

Planning Department

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

~ MEETING CANCELLED ~

PLAN COMMISSION MEETING NOTICE AND AGENDA

Thursday, March 19, 2020

7:00 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated February 20, 2020
 3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Kent and Christine Raabe to Rezone Property Located at N22 W25012 Still River Court from LC Lowland Conservancy to Rs-4 Single-Family Residential for the Purpose of Updating the Rear Yard Zoning for Residential Improvements (PWC 0950026)
 4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)
 5. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) (PWC 0951995001)
 6. Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)
 7. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)
 8. Discussion and Possible Action Regarding Conceptual Review of a Two-Story Office Building for Green Acres, LLC Located at N28 W25206 Bluemound Road (PWC 0925994004 & PWC

0925990002)

9. Discussion and Action and Public Hearing Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0207b, 17.0301e, 17.0435d, 17.0435e(7)(f)iii, 17.0435l(5), 17.0436 and 17.0717 Related to the Deletion of Appendices A-1, A-2, A-3 and A-4
10. Discussion Regarding the Community Development and Building Services Annual Report for 2019
11. Adjournment

Ami Hurd
Deputy Clerk

3/12/2020

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 City Planner, Nick Fuchs, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.**

DATE: March 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated February 20, 2020

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.**

DATE: March 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Kent and Christine Raabe to Rezone Property Located at N22 W25012 Still River Court from LC Lowland Conservancy to Rs-4 Single-Family Residential for the Purpose of Updating the Rear Yard Zoning for Residential Improvements (PWC 0950026)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Raabe Rezoning Staff Report

Raabe Rezoning Matter Of

Raabe Rezoning Grades

Raabe Rezoning Application and Map



Office of the Planning & 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 19, 2020

Date: March 10, 2020

Project Name: Raabe Rezoning

Project Address/Tax Key No.: N22W25012 Still River Court/PWC 0950026

Applicant: John Craig, Century Landscaping Co.

Property Owner: Kent and Christine Raabe

Current Zoning: Rs-4 Single-Family Residential District (0865994) & Rs-6 Single-Family Residential District (0865997004)

Proposed Zoning: Rs-4 Single-Family Residential District and LC Lowland Conservancy District

2050 Land Use Map Designation: Low-Medium Density Residential

Use of Surrounding Properties: Waukesha County owned land zoned LC District to the north, Outlot 2 of the Still River subdivision (zoned LC District) to the south and east, and single-family residential to the west.

Project Description

The applicant is proposing to rezone a portion of the property located at N22W25012 Still River Court from LC Lowland Conservancy District to Rs-4 Single-Family Residential District to accommodate the construction of an in-ground swimming pool, patio, and fence.

Currently, the proposed swimming pool and patio areas overlap with the LC District zoning on the property. A swimming pool and patio are not allowed uses within the LC District; therefore, the property owner is requesting to rezone the current LC District zoning boundary on the property.

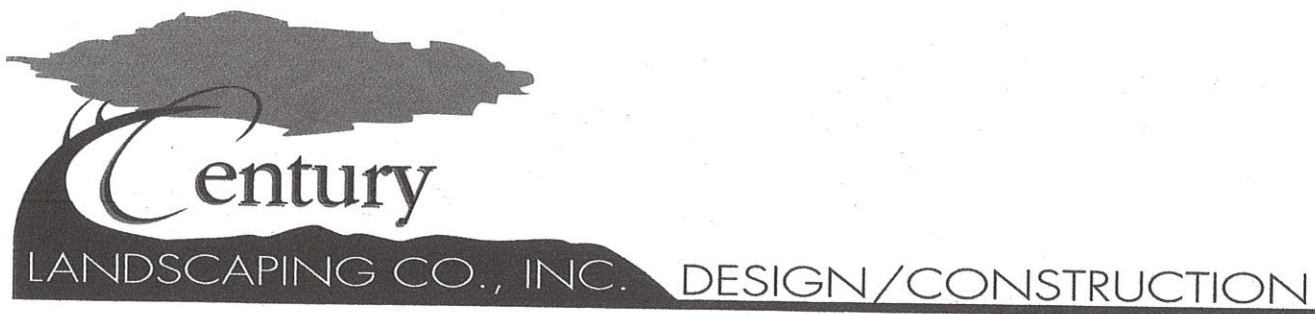
In review of the Still River Subdivision Plat, the current LC District boundary extends beyond the delineation of any wetland, wetland setback, floodplain, floodplain setback, and any other protected natural resources onsite or adjacent to the property. As such, staff is not objecting to the rezoning request.

Staff has conducted a preliminary review of the proposed improvements and it appears the patio, fence, and in-ground swimming pool comply with zoning and building code standards. Note that patios and in-ground swimming pools are allowed to be extended into the rear yard of a parcel, but not closer than 15-feet from a property boundary and 5-feet from an easement.

Upon approval of the rezoning, staff will complete a final review to ensure compliance with all applicable standards, including Sections 17.0910, 17.1400-93 and 229, and Section 14.30, prior to issuance of a Building Permit.

Recommendation

A motion to recommend approval of the rezoning request to rezone the LC District portion of the property located at N22W25012 Still River Court to Rs-4 Single-Family Residential District.



January 14th, 2020

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wi. 53072

Honorable Mayor and Common Council Members,

I am requesting a zoning change from Lowland Conservancy to Rs-4 Single Family at N22 W25012 Still River Ct, Pewaukee Wi. 53072, lot 4 Still Water Subdivision.

The original grade and native vegetation have been altered/removed during the development of the subdivision to reflect the master grading plan for the Still Water Subdivision, (see attached grading plan for Lot 4). The area along the rear portion of lot 4 no longer exhibits the physical or botanical characteristics of a wetland. Therefore, I would like to change the zoning designation of approximately 2,300 sq. ft. to RS-4 to develop the residential landscape according to the submitted landscape plan.

Thank you,

Wendy Wiza
Century Landscaping Co., Inc

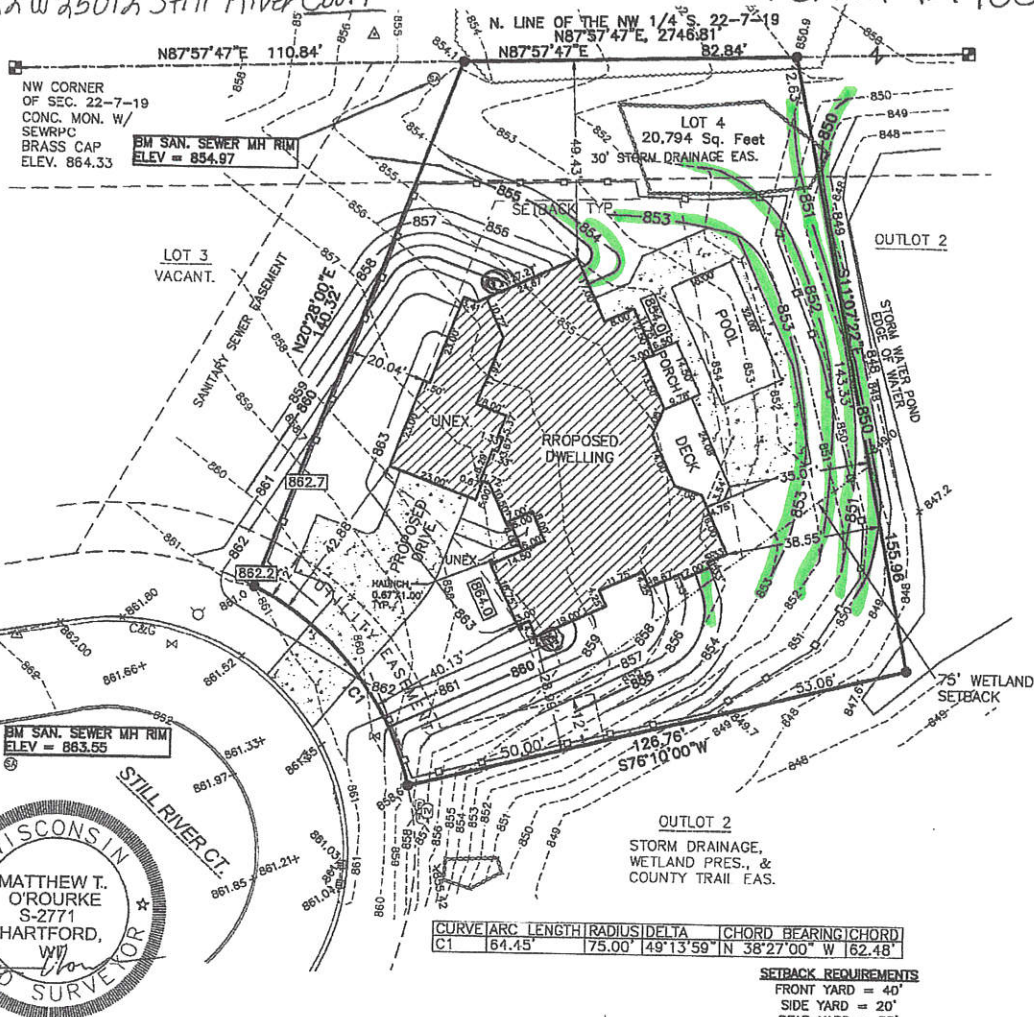
Job #
RAA 1052

N22W25012 Still River Court

PLAT OF SURVEY

LOT 4 IN STILL RIVER A SUBDIVISION OF PART OF THE NE 1/4 OF THE NE 1/4 SECTION, PART OF THE NE 1/4, THE SE 1/4, AND NW 1/4 OF THE NW 1/4 OF SECTION 22, T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PERMIT #190073-B



NOTES:

- ELEVATIONS ARE NGVD 29 AND REFERENCED TO THE NW CORNER OF SEC. 22-7-19 ELEV. = 854.33
- BEARINGS REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SEC. 22-7-19 RECORDED AS N87°57'47"E.
- EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED GRADING AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE BASED ON THE MASTER GRADING PLAN (MGP) PROVIDED BY THE CITY AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR. EROSION CONTROL MEASURES SHALL BE VERIFIED/ADJUSTED BY THE BUILDER AND/OR BUILDING INSPECTOR BASED ON SITE CONDITIONS.
- NO TITLE COMMITMENT HAS BEEN PROVIDED. AN ADDITIONAL SEARCH FOR EASEMENTS OF RECORD HAS NOT BEEN COMPLETED.
- EASEMENTS AND BUILDING SETBACKS PER SUBDIVISION PLAT.
- PREPARED FOR KINGS WAY HOMES, LLC

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

PROPOSED GRADES PER GRADING PLAN

FINISH YARD GRADE: 864.0/854.0
GARAGE FLOOR: 864.33
TOP OF WALL: 864.67
TOP OF FOOTING: 854.67 (10' WALL)
DRIVEWAY SLOPE=5%

SETBACK REQUIREMENTS

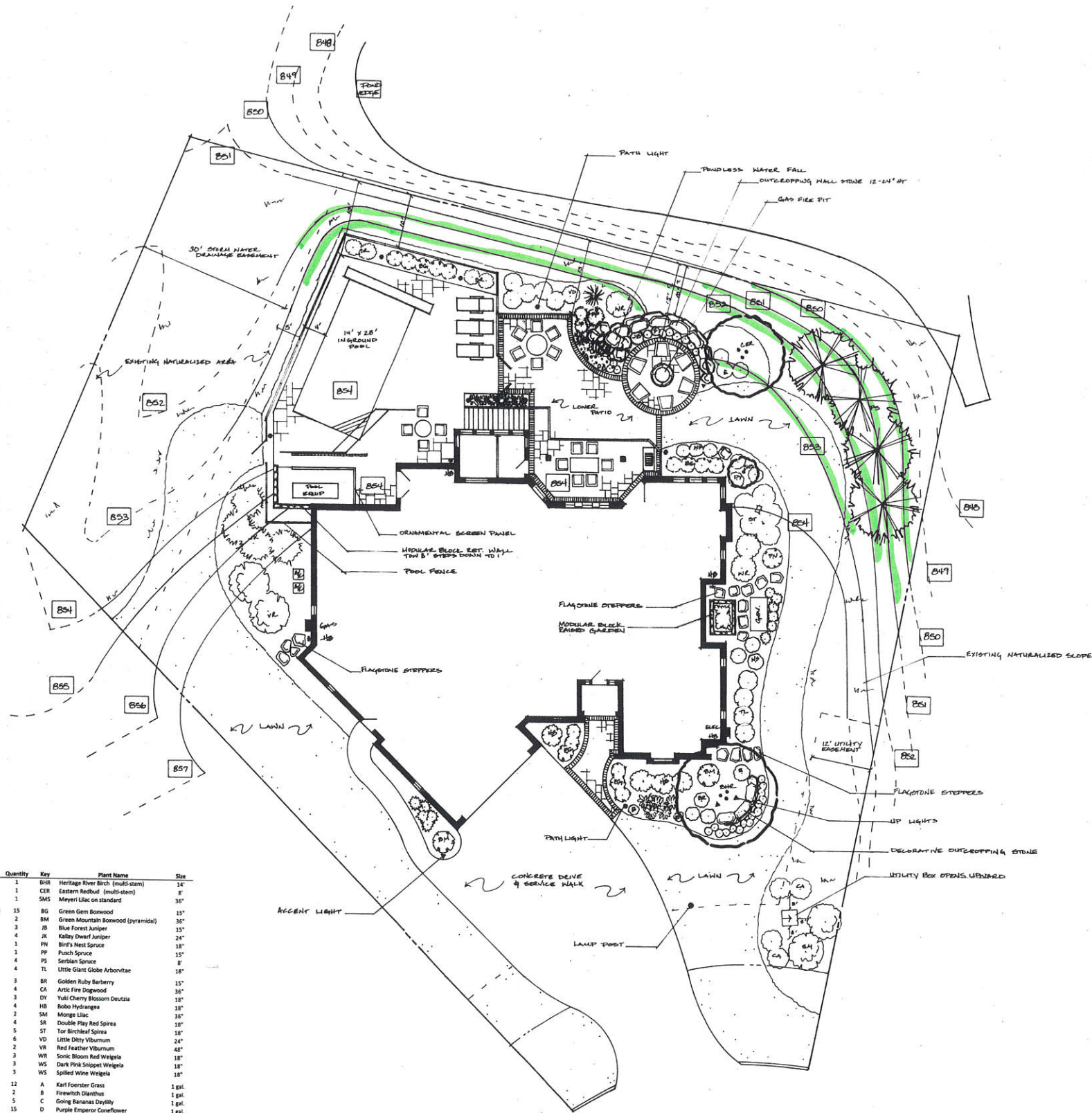
FRONT YARD = 40'
SIDE YARD = 20'
REAR YARD = 35'

LEGEND

- SECTION CORNER MONUMENT
- SET 1" IRON PIPE
- 10' OFFSET STAKE
- HYDRANT
- ELECTRIC PEDESTAL
- TV PEDESTAL
- CURB INLET
- WATER VALVE
- SANITARY MANHOLE
- CULVERT PIPE
- TREELINE
- RIP RAP
- 885.9 x EXISTING SPOT ELEVATION
- 855 - EXISTING CONTOUR
- 860 - PROPOSED CONTOUR
- XXX.X PROPOSED GRADE PER MGP
- PROPOSED SILT FENCE

CLIENT	KINGS WAY HOMES	LOCATION	N22W25012 STILL RIVER COURT PEWAUKEE, WISCONSIN	REV.	PROP. CONTOUR CHANGE 12/4/2018	 LAND SURVEYING & LAND PLANNING P.O. BOX 15, HARTLAND, WI 53029 WWW.LANDTECHWI.COM LANDTECHSURVEYING@GMAIL.COM (262) 267-7599
PROJECT	RAABE	DRAWING	18174.DWG	REV.	PROP. CONTOUR CHANGE 12/17/2018	
LAYOUT	PLAT OF SURVEY	DRAWN BY	SMW	REV.	PROP. CONTOUR CHANGE 12/28/2018	
DRAWING	18174.DWG	CHECKED BY	MTD	REV.	BENCHMARK UPDATE 1/10/2019	

EXISTING BUILDER GRADES



Plant List:

Quantity	Key	Plant Name	Size
1	BHR	Heritage River Birch (multi-stem)	14"
1	CR	Eastern Redbud (multi-stem)	8"
1	SMS	Meyer Lilac on standard	36"
15	BG	Green Gem Boxwood	15"
2	BM	Green Mountain Boxwood (pyramidal)	36"
3	JB	Blue Forest Juniper	15"
4	JK	Kelly Dwarf Juniper	24"
1	PN	Bird's Nest Spruce	18"
1	PP	Pusch Spruce	15"
4	PS	Serbian Spruce	8"
4	TL	Little Giant Globe Arborvitae	18"
3	BR	Golden Ruby Barberry	15"
4	CA	Arctic Fire Dogwood	36"
3	DY	Yuki Cherry Blossom Deutzia	18"
4	HB	Bobo Hydrangea	18"
2	SM	Monge Lilac	36"
4	SR	Double Play Red Spirea	18"
5	ST	Tor Birchleaf Spirea	18"
6	VD	Little Ditty Viburnum	24"
2	VR	Red Feather Viburnum	48"
3	WR	Sonic Bloom Red Weigela	18"
3	WS	Dark Pink Snowpet Weigela	18"
3	WS	Spilled Wine Weigela	18"
12	A	Karl Foerster Grass	1 gal.
2	B	Firewitch Dianthus	1 gal.
5	C	Going Bananas Daylily	1 gal.
15	D	Purple Emperor Coneflower	1 gal.
4	E	Owners Peony Transplants	1 gal.
8	F	Zagreb Coreopsis	1 gal.
3	G	Fruit Punch Cranberry Dianthus	1 gal.
6	I	When My Sweetheart Returns Daylily	1 gal.
1	L	Adagio Maiden Grass	1 gal.
1	M	Banana Boat Sedge	1/2 gal.

Raabe Residence
N22 W25012 Still River Ct.
Pewaukee, WI 53072



N77 W31086 Hartman Court Hartland, WI 53029 (262) 966-2822

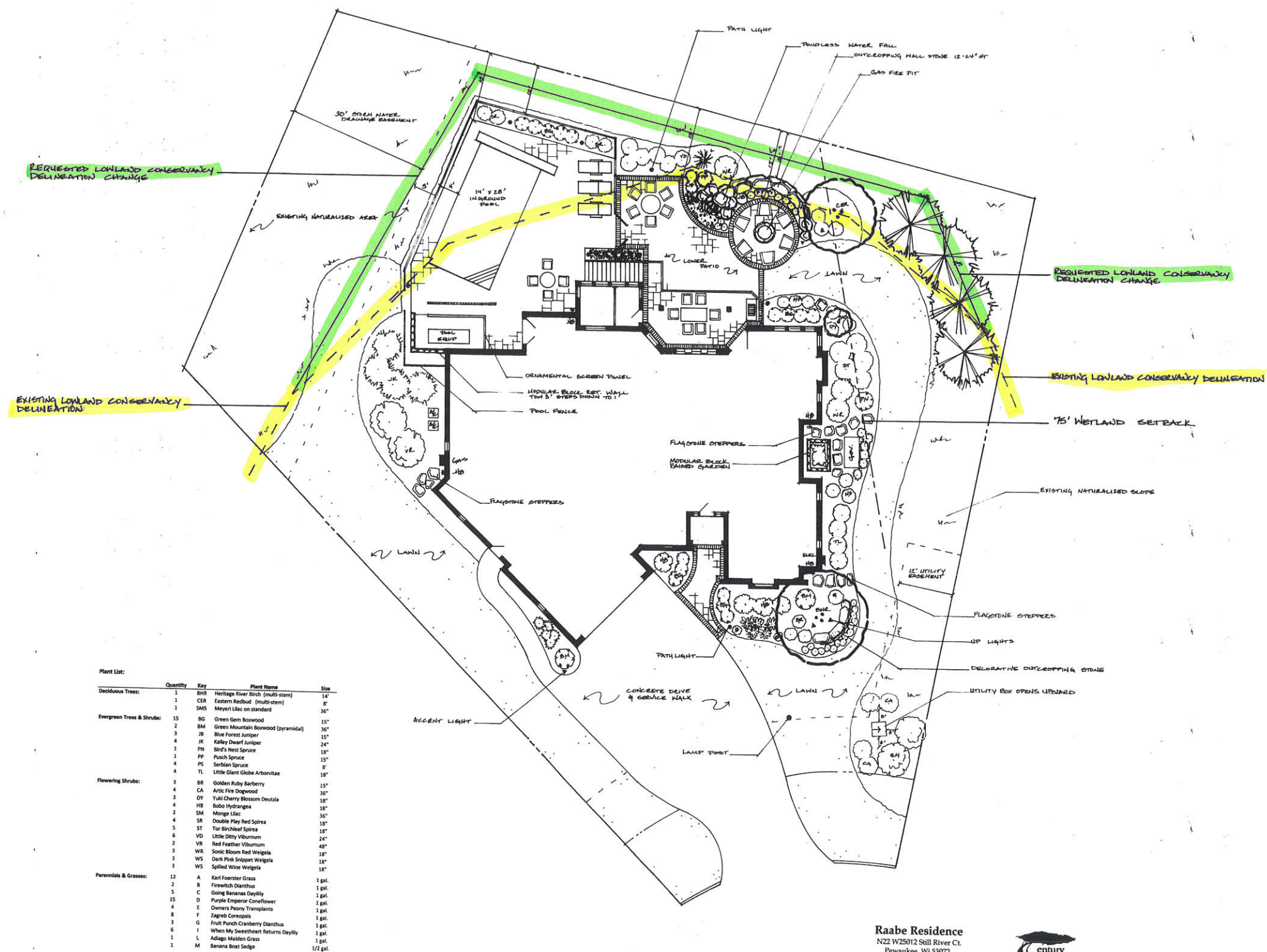
This drawing and design concepts are the copyrighted property of Wendy Wiza and Century Landscaping Co., Inc., in which reserves all rights to this plan's use in any manner whatsoever, including reproductions and installation.

Any reproduction or reproduction is strictly prohibited and subject to recovery of all damages.

Plan rights may be purchased, contact Century Landscaping at (262) 966-2822 for plan fee.

Design by: *Wendy Wiza* © date: 4/23/20

PROPOSED GRADES



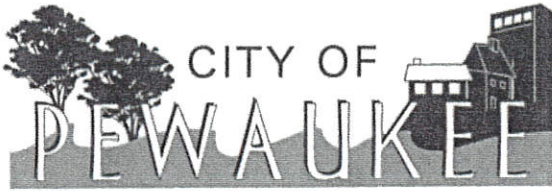
Raabe Residence
N22 W25012 Still River Ct.
Pewaukee, WI 53072



N77 W31086 Hartman Court Hartland, WI 53029 (262) 966-2822
This drawing and design concepts are the copyrighted property of Wendy Wiza and Century Landscaping Co., Inc. in which reserves all rights to this plan's use in any manner whatsoever, including reproductions and installation.
Any non-authorized use or reproduction is strictly prohibited and subject to recovery of all damages.
Plan rights may be purchased, contact Century Landscaping at (262) 966-2822 for plan fee.
Design by: Wendy Wiza © Date: 4/23/20

ZONING

LC to RS-4



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

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property FROM LOWLAND CONSERVANCY zoning district(s) TO RS-4 zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: LOT #4 STILL RIVER

Property Address: N22 W25012 STILL RIVER CT Tax Key Number(s): 0950024

Property owner(s) (Full Legal Name): KENTARAABE & CHRISTINE L RAABE

Owner's Address: 1080 HAWTHORNE RIDGE DR City/State/Zip: BROOKFIELD WI 53045

Phone: 262 227-1604 Email: Kentraabe@icloud.com

This amendment to the zoning map is being proposed in order to CIRAABE@icloud.com

UPDATE REAR YARD ZONING FOR RESIDENTIAL IMPROVEMENTS

Applicant (Full Legal Name):

Name: JOHN M CRAIG

Company: CENTURY LANDSCAPING CO

Address: N77 W31086 HARTMAN CT

City/State/Zip: HARTLAND WI 53029

Phone: 262 966-2822

Email: JOHNC@CENTURYLANDSCAPING.CO

Contact Person (Full Legal Name):

Name: WENDY WIZA

Company: CENTURY LANDSCAPING CO

Address: N77 W31086 HARTMAN CT

City/State/Zip: HARTLAND WI 53029

Phone: 262 966-2822

Email: Wendy@centurylandscaping.com

Rezoning submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
 - o \$400.00, plus cost for publication, notice and all attorney fees related to Project
- ☐ Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request and proposed zoning as well as any future development plans or any proposed site or building improvements.
 - o A Rezoning Exhibit that illustrates the property boundaries, areas to be rezoned and specifically notes the existing and proposed zoning.
 - o Building and Site Plans as may be applicable.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.

Rs-4 LC

REZONE FROM LC TO RS-4

Rs-4

Rs-4

Rs-4

LC
STILL RIVER CT.

Rs-4

Rs-4

Rs-4

LC

Rs-4

Rs-4

Rs-4

I-1

Rs-4

Rs-4

RIVER

DRIVE

STILL

Rs-4

Rs-4

Rs-4

Rs-4

Rs-4

FOX CREEK CT.

Rs-4

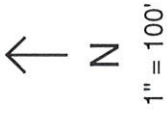
Rs-4

Rs-1

LC

LC

Rs-1



**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.**

DATE: March 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Staff Report

Arce Handyman Narrative

Arce Handyman Zoning Map

C1 Wetland

C2 Wetland Aerial

C3 Layout

C4 Layout Aerial

C5 Grading

C6 Grading & Aerial



Office of the Planning & 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 19, 2020

Date: March 11, 2020

Project Name: Acre Handyman, LLC Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, Conditional Use, and Site & Building Plans

Project Address/Tax Key No.: Not Assigned/PWC 0951995001

Applicant: Pedro Arce

Property Owner: Arce Handyman, LLC

Current Zoning: Rs-1 Single-Family Residential District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Single-family residential to the north, south and east, and industrial to the south

Introduction

The applicant is proposing to develop the property located along the east side of Bluemound Road, approximately one-eighth mile south of Wamser Drive, for a landscape contracting and service business use.

To accommodate the proposed development and use, the applicant, Arce Handyman, LLC, filed a Rezoning request, Comprehensive Master Plan Amendment Application, Certified Survey Map, Conditional Use Application, and Site & Building Plans for City review.

The Plan Commission reviewed conceptual plans at their October 17, 2019 meeting and were generally supportive of the proposed land use. The applicant has made changes since that submittal. Most significantly, a single-family lot and home were previously proposed. At this time, the applicant is not moving forward with that use.

Project Description/Analysis

Certified Survey Map (CSM)

The applicant is proposing to subdivide the existing 7.529-acre parcel to create one lot and two outlots. Lot 1 is located in the center of the existing parcel and will be utilized for the landscape business use. Lot 1 has an area of 2.294 acres. Outlot 1 is roughly the northern third of the existing parcel and has an area of 2.684 acres and Outlot 2 is the southern third of the existing parcel and has an area of 2.524 acres.

Currently there are no development plans for the two outlots. If proposed to be developed in the future, owners of those outlots would need to submit a CSM to the City requesting to remove the outlot designations in addition to any other required applications.

Rezoning

Currently the property is zoned entirely Rs-1 Single-Family Residential District. The applicant is proposing to rezone the proposed commercial portion of the property (Lot 1) from Rs-1 Single-Family Residential District to M-1 General Wholesale Business/Warehouse District and LC Lowland Conservancy District.

The applicant is also proposing to rezone Outlot 1 from Rs-1 Single-Family Residential District to Rs-3 Single-Family Residential District and LC Lowland Conservancy District.

The proposed Outlot 2 is being requested to remain as Rs-1 Single-Family Residential District, except for rezoning the wetland area to Lowland Conservancy District.

Note that the proposed LC District zoning for Lot 1, Outlot 1, and Outlot 2 of the proposed Certified Survey Map will match the wetland delineation completed on October 8, 2019 by Sheri Lieffring of Natural Resources, Inc. The applicant has provided a letter of concurrence from the DNR for those delineations.

Staff is recommending that the Rezoning shall be contingent upon the approval of the Comprehensive Master Plan Amendment, Certified Survey Map, Conditional Use, and Site & Building Plans.

Comprehensive Master Plan Amendment

Currently the property is designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan. A Comprehensive Master Plan Amendment Application is required to proceed concurrently with the Rezoning Application in order for the rezoning request to be consistent with the City's Comprehensive Master Plan.

As such, the future land use designation of the proposed Lot 1, Outlot 1, and Outlot 2 must be amended as follows with the approval of the Rezoning Application:

- Lot 1: From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas.
- Outlot 1: From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas.
- Outlot 2: From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas.

Note that as the existing zoning of Rs-1 District for Outlot 2 is not substantially changing or proposed to be rezoned, Outlot 2 does not require a Comprehensive Master Plan Amendment and the current future land use designation of Manufacturing/Fabrication/Warehousing may remain.

Staff is recommending that the Comprehensive Master Plan shall be contingent upon the approval of the Rezoning request, Certified Survey Map, Conditional Use, and Site & Building Plans.

Conditional Use and Site & Building Plans

The proposed landscape business use is not specifically listed within the M-1 General Wholesale Business/Warehouse District; therefore, a Conditional Use is required per Section 17.0504, which allows unspecified uses to proceed through the Conditional Use process (see below).

17.0504 SPECIAL CONDITIONAL USES NOT SET FORTH IN DISTRICT REGULATIONS MAY BE ALLOWED, INCLUDING:

- a. All uses similar in character to the permitted uses on the premises, as determined by the Plan Commission, which meet the intent of the district but which are not specifically listed as permitted principal, accessory or conditional uses within the text of the zoning district classification or other section of this ordinance.

It can also be noted that Section 17.0209d. allows ‘unclassified uses’ to be permitted by the Plan Commission provided “that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties.”

The applicant has indicated that the building will be utilized for an office and storage of equipment. The applicant has stated that no retail services are provided onsite.

The development plans consists of the building as well as the associated entrance drive, parking area, trash bin, and four storage bins for materials to be kept onsite. As previously mentioned, the site contains a large wetland. In addition to the wetland, the City also requires a 25-foot wetland setback. The proposed development does not encroach into the wetland or wetland setback.

At the time of this report, the applicant has not yet provided landscape, lighting, or sign plans. The applicant has also not submitted final building plans. Below are conditions of approval, which include the submittal of landscape and lighting plans for staff review and approval. However, if building plans are not submitted in time for staff and Plan Commission review prior to the meeting, it is recommended that this item be tabled to a future meeting date.

Staff recommends the following conditions related to the use and proposed site and building plans:

1. Outdoor storage of materials and vehicles shall be kept in an orderly fashion at all times. No commercial equipment shall be parked or stored outside overnight. Commercial vehicles, such as cars and trucks, may be parked overnight within designated parking spaces onsite. There shall be no other outdoor storage allowed, except within the designated storage bins as shown on the Site Plan, dated March 6, 2020.
2. No outdoor activities shall occur between the hours of 9:00 p.m. and 8:00 a.m.
3. Details of the proposed trash bin, including materials and height of the enclosure, shall be submitted for staff review and approval prior to issuance of a Building Permit.
4. Details of the proposed storage bins, including materials and height of the walls, shall be submitted for staff review and approval prior to issuance of a Building Permit.

5. A Landscape Plan and Lighting Plan shall be submitted for staff review and approval prior to issuance of a Building Permit.
6. Waukesha County approval of the access location from Bluemound Road shall be provided to the City prior to issuance of a Building Permit.
7. Temporary fencing shall be installed onsite at the wetland setback line to ensure protection of the wetland.
8. Final utility, grading, erosion control, and storm water management plans shall be approved by the Engineering Department prior to the issuance of a Building Permit.
9. The Conditional Use shall be contingent upon the approval of the Rezoning request, Comprehensive Master Plan Amendment, Certified Survey Map, and Site & Building Plans

Recommendation

It is recommended that this item be tabled unless building plans have been provided with sufficient time for staff and Plan Commission review.

If any applications are approved, staff recommends the approval be contingent upon the conditions contained within this report.

ARCE HANDYMAN LLC PROPERTY
BLUEMOUND ROAD
CITY OF PEWAUKEE, WISCONSIN

PROJECT NARRATIVE

Pedro Arce, owner of Arce Handyman, LLC, is the owner of the parcel with tax key identification PWC 0951995001. The parcel for this proposed development is henceforth collectively referred to as “the Site”.

The Site is located on the east-northeast side of Bluemound Road and east of State Highway 16, just north of Interstate Highway 94, in the City of Pewaukee, Waukesha County. The Site contains approximately 326,816 square feet (+/-7.503 acres).

Mr. Arce intends to divide the property into one (1) lot and two (2) outlots for potential sale to adjacent owners. He requests to rezone non-wetland area on the new lot from the current RS-1 to a M-1 zoning to relocate his business from the City of Waukesha to the City of Pewaukee. Non-wetland area on the proposed Outlot 1 will be rezoned to RS-3 zoning, similar to adjacent properties; while the non-wetland area on the proposed Outlot 2 will remain as Rs-1. Wetland areas on all three (3) parcels are being requested to be rezoned as LC – Lowland Conservancy District.

Arce Handyman, LLC is a landscaping and maintenance company catering to both residential and commercial clients. The proposed new business headquarters is not intended to be a retail facility, but rather an office and warehousing facility for equipment and supplies. The majority of the equipment and supplies are proposed to be stored within the proposed warehouse/office building.

For this proposed development, LandMark Engineering Sciences, Inc. created the concept surveying and engineering documents and will perform these services for and during site design, permitting and construction.

- LEGEND
- SET 1" IRON PIPE

○

FOUND 3/4" REBAR

⊙

FENCE POST

○

FOUND IRON PIPE AS NOTED

⊙

SEPTIC FACILITY

—

EXISTING SPOT GRADE

↓

GUY WIRE

⊗

UTILITY POLE

⊞

UTILITY PEDESTAL

⊙

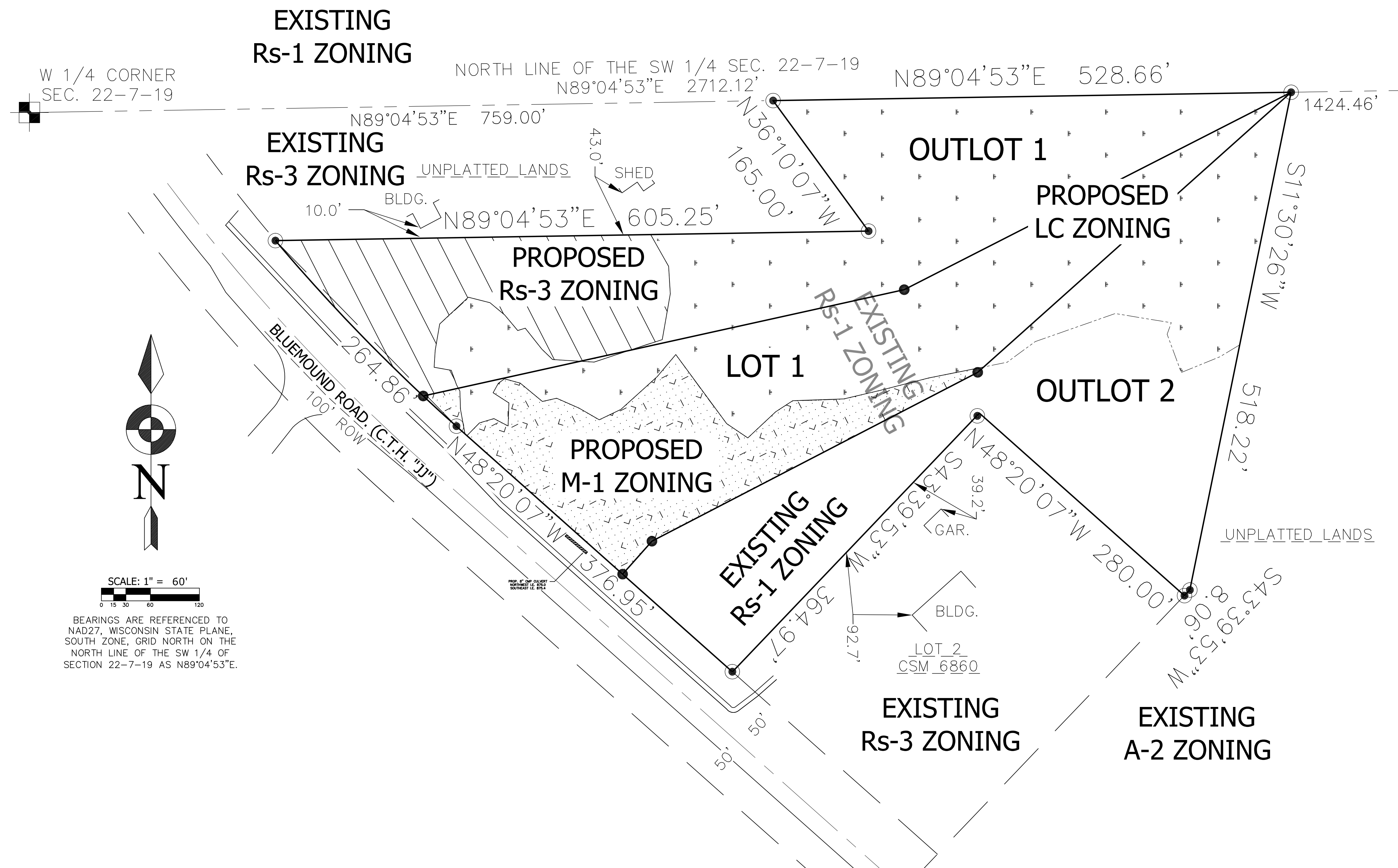
TREE

—

EROSION CONTROL BARRIER

—

PROPOSED GRADE CHANGES



- NOTES
1. EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.

2. PROPOSED REZONING IS AS FOLLOWS:

* WETLAND AREAS WILL BE REZONED TO LC, LOWLAND CONSERVANCY DISTRICT.

* REMAINING AREA OF LOT 1 WILL BE REZONED TO M-1 TO ACCOMMODATE LANDSCAPING AND HANDYMAN BUSINESS OPERATIONS.

* REMAINING AREA OF OUTLOTS 1 & 2 WILL BE REZONED TO RS-3 TO MATCH EXISTING ZONING OF ADJACENT PROPERTIES.

3. COMPREHENSIVE MASTER PLAN FOR THIS AREA IS FOR FUTURE ZONING TO EVENTUALLY BE INDUSTRIAL ZONING. THE COMPREHENSIVE MASTER PLAN IS PROPOSED TO BE REVISED TO ACCOMMODATE CURRENT REZONING REQUEST DESCRIBED ABOVE.



LANDMARK

ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186

PHONE: 414-719-2769

EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT

BLUEMOUND ROAD

PEWAUKEE, WI 53072

PROPOSED LAYOUT

PROJECT # 2737.00

DATE 15 DEC 2019

DRAWN BY MDA

DESIGNED BY MDA

REVISIONS 13 FEB 2020

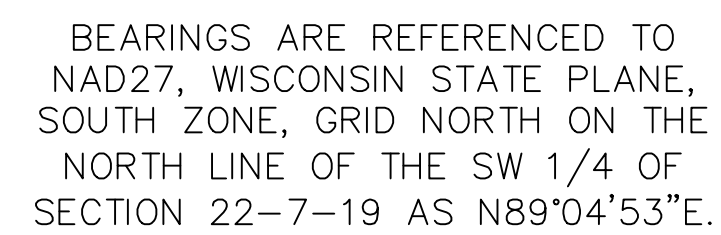
06 MAR 2020

SHEET NUMBER

Z-1

OF 1 SHEETS

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4
OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- ⑤ SEPTIC FACILITY
- EXISTING SPOT GRADE
- ⊥ GUY WIRE
- ⊙ UTILITY POLE
- ⊞ UTILITY PEDESTAL
- TREE
- DELINEATED WETLAND EXTENT

1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.
2. HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.
3. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
4. THE FIELD WORK WAS COMPLETED ON JULY 3, 2019.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

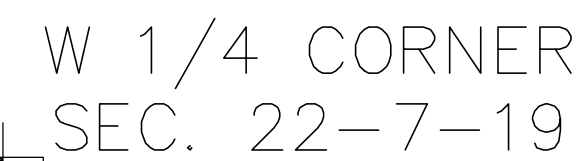


ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

WETLAND SURVEY

C-1

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4
OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



SCALE: 1" = 50'

0 25 50 100

BEARINGS ARE REFERENCED TO
NAD27, WISCONSIN STATE PLANE,
SOUTH ZONE, GRID NORTH ON THE
NORTH LINE OF THE SW 1/4 OF
SECTION 22-7-19 AS N89°04'53"E.

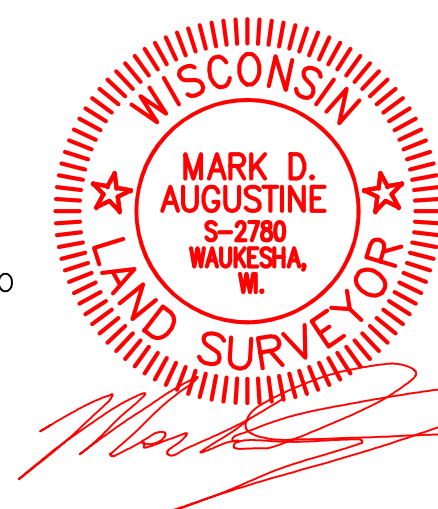
LEGEND

- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- ⑤ SEPTIC FACILITY
- EXISTING SPOT GRADE
- ↓ GUY WIRE
- ⊙ UTILITY POLE
- ▣ UTILITY PEDESTAL
- ⊙ TREE
- DELINEATED WETLAND EXTENT

1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.
2. HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.
3. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
4. THE FIELD WORK WAS COMPLETED ON JULY 3, 2019.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.



LANDMARK
ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

WETLAND SURVEY

PROJECT # 2737.00

DATE 04 DEC 2019

DRAWN BY _____ MA _____

DESIGNED BY MA

REVISIONS 13 DEC 2019

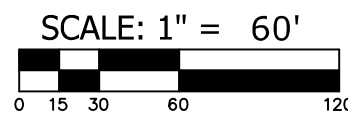
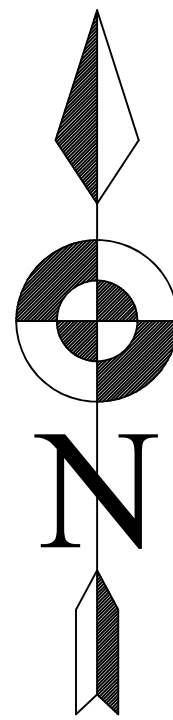
15 DEC 2019

SHEET NUMBER _____

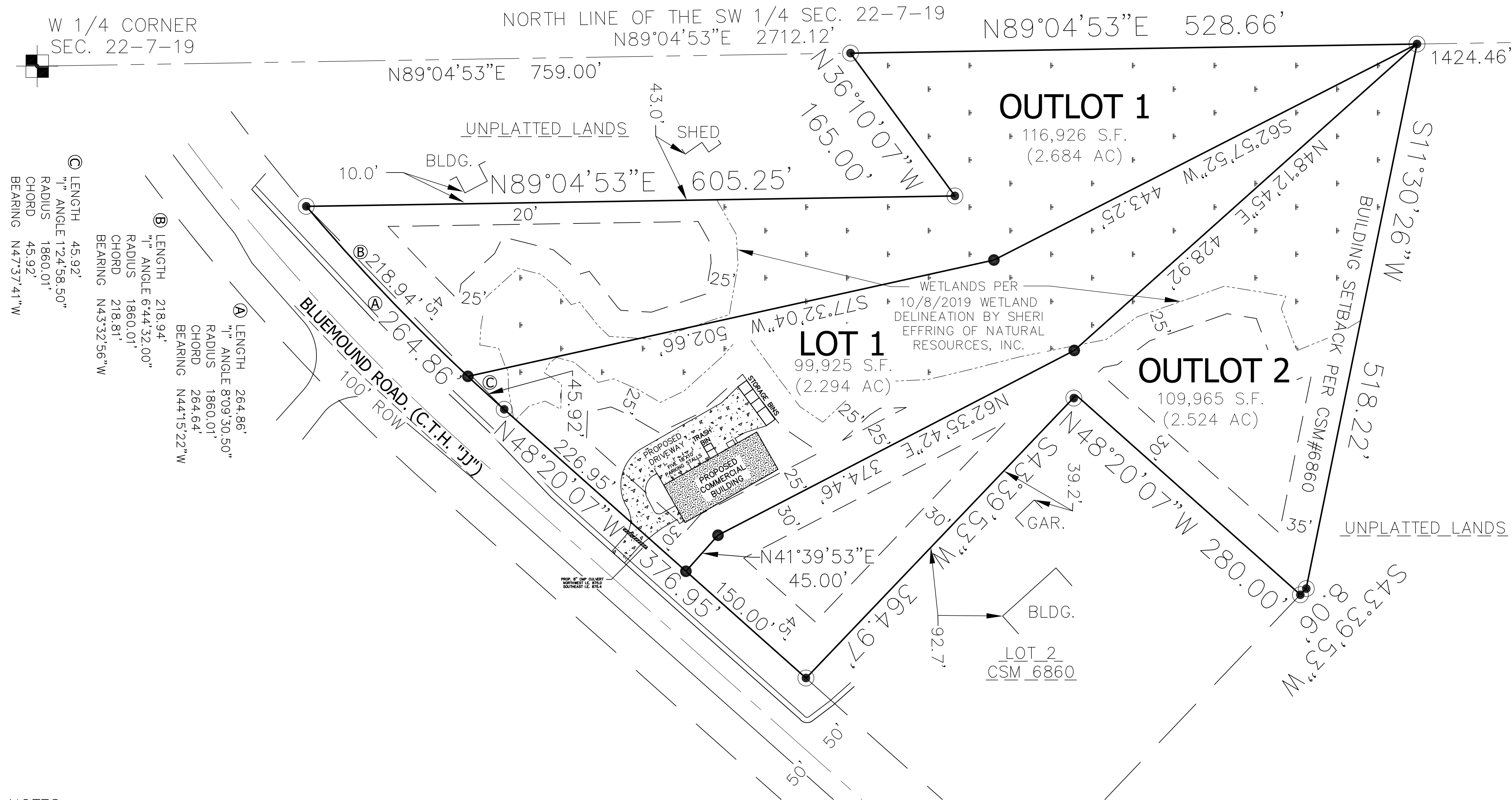
C-2

OF 4 SHEETS

- LEGEND**
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - ⦿ FENCE POST
 - FOUND IRON PIPE AS NOTED
 - Ⓢ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊗ UTILITY POLE
 - ▣ UTILITY PEDESTAL
 - TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES



BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE SW 1/4 OF SECTION 22-7-19 AS N89°04'53"E.



NOTES:

- EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.
- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 IS NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS.
- PROPOSED IMPERVIOUS SURFACE AREA IMPROVEMENTS FOR PROPOSED LOT 1 ARE 10,623 S.F. (0.244 AC). TOTAL NON-WETLAND AREA ON PROPOSED LOT 1 IS 43,221 S.F. (0.992 AC). THUS, THE AMOUNT OF NON-WETLAND GREENSPACE AREA IS 32,598 S.F. (0.748 AC), WHICH IS 75.42% OF THE NON-WETLAND AREA AND 32.62% OF THE TOTAL LOT AREA FOR PROPOSED LOT 1. PROPOSED IMPERVIOUS SURFACE AREA IS BROKEN OUT AS FOLLOWS:
BUILDING 4,000 S.F.
DRIVEWAY 6,173 S.F.
STORAGE BINS 450 S.F.
TOTAL: 10,623 S.F.



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WE ADVISE NEIGHBORS
ADVANCE BY 14 DAYS
MILWAUKEE AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



LANDMARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

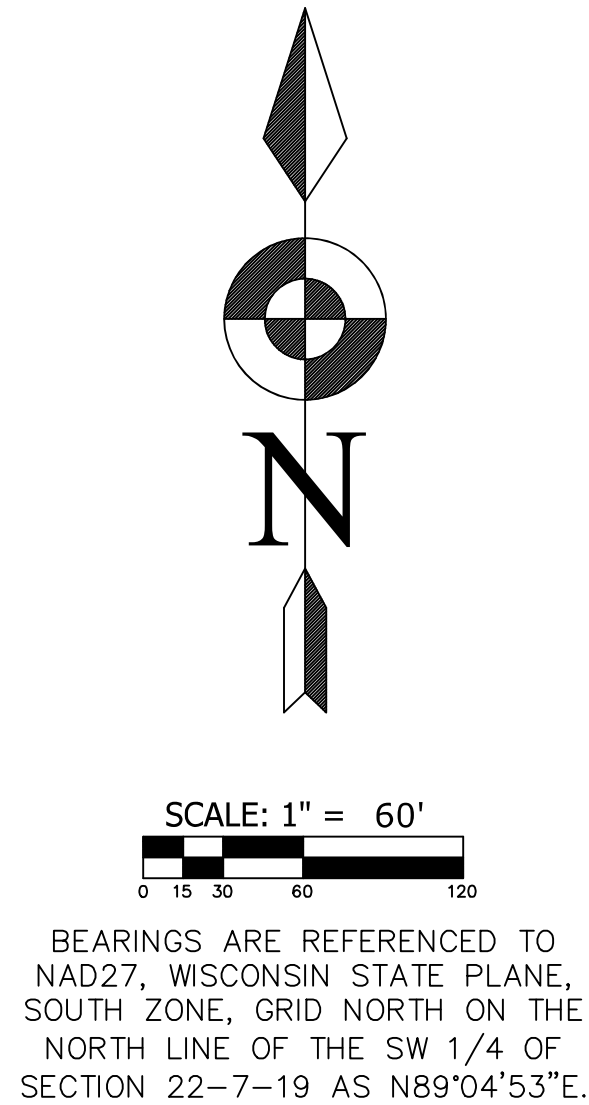
PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15 DEC 2019
22 JAN 2020	13 FEB 2020
06 MAR 2020	
SHEET NUMBER	

C-3

OF 4 SHEETS

- LEGEND**
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - FENCE POST
 - FOUND IRON PIPE AS NOTED
 - ⊙ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊗ UTILITY POLE
 - ▣ UTILITY PEDESTAL
 - TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES

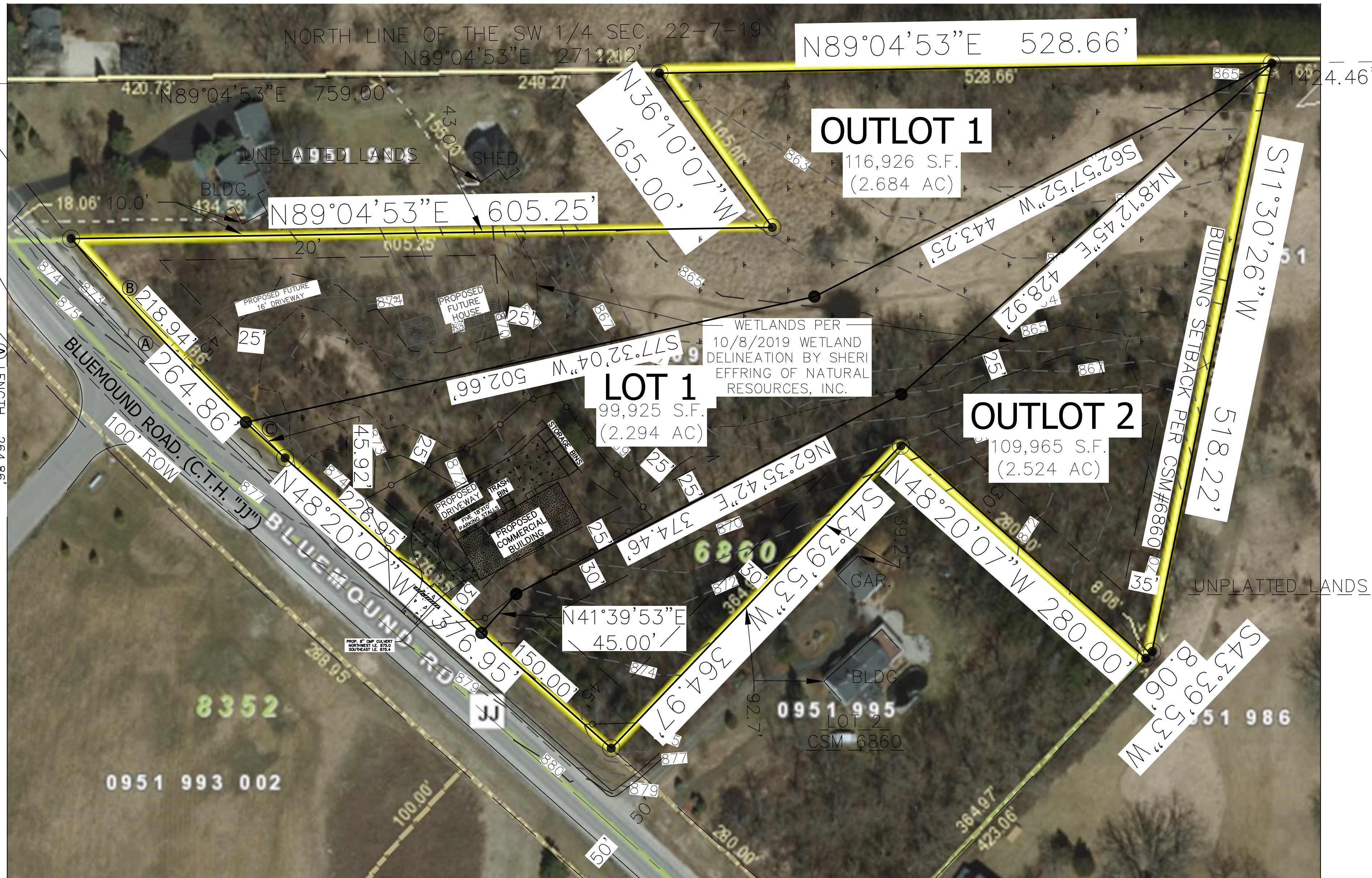


W 1/4 CORNER SEC. 22-7-19

③ LENGTH 45.92'
" ANGLE 124°58.50"
RADIUS 1860.01'
CHORD 45.92'
BEARING N47°57'41"W

② LENGTH 218.94'
" ANGLE 6°44'32.00"
RADIUS 1860.01'
CHORD 218.81'
BEARING N45°32'56"W

① LENGTH 264.86'
" ANGLE 8°09'30.50"
RADIUS 1860.01'
CHORD 264.64'
BEARING N44°15'22"W



NOTES:

- EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.
- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 IS NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS.
- PROPOSED IMPERVIOUS SURFACE AREA IMPROVEMENTS FOR PROPOSED LOT 1 ARE 10,623 S.F. (0.244 AC). TOTAL NON-WETLAND AREA ON PROPOSED LOT 1 IS 42,252 S.F. (0.970 AC). THUS, THE AMOUNT OF NON-WETLAND GREENSPACE AREA IS 31,629 S.F. (0.726 AC), WHICH IS 33.08% OF THE TOTAL AREA FOR PROPOSED LOT 1. PROPOSED IMPERVIOUS SURFACE AREA IS BROKEN OUT AS FOLLOWS:
BUILDING 4,000 S.F.
DRIVEWAY 6,173 S.F.
STORAGE BINS 450 S.F.
TOTAL 10,623 S.F.



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WE SERVICE METROPOLITAN
AREAS IN IL, IN, OH, PA, VA, WI
MILW. AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



LAND MARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

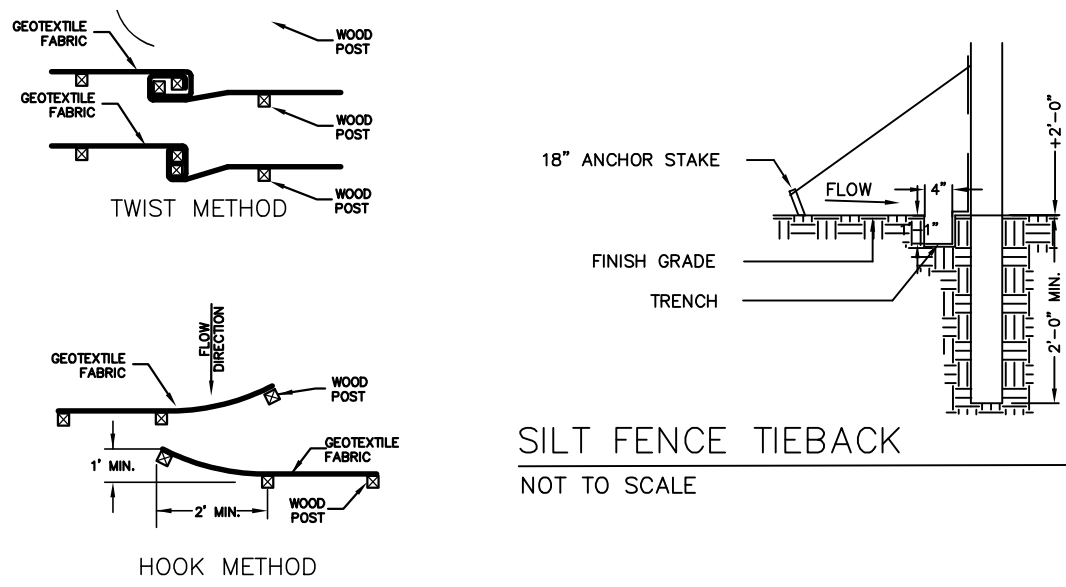
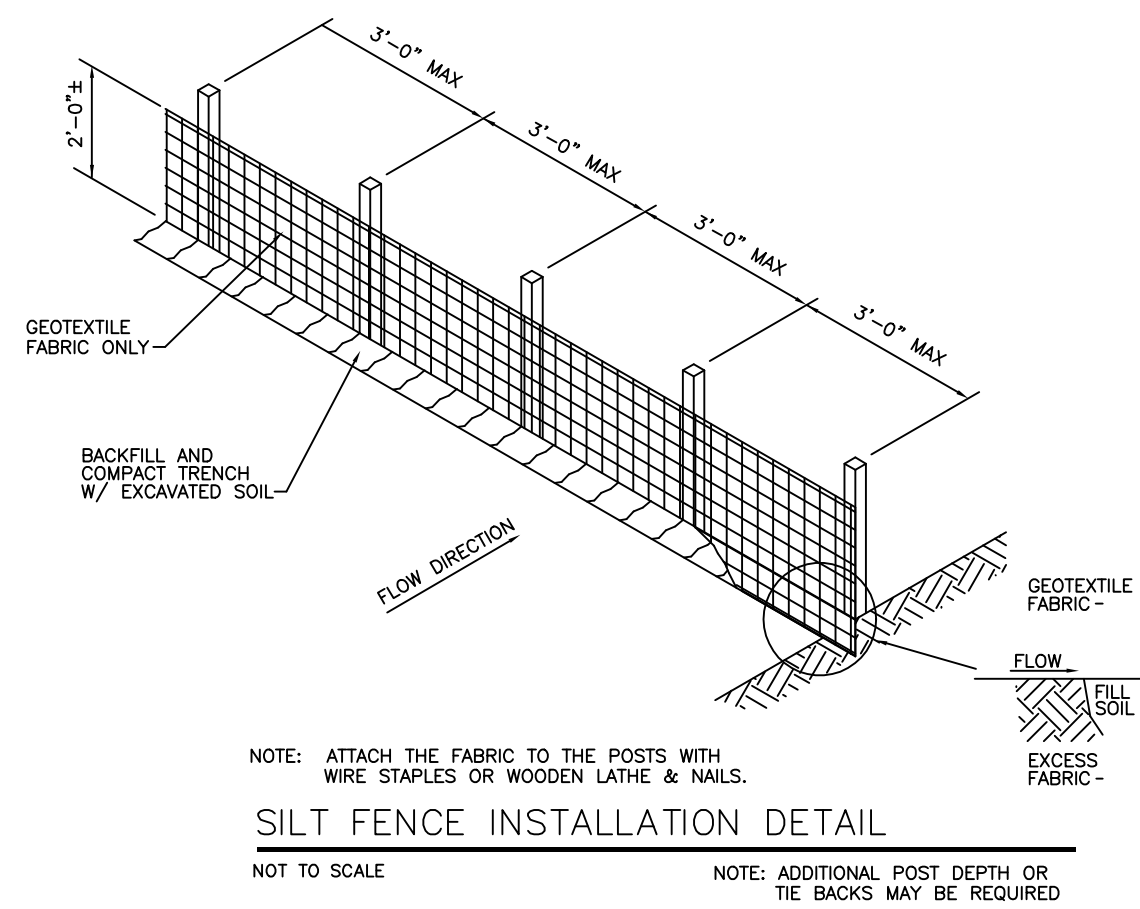
PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15 DEC 2019
22 JAN 2020	13 FEB 2020
06 MAR 2020	
SHEET NUMBER	

C-4

OF 4 SHEETS

- LEGEND**
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - ⊙ FENCE POST
 - FOUND IRON PIPE AS NOTED
 - Ⓢ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊗ UTILITY POLE
 - ▣ UTILITY PEDESTAL
 - ⊙ TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES

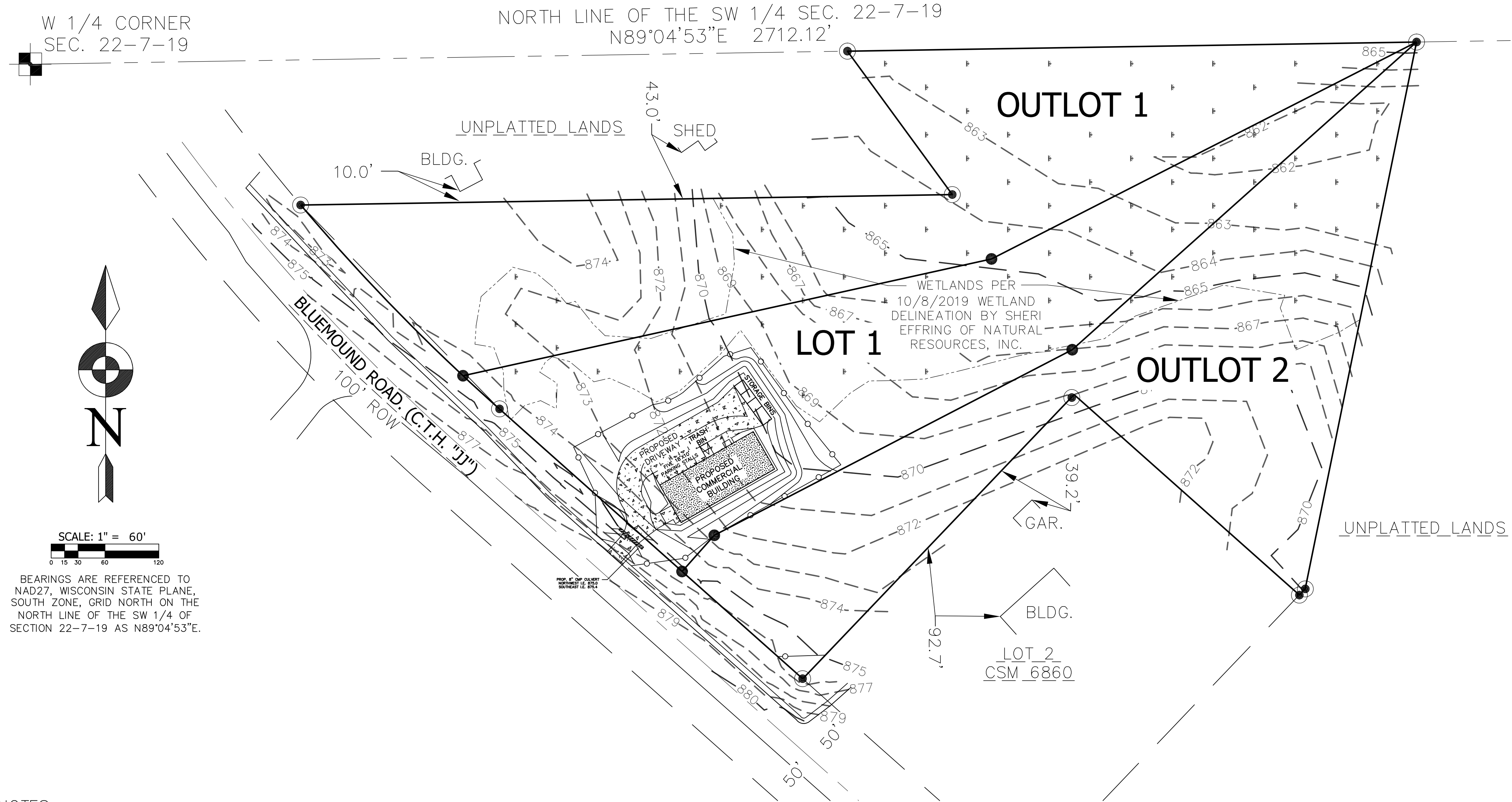


JOINING TWO LENGTHS OF SILT FENCE



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WE SERVICE ALL NEIGHBORHOODS
UNIFORMED BY THE
MILWAUKEE AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



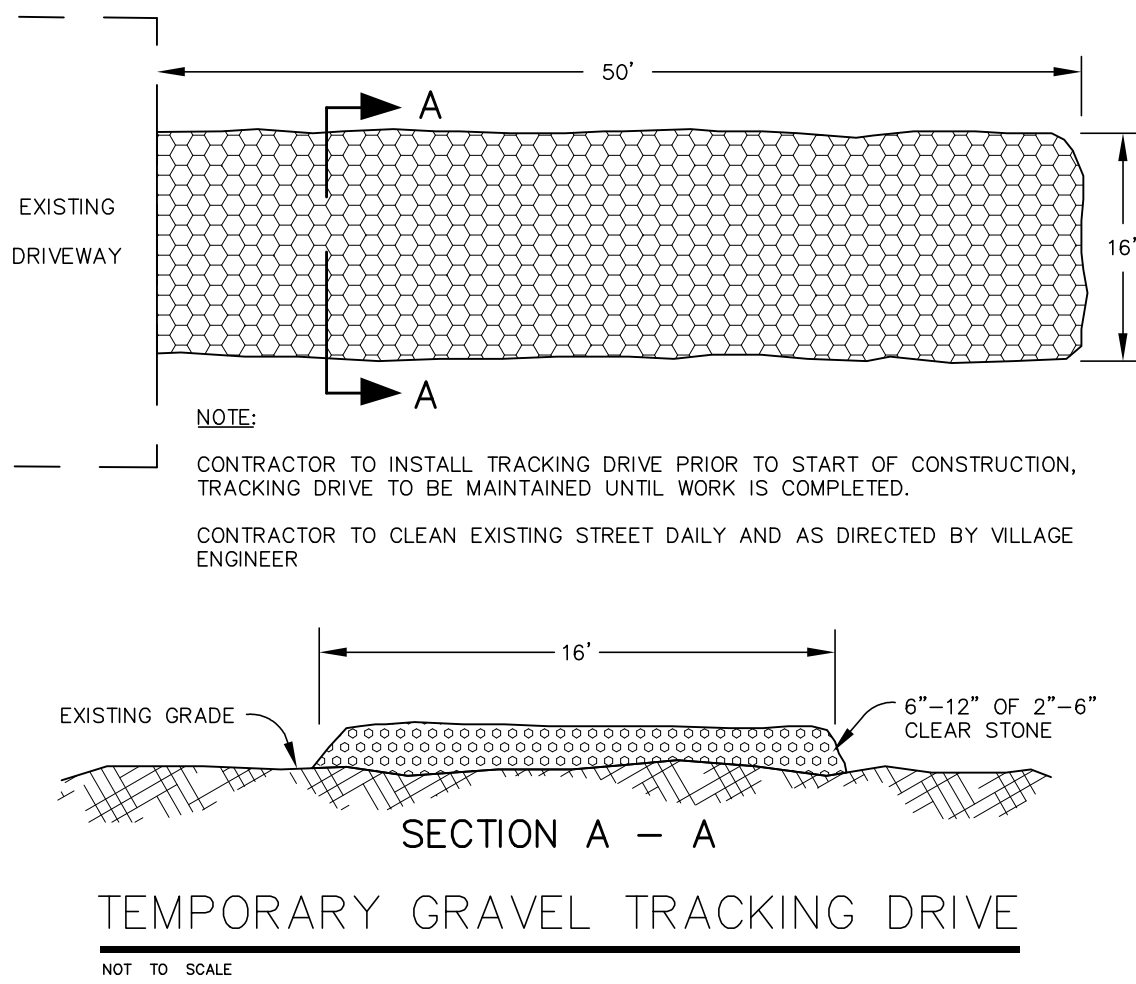
NOTES

- EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.
- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 ARE NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS, AS PROPOSED.

PERIMETER SILT FENCE NOTES

- INSTALLATION-** INSTALL SILT FENCES PRIOR TO DISTURBING THE UPSLOPE AREA.
- REMOVAL-** SILT FENCES MAY BE REMOVED ONCE THE DISTURBED AREA IS STABILIZED BY PERMANENT BEST MANAGEMENT PRACTICES.
- PLACEMENT-** SILT FENCES SHALL BE PLACED ON THE CONTOUR TO THE EXTENT PRACTICABLE.
THE ENDS OF THE FENCE SHALL BE TURNED UPSLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS OF THE FENCE. FOR FENCES USING 24" SILT FENCE FABRIC, THE ENDS SHALL BE UPTURNED AT LEAST 16" IN ELEVATION.
- HEIGHT-** INSTALLED SILT FENCES SHALL BE A MINIMUM OF 14" HIGH AND SHALL NOT EXCEED 28" HEIGHT. (THE HEIGHT REQUIREMENT IS MEASURED FROM THE GROUND SURFACE TO THE TOP OF THE FENCE; THIS DOES NOT INCLUDE ANCHOR MATERIAL.) THESE HEIGHT REQUIREMENTS ARE DESIGNED TO ACCOMMODATE 24" AND 36" SILT FENCE FABRIC.
- SUPPORT-** THE FULL HEIGHT OF THE SILT FENCE SHALL BE SUPPORTED BY 1-1/8" x 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY, OAK, OR EQUIVALENT. THE POSTS SHALL BE 3 FT. LONG FOR 24" SILT FENCE AND 4 FT FOR 36" SILT FENCE. (AT LEAST 20" OF THE POST SHALL EXTEND INTO THE GROUND AFTER FENCE INSTALLATION.) THE SILT FENCE SHALL BE STAPLED, USING AT LEAST 0.5" STAPLES, TO THE UPSLOPE SIDE OF THE POSTS. THE MAXIMUM SPACING OF POSTS FOR NON-WOVEN SILT FENCE, SHALL BE 3 FT. (NO SUPPORT CORD IS REQUIRED FOR THE 3 FT POST SPACING.) THE MAXIMUM POST SPACING FOR NON-WOVEN FABRIC WITH SUPPORT NET AND TOP SUPPORT CORD OR FOR WOVEN FABRIC WITH SUPPORT CORD SHALL BE 8 FT.
- ANCHORING-** THE SILT FENCE FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8" OF THE FABRIC IN A 4"x4" TRENCH OR 4" DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED (SEE DETAIL A).
- FABRIC SPECIFICATIONS-** THE FILTER FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS:
NONWOVEN SILT FENCE
A. GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
B. MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
C. EQUIVALENT OPENING SIZE:
- BETWEEN 70 AND 140 FOR SOILS WITH MORE THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
- BETWEEN 20 AND 70 FOR SOILS WITH LESS THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
D. WATER FLOW RATE OF 10 GAL/MIN/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
E. ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
F. FABRIC WITH SUPPORT NETTING SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A 3/4" SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (NOTE: WHERE POST SPACING IS < 3 FT, SUPPORT CORD IS NOT REQUIRED.)
WOVEN SILT FENCE
A. GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
B. MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
C. EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140
D. WATER FLOW RATE OF 10 GPM/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
E. ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
F. A HEAVY DUTY NYLON TOP SUPPORT CORD, SLIP CORD, OR EQUIVALENT IS REQUIRED TO PROVIDE SUPPORT AND PREVENT FENCE SAGGING.

- DEWATERING-** IF DEWATERING IS REQUIRED, DISCHARGE ALL TRENCH WATER INTO A TEMPORARY SETTLING BASIN OR APPROVED SEDIMENT FILTER BAG PRIOR TO RELEASE INTO STORM SEWER OR SWALE PER WDNR TECHNICAL STANDARD 1061.



LANDMARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHIA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

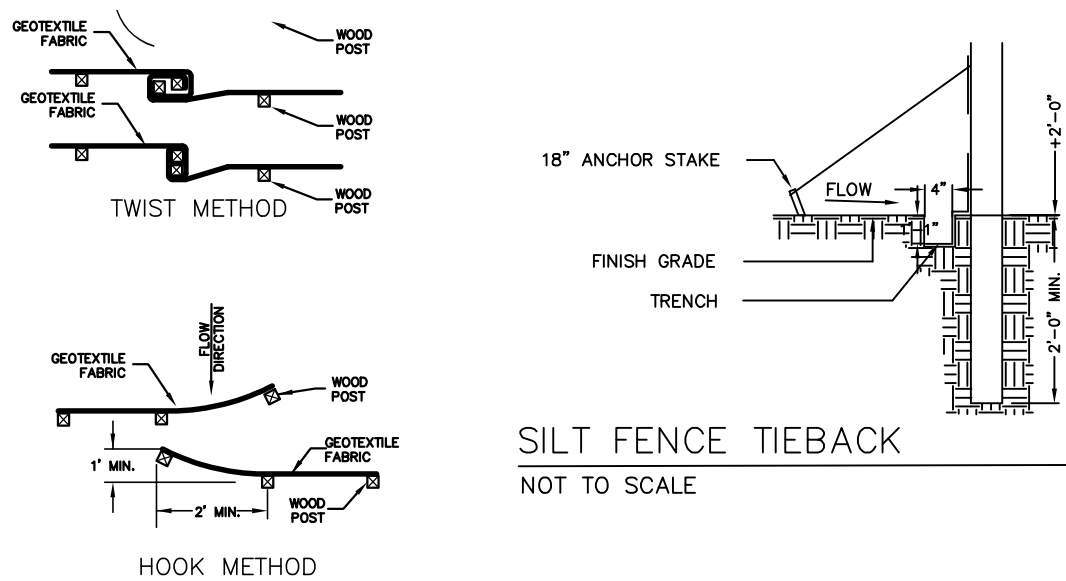
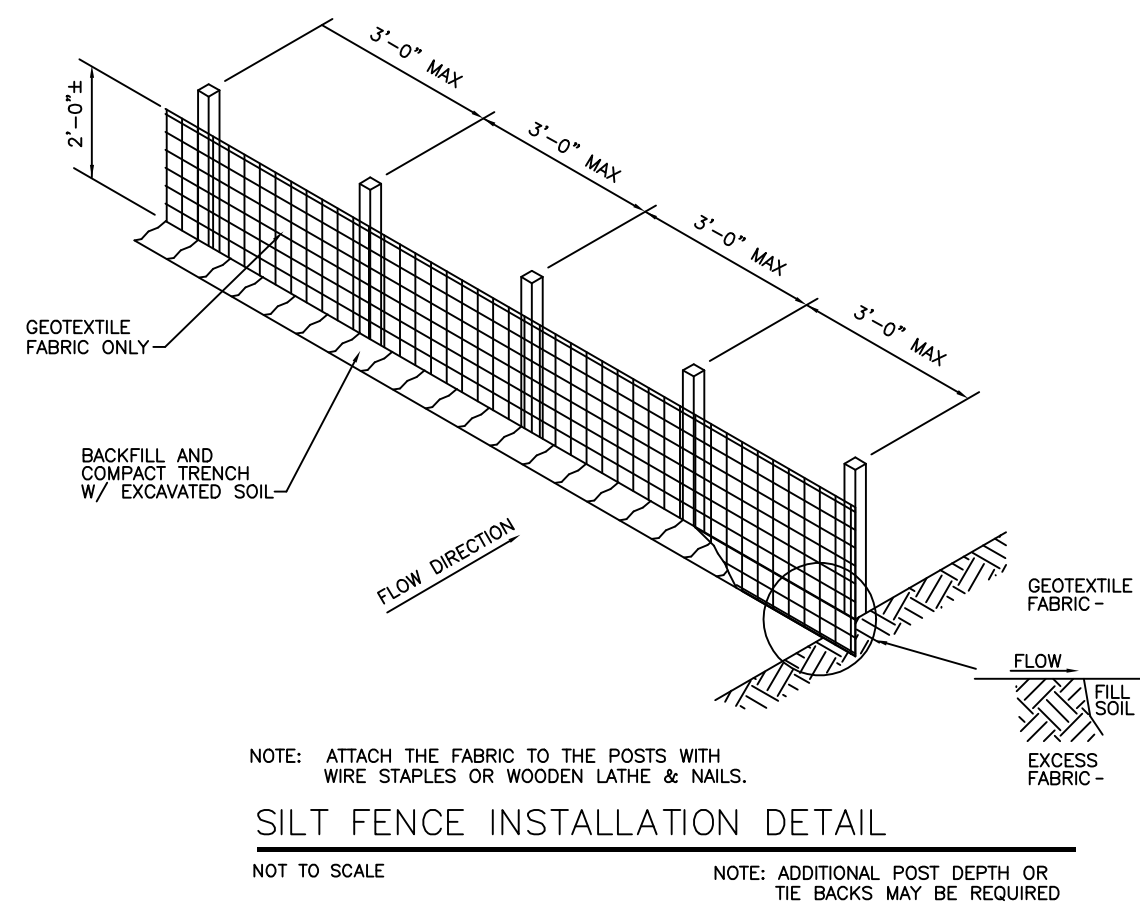
PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15 DEC 2019
22 JAN 2020	13 FEB 2020
06 MAR 2020	
SHEET NUMBER	

C-5

OF 7 SHEETS

- LEGEND**
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - ⊙ FENCE POST
 - FOUND IRON PIPE AS NOTED
 - ⊙ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊘ UTILITY POLE
 - ⊞ UTILITY PEDESTAL
 - ⊙ TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES

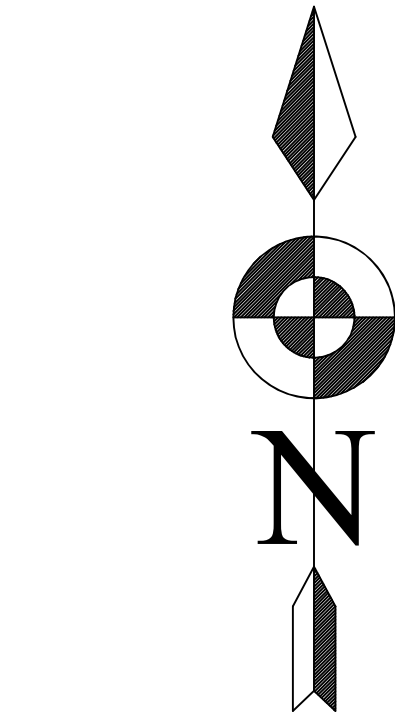


JOINING TWO LENGTHS OF SILT FENCE



"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

W 1/4 CORNER
SEC. 22-7-19



SCALE: 1" = 60'

BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE NORTH LINE OF THE SW 1/4 OF SECTION 22-7-19 AS N89°04'53"E.

NOTES

- EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.
- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 ARE NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS, AS PROPOSED.

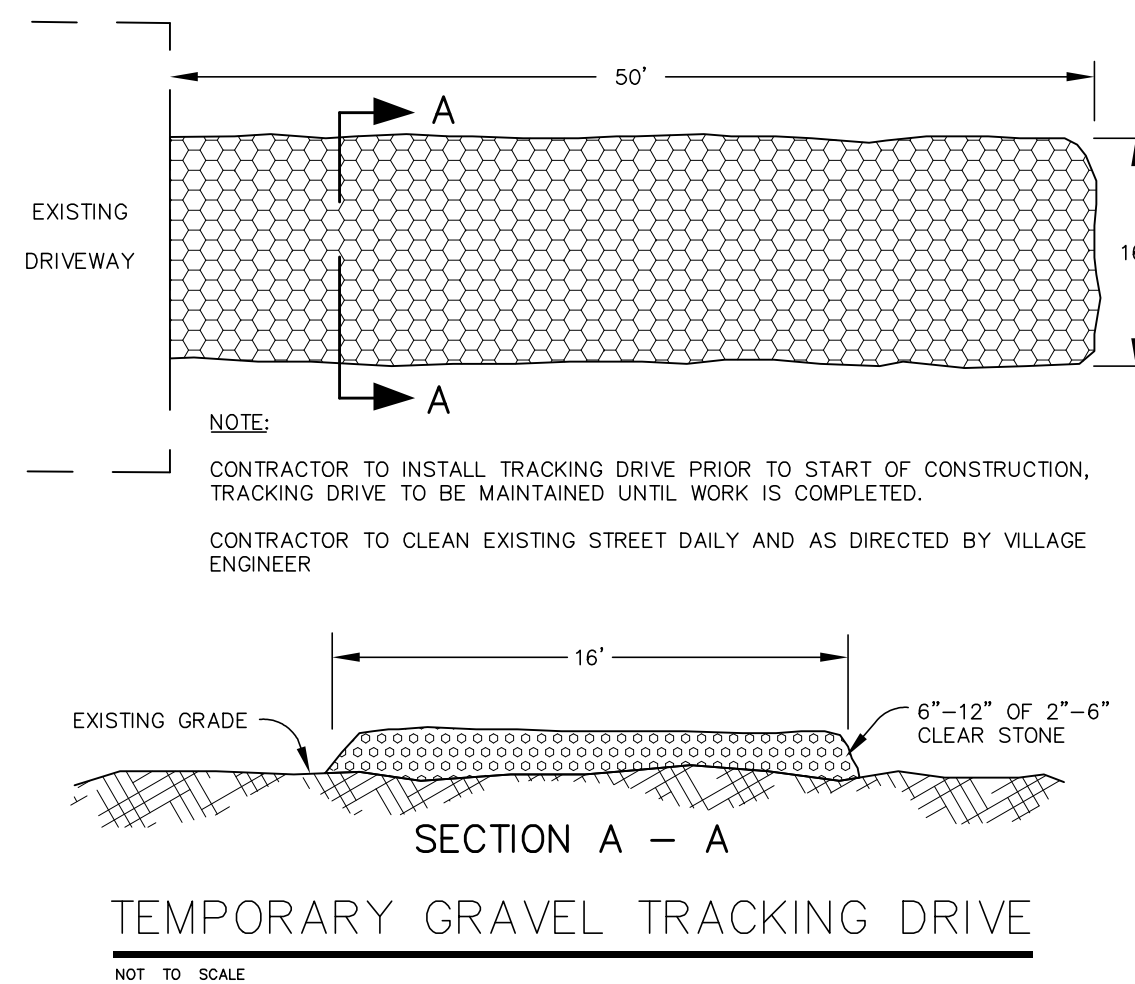
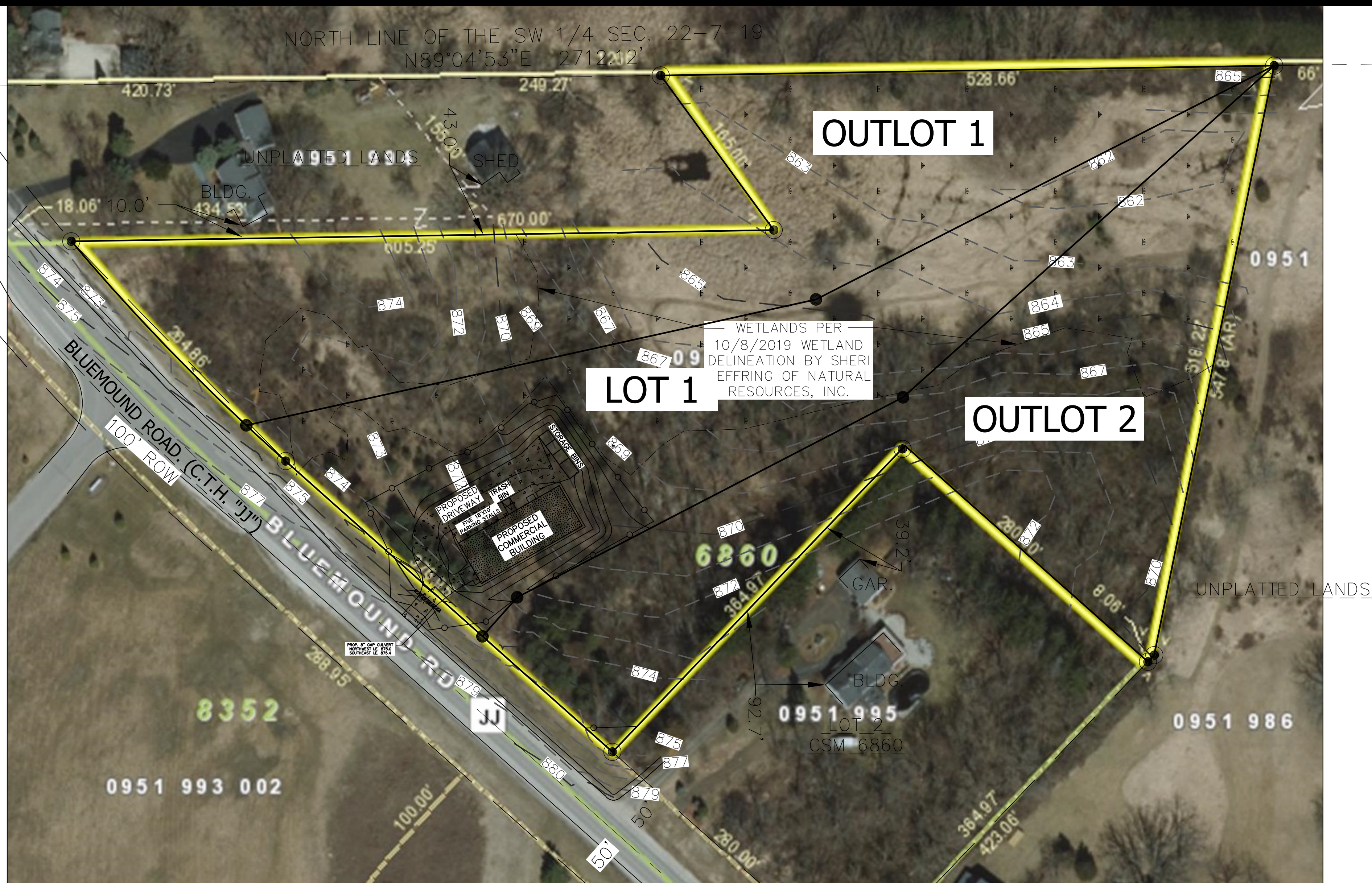
PERIMETER SILT FENCE NOTES

- INSTALLATION**— INSTALL SILT FENCES PRIOR TO DISTURBING THE UPSLOPE AREA.
- REMOVAL**— SILT FENCES MAY BE REMOVED ONCE THE DISTURBED AREA IS STABILIZED BY PERMANENT BEST MANAGEMENT PRACTICES.
- PLACEMENT**— SILT FENCES SHALL BE PLACED ON THE CONTOUR TO THE EXTENT PRACTICABLE.
- ENDS**— THE ENDS OF THE FENCE SHALL BE TURNED UPSLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS OF THE FENCE. FOR FENCES USING 24" SILT FENCE FABRIC, THE ENDS SHALL BE UPTURNED AT LEAST 16" IN ELEVATION.
- HEIGHT**— INSTALLED SILT FENCES SHALL BE A MINIMUM OF 14" HIGH AND SHALL NOT EXCEED 28" HEIGHT. (THE HEIGHT REQUIREMENT IS MEASURED FROM THE GROUND SURFACE TO THE TOP OF THE FENCE; THIS DOES NOT INCLUDE ANCHOR MATERIAL.) THESE HEIGHT REQUIREMENTS ARE DESIGNED TO ACCOMMODATE 24" AND 36" SILT FENCE FABRIC.
- SUPPORT**— THE FULL HEIGHT OF THE SILT FENCE SHALL BE SUPPORTED BY 1-1/8" x 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY, OAK, OR EQUIVALENT. THE POSTS SHALL BE 3 FT. LONG FOR 24" SILT FENCE AND 4 FT FOR 36" SILT FENCE FABRIC. (AT LEAST 20" OF THE POST SHALL EXTEND INTO THE GROUND AFTER FENCE INSTALLATION.) THE SILT FENCE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5" STAPLES, TO THE UPSLOPE SIDE OF THE POSTS. THE MAXIMUM SPACING OF POSTS FOR NON-WOVEN SILT FENCE, SHALL BE 3 FT. (NO SUPPORT CORD IS REQUIRED FOR THE 3 FT POST SPACING.) THE MAXIMUM POST SPACING FOR NON-WOVEN FABRIC WITH SUPPORT NET AND TOP SUPPORT CORD OR FOR WOVEN FABRIC WITH SUPPORT CORD SHALL BE 8 FT.
- ANCHORING**— THE SILT FENCE FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8" OF THE FABRIC IN A 4"x4" TRENCH OR 4" DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED (SEE DETAIL A).
- FABRIC SPECIFICATIONS**— THE FILTER FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS:

- NONWOVEN SILT FENCE**
- GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
 - MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
 - EQUIVALENT OPENING SIZE:
 - BETWEEN 70 AND 140 FOR SOILS WITH MORE THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
 - BETWEEN 20 AND 70 FOR SOILS WITH LESS THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
 - WATER FLOW RATE OF 10 GAL/MIN/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
 - ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
 - FABRIC WITH SUPPORT NETTING SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A 3/4" SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (NOTE: WHERE POST SPACING IS < 3 FT, SUPPORT CORD IS NOT REQUIRED.)

- WOVEN SILT FENCE**
- GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
 - MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
 - EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140
 - WATER FLOW RATE OF 10 GPM/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
 - ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
 - A HEAVY DUTY NYLON TOP SUPPORT CORD, SLIP CORD, OR EQUIVALENT IS REQUIRED TO PROVIDE SUPPORT AND PREVENT FENCE SAGGING.

- DEWATERING**— IF DEWATERING IS REQUIRED, DISCHARGE ALL TRENCH WATER INTO A TEMPORARY SETTLING BASIN OR APPROVED SEDIMENT FILTER BAG PRIOR TO RELEASE INTO STORM SEWER OR SWALE PER WDNR TECHNICAL STANDARD 1061.



LAND MARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15 DEC 2019
22 JAN 2020	13 FEB 2020
06 MAR 2020	
SHEET NUMBER	

C-6

OF 6 SHEETS

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.**

DATE: March 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Draft Resolution

Arce Handyman Draft Ordinance

RESOLUTION NO. __-__

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 FOR PROPERTY LOCATED ALONG THE EAST SIDE OF COUNTY HIGHWAY JJ (BLUEMOUND ROAD), APPROXIMATELY ONE-EIGHTH MILE SOUTH OF WAMSER DRIVE (TAX KEY NO. 0951995001) FROM MANUFACTURING/FABRICATION/WAREHOUSING TO MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (LOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), MEDIUM DENSITY RESIDENTIAL (6,500 – 1/2 AC. / D.U.) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), AND MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 2 OF CERTIFIED SURVEY MAP NO. [REDACTED]), 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, Pedro Arce of Arce Handyman, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]).

_____), such property bearing Tax Key No. 0951995001, more particularly described as follows:

Lot 1, Outlot 1 and, Outlot 2 of Certified Survey Map No. _____, a redivision of Lot 1 of Certified Survey Map #6860, located in the NW ¼ of the SW ¼ of Section 22, T7N, R19E, 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 19, 2020, 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 for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. _____), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. _____), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. _____), such property bearing Tax Key No. 0951995001, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

Passed and adopted this 19th day of March, 2020.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

ORDINANCE NO. __-__

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 FOR PROPERTY LOCATED ALONG THE EAST SIDE OF COUNTY HIGHWAY JJ (BLUEMOUND ROAD), APPROXIMATELY ONE-EIGHTH MILE SOUTH OF WAMSER DRIVE (TAX KEY NO. 0951995001) FROM MANUFACTURING/FABRICATION/WAREHOUSING TO MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (LOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), MEDIUM DENSITY RESIDENTIAL (6,500 – 1/2 AC. / D.U.) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), AND MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 2 OF CERTIFIED SURVEY MAP NO. [REDACTED])

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, Pedro Arce of Arce Handyman, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]); and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on March 19, 2020, 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 for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing

to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]); 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 April 6, 2020; and

NOW THEREFORE, 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 for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]).

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 [REDACTED] and this Ordinance No. [REDACTED] 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 6th day of April, 2020.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.**

DATE: March 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman CSM

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

LAND MARK
ENGINEERING SCIENCES, INC.

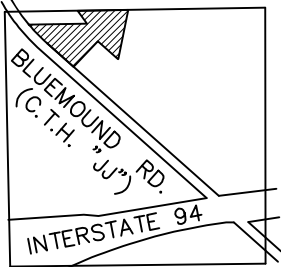
119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53186
(414) 719-2769

SURVEYOR:
MARK AUGUSTINE, PLS

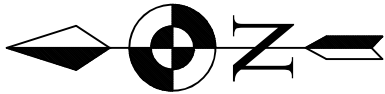
SURVEY FOR:
ARCE HANDYMAN LLC
210 S WASHINGTON AVE
WAUKESHA, WI 53188

PROPERTY:
BLUEMOUND RD
PEWAUKEE, WI 53072

LOCATION MAP



SW. 1/4 SEC. 22-T7N-R19E



SCALE: 1" = 150'

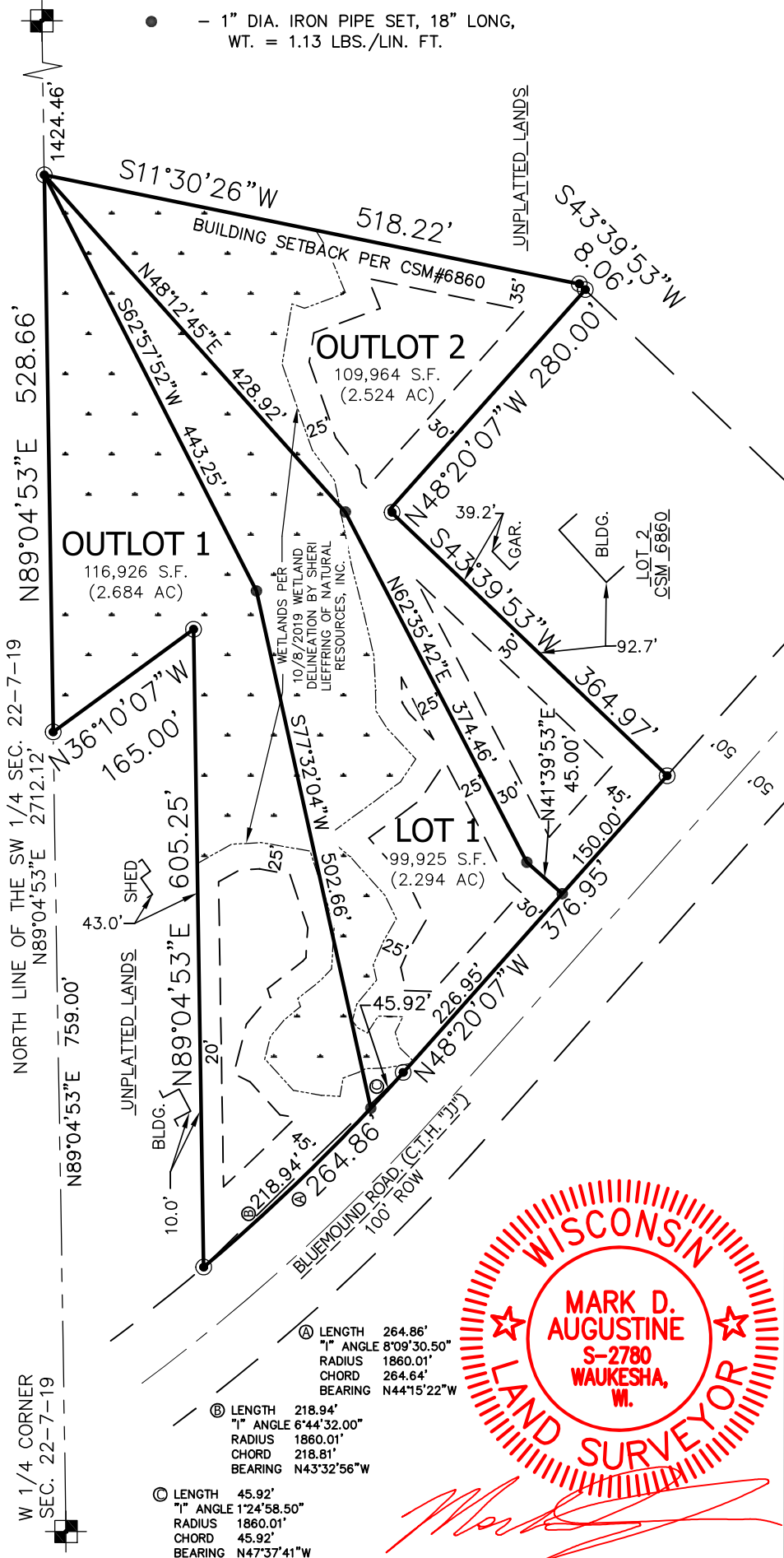


BEARINGS ARE REFERENCED TO
NAD27, WISCONSIN STATE PLANE,
SOUTH ZONE, GRID NORTH ON THE
NORTH LINE OF THE SW 1/4 OF
SECTION 22-7-19 AS N89°04'53"E.

LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

CENTER OF
SEC. 22-7-19



Mark D. Augustine

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22,
T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Mark D. Augustine, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped Lot 1 of Certified Survey Map #6860, recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, in Volume 57 of Certified Survey Maps, Page 266, as Document No. 1770058, located in the NW. 1/4 of the SW. 1/4 of Section 22, T.7N., R.19E., City of Pewaukee, Waukesha County, Wisconsin.

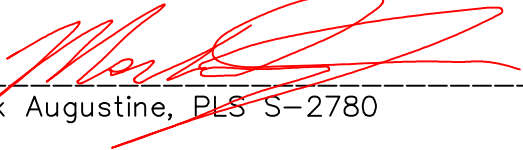
Lands containing approximately 326,816 SQ.FT. (7.503 Acres.)

That I have made such survey, land division and Certified Survey Map by the direction of ARCE HANDYMAN LLC, owner of said lands.

That such survey is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the CITY OF PEWAUKEE in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____.



Mark Augustine, PLS S-2780



NOTES:

1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.

HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.

2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.

4. THE FIELD WORK WAS COMPLETED ON OCTOBER 28, 2019.

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

ARCE HANDYMAN LLC a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.
ARCE HANDYMAN LLC does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

1) CITY OF PEWAUKEE

IN WITNESS WHEREOF, said ARCE HANDYMAN LLC, has caused these presents to be signed by _____, its Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

_____, its Member

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, its Member, of the above named corporation, to me known to be such Member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
_____ County, Wisconsin
My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

WAUKESHA STATE BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of LARRY DIETRICH, Owner.

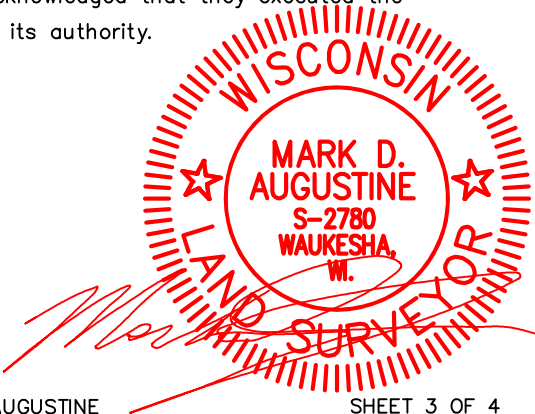
IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

In presence of:

STATE OF WISCONSIN)
_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, _____, and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
_____ County, Wisconsin
My Commission Expires _____



CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22,
T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of Pewaukee, ARCE HANDYMAN LLC, owner, is hereby approved by the Common Council.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Pewaukee.

Date: _____ Signed _____
Kelly Tarczewski, City Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the City of Pewaukee, ARCE HANDYMAN LLC, owner, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the City of Pewaukee.

Date: _____ Signed _____
Kelly Tarczewski, City Clerk



**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 7.**

DATE: March 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 8.**

DATE: March 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding Conceptual Review of a Two-Story Office Building for Green Acres, LLC
Located at N28 W25206 Bluemound Road (PWC 0925994004 & PWC 0925990002)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Green Acres LLC Staff Report

Green Acres LLC Narrative

Green Acres LLC Site Exhibit

Green Acres LLC GIS Map

Green Acres LLC County Aerial

Green Acres LLC Exterior Elevations

Green Acres LLC Exterior Perspective Northwest

Green Acres LLC Exterior Perspective Southeast



Office of the Planning & 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 19, 2020

Date: March 10, 2020

Project Name: Green Acres, LLC Conceptual Review

Project Address/Tax Key No.: Approximately N28W25206 Bluemound Road /PWC 0925994004 and 0925990002

Applicant: Nelson Williams, Briohn Design Group, LLC

Property Owner: Green Acres, LLC

Current Zoning: Rs-3 Single-Family Residential District

2050 Land Use Map Designation: Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.)

Use of Surrounding Properties: CTH JJ (Bluemound Road) to the north and east, a small vacant (0.0886-acre) Rs-3 District zoned property to the south, and a State Highway 16 off ramp to the west

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed office building development for properties located at approximately N28W25206 Bluemound Road. The northernmost property (Tax Key No. 0925994004) is currently vacant and mostly wooded. It has an area of about 1.0245 acres. The southern property (Tax Key No. 0925990002) consists of a single-family home and accessory structures and has an area of about 2.167 acres.

These properties are both currently zoned Rs-3 Single-Family Residential District and designated as Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) on the City's Year 2050 Land Use/Transportation Plan.

The applicant and staff have discussed potentially rezoning to the B-4 Office District to accommodate the development and anticipated office uses. In addition to the rezoning, a Comprehensive Master Plan Amendment is required to amend the future land use designation of these parcels to Office Commercial.

Furthermore, a Certified Survey Map will be required to combine the properties into a single parcel and the final Site and Building Plans will require Plan Commission review and approval.

It is anticipated that the proposed development will consist of a two-story, 24,000 square foot building and associated parking, lighting, landscaping, and storm water management facilities. Currently the site plan illustrates 89 parking spaces, with a possible expansion to 114 total spaces.

The applicant has had preliminary discussions with Waukesha County regarding access to the site. Ingress/egress will be provided from Bluemound Road and will line up with the drive on the east side of Bluemound Road serving the Glen at Parkway Ridge development.

The applicant has not yet completed a wetland investigation; however, that will be required prior to approval of the final plans. Public sewer and water is available to the development.

Recommendation

No action required.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with a rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, and Site & Building Plans.

Preliminary Project Narrative

PROPOSED TWO-STORY 24,000 GROSS SQUARE FOOT OFFICE BUILDING AT N28W25206 BLUEMOUND ROAD, CITY OF PEWAUKEE, WISCONSIN:

February 18, 2020

Applicant's Contact Person:

Paul Grzeszczak, AIA
Briohn Design Group, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, Wisconsin 53045
(262) 790-0500

Property Owner:

Green Acres LLC
Attn: Matthew Quest
W243N2730 Creekside
Pewaukee, WI
414-640-6288

Site Data:

Parcel 1 CSM #11661

Property addresses: not assigned

Tax key numbers: PWC 0925 994 004

Legal description: Parcel 1 of Certified Survey Map No. 11661, recorded in Waukesha County Register of Deeds Office on January 26, 2018 as Document No. 4322279, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County Wisconsin.

LOT 2 CSM #11803

Property addresses: N28W25206 Bluemound Road

Tax key numbers: PWC 0925 990 002

Legal description: Lot 2 of Certified Survey Map No. 11803, recorded in Waukesha County Register of Deeds Office on January 16, 2019 as Document No. 4379502, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County Wisconsin.

Current Zoning District:

Parcel 1 – RS-3

Parcel 2 – RS-4

Proposed Re-Zoning to the appropriate B District; anticipated as B-4 Office District

Current Land Use:

Parcel 1 - Vacant

Parcel 2 - Single family residence

Proposed Land Use with Intended New Building: Professional Office building; initial proposed occupant is a financial consultant.

Description of Existing Environmental Features:

Parcels are bounded by Highway 16 to the west, Highway JJ to the north and to the east, and southern boundary is a small triangle of land owned by property owner on east side of Highway JJ. WDNR website shows no delineated wetlands on site and no environmental corridors.

Parcel 1 - The site is partially wooded, slopes to the north.

Parcel 2 – The site is generally open, with an existing house on the northeast edge of the parcel. This is also the high point of the overall site. Site slopes to the south west, toward Highway 16 Right-of-Way. WDNR mapping indicates possible hydric soils at southwest portions Parcel 2.

Projected number of Employees and or customers:

Proposed financial consultant owner/tenant is considering occupying one full floor of the two level building, with space for 25-30 employees and additional room for growth.

It is anticipated that the remaining space in the building will accommodate 25-40 employees on the remaining level.

Existing Site:

Total area is 138,591 SF (3.182 acres)

Building Gross Area: 24,000 SF

Building Net Area: 23,170 SF

Building Footprint: 12,163 SF

Green space ratio: 61.1% green space provided (40% Minimum green space required)

Parking Proposed: 89 stalls initially, with available expansion shown for a total of 114. Please note that the suggested minimum parking per Section 17.0600 (of 1/200sf plus 1 space per two employees) could be as high as 151, which exceeds the likely scenarios of building use.

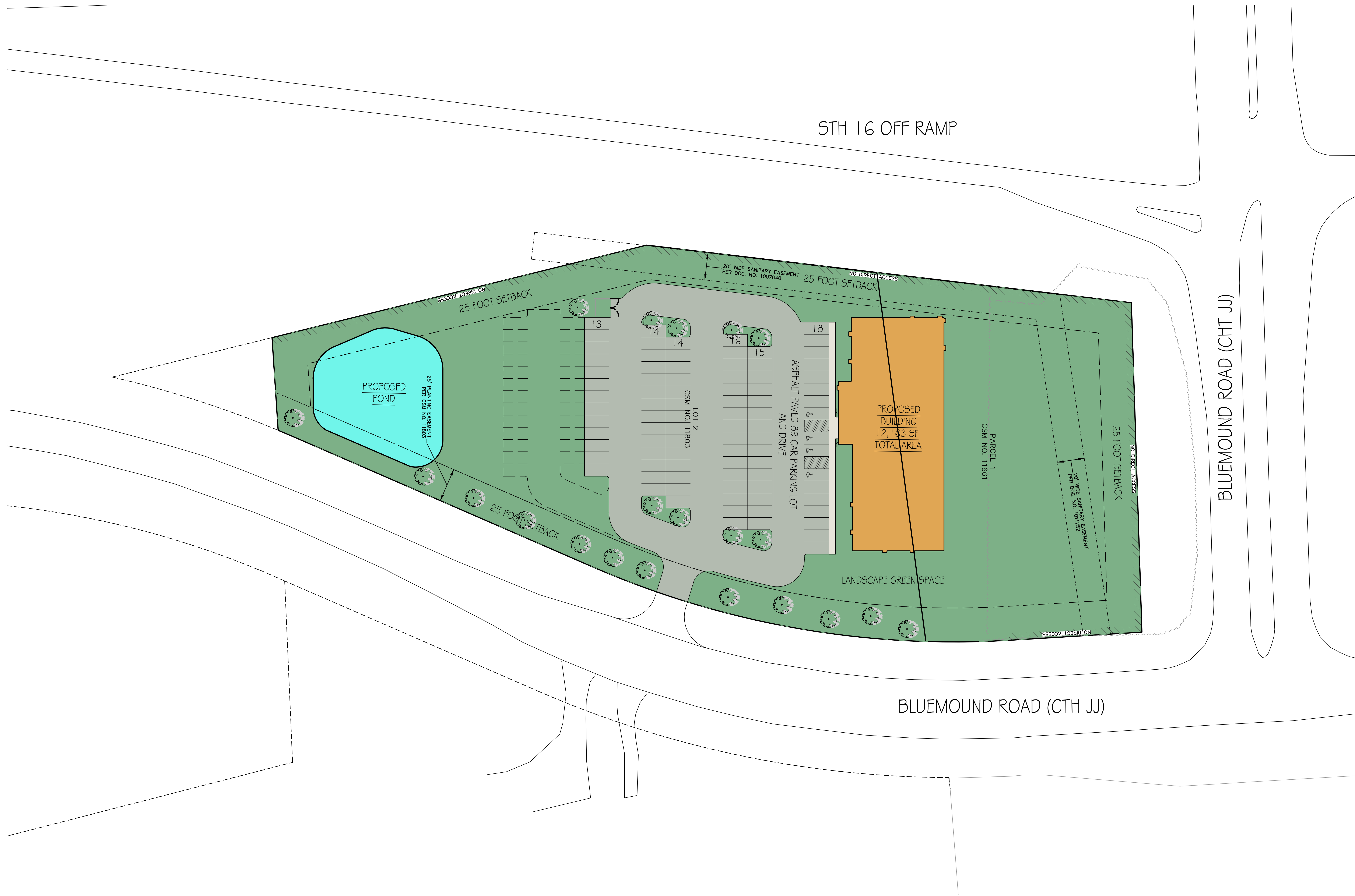
Traffic Generation:

The occurrence of onsite generated peak levels are during typical 8am-5pm weekday business hours, with additional evening and weekend events. Anticipated customer visitations are anticipated to be low during normal work hours for the proposed owner/tenant.

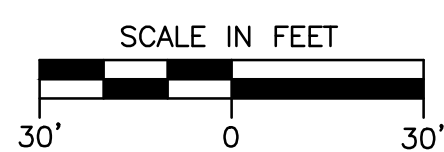
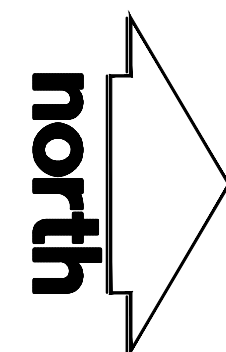
Exterior Building Materials and landscape:

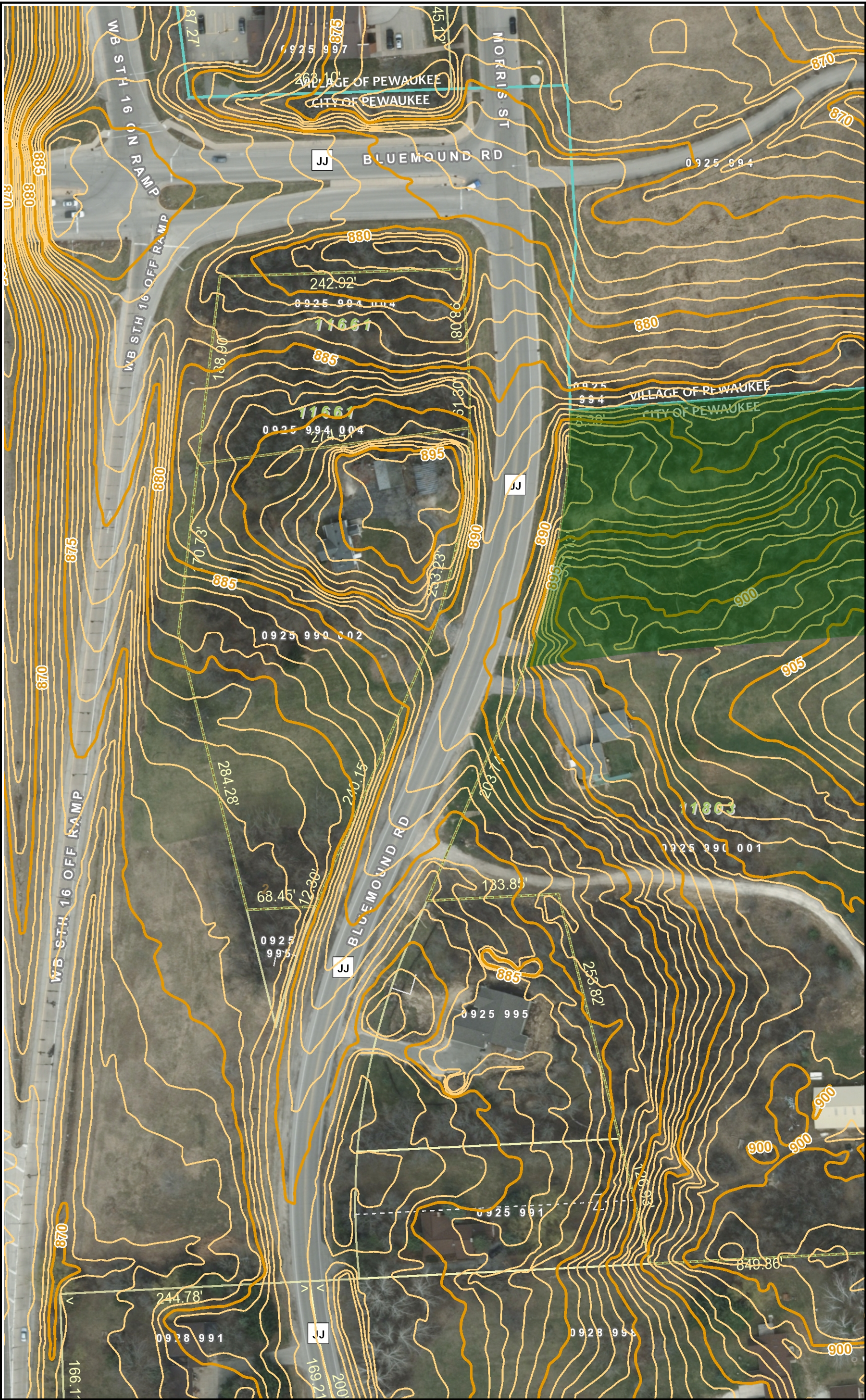
We propose to construct a new two story office building with materials used in a contemporary architectural style. See building elevations for preliminary material concepts. The landscape

design will provide some definition along the street and along the freeway frontage; landscape plans will be provided for review, and will meet or exceed municipal standards. The existing Parcel 1 has some existing wooded areas that will remain as a buffer along the north edge of the site, along Highway JJ.



SITE COVERAGE CALCULATIONS	
TOTAL SITE =	3.182 ACRES (138,591 SF)
LOT COVERAGE =	38.9% (53,944 SF)
GREEN SPACE =	61.1% (84,647 SF)





Legend

Parcels (Click for Plats (Click for de Retired Parcels (Retired Plats (Cli

DNR Wetlands < DNR Wetlands >

Environmental C

Water

Isolated Natural

Isolated Natural

Primary Env. Co

Primary Env. Co

Secondary Env.

Secondary Env.

Wetland EC Delir

<all other values

Army Corps Perr

Pri/Sec Environn

Wetland Delinea

Wildlife or Other

Index Contours

Intermediate Con

Lakes and Ponds

Rivers and Strea

Perennial, Name

Perennial, Unnar

Intermittent, Unn

Ditch, Unnamed

Conditional Zonir

Shoreland Zoning

Delafield Shorela

North Lake Overl

Wetland Overlay

Environmental C

Zoning Floodplai

Floodway (FEM/

Floodplain (FEM

Dam Failure Stuc

Existing Floodpla

County Zoning D

A-1 Agricultural I

A-2 Rural Home

A-3 Suburban Es

A-4 Country Est

A-5 Mini-Farm D

A-B Agricultural I

A-T Agricultural I

AD-10 Agricultur

B-1 Restricted B

B-2 Local Busine

B-3 General Bus

B-4 Community I

B-P Mixed Use E

DOD Downtown

FLC Farmland C

FLP Farmland P

HG High Ground

M-1 Limited Indu

M-2 General Indi

Not Zoned

P-1 Public and In

Q-1 Quarrying D

R-1 Residential I

R-2 Residential I

R-3 Residential I

RRD-5 Rural Re

Right of Way

Water

Planned Unit Dev

Municipal Bound:

FacilitySites_2K_

Lots_2K

Lot

Outlot

SimultaneousCor

Assessor Plat

CSM

Condominium

Subdivision

Cartoline_2K

<all other values

EA-Easement_L

PL-DA

PL-Extended_Ti

PL-Meander_Lin

PL-Note

PL-Tie

PL-Tie Line



The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.



Notes:

Printed: 2/13/2020



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

- Parcels (Click for details)
- Plats (Click for details)
- Retired Parcels (Click for details)
- Retired Plats (Click for details)
- DNR Wetlands < 10' (Green arrow icon)
- DNR Wetlands > 10' (Green square icon)
- Environmental Corridors
 - Water (Blue square icon)
 - Isolated Natural Resource (Green square icon)
 - Isolated Natural Resource (Green square icon)
 - Primary Env. Corridor (Green square icon)
 - Primary Env. Corridor (Green square icon)
 - Secondary Env. Corridor (Green square icon)
 - Secondary Env. Corridor (Green square icon)
- Wetland EC Delineation
 - <all other values> (Blue circle icon)
 - Army Corps Permit (Blue circle icon)
 - Pri/Sec Environment (Red circle icon)
 - Wetland Delineation (Purple circle icon)
 - Wildlife or Other S (Green circle icon)
- PLSS Corners
 - Township Corner (Green diamond icon)
 - Section Corner (Green diamond icon)
 - Quarter Corner (Yellow diamond icon)
 - Witness Corner (Yellow diamond icon)
 - Center of Section (Green circle icon)
 - Standard Corner (Green circle icon)
 - Meander Corner (Green circle icon)
 - Closing Corner (Green circle icon)
 - Intersection (Not N (Green circle icon)
- PLSS Line
 - PLSS Quarter Sec (Yellow dashed line icon)
 - PLSS Section (Yellow solid line icon)
 - PLSS Township (Yellow dashed line icon)
- PLSS Township A
- PLSS Section Area
- PLSS QTR Section
- PLSS Corners 9K
 - Township Corner (Green diamond icon)
 - Section Corner (Green diamond icon)
 - Quarter Corner (Yellow diamond icon)
 - Witness Corner (Yellow diamond icon)
 - Center of Section (Green circle icon)
 - Standard Corner (Green circle icon)
 - Meander Corner (Green circle icon)
 - Closing Corner (Green circle icon)

0 135.58 Feet

Notes:

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.



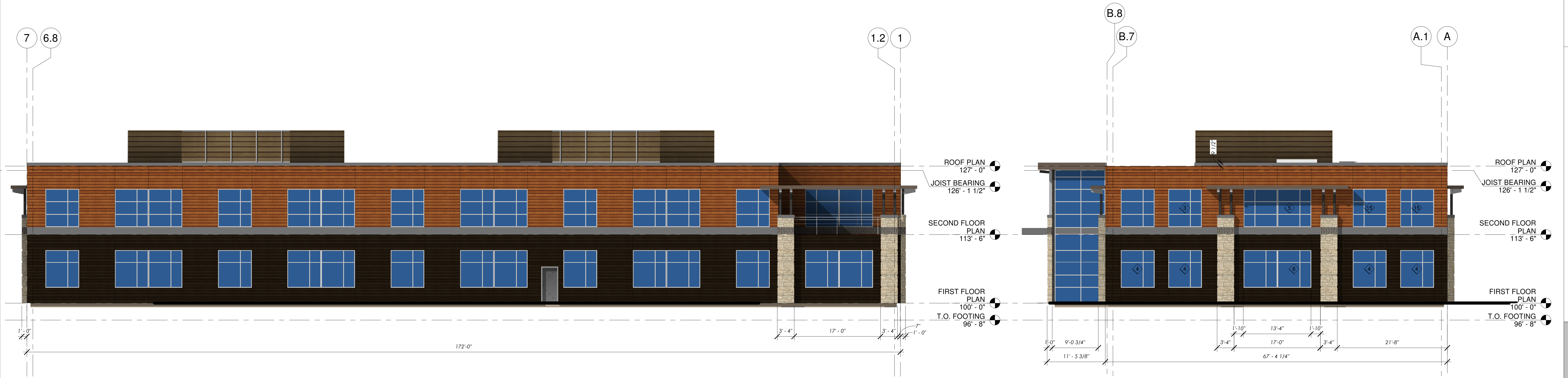
Printed: 1/27/2020

EXTERIOR ELEVATIONS

PROPOSED:
OFFICE BUILDING
BLUEMOUND RD.
PEWAUKEE, WI

JOB: 3240
DRAWN: CWI
CHECKED: MM
DATE: 02-18-2020
SHEET:

A5.1



③ NORTH ELEVATION.
1/8" = 1'-0"

① EAST ELEVATION.
1/8" = 1'-0"



④ WEST ELEVATION.
1/8" = 1'-0"

② SOUTH ELEVATION.
1/8" = 1'-0"



BRIOHN
BUILDING CORPORATION

EXTERIOR RENDERING LOOKING
NORTHWEST
1" = 50'-0"



BRIOHN
BUILDING CORPORATION

EXTERIOR PERSPECTIVE LOOKING
SOUTHEAST
1" = 50'-0"

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 9.**

DATE: March 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0207b, 17.0301e, 17.0435d, 17.0435e(7)(f)iii, 17.0435l(5), 17.0436 and 17.0717 Related to the Deletion of Appendices A-1, A-2, A-3 and A-4

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Chapter 17 Amendments Staff Report

Chapter 17 Amendments



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 19, 2020

Date: March 11, 2020

Project Name: Removal of Appendices A-1 through A-4

Project Address/Tax Key No.: City-wide

Project Description

Staff is requesting the removal of Appendices A-1 through A-4 of the Zoning Code along with associated changes to references throughout the code. These Appendices consist of the following:

- Appendix A-1: Plan Commission Review Procedure Checklist and Forms
- Appendix A-2: Business Plan of Operation Application and Notice of Intent to Discharge Wastewater
- Appendix A-3: Procedure for Obtaining a Change in Zoning Classification, Petition for a Zoning District Map Amendment, and Notice of a Zoning Map Amendment Public Hearing
- Appendix A-4: Procedure for Obtaining a Conditional Use Permit, Petition for a Conditional Use Permit, and Notice of a Condition Use Public Hearing

Recently, staff made changes to procedures and application forms; therefore, the forms contained within these appendices are no longer up-to-date. As processes and application forms are continually reviewed and updated as may be necessary, staff is recommending that these forms not be included within the Zoning Code.

The only other Appendix of the Zoning Code is Appendix A-5, which consists of Chapter NR 115 Wisconsin's Shoreland Protection Program, Chapter NR 116 Wisconsin's Floodplain Management Program, and Chapter NR 117 Wisconsin's City and Village Shoreland-Wetland Protection Program. Appendix A-5 will remain, but will be renumbered to "Appendix A."

Below is a summary of the proposed changes to code sections where these appendices are referenced.

- Delete "(Please see Appendix for standard Business Plan of Operations Forms). (Also, the City web site is www.cityofpewaukee.us).)" at the end of Section 17.0207b.
- Delete "Please see Appendix A." in bold under Sub. e. of Section 17.0301.
- Revise "Appendix 5" in Section 17.0435d., 17.0435e.(7)(f)iii., 17.0435l.(5), and 17.0436 to "Appendix A."
- Delete "(see Appendix A)." in Section 17.0717.

Recommendation

A motion recommending approval of the changes to Chapter 17 – Zoning as presented by staff.

17.0908	SPECIFIC PLANNED PROJECT MODIFICATIONS -----	141
17.0909	USES PROPOSED TO BE ACCESSORY TO AN EXISTING PRINCIPAL USE WHICH ARE NOT COMMONLY PERMITTED ACCESSORY USES MAY REQUIRE PLAN COMMISSION REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT AND MAY REQUIRE A CONDITIONAL USE PERMIT-----	141
17.0910	EXCEPTIONS TO REAR YARD SETBACKS -----	144
<u>SECTION 17.1000 - ZONING BOARD OF APPEALS</u> -----		145
17.1001	ESTABLISHMENT ---	145
17.1002	MEMBERSHIP -----	145
17.1003	ORGANIZATION -----	145
17.1004	POWERS-----	146
17.1005	APPEALS AND APPLICATIONS-----	146
17.1006	HEARINGS ---	147
17.1007	FINDINGS-----	147
17.1008	FLOODPLAIN MAPPING DISPUTES-----	148
17.1009	DECISION-----	149
17.1010	NOTICE TO WIS-DNR -----	149
17.1011	REVIEW BY COURT OF RECORD -	149
<u>SECTION 17.1100 - CHANGES AND AMENDMENTS</u> -----		149
17.1101	AUTHORITY--	149
17.1102	INITIATION ---	150
17.1103	PETITIONS ---	150
17.1104	RECOMMENDATIONS-----	150
17.1105	HEARINGS ---	150
17.1106	CITY COMMON COUNCIL ACTION -----	150
17.1107	REPEALED --	151
17.1108	FLOODPLAIN DISTRICT BOUNDARY LIMITED----	151
17.1109	PROTEST -----	151
<u>SECTION 17.1200 - PERFORMANCE STANDARDS</u> -----		152
<u>SECTION 17.1300 - PUBLIC HEARINGS</u> -----		152
<u>SECTION 17.1400 - DEFINITIONS</u> -----		152
17.1401	GENERAL DEFINITIONS-----	152
17.1402	SPECIFIC WORDS AND PHRASES (Alphabetical order)---	152
<u>APPENDICES- VARIOUS FORMS, ETC.</u> -----		179
A-1	PLAN COMMISSION REVIEW PROCEDURE CHECKLIST AND FORMS -----	179
A-2	BUSINESS PLAN OF OPERATION APPLICATION-----	181
A-3	CHANGE IN ZONING CLASSIFICATION -----	184
A-4	CONDITIONAL USE PERMIT -----	188
A-5	WISCONSIN ADMINISTRATIVE CODE NR115, NR116 AND NR117-----	A5
APPENDIX A WISCONSIN ADMINISTRATIVE CODE NR115, NR116 AND NR117-----		179

institutional uses, or a Wisconsin statute authorized community based residential facility (CBRF), a Business Plan of Operations as set forth in this section and in sub-section 17.0210 and on forms provided by the City. Site and building plans and business plans of operation shall be submitted to the City Planner prior to the Plan Commission meeting in a time frame determined by the City Planner. The Plan Commission members shall familiarize themselves with the site, existing and proposed structures, architecture, neighboring uses, parking areas, driveway locations, loading and unloading in the case of commercial and industrial uses, highway access, traffic generation and circulation, drainage, landscaping, sewerage and water systems, as well as plans of proposed operation. The Plan Commission may delegate the responsibility for review and approval of Business Plans of Operation jointly to the City Planner and Zoning Administrator. The applicant for permits for site and building activity will be responsible for final grading and landscaping of all single and two-family building sites and for assuring that there is adherence to all applicable plans, ordinances and statutes. Design and construction of individual one and two family dwellings will be reviewed and approved by the Building Inspector and/or City Planner.

a. Compliance

- (1) Compliance with all other provisions of this Ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all uses. Variances may only be granted as provided in Section 17.1000 of this ordinance. Conditions such as landscaping, architectural design, type of construction, flood-proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, landscape screening, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Plan Commission upon its finding that such regulation or restrictions are necessary to fulfill the purpose and intent of this ordinance.
- (2) The Plan Commission, in its determinations, may require that applicants for approval provide a cash bond or letter of credit to ensure timely performance in completing their project or specific portions thereof. **(Also see sub-section 17.0204).**

b. Review and Findings.

The Plan Commission shall review the referred plans and Business Plan of Operations at a regularly scheduled Plan Commission meeting. The Plan Commission shall not approve any plans unless they find after viewing the application that uses and structure(s), as planned, will meet all regulations and standards set forth by the City and will not violate the intent and/or use and purpose of this Ordinance. The Plan Commission will approve said plans only after determining that the proposed building or buildings will not impair an adequate supply of light or air to adjacent property, or substantially increase the danger of fire, or traffic congestion, or otherwise endanger the public health or safety. **Any approval by the Plan Commission and its staff will become null and void if the structure, site development, or planned use is not commenced within 24 months from the date of approval and no requested extension has been granted by the Plan Commission.** The Plan Commission may designate the City Planner and Zoning Administrator or a committee of the Plan Commission to review and jointly approve written Business Plans of Operation when site or building plans are not proposed or have already been approved by the Plan Commission. ~~(Please see Appendix~~

~~for standard Business Plan of Operation Forms). (Also, the City web site is www.cityofpewaukee.us)~~

c. Appeals

Any person or persons aggrieved by any decision of the Plan Commission related to site, building and/or Plan of Operation review may appeal the decision to the Zoning Board of Appeals, City Common Council or Circuit Court. Such appeal shall be filed with the City Clerk/Treasurer or the Clerk of Courts no more than thirty (30) days following the final decision of the Plan Commission or its staff. **(See Section 17.1000 and sub-section 17.1402 in this ordinance)**

17.0208 SITE RESTRICTIONS

No land shall be used or structure erected where the land is unsuitable for such use or structure by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of the City and its inhabitants. The City Engineer, or any other official acting on behalf of the City, in applying the provisions of this section, shall in writing recite the particular facts upon which he bases his conclusion that the land is not suitable for a certain use and/or structure. The applicant shall have an opportunity to present evidence to the Plan Commission contesting such determination of unsuitability. Thereafter the Plan Commission may affirm, modify or withdraw the determination of unsuitability. In any event, the following requirements must be met:

- a. All lots or parcels shall abut upon a public street, road, or highway for a minimum frontage width of 33 feet or as otherwise required in the City Land Division Ordinance (Chapter 18), if more restrictive. In hardship circumstances related to parcels of land existing prior to August 1982, the Plan Commission may, at their discretion, allow one (1) or two (2) residential principal uses on separate parcels to have access to a public street via a common easement as long as such easement is at least 33 feet in width and is wholly contained within one parcel.
- b. All Principal Structures shall be located on a lot or building space; and only one (1) principal structure shall be located, erected, or moved onto a lot or building space in a single-family residential district, with the exception of a condominium arrangement in which two or more single-family houses are located on a parcel of land held in common by all the owners of the individual single-family houses as a conditional use and the net density (dwelling unit to land ratio) of the condominium development is no greater than allowed under the zoning classification of the parcel. **Construction of accessory structures on a lot with no principal use will not be permitted.** The Plan Commission may permit more than one principal structure per lot in districts where more than one structure is either needed or suitable for the orderly development of the parcel. Where additional structures are permitted, the Plan Commission may impose additional yard requirements, open space or landscaping requirements, or parking requirements, or require a larger minimum separation distance between principal structures.
- c. No Building or Zoning Permit shall be issued for a lot or parcel which abuts a public street dedicated to only a portion of its proposed right-of-way width and is located on that side of the proposed street from which the required dedicated right-of-way has not been secured.

adopted shall be in effect within the prescribed area until such time as they are rescinded or changed by the Common Council after a public hearing is conducted following the same procedures as set forth above.

17.0211 REDUCTION OR JOINT USE

No lot, yard, parking area, building area, or other space shall be reduced in area or dimension so as to not meet the provisions of this ordinance. No part of any lot, yard, parking area, or other space required for a principal and accessory structure(s) or use shall be used for any other structure or use.

SECTION 17.0300 PERMIT AND IMPACT FEES

17.0301 PERMIT FEES

All persons, firms or corporations performing work or requesting a text or district map change, an audience with the Zoning Board of Appeals or a special meeting which by this Ordinance requires the issuance of a permit or grant of permission, shall pay a fee for such permit or permission to the City of Pewaukee Clerk/Treasurer to help defray the cost of administration, investigation, advertising, notification and processing of changes and variances. Specific fees for the following planning and zoning related activities have been established as a part of the City's comprehensive fee schedule and are subject to periodic review and change by action of the Common Council:

- a. Zoning ordinance or district map change.
- b. Conditional Use Permit.
- c. Zoning Variance or Appeal.
- d. Special meeting of the Plan Commission.
- e. Site or Building Plan Review by Plan Commission.

~~Please see Appendix A.~~

In addition, applicants for permits will be billed for any cost incurred by the City to hire engineers, attorneys or other professional consultants to assist in administering this ordinance and, prior to any approvals by the City, shall acknowledge responsibility for such cost in writing.

17.0302 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 improvement or equipment as set forth in the City 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 following schedule:

1. Impact Fee to be used for Parks, playgrounds and athletic fields:

Residential buildings: \$1,000/dwelling unit

2. Impact Fee to be used for Fire and rescue facilities:

Non-residential buildings: \$0.11/square foot
Residential buildings: \$324/dwelling unit

3. Impact Fee to be used for Hike/Bike Trails:

Non-residential buildings: \$0.05/square foot

17.0435 F-1, FLOODPLAIN DISTRICT. (Rep. & Rec. 08-12, 12-12, 14-14)

The F-1, Floodplain District is intended to preserve in essentially open space and natural land use, through land use zoning regulation, lands which are unsuitable for intensive development purposes due to poor natural soil conditions and periodic flood inundation and shall include all land and water area lying within the designated Special Flood Hazard Area (SFHA) which encompasses the delineated forecast 100 - year recurrence interval (one percent chance in a year) floodplain as shown on Federal Emergency Management Agency (FEMA) maps (also called the 'regional flood' or 'base flood') and those land and water areas designated by FEMA as 'Zone A' areas. Also included within the F-1, Floodplain are those areas adjacent to the base flood designated by the Wisconsin Department of Natural Resources (WisDNR) as Flood Storage Districts (FSDs). The proper regulation of these areas will serve to maintain and improve water quality, prevent flood damage, protect wildlife habitat, and prohibit the location of walled structures, as defined herein, on lands, which are generally not suitable for such use due to possible flooding.

a. FINDING OF FACT

Uncontrolled development and use of the floodplains and rivers of the City would impair the public health, safety, convenience, general welfare and tax base.

b. STATEMENT OF PURPOSE

This ordinance is intended to regulate floodplain development to:

- (1) Protect life, health and property;
- (2) Minimize expenditures of public funds for flood control projects;
- (3) Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
- (4) Minimize business interruptions and other economic disruptions;
- (5) Minimize damage to public facilities in the floodplain;
- (6) Eliminate the occurrence of future flood blight areas in the floodplain;
- (7) Eliminate the victimization of unwary land and homebuyers;
- (8) Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
- (9) Eliminate development in a floodplain, recognizing that there may be existing developed land lying within the delineated F-1, Floodplain District and there may be the need to locate public utilities or streets within the F-1, Floodplain District.

c. TITLE

This sub-section of the City Zoning Ordinance shall be commonly known as the 'Floodplain Ordinance' for the City of Pewaukee, Wisconsin.

d. STATUTORY AUTHORIZATION

This sub-section of the City Zoning Ordinance is adopted pursuant to the authorization in Sections 62.23 and 87.30 of Wisconsin Statutes as well as Ch. NR 116 of the Wisconsin Administrative Code which is included as Appendix 5A in this zoning ordinance.

(b) below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to section 't' *Amendments* of this sub-section.

- (a) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.
- (b) Where flood profiles do not exist for projects, the location of the boundary shall be determined by the map scale.

(7) REMOVAL OF LANDS FROM FLOODPLAIN

Compliance with the provisions of this ordinance shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to section 't' *Amendments* of this sub-section.

In addition, no floodplain may be filled and no walled structure built within the SFHA or FSDs with the exception of the construction of public utility and transportation facilities required by a unit/agency of government, or an approved structure requiring water frontage which would require adherence to regulations as set forth in section 'l' of this subsection and by FEMA and NR116. Compliance with the provisions of this ordinance shall not be grounds for removing land from the F-1, Floodplain District unless:

- (a) Said land has been previously filled prior to the effective date of the adoption on this amendment so that the elevation of the lowest floor (including basement) of any existing or proposed walled structure or building is at least two feet above the base flood elevation;
- (b) The proposed filled land does not form an island and can be accessed from other surrounding lands without entering the F-1, Floodplain District;
- (c) There is an area of land outside the F-1, Floodplain District but adjacent to and on the same property as the proposed filled land equal to at least four (4) times the areal extent and volume of the proposed filled area that is added to the F-1, Floodplain District based on plans approved by the City Plan Commission;
- (d) The height of the downstream base flood is not increased by proposed fill;
- (e) The floodplain boundaries shown on all official maps are amended pursuant to section 'n' of this sub-section; and
- (f) A study is prepared and certified by a state registered professional engineer, establishing that:
 - i. The fill, lowest floor and floodproofing elevation shall have no effect upon the base flood elevation either upstream or downstream and are in compliance with this ordinance; or
 - ii. The fill, lowest floor and floodproofing elevations may have the effect of raising the base flood elevation either upstream or downstream if otherwise in compliance with this ordinance, in which case the property owner must also contact FEMA to request and receive an approved Conditional Letter of Map Revision (CLOMR) prior to issuance of any local permit(s); or
 - iii. The fill, lowest floor and floodproofing elevations may have the effect of lowering the base flood elevation either upstream or downstream and are otherwise in compliance with this ordinance, in which case the property owner must also contact FEMA to request and receive an approved Letter of Map Change (LOMC) prior to issuance of any local permit(s). Please also see sub-section 17.1108b and Appendix 5A.

(b) Construction meets the development standards of section 'g' of this sub-section.

(5) FILL OR DEPOSITION OF MATERIALS

No floodplain may be filled and no walled structure built within the F-1, Floodplain as defined herein with the possible exception of the construction of required public utility and transportation facilities and structures requiring a waterfront location, which would require adherence to regulations as set forth in section 'l' of this subsection and by FEMA and NR116. Compliance with the provisions of this ordinance shall not be grounds for removing land from the F-1, Floodplain District. PLEASE SEE SUBSECTION 17.0435e(7), ABOVE as well as subsection 17.1108b and Appendix 5A.

m. PROHIBITED USES

All uses not listed as permitted uses in section 'k' of this sub-section are prohibited, including the following uses:

- (1) Walled structures, structures with high flood damage potential, or those not associated with permanent open-space uses, including mobile homes and recreation vehicles;
- (2) Stored materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;
- (3) Uses not in harmony with or detrimental to uses permitted in the adjoining zoning districts;
- (4) Any private or public on-site wastewater treatment/disposal system, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and ch. SPS 383 of the Wisconsin Administrative Code;
- (5) Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812 of the Wisconsin Administrative Code;
- (6) Any solid, liquid, or hazardous waste disposal sites;
- (7) Any wastewater treatment ponds or facilities, except those permitted under s. NR 110.15(3)(b) of the Wisconsin Administrative Code;
- (8) Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations set forth herein;
- (9) Storm water management retention or detention ponds;
- (10) Any use requiring excavation or grading except those uses listed in section 'g' of this sub-section;
- (11) Storage of materials such as compost, mulch, gravel, soil, fill (clean or unclean).

n. FLOOD STORAGE DISTRICT (FSDs) OF THE F-1, FLOODPLAIN

A 'FSD' is that portion of the floodplain where storage of floodwaters has been taken into account and is relied upon to reduce the regional or base flood discharge. The FSD protects the flood storage areas and assures that any development in the storage areas will not decrease the effective flood storage capacity which would cause higher flood elevations.

17.0436 SO, SHORELAND OVERLAY DISTRICT

The primary purpose of the SO, Shoreland Overlay District is to provide by supplemental regulation the special protection of those lands and uses which lie within the state designated shoreland areas of lakes and navigable streams within the City as defined in Chapter NR 115 of the Wisconsin Administrative Code, which includes all land within 1,000 feet of the ordinary high water mark (OHWM) of any lake and within 300 feet of the OHWM of all navigable streams in the City as well as the adjacent base flood floodplains of such lakes and streams. (Please also see sub-sections 17.0435, F-1 Floodplain District; 17.0433, LC, Lowland Conservancy District; 17.0434, UC, Upland Conservancy District as well as Chapters NR 115 and 117 attached hereto as Appendix 5A.

a. Permitted Principal and Accessory Uses (Rep. & Rec. 14-03)

All permitted principal or accessory uses allowed within the underlying zoning districts as long as such uses comply with the regulations set forth in this subsection and in NR 115.04(3) & (4). When there are conflicting provisions or regulations, the most restrictive shall apply. (Also see subsection 17.0435)

b. Conditional Uses (See sub-section 17.0210 and section 17.0500)

In addition to any conditional use requirements set forth in the underlying zoning districts, the following uses and activities require a conditional use permit the request for which must be accompanied by a site and building plan prepared to City Plan Commission specifications:

- (1) Earth movement such as: filling involving more than 15 cubic yards of material when separate from an approved: site or building construction activity or general land development; stream course changing; waterway construction or enlargement; removal of stream or lake bed materials; channel clearing, ditching, dredging; and, the building of ponds and lagoons and soil and water conservation structures provided that such uses, once approved, are regulated by the City engineer or building inspector so as to prevent erosion and sedimentation and to least disturb or impact the natural fauna, flora, watercourse, water regimen, and topography. The City Plan Commission may request a review of each earth moving project proposal by the U. S. Army Corp of Engineers and the Wisconsin Department of Natural Resources. Also see sub-section 17.0435, Floodplain Regulation and Chapter 19, City Storm Water Management Plan. (Amended 14-03)
- (2) Surface water withdrawal, diversion, retention or detention or discharge for the purpose of irrigation, processing, cooling, or other purposes provided such uses are conducted in a manner to least disturb natural drainage and water regimen, and to prevent flooding, erosion and sedimentation. The City Plan Commission may request a review of each surface water use by the Wisconsin Department of Natural Resources. (Please see sub-section 17.0435 of this ordinance). (Amended 14-03)
- (3) Construction of a boathouse on property abutting Lake Pewaukee provided that such structure has no plumbing, kitchen or built-in cooking facility; is placed no closer than five feet from the OHWM or base flood and the side lot line; is not used, rented or leased for overnight habitation; and, can meet all the regulations set forth herein and in the underlying zoning district.

foot of area, and shall be constructed to receive dead loads as required in the City Building Code or other Ordinances.

- b. Protection of the Public: The temporary occupancy of a sidewalk or street or other public property during construction, removal, repair, alteration, or maintenance of a sign is permitted provided the space occupied is roped off, fenced off, or otherwise isolated to prevent hazard to pedestrians and property.
- c. Supporting Members or Braces of all signs shall be constructed of galvanized iron, properly treated wood, stainless steel, or other non-corrosive, non-combustible material. All projecting signs, if placed at an angle to the wall of any building, shall be attached by such non-corrosive metal bolts, anchors, cable, or other metal attachments as shall ensure permanent and safe construction and shall be maintained free from defects, rust or other deterioration. Every means or device used for attaching any sign shall extend through the walls of the building should the Building Inspector determine that the safe and permanent support of such sign so requires and shall be securely anchored by wall plates and nuts to the inside of the walls or to bearings on the underside of two (2) or more roof or ceiling joists in accordance with instruction given by the Building Inspector. Small, flat signs containing less than 10 square feet of area may be attached to a building by the use of non-corrosive lag bolts or other means to the satisfaction of the Building Inspector.
- d. No Signs, or any part thereof, or sign anchors, braces, or guide rods shall be attached, fastened, or anchored to any fire escape, fire ladder, or stand pipe, and no such sign or any part of any such sign or any anchor, brace, or guide rod shall be erected, put up, or maintained so as to hinder or prevent ingress or egress through a door, doorway, or window or so as to hinder or prevent the raising or placing of ladders against a building by the Fire Department as necessity therefore may require.

17.0717 PERMIT FEES

- a. Initial Application for a Sign Erection Permit and extension of such permits as required herein. Each application for a required permit or extension of a permit shall be accompanied by a fee as set forth in the City approved fee schedule. ~~(See Appendix A).~~ Each individual sign requires a permit unless specifically stated otherwise in these regulations. All permits for temporary signs expire on June 30th each year unless stated otherwise herein. The fees have been established by the Common Council as a part of the City's comprehensive fee schedule and are subject to periodic review and change by action of the Common Council.
- b. Liability. The acceptance of fees as provided herein shall not be deemed an assumption of liability by the City.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 10.**

DATE: March 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion Regarding the Community Development and Building Services Annual Report for 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Annual Report 2019



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

Community Development & Building Services Annual Report: 2019

Prepared for:

Mayor Steve Bierce
City of Pewaukee Common Council
City of Pewaukee Plan Commission

Prepared by:

Nick Fuchs, Planner & Community Development Director
Ami Hurd, Deputy Clerk & Community Development Coordinator
Building Services – Shawn Olson, Barb Tisoris, Randy Romens, Corry Eifert, Charlie Dwyer

City of Pewaukee Purpose Statement: It is our purpose to sustain a safe, fiscally sound, and thriving community for City of Pewaukee residents, businesses, property owners, and visitors.

Part 1: Community Development

INTRODUCTION

The City of Pewaukee's Community Development Department oversees planning, zoning, and nonresidential development activities and is responsible for administration of the City of Pewaukee's Zoning Code and implementation of the City's Comprehensive Master Plan. A primary responsibility of the Department is to coordinate development applications and submittals with other City departments, boards, commissions, and public officials.

Other responsibilities include: assisting with the preparation of resolutions and ordinances; Conditional Use Permits; municipal code amendments, primarily related to Chapter 17 Zoning; review of new home and other building permits; review and approval of Business Plan of Operation Applications and Sign Permits; providing zoning letters; and assisting with complaints and property maintenance enforcement issues.

The Department also provides staff support for the Plan Commission and assists the Clerk's Office with the Zoning Board of Appeals. Further, the Community Development Department serves as the economic development arm of the City and acts as a liaison for businesses and property owners. Generally, the Department strives to be responsive and provide information to the general public, businesses, and property owners in a timely manner.

This report provides a summary of the Community Development Department's activities during **2019** related to the review of permits and applications, special projects, and community growth issues. To put



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

the activity in some perspective, this report also contains a table outlining quantities for different permit types from previous years. Please note that this is not a comprehensive list of projects, applications, reviews, or undertakings of the Department.

Going into 2020, the Department has set the following Department Goals:

- Start the Zoning Code rewrite process
- Continue future land use reviews
- Continue to develop process efficiencies
- Promote the development of certain sites within the City

ZONING AND LAND DIVISION ACTIVITIES

Municipal Code Amendments

One Zoning Code amendment was brought forward in 2019 by staff. Staff requested, and the Common Council approved, an amendment to allow M-1 District uses in the M-2 District and vice versa. This has resulted in multi-tenant industrial buildings to be able to better fill vacancies with appropriate uses.

Comprehensive Master Plan Amendments

Several developments required the rezoning of property, which then also required amendments to the future land use designation of the Year 2050 Land Use/Transportation map (see below). Comprehensive Master Plan Amendments are required by State Statute at the time of rezoning to provide consistency between the zoning and future land use of a property.

- Jim Forester Condominium development
- Klein-Dickert Glass
- Wisconsin Veterinary Referral Center
- The Waters senior living community

Rezoning

In addition to the projects noted above, the following developments/land divisions included a request to rezone the property.

- Cardinal Meadows subdivision
- Dan Ladwig single-family home
- The Glen at Parkway Ridge (Neumann Developments)
- Richard Knutson single-family homes
- Briohn Building/The Angelus Corporation
- Klatt/Russo single-family home
- Dennis Carlson land combination
- Waukesha County Technical College

Land Divisions (Certified Survey Maps and Plats)

Often property owners or developers propose to subdivide existing parcels or combine multiple properties into a single lot. Minor land divisions (4 lots or less) may be done via Certified Survey Map, while creating 5 or more lots requires review and approval of a Preliminary and Final Plat. The City also reviews Condominium Plats.



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

Certified Survey Maps

- The Glen at Parkway Ridge (Neumann Developments)
- NCL Graphic Specialties Inc.
- John Troutdt/Surf Prep
- Linda Uebele single-family home
- Richard Knutson single-family homes
- Klein-Dickert Glass
- Briohn Building Northmound development (Paul Davis)
- Klatt/Russo single-family home
- Dennis Carlson land combination
- Kingsway Home Outlot 10 of Still River Subdivision
- The Waters senior living community

Plats

- Cardinal Meadows Preliminary Plat
- J & R Dreamfield Preliminary Plat
- Jim Forester Condominium Plat

Conditional Use Permits

Conditional Use Permits are required for certain uses based upon individual zoning districts. The Zoning Code also allows unspecified uses to be reviewed through the Conditional Use process. Applicants must present substantial evidence that the use is appropriate within a zoning district and the City must present substantial evidence in granting or denying the proposed use. Below are Conditional Uses that were approved in 2019.

- Blazek Boathouse
- Wills Boathouse
- Jim Forester Condominium development
- Wisconsin Veterinary Referral Center
- Fyzical Therapy & Balance Center
- Mental Health America of Wisconsin
- The Waters senior living community

Conceptual Reviews

Concept Reviews allow applicants to discuss a potential development with the Plan Commission and receive preliminary input. For larger developments, or if a rezoning or Comprehensive Master Plan Amendment is needed, a concept review is typically encouraged. Applicants generally are supportive and want to take advantage of this opportunity and process, prior to spending significant time and money on site and building plans.

- The Waters senior living community
- Arce Handyman LLC

Site & Building Plans

New developments and more significant additions or remodeling projects require a Site & Building Plan Application and review and approval by the Plan Commission. At times, for more minor projects, staff will require a Minor Site Plan Amendment Application, which then gets routed to different departments for review, but only requires staff approval. Below are Plan Commission reviewed Site & Building Plan Applications for 2019.



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

- Spice Creek Condominium garage
- Jim Forester Condominiums
- Klein-Dickert Glass
- Walbec Group
- Pure Mechanical
- Wisconsin Veterinary Referral Center
- The Angelus Corporation
- R&R Insurance
- The Waters senior living community
- Swan View Farms lift station
- Green Road Commerce Center

A few of these projects are featured below.



The Angelus Corporation (Briohn Building)

W220N1051 Springdale Road

36,308 square foot building with possible 53,680 square foot expansion



WVRC Emergency & Specialty Pet Care

Address Not Assigned/Pewaukee Road (PWC 0966999)

33,205 square foot building with possible 13,000 square foot expansion



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



*Klein-Dickert Glass
W227N4755 Duplainville Road
54,335 square foot building*

Variances

Variance requests are heard by the Zoning Board of Appeals (ZBA), which is primarily staffed by the Clerk's Office. Individual projects and requests are reviewed by the City Planner. In 2019, the following six variance requests were reviewed by the City Planner and ZBA.

- Blue Ribbon Management
- Tyler Pinter
- Nicolas and Emily Romeo
- RFR Milwaukee LLC
- Jodi Olson
- Catarozoli/Burdick

Zoning Compliance Letters

Zoning letter requests range anywhere from simply identifying the current zoning of a property to a time consuming investigation of previous approvals and the history of a property. Approximately eight letters were written in 2019.

Development Review Team Meetings

At these monthly meetings, applicants meet with staff to discuss their projects in detail. This is an important and valuable step in the process and allows applicants to revise plans prior to Plan Commission to address staff concerns and any code issues. Following these meetings, applicants submit final plans for review and staff prepares a report for the Plan Commission that includes staff's final comments and recommendations.

ECONOMIC DEVELOPMENT

Staff's approach to economic development, includes meeting with developers, businesses, and property owners as needed to work through property and development issues to potentially make a development project or business location feasible in Pewaukee. This is done on an almost daily basis.



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

Further, as time permits, Staff attends special events, such as ground breakings, grand openings, and networking events. Below are several events attended in 2019.

- Attended and spoke at the Briohn Building/Paul Davis ground breaking
- Attended and spoke at the Briohn Building/The Angelus Corporation ground breaking
- Attended the R&R Insurance grand opening
- Attended several Pewaukee Chamber events
- Met with Waukesha County Center for Growth to discuss regional economic development opportunities

OTHER PLANNING ACTIVITIES

In addition to the tasks above, on a daily basis staff will answer questions from residents, business owners, developers, and brokers. Staff is also continually reviewing future land uses and ordinances and proposing changes or initiating further discussions as may be needed. Twice in 2019 staff brought forward a specific area of the City to discuss potential land uses.

Part 2: Building Services

INTRODUCTION

The Building Services Department reviews, processes, and issues building related permits for both residential and nonresidential development. The Department handles all permit types including New Residential and Commercial Building Permits, building additions and remodels, plumbing permits, electrical permits, and HVAC permits. The Department also issues Zoning Permits, Business Plan of Operations Applications, and Sign Permits.

In addition, Building Services investigates and responds to all property maintenance complaints.

Building Services staff also fulfills the agreement with the Village of Pewaukee, providing the Village with Inspection and Property Maintenance services. Currently the City receives \$1,000 per month to cover administrative services and 60% of the permit fees. For 2019, this total \$157,501.32.

Going into 2020, the Department has set the following Department Goals:

- Continue providing a high level of customer service
- Inspections scheduled within 24 hours
- Residential plan reviews completed and permits issued within 10 business days
- Complaints reviewed and inspected within one week
- Implementation of new Building Permit software



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

PERMITS

Business Plan of Operations

Permitted Uses within zoning districts require a Business Plan of Operations Application to ensure a particular use is allowed and compliant with the zoning district standards.

Building Permits

2019 continued to show a high activity in permitting with 1,957 permits issued in total. A further breakdown can be found in the table at the end of this report.

CODE ENFORCEMENT/PROPERTY MAINTENANCE

The City responded to and enforced as necessary on 117 code enforcement and property maintenance complaints in 2019.

OTHER BUILDING SERVICES ACTIVITIES

Related to the Department's focus on customer service, significant time is spent answering resident inquiries and questions from contractors in a timely manner. Anecdotally, it's safe to say the Building Services phone is consistently ringing. The office takes roughly 150 or more calls per day on average.

Residents, contractors, business owners, etc. also frequently stop in the office to seek assistance from staff.

ANTICIPATED PROJECTS IN 2020

Major projects envisioned for the Community Development and Building Services Departments in 2020 include:

Community Development

- Review of current and incoming projects and applications. Submittals already under review in 2020 include:
 - Interstate Partners Green Road Commerce Center development
 - Arce Handyman LLC
 - Precision Diagnostics Conditional Use
 - Hanrahan's Small Engine LLC Conditional Use
 - Raabe Rezoning
- Zoning and Municipal Code amendments
 - Removing applications from the Zoning Code
 - Revisions to the Special Event ordinances (in partnership with the Clerk's Office)



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

- o The addition of a short-term rental ordinance (in partnership with the Clerk's Office)
- o The addition of a historic preservation ordinance (in partnership with the Clerk's Office)

Building Services

- With the approval of the Swan View Farms subdivision development (83 lots) and the Cardinal Meadows subdivision (24 lots) it is anticipated that 2020 will include an increasing number of Building Permits for new single-family homes.
- It is also anticipated that Neumann Developments will be submitting for Building Permits for The Glen at Parkway Ridge Condominium Development (40 units) in 2020.
- The Waters senior living community (161 units) is planned to break ground in 2020 as well.

SUMMARY

Below is a table that summarizes the quantity of application types and activities over a 3 year period for both the Community Development Department and Building Services. It can be noted that a project submitted to the Department may often consist of a number of separate applications. For example, a single project could include a certified survey map, conditional use, and rezoning. The Department tracks all applications within a project separately.



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

Community Development Department	2017	2018	2019
Chapter 17 Zoning Code Amendments	5	1	0
Other Municipal Code Amendments	0	1	0
Comprehensive Master Plan Amendments	0	0	6
Rezoning Applications	4	9	14
Certified Survey Maps/Land Combinations	6	10	18
Preliminary Plats	0	4	2
Final Plats	0	1	0
Conditional Use/Planned Development Districts	0	0	1
Conditional Use Permits	3	7	7
Conditional Use Amendments	0	0	0
Conceptual Reviews	6	8	3
Site Plans & Site Plan Amendments	7	11	10
Minor Site Plan Amendments	0	1	0
Right of Way Vacations	0	0	1
Variances	3	3	7
Zoning Board of Appeals meetings	3	3	8
Zoning Compliance Letters	-	2	6
Plan Commission meetings	8	12	11
Common Council meetings	23	23	25
Miscellaneous (general planning and land use discussions, Plan Commission determinations, kennel licenses, etc.)	17	7	6
Special Events (grand openings, ground breakings, Chamber of Commerce events, conferences, etc.)	-	2	4
Building Services Department	2017	2018	2019
Chapter 14 Building Code Amendments	-	1	-
Business Plan of Operation Applications	-	-	38
Building Permits (does not include new homes)	341	297	325
Building Permits - New Homes	69	45	36
Culvert Permits	2	4	7
Electrical Permits	510	534	570
Erosion Control	78	51	46
HVAC Permits	361	347	343
Plumbing Permits	489	423	396
Sign Permits	23	20	32
Zoning Permits	47	48	47
Complaints/Enforcements, including Building and Zoning	115	124	117