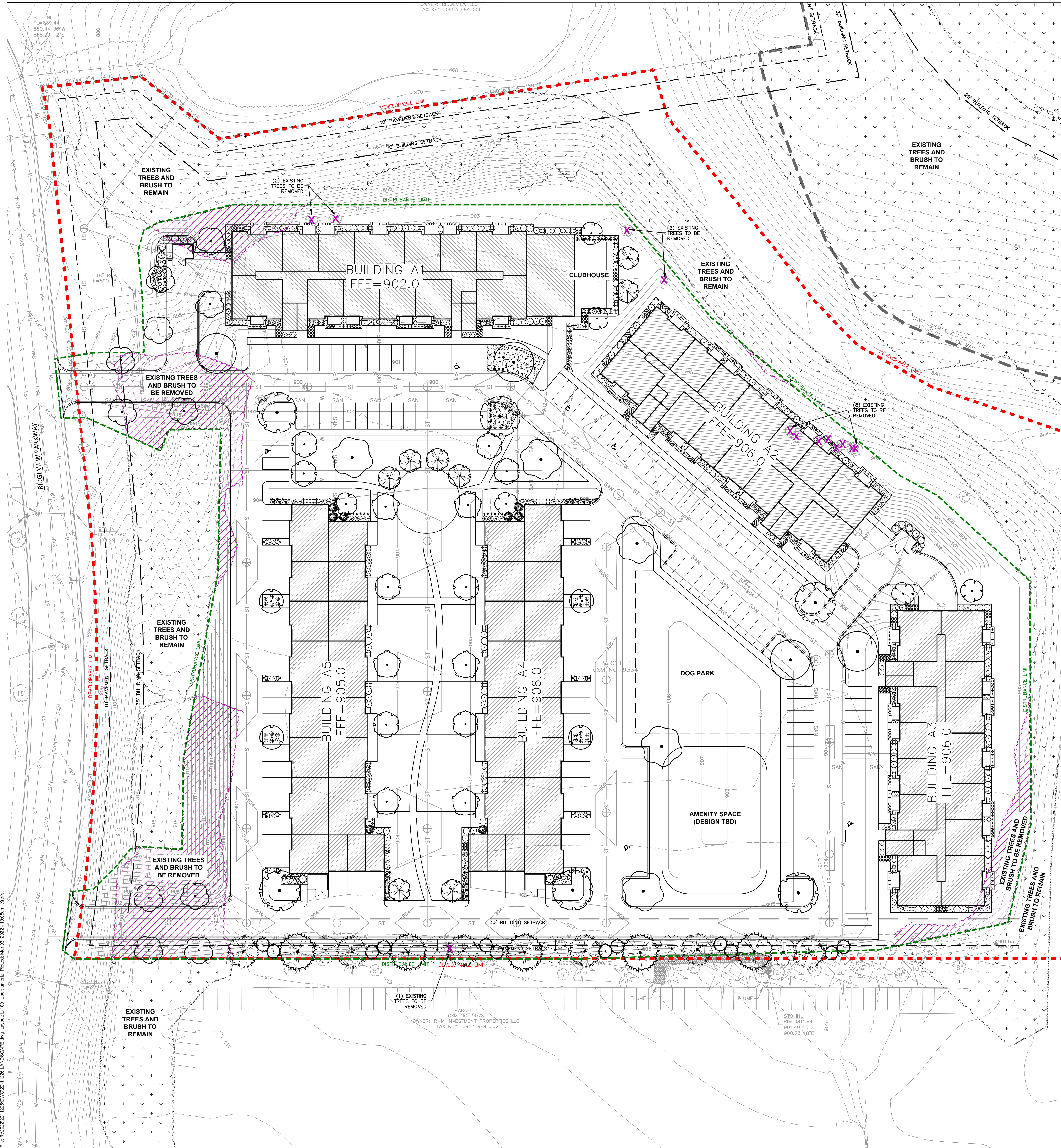
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Reviewed By: RNM 03-04-2022
Approved By: RKW 03-04-2022

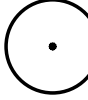
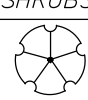
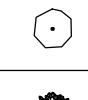
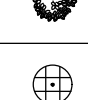
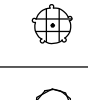
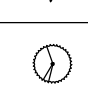
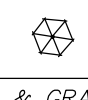
SHEET TITLE:
**CONCEPT GRADING AND
UTILITY PLAN**

SHEET NUMBER:
C-200

JSD PROJECT NO: 22-1128

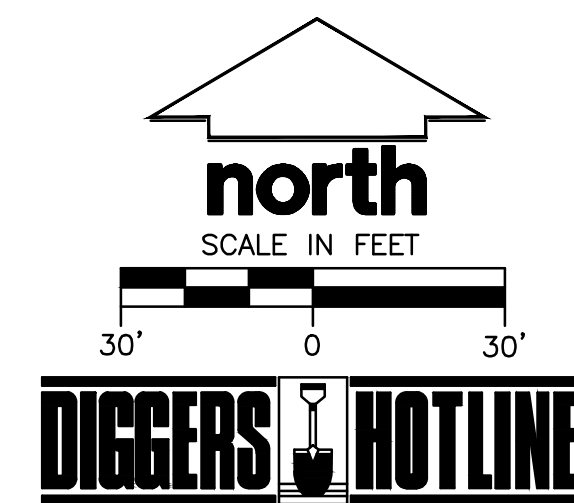
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PLANT SCHEDULE					
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AP2	<i>Acer pensylvanicum</i> / Striped Maple	B & B	1.5"Cal	6
	CI	<i>Crataegus crus-galli inermis</i> / Thornless Cockspur Hawthorn	B & B	2"Cal	8
	MS2	<i>Malus x 'Harvest Gold'</i> / Harvest Gold Crabapple	B & B	1.5"Cal	6
	MP	<i>Malus x 'Prairifire'</i> / Prairifire Crabapple	B & B	1.5"Cal	8
OVERSTORY DECIDUOUS TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AS2	<i>Acer x freemanii 'Sienna'</i> TM / Sienna Glen Maple	B & B	2.5"Cal	6
	GB	<i>Ginkgo biloba 'Autumn Gold'</i> TM / Autumn Gold Maidenhair Tree	B & B	2.5"Cal	11
	PM	<i>Platanus x acerifolia 'Marlon Circle'</i> TM / Exclamation! London Plane Tree	B & B	2.5"Cal	5
	SD	<i>Sorbus decora</i> / Showy Mountain Ash	B & B	2.5"Cal	4
	UP	<i>Ulmus americana 'Princeton'</i> / Princeton American Elm	B & B	2.5"Cal	4
TALL EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AC	<i>Abies concolor</i> / White Fir	B & B	Min. 5' tall	6
	JC	<i>Juniperus chinensis 'Iowa'</i> / Iowa Juniper	B & B	Min. 5' tall	2
	JC2	<i>Juniperus virginiana 'Canaertii'</i> / Canaertii Eastern Redcedar	B & B	Min. 5' tall	12
	PD	<i>Picea glauca 'Densata'</i> / Black Hills Spruce	B & B	5 ft tall min.	5
UPRIGHT EVERGREEN SHRUB	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	TH	<i>Thuja occidentalis 'Nigra'</i> / Black Arborvitae	B & B	Min. 4' tall	13
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	CA	<i>Cornus alternifolia</i> / Pagoda Dogwood	B & B	Min. 36" tall	5
	DL	<i>Diervilla lonicera</i> / Dwarf Bush Honeysuckle	#3	Min. 12"-24"	18
	EV	<i>Eleutherococcus sieboldianus 'Variegatus'</i> / Variegated Five-Fingered Aralia	#3	Min. 12"-24"	8
	FC	<i>Forsythia x 'Courtassa'</i> TM / Gold Tide Forsythia	#3	Min. 12"-24"	39
	FW	<i>Fothergilla gardenii 'Windy City'</i> / Windy City Dwarf Fothergilla	#3	Min. 12"-24"	19
	HQ	<i>Hydrangea paniculata 'Little Quick Fire'</i> / Little Quick Fire Hydrangea	#3	Min. 12"-24"	68
	HD	<i>Hydrangea paniculata 'Dip Pinky'</i> TM / Pinky Winky Panicle Hydrangea	#3	Min. 12"-24"	83
	HS	<i>Hydrangea quercifolia 'Sike's Dwarf'</i> / Sike's Dwarf Oakleaf Hydrangea	#3	Min. 12"-24"	85
	RG	<i>Rhus aromatica 'Gra-Low'</i> / Gra-Low Fragrant Sumac	3 gal	Min. 8"-18"	11
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	AC2	<i>Abies concolor 'Compacta'</i> / Dwarf White Fir	#3	Min. 12"-24"	31
	BG	<i>Buxus x 'Green Velvet'</i> / Green Velvet Boxwood	3 gal	Min. 12"-24"	24
	JS	<i>Juniperus sabina 'Mini-Arcadia'</i> / Mini Arcadia Juniper	#3	Min. 12" Wide	8
	PP	<i>Picea abies 'Pumila'</i> / Dwarf Globe Norway Spruce	#3	Min. 12"-24"	6
	RM	<i>Rhododendron x 'P.J.M. Compact'</i> / P.J.M. Compact Rhododendron	#3	Min. 12"-24"	22
PERENNIALS & GRASSES	CODE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY
	DG	<i>Deschampsia cespitosa 'Goldtau'</i> / Gold Dew Tufted Hair Grass	#1	Min. 8"-18"	461
	MM	<i>Molinia caerulea 'Moorhexe'</i> / Moor Witch Moor Grass	#1	Min. 8"-18"	385
	SH2	<i>Sporobolus heterolepis</i> / Prairie Dropseed	#1	Min. 8"-18"	132

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	ALUMINUM EDGING
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR
	EXISTING TREE TO BE REMOVED
	EXISTING TREES AND BRUSH TO BE REMOVED
	EXISTING TREES AND BRUSH TO REMAIN

- GENERAL NOTES**
- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
 - ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
 - DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR.
 - REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN.
 - CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT.
 - DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION (IF APPLICABLE), AND FINISH GRADING ARE COMPLETE.



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

Real Estate Development

CLIENT ADDRESS:
N16W23217 STONE RIDGE DR.
SUITE 300
WAUKESHA, WI 53188

PROJECT:
RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY

PLAN MODIFICATIONS:

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Designed By: _____
Reviewed By: _____
Approved By: _____

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-100

JSD PROJECT NO: 22-1128



LEGEND	
— SAN —	EXISTING SANITARY SEWER
— W —	EXISTING WATERMAIN
— ST —	EXISTING STORM SEWER
—	ALUMINUM EDGING
— 950 —	PROPOSED 1 FOOT CONTOUR
— 960 —	PROPOSED 5 FOOT CONTOUR
— 959 —	EXISTING 1 FOOT CONTOUR
— — 960 — —	EXISTING 5 FOOT CONTOUR



PLAN MODIFICATIONS:	
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Designed By:	
Reviewed By:	
Approved By:	

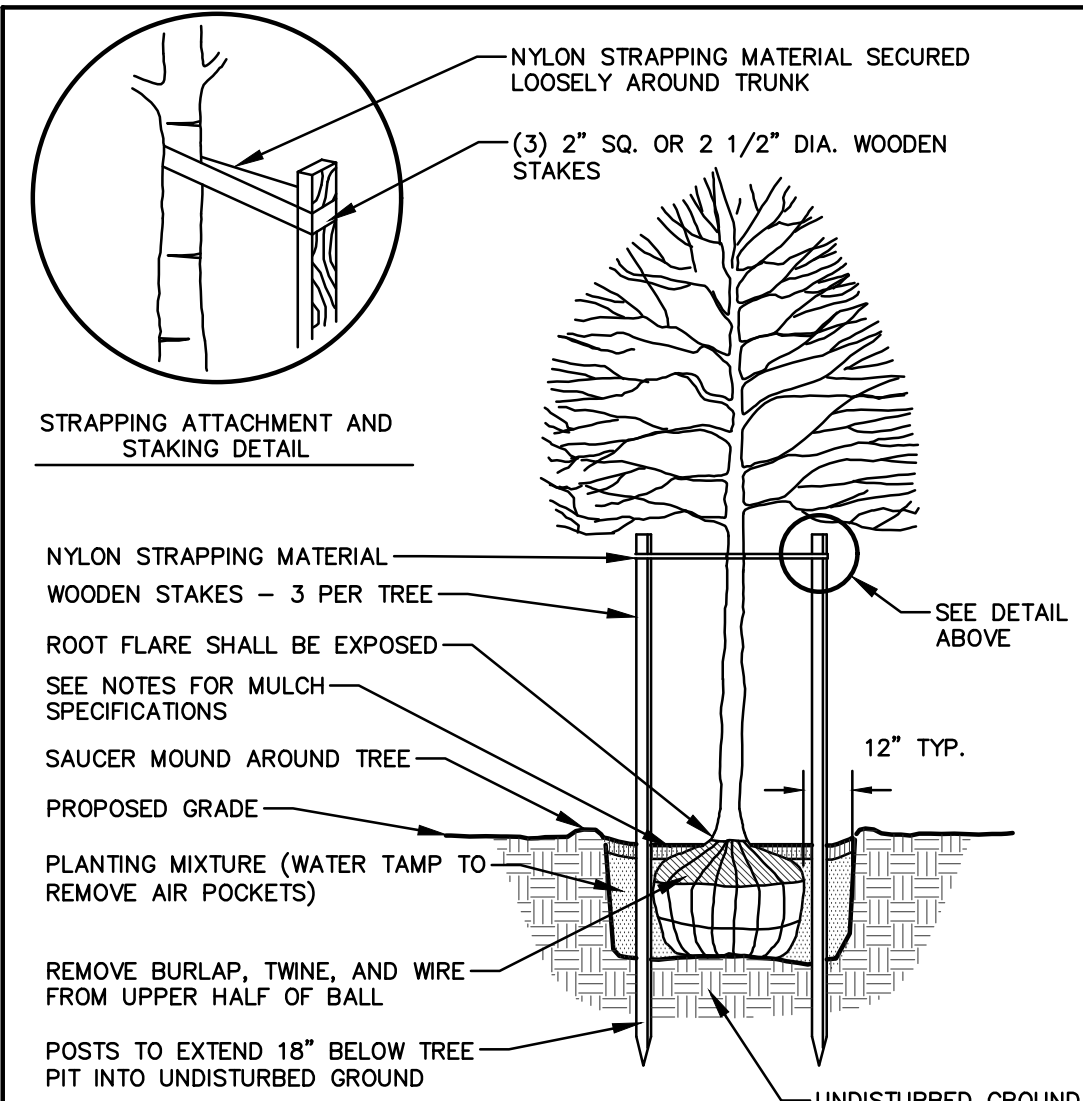
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DETAILED
 LANDSCAPE PLAN
 WEST

SHEET NUMBER:

L-101

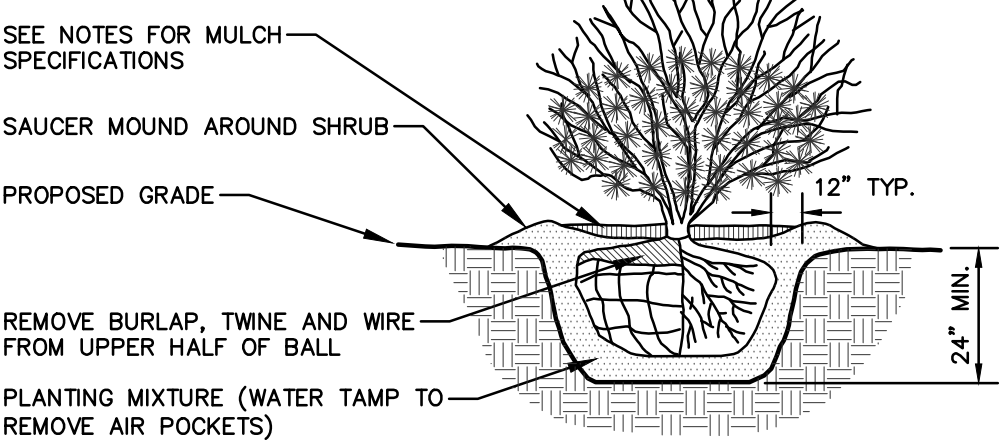
JSD PROJECT NO:
22-11228



DECIDUOUS TREE PLANTING DETAIL

REV. 01-04-2019

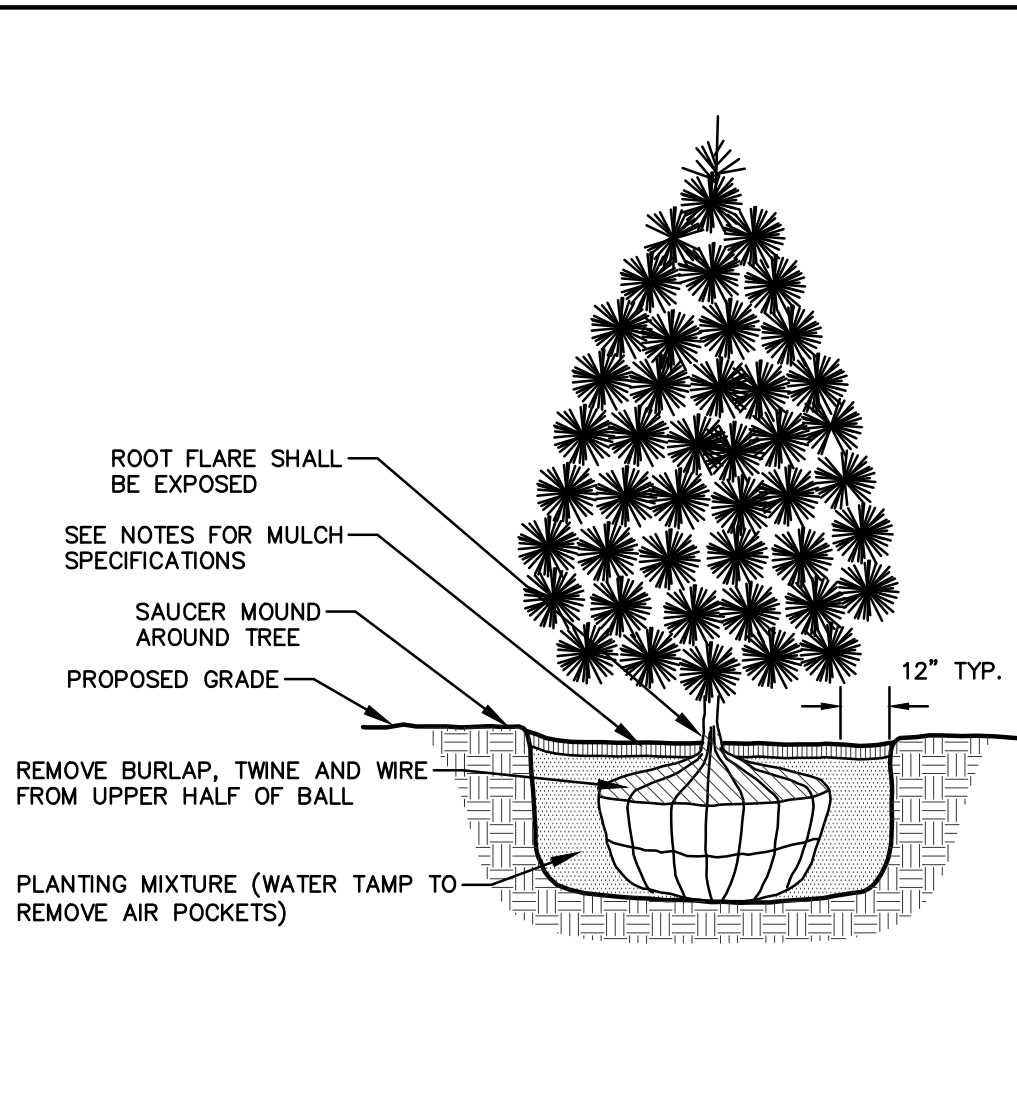
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SHRUB PLANTING DETAIL

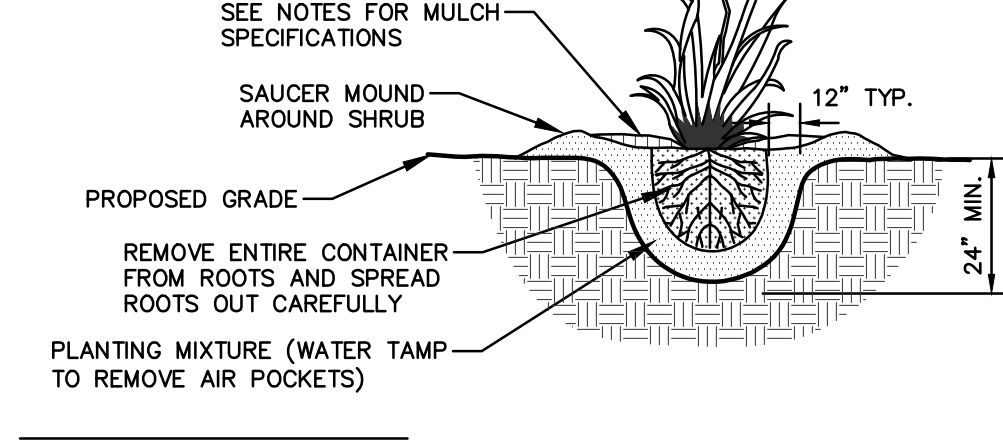
REV. 01-03-2019

N.T.S.



REV. 01-04-2019

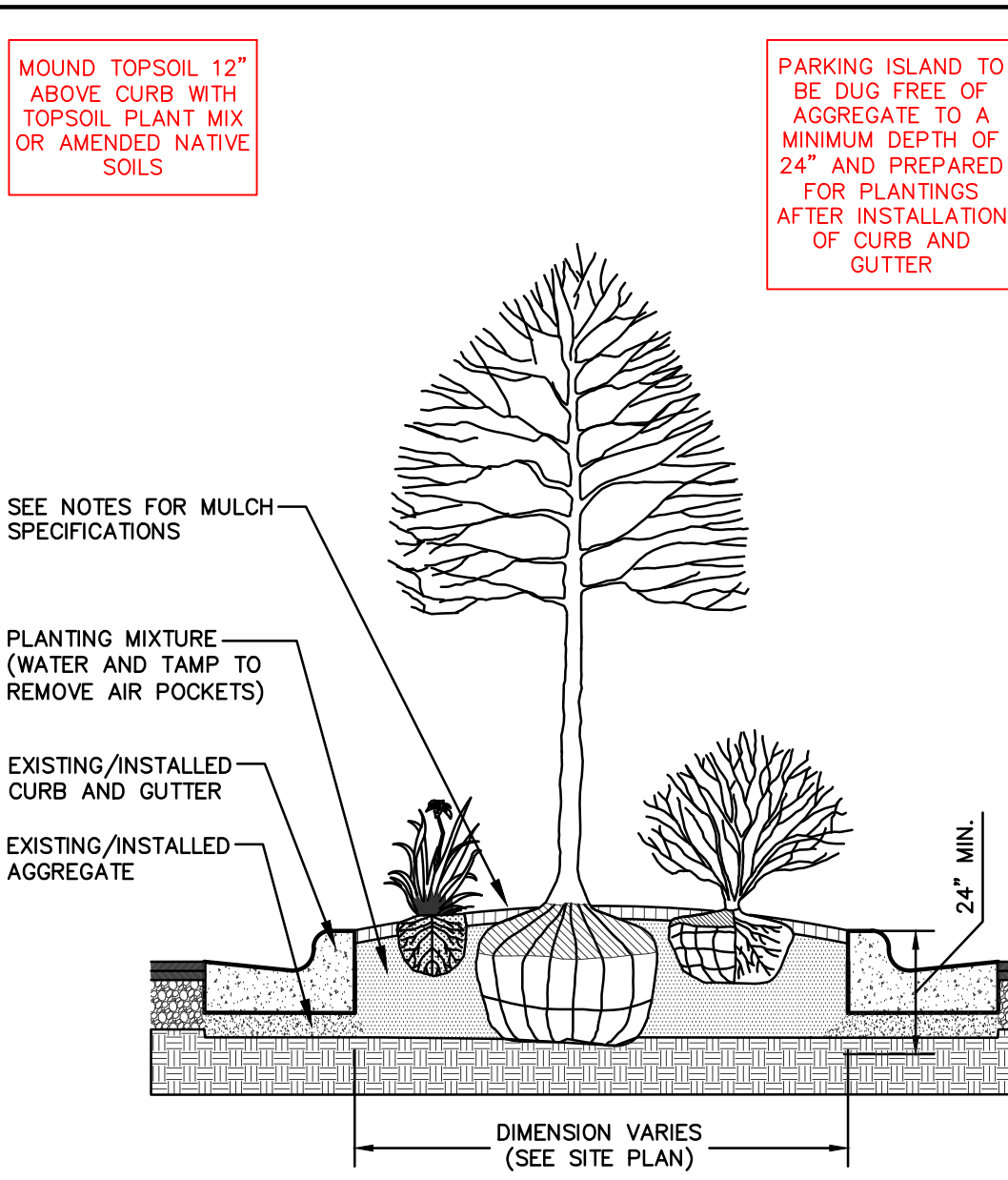
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PERENNIAL/ORNAMENTAL GRASS PLANTING DETAIL

REV. 01-03-2019

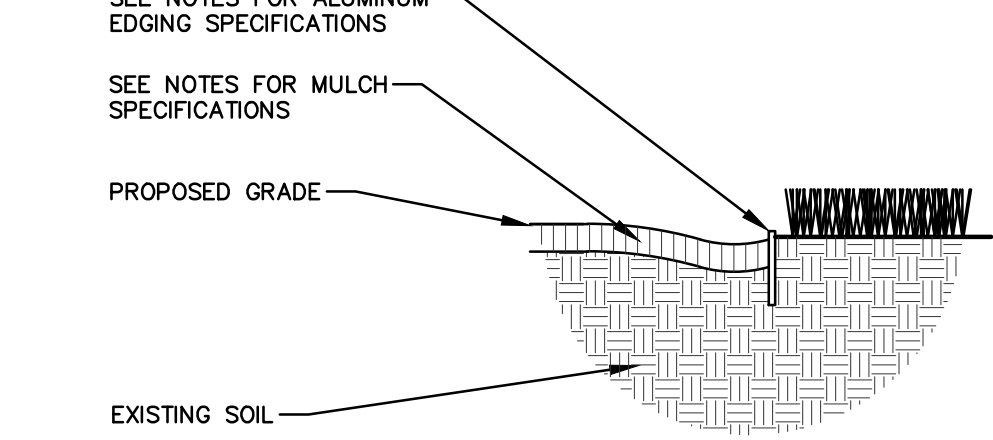
N.T.S.



PARKING ISLAND LANDSCAPE DETAIL

REV. 01-04-2019

N.T.S.



ALUMINUM LANDSCAPE EDGING DETAIL

REV. 01-03-2019

N.T.S.

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL THICK, INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DEAD BRANCHES AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRUNKS AND LIMBS, INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE, SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEED LANE AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98163-H OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO-316, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

SEEDING, SODDING, & POND VEGETATION NOTES

- MATERIALS - "NO-MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MAISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MAISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS - PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDING WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53064. TEL. 608-296-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

LANDSCAPE STANDARDS (80,000 Square Feet Undeveloped Area)

Landscape Requirement:	1 tree & 2 shrubs per 1,000 SF of undeveloped area (exclusive of areas under roof or pavement)
Calculation:	80,000 SF undeveloped area / 1,000 = 80 trees & 160 shrubs
Total Trees & Shrubs Required:	80 Trees, 160 Shrubs
Total Trees & Shrubs Provided:	83 Trees, 440 Shrubs
Provisions:	No trees shall be located within 5'-0" from vehicular accessway, bike trail, or public sidewalk No trees shall be located within 10'-0" from streetlight, stop sign, fire hydrant, street sign, or directional sign 10% of interior parking areas to be landscaped

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AND/OR SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53186
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:

N16W23217 STONE RIDGE DR.
SUITE 300
WAUKESHA, WI 53188

PROJECT:

RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:

CITY OF PEWAUKEE
WAUKESHA COUNTY

PLAN MODIFICATIONS

#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By:

Reviewed By:

Approved By:

SHEET TITLE:

LANDSCAPE
DETAILS & NOTES

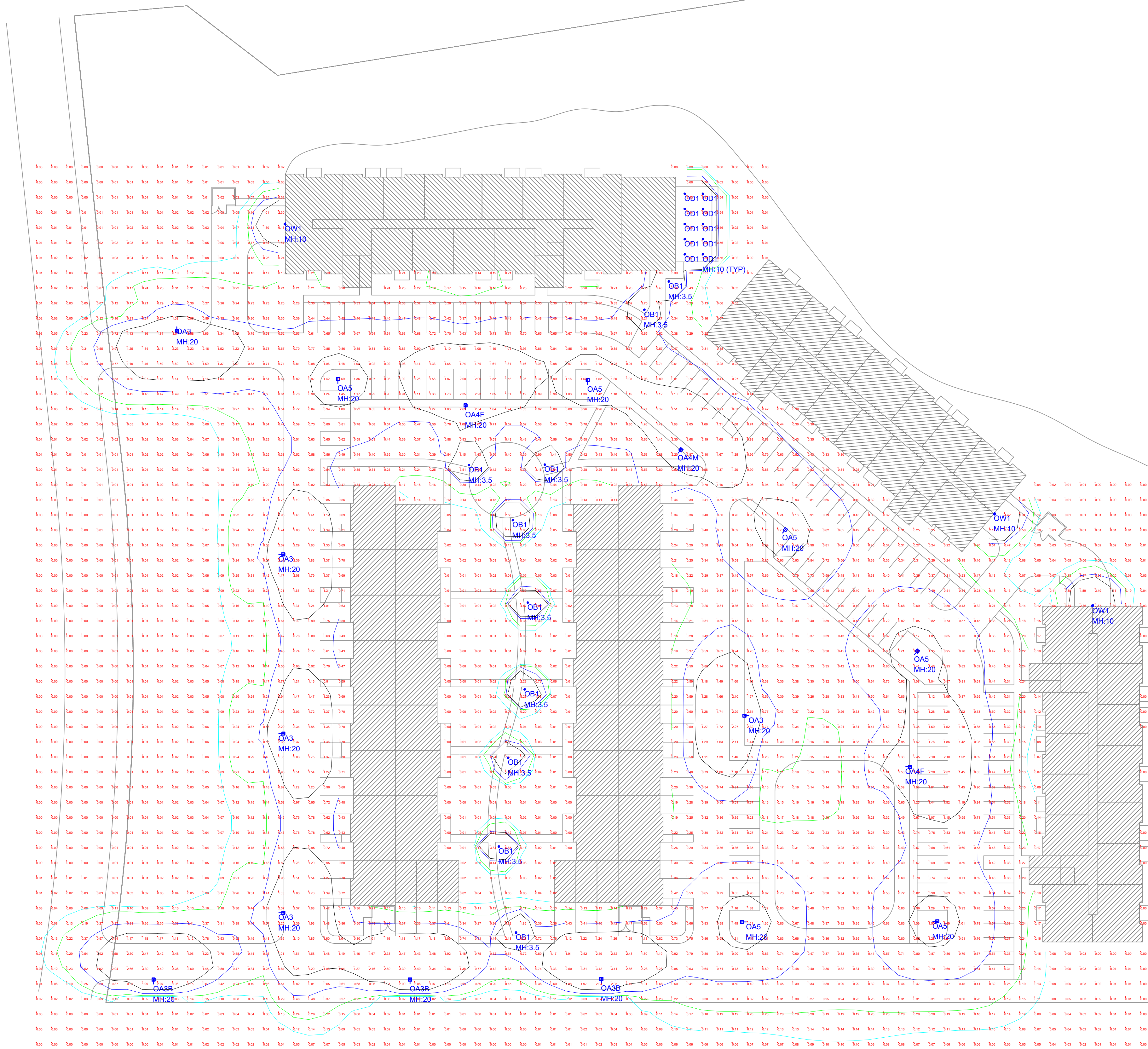
SHEET NUMBER:

L-200

JSD PROJECT NO:

22-11292





Luminaire Schedule						
QTY	TYPE	MFR	PART NUMBER	LLF	Lum. Watts	Total Watts
5	OA3	Lithonia	DSX1 LED P2 xxK T3M (volt) (mount) (finish) @ 20' OAH (POLE + BASE TBD)	0.950	70	350
3	OA3B	Lithonia	DSX1 LED P2 xxK BLC (volt) (mount) (finish) @ 20' OAH (POLE + BASE TBD)	0.950	70	210
2	OA4F	Lithonia	DSX1 LED P2 xxK TFTM (volt) (mount) (finish) @ 20' OAH (POLE + BASE TBD)	0.950	70	140
1	OA4M	Lithonia	DSX1 LED P2 xxK T4M (volt) (mount) (finish) @ 20' OAH (POLE + BASE TBD)	0.950	70	70
6	OA5	Lithonia	DSX1 LED P2 xxK T5W (volt) (mount) (finish) @ 20' OAH (POLE + BASE TBD)	0.950	70	420
10	OB1	Targetti	MBB-A-41-41-36-L3-(cct)-(finish)	0.950	27	270
10	OD1	Lithonia	LDN6 ALO2 SWW1 L06AR LSS MVOLT (driver)	0.950	12	120
3	OW1	Lithonia	WDGE1 LED P2 xxK 80CRI VF MVOLT (mount) (finish)	0.950	15	45



#	DATE	COMMENTS

REVISIONS

DRAWN BY: JS	DATE: 2 / 7 / 2022	SCALE: 1" = 40'-0"
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PEWAUKEE MULTI-FAMILY	PEWAUKEE, WI	LED SITE LIGHTING PLAN
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SITE AREA:	
-	APPROX. 13.7 ACRES (+/-)
BUILDINGS:	
BUILDING A1 (39 UNITS)	
-	(24) 1BR UNITS
-	(15) 2BR UNITS
BUILDING A2 (39 UNITS)	
-	(24) 1BR UNITS
-	(15) 2BR UNITS
BUILDING A3 (39 UNITS)	
-	(24) 1BR UNITS
-	(15) 2BR UNITS
BUILDING A4 (22 UNITS)	
-	(15) 1BR UNITS
-	(7) 2BR UNITS
BUILDING A5 (22 UNITS)	
-	(15) 1BR UNITS
-	(7) 2BR UNITS
TOTAL UNITS:	
-	161 TOTAL UNITS
--	(102) 1BR UNITS (63%)
--	(59) 2BR UNITS (37%)
PARKING:	
-	166 SURFACE SPACES
-	161 GARAGE SPACES (1 PER UNIT)
-	327 TOTAL SPACES (2.0 PER UNIT)

1 SITE PLAN

SCALE: 1" = 50'-0"



PURE architecture studio, llc
735 N Water Street, Suite 1228
Milwaukee, WI 53202
www.pure-arch.com

PROJECT

Ridgeview
Apartments

OWNER

Interstate Partners /
Red Sky Partners

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REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	
ISSUED FOR	REVIEW
DATE	03.01.2022

SHEET

SITE PLAN CONCEPT

SP1.1

FLOOR PLAN NOTES

1. ALL ONE BEDROOM UNITS TO BE OVER 700sf
2. ALL TWO BEDROOM UNITS TO BE OVER 1,000sf
3. ALL BEDROOMS ARE OVER 100sf (EXCLUSIVE OF CLOSETS)



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CONSULTANTS

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Pewaukee, WI

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REVISIONS

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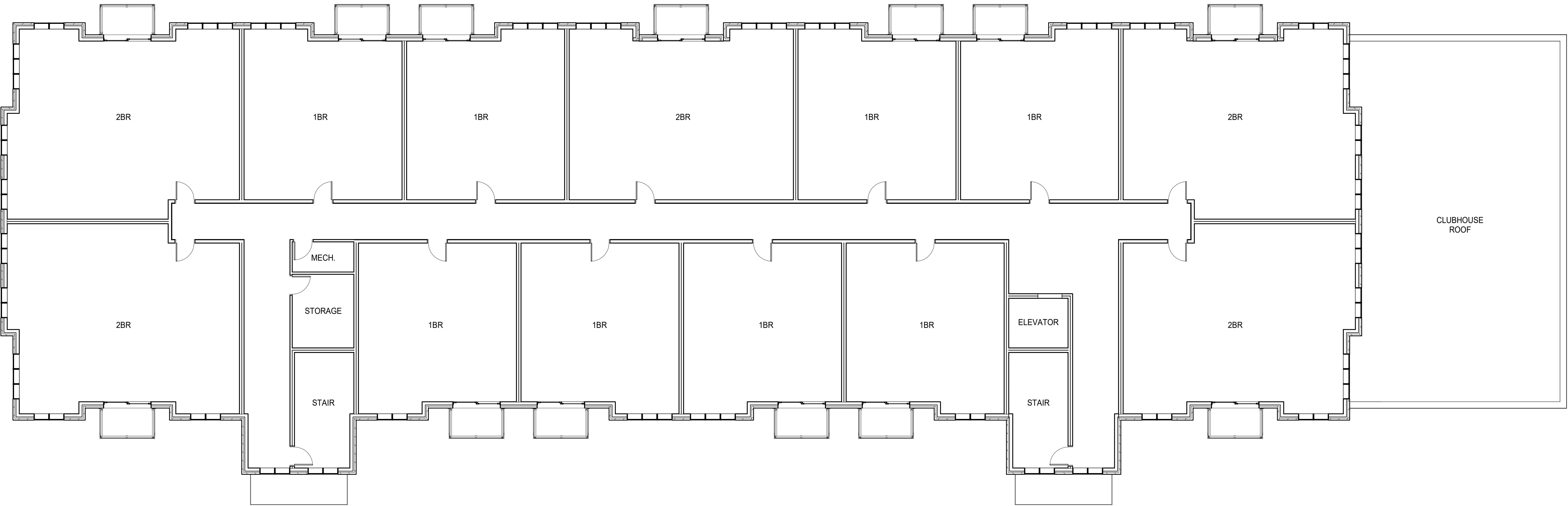
INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	22100
ISSUED FOR	NOT FOR CONSTRUCTION
DATE	03.01.2022

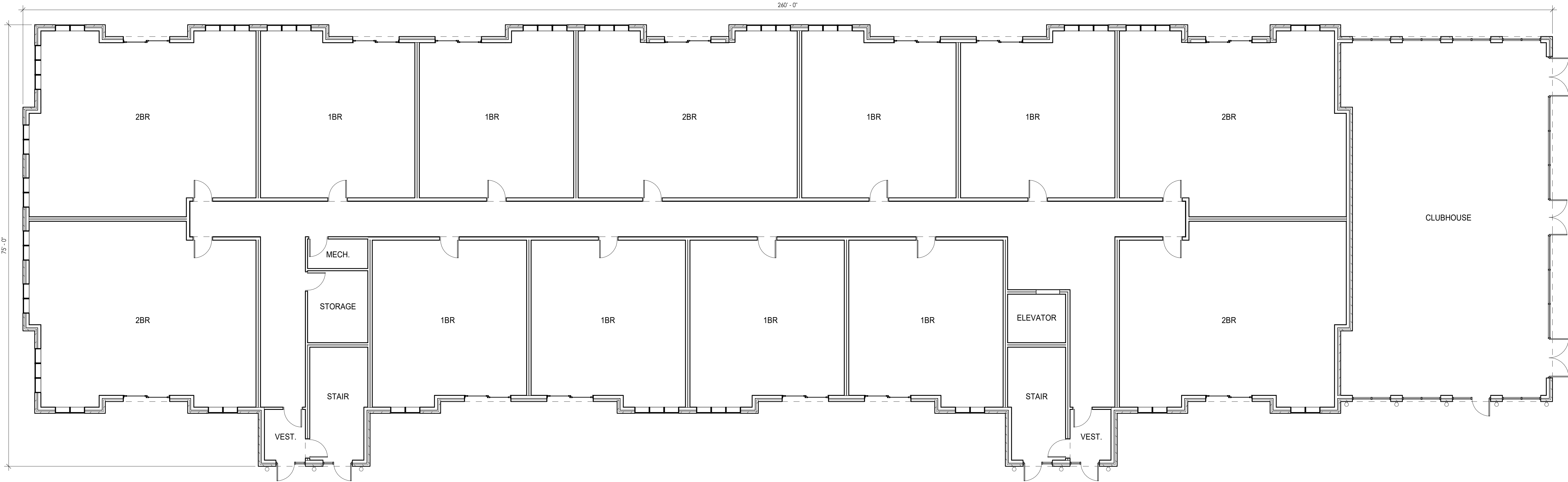
SHEET

BUILDING A1 FLOOR PLANS

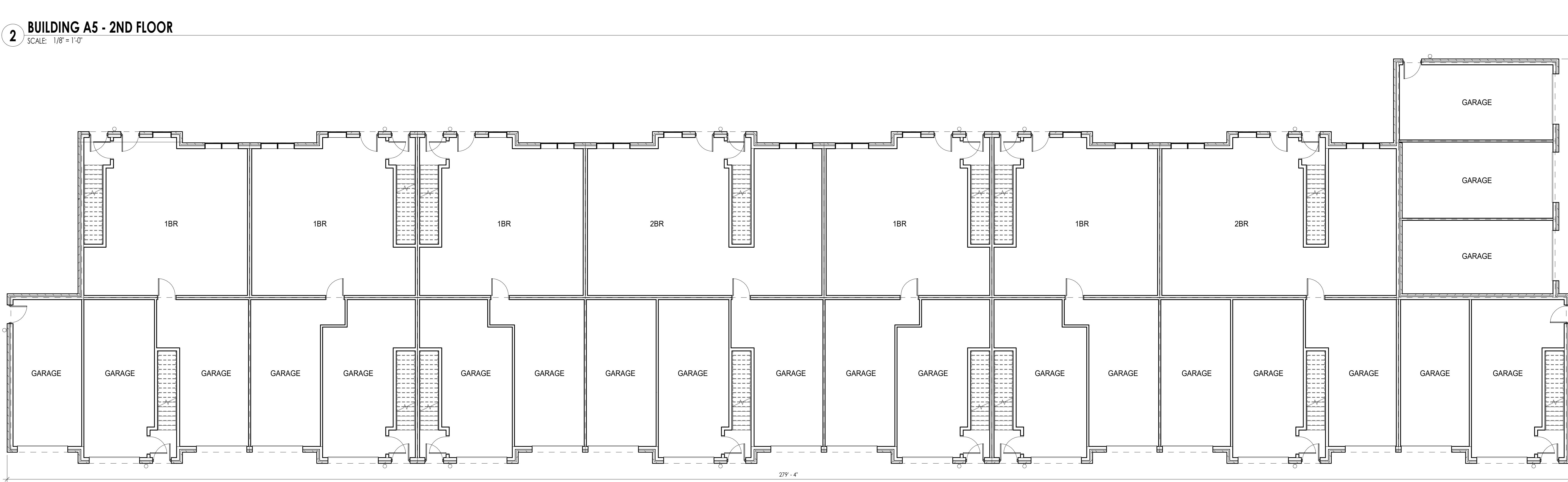
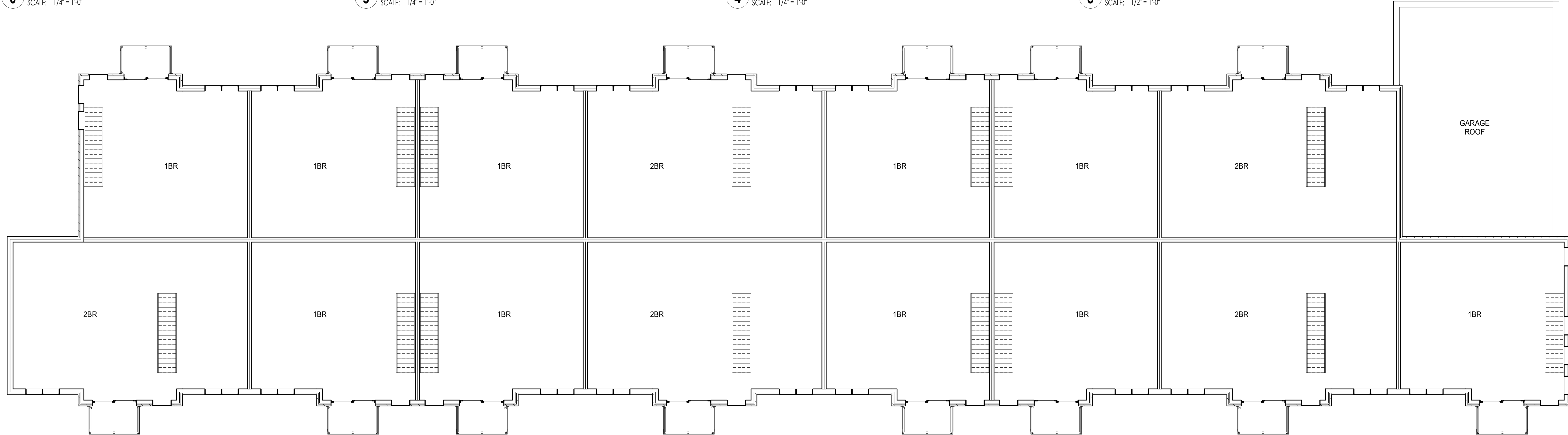
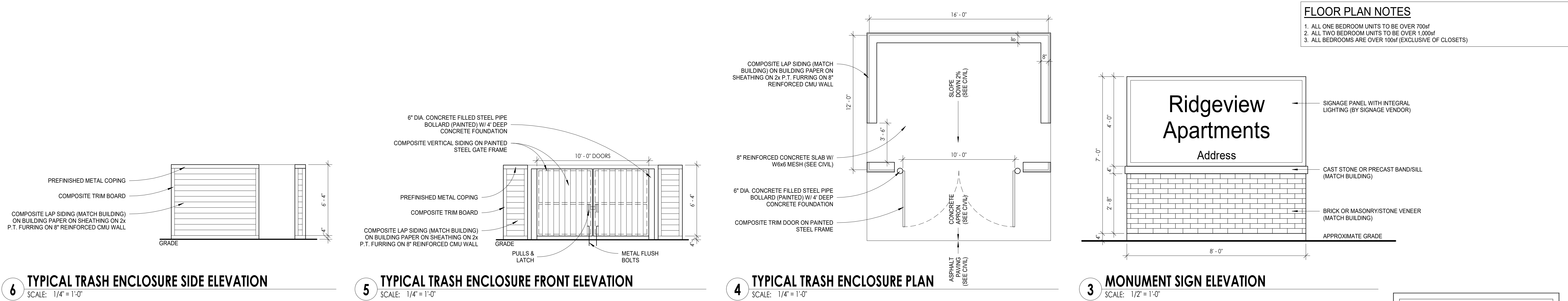
A100



2 BUILDING A1 - 2ND/3RD FLOORS
SCALE: 1/8" = 1'-0"



1 BUILDING A1 - 1ST FLOOR
SCALE: 1/8" = 1'-0"



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OWNER

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Red Sky Partners

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	22100
ISSUED FOR	NOT FOR CONSTRUCTION
DATE	03.01.2022

SHEET

BUILDING A5 FLOOR PLANS

A101



4 BUILDING A1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING A1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING A1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



11 BUILDING A1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

- ELEVATION KEYNOTES**
- ① BRICK OR MASONRY/STONE VENEER 'A'
 - ② BRICK OR MASONRY/STONE VENEER 'B'
 - ③ PREFINISHED COMPOSITE LAP SIDING OR PREFINISHED METAL SIDING
 - ④ PREFINISHED VERTICAL METAL SIDING
 - ⑤ PREFINISHED HORIZONTAL ACCENT SIDING
 - ⑥ PRECAST OR CAST STONE LINTEL/SILL/BAND
 - ⑦ PREFINISHED METAL WALL COPING
 - ⑧ PREFINISHED METAL ROOF SOFFIT/FASCIA
 - ⑨ PREFINISHED METAL ENTRY CANOPY
 - ⑩ PREFINISHED ALUMINUM BALCONY & RAILING SYSTEM
 - ⑪ FIBERGLASS OR VINYL WINDOW SYSTEM
 - ⑫ FIBERGLASS OR VINYL SLIDING PATIO DOOR SYSTEM
 - ⑬ ALUMINUM STOREFRONT SYSTEM
 - ⑭ FIBERGLASS ENTRY DOOR SYSTEM
 - ⑮ INSULATED/PAINTED/GALVANIZED HOLLOW METAL DOOR/FRAME
 - ⑯ INSULATED PREFINISHED OVERHEAD DOOR SYSTEM
 - ⑰ PREFINISHED METAL CLUBHOUSE OUTDOOR ROOF SYSTEM
 - ⑱ DECORATIVE WALL-MOUNTED LIGHT FIXTURE (BY DESIGN/BUILD ELECTRICAL CONTRACTOR)
 - ⑲ OPTIONAL METAL ENTRY DOOR CANOPY
 - ⑳ POSSIBLE OUTDOOR METER LOCATION (VERIFY W/ DESIGN/BUILD ELECTRICAL/MECHANICAL CONTRACTORS)



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PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	22100
ISSUED FOR	NOT FOR CONSTRUCTION
DATE	03.01.2022

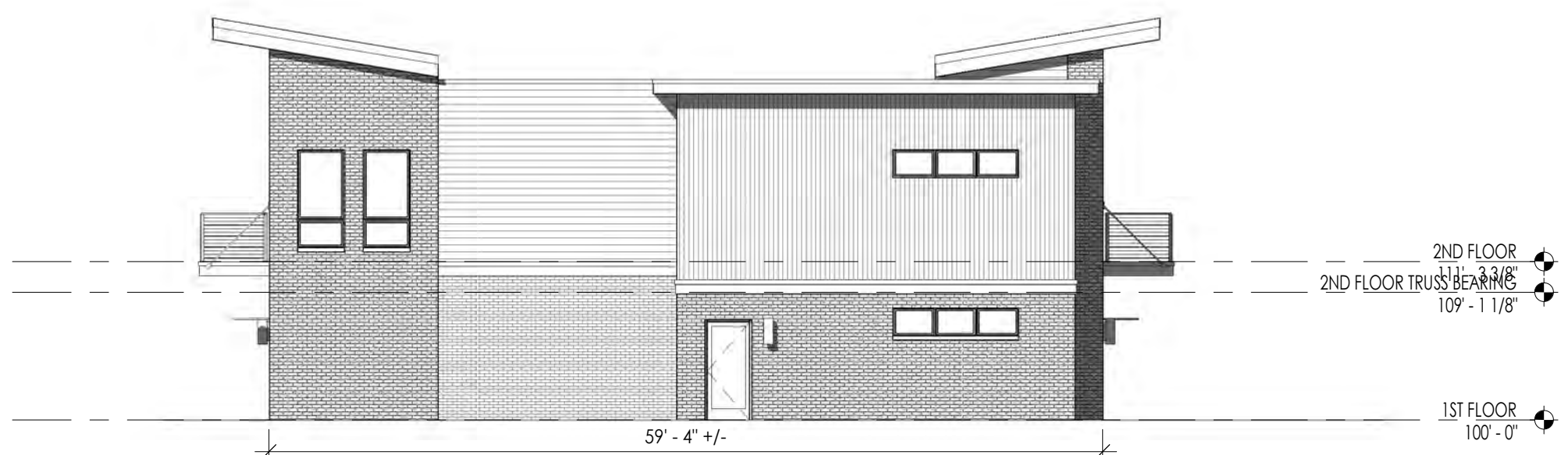
SHEET

BUILDING A1 ELEVATIONS

A401



4 BUILDING A5 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 BUILDING A5 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 BUILDING A5 WEST ELEVATION
SCALE: 3/32" = 1'-0"



1 BUILDING A5 EAST ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION KEYNOTES

- 1 BRICK OR MASONRY/STONE VENEER 'A'
- 2 BRICK OR MASONRY/STONE VENEER 'B'
- 3 PREFINISHED COMPOSITE LAP SIDING OR PREFINISHED METAL SIDING
- 4 PREFINISHED VERTICAL METAL SIDING
- 5 PREFINISHED HORIZONTAL ACCENT SIDING
- 6 PRECAST OR CAST STONE LINTEL/SILL/BAND
- 7 PREFINISHED METAL WALL COPING
- 8 PREFINISHED METAL ROOF SOFFIT/FASCIA
- 9 PREFINISHED METAL ENTRY CANOPY
- 10 PREFINISHED ALUMINUM BALCONY & RAILING SYSTEM
- 11 FIBERGLASS OR VINYL WINDOW SYSTEM
- 12 FIBERGLASS OR VINYL SLIDING PATIO DOOR SYSTEM
- 13 ALUMINUM STOREFRONT SYSTEM
- 14 FIBERGLASS ENTRY DOOR SYSTEM
- 15 INSULATED/PAINTED/GALVANIZED HOLLOW METAL DOOR/FRAME
- 16 INSULATED PREFINISHED OVERHEAD DOOR SYSTEM
- 17 PREFINISHED METAL CLUBHOUSE OUTDOOR ROOF SYSTEM
- 18 DECORATIVE WALL-MOUNTED LIGHT FIXTURE (BY DESIGN/BUILD ELECTRICAL CONTRACTOR)
- 19 OPTIONAL METAL ENTRY DOOR CANOPY
- 20 POSSIBLE OUTDOOR METER LOCATION (VERIFY W/ DESIGN/BUILD ELECTRICAL/MECHANICAL CONTRACTORS)



PURE architecture studio, llc
735 N Water Street, Suite 1228
Milwaukee, WI 53202
www.pure-arch.com

CONSULTANTS

PROJECT

Ridgeview
Apartments

Pewaukee, WI

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OWNER

Interstate Partners /
Red Sky Partners

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	22100
ISSUED FOR	NOT FOR CONSTRUCTION
DATE	03.01.2022

SHEET

BUILDING A5 ELEVATIONS

A402







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**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 10.**

DATE: March 21, 2022

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 22-05** Rezoning Vacant Land Located on Ridgeview Parkway (PWC 0953-984-005) from A-2 Agricultural, UC Upland Conservancy and LC Lowland Conservancy to Rm-3 Multi-Family, UC Upland Conservancy and LC Lowland Conservancy for the Purpose of Creating a Multi-Family Apartment Development as Petitioned by Interstate Partners [Fuchs]

BACKGROUND:

At their March 15th meeting, the Plan Commission recommended approval of the requested Rezoning for the Ridgeview Apartments multifamily development, contingent upon Common Council approval of the needed text amendments to the Rm-3 District.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Rezoning Application for the Ridgeview Apartments multifamily development, contingent upon Common Council approval of the needed text amendments to the Rm-3 District.

ATTACHMENTS:

Description

Interstate Partners staff report 3.15.22

Rm-3 District Amendments

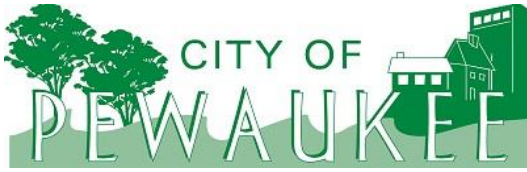
Interstate Partners revised project narrative 3.7.22

Interstate Partners comment responses 3.7.22

Interstate Partners Rezoning Exhibit

Ordinance 22-05 Rezone

Map



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Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of March 15, 2022

Date: March 9, 2022

Project Name: Interstate Partners Multi-Family Apartments

Project Address/Tax Key No.: Not Assigned/PWC 0953984005

Applicant: Interstate Partners, LLC

Property Owner: Ridgeview, LLC

Current Zoning: A-2 Agricultural District, UC Upland Conservancy District and LC Lowland Conservancy District

2050 Land Use Map Designation: Office Commercial and Flood Plains, Lowland & Upland Conservancy, and other natural areas

Use of Surrounding Properties: Ridgeview Corporate Park to the north, south and west and Redford Boulevard, Office and Industrial to the west

Project Description

Following conceptual review at the December 16, 2021 Plan Commission meeting, the applicant filed several applications and development plans for a multifamily development upon property bearing Tax Key No. 0953984005, located between Ridgeview Parkway and Redford Boulevard (HWY F) within the Ridgeview Corporate Park.

The development includes 161 market rate apartment units within five separate buildings. The site plan includes three 3-story buildings along the north and east perimeter of the site and two 2-story buildings within the southwest portion of the site. The 3-story buildings contain 39 units each and the 2-story buildings each have 22 units. A clubhouse and common area patio are included on the east end of the northernmost building.

The applications under review include:

- A **Comprehensive Master Plan Amendment Application** requesting to amend the future land use designation on the City's Year 2050 Future Land Use / Transportation Plan map from Office Commercial and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to High Density Residential and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas.
- A **Rezoning Application** requesting to change the zoning from A-2 Agricultural District, UC Upland Conservancy District and LC Lowland Conservancy District to Rm-3 Multiple-Family Residential District, UC Upland Conservancy District and LC Lowland Conservancy District.

Note that wetland and natural resource areas would be zoned or remained zoned as UC and LC as may be appropriate.

- A **Conditional Use Permit Application** to allow a residential planned unit development.
- A **Site & Building Plan Review Application** to allow the proposed site improvements as described below and depicted upon the attached development plans.

As staff continued to review the project and with further discussions with the City Attorney, it was also determined that a text amendment to the Rm-3 District will be required. Below are further details.

Rm-3 District

The property is approximately 13.73 acres and is currently vacant. With 13.73 acres and 161 units, the development has a gross density of about 12-units per acre. The net density, with 161 units and factoring in only 20% of the wetland area, is about 13-units per acre, which exceeds the Rm-3 standard.

Furthermore, the Rm-3 District permits three- to eight-unit multiple-family structures with one 2-car attached or detached garage per unit as defined in Section 17.1402. The proposed buildings and parking do not meet this use. The Rm-3 District allows cluster developments as a Conditional Use. As such, a Conditional Use Permit Application has been submitted.

The development complies with all but two Conditional Use PUD standards, which are noted below.

- The minimum PUD development area of 25 acres and
- The development does not provide the required parking of a minimum of 2.5 off-street spaces for each residential unit (of which at least two must be located in a garage). The proposed parking includes 166 surface parking spaces and 161 interior spaces for a total of 327 spaces, which equals 2.03 parking spaces per unit.

Staff has drafted and attached an amendment to the Rm-3 District to address these issues as well as other staff recommended changes within the Rm-3 District. Due to timing and hearing notice requirements, this is anticipated to be on the April 21st Plan Commission agenda.

The proposed amendment revises the 25-acre PUD minimum area to 10 acres and reduces the minimum parking standards required for multifamily developments.

Staff has no objections to either of these changes. The City will continue to determine the appropriateness to rezone any property to Rm-3, so staff does not find that reducing the minimum PUD size to 10-acres will have any negative impacts. Arguably, it adds flexibility for the City to consider more cluster type housing developments.

Staff also supports the change to parking standards. The current standard produces a high number of parking spaces that exceeds the actual parking demand for multifamily developments. It is not beneficial for the City to have unneeded parking as it occupies space that could be used for building(s),

which provide a greater value to the City or reduces greenspace and negatively affects the aesthetics of a development.

Within the proposed Rm-3 District amendment, staff is also requesting to allow individual buildings to have more than 40 dwelling units and reduce the minimum parking spaces required for Housing for the Elderly or Assisted Living Housing units. The senior housing parking standard also creates an unnecessary abundance of parking.

Regarding the density issue, the applicant is requesting to utilize gross site acreage, opposed to net. Staff does not object to this change, but would still need to prepare language for the April Plan Commission meeting. Staff's preference would be to keep it as a net acreage calculation, but increase the density from perhaps 12-units per acre to 14-units per acre. It should be noted that staff would support the option to have a greater density than 12 units per acre elsewhere in the City, not just for this specific development or site.

However, considering this site, staff would actually prefer to see this development have the ability to maximize the site even more, and perhaps construct buildings up to 4-stories in height. Note this would also require an increase in the maximum height allowed under the Rm-3 District. It should also be noted that the need for parking would still have to be considered. Changes to this extent are not being requested by the developer.

Regardless of this development, it is anticipated that similar changes will be brought forward by staff as part of the zoning code rewrite project. Moreover, parking standards for all other uses per Section 17.0600 are guides only and not required. Outside of the multi-family residential districts, the zoning code already allows the Plan Commission to ultimately determine the quantity of parking needed for any development or use. Eliminating parking minimums has been generally supported within planning and zoning best practices.

It is also anticipated that staff will recommend a new PUD Overlay District that could be utilized, opposed to multiple amendments to the Rm-3 District.

Site Plan

The site includes two access points along Ridgeview Parkway to serve the development. In addition to the buildings, parking and drive areas, the site plan includes a network of walkways, a dog park and a large amenity area that has yet to be designed.

There is an existing storm water pond located to the north that will be utilized for this development. It is recommended that Engineering Department review and approval of final grading, erosion control and storm water management plans is required prior to any land disturbance activities.

Parking

The 3-story buildings include underground parking as well as surface parking in front. The 2-story buildings include one attached garage space as well as adjacent surface parking.

This equates to the development including 166 surface parking spaces and 161 garage spaces for a total of 327 parking spaces, which is a parking ratio of 2.03 parking spaces per unit.

As noted above, the applicant is requesting approval of less parking than the Rm-3 minimum of 2.5 parking spaces per unit with at least two spaces per unit within a garage. Again, staff does not object to the quantity of parking provided.

Landscaping

The Landscape Plan illustrates the areas of the site that will be disturbed and the existing treed areas to be preserved. In addition to the existing trees, the Landscape Plan includes 28 ornamental trees, 30 shade trees, 25 evergreen trees, and 440 shrubs.

Staff is recommending that following tree removal and installation of landscaping onsite, the applicant and City staff shall review landscaping and tree lines, particularly along the perimeter of the site where the backs of buildings and/or overhead doors may be visible from public rights-of-ways, to ensure that screening is sufficient. If the new and remaining plantings do not provide appropriate screening as determined by staff or the Plan Commission, the applicant shall provide infill plantings, as reasonably practicable at the direction of staff or the Plan Commission.

Lighting

A lighting and photometric plan has been provided for review. Light poles and fixtures are a maximum of 20-feet in height and building lighting will be mounted at 10-feet. Footcandles are near zero at the property lines.

Architecture

The primary building materials include brick or stone veneer, composite siding, and metal siding.

Note that the height of the buildings do not exceed the maximum height allowed within the Rm-3 District considering Section 17.0901b., which allows the projection of parapet walls.

17.0901b. Supplemental Architectural Projections such as spires, steeples, belfries, parapet walls, cupolas, domes, flues, and chimneys may be exempted from the height limitations of this ordinance.

Signage

The applicant has included details for a monument sign and the architectural renderings include wall signage reading “Ridgeview” and “Clubhouse.” The most applicable sign category for subdivision/development identification signs is below.

b. Permanent Subdivision/Development Identification Sign no more than six (6) feet in height; constructed of wood, metal and/or masonry; and, of a design which will be compatible with the landscape and shall state only the name and address of the subdivision. Such signs and their location, height and size shall be reviewed and approved by the Plan Commission and/or the City Planner prior to issuance of a permit.

Signs are subject to separate review and approval of a Sign Permit, and staff will consider comments from the Plan Commission related to the proposed signs and their sizes and locations.

Recommendation

Staff recommends approval of the Comprehensive Master Plan Amendment, Rezoning, Conditional Use and Site & Building Plans, subject to the conditions contained within this report and subject to the Common Council approval of the needed text amendments to the Rm-3 District.

17.0416 Rm-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT

The Rm-3, Multi-Family Residential District is intended to provide for multiple-family residential development at densities not exceeding 12.00 dwelling units per net acre and served by municipal sewer and water facilities.

a. Permitted Principal Uses

- (1) Three to eight unit multiple-family structure(s) with one 2-car attached or detached garage per unit as defined in Section 17.1402.
- (2) Foster homes and community living arrangements as set forth in Wisconsin Statutes.

b. Permitted Accessory Uses

- (1) A yard maintenance equipment structure not exceeding a total of 192 square feet in area and compatible in design and exterior material with the principal structure. (Also see Section 17.0700).

c. Conditional Uses (See Section 17.0500)

- (1) Residential planned unit development (PUD) such as cluster developments, townhouses, and condominiums ~~with no individual building containing more than 40 dwelling units~~. The district lot size and frontage and yard requirements may be varied provided that adequate open space shall be provided so that the average intensity and density of land use shall be no greater than that permitted for the district. The proper preservation, care, and maintenance by the original and all subsequent owners of the exterior design and all common structures, facilities, utilities, access and open spaces shall be assured by deed, plat restrictions, and/or condominium declaration enforceable by the City. All PUD's shall comply with the following minimum standards:
 - (a) The minimum PUD development area shall be ~~25~~10 acres.
 - (b) The minimum PUD lot or space area shall not be less than 0.17 acre with not less than 2,420 square feet per dwelling unit.
 - (c) The minimum average PUD lot or space width shall be 110 feet per detached three to eight unit structure and 20 feet for each unit of a townhouse or attached condominium complex.
 - (d) The minimum PUD building height and size shall be the same as required for permitted principal uses, however, the yard requirements as set forth in "f"1 and 3 below may be reduced by 30 percent.
 - (e) No detached structure shall be located closer than 40 feet to another structure within the development. Yards adjacent to exterior property lines shall not be less than those required for permitted principal uses.
- (2) Housing for the Elderly or Assisted Living Housing units, provided that each such housing structure complies with the following standards:
 - (a) The minimum development area shall be three (3) acres.
 - (b) The minimum lot area shall be one (1) acre.
 - (c) The minimum net lot area per dwelling unit shall be 2,420 square feet.
 - ~~(d) The maximum number of dwelling units in an individual building shall not exceed 40.~~
 - ~~(e)~~(d) The minimum average lot width shall be 150 feet.
 - ~~(f)~~(e) No dwelling unit shall have more than two (2) bedrooms.
 - ~~(g)~~(f) The minimum total floor area for each dwelling unit shall be 250 square feet for efficiency units, 400 square feet for one (1) bedroom units, and 550 square feet for two (2) bedroom units.

~~(h)(g)~~ There shall be a minimum of ~~two-one~~ (21) paved off-street parking spaces provided for each dwelling unit or as determined practical by the Plan Commission, ~~of which one shall be inside a garage as defined in Sec 17.1402.~~

~~(h)(h)~~ All regulations of this district shall be complied with.

d. Lot Area and Width

- (1) Lots shall have minimum area of 0.25 acres, with not less than 3,630 square feet per dwelling unit.
- (2) Lots shall have a width of not less than 150 feet at the building setback line.

e. Building Height and Size (See subsection 17.0210)

- (1) No principal building or parts of a principal building shall exceed 35 feet in height.
- (2) No accessory building shall exceed 18 feet in height.
- (3) The minimum floor area of a principal structure shall be as follows:

Number of Bedrooms Per Dwelling Unit	Minimum Total Floor Area per Dwelling Unit	Minimum Total Floor Area per Structure
Efficiency	350 square feet	1,050 square feet
One	525 square feet	1,575 square feet
Two	650 square feet	1,950 square feet
Three or more	750 square feet	2,250 square feet
Four or More	850 square feet	2,550 square feet

No bedroom shall be less than 100 square feet in area exclusive of closets.

- (4) The sum total of the first floor area of the principal and all accessory buildings shall not exceed 25 percent of the developable lot area.

f. Setback and Yards

- (1) There shall be a minimum building (or street) setback of 35 feet from the street right-of-way.
- (2) There shall be a side yard on each side of all structures not less than 30 feet in width.
- (3) There shall be a rear yard of not less than 35 feet.
- (4) There shall be a minimum building setback of 75 feet from the designated 100 year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from any designated wetland.
(Also see sub-section 17.0435)

g. Suggested Minimum Parking Space

~~There shall be a minimum of Onetwo~~ and one-half (21-1/2) off-street parking spaces provided for each ~~residential unit~~ efficiency, one-bedroom, or two-bedroom units and two and one-half (2-1/2) off-street parking spaces provided for each three or more-bedroom units or as determined practical by the Plan Commission, ~~of which at least two (2) must be located in a garage as defined in Section 17.1402 per unit. (Also see Section 17.0600)~~

h. Minimum Utility Service

Electricity and public sanitary sewerage and water supply facilities.

i. Special Regulations

Every builder of any building hereafter erected or structurally altered for multiple-family use shall, before a Building and/or Zoning permit is issued, present detailed plans and specifications of the proposed site and structure to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise ~~endanger~~ be a hazard to the public health or safety or substantially

diminish or impair property values within the neighborhood. (Also see Section 17.0210)

DRAFT



Interstate Partners LLC

N16 W23217 Stone Ridge Drive • Suite 120 • Waukesha, WI 53188 • Tel: 262.506.1000 • Fax: 262.506.1001 • interstatepartners.com

February 1, 2022

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Request for Plan Commission Review of rezoning of RidgeView land located on Ridgeview Parkway.

Interstate Partners, a Pewaukee-based commercial developer, is requesting the Plan Commission review our request to rezone an approximately 14-acre site located within the RidgeView Corporate Park on Ridgeview Parkway in Pewaukee. This site represents the last available site within the 300-acre RidgeView Corporate Park. The requested zoning change is from A-2 to a RM-3 multi-family use. We have provided a site plan and renderings illustrating the proposed use and layout. The plan provided falls within the density and height requirements for the RM-3 district.

As you will see on the site plan, we have arranged 2 two-story townhome buildings and 3 three-story buildings with underground parking, along with an interior clubhouse and outdoor amenity features. The two-story buildings would provide each unit with an individual entry into the unit, along with one attached garage. Each unit located within the three-story buildings would have a heated, underground parking stall. Approximately two-thirds of the units would be one-bedroom units, while one-third would have two bedrooms. Based on our past experience and general market data, this unit mix will result in very few school-aged children living within the proposed development.

We believe a multi-family zoning would have a positive impact on the surrounding areas by providing a new, Class A development that is attractive, secure and provides residents and local businesses with a high-end housing option with various styles and price points. Additionally, there are no immediate residential neighbors, and the traffic patterns and stoplights existing within the RidgeView Corporate Park will allow for minimal traffic impact on surrounding uses. Given the site was previously designed to accommodate over 120,000 square feet of office with more than 575 parking stalls, peak traffic times are expected to result in fewer cars coming and going from the site than would have resulted from an office development. (This project would offer a total of 327 spaces including garage and surface stalls.) Also, the proposed project would have building heights similar to what exists today with the surrounding office buildings.

Interstate Partners has owned this site for over 21 years with no current or serious past prospects for office development. If approved to move forward, the proposed development, which would commence in 2022, would create value for the City of Pewaukee sooner than may otherwise occur at this location given current market conditions.

Thank you for consideration of this matter. We look forward to continuing our long partnership with the City of Pewaukee.

Please feel free to contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Francis Brzezinski". The signature is fluid and cursive, with the first name "Francis" written in a more compact, stylized manner and the last name "Brzezinski" written in a more extended, flowing script.

Francis Brzezinski
CEO, Interstate Partners
262-506-6204
fb@interstatepartners.com



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W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
fuchs@pewaukee.wi.us
Fax (262) 691-1798

Date: February 25, 2022
To: Caroline Brzezinski, Interstate Partners
From: Nick Fuchs, Planner & Community Development Director
RE: Staff Comments – Ridgeview Apartments development

Comments and Recommendations:

Below are comments and recommendations for the proposed multifamily development for property bearing Tax Key No. 0953984005.

1. Please revise the project narrative to state that the rezoning is from the A-2 District, not B-6.
 - a. **Project Narrative has been revised.**
2. Please provide a rezoning and comprehensive master plan amendment exhibit. These maps should state and show the boundaries of the existing and proposed zoning and land use designations.
 - a. **Exhibit EX-1: Rezoning Exhibit drafted**
 - b. **Exhibit EX-2: Comp. Plan Amendment Map drafted**

Note the Comprehensive Master Plan Amendment Application is requesting to amend the future land use designation from “Office Commercial” to “High Density Residential.” The natural resource areas must be designated as “Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas.”

The Rezoning Application requests to change the zoning from A-2 Agricultural District to Rm-3 Multiple-Family Residential District. Natural resource areas must be zoned UC Upland Conservancy District and LC Lowland Conservancy District as may be appropriate.

3. Please dimension the building separation on the site plan. Are all buildings at least 40-feet apart?
 - a. **Buildings have been dimensioned on Sheet C-100: Conceptual Site Plan, and are at least 40’ apart.**
4. Are the minimum unit sizes of the Rm-3 District met (see below)?
 - a. **Proposed individual unit sizes have been added to sheets A100 & A101.**

(3) The minimum floor area of a principal structure shall be as follows:

Number of Bedrooms Per Dwelling Unit	Minimum Total Floor Area per Dwelling Unit	Minimum Total Floor Area per Structure
Efficiency	350 square feet	1,050 square feet
One	525 square feet	1,575 square feet
Two	650 square feet	1,950 square feet
Three or more	750 square feet	2,250 square feet
Four or More	850 square feet	2,550 square feet

No bedroom shall be less than 100 square feet in area exclusive of closets.

5. Please provide site calculations. Note the Rm-3 District requires that the buildings not exceed 25% of the developable area of the site.



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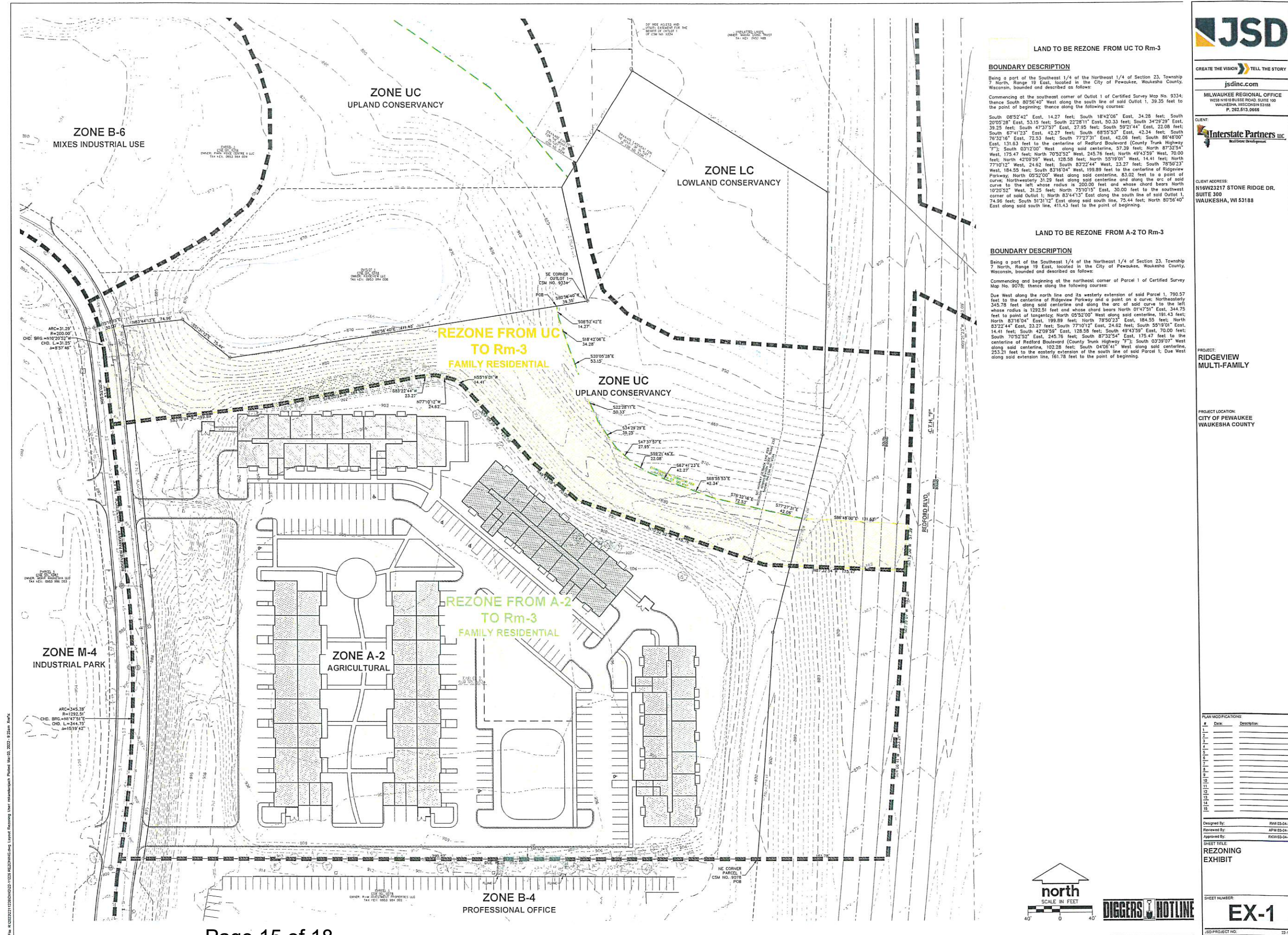
- a. **Calculation on Sheet C-100: Conceptual Site Plan**
6. Also, the site data table should include the net density calculation. Note that the site area for net density may not include more than 20% of any wetland areas onsite.
 - a. **Data Table on Sheet C-100: Conceptual Site Plan**
7. Please show the required building and parking setbacks on the site plan.
 - a. **Shown on Sheet C-100: Conceptual Site Plan and Sheet C-200: Conceptual Grading and Utility Plan**
8. Please dimension typical parking stall on the site plan. Note parking spaces must be a minimum of 180 square feet.
 - a. **Shown on Sheet C-100: Conceptual Site Plan**
9. Note that paving must comply with Section 17.0601c. of the Zoning Code.
 - a. **Noted. Curbing and asphalt pavement is shown on Sheet C-100: Conceptual Site Plan**
10. It is recommended that the site plan and landscape plan show a limit of disturbance boundary on the plan.
 - a. **Limit of disturbance shown on Sheet C-100: Conceptual Site Plan and L-100: Landscape Plan**
11. It is also recommended that the landscape plan clearly shows areas of the existing trees that will be preserved and an indication of those areas where tree removal will occur, if any.
 - a. **Tree removal and preservation shown on L-100: Landscape Plan**
12. Please note that prior to the Plan Commission meeting, staff intends to further review landscaping and will conduct an onsite review to consider the existing treed areas around the perimeter of the site and any need for infill plantings.
 - a. **Understood**
13. Please provide catalog pages/cut sheets for all light fixtures with the Plan Commission submittal.
 - a. **Proposed site light fixture images have been added to the site photometric plan.**
14. Note any proposed signage will require separate review and approval. It is recommended that the anticipated sign location and a conceptual sign design be included for Plan Commission consideration.
 - a. **A schematic monument sign elevation has been included. It is our intention to return to Plan Commission with a signage vendor for final signage approval in the future.**
15. How are mechanicals being screened from public view? Please provide a plan illustrating locations and screening of mechanical equipment.
 - a. **Unit mechanical air conditioning condensers will be located on the building roofs (close to the center of the building), screened with building parapets.**
16. How is garbage managed and collected for the development? Are dumpsters/dumpster enclosures needed onsite? If so, please include dumpster enclosure details on the plans (location, materials, wall height).
 - a. **Proposed trash enclosure elevations have been provided, and labeled on Sheet C-100: Conceptual Site Plan**
17. Note that any approval will be conditioned upon receiving Engineering Department review and approval of final grading, erosion control and storm water management plans prior to any land disturbance activities taking place.
 - a. **Understood**



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18. What is the anticipated value of the proposed development?
- Approximately \$20 million.



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LAND TO BE REZONE FROM UC TO Rm-3

BOUNDARY DESCRIPTION

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 7 North, Range 19 East, located in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the southeast corner of Outlet 1 of Certified Survey Map No. 9334; thence South 80°56'40" West along the south line of said Outlet 1, 39.35 feet to the point of beginning; thence along the following courses:

South 08°52'42" East, 14.27 feet; South 18°42'06" East, 34.28 feet; South 20°05'28" East, 53.15 feet; South 22°28'11" East, 50.33 feet; South 34°29'29" East, 39.25 feet; South 47°37'57" East, 27.95 feet; South 59°21'44" East, 22.08 feet; South 67°41'22" East, 42.27 feet; South 68°55'53" East, 42.34 feet; South 76°32'16" East, 72.53 feet; South 77°27'31" East, 42.06 feet; South 86°48'00" East, 131.63 feet to the centerline of Redford Boulevard (County Trunk Highway "F"); South 03°12'00" West, along said centerline, 57.39 feet; North 87°32'54" West, 175.47 feet; North 70°52'52" West, 245.76 feet; North 49°43'59" West, 70.00 feet; North 42°09'59" West, 128.58 feet; North 55°19'01" West, 14.41 feet; North 77°10'12" West, 24.62 feet; South 83°22'44" West, 23.27 feet; South 78°50'23" West, 184.55 feet; South 83°18'04" West, 199.89 feet to the centerline of Ridgeview Parkway; North 05°52'00" West along said centerline, 63.02 feet to a point of curve; Northwestern 31.29 feet along said centerline and along the arc of said curve to the left, whose radius is 200.00 feet and whose chord bears North 10°20'52" West, 31.25 feet; North 75°10'15" East, 30.00 feet to the southwest corner of said Outlet 1; North 83°44'13" East along the south line of said Outlet 1, 74.96 feet; South 51°31'12" East along said south line, 75.44 feet; North 50°56'40" East along said south line, 411.43 feet to the point of beginning.

LAND TO BE REZONE FROM A-2 TO Rm-3

BOUNDARY DESCRIPTION

Being a part of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 7 North, Range 19 East, located in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing and beginning at the northeast corner of Parcel 1 of Certified Survey Map No. 9078; thence along the following courses:

Due West along the north line and its westerly extension of said Parcel 1, 780.57 feet to the centerline of Ridgeview Parkway and a point on a curve; Northeastly 345.78 feet along said centerline and along the arc of said curve to the left whose radius is 1292.51 feet and whose chord bears North 01°47'51" East, 344.75 feet to point of tangency; North 05°52'00" West along said centerline, 191.43 feet; North 83°18'04" East, 199.89 feet; North 78°50'23" East, 184.55 feet; North 83°22'44" East, 23.27 feet; South 77°10'12" East, 24.62 feet; South 55°19'01" East, 14.41 feet; South 42°09'59" East, 128.58 feet; South 49°43'59" East, 70.00 feet; South 70°52'52" East, 245.76 feet; South 87°32'54" East, 175.47 feet to the centerline of Redford Boulevard (County Trunk Highway "F"); South 03°12'00" West along said centerline, 102.28 feet; South 04°06'41" West along said centerline, 253.21 feet to the easterly extension of the south line of said Parcel 1; Due West along said extension line, 161.78 feet to the point of beginning.

JSD

CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W228 N1818 BLISS ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.8668

CLIENT:

Interstate Partners LLC
Real Estate Development

CLIENT ADDRESS:
N16W23217 STONE RIDGE DR.
SUITE 300
WAUKESHA, WI 53188

PROJECT:
RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY

PLAN MODIFICATIONS		
#	Date	Description
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: RWM 03-04-2022
Reviewed By: APW 03-04-2022
Approved By: RKM 03-04-2022

SHEET TITLE:
REZONING
EXHIBIT

SHEET NUMBER:
EX-1

JSD PROJECT NO.: 22-1126

THESE PLANS AND DECISIONS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF JSD PROFESSIONAL SERVICES, INC.

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

ORDINANCE 22-05

**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **A-2 Agricultural District, UC Upland Conservancy & Lowland
Conservancy**

TO: **RM-3 Multi-Family, UC Upland Conservancy & Lowland
Conservancy**

SECTION 1 - DESCRIPTION

Common Description:

PARCEL 2 CERT SURV 9334 VOL 84/348 REC AS DOC# 2771218 PT NE1/4 SEC 23 T7N
R19E :: DOC# 2600024

Tax Key Number: PWC 0953984005

Property Address: Vacant land on Ridgeview Parkway

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: constructing a 161-unit multi-family development on 14 acres within Ridgeview Corporate Park.

SECTION 2 –SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 21st day of March, 2022.

COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

Z

REZONE FROM A-2, UC, & LC TO Rm-3, UC, &

RIDGEVIEW
PARKWAY

of

RIDGEVIEW
PARKWAY

3-4

STONERIDGE DR.

CORPORATE COURT

B-4

$$\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$$

C.T.H. "F" REDFORD BLVD

WATERTOWN RD.

M-6

B-6

AMBER LA.

$$\frac{2}{N}$$
$$\Gamma \vdash \Sigma$$
2-
M
$$\Sigma - 2$$
$$\frac{2}{N}$$

2-2

M-2

$$\Sigma$$

M-2

M-2

152

152

LC UC

WISCONSIN CENTRAL LTD RR



○

○

$$\frac{\omega}{\Sigma}$$

B-5	M-6
-----	-----

C.T.H. "M-1"

○

$$\begin{array}{c} \neg \\ | \\ \Sigma \end{array}$$

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 11.**

DATE: March 21, 2022

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding a Conditional Use Permit for Momentum Early Learning for the Construction of a Proposed Childcare Facility Located at N19 W24135 Riverwood Drive (PWC 0949-998-015) [Fuchs]

BACKGROUND:

At their March 15th meeting, the Plan Commission recommended approval of the Conditional Use Permit for Momentum Early Learning, subject to staff recommendations and the allowance of utilizing either building option. Staff recommendations are included within the draft Conditional Use Permit.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Conditional Use Permit for Momentum Early Learning, with the allowance of utilizing either building option.

ATTACHMENTS:

Description

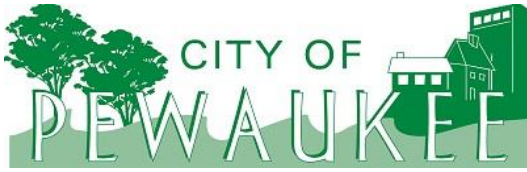
Momentum Early Learning staff report 3.15.22

Momentum Early Learning Conditional Use Permit

Momentum Early Learning narrative

Momentum Early Learning plans

Momentum Early Learning conceptual renderings 3.15.22



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of March 15, 2022

Date: March 9, 2022

Project Name: Momentum Early Learning Conditional Use and Site & Building Plan Review

Project Address/Tax Key No.: N19W24135 Riverwood Drive/PWC 0949998015

Applicant: Matthew Mehring, Anderson Ashton, Inc.

Property Owner: Pioneer Holdings LLC

Current Zoning: B-4 Office District

2050 Land Use Map Designation: Office Commercial and Flood Plains, Lowland & Upland Conservancy, and other Natural Areas

Use of Surrounding Properties: Office use to the north, south, east, and west

Project Description

The applicant has submitted a Conditional Use Permit and a Site & Building Plan Review application for the construction of a proposed childcare facility upon property located at N19W24132 Riverwood Drive.

Conditional Use Permit

The B-4 District does not specifically list childcare facilities as a Permitted Use; therefore, a Conditional Use Permit is required per Section 17.0420c.(1). The Plan Commission should consider the childcare use and its compatibility with the permitted office type uses of the B-4 District.

Staff does not object to this use, finds it is compatible with the B-4 District and surrounding uses, and does not anticipate any adverse impacts to the area. The plans provided by the applicant demonstrate that the architecture is consistent and of similar quality to adjacent buildings and sufficient parking will be provided.

Site and Building Plans

The subject property is approximately 3.0655-acres. The site is currently vacant, except for a portion of a regional storm water pond located onsite.

The site plan includes a 14,579 square foot building, 7,354 square foot outdoor play area, and associated parking and landscaping. The building is within all required B-4 setbacks and no site improvements encroach into the open space easement that is located on the property.

There is approximately 66% greenspace that will remain onsite, which includes the outdoor play area. This complies with the City's minimum greenspace standard of 40%.

The site plan includes 62 parking spaces, of which three are ADA accessible spaces. The majority of parking spaces are 10-feet wide and 18-feet long, and all spaces are in compliance with the minimum parking space size of 180 square feet. Staff has no objections to the quantity of parking provided.

The Landscape Plan includes 3 shade trees, 8 ornamental trees, 29 evergreen trees, and 130 shrubs. Staff finds that additional plantings could be added adjacent to Riverwood Drive and around the perimeter of the site and parking lot. As such, staff recommends that the applicant submit a revised Landscape Plan with additional plantings for staff review and approval, prior to the issuance of a Building Permit.

The applicant provided a photometric plan and has indicated that light poles and fixtures are at the maximum allowed height of 20-feet. Building lighting will be mounted at 10-feet. With a few minor exceptions, light levels are at 0-foot candles at the property lines. Light fixture details were not provided as requested by staff. Staff recommends that the applicant submit light fixture catalog pages/cut sheets for staff review and approval.

Staff also requested signage and fencing details but did not receive any additional information. Signage will be subject to separate review and approval of a Sign Permit and must conform to the sign standards of Section 17.0700.

Staff recommends that the fence be an ornamental style fence and details shall be provided for staff review and approval prior to the issuance of a Building Permit.

The building consists primarily of CMU and ranges in height from 14-feet to a peak height of 23'-1" at the buildings entrance feature, which is in compliance with the B-4 maximum height allowed of 4 stories or 55 feet.

Staff is also recommending that the applicant address all comments from the February 22, 2022 staff comment letter to the satisfaction of the City Planner. These comments are below for Plan Commission review.

1. Please show all required building and parking setbacks on the site plans.
2. Section 17.0420g.(2) requires a minimum parking setback of 30-feet from the front property line/ROW. It is recommended that parking be revised to comply with this standard.
3. How are mechanicals being screened from public view? Please provide a plan illustrating locations and screening of mechanical equipment.
4. Please include dumpster enclosure details (materials, wall height).
5. Please provide details of the proposed fencing around the outdoor play area (style, material, height).
6. What is the surface of the outdoor play area?
7. What type of signage is anticipated to be proposed? If building signage, it is recommended to show a general location on the elevations for Plan Commission consideration.
8. Note that it is anticipated that a condition will be included requiring Engineering Department review and approval of final grading, erosion control and storm water management plans prior to any land disturbance activities taking place.

9. Please provide cut sheets/catalog pages of the proposed light fixtures with the Plan Commission submittal.
10. Note that paving must comply with Section 17.0601c.
11. Staff recommends planting additional trees throughout the site. This would include plantings adjacent to the street and around the perimeter of the site and parking lot.
12. Note the address on the cover sheet, T101, is not correct. The address of this site is N19W24135 Riverwood Drive. Please revise accordingly.
13. What is the anticipated value of the proposed development?

Note staff will review the resubmittal and if deemed there are issues, staff will require Plan Commission review of the resubmittal. Alternatively, the Plan Commission could table the Conditional Use and site and building plans and require the applicant submit revised plans for Plan Commission review.

Finally, staff also recommends that Engineering Department review and approval of final grading, erosion control and storm water management plans shall be required prior to any land disturbance activities taking place.

Recommendation

Staff recommends approval of the Conditional Use Permit and Site & Building Plans for the Momentum Early Learning development located at N19W24132 Riverwood Drive.

**A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE**

TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED: **CONDITIONAL USE PERMIT:**
NO. CUP-22-3-2

PWC 0949998015

LEGAL DESCRIPTION:

PARCEL 1 CERT SURV 9014 VOL 81/53 3.001 AC PT NE1/4 SEC 22 T7N R19E DOC# 3527826

PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING FOR PERMIT:

Momentum Early Learning

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on March 15, 2022; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on March 21, 2022.

NOW, THEREFORE, let it be known that the City Common Council, by its action on March 21, 2022 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a new 15,000 square foot childcare center.

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. A revised Landscape Plan with additional plantings shall be submitted for staff review and approval, prior to the issuance of a Building Permit.
2. Light fixture catalog pages/cut sheets shall be submitted for staff review and approval, prior to issuance of a Building Permit.
3. The fence around the outdoor play area shall be an ornamental style fence and details shall be provided for staff review and approval prior to the issuance of a Building Permit.
4. Applicant shall address all comments from the February 22, 2022 staff comment letter to the satisfaction of the City Planner.
5. Engineering Department review and approval of final grading, erosion control and storm water management plans shall be required prior to any land disturbance activities taking place.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2022 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

Momentum Early Learning Daycare

Project Narrative

2/18/2022

Momentum Early Learning is proposing to construct a 15,000 square foot single-story childcare facility located at N19 W24315 Riverwood Drive. The lot is currently zoned B-4, Office District, and is currently vacant with no current structures. The purpose of this conditional use application is to be granted conditional use for 'Office uses similar in character to the above permitted residential compatible uses and conducted as a business on the premises and catering to the general public' as listed in the City of Pewaukee Municipal Code Chapter 17.0420 (c.)(1).

The new facility will employ approximately 30 teachers and be licensed for approximately 150 children. Hours of operation would be Monday – Friday from 6:00am to 6:00pm. Momentum Early Learning provides child care for children 6 weeks to 12 years old. Currently, operate two existing facilities located in Sussex and Germantown with employs approximately 70 teachers and 325 children.

There are no plans for future development.

Site and building improvements will be a single-story structure, flat roof structure with a raised sloped roof feature for the front entrance. The building finish materials will consist of a mix of masonry veneers (of various colors and dimensions), aluminum storefront windows & door systems w/insulated gray tinted glazing, prefinished metal canopies & sunshades. There will be a parking lot on the southeastern portion of the site and a fenced in playground area to the north of the building. Proposed landscaping, site and building lighting to conform to City of Pewaukee codes and guidelines.

A tentative business schedule is to break ground in Fall of 2022 and open for business the Fall of 2023.





ARIAL VIEW



FRONT PANORAMIC VIEW



FRONT LEFT VIEW



FRONT RIGHT VIEW



DRIVE VIEW



BACK LEFT VIEW



CLOSE-UP VIEW



BACK VIEW

PEWAUKEE DAYCARE EXPANSION

N19 W24315 Riverwood Dr.
Pewaukee, WI 53072

VICINITY MAP



DRAWING INDEX

CIVIL	
C1.0	SITE PLAN
C2.0	SITE GRADING AND SITE UTILITY PLAN
LANDSCAPING	
L1.0	OVERALL LANDSCAPE PLAN
L1.1	ENLARGED LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS, NOTES & SCHEDULES
A-SITE	
AS01	ARCHITECTURAL SITE PLAN
ARCHITECTURAL	
A101	PLANS
A200	ELEVATIONS
ELECTRICAL	
E-S-0	PHOTOMETRICS

OWNER MAILING ADDRESS

MOMENTUM EARLY LEARNING

SUPERVISING PROFESSIONAL

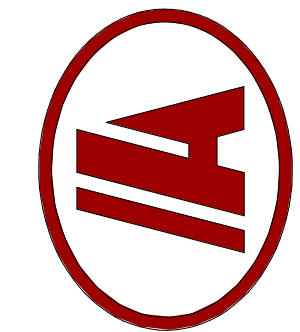
THESE PLANS ARE THE SOLE PROPERTY OF ANDERSON-ASHTON, INC. AND SHALL NOT BE COPIED OR USED BY ANY COMPANY OR INDIVIDUALS UNLESS SPECIFICALLY AUTHORIZED BY THE FOLLOWING SUPERVISING PROFESSIONAL LISTED BELOW:
ROBERT STENSBERG, #12238-5
NADINE LOVE-FILER, #34212-6
2746 S. 166th STREET
NEW BERLIN, WI 53151

PROFESSIONAL STAMP & DATE

PLAN REVISIONS

REV	DESCRIPTION	SHEETS	DATE
	PLAN COMMISSION SUBMITTAL	ALL SHEETS	2/17/2022

ANDERSON-ASHTON, INC.
DESIGN / BUILD
2746 South 166th Street
New Berlin, WI 53151
PH: 262.591.1000
WWW.ANDERSONASHTON.COM



PROPOSED NEW BUILDING FOR:

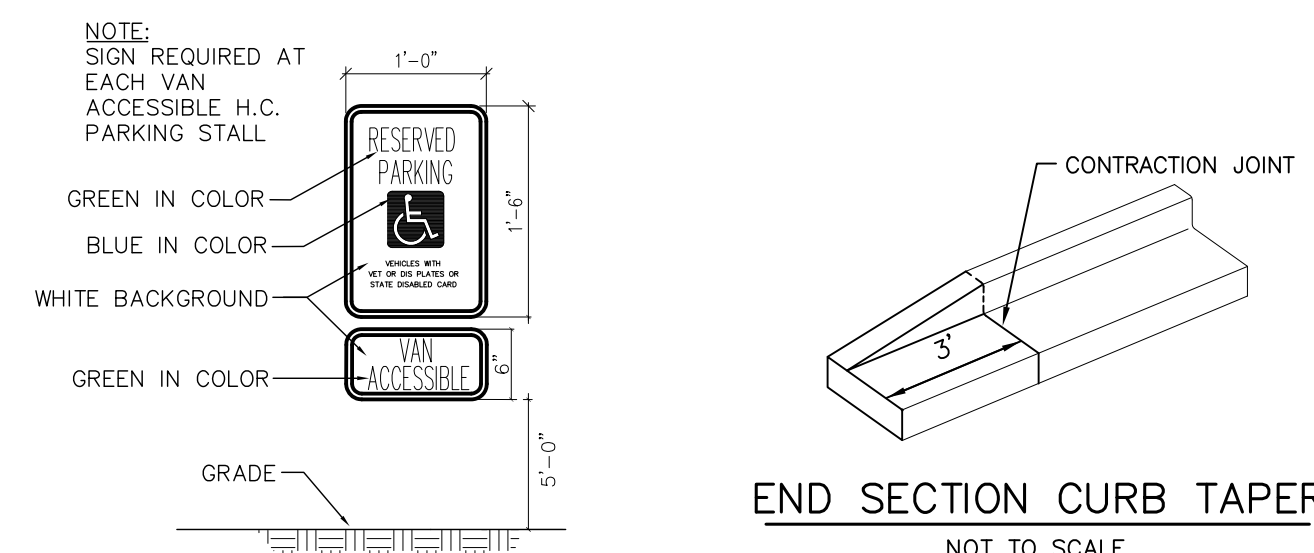
PEWAUKEE DAYCARE EXPANSION

N19 W24315 Riverwood Dr.
Pewaukee, WI 53072

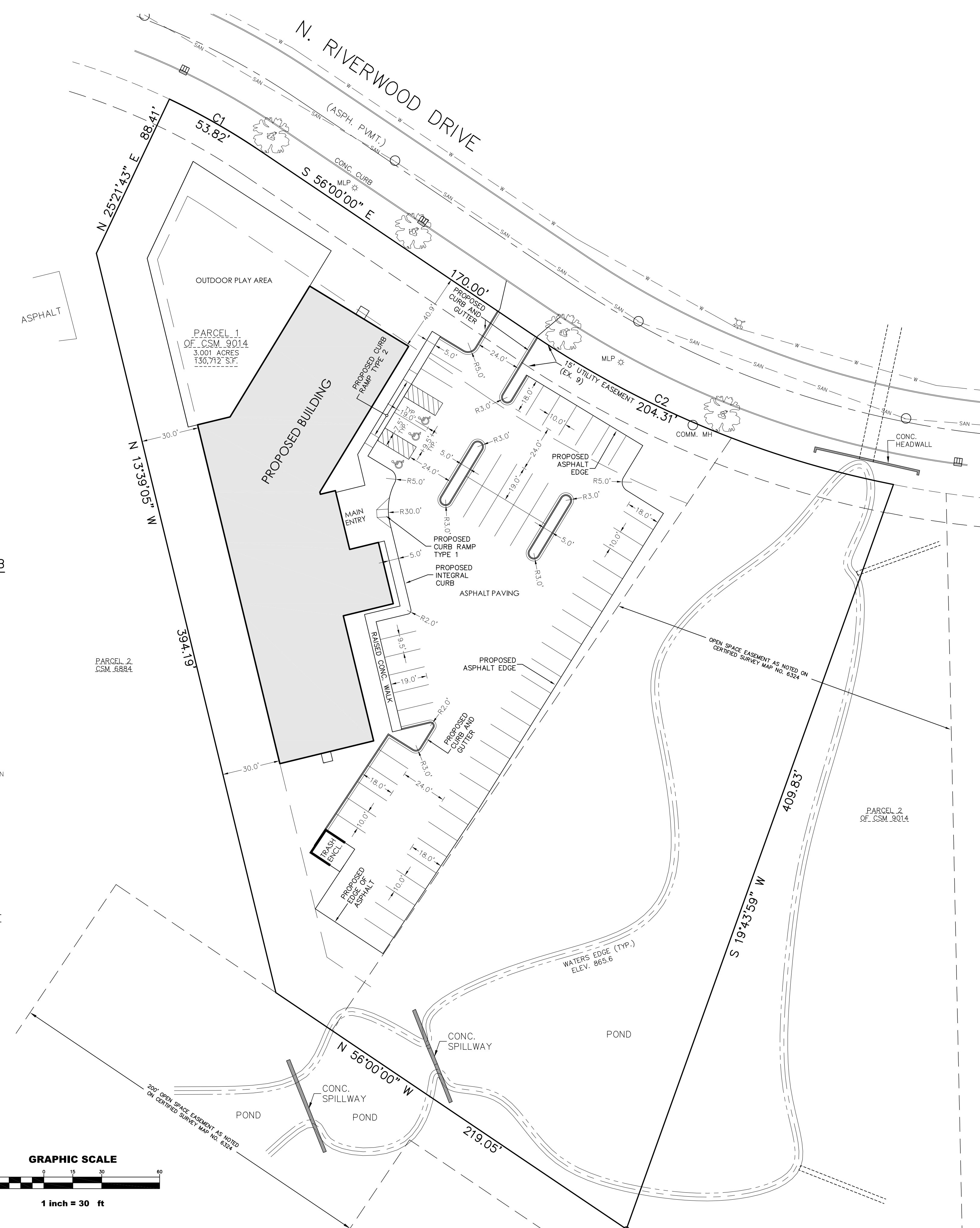
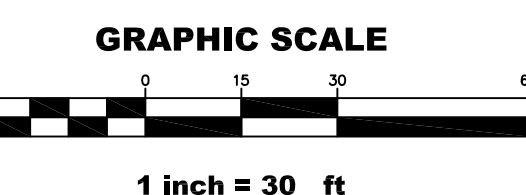
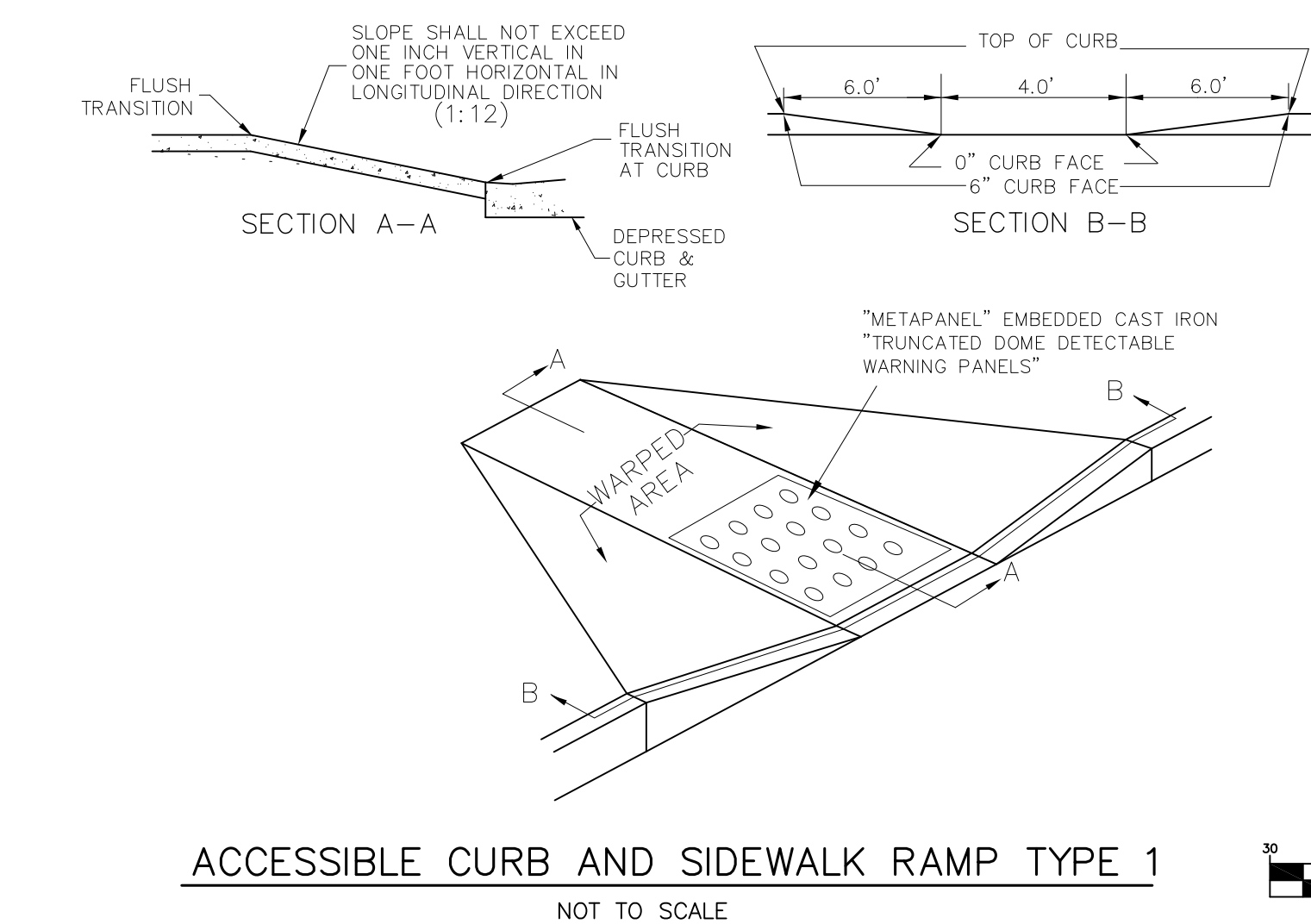
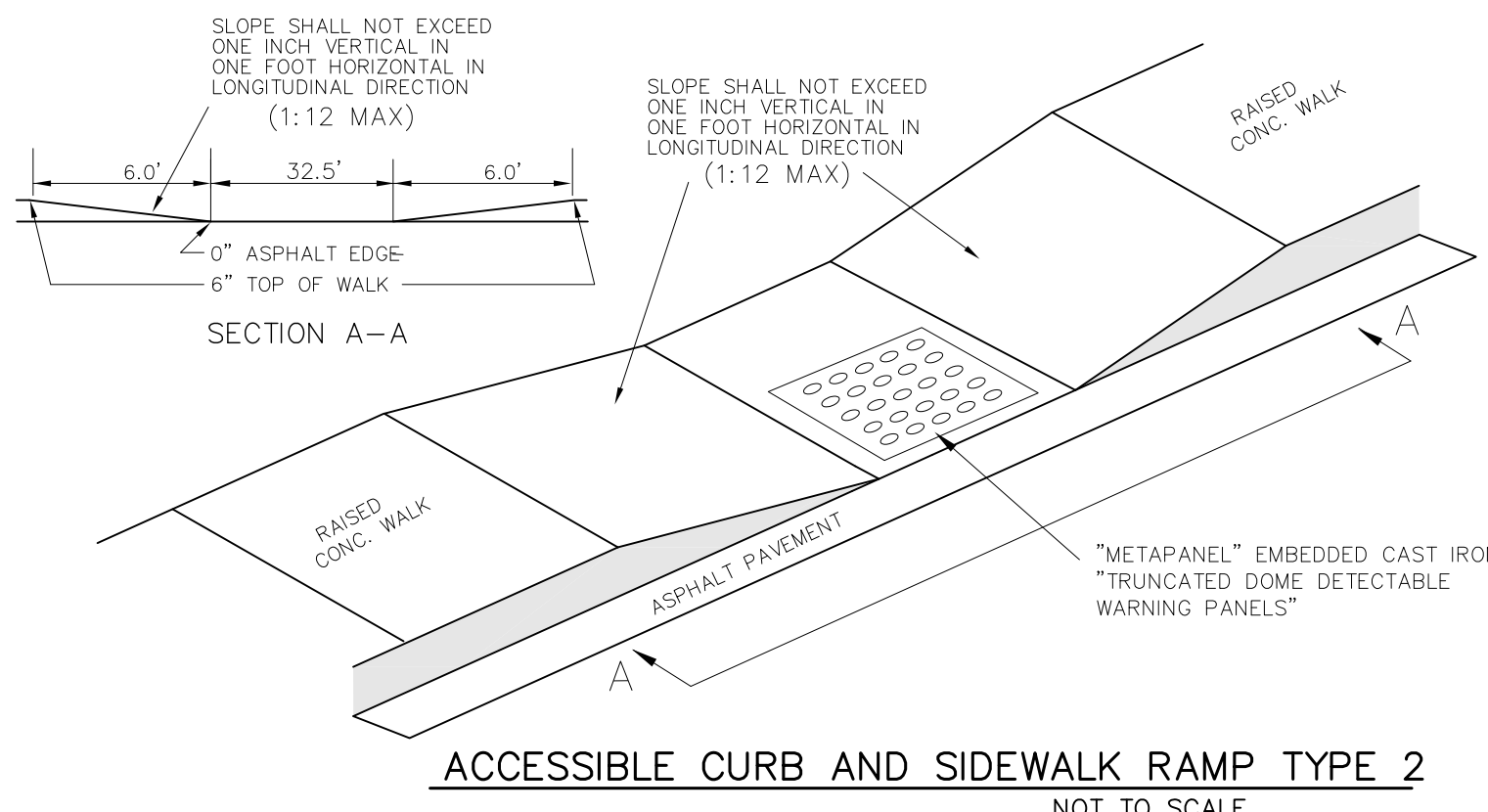
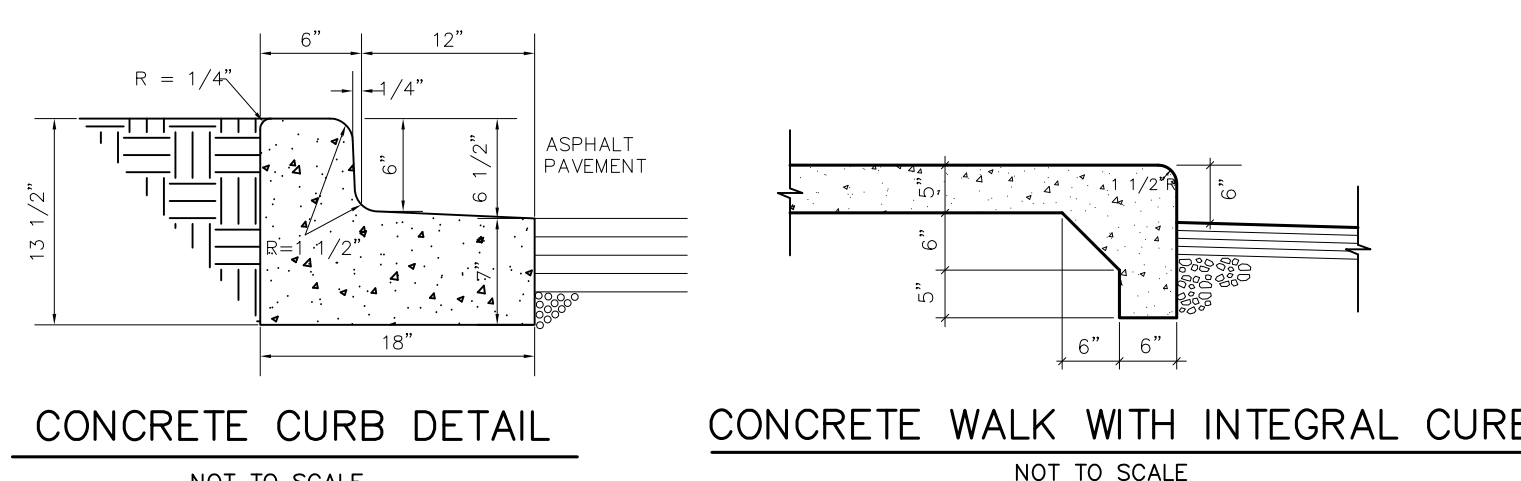
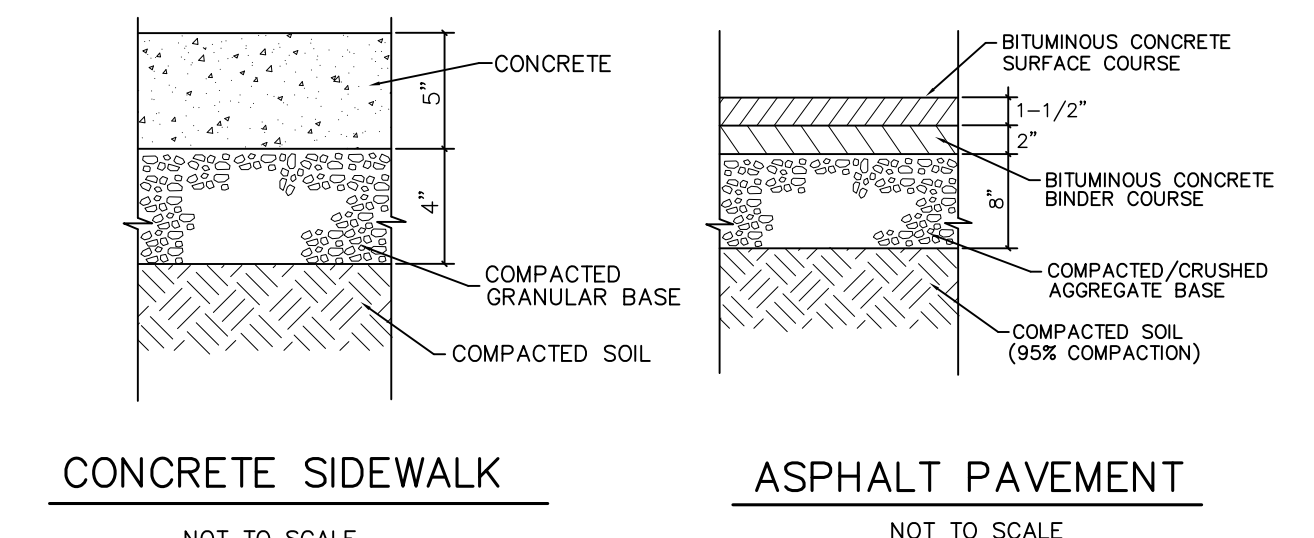
DRAFTED BY: MFP
DESIGNER: RS
ISSUE: 2/10/2022 10:56:47 AM
SUBMITTAL DATE: 11-24-2021
DESIGN NO. P-02137
CONSTRUCTION NO. ###

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T101



WALL MOUNTED
ACCESSIBLE PARKING SIGN DETAIL
(VAN ACCESSIBLE)
NOT TO SCALE



MOMENTUM DAYCARE
PEWAUKEE, WISCONSIN

CJE NO.: 2178R2
FEBRUARY 09, 2022

SITE PLAN **C1.0**



MOMENTUM DAYCARE
PEWAUKEE, WISCONSIN

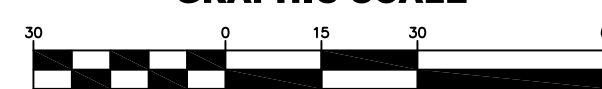
CJE NO.: 2178R2
FEBRUARY 09, 2022

**SITE GRADING AND
SITE UTILITY PLAN C2.0**

NOTES:

1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE CITY OF PEWAUKEE REQUIREMENTS.
2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS SECTION 8.43.4 AND PER FILE NO.4 COMPACTED SECTION (CLASS "B" BEDDING).
3. PRIOR TO ANY UTILITY CONSTRUCTION, THE CONTRACTOR AND PLUMBER SHALL VERIFY THE SIZE, SLOPE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING.
4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6.0 FEET OF COVER.
5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
6. UTILITY SPECIFICATIONS: PER CITY OF PEWAUKEE TECHNICAL STANDARDS (REVISION DATE 08/13/2020)
SANITARY SEWER: PVC, ASTM D3034
WATER SERVICE: CLASS 150 PVC, AWWA C900
STORM SEWER: PVC ASTM D3034 OR ADS HDPE N-12
7. INSTALLATION OF WATER SERVICE SHALL CONFORM TO THE INSTALLATION SEQUENCE SHOWN ON PAGE 070-6 OF THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
8. STORM WATER MANAGEMENT IS PROVIDED FOR THIS PROJECT BY THE REGIONAL STORM WATER PONDS.
9. DISTURBED AREA: 84,200 S.F. (1.93 ACRES).

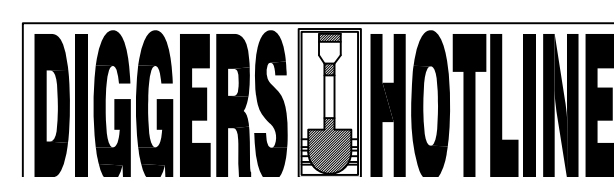
GRAPHIC SCALE



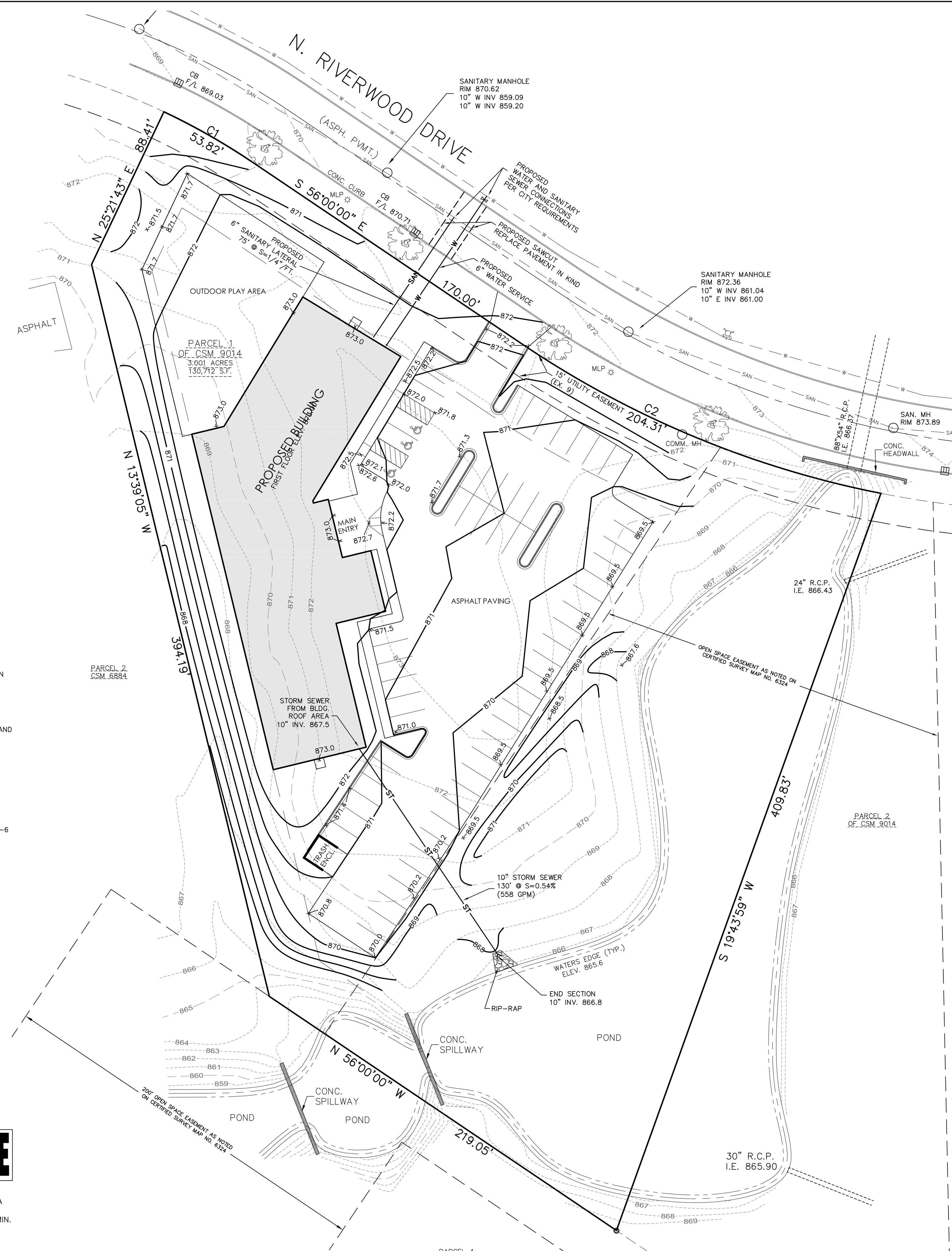
1 inch = 30 ft

LEGEND

---	872	EXISTING CONTOUR
---	868	PROPOSED CONTOUR
x 870.5		PROPOSED ELEVATION
---	ST	EXISTING STORM SEWER
---	ST	PROPOSED STORM SEWER
---	SAN	EXISTING SANITARY SEWER
---	SAN	PROPOSED SANITARY SEWER
---	W	EXISTING WATER MAIN
---	W	PROPOSED WATER MAIN
---	G	UNDERGROUND GAS MAIN
---	TEL	UNDERGROUND TELEPHONE
---	E	UNDERGROUND ELECTRIC



CALL DIGGERS HOTLINE
811 or 1-800-242-8511 / MILW. AREA
259-1181
WIS STATUTE 182.0175(1974) REQUIRES MIN.
3 WORK DAYS NOTICE BEFORE YOU
EXCAVATE



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8511
MILW. AREA 259-1181
WIS. STATUTE 182.0175(1874)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

- SHADE TREES (DECIDUOUS)
- ABM Autumn Blaze Maple
 - PPH Prairie Pride Hackberry

- ORNAMENTAL TREES (DECIDUOUS)
- TCH Thornless Cockspur Hawthorn
 - AFC Adams Flowering Crabapple
 - JTL Ivory Silk Japanese Tree Lilac

- EVERGREEN TREES
- FVJ Fairview Upright Juniper (upright)
 - NS Norway Spruce

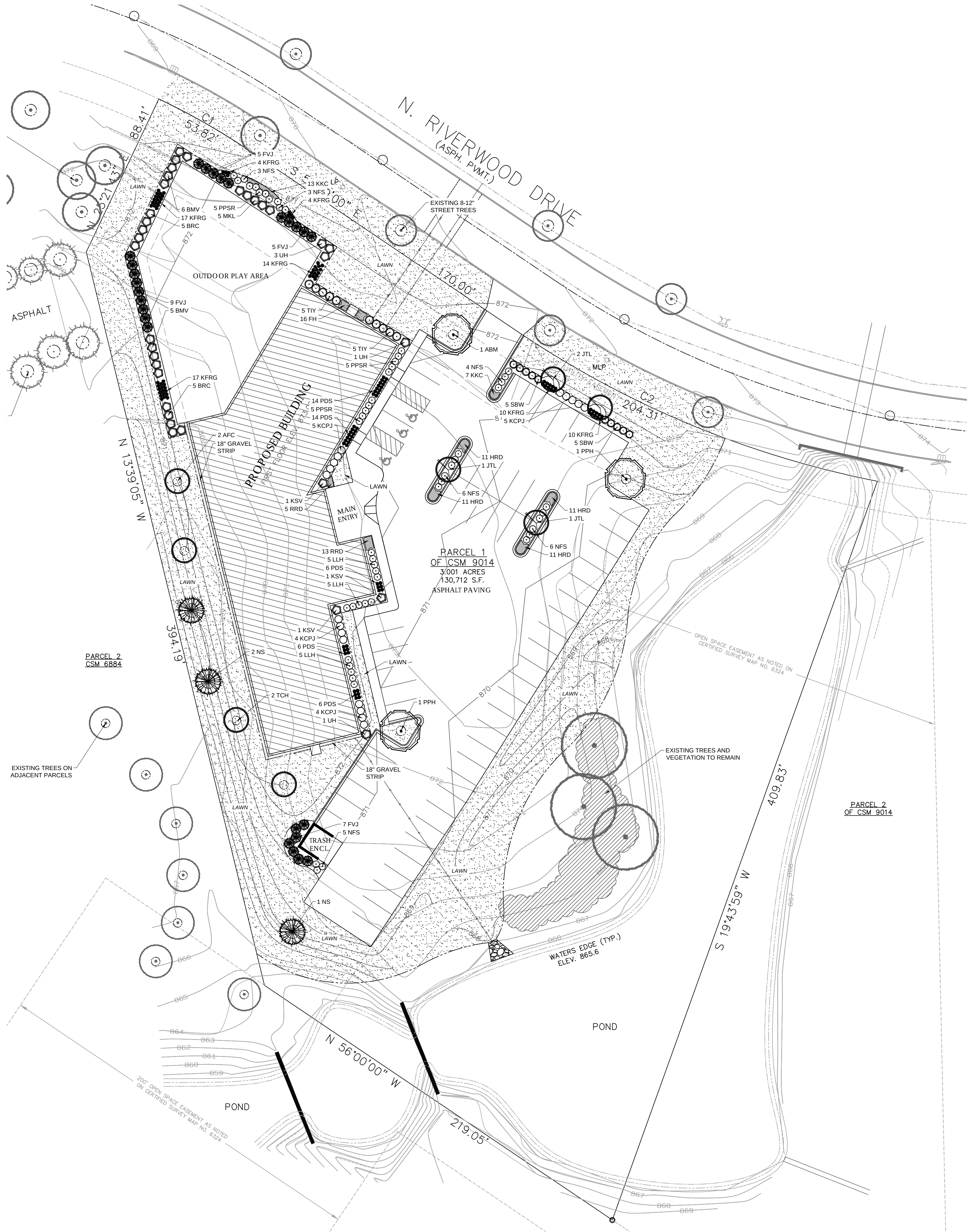
- EVERGREEN SHRUBS
- KCPJ Kallay Compact Pfitzer Juniper
 - TIY Taunton Intermediate Yew

- DECIDUOUS SHRUBS
- BRC Brilliant Red Chokeberry
 - LLH Little Lime Hydrangea
 - UH Unique Hydrangea
 - PPSR Pink Pavement Series Rose
 - NFS Neon Flash Spirea
 - MKL Miss Kim Dwarf Lilac
 - KSV Fragrant Koreanspice Viburnum
 - BMV Blue Muffin Viburnum
 - SBW Sonic Bloom Weigela

- ORNAMENTAL GRASSES
- KFRG Karl Foerster Feather Reed Grass
 - PDS Prairie Dropseed

- HERBACEOUS PERENNIALS
- HRD Happy Returns Daylily
 - RRD Rosy Returns Daylily
 - FH Francee Hosta
 - KKC Dwarf Catmint

PLANT ABBREVIATIONS



OVERALL LANDSCAPE PLAN

Scale: 1" = 30'0"

HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

PEWAUKEE DAYCARE

N19W24135
North Riverwood Dr.
Pewaukee, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2.9.22	FIRST ISSUE

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

OVERALL LANDSCAPE PLAN

PROJECT MANAGER WDH

PROJECT NUMBER 22-013

DATE 02.09.22

SHEET NUMBER

L 1.0



SHADE TREES (DECIDUOUS)

- ABM Autumn Blaze Maple
PPH Prairie Pride Hackberry

ORNAMENTAL TREES (DECIDUOUS)

- TCH Thornless Cockspur Hawthorn
AFC Adams Flowering Crabapple
JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES

- FVJ Fairview Upright Juniper (upright)
NS Norway Spruce

EVERGREEN SHRUBS

- KCPJ Kallay Compact Pfizer Juniper
TIY Taunton Intermediate Yew

DECIDUOUS SHRUBS

- BRC Brilliant Red Chokeberry
LLH Little Lime Hydrangea
UH Unique Hydrangea
PPSR Pink Pavement Series Rose
NFS Neon Flash Spirea
MKL Miss Kim Dwarf Lilac
KSV Fragrant Koreanspice Viburnum
BMV Blue Muffin Viburnum
SBW Sonic Bloom Weigela

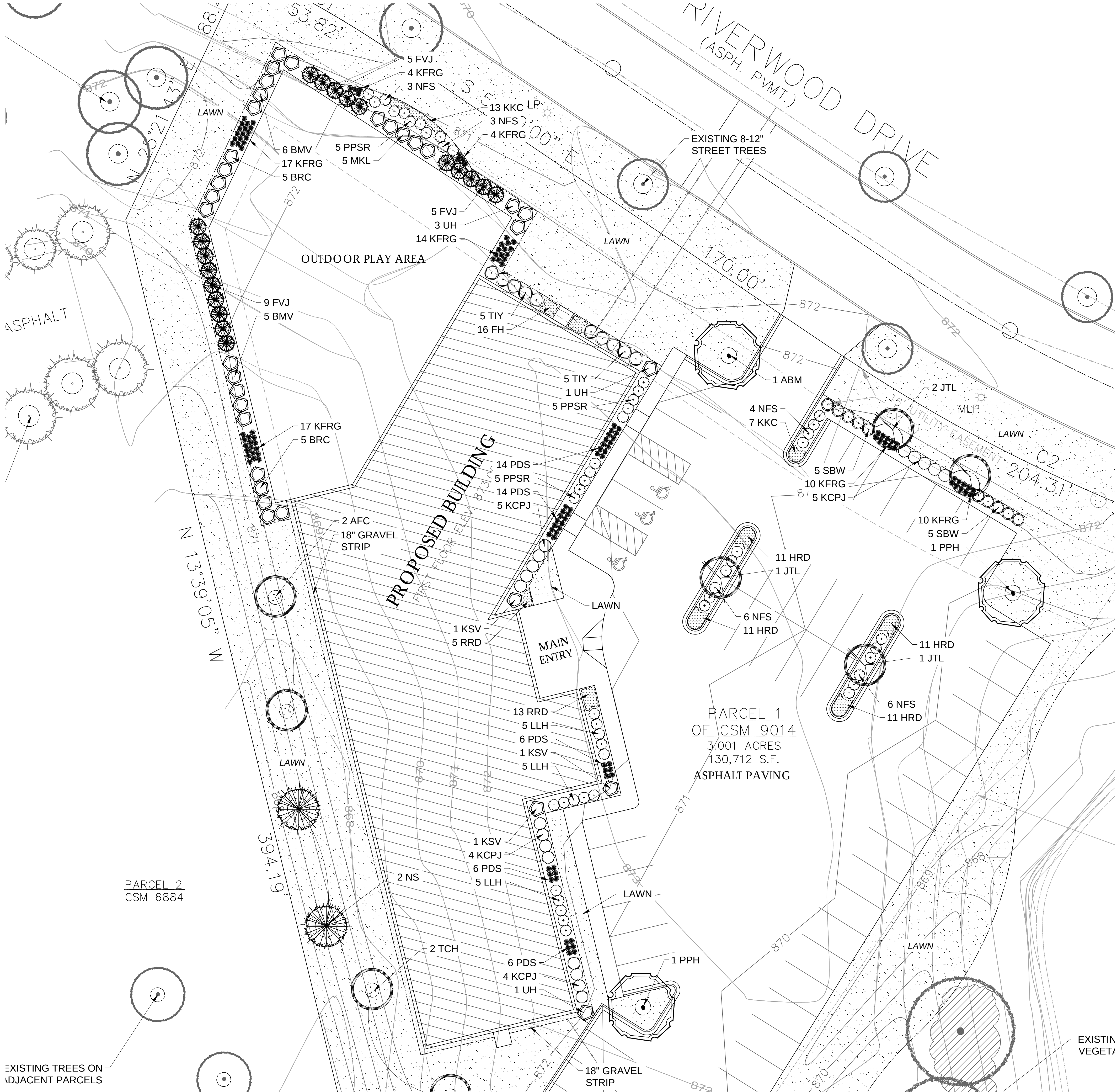
ORNAMENTAL GRASSES

- KFRG Karl Foerster Feather Reed Grass
PDS Prairie Dropseed

HERBACEOUS PERENNIALS

- HRD Happy Returns Daylily
RRD Rosy Returns Daylily
FH Francee Hosta
KKC Dwarf Catmint

PLANT ABBREVIATIONS



HELLER &
ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
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david@wdavidheller.com
www.wdavidheller.com

PROJECT

PEWAUKEE
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N19W24135
North Riverwood Dr.
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SHEET TITLE

ENLARGED
LANDSCAPE
PLAN

PROJECT MANAGER WDH

PROJECT NUMBER 22-013

DATE 02.09.22

SHEET NUMBER

L 1.1



1. Contractor responsible for contacting Diggers Hotline (811 or 800-242-8511) to have site marked prior to excavation or planting.
2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 12" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully band remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide one slow release fertilizer packets (per 1" caliper) for each tree planted.
7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% Soil Amendments (see Note 11). Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{3}{4}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring / saucer around all trees. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 50% mix of Soil Amendments with blended, pulverized topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soils (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{3}{4}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diameter of shrub at planting.
9. Mulching: All tree rings to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All shrub planting and perennial planting bed areas (groupings) shall receive a 2-3" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
11. Plant bed preparation/Soil Amendment composition: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10". Containerized and balled & burlapped plant material should be back-filled with amended soil:
- Per 100 SF of bed area (Soil Amendment composition):
- $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
 - $\frac{1}{4}$ CY blended/pulverized Topsoil
 - $\frac{1}{4}$ CY composted manure
- In roto-tilled beds only, also include in above mixture:
- 2 lbs Starter Fertilizer
12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing red canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:

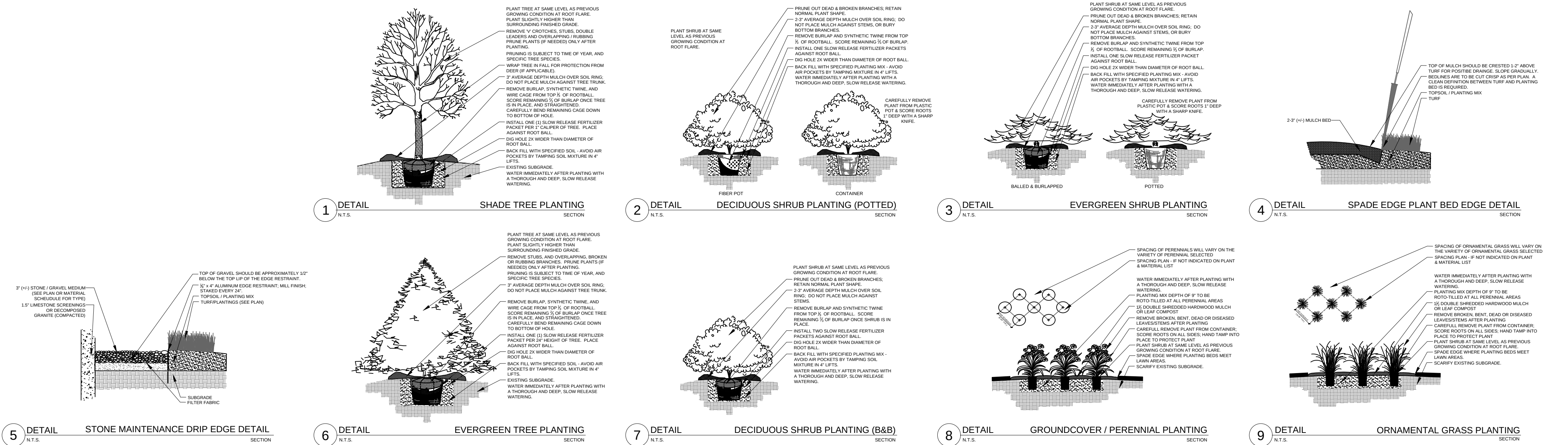
- No bare spots larger than one (1) square foot
- No more than 10% of the total area with bare areas larger than one (1) square foot
- A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES



PLANTING & HARDSCAPE DETAILS



PROJECT

PEWAUKEE DAYCARE

N19W24135
North Riverwood Dr.
Pewaukee, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2.9.22	FIRST ISSUE

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

LANDSCAPE DETAILS, NOTES, & SCHEDULES

PROJECT MANAGER WDH

PROJECT NUMBER 22-013

DATE 02.09.22

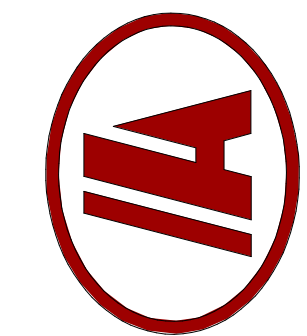
SHEET NUMBER

L 1.2



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ANDERSON ASHTON
DESIGN / BUILD
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New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED NEW BUILDING FOR:

PEWAUKEE DAYCARE EXPANSION

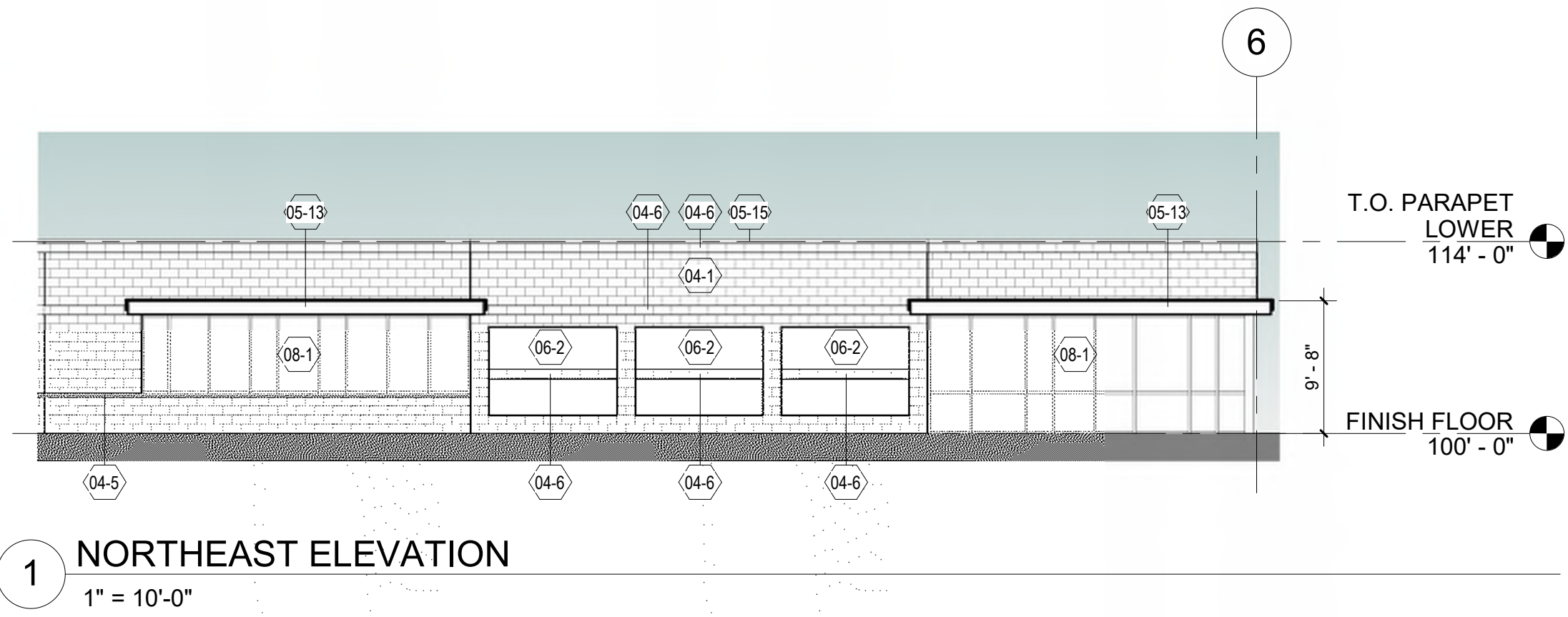
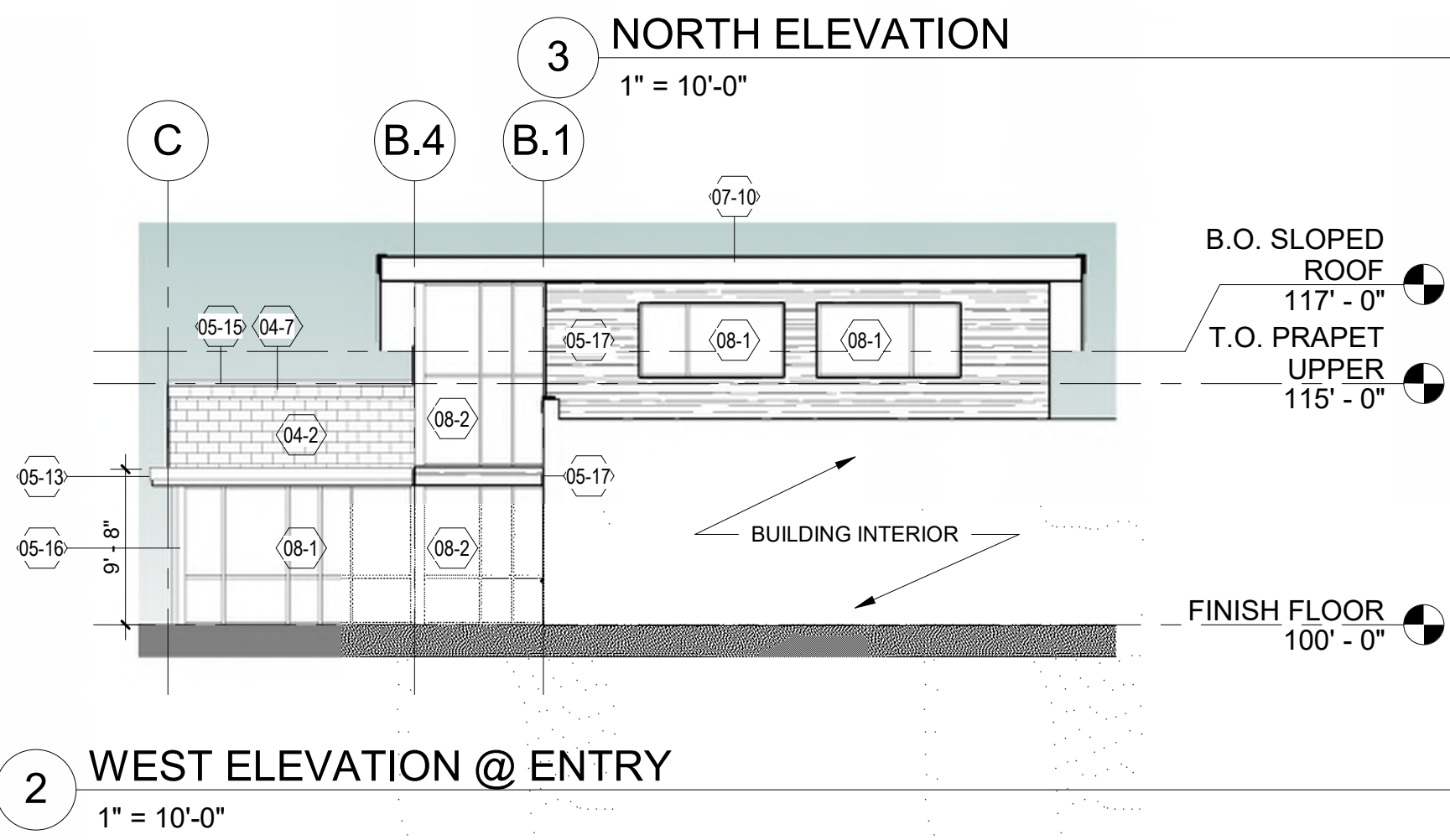
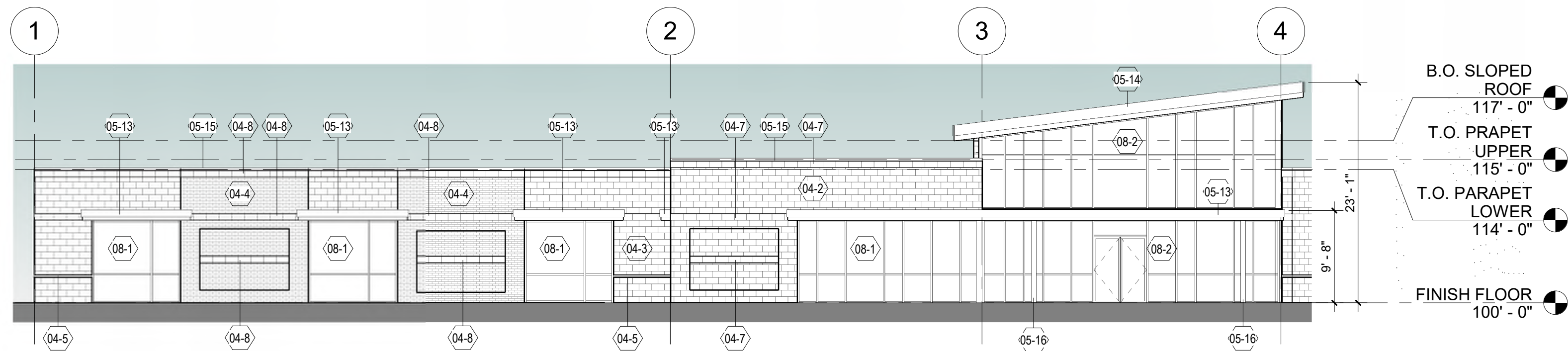
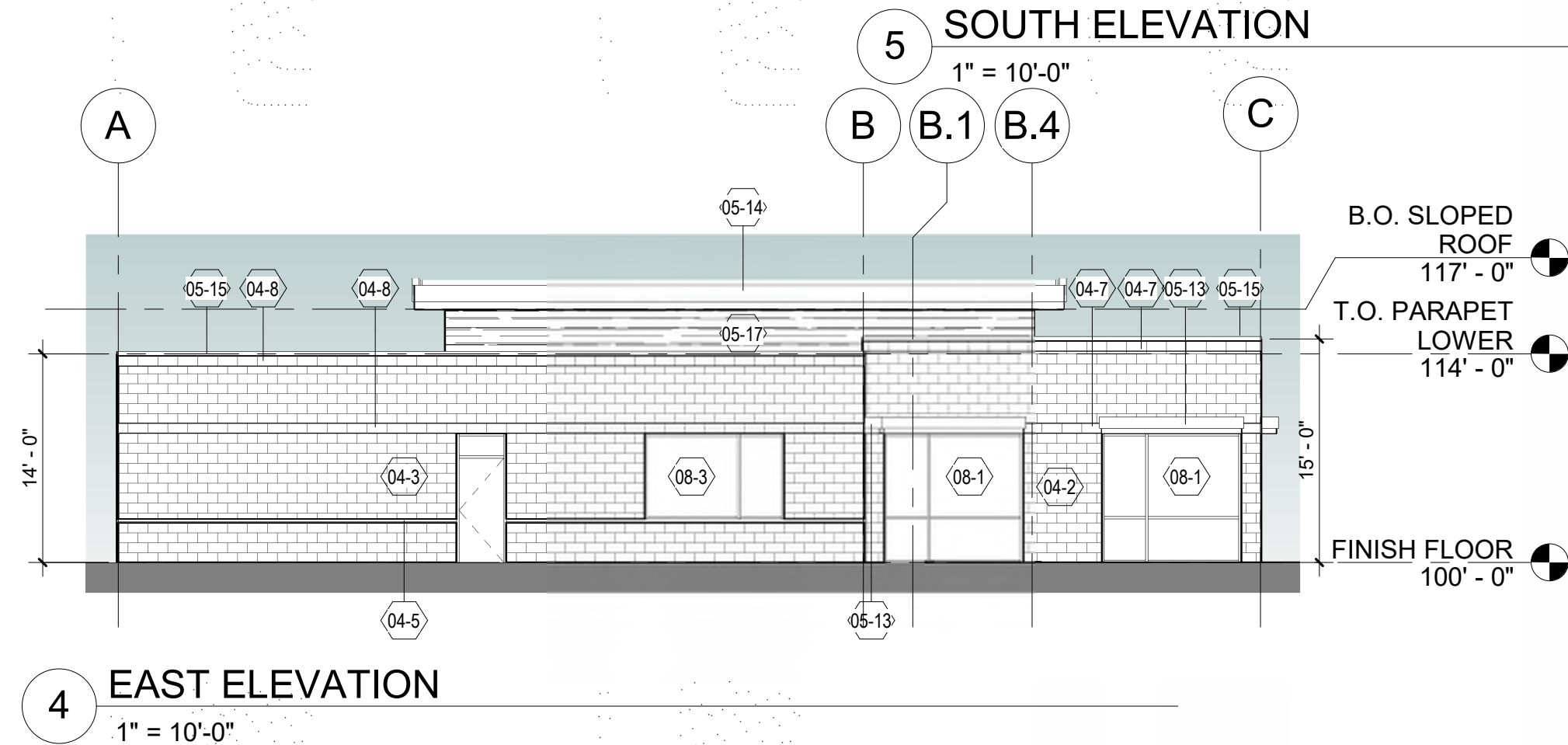
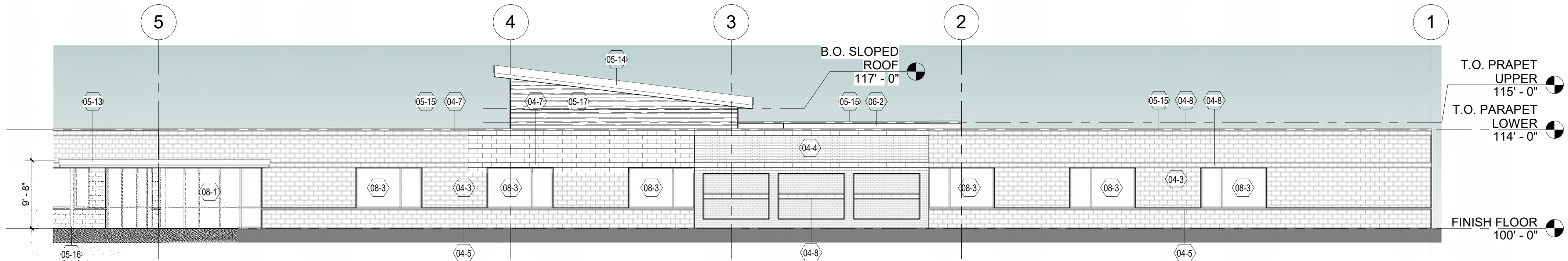
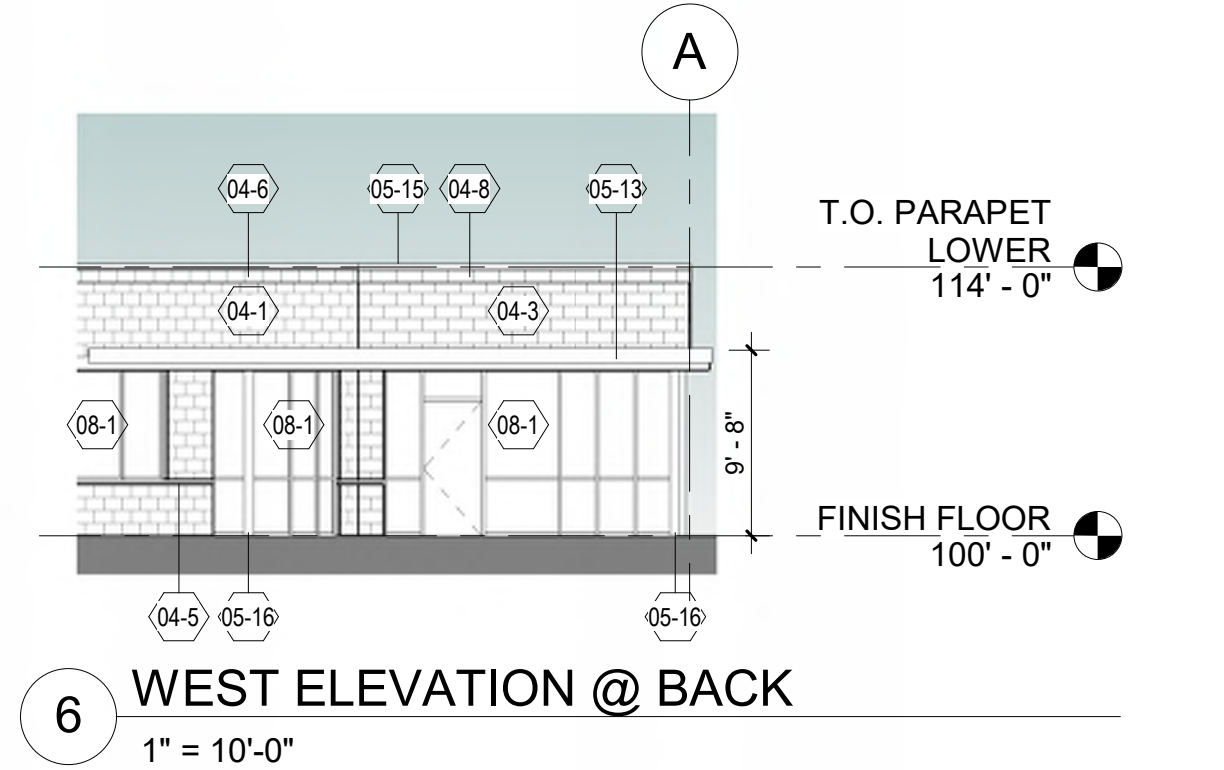
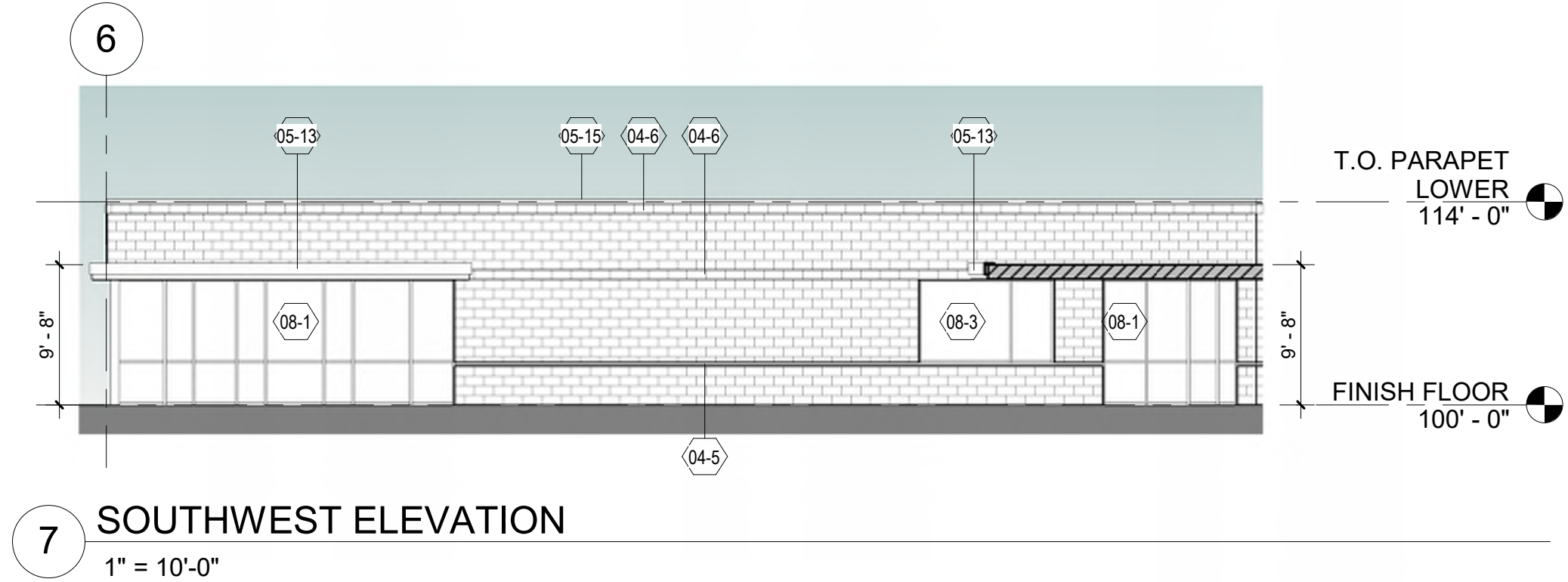
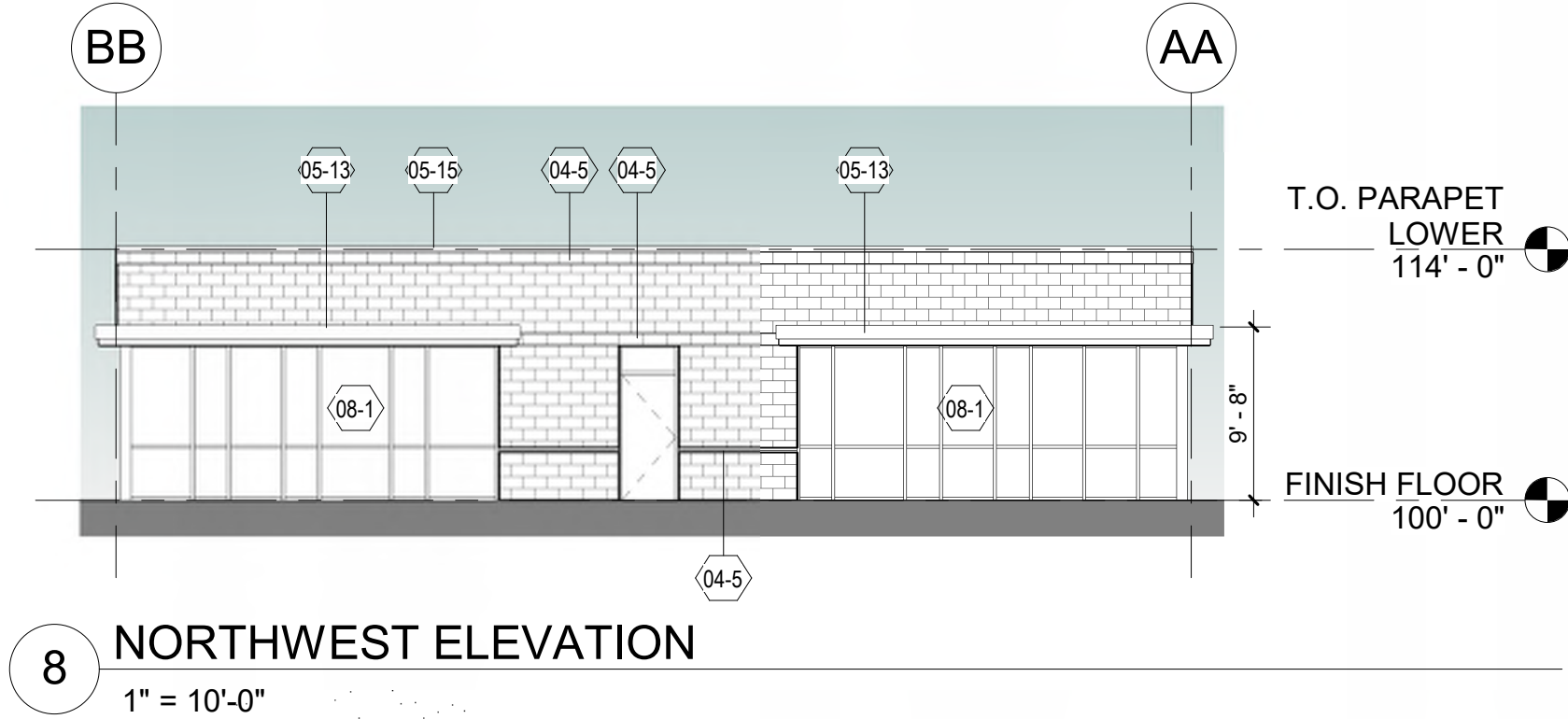
N19 W24315 Riverwood Dr.
Pewaukee, WI 53072

DRAFTED BY: SS
DESIGNER: RS
ISSUE 2/10/2022 10:33:55 AM
SUBMITTAL DATE 11-24-2021
DESIGN NO. P-02137
CONSTRUCTION NO. #####

PLANS

A101

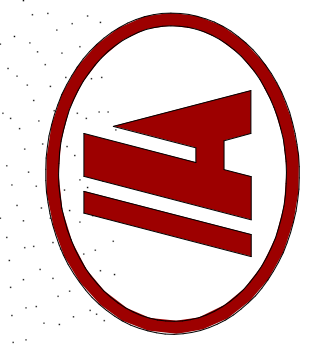
EXTERIOR ELEVATION MATERIAL KEYNOTE	
ELEVATION KEY	DESCRIPTION
04-1	CMU BLOCK VERNEER; COMMON BOND COURSING - WHITE
04-2	CMU BLOCK VERNEER; COMMON BOND COURSING - CREAM
04-3	CMU BLOCK VERNEER; COMMON BOND COURSING - DARK BROWN
04-4	BRICK VERNEER; COMMON BOND COURSING - DARK BROWN
04-5	LIMESTONE SILL
04-6	CMU BLOCK ACCENT; COMMON COURSING - WHITE
04-7	CMU BLOCK ACCENT; COMMON COURSING - CREAM
04-8	CMU BLOCK ACCENT; COMMON COURSING - DARK BROWN
05-13	METAL SUNSHADE TRIM - ALUMINUM
05-14	METAL ROOF TRIM - ALUMINUM
05-15	PRE-FINISHED METAL COPING
05-16	PRE-FINISHED METAL COLUMN
05-17	METAL SHAKE SIDING - WHITE
06-2	SHEATHING; PAINTED - WHITE
07-10	CANOPY WITH PREFINISHED METAL FASICA
07-21	PRE-FINISHED METAL CAP/COPING
08-1	ALUMINUM STOREFRONT WINDOW SYSTEM - BLUE TINT
08-2	ALUMINUM STOREFRONT ENTRY SYSTEM - VARIED TINT
08-3	GLAZING - THERMAL BROKEN ANODIZED ALUMINUM FRAMING - W/ 1" LOW-E GLAZING - BLUE TINT



REVISIONS

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DESIGN / BUILD
2746 South 16th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED NEW BUILDING FOR:
PEWAUKEE DAYCARE EXPANSION

N19 W24315 Riverwood Dr.
Pewaukee, WI 53072

DRAFTED BY:	MFP
DESIGNER:	RS
ISSUE 2/10/2022 10:57:39 AM	
SUBMITTAL DATE 11-24-2021	
DESIGN NO.	P-02137
CONSTRUCTION NO.	####

ELEVATIONS

A200

PROJECT ADDRESS:

DATE: 2/4/22

DRAWN BY: JDG

SHEET NUMBER:
E-5-0

PROJECT NUMBER:

1

LIGHTING NOTES:

1. MULTIPLE PARTS ARE NEEDED TO ASSEMBLE AS A COMPLETE FIXTURE.
SEE INSTALLATION INSTRUCTIONS

DISCLAIMER: CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA & CIE STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.



**ANDERSON
ASHTON**

ARCHITECTS



**ANDERSON
ASHTON**
DESIGN + BUILD



**ANDERSON
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DESIGN GROUP



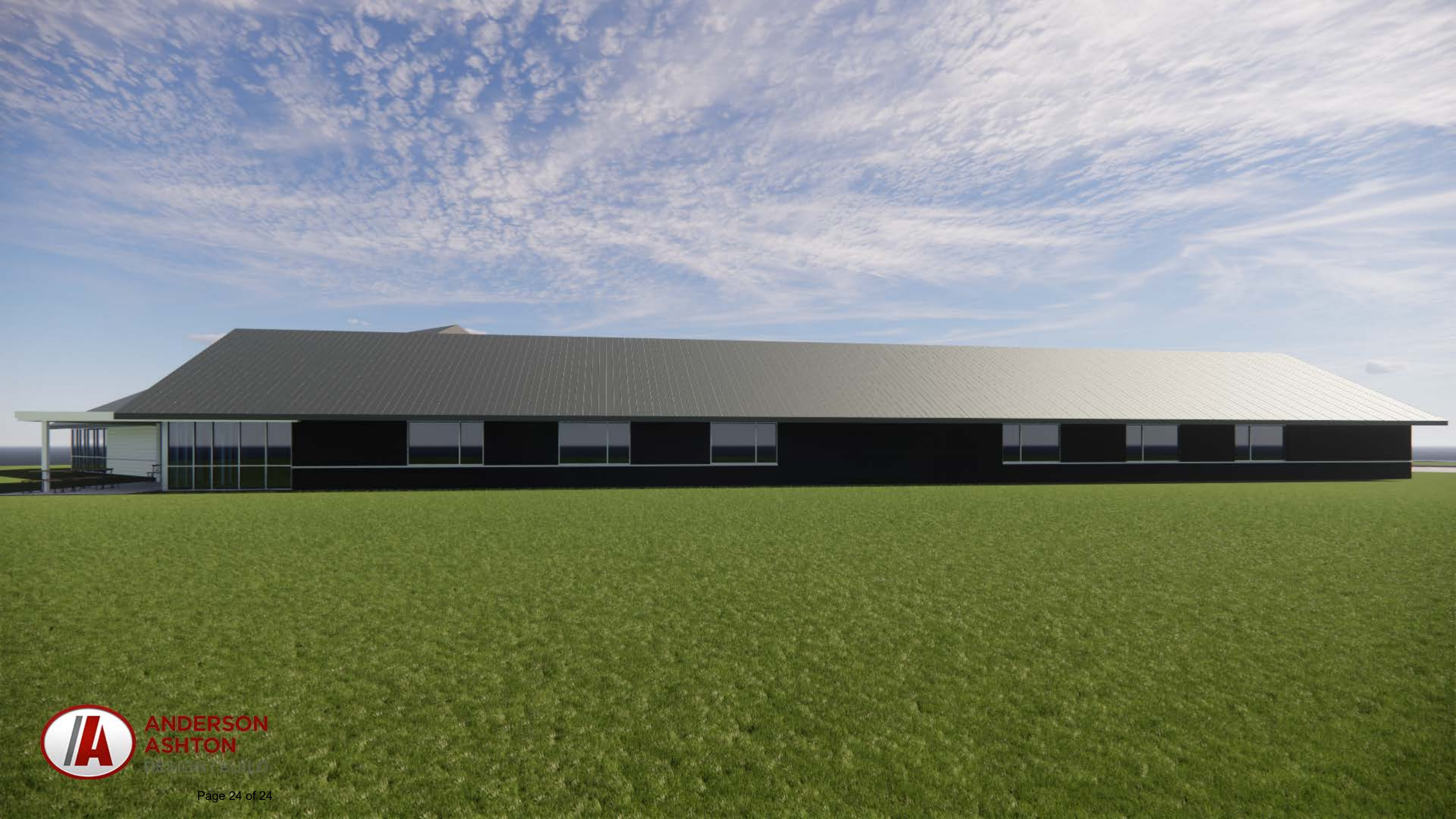
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**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 12.**

DATE: March 21, 2022

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 22-06** Rezoning the Property Located at W262 N4521 Ryan Street (PWC 0881-998-005) from Rs-2 Single-Family Residential to A-2 Agricultural for the Purpose of Constructing a 5,670 Square Foot Building Per the Petition of Jeff Wistl [Fuchs]

BACKGROUND:

At their March 15th meeting, the Plan Commission recommended approval of the applicant's request to rezone their property from Rs-2 Single-Family Residential District to A-2 Agricultural District, contingent upon the recording of a lot line adjustment with the Waukesha County Register of Deeds and shifting the south property line to be a minimum of 100-feet from the farm buildings on the property to the south.

Note that the Site & Building Plan Review Application for the proposed accessory building was tabled by the Plan Commission. The Plan Commission recommended that the applicant work with staff to provide enhanced architectural elevations.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the rezoning request for property located at W262N4521 Ryan Road, subject to the recording of a lot line adjustment with the Waukesha County Register of Deeds and shifting the south property line to be a minimum of 100-feet from the agricultural buildings on the property to the south.

ATTACHMENTS:

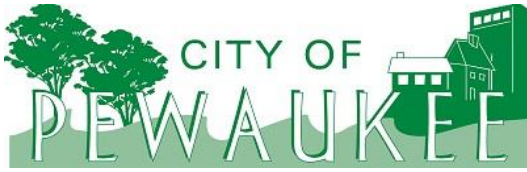
Description

Jeff Wistl staff report 3.15.22

Jeff Wistl revised narrative & plans 3.2.22

Ordinance 22-06

Wistl Map



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of March 15, 2022

Date: March 8, 2022

Project Name: Wistl Rezoning and Site & Building Plan Review

Project Address/Tax Key No.: W262N4521 Ryan Road / PWC 0881998005

Applicant: Jeff and Brenda Wistl

Property Owner: Jeff and Brenda Wistl

Current Zoning: Rs-2 Single-Family Residential

2050 Land Use Map Designation: Retail/Service Commercial

Use of Surrounding Properties: Christian Education Leadership Academy to the north and agricultural and single-family residential to the south, east and west

Project Description/Analysis:

The applicant has filed a Rezoning Application and detailed site and building plans for a proposed farm and storage building for property located at W262N4521 Ryan Road.

Rezoning

The applicant is proposing to rezone the property from Rs-2 Single-Family Residential District to A-2 Agricultural District. The property is designated as Retail/Service Commercial on the City's Year 2050 Land Use/Transportation Plan map.

Note that staff determined a Comprehensive Master Plan Amendment is not needed as part of the rezoning request as the A-2 Agricultural District is a holding district consistent with the current use of the property and area, and a change to the long-range use of commercial is still planned for this area as a whole. The property and area to be rezoned is not substantial compared to the entire area planned for future commercial use, which is still anticipated. As such, this proposed rezoning does not change or cause inconsistencies with the overall land use plan of the City's 2050 Comprehensive Master Plan.

The A-2 District requires a minimum lot area of 10-acres. As such the applicant intends to reconfigure the site as shown on the attached plans. The applicant will be required to record a Lot Line Adjustment/Quit Claim Deed with the Waukesha County Register of Deeds. If not completed within a timely manner, staff intends to return to the Plan Commission and Common Council with a Rezoning request to revert the zoning back to the Rs-2 District.

It is also recommended that the lot line shift maintain a minimum 100-foot setback from the existing agricultural building on the property to the south as required by the A-2 District, while also keeping the lot area at a minimum of 10-acres.

Site and Building Plans

The applicant is proposing a 5,760 square foot building with a 12-foot-wide lean-to along about half of the building for a total area of 6,624 square feet.

The A-2 District lists several different setbacks for “farm buildings,” “dwellings and related accessory buildings,” and “detached structures.” Farm buildings require a 100-foot setback from any abutting property. Dwellings and related accessory buildings require a 50-foot setback and detached structures require a 25-foot setback.

According to the applicant, this building will be used for both farming operations and personal use related to the single-family use of the property. Due to the size of the building, staff suggests a 50-foot setback from the north property line. The applicant is requesting a 25-foot setback.

Staff is requesting guidance from the Plan Commission to determine the most appropriate required setback for the proposed building and use. It can be noted that the adjacent accessory building to the north on the CELA property is about 42-feet from this property line.

The proposed building consists of steel siding with light gray walls, a charcoal gray roof and white trim. Based upon previous Plan Commission discussions, staff recommends that the building be constructed of the same type of siding as the principal dwelling on the property. This is also a requirement for accessory buildings on properties zoned as single-family residential. Per the Assessor’s records, the home on the property consists primarily of a wood or cement board siding.

Note that the proposed height of 23-feet complies with the minimum 40-foot height requirement of the A-2 District.

Recommendation:

A motion to approve the proposed rezoning of property located at W262N4521 Ryan Road from Rs-2 Single-Family Residential District to A-2 Agricultural District, subject to the recording of the proposed lot line adjustment as recommended by staff.

A motion to approve building and site plan submitted by Jeff and Brenda Wistl for the property located at W262N4521 Ryan Road, subject to the conditions contained within this staff report.

Proposed lot line adjustment, rezoning, and site & building plan review for
W262 N4521 Ryan Street, PWC 0881-998-005

Legal Description

PARCEL 2 OF CERTIFIED SURVEY MAP NO. 9027, BEING A PART OF THE SOUTHWEST AND SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 5, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, ON AUGUST 4, 2000 IN VOLUME 81 OF CERTIFIED SURVEY MAPS, PAGES 110 TO 112 INCLUSIVE, AS DOCUMENT NO. 2580908.

Project Description

1. Adjust the lot line between Parcel 1 and Parcel 2, as per attached Exhibit, to give Parcel 2 an area of 10 acres.
2. Rezone Parcel 2 from Rs-2 to A-2.
3. Approve construction of an approximately 52' x 144' post frame building, shown on attached Exhibit and elevations, to be used for agricultural storage, setback 25' from the north lot line. The exterior would be steel with light gray walls, a charcoal gray roof, and white trim.

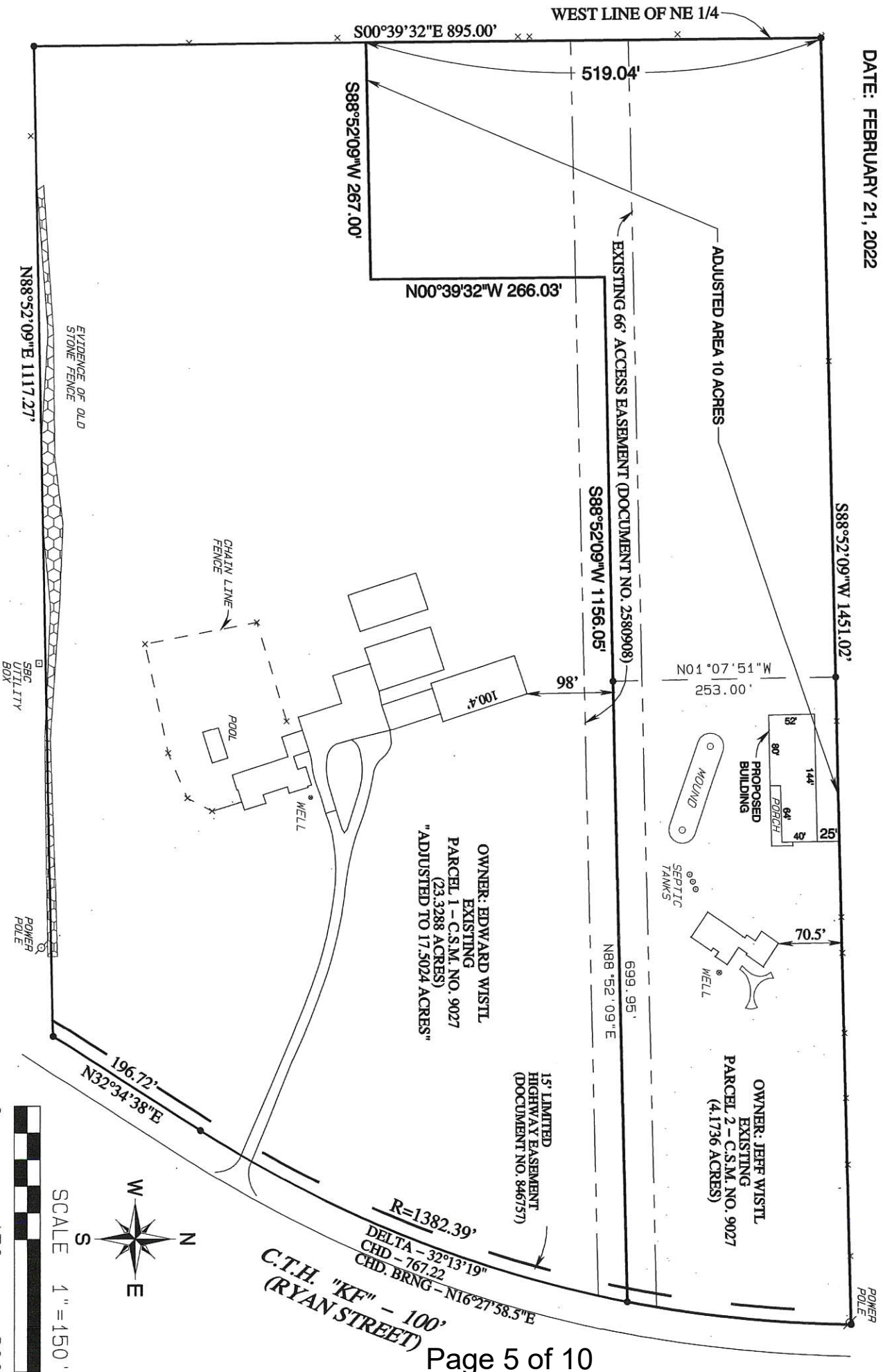
EXHIBIT

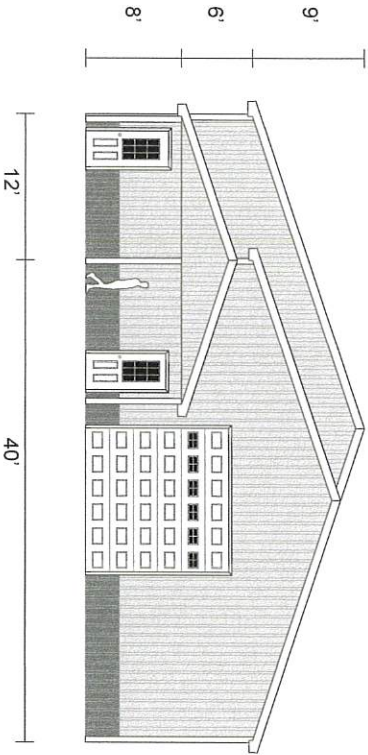
PREPARED FOR: JEFF WISTL

LOCATION: W262N4521 RYAN ROAD (CITY OF PEWAUKEE)

DATE: FEBRUARY 21, 2022

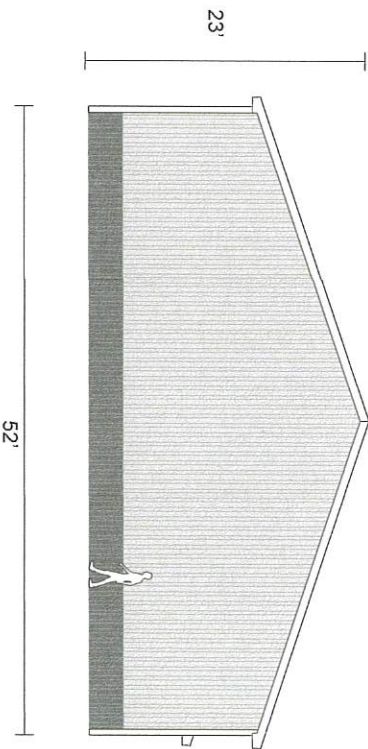
LAND SURVEYORS
KUOKKANEN & ASSOCIATES, INC.
910 ELM GROVE ROAD, SUITE 12
ELM GROVE, WI 53122
PHONE: 262-782-8680





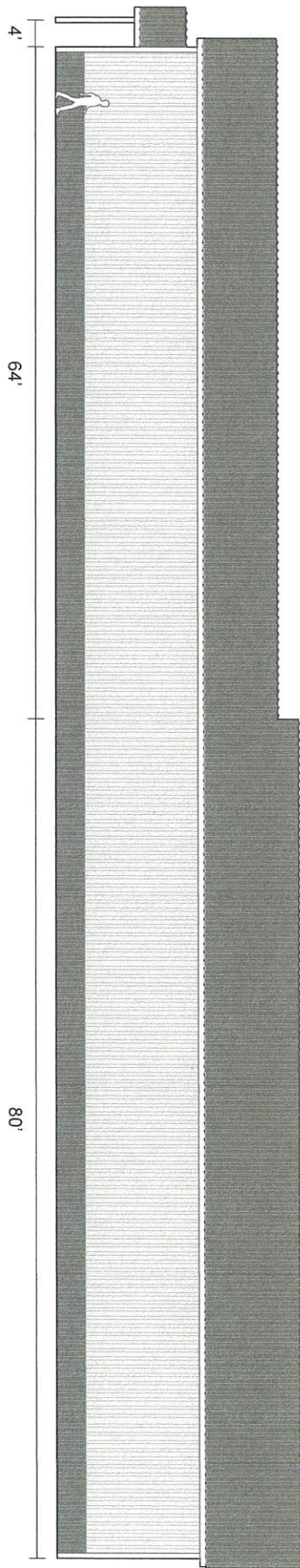
EAST ELEVATION

SCALE: 1" = 1/16"



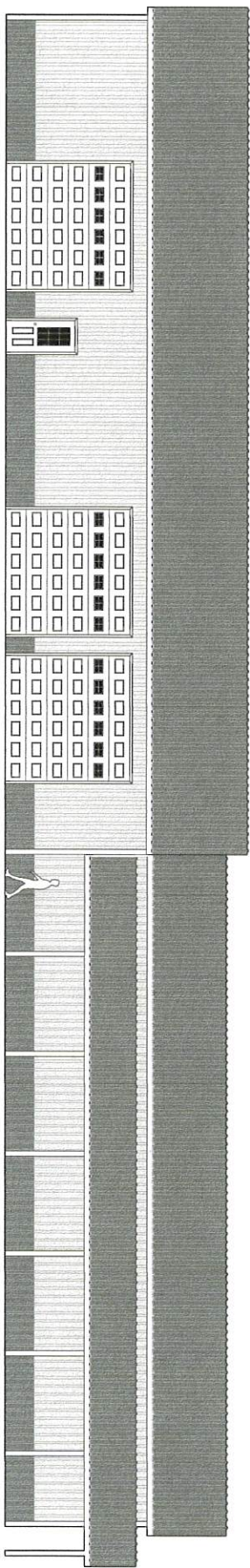
WEST ELEVATION

SCALE: 1" = 1/16"



NORTH ELEVATION

SCALE: 1" = 1/16"



SOUTH ELEVATION

SCALE: 1" = 1/16"

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

ORDINANCE 22-06

**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **RS-2 Single-Family Residential**
TO: **A-2 Agricultural**

SECTION 1 - DESCRIPTION

PARCEL 2 OF CERTIFIED SURVEY MAP NO. 9027, BEING A PART OF THE SOUTHWEST AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 5, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WAUKESHA COUNTY, WISCONSIN, ON AUGUST 4, 2000 IN VOLUME 81 OF CERTIFIED SURVEY MAPS, PAGES 110 TO 112 INCLUSIVE, AS DOCUMENT NO. 2580908

Tax Key Number: PWC 0881998005

Property Address: W262 N4521 Ryan Street

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: constructing a 5,760 square foot building.

SECTION 2 –SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 21st day of March, 2022.

COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer



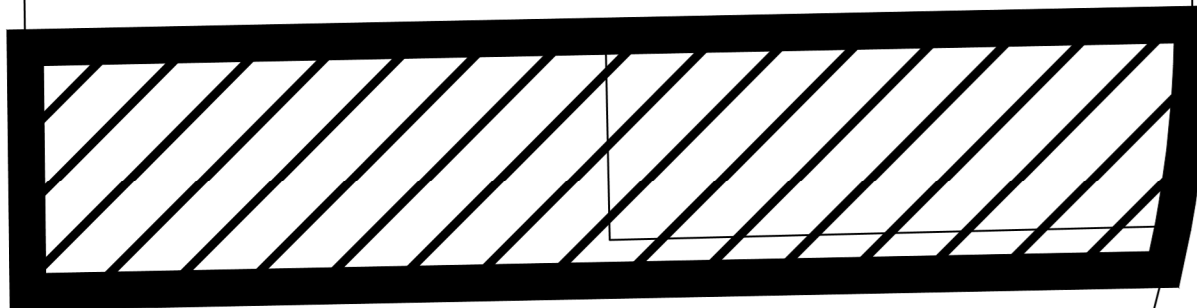
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I-2

P-1

P-1

A-2



REZONE FROM Rs-2 TO A-2 AND LOT LINE ADJUSTMENT

A-1

Rs-1

A-2

Rs-1

A-2

RYAN ROAD

HIGH STREET

Rs-1

LINDSAY ROAD

C.T.H. "KF"

Rs-3

Rs-3

Rs-3

Rs-3

HIGH STREET

A-2

A-2

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Rs-2

A-2

A-2

S.T.H. "16"

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 13.**

DATE: March 21, 2022

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 22-07** Related to Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0302a., 17.0302a.1., 17.0302a.2., and 17.0302a.3. Pertaining to the City's Current Needs Assessment Study and Impact Fee Analysis [Fuchs]

BACKGROUND:

At their March 15th meeting, the Plan Commission approved the proposed revisions to Section 17.0302 related to impact fees.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the amendments to Section 17.0302.

ATTACHMENTS:

Description

Revised 17.0302 zoning code

Ordinance 22-07

IMPACT FEES FOR PUBLIC SITE ACQUISITION, SPECIAL CITY CAPITAL IMPROVEMENTS OR FACILITIES (Rep. & Rec. 12-05)

~~a.~~—An impact fee for public site acquisition, special City capital improvements or ~~equipment facilities~~ as set forth in the City's Needs Assessment Study and Impact Fees Analysis dated November 2020 or as may be updated ~~Public Facility Needs Assessment dated January 2012~~, shall be required to be paid upon application for a building permit for construction of a building within the City in accordance with the City's Annual Fee Schedule, which will be established from time to time by separate resolution of the Common Council, following schedule:

~~a. Impact Fee to be used for Parks, playgrounds and athletic fields:~~
~~Residential buildings: \$1,000/dwelling unit~~

~~b. Impact Fee to be used for Fire and rescue facilities:~~
~~Non-residential buildings: \$0.11/square foot~~
~~Residential buildings: \$324/dwelling unit~~

~~c. Impact Fee to be used for Hike/Bike Trails:~~
~~Non-residential buildings: \$0.05/square foot~~
~~a. Residential buildings: \$129/dwelling unit~~

~~d.b.~~ In order to account for future increases in construction costs and interest costs, and in order to ensure that the fees are equitably distributed between current and future Builders, Developers or property owners, the impact fees described herein ~~shall automatically shall be~~ adjusted annually, ~~beginning on January 1, 2013~~, by the percentage increase or decrease in the United States Bureau of Labor Statistics Midwest Region All Items Consumer Price Index for All Urban Consumers from January 1 of the preceding year.

~~b.c.~~ The impact fees set forth herein shall be collected by the City Building Inspector or his designee at the time of the issuance of a building permit application. Such fee payment shall be made in the exact amount of the fee, payable to the City of Pewaukee and transmitted by the Building Inspector to the City Clerk/Treasurer on a daily basis.

~~c.d.~~ Revenues from each impact fee imposed shall be placed in a separate segregated, interest-bearing account by the City/Treasurer and shall be accounted for separately from the other funds of the City of Pewaukee. Impact fee revenues and interest earned on impact fee revenues may be expended only for the particular capital costs for which the impact fees were imposed, unless the fee is refunded as provided herein or by statute.

~~d.e.~~ ~~d.~~ Impact fees that are collected by the City of Pewaukee within 7 years of the effective date of the ordinance must be spent within 10 years, unless extended 3 years by resolution due to extenuating circumstances or hardship in meeting the deadline, from the date the fee is collected, pursuant to §66.0617(9), Stats. ~~Fees collected more than 7 years from the effective date of the ordinance must be spent in a reasonable time or be refunded. In either~~

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~~event, r~~Refunds shall be made to the then-current owner of the property with respect to which the impact fees were imposed ~~with accumulated interest.~~

~~e. The reasonable time frame within which the impact fee must be spent or refunded is 10 years, unless extended for 3 years by resolution due to extenuating circumstances or hardship in meeting the deadline.~~

f. The Ordinance shall be interpreted in conjunction with §66.0617, Wis. Stats., including but not limited to the following definitions, including any future revisions thereto:

“Builder” means a person or company that contracts with a property owner to build a building;

“Developer” means a person that constructs or creates a land or building development;

“Land or Building development” means the construction or modification of improvements to real property that creates additional residential dwelling units within a political subdivision or that result in nonresidential building uses that create a need for new, expanded or improved public facilities within a political subdivision.

g. Impact fees collected may not be expended until approved by the Common Council in accord with Wisconsin statutes and City ordinances.

h. Any person subject to imposition of a fee under this section who feels aggrieved may appeal to the Common Council which may reduce the fee if it determines that the impacts created by the proposed development do not reasonably justify the amount of the fee.

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ORDINANCE NO. 22-07

AN ORDINANCE TO REPEAL AND RECREATE SECTION 17.0302 OF THE CITY OF PEWAUKEE CODES AND ORDINANCES PERTAINING TO IMPACT FEES FOR PUBLIC SITE ACQUISITION, SPECIAL CITY CAPITAL IMPROVEMENTS OR FACILITIES

WHEREAS; the Plan Commission of the City of Pewaukee held a public hearing regarding the proposed changes to Section 17.0302 of the City's municipal code on March 15, 2022; and

WHEREAS; the Plan Commission members accepted the recommendations of the City Planner and Community Development Director and recommended Common Council approve the changes; and

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Pewaukee Waukesha County, Wisconsin, hereby enacts the following:

SECTION 1: 17.0302 shall be repealed and recreated to read:

IMPACT FEES FOR PUBLIC SITE ACQUITIOSN, SPECIAL CITY CAPITAL IMPROVEMENTS OR FACILITIES

- a. An impact fee for public site acquisition, special City capital improvements or facilities as set forth in the City's Needs Assessment Study and Impact Fees Analysis dated November 2020 or as many be updated, shall be required to be paid upon application for a building permit for construction of a building within the City in accordance with the City's Annual Fee Schedule, which will be established from time to time by separate resolution of the Common Council.
- b. In order to account for the future increases in construction costs and interest costs, and in order to ensure that the fees are equitably distributed between current and future builders, developers or property owners, the impact fees described herein shall be adjusted annually, by the percentage increase or decrease in the United States Bureau of Labor Statistics Midwest Region All Items Consumer Price Index for All Urban Consumers from January 1 or the preceding year.
- c. The impact fees set forth herein shall be collected by the City Building Inspector or his designee at the time of the issuance of a building permit. Such fee payment shall be made in the exact amount of the fee, payable to the City of Pewaukee and transmitted by the Building Inspector to the City Clerk/Treasurer on a daily basis.
- d. Revenues from each impact fee imposed shall be placed in a separate segregated, interest-bearing account by the City/Treasurer and shall be accounted for separately from the other funds of the City of Pewaukee. Impact fee revenues and interest earned on impact

fee revenues may be expended only for the particular capital costs for which the impact fees were imposed, unless the fee is refunded as provided herein or by statute.

- e. Impact fees that are collected by the City of Pewaukee within 7 years of the effective date of the ordinance must be spent within 10 years, unless extended 3 years by resolution, due to extenuating circumstances or hardship in meeting the deadline, from the date the fee is collected, pursuant to §66.0617(9), Stats. Refunds shall be made to the then-current owner of the property with respect to which the impact fees were imposed.
- f. The Ordinance shall be interpreted in conjunction with §66.0617, Wis. Stats., including but not limited to the following definitions, including any future revisions thereto:

“Builder” means a person or company that contracts with a property owner to build a building;

“Developer” means a person that constructs or creates a land or building development;

“Land or Building Development” means the construction or modification of improvements to real property that creates additional residential dwelling units within a political subdivision or that results in nonresidential building uses that create a need for new, expanded or improved public facilities within a political subdivision.

- g. Impact fees collected may not be expended until approved by the Common Council in accord with Wisconsin Statutes and City Ordinances.
- h. Any person subject to imposition of fee under this section who feels aggrieved may appeal to the Common Council which may reduce the fee if it determines that the impacts created by the proposed development do not reasonably justify the amount of the fee.

SECTION 2: Severability

The several sections of this ordinance are declared severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3: Effective Date

This Ordinance shall take effect upon publication or posting as provided by law.
Dated this 21st day of March, 2022

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

Kelly Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 14.**

DATE: March 21, 2022

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Resolution 22-03-12** Revising the 2022 Fee Schedule Related to Impact Fees Collected [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Resolution 22-03-12

RESOLUTION 22-03-12
A RESOLUTION TO AMEND THE 2022 FEE SCHEDULE
FOR THE CITY OF PEWAUKEE

WHEREAS, the City of Pewaukee Common Council has created a City Code of Ordinances; and

WHEREAS, the City of Pewaukee requires certain fees for services provided by the city as currently outlined in the sections of the Municipal Code; and

WHEREAS, the City Common Council has an obligation to the taxpayers in the City of Pewaukee to establish fair fees, cash bonds, and letters of credit requirements to offset the services and actual cost of City employees for review and inspection; and

WHEREAS, the City of Pewaukee adopted the 2022 Fee Schedule on December 20, 2022 through the passage of Resolution 21-12-46; and

WHEREAS, the City of Pewaukee decides from time to time, these fees for such approved activities within the City may be modified by the City Common Council by resolution.

NOW THEREFORE, the Common Council of the City of Pewaukee, **DOES HEREBY RESOLVE AS FOLLOWS**:

SECTION 1: SCHEDULE OF FEES.

The following shall be modified the Schedule of Fees for services provided by City of Pewaukee personnel:

8. Impact Fee – Also Zoning Ordinance	
Total Residential Impact Fee \$1,548.00 / dwelling unit	
Total Non-Residential Impact Fee \$2,036 / per acre	
➤ Impact Fee to be used for Parks, Playgrounds and Athletic Fields:	
○ Residential Buildings:	\$984.00 / dwelling unit
➤ Impact Fee to be used for Fire and Rescue Facilities:	
○ Non-residential building:	\$232.00 / per acre
○ Residential buildings:	\$ 95.00 / dwelling unit
➤ Impact Fee to be used for Hike/Bike Trails:	
➤ Non-residential buildings:	\$1,804.00 / per acre
➤ Residential buildings:	\$ 469.00 / dwelling unit

SECTION 2: EFFECTIVE DATE.

This resolution shall take effect upon passage and posting or publication as provided by law.

Dated the 21st day of March, 2022.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 15.**

DATE: March 21, 2022

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion Regarding the 2022 Assigned Funds [Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

2022 Assigned Balance Report

CITY OF PEWAUKEE
2022 BUDGET
ASSIGNED FUNDS FOR CAPITAL EQUIPMENT & FACILITIES

	2021 Balance	2022 Adds	2022 Proposed Expenditures	2022 Est Balance
Capital Equip Fund				
IT				
Assessment CAMA Software(less deposit)	26,875	5,625	(15,000)	17,500
AV Conferencing between stations	11,666	2,222		13,888
Cashiering System/2020 balance to Bldg	-	10,000		10,000
Building Software/BSA	-	5,000		5,000
Common Council AV Upgrade	20,000	5,000		25,000
Firewalls -Replace Internet Appliance (Sophic)	15,000	-	-	15,000
Replace Backup System	23,400	5,000		28,400
Security (Cameras, Door locks)	28,770	4,246		33,016
Server Replacements	21,502	9,000		30,502
Special Assessment Software	7,000	3,500		10,500
Upgrade Computer Infrastructure	10,000	15,000	(25,000)	-
	164,213	64,593	(40,000)	188,806
Fire Dept				
Staff Car #1	-			-
Staff Car #1 new 2026	26,000	13,000		39,000
Staff Car #2	45,305	13,000		58,305
Staff Car #3	3,996		(3,996)	0
Staff Car #3-2026	13,000	13,000		26,000
Staff Car #4	21,466		(21,466)	-
Staff Car #4-new	13,000	13,000		26,000
Ambo #2851	263,640	55,680		319,320
Ambo #2852	279,849	45,151	(325,000)	0
#2853 Ambulance	286,650	63,350	(350,000)	-
#2861 Engine	135,000	67,500		202,500
#2862 Engine	-			-
#2862 Engine -new	69,500	69,500		139,000
#2863 Engine	900,808		(900,808)	-
#2863 Engine-2038 purchase	70,000	70,000		140,000
Ladder Truck #2871	369,250	83,075		452,325
#2883 Grass Truck	40,600	5,800		46,400
#2885 Utility/Plow Truck (2001)	17,875	3,575		21,450
#2887 Inspection Vehicle (2005)	28,600	5,700		34,300
#2896 Gator Utility	21,875	3,125		25,000
#2899 Hovercraft	52,500	7,500		60,000
Hand Held Radios	121,101	10,000	(121,101)	10,000
Replace Fitness Equipment		15,000	(15,000)	-
Advanced Airways	27,950	10,000		37,950
Defib 12 lead Wires	200,000	25,000	(200,000)	25,000
Mobile Data Communication Systems (9)	58,313	10,000		68,313
Ambo Gurney	-			-

Replacement Hose/Large Diameter	3,333	1,667	(5,000)	-
SCBA Upgrades	-			-
SCBA Upgrades-new 2030	37,000	37,000		74,000
Station Alerting System	-			-
Thermal Imaging Cameras # 1	7,700	5,000		12,700
Thermal Imaging Cameras # 2	-	5,000		5,000
Thermal Imaging Cameras # 3	-	5,000		5,000
	3,114,312	655,623	(1,942,371)	1,827,564

BLDG INSP

Inspection Vehicle #1	3,000	3,000		6,000
Inspection Vehicle #1	3,000	3,000		6,000
	6,000	6,000	-	12,000

HWY

#1 One-Ton Dump Truck	-	15,000		15,000
#2 1-Ton Dump Truck	10,000	10,000		20,000
#3 Boom Mower	55,100	11,600		66,700
#4 Road Grader	16,850	8,500		25,350
#5 Backhoe	47,666	1,000		48,666
#6 Plow Truck	102,250	19,750		122,000
#7 Plow Truck	-	40,000		40,000
#15 Plow Truck-new additon to fleet	45,827	-		45,827
#15 Plow Truck-new to be purchased in 203:	-	21,600		21,600
#8 Plow Truck	62,375	20,375		82,750
#9 Plow Truck	152,180	21,500		173,680
#10 Plow Truck	124,286	20,000		144,286
#11 Plow Truck	138,144	21,000		159,144
#12 Plow Truck	21,200	21,200		42,400
13- Pavement Roller 2018	4,650	1,050		5,700
14- Boom 2018	4,400	1,400		5,800
#16 Plow Truck	82,000	20,000		102,000
#17 Tandem Plow Truck	44,500	22,000		66,500
#18 Front End Loader	45,375	14,125		59,500
#19 Plow Truck	172,000	48,000	(220,000)	-
#20 Asphalt Hot Box	24,200	3,400		27,600
#24 Air Compressor	14,777	1,000		15,777
#25 4x4 Pickup Truck	6,500	6,500		13,000
#27 Pre-storm Pre-Wet Unit 2035 (14k)	2,400	2,400		4,800
#28 Highway Mower	23,750	6,250		30,000
#29 Chipper	24,734	2,400		27,134
#35 Shop Compressor	2,900	500		3,400
#39 Walk Behind Concrete Saw 2037 (7.5k)	1,000	1,000		2,000
#52 Shop Pressure Washer	4,261	677		4,938
#53 One-Ton Dump Truck-new addition to fl	7,106	10,000		17,106
#54 Fork Lift	16,428	2,144		18,572
#55 1-Ton Dump Truck	56,250	9,375		65,625
#56 Sign Truck	43,945	12,515		56,460
#58 Skidsteer	7,780	3,280		11,060

#301- Compact Tractor/Multi-Unit (1/2 with	5,380	2,830		8,210
302- Spider Lift (1/2 Storm 1/2 Hwy)	9,241	5,700		14,941
303 Trailer for Spider Lift (1/2 Storm 1/2 Hw	-	800		800
	1,379,455	408,871	(220,000)	1,568,326

Eng

GIS system/asset management		100,000	(100,000)	-
Total Station Survey-split eng,storm,w/s		2,200		2,200
Pickup/SUV (1/2 Storm Water)- cost \$35k	10,500	3,500		14,000
	10,500	105,700	(100,000)	16,200

Parks City Only

Tennis Court/BB Court Resurfacing	66,282	20,000	(20,000)	66,282
Dog park conversion				
Kitchen Update at Wagner Park	6,000			6,000
4 Permanent Pickleball Courts (tennis conversion)		45,500	(45,500)	
Wagner Playground Resurface	6,500	6,500		13,000
#155 2016 Kifco Sprinkler-was #152	1,583	1,583		3,166
#153 2016 Kifco Sprinkler	1,583	950		2,533
Sports Complex Driveway Asphalt top coat	-			
Sports Complex Bleacher Pads & ADA paths	-			-
Sports Complex - Leauge Donation	11,275		(11,275)	-
Splash Pad	8,250			8,250
All-inclusive playground	16,750			16,750
Parks Playground Equip	118,876	17,916		136,792
Total City only Parks	237,099	92,449	(76,775)	252,773

Parks Shared Equipment

#72 GMC Truck	900	1,500		2,400
#73 GMC Truck	1,000	4,000		5,000
#74 GMC 1/2 ton 4x4	6,375	3,375		9,750
#75 2012 4x4 Pick-Up (net of 15k trade)	25,000		(25,000)	-
#76 2013 Utility Truck/Pickup & Trailer	29,700	5,950		35,650
Diamond Trailer (break out from #76)	2,800	2,800		5,600
#77 2014 1-Ton Dump	21,000	10,000		31,000
#78 2014 Pickup Salter and Plow	20,474	9,310		29,784
#79 2016 Utility Van	5,584	2,084		7,668
#80 2018 One Ton Pickup	4,000	6,000		10,000
#81 2010 4x4 Pick-Up	5,000	4,500		9,500
#82 2016 1-Ton Dump	8,500	8,500		17,000
#83 2017 Wing Mower	14,000	14,000		28,000
#85 2013 Utility Dump	4,200			4,200
#86 2018 Wing Mower	-	14,000		14,000
#87 2008 Tractor/Loader	29,000	8,000		37,000
#89 2012 Trailer	8,376	6,626	(15,002)	-
#91 2018 Sand pro	-	4,500		4,500
#96 2013 Wing Mower	3,750	6,750		10,500
#99 2017 Zero Turn Mower	2,667	2,667		5,334

#100 2016 Trailer	3,417	1,317		4,734
#101 2014 Trailer	5,300	900		6,200
#102 2010 Pressure Washer	-	-		-
#110 Preseeder	3,000	1,250		4,250
#114 2017 Trailer	3,126	1,146		4,272
#130 Top Dresser (smaller)	5,600	1,350		6,950
#133 2018 Trailer Mounted Water Tank	788	788		1,576
#149 Aerator 687	5,361	4,161		9,522
#151 2017 5900 Wing Mower	39,375	28,125	(67,500)	-
#154 2017 Slit Seeder	1,171	1,171		2,342
#156 Dingo (material handler)	17,000	8,500		25,500
Joint Park/Open Space Plan Update	2,000	1,000		3,000

	Total Shared	278,464	164,270	(107,502)	335,232
30%	Less Village Share of Commitments	(83,539)	(47,638)	31,176	(97,217)
29%	Net Shared Parks	194,925	116,632	(76,326)	238,015
	Total Parks	432,024	209,081	(153,101)	490,788

grand total assignments

5,106,504	1,449,868	(2,455,472)	4,103,684
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**** Parks split with Village is 29% in 2022

SUMMARY

	City Hall	-	-	-	-
	Elections	-	-	-	-
	IT	164,213	64,593	(40,000)	188,806
	Fire Dept	3,114,312	655,623	(1,942,371)	1,827,564
	Bldg	6,000	6,000	-	12,000
	HWY	1,379,455	408,871	(220,000)	1,568,326
	Eng	10,500	105,700	(100,000)	16,200
	Parks City Only	237,099	92,449	(76,775)	252,773
	Parks Shared Equipment	278,464	164,270	(107,502)	335,232
30%	Less Village Share of Assignments	(83,539)	(47,638)	31,176	(97,217)
29%	Grand total Assignments	5,106,504	1,449,868	(2,455,472)	4,103,684

Storm

#201 Sweeper (Utility-2011)	-	27500	27,500
#202 Rubber Tire Excavator (Utility-2011)	59,200	24200	83,400
#204 Hydro Seeder (Storm Water) (2014)	4,040	1496	5,536
#205 Tandem Truck (Storm Water) (2015)	92,629	28343	120,972
#207 Mini Excavator (2019)	16,225	8225	24,450
#208 Trailer (Culvert/Equip Hauling)	4,280	1965	6,245
#209 Portable Traffic Control Devices - 2	3,870	3870	7,740
#211-Equip. Trailer (2021)	-	2200	2,200

#212 - Catch Basin Trailer (2022)	-	1100		1,100
#301- Compact Tractor/Multi-Unit (1/2 with H	5,380	2830		8,210
302- Spider Lift (1/2 Storm 1/2 Hwy)	-	5,700		5,700
303 Trailer for Spider Lift (1/2 Storm 1/2 Hw	-	800		800
Pickup/SUV (1/2 Engineering)- cost \$35k	10,500	3500		14,000
Televising Equipment - share with Sewer	7,500	2500		10,000
Total Station Survey-split eng,storm,w/s	13,000	-		13,000
Sewer Jetter (1/2 Sewer)		250000	-250000	-
GIS system/asset management		100000	-100000	-
	216,624	464,229	(350,000)	330,853

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 16.**

DATE: March 21, 2022

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Proclamation Honoring Michael J. Hasslinger [Mayor Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Hasslinger Proclamation

City of Pewaukee Proclamation

A PROCLAMATION DECLARING APRIL 23, 2022 - MICHAEL J. HASSLINGER DAY

Whereas, the Vietnam War started in the 1950's as a struggle between communist North Vietnam and its allies, and South Vietnam, supported by anti-communist nations, including the United States; and

Whereas, at the request of their country, more than 165,400 service members from Wisconsin were called upon to defend liberty, fight gallantly against the spread of communism and defend the freedom of the Vietnamese people; and

Whereas, Michael J. Hasslinger was one of those men called upon to serve as an E-4 Specialist in the United States Army; and

Whereas, Michael J. Hasslinger was among the more than 300,000 soldiers wounded during the Vietnam War and received the oldest military decoration still in present use, the Purple Heart; and

Whereas, it is never too late to pay tribute and recognize the men and women who answered the call of duty with courage and valor; and

Whereas, Michael J. Hasslinger will be embarking on a life-changing Honor Flight to Washington D.C. on April 23, 2022 to visit war memorials and experience a day of thanks and appreciation for his service; and

Whereas, Michael J. Hasslinger faithfully served the Town and City of Pewaukee for years in numerous capacities and has demonstrated his deep and genuine love for our community; and

Whereas, the City of Pewaukee is honored, proud, and grateful to have Michael J. Hasslinger as a former member of the military and a resident of the City of Pewaukee; and

Whereas, the City of Pewaukee will always remember and pay homage for all that he sacrificed; and

Now, Therefore, Be It Proclaimed, that the City of Pewaukee Mayor and Common Council, on behalf of all of the Citizens of Pewaukee, Wisconsin, hereby declare April 23, 2022 - Michael J. Hasslinger Day in the City of Pewaukee.

Presented to the City of Pewaukee Common Council this 21st day of March, 2022

Colleen Brown
Common Council President

Steve Bierce
Mayor

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 17.**

DATE: March 21, 2022

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Eagle Scout Proclamations for Alexander J. Reinbold and Liam M. Hughs [Mayor Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Reinbold

Hughs

PROCLAMATION

Whereas, the Boy Scouts of America is a vital force in the development of our youth through its many programs which encourage the ability of its members to do things for themselves and especially for others; and

Whereas, one of the major objectives in the Scouting program is to develop citizenship through community involvement, and in addition to working for citizenship merit badges, Scouts are encouraged to participate in community service projects; and

Whereas, **Alexander J. Reinbold** is a member of Troop 119 and has not only proven himself to be an outstanding member of the Boy Scouts of America, but has attained the highest honor bestowed on a Scout ~ the Eagle Scout Award; and

Whereas, the Eagle Scout Award is a distinction that will follow him throughout life and will be a beacon to others of the leadership quality and commitment this young man has shown;

Now Therefore, the Mayor and the Common Council of the City of Pewaukee, do hereby officially recognize **Alexander J. Reinbold** as worthy of this highest honor and encourage him to continue his commitment to excellence.

In Witness Whereof, I have hereunto set my hand and seal on this twenty-first day of March, Two Thousand and Twenty-Two.

Steve Bierce
Mayor
City of Pewaukee

Colleen Brown
Council President
City of Pewaukee

PROCLAMATION

Whereas, the Boy Scouts of America is a vital force in the development of our youth through its many programs which encourage the ability of its members to do things for themselves and especially for others; and

Whereas, one of the major objectives in the Scouting program is to develop citizenship through community involvement, and in addition to working for citizenship merit badges, Scouts are encouraged to participate in community service projects; and

Whereas, **Liam M. Hughes** is a member of Troop 119 and has not only proven himself to be an outstanding member of the Boy Scouts of America, but has attained the highest honor bestowed on a Scout ~ the Eagle Scout Award; and

Whereas, the Eagle Scout Award is a distinction that will follow him throughout life and will be a beacon to others of the leadership quality and commitment this young man has shown;

Now Therefore, the Mayor and the Common Council of the City of Pewaukee, do hereby officially recognize **Liam M. Hughes** as worthy of this highest honor and encourage him to continue his commitment to excellence.

In Witness Whereof, I have hereunto set my hand and seal on this twenty-first day of March, Two Thousand and Twenty-Two.

Steve Bierce
Mayor
City of Pewaukee

Colleen Brown
Council President
City of Pewaukee