

Planning Department

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

REVISED
PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, March 18, 2021
7:00 PM
VIRTUAL ONLY

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of the January 21st, 2021 and February 18th, 2021 Meeting Minutes
 3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Zeilhofer Properties, LLC for Property Located at N4 W22540 Bluemound Road for the Purpose of Constructing a New Freestanding Two-Story Storage Building (PWC 0963997)
 4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Octane Coffee for Property Located at W229 N1400 Westwood Drive for the Purpose of Installing and Operating a Drive-Thru Coffee Business (PWC 0959988004)
 5. Discussion and Possible Action Regarding a Conceptual Plan by Interstate Partners for a Proposed Multi-Family Apartment Development Located at N18 W22670 Watertown Road (PWC 0958990005 & PWC 0958990006)
 6. Discussion and Possible Action to Determine if the Plan Commission Will Continue Virtual Meetings and the Possibility of Changing the Start Time of Meetings
 7. Adjournment

Ami Hurd
Deputy Clerk

3/17/2021

NOTICE

Due to the COVID virus, this meeting will only be held virtually.

To attend this meeting virtually or by phone please contact Nick Fuchs, City Planner, 262-691-6007, fuchs@pewaukee.wi.us **before 3 P.M. on the date of the meeting** for directions. Meeting materials are available at <https://pewaukee.novusagenda.com/AgendaPublic/>.

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) 691-6007 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 18, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the January 21st, 2021 and February 18th, 2021 Meeting Minutes

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

1.21.21 Minutes

2.18.21 Minutes

In attendance:

Mayor S. Bierce, Alderman B. Bergman, D. Kiser, D. Linsmeier, S. Sullivan and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the August 20, 2020, September 17, 2020, October 15, 2020 and November 19, 2020 Meeting Minutes

A motion was made and seconded (C. Wunder, D. Linsmeier) to approve the August 20th 2020, September 17th, 2020, October 15th, 2020 and November 19th, 2020 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Benjamin Chudy to Operate a Chiropractic, Personal Training and Fitness Class Business Within an Existing Multi-Tenant Space Located at N8 W22520 Johnson Drive Unit D (PWC 0961997010)

Mr. Fuchs stated this was an application for a chiropractic office and personal training business. The multi-tenant building is divided into 11 different condominium units. The space is about 2,500 square feet, with 640 square feet being used for office and 1,920 square feet to be used for the personal training and fitness classes. Mr. Fuchs noted staff received multiple emails from condo owners within the building with concerns regarding parking, traffic, potential crime, noise and property maintenance and values. He recommended approval of the conditional use and was surprised to hear the concerns about this use. He suggested the Plan Commission consider the emails from the various owners, but he did not see that there would be an adverse impact on the other tenants.

Mr. Benjamin Chudy was present and stated the office front would be used for the chiropractic business and the rehabilitation services, in a one-on-one setting, would be offered in the warehouse. He noted the classes would take place primarily indoors, and if there is a potential to operate on the outside, then those classes would take place on the west side of the building in the summer months. The classes would be limited to 10 people maximum.

Commissioner Bergman was not as concerned about the inside of the space as he was the outside space. Mr. Chudy noted there was a two-lane drive with black top and grass at the end where he would hold his outdoor classes. Commissioner Bergman felt it would be an issue with the existing tenants and neighbors with the traffic.

Commissioner Kiser questioned how the outdoor area would be delineated from other people's space. He requested a survey showing the delineation and a business plan. Mr. Chudy stated it would only be during the summer months when it is decently lit. He added that he would have cones in the area as well and would stay as close as possible to the side wall.

Mr. Chudy noted that all parking is common use for all condominium owners. It was not allowed to be exclusive or divided, and is for everyone with no limits and no segregated sections per unit.

Commissioner Linsmeier referred to the outdoor space and felt using the asphalt drive would pose some safety concerns.

A motion was made and seconded (D. Linsmeier, D. Kiser) to approve the conditional use for the indoor activities as detailed, leaving out approval for the outdoor activities. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Property Located at N16 W22420 Watertown Road for a 72-Unit Multiple-Family Apartment Use and an Amendment to the Existing Conditional Use Permit Granted to DBTM Associates, Dated February 24, 1993 and Amended June 25, 1999, to Remove the Property Located at N16 W22420 Watertown Road and the Existing Residential Planned Unit Development Use of 72 Condominium Units Used by the General Electric Medical Systems Division in Exclusive Conjunction with the Training Center (PWC 0957986)

Mr. Fuchs stated GE was looking to sell the apartments across the street from their training facility. They are looking to amend the current conditional use permit that comprises of both the GE training facility and the 72 condominium units. There would be a new conditional use permit to cover the market rate apartments, and that use and the land would be removed from the existing conditional use permit.

Mr. Fuchs mentioned the applicant may install a fence around the storm water pond, but there are no other changes to the building or site at this time. GE would be looking to fill and eliminate the tunnel under Watertown Road to disconnect the two developments. Mr. Fuchs recommended approval of the conditional use permit.

Mr. Fuchs noted that the land is zoned Rm-3, and the training facility is zoned differently. The proposed use of the GE condos as market rate apartments is allowed as a conditional use because the buildings have more units than would be permitted.

Discussion took place regarding the parking availability. Mr. Fuchs felt there should be sufficient parking based on the number of units, as the use was not changing. It was determined that in addition to the surface parking, there was also underground parking.

A motion was made and seconded (B. Bergman, S. Sullivan) to recommend approval of the conditional use permit and conditional use amendment. Motion Passed: 5-For, 1-Against (Bierce).

5. Discussion and Action Regarding Approval of the Building Elevations for The Glen at Parkway Ridge Condominiums Located on Bluemound Road (PWC 0925990001)

Mr. Fuchs stated staff has been working with the applicant on this project and addressing the conditions of approval, with building elevations being one of those conditions. The applicant made some revisions to the

previously approved building elevations, and staff did not feel they were substantially similar to what was approved previously.

Chairman Bierce stated he did see the comparison to the homes in Sussex that this was compared to when this project was first approved. He felt each house was supposed to be a little bit different and not cookie-cutter.

Steve DeCleene of Neumann Developments referred to the TDI plans from January, 2019 and noted that was what they received final approval on. He stated they switched building partners from Cornerstone to Halen Homes, and Halen Homes does not use TDI, so they do not have a license for the product that was previously approved two years ago. He added that there was a lot of grade change on the site and they had to change the design of buildings. Mr. DeCleene felt it was the same site design and footprint, as well as a similar density and look.

Eric Obarski of Neumann Developments referred to the grade break and the building elevations. He discussed the gables and the comparison between the two building plans.

Mr. Klein stated he bought into this concept because of the comparison to the units in Sussex, Oconomowoc and Greenfield. He liked the mix of stone and siding in Sussex, but felt these plans were not like that at all. He felt the new elevations would look strange from a street view as far as having side by side windows at different heights and he felt it was a drastic change.

Erica Marty of Halen Homes discussed the specifics of the rooflines.

Mr. Klein reiterated that this was not like the product that was proposed and approved. He felt the design was not similar and not consistent architecturally.

Matt Neumann of Neumann Development stated they are no longer partners with the builder of the TDI plans, and therefore they needed to modify the architecture. The TDI plans would not have been built as seen in the plans because of the grade changes. He felt they were very similar products and he discussed the changes.

Chairman Bierce commented that there was not enough stone on the outside and felt it looked too industrial. He indicated the roofline did not flow with the gables and the differences were big enough that they could not be considered the same.

Commissioner Kiser commented about the windows not lining up and suggested smoothing out the roof. He felt it would look as though people's heads were into the roofline.

Commissioner Bergman agreed with staff and stated this was substantially different than what the Plan Commission was presented with 18 months ago. He indicated the developer was aware of the grades and the density, as it was all in the discussions at that point. He added that the entry points and views from the street were night and day from what was presented.

It was noted that the first four units on the left would have the elevation change situation, as well as a couple in the back right. Of the 15 buildings, about 5 will have that situation. Ms. Marty noted that not all of the buildings will be as drastic and they chose to demonstrate the worst-case scenario where the windows look like they are dropped down too far.

Mr. Obarski noted they range from one foot to three foot and is specific on the degree of the road running up the hill as to the amount of the split. He added that the plans they are submitting have more stone than the previous Cornerstone plans did.

A motion was made (D. Kiser) to approve the building elevations and direct the applicant to identify on the site plan the buildings that the elevation change impacts and prepare the street view elevation of those parcels and work with staff to balance that. The motion died for lack of a second.

Commissioner Bergman suggested giving this back to staff. He was comfortable with staff understanding what was originally approved and working with the applicant to get back to what the Plan Commission agreed to and already approved. The Commissioners agreed with that suggestion.

No action was taken.

6. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)

Mr. Fuchs stated the proposed shooting stand was 672 square feet with overhead doors on the south elevation facing the road and the north side is open to allow for shooting. He recommended approval with a condition that the Engineering Department do a final review, as well as a recommendation that the applicant submit a certified survey map that would combine the parcels. The development is comprised of several properties and because they are used as a single development, staff recommended eliminating the internal property lines.

Commissioner Sullivan questioned if there would be any noise suppression with this expansion. Mr. Fuchs noted there are some options as to how to potentially insulate the building to help with noise, but it is not currently proposed. Further discussion took place regarding the noise concerns.

A representative from the Waukesha Gun Club pointed out that the buildings have perforated metal on the interior, which is designed to absorb sound. They are also looking into sound-deadening blankets on the north side of the building to help eliminate some of the sound.

Chairman Bierce stated he was not in favor of building a metal building. He felt Waukesha Gun Club should be held to the same standards as everyone else. It was noted that the current structure is also metal, but it has a stone facade on the front.

Commissioner Bergman stated he would like this new building to match the other building with the masonry belt on the Watertown Road side and windows and a HardiePlank material. He wanted the buildings to be consistent. Additional discussion took place regarding the plan renderings as it relates to the overhead doors.

It was suggested that masonry be put around the building, and it was believed that a fifth patio door was not needed. The Commissioners agreed that the building should not have metal siding, and that they need a better idea of what the shooting area would look like. Chairman Bierce wanted to see more stone on the sides and front. The applicants agreed that they could make those changes.

The applicant noted that they would add landscaping similar to the existing building and would have decorative plants in the front on the Watertown Road side.

Commissioner Kiser felt a more detailed plan was needed, especially on the landscaping side, as well as a site plan. The Commissioners were all in agreement that more details were needed before they could approve anything.

No action was taken.

7. Adjournment

A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 8:44pm. Motion
Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier and D. Kiser.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the December 17, 2020 Meeting Minutes

A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the December 17th, 2020 meeting minutes. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)

Mr. Fuchs stated this item was tabled at January's Plan Commission meeting so the applicant could revise the building plans and make upgrades and provide a landscape plan. He felt the applicant addressed the Plan Commission's concerns and recommended approval with the condition that the west side garage door have windows as shown on the renderings.

Discussion took place regarding the suggestion that the applicant combine the properties. Mr. Fuchs noted there are multiple parcels operating as a single development, and it made sense to have a single property, otherwise there could be internal setback issues or other zoning issues.

A motion was made and seconded (D. Kiser, B. Bergman) to concur with the Planner's recommendation and approve the site and building plan drawings as presented with the condition of the windows on the west elevation in the overhead door. Motion Passed: 4-For, 0-Against.

4. Discussion Regarding the Community Development and Building Services Annual Report for 2020

Mr. Fuchs noted the report lists a majority of the development projects reviewed in 2020 and highlights some of the larger projects. It also includes a table comparing data from year to year in order to gauge activity levels from one year to the next. Mr. Fuchs discussed the comparisons, as well as future department goals.

Commissioner Kiser requested including information in the future as relates to whether or not projects were implemented after they were submitted and reviewed.

No action was taken.

5. Adjournment

A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 7:12pm. Motion
Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: March 18, 2021

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 Zeilhofer Properties, LLC for Property Located at N4 W22540 Bluemound Road for the Purpose of Constructing a New Freestanding Two-Story Storage Building (PWC 0963997)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Zeilhofer Staff Report 3.18.21

Zeilhofer Narrative

Zeilhofer Revised Civil Plans

Zeilhofer Revised Exterior Elevations

Zeilhofer Revised Landscape Plans

Zeilhofer Responses to Staff Comments



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 18, 2021

Date: March 11, 2021

Project Name: Zeilhofer storage building Conditional Use and Site & Building Plan Review

Project Address/Tax Key No.: N4W22540 Bluemound Road/PWC 0963997

Applicant: Mark Wershay, Zimmerman Architectural Studios, Inc.

Property Owner: Robb Zeilhofer

Current Zoning: B-4 Office District

2050 Land Use Map Designation: Manufacturing / Fabrication / Warehousing

Use of Surrounding Properties: Industrial to the north and west, single-family residential to the south, and mixed use property zoned single-family residential to the east

Project Description/Analysis

The applicant submitted a Conditional Use Permit and a Site & Building Plan Review Application for the construction of a storage building upon property located at N4W22540 Bluemound Road.

The subject property currently contains a single-family home that was previously converted to an office. The applicant/property owner is currently utilizing the building as an office for his real estate management and construction business.

Conditional Use Permit

The subject property is zoned B-4 Office District. As noted above, the existing structure is being used as office space for Mr. Zeilhofer's business. The proposed storage building, which will house vehicles and equipment related to Mr. Zeilhofer's real estate business, is allowed as a conditional use per Sections 17.0209c. and 17.0209d. of the City's Zoning Code.

Section 17.0209c. states, "...In addition to those uses specified elsewhere herein, the following uses may be deemed to be conditional uses by the Plan Commission: Any principal use in addition to the first such use on a single building parcel or space."

Section 17.0209d. allows "Unclassified or Unspecified Uses may 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."

It can be noted that this property as well as the properties to the north, east and west are all designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan map. The proposed use is consistent with that designation.

It can also be noted that a rezoning was considered to accommodate this development; however, the property is 1.2677-acres, which is less than the 2-acre minimum lot size of the M-2 District and the 3-acre minimum of the M-4 District, which are both adjacent zoning districts to the subject property and would permit this use. Furthermore, building and parking setbacks are smaller in the B-4 District, which are more appropriate for a property of this size. As such, staff found that the Conditional Use option was appropriate.

Site & Building Plans

The proposed storage building is 2-stories and approximately 7,600 square feet. The building consists of cement board siding and a CMU foundation, which will be exposed on the south elevation and partially exposed on the sides of the building.

The north elevation includes three overhead doors and a service door. The south elevation has five overhead doors and a row of windows along the top of the building. The east and west elevations both contain windows and a service door. The building has a standing seam metal roof.

Considering the existing and proposed improvements, the site has almost 50% greenspace, which is in compliance with the City's minimum greenspace ratio of 40%.

In addition to the building, the site includes a gravel area to the north of the building, which will be used to store and park vehicles and trailers. A dumpster will be located within this area as well. It is recommended that the applicant construct an enclosure around the dumpster to screen it and contain any loose trash and debris.

As the development disturbs less than one acre of land, storm water management is not required. It is recommended that final grading and erosion control plans shall be submitted for approval by the Engineering Department prior to any land disturbance activities.

Parking:

There are six parking spaces along the west property line. Parking spaces are all a minimum of 180 square feet to comply with the City's Zoning Code standard. There is also an ADA accessible parking space located on the north side of the office building.

Lighting:

The only proposed lighting is on the building and shown on the north and south building elevations. In total there are three wall lights.

Signage:

The applicant plans to remove the existing freestanding sign and replace it with a new monument sign. The location is illustrated on the site plan. Note that signage shall comply with all standards set forth in Section 17.0700 of the City's Zoning Code and require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.

Landscape Plan:

The Demo Plan (Sheet C1.20) shows the existing trees that will be removed. A Landscape Plan has been provided that illustrates the new plantings to be provided. This includes evergreen plantings along the east and west property lines to screen the paved area between the two buildings and the gravel area on the north end of the site.

Utilities:

Sewer and water is not located directly to this site. They would have to be extended from the south side of Bluemound Road at Takoma Drive. The applicant is requesting to construct this building without having to extend public utilities to the site. The applicant has noted that the proposed building does not have any water or sanitary needs.

Recommendation

Staff recommends that the Plan Commission recommend approval of the Conditional Use Permit and approve the Site & Building Plan Review Application, subject to Conditional Use approval and staff's recommendations as noted above in this report.

February 1, 2021

Nick Fuchs
Planner & Community Development Director
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Zeilhofer Storage Building, N4W22540 Bluemound Road
Conditional Use and Plan Commission Submittals

Mr. Fuchs,

We are excited to present to you this request for Building Plan/Plan Commission review for a new freestanding two-story storage building located at N4W22540 Bluemound Road, Pewaukee WI 53186. This property is zoned B-4 and the existing office building on site will be maintained. Aside from some new exterior paving leading up to that structure, we are not improving it in any way as part of this project.

Following a preliminary review by Staff, it was determined that the existing lot size was not eligible for a rezoning to either a M-2 or M-4 District. Therefore, we are simultaneously requesting a Conditional Use Permit to allow the proposed contractor storage building on a B-4 property. Our property is flanked by manufacturing business parks on three sides.

The proposed 7,600 square foot building will be used for storage of goods consumed in real estate management and real estate construction related businesses. Hours of operation would be unchanged; 7:00am – 7:00 pm, Monday through Saturday.

Construction would tentatively commence spring of 2021 and be wrapped up by spring of 2022. The estimated value of new construction is \$900,000.

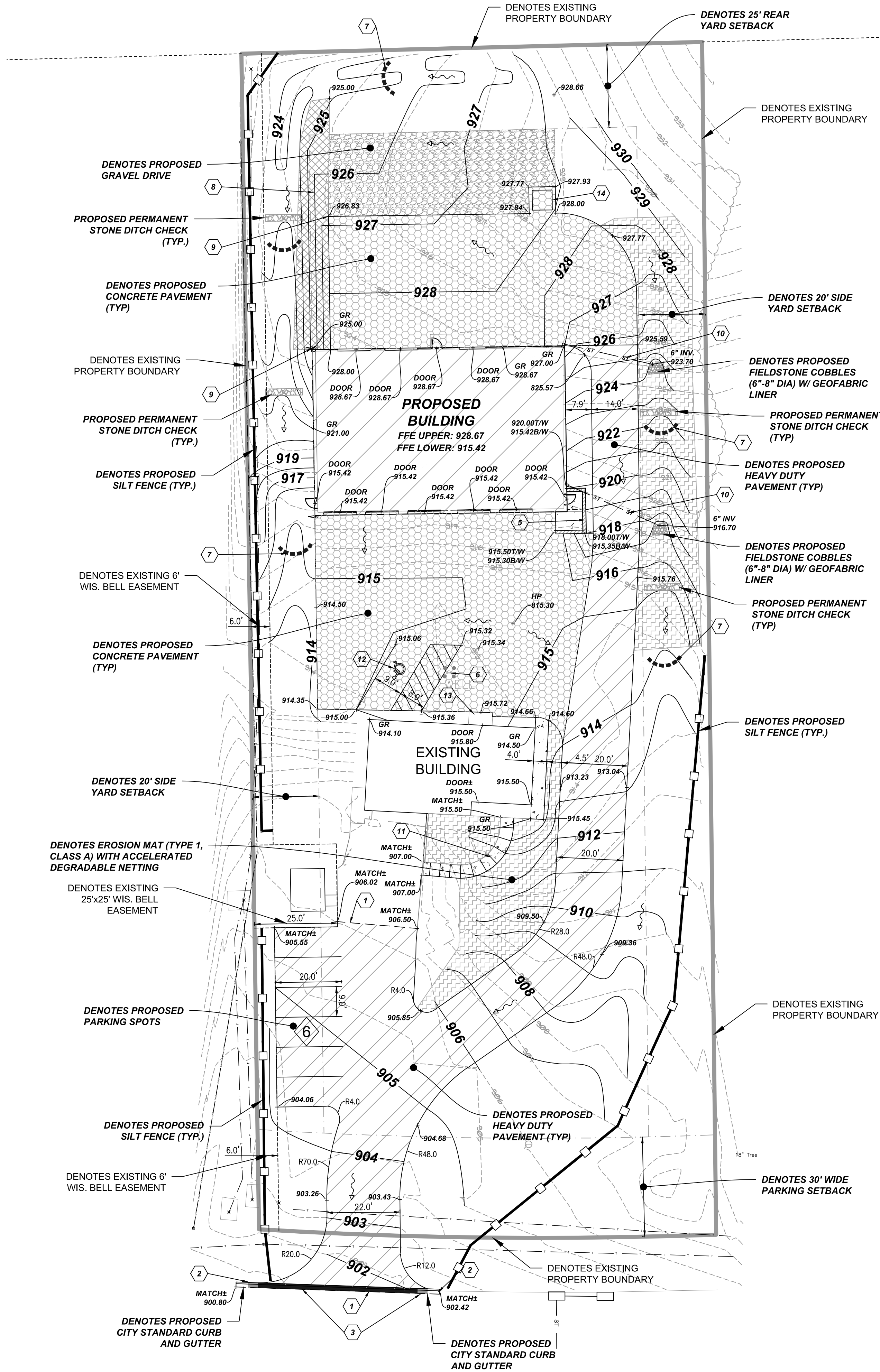
If you have any additional questions about our business plan, please reach out to me directly.

Thank you,

Robb Zeilhofer, Owner
Zeilhofer Properties, LLC
(414) 507-1550



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



SITE CALCULATION TABLE

TOTAL SITE AREA	1.136 AC
TOTAL DISTURBED AREA	0.881 AC
PROPOSED GREENSPACE	0.565 AC (49.7% OF SITE)

*CONTRACTOR SHALL STAY WITHIN THE SILT FENCE BOUNDARY AND FOLLOW THE GRADING, EROSION CONTROL AND DEMO PLAN AS NOT TO DISTURB OVER 1 ACRE.

NOTES

1. SAWCUT EXISTING PAVEMENT (FULL DEPTH) AND CREATE BUTT JOINT WHERE PROPOSED MEETS EXISTING
2. MATCH INTO EXISTING CURB AND GUTTER.
3. DENOTES PROPOSED 3' CURB TAPER.
4. INSTALL NEW DEPRESSED CURB AND GUTTER. MATCH INTO EXISTING CURB AND GUTTER.
5. DENOTES PROPOSED SEGMENTAL CONCRETE RETAINING WALL. OWNER PROVIDED AND INSTALLED.
6. EXISTING WATER WELL TO REMAIN. WELL TO BE MODIFIED AS NEEDED TO MEET CODE. INSTALL 4 BOLLARDS AROUND EXISTING WELL
7. DENOTES PROPOSED DITCH CHECK
8. DENOTES PROPOSED PERMANENT EROSION MATTING
9. DENOTES PROPOSED DOWNSPOUT AT GRADE WITH SPLASHBLOCK
10. DENOTES PROPOSED 6\"/>

EROSION CONTROL LEGEND

SILT FILTER FENCE	
EROSION MAT	
DITCH CHECK	
PERMANENT EROSION MATTING	

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED GRAVEL DRIVE
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:



PLAN COMMISSION
FINAL SUBMITTAL

Sheet:

**GRADING &
EROSION
CONTROL PLAN**

Scale:

SCALE: 1" = 20'



Revisions:

No. Date: Description:

Date:

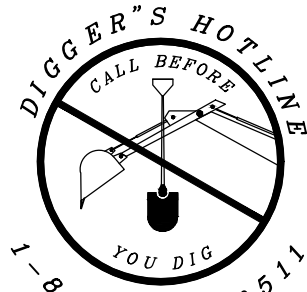
March 8, 2021

Project No.:

200110.00

Sheet No.:

C1.10



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS. AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

DENOTES EXISTING TREE TO BE REMOVED. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.

DENOTES EXISTING TREES TO BE REMOVED FOR PROPOSED IMPROVEMENTS. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.

DENOTES EXISTING TREE TO BE REMOVED. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.

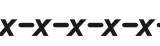
DENOTES EXISTING TREE TO BE REMOVED. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.

DENOTES EXISTING CONCRETE STAIRS TO BE REMOVED (TYP.)

DENOTES EXISTING ASPHALT PAVEMENT TO BE REMOVED (TYP.)

EXISTING CURB AND GUTTER TO BE REMOVED

W BLUEMOUND ROAD



DEMOLITION LEGEND

DENOTES ITEM TO BE REMOVED OR DEMOLISHED

DENOTES PAVEMENT REMOVAL AREA

DENOTES CONCRETE SIDEWALK REMOVAL AREA

DENOTES ITEM TO BE ABANDONED OR REMOVED

DENOTES TREE TO BE REMOVED OR RELOCATED (AS NOTED)

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:



PLAN COMMISSION
FINAL SUBMITTAL

Sheet:

DEMO PLAN

Scale:

SCALE: 1" = 20'



Revisions:

No.	Date	Description

Date:

March 8, 2021

Project No.:

200110.00

Sheet No.:

C1.20

Consultant:



Project:

Zeilhofer Properties, LLC
 New Storage Building

Location:
 N4W22540 Bluemound Road
 Pewaukee, WI 53186

Key Plan:

PLAN COMMISSION
 FINAL SUBMITTAL

Sheet:

EXISTING
 SURVEY

Scale:

SCALE: 1" = 50'

Revisions:

No.	Date:	Description:

Date:

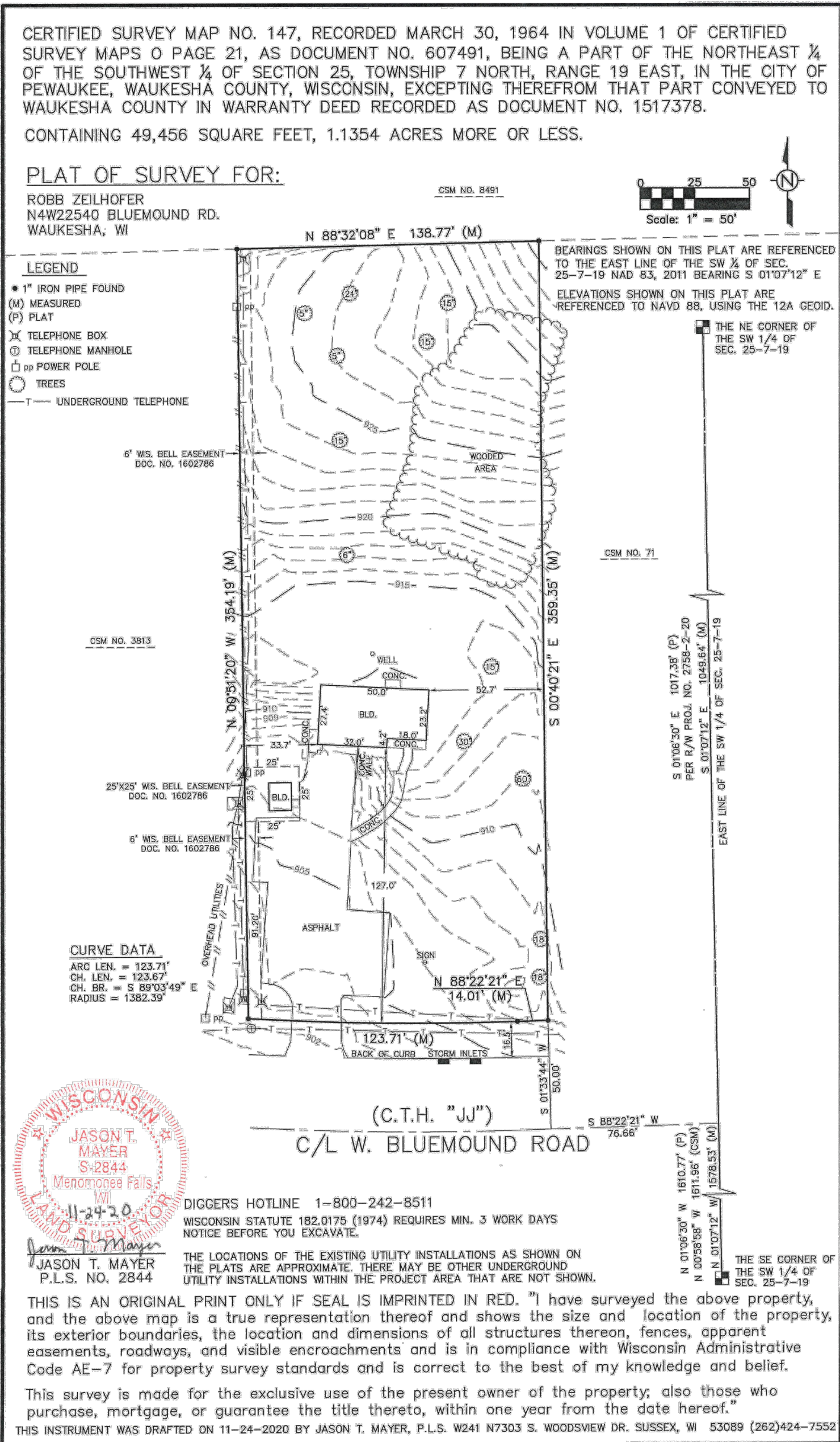
March 8, 2021

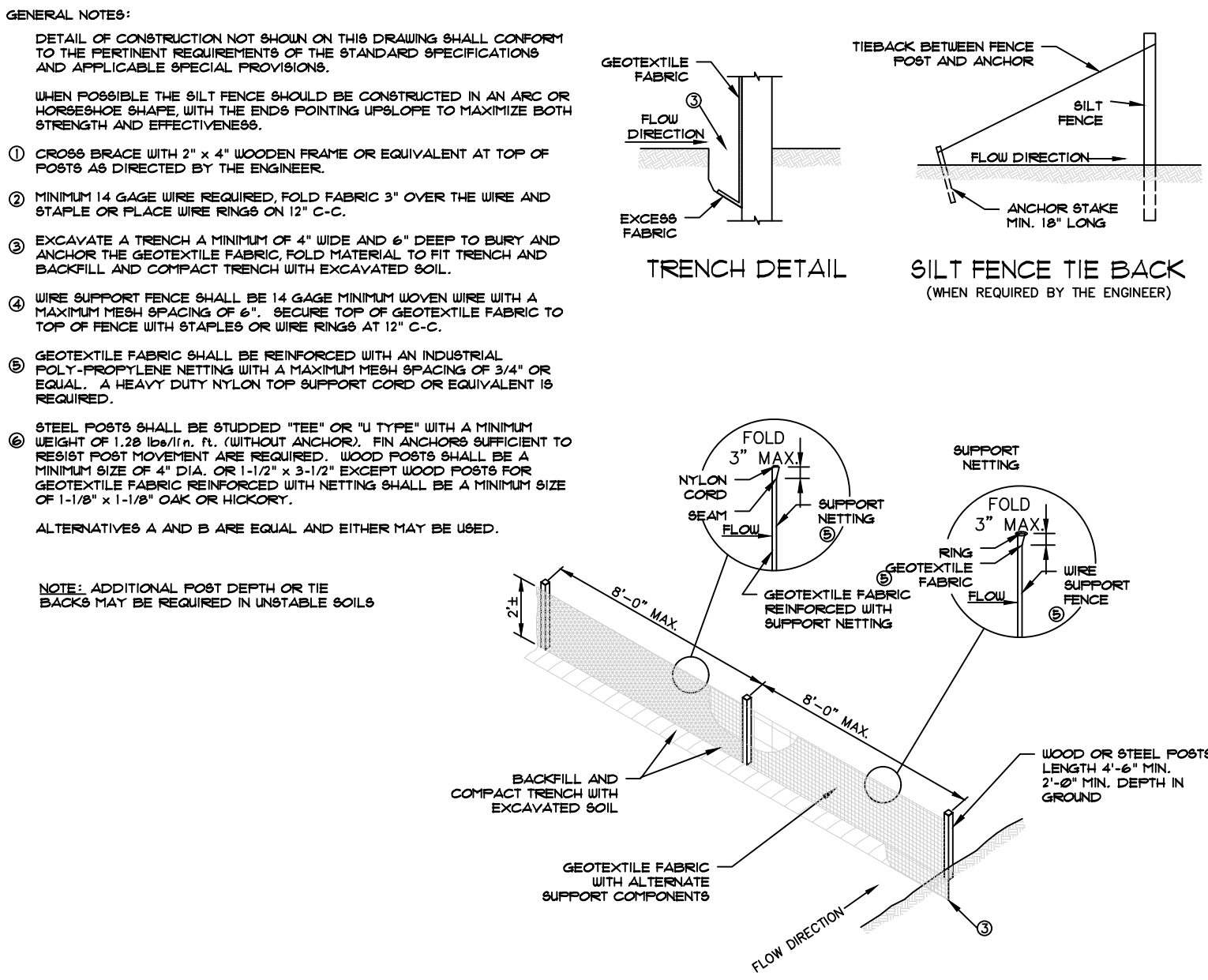
Project No.:

200110.00

Sheet No.:

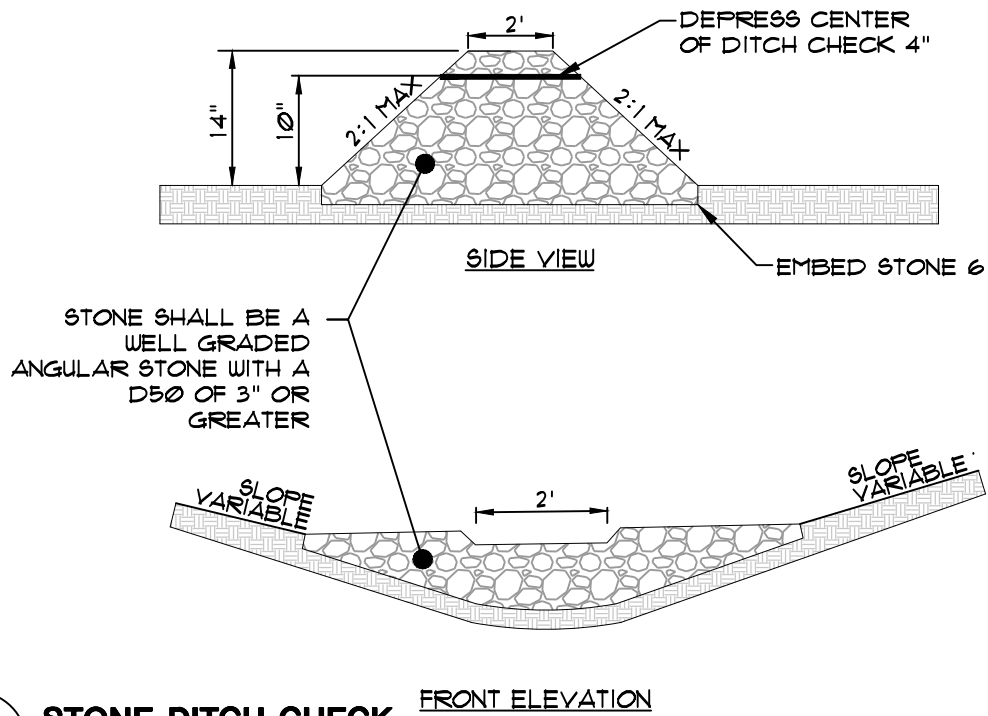
C1.30





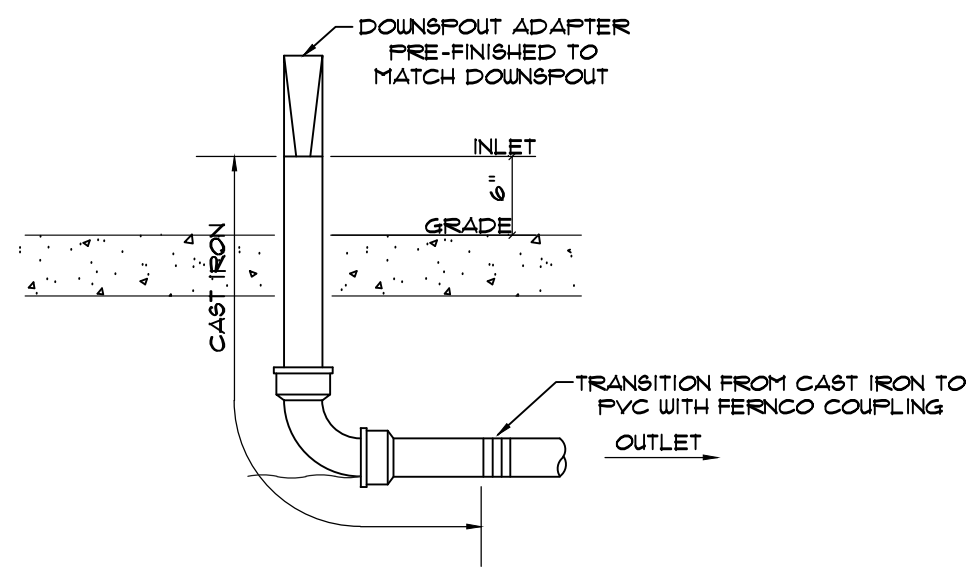
01 SILT FENCE DETAIL

NTS



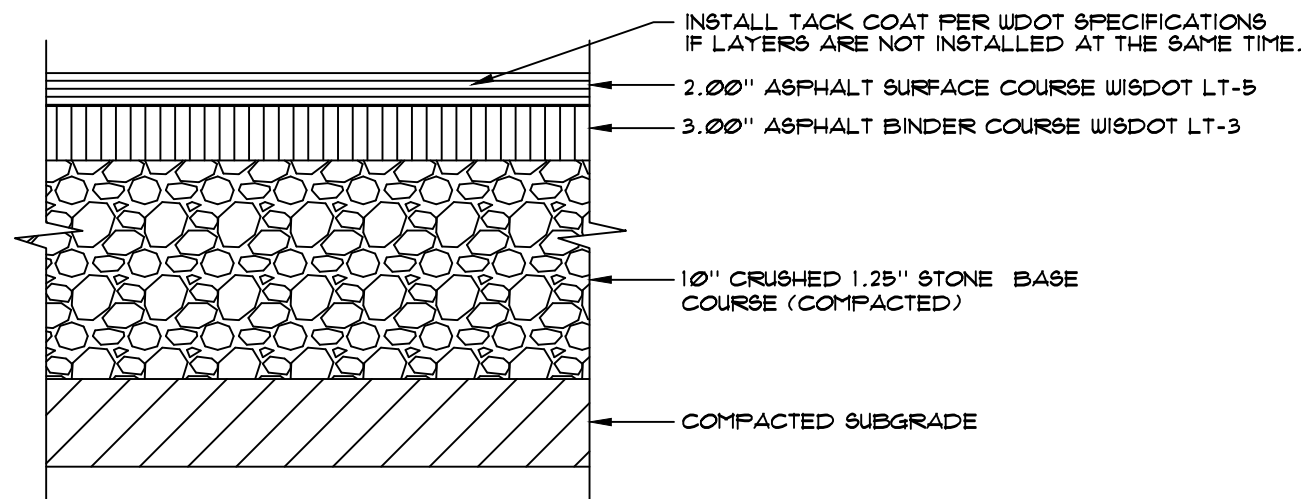
02 STONE DITCH CHECK

NTS



03 DOWNSPOUT DETAIL

NTS

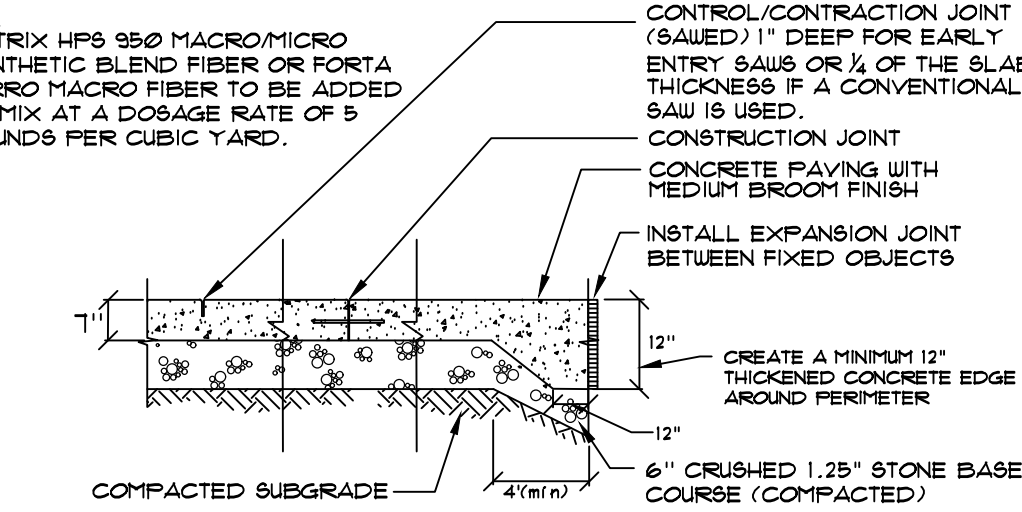


04 HEAVY DUTY ASPHALT DETAIL

NTS

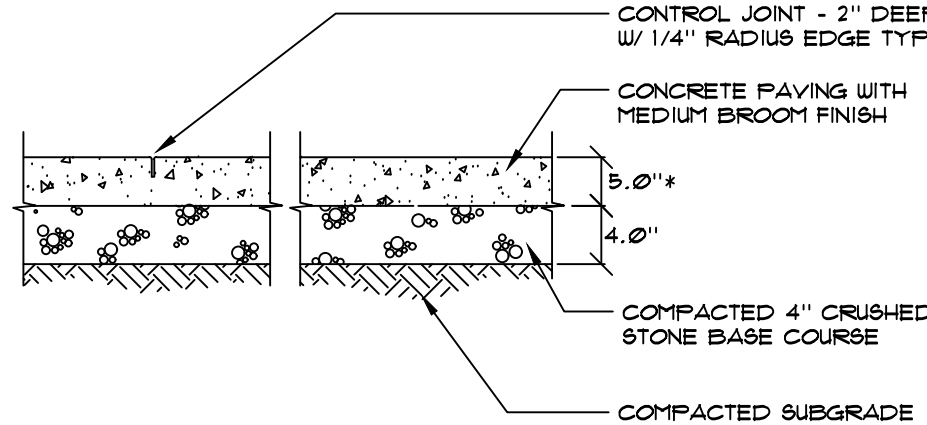
NOTE:

- MATRIX HPS 350 MACROMICRO SYNTHETIC BLEND FIBER OR FORTA FERRO MACRO FIBER TO BE ADDED TO MIX AT A DOSAGE RATE OF 5 POUNDS PER CUBIC YARD.



05 CONCRETE PAVEMENT DETAIL

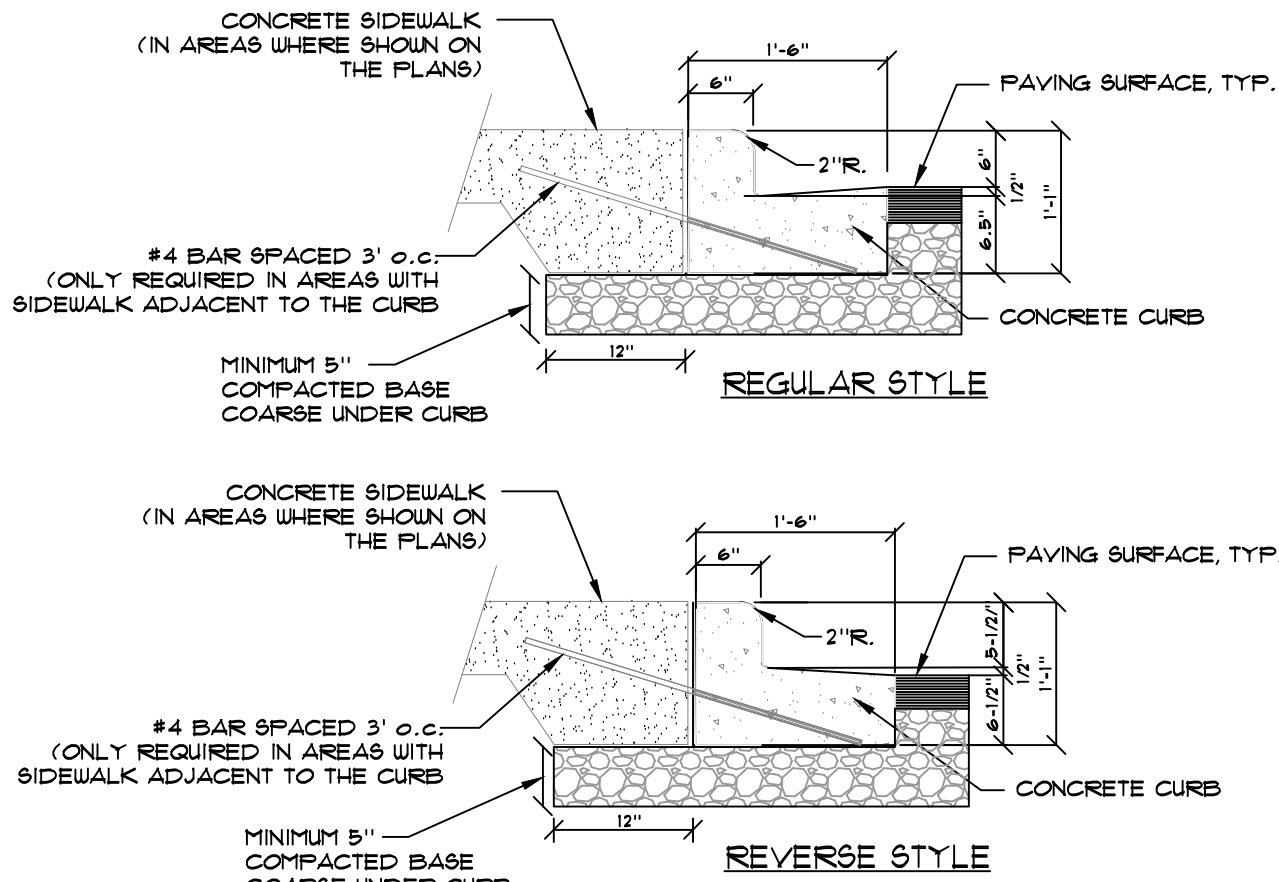
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* NOTE:
SIDEWALK SHALL BE 1" AT DRIVEWAY SECTIONS

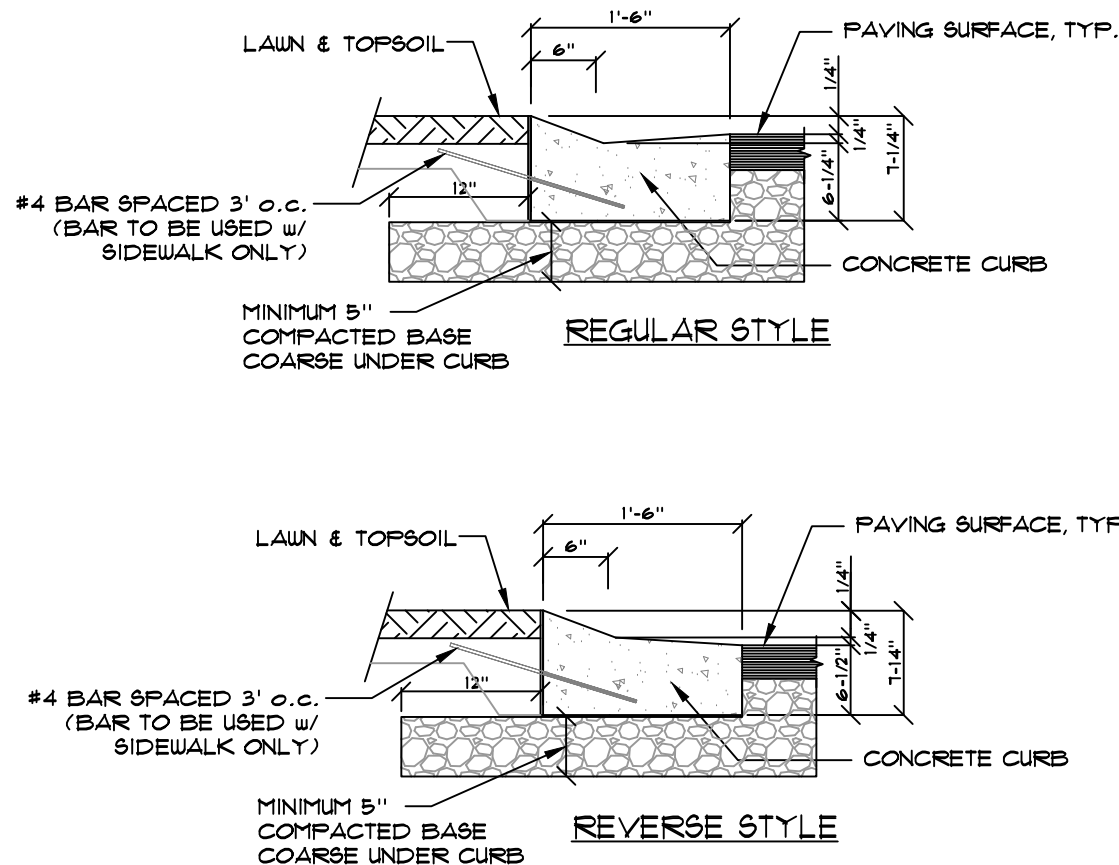
06 CONCRETE SIDEWALK DETAIL

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07 VERTICAL FACE CURB - 18" WIDE

NTS

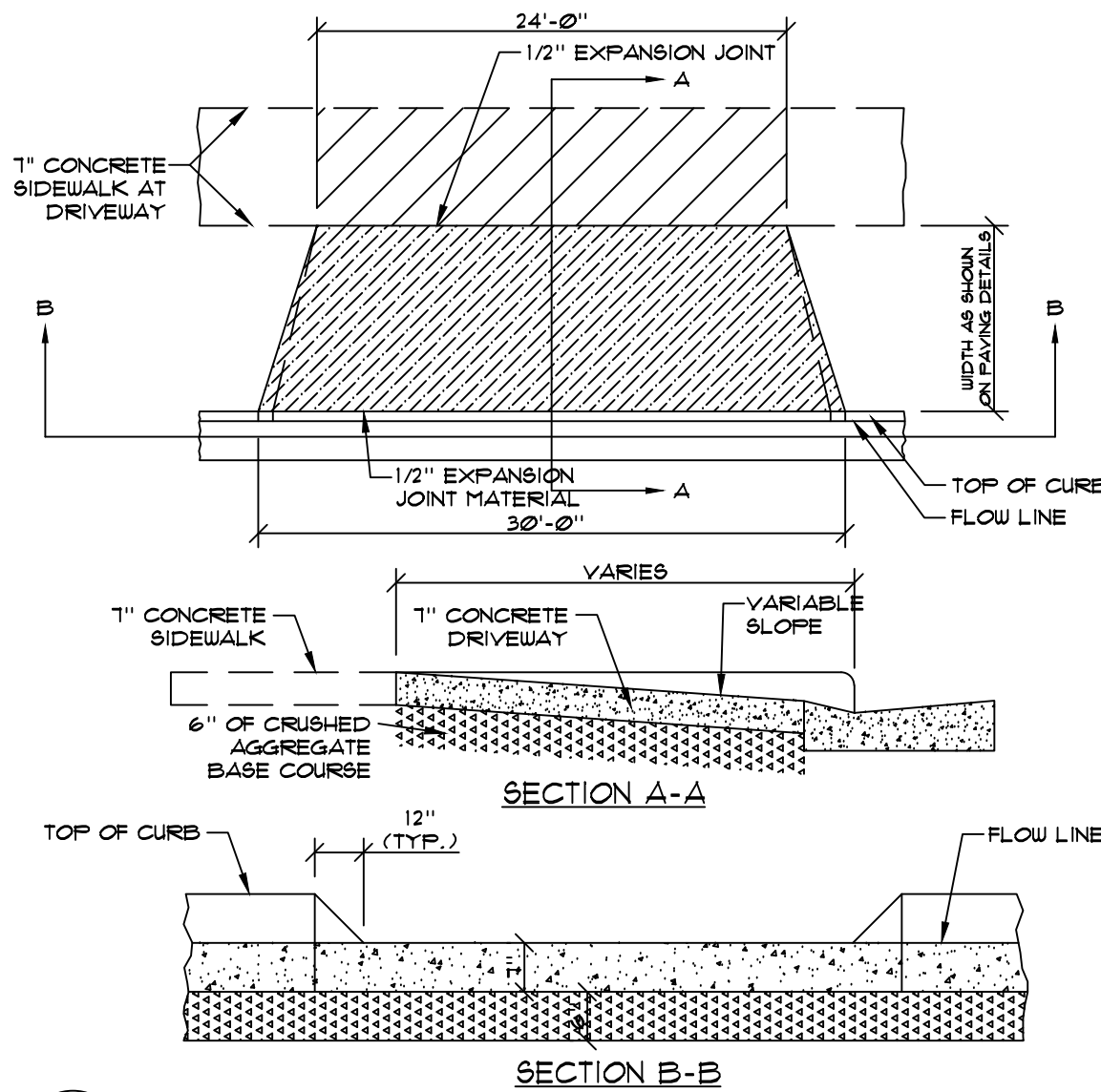


08 18" DEPRESSED CURB

NTS

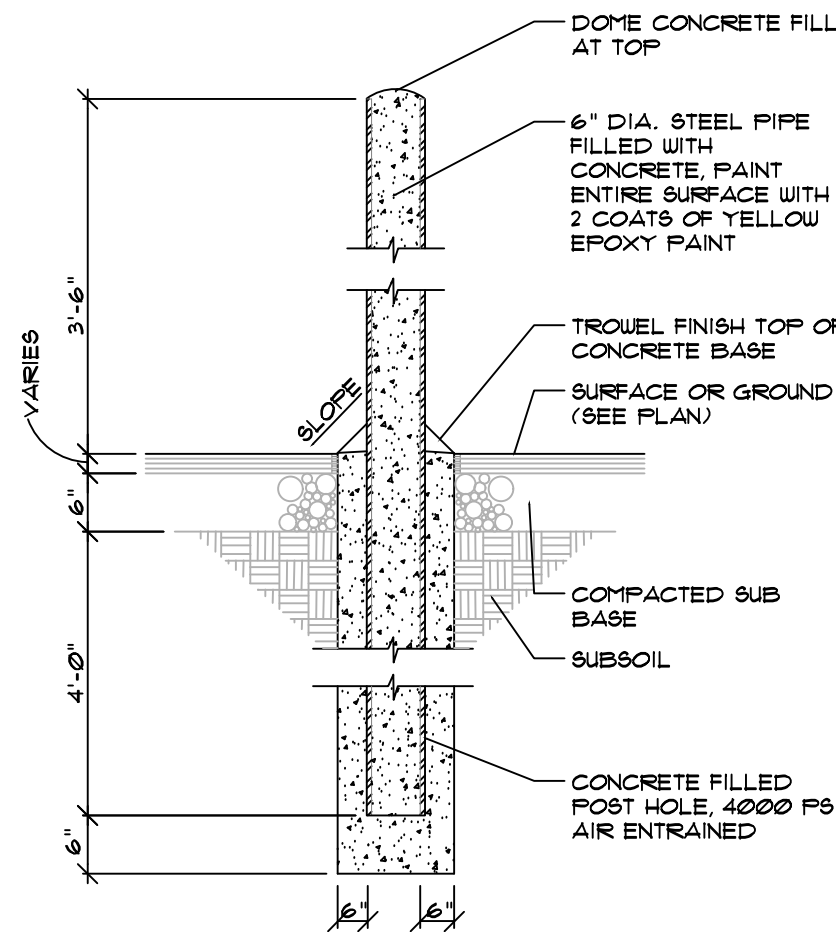
NOTES:

- TIE BARS SHALL BE INSTALLED AT ALL AREAS WHERE CONCRETE PAVEMENT ABUTS CURB AND GUTTER AND CONSIST OF NO. 4 EPOXY COATED REINFORCING BARS 24 INCHES IN LENGTH AND 48 INCHES ON CENTER.
- CONTROL/CONTRACTION/CONSTRUCTION JOINTS SHALL BE SPACED AT 12' MAXIMUM AND CONSTRUCTED IN CONFORMANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI-308R) RECOMMENDATIONS.
- EXPANSION JOINTS SHALL BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS, MEETING ACI-308R STANDARDS.



09 CONCRETE DRIVEWAY APPROACH

NTS



10 BOLLARD

NTS

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

Location:

N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:

North

PLAN COMMISSION
FINAL SUBMITTAL

Sheet:

CONSTRUCTION
DETAILS

Scale:

Revisions:

No.	Date	Description

Date:

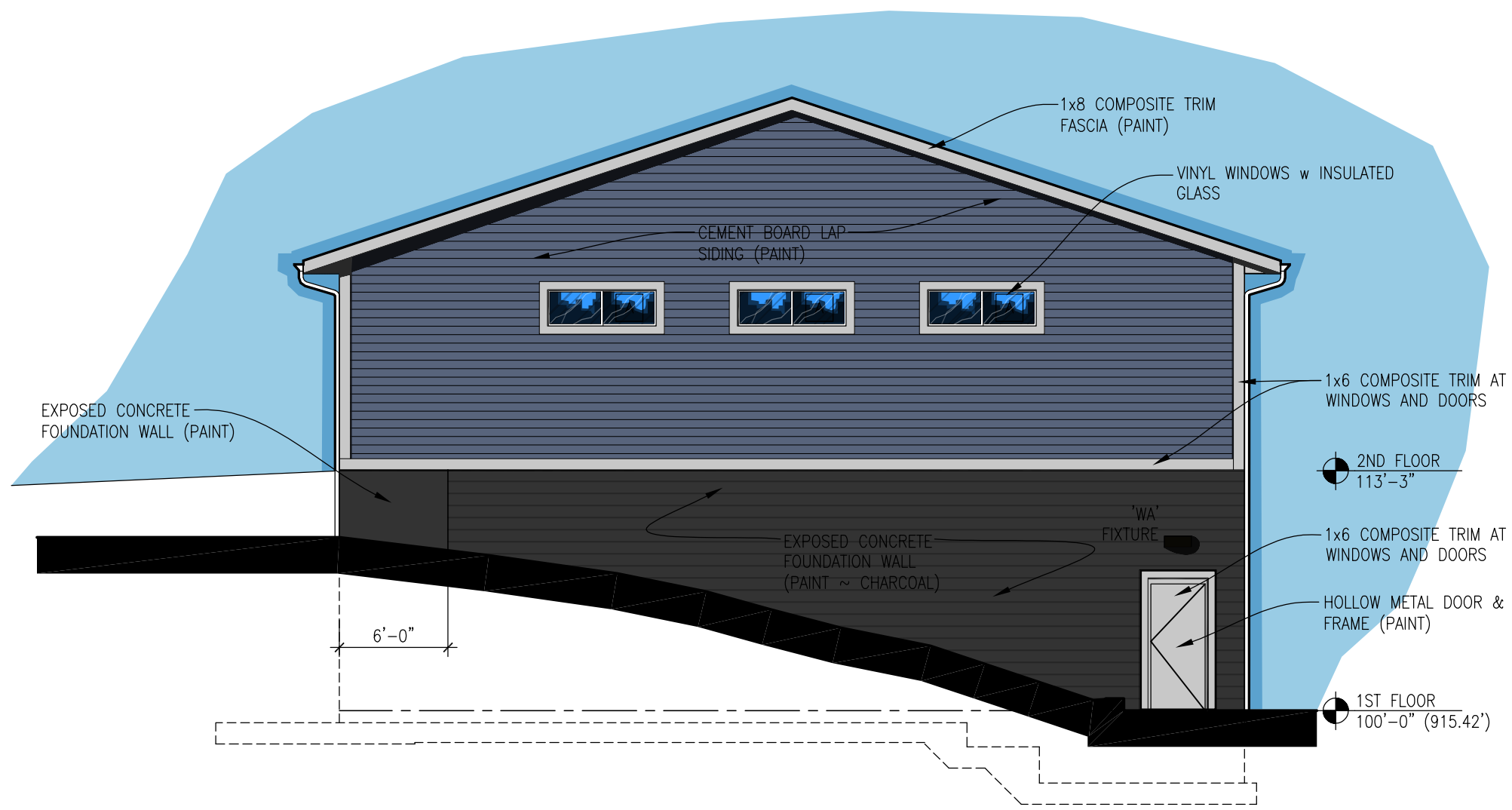
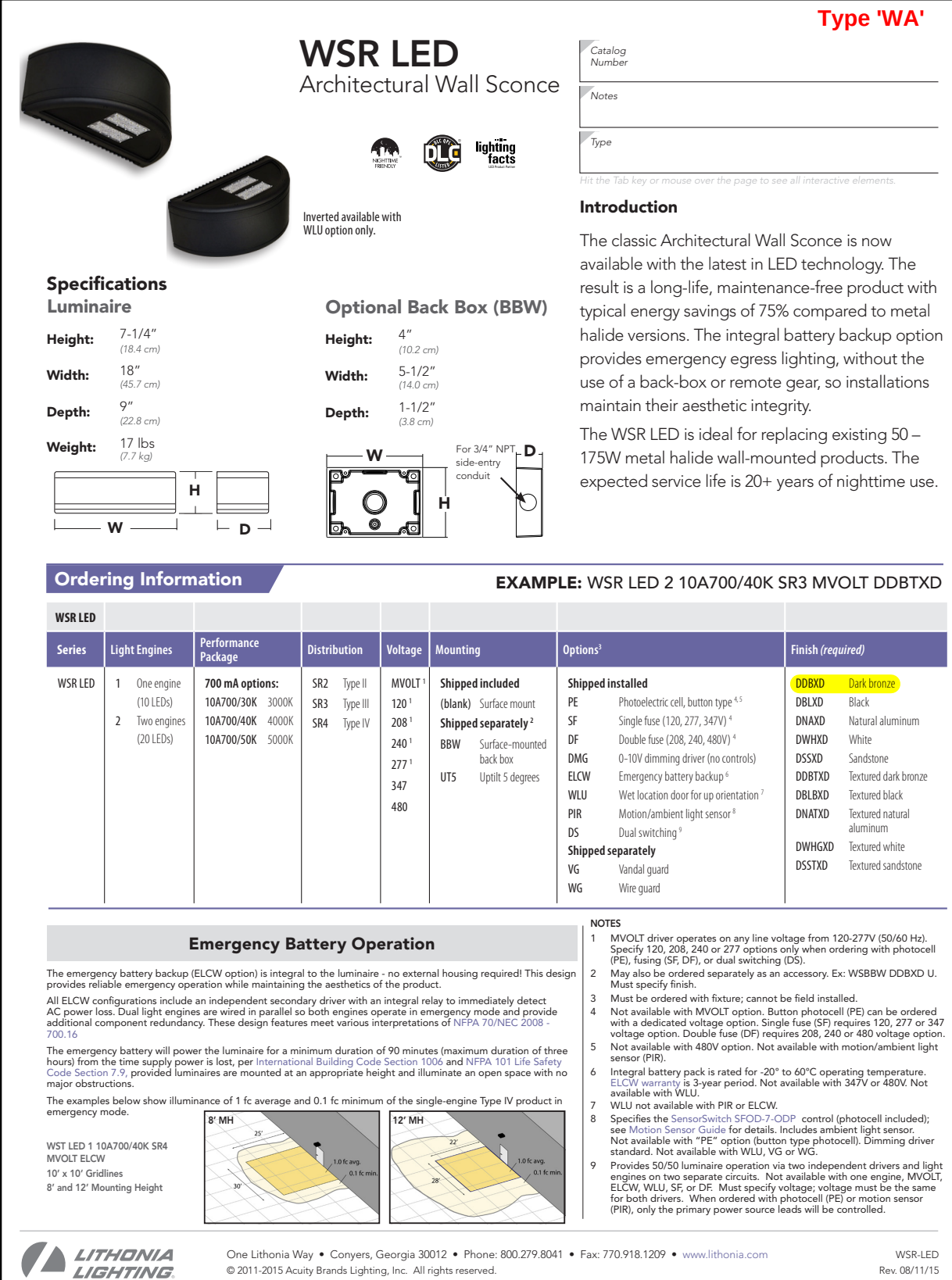
March 8, 2021

Project No.:

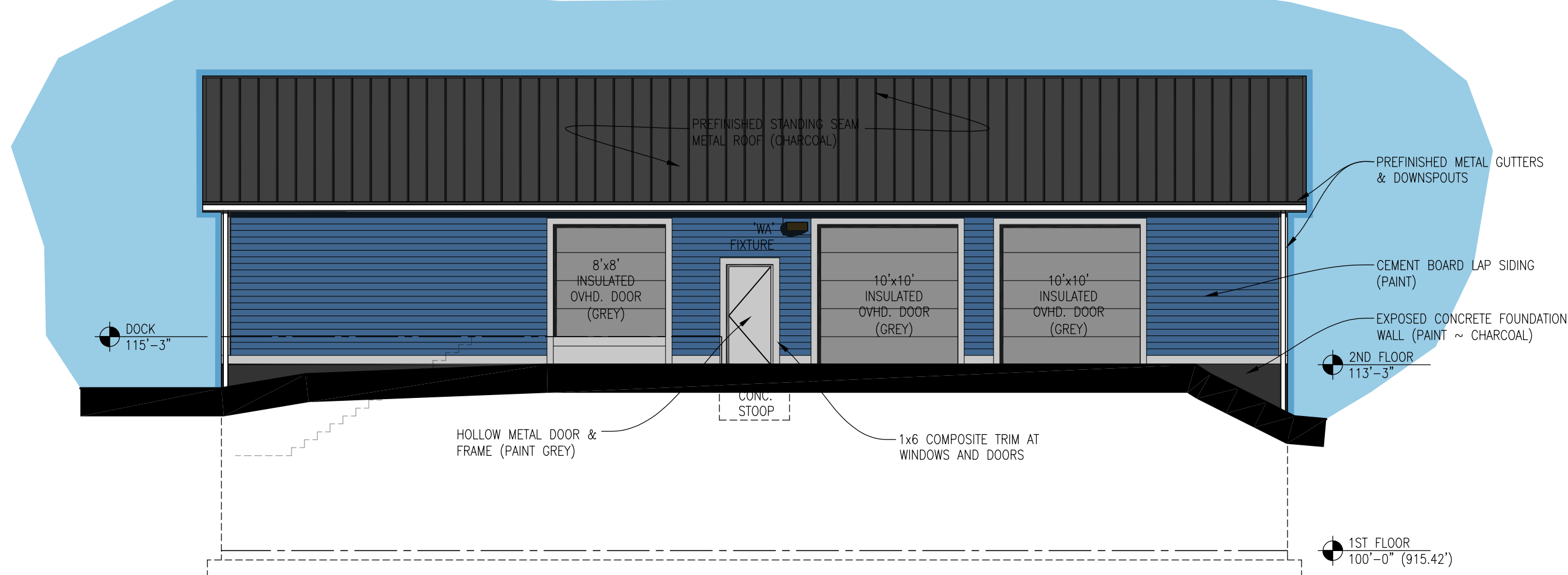
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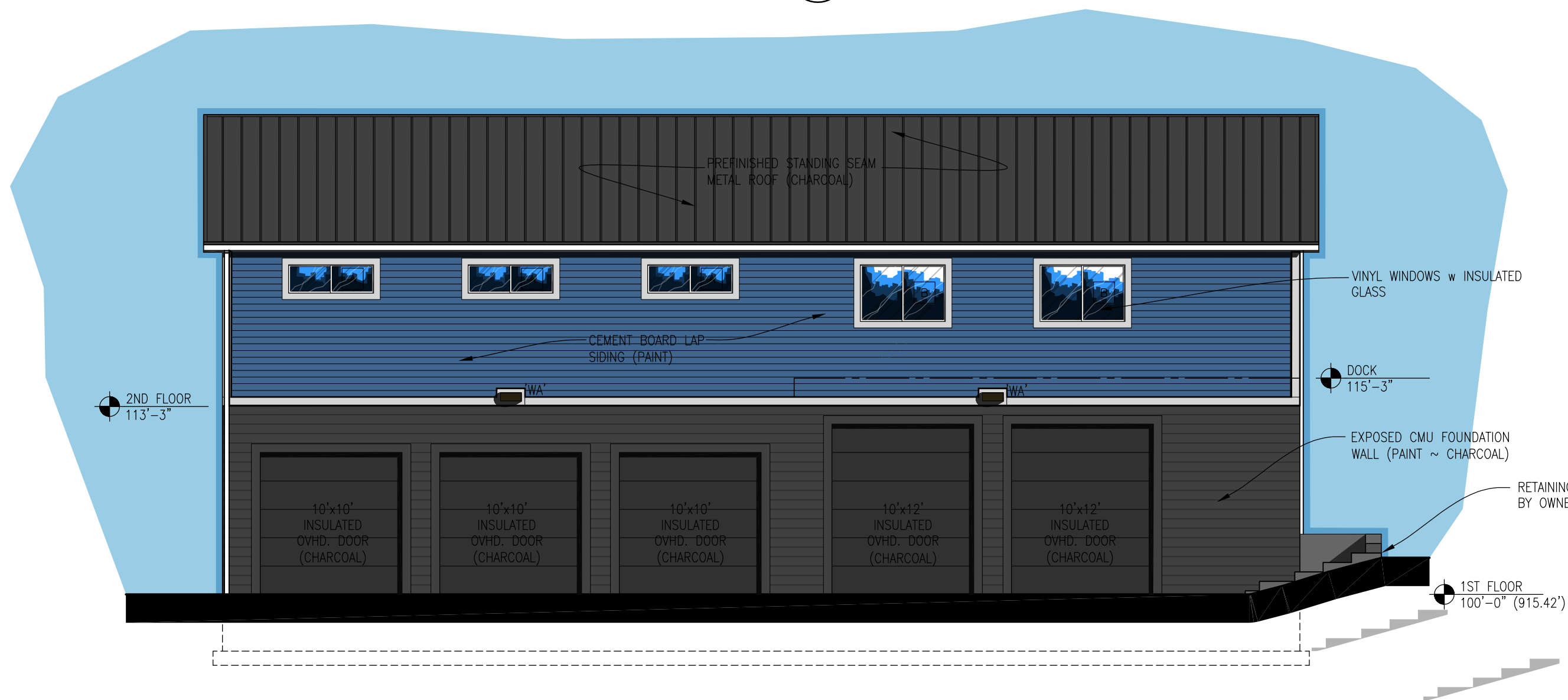
C5.00



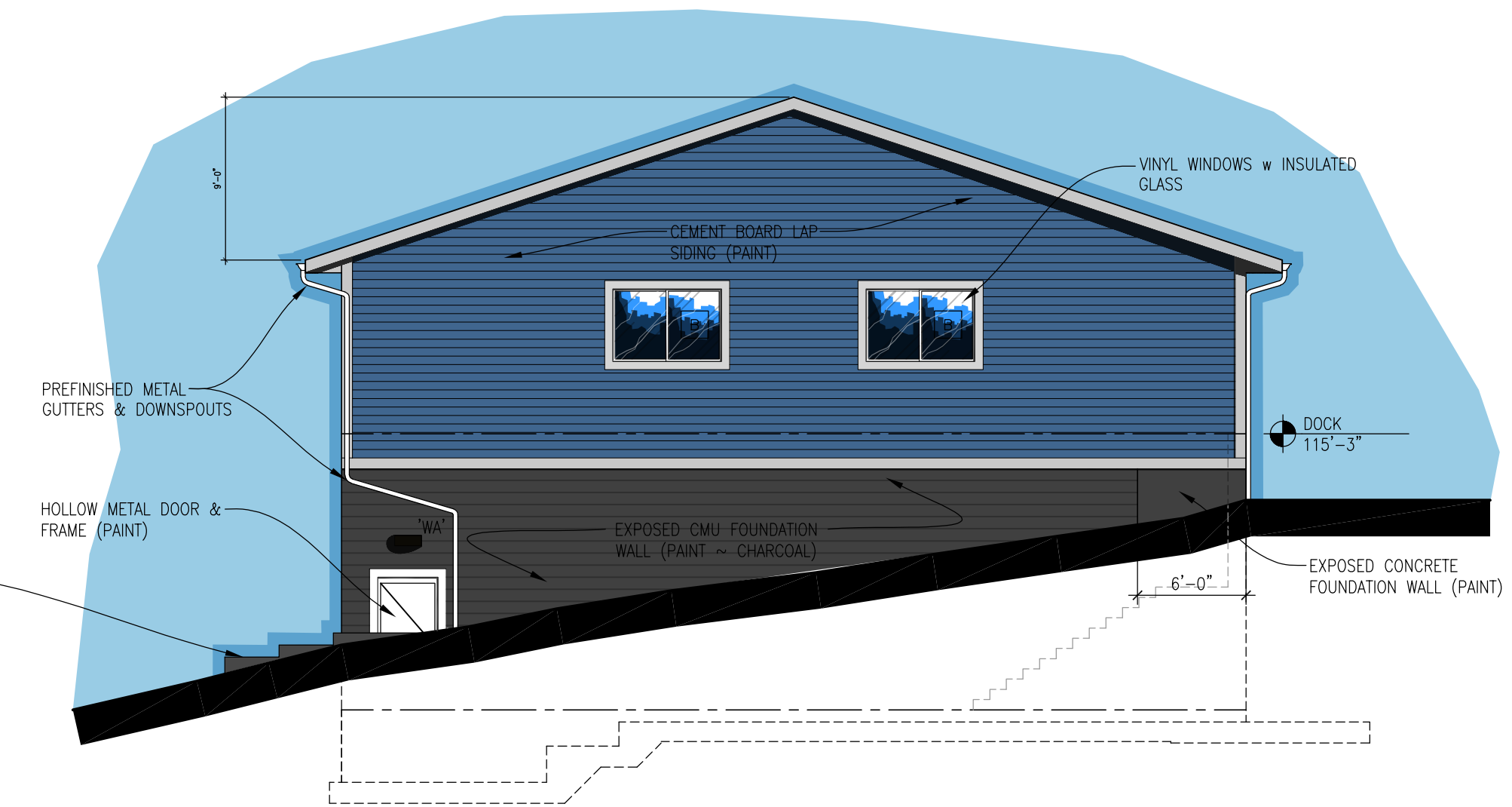
5 West Elevation
1/8" = 1'-0"



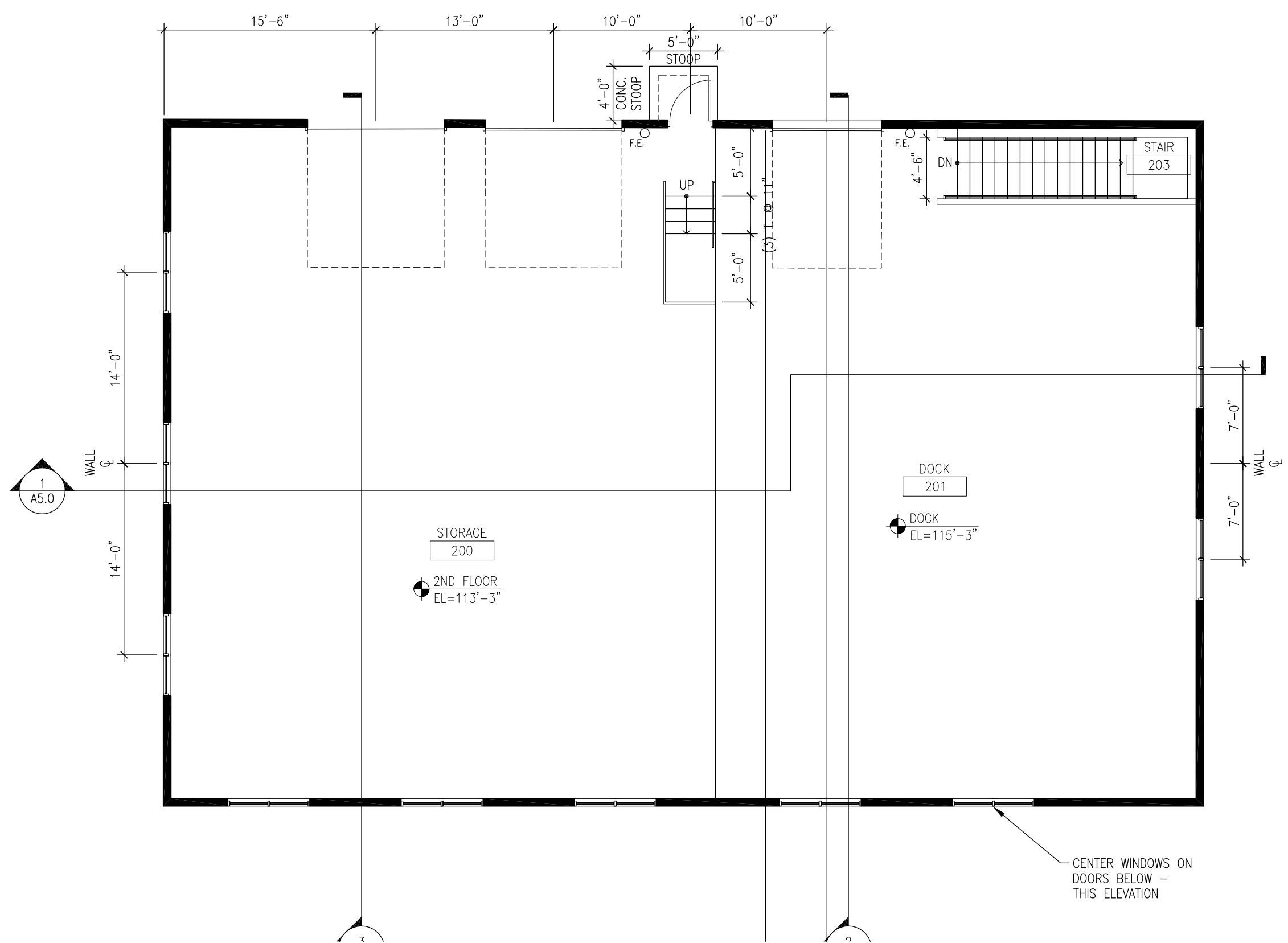
6 North Elevation
1/8" = 1'-0"



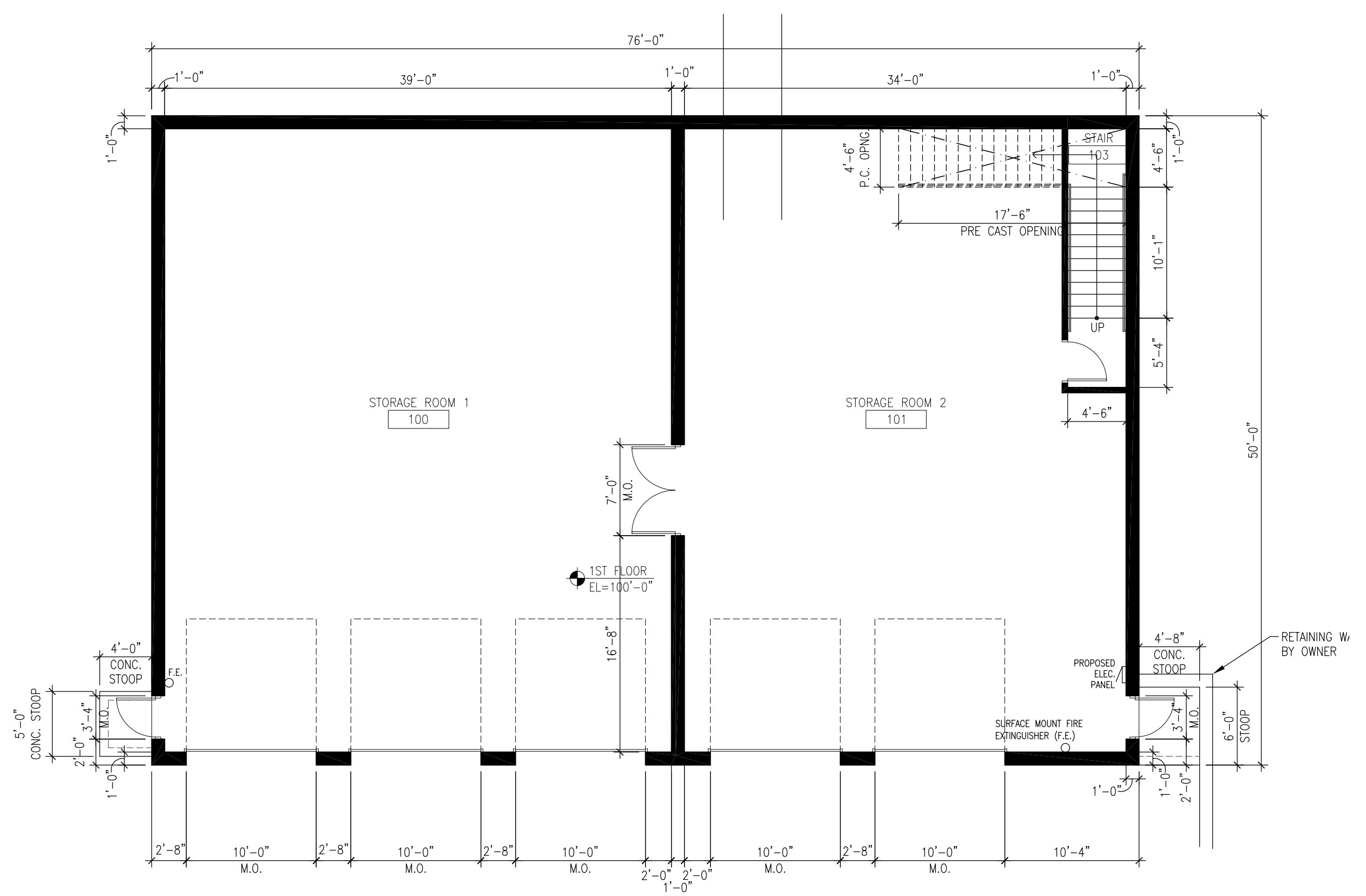
3 South Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"



2 Upper Level Floor Plan



1 Lower Level Floor Plan
1/8" = 1'-0"

zimmerman
ARCHITECTURAL STUDIOS, INC.

2122 West Mount Vernon Avenue | Milwaukee, WI 53233 | zastudios.com

TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

Consultant

HEC Project Number: 20-0110.00

Project:

Zeilhofer Properties, LLC
New Storage Building

Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan

PLAN COMMISSION
FINAL SUBMITTAL

Sheet:
Exterior Elevations

Scale:
1/8" = 1'-0"

Revisions:

No.	Date:	Description
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Date:
March 8, 2021

Project No.:
200110.00

Sheet No.:

A4.0

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:

North



Sheet:

Schematic
Landscape Plan



Scale:

1/16"=1'-0" @ 36x24"

Revisions:

No. Date Description

No.	Date	Description

Date:

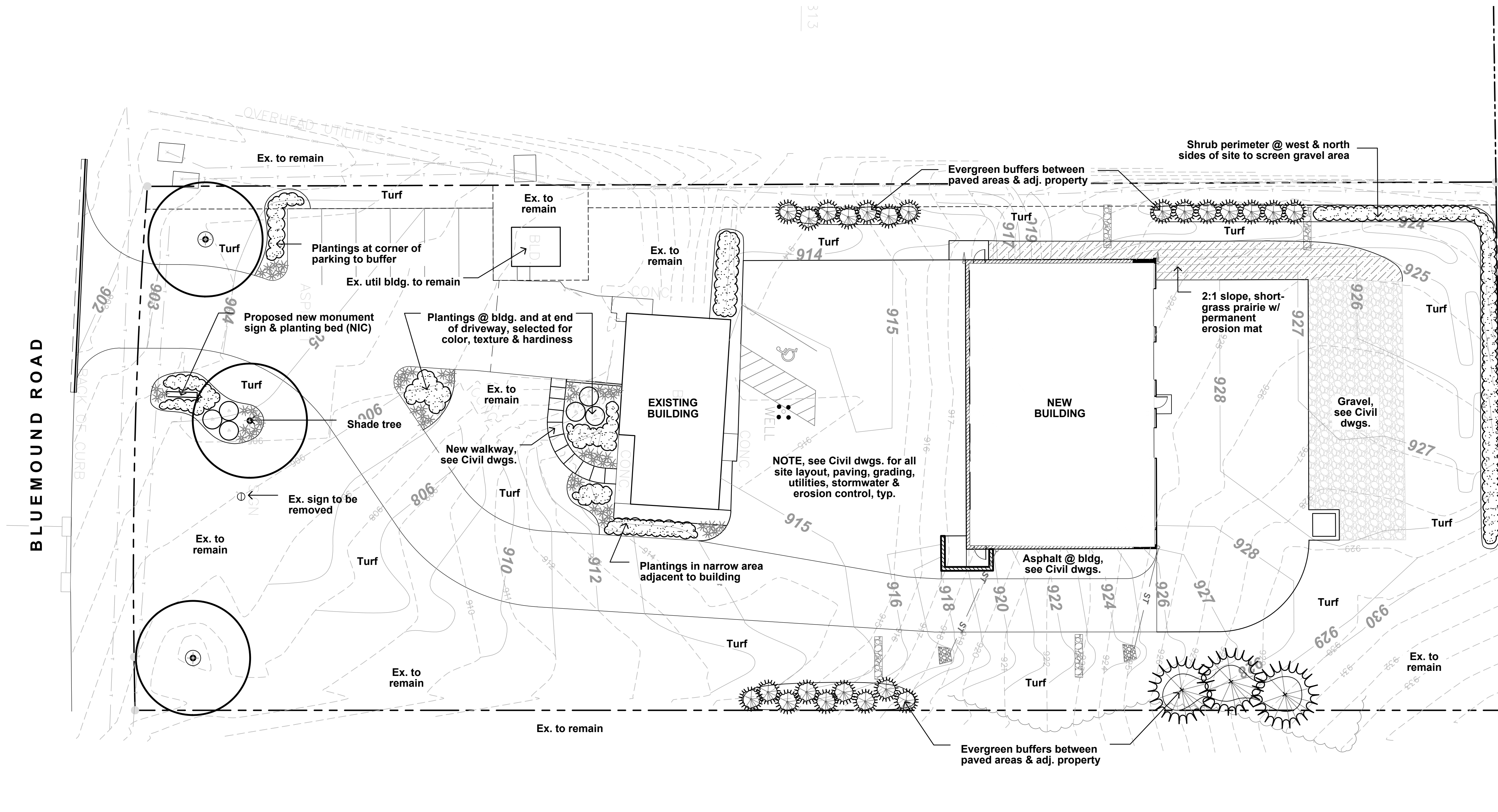
March 8, 2021

Project No.:

200110.00

Sheet No.:

L1.00



General Notes

- 1.00 Harwood Engineering's design scope is through Plan Commission submittal only. Remainder of project work (revisions per City approval requirements, final design, materials selections, species selection, detailing, shop drawing review, et al) shall be by Owner.
- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances, including (but not limited to) select portions of City of Pewaukee Municipal Code.
- 1.02 See Site / Civil dwgs. for work limits, scope of construction, hardscape, dimensions, construction notes, grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, details, schedules, notes. See Arch. drawings for all other content.
- 1.03 Subcontractor (if any) shall provide shop drawings and material submittals of **all** hardscape & landscape construction elements shown in plan set for Owner review prior to construction.
- 1.04 Subcontractor shall provide samples for Owner's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.
- 1.05 Caution: underground utilities are present on site. Subcontractor shall verify location of all above- and below-grade utilities, **both public & private**, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Owner prior to proceeding. Coordinate with local public utility locating entity as needed.
- 1.06 Subcontractor shall verify layout prior to construction. Contact Owner if discrepancies are found.
- 1.07 Subcontractor shall limit construction traffic to within work limit lines. See Civil drawings for limits of disturbance. All adjacent damage shall be the responsibility of the subcontractor to restore. Turf restoration outside of work limits shall be done with seeded turf.
- 1.08 Existing trees to remain on site shall be protected. Erect snow fencing @ 15' R or tree driplines, whichever is farther. All construction traffic, storage, compaction, parking or other disturbance within protection zones shall be prohibited for the duration of construction, except for work specifically indicated in the site plans.
- 1.09 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

Landscape Notes

- 2.01 Rough grading & topsoil import/spreading are to be completed by others. Finish grading, seed area and ornamental planting bed preparation shall be the subcontractor's responsibility. Verify all existing site and grading conditions prior to construction.
- 2.02 All landscape areas disturbed within the work limits shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.
- 2.03 Subcontractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys, except if noted in the schedule. The subcontractor shall forward a material list to the Owner prior to construction identifying species, sizes, quantities & plant sources to be used on the project.
- 2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004. The Owner reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 2.05 An Owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site. The subcontractor shall coordinate with the Owner in a timely fashion to confirm.
- 2.06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Owner. Untagged materials will be assumed to be deficient.
- 2.07 All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All seeded and/or sodded areas shall have min. 6". Subgrade shall be tilled and/or scarified prior to placement of topsoil. Suitable existing soil may be used & mixed if previously approved. Subcontractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but are not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all debris greater than 1" diameter.
- 2.08 Subcontractor shall be responsible for ensuring that all tree pits & planting areas drain properly. Notify Owner if drainage or moisture problems are encountered while planting.
- 2.09 Subcontractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix shall be provided by Liesener Soils, Cedarburg WI, or approved equal.
- 2.10 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rototilled into the top 6" of blended topsoil in beds.
- 2.11 Unless otherwise shown, all perennials & shrubs shall be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
- 2.12 All plantings shall receive bark mulch in the beds. Bark mulch shall be hardwood bark, shredded, with no pieces larger than 1x4". Recycled mulch and/or dyed mulch will not be accepted. Mulch shall be applied @ 2-3" depth in woody planting areas and 1-2" depth in herbaceous areas. Mulch shall not touch plant trunks or stems.
- 2.13 Bed edging shall be 6" deep shovel-cut edging at all locations, typ.
- 2.14 Subcontractor shall provide positive drainage away from all structures for a minimum of 10'.
- 2.15 Subcontractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation. Work shall include all watering, weeding, pruning, fertilizing & pest management. Prior to beginning installation, the contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities.

Seeding Notes & Mixes

- 3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- 3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
- 3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be the performed at the sole responsibility and expense of the subcontractor. For dormant seeding, a min. of one over-seed application in the following season will be required.
- 3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
- 3.05 Seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.
- 3.06 No seeding shall occur if the wind exceeds 12 MPH.
- 3.07 Coordinate erosion control and/or mulching with Civil dwgs:

- In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the erosion control contractor. Note areas where permanent erosion matting is specified.
- In areas with slopes between 4:1 and 8:1, subcontractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 bales per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area.
- Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Owner prior to application.

- 3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
- 3.09 Subcontractor shall be responsible for obtaining soil tests for all seeded areas. Soil testing results shall include (but are not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Contaminated soil shall be removed from the project site if discovered. If necessary, supply soil amendments required for specified seed mixes and/or coordinate alternate mixes if soils cannot be properly conditioned.
- 3.10 Cover crop seeding: All seeded areas shall include temporary annual cover crop seeding. Cover crop shall be Annual Rye or approved alternate species, seed rates appropriate for the season (i.e. spring, summer or fall application.)
- 3.11 Seed mix substitutions shall be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications.
- BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders, Sussex WI, 262-786-3300. Apply @ 6 lbs per 1000 GSF.
- SLOPE MIX:
"Erosion Control Mix for Medium Soils" shall be supplied by Prairie Nursery, Westfield WI, 800-476-9453 ph. Apply @ 10 lbs per AC, plus cover crop.
- 3.12 Subcontractor shall be responsible for providing base bid comprehensive seed area establishment, maintenance and warranty care for all seeded areas:

- Bluegrass areas shall be for one season after installation. Work shall include all watering, weeding, fertilizing & mowing. Assume one mowing per week, plus overseeding of any bare spots found after 60 days.

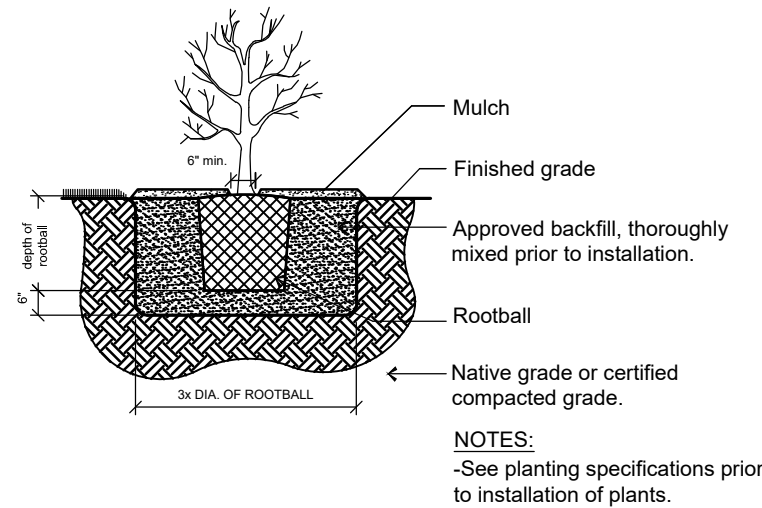
- All other seed areas shall be for three years after installation. Work shall include all watering, weeding (both spot herbicide and/or hand-pulling, depending on necessity), fertilizing, spring / fall clean-up & mowing. Expect 4-5 mowings in the first year, 3-4 mowings in the second year and 2-3 mowings in the third year. All mowings shall be timed to cut germinating weeds but not desirable forbs / grasses. Overseed each spring any bare areas larger than 1 sq. ft.

- Prior to beginning installation, the contractor shall submit a 36-month calendar for review/approval including all anticipated maintenance activities.

Preliminary Plant Schedule

Note: Species & quantities TBD, final selections By Owner.

Symbol	Qty.	Botanical Name	Common Name	Installed Size	Root	Spacing	Notes
[Qty. 03] Shade Trees							
Ace Sie		Acer freemanii 'Sienna Glenn'	Sienna Glenn Maple	3" Cal.	B/B	As Shown	
[Qty. TBD] Ornamental Trees							
Arne Aut		Amelanchier x. 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' Ht.	B/B	As Shown	25x25' heavy 3-stem
[Qty. 03] Evergreen Trees							
Pic Gla		Picea glauca var densata	Black Hills Spruce	7' Ht.	B/B	As Shown	
[Qty. 23] Large Shrubs							
Thu Tec		Thuja occidentalis 'Technitro'	Technitro Dwf. Arborvitae	5' Ht.	B/B	As Shown	
Vib Red		Viburnum dentatum 'Red Feather'	Red Feather Arrowwood Viburnum	48" Ht.	B/B	As Shown	
[Qty. 925sf] Deciduous Shrubs							
Rib Gre		Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	18-24" Ht.	2 Gal.	48" o.c.	
Spi Fri		Spiraea fritschiana	Fritsch Spirea	15-18" Ht.	2 Gal.	42" o.c.	
Vib Spi		Viburnum carlesii 'Spiced Bouquet'	Spiced Bouquet Comp. Kspice Viburnum	30-36" Ht.	7 Gal.	60" o.c.	
[Qty. 270sf] Evergreen Shrubs							
Jun Kal		Juniperus chinensis 'Kallay'	Kallay Compact Juniper	24" sprd.	7 Gal.	54-60" o.c.	
[Qty. 235sf] Perennials & Grasses							
Cal Ove		Calamagrostis acu. 'Overdam'	Overdam Feather Reed Grass	1 Gal.	Cont.	30-36" o.c.	
Hem Spp		50/50 mix of Hemerocallis 'Happy Returns' & 'Rosy Returns'		4.5"	Cont.	18-24" o.c.	In drifts of 3-5 per spp.
Spo Het		Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.	18-24" o.c.	





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

Date: February 15, 2021 (3/8/21 - A/E Comments in RED)
To: Mark Wershay, Zimmerman Architectural Studios, Inc.
From: Nick Fuchs, Planner & Community Development Director
RE: Zeilhofer storage building Conditional Use and Site & Building Plan Review

Comments and Recommendations:

Below are comments and recommendations for the proposed development at N4W22540 Bluemound Road (Tax Key No. 0963997).

1. What type of materials and/or equipment will be stored within the building? **Materials and tools used in conjunction with our home remodeling and outdoor living installations. Construction materials such as tools, decking, stone, outdoor kitchens, etc.**
2. What is the purpose of the gravel area to the north of the building? Will any materials be stored outside? Are any vehicles or equipment parked overnight on the property? **The gravel area is for parking of vehicles and trailers. The area is located behind the building and screened with landscape. Vehicle storage will consist of trucks and trailers. They do not plan for any long-term storage of materials outside of the storage building.**
3. Are any dumpsters or other types of containers kept onsite? **Yes, they will be placed on a concrete pad within the larger gravel areas to the north. They are screened by the landscaping.**
4. Note the proposed monument sign will require staff review and approval of a Sign Permit. **Understood, this design will be installed at a future date and following building approval.**
5. It is recommended that parking spaces comply with Section 17.0601a., which states that the size of each parking space shall be not less than 180 square feet. **The drawings have been updated to reflect 180 square feet per space.**
6. Please provide at least one ADA compliant parking stall. **Added to drawings.**
7. Please show the B-4 District setbacks on the site plan. **Added to drawings.**
8. What color will the CMU foundation be painted? **Charcoal.**
9. What type of roof material is being used? **Standing seam metal roof as noted on the plans.**
10. Are the trees shown on the demolition plan all trees onsite or just those of a certain size and greater? **Per the Owner, the surveyor shot all trees not located in the current cluster on the north end of the lot. Those trees need to be removed to accommodate the new construction. There were no size minimums.**
11. There does not appear to be grading around the two 18" trees in southeast corner of the site and minimal grading around the 60" tree. Why are these trees being removed? It is recommended that all three trees be preserved. **All three trees are not in good health or aesthetically appealing. A portion of the 60" trees root system will need to be removed when putting in the drive which will place a declining tree in further decline. This large tree has a low crotch making it susceptible to failure. A much more appealing linden tree is planned for the SE corner where the two 18" trees would be removed.**

12. All new paving shall meet the standards of Section 17.0601c. of the City's Zoning Code.
Confirmed.
13. Note that substantial evidence, pursuant to Section 62.23(7)(de) of WI State Statutes, must be presented at the public hearing for Common Council consideration of the Conditional Use Permit. **The Zeilhofer's currently rent a storage facility in Waukesha. This Conditional Use Request will consolidate their business to a single location and remove their rent obligation.**
14. Engineering Department comments are as follows:
 - a. Permission from Waukesha County is required for the access and the changes within the right-of-way of Bluemound Road (CTH JJ). **We will be coordinating with Waukesha County for any required permits.**
 - b. It is recommended that the property connect to municipal sewer and water. **The nearest adjacent municipal sewer and water lines are located a considerable distance from the building and would require crossing a County Roadway. Additional investigation finds that the sanitary across the street on Takoma Drive is 16.5' below grade. The proposed building does not have any water or sanitary needs.**
 - c. The Demo plan does not appear to reflect the amount of tree removal required for the work shown on the Grading and Erosion Control Plan. **The demo area within the "Wooded area" has been expanded to reflect the grading and erosion control plan.**
 - d. Clarification is needed on where the swale along the west side of the property drains. There is a swale until it nears the building. This flow is redirecting drainage which used to sheet flow across the neighbor's property to concentrating it in a swale and it appears to discharge into a swale on the adjacent property and/or is being directed at the little accessory building. Is there a drainage easement that allows this onto the adjacent property? It is not recommended to direct water to discharge towards any buildings. In addition, the swale appears to be directed at a planting bed. **We are currently redirecting the runoff south and to the existing shared swale along the west property line.**
 - e. Please remove the City's curb and gutter detail and driveway connection as this is Waukesha County's jurisdiction. **City curb and gutter, and driveway connection has been removed.**
 - f. The plans currently indicate less than 1 acre of disturbed area. However, if the development changes or additional area is disturbed during construction and it disturbs over 1 acres, the development will be required to meet the City's Chapter 19 ordinances. Any areas not supposed to be disturbed must be shown as protected on the plan and provisions provided to keep construction traffic from disturbing those areas. **Contractor shall stay within silt fence boundary and follow the grading, erosion control and demo plan as not to disturb over 1 acre.**

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

DATE: March 18, 2021

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 Octane Coffee for Property Located at W229 N1400 Westwood Drive for the Purpose of Installing and Operating a Drive-Thru Coffee Business (PWC 0959988004)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Octane Coffee Staff Report

Octane Coffee Project Narrative

Octane Coffee Response to Staff Comments

Octane Coffee Letter of Acknowledgement

Octane Coffee Site & Building Plans



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 18, 2021

Date: March 12, 2021

Project Name: Octane Coffee Conditional Use and Site & Building Plan Review

Project Address/Tax Key No.: W229N1400 Westwood Drive/PWC 0959988004

Applicant: Adrian Deasy and Adam James, Vision Architecture

Property Owner: American Property Acquisition LLC

Current Zoning: B-5 Highway Business District

2050 Land Use Map Designation: Retail/Service Commercial

Use of Surrounding Properties: Office to the north and west, I-94 to the south, and retail/commercial and industrial to the east

Project Description/Analysis

The applicant submitted a Conditional Use Permit and a Site & Building Plan Review Application for a standalone retail coffee drive-through business use upon property located at W229N1400 Westwood Drive.

The subject property currently contains a large multi-tenant building and associated parking areas. Current tenants include Veloce Indoor Speedway, Battle House Tactical Laser Tag, RiverGlen Christian Church, and Point Burger Bar.

Conditional Use Permit

The subject property is zoned B-5 Highway Business District, which allows “Drive-in” and “fast food” establishments as a Conditional Use. Octane Coffee is a startup business that utilizes mobile ordering and automated drink production to serve its customers. Additional information about this business can be found in the applicant’s project narrative.

Hours of operation will be from 6:00 a.m. to 3:00 p.m. for the first 4 to 6 months of operations. The applicant has stated that they would then look to transition into daily 24-hour service.

Site & Building Plans

The Octane Coffee structure will be located on the north side of the site adjacent to Westwood Drive within the existing parking lot. The applicant is proposing to modify an 8’ x 20’ (160 square feet) shipping container, which will be placed on a new concrete slab.

The shipping container structure will be painted black and the majority clad in aluminum composite metal panels of different colors, including wood tone, charcoal, and red. The building will have LED

backlighting, which is the only new lighting that is being proposed. According to the applicant, there is already adequate lighting onsite.

The applicant is proposing to eliminate existing parking spaces and restripe the pavement to designate a drive-through lane. The applicant will also maintain 17 parking spaces within this area of the site.

Staff considered and suggested that curbing and landscape islands be installed to more aesthetically define the building location and drive-through lane. The applicant stated that they would like to initially function and operate as low risk as possible as they are a new startup business. Utilizing striping will also benefit the property owner in reusing the space or reverting the space back to parking if necessary in the future. Staff recommends that the Conditional Use Permit be subject to annual reviews, as may be initiated and required by the City, to further consider the striping plan layout and allow for landscaping and curbing improvements as may be required by the Plan Commission and Common Council at that time.

Additionally, staff recommends that planters be placed around the building and that a designated lane be included in the striping plan for vehicles to exit the drive-through. The applicant has indicated that they agree with these two recommendations.

The applicant's plans show three wall signs on the elevations, including a video display. The applicant has been informed that the City does not allow electronic message board type signs and that that sign will not be permitted. Staff recommends that signage shall comply with all standards set forth in Section 17.0700 of the City's Zoning Code and require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.

Recommendation

Staff recommends that the Plan Commission recommend approval of the Conditional Use Permit and approve the Site & Building Plan Review Application, subject to Conditional Use approval and staff's recommendations as noted above in this report.



VISION
ARCHITECTURE, LLC

February 16, 2021

Project Narrative

Octane Coffee provides the world's fastest drive-thru coffee experience using a combination of mobile only ordering and completely automated drink production, delivery, and customer experience. Think of it like a Starbucks drive-thru but with robots making all of the drinks. A lot of emphasis was placed on improving value to customers by making ordering/payment/delivery faster, the experience more personalized, and the drinks more affordable.

Our small 'coffee hut' drive-thru unit is based around a 20ft shipping container and jam packed with industrial robotics to create premium coffee, tea, and juice drinks. All orders are prepared just before the customer arrives on site so drinks are always ready for express contactless pickup. We will be manufacturing these turn-key automated units here in the Milwaukee area with plans to ship them via flatbed trailer anywhere in the USA for installation. Our hope is to give new life and usefulness to underutilized parking lot space as the world transitions through Coronavirus and beyond.

The automation package is capable of running unattended for 24 hours at a time. We will be all hands on deck during the launch phase but will slowly transition to operations with no staff members on site. Longer term, an Octane Coffee employee will stop by for 30 minutes per day to restock the cups, lids, bean, milk, and to perform daily cleaning tasks on the equipment. There are backup and redundant systems to handle any issues that arise, failure notifications are sent directly to our team via text and email to handle immediately if necessary. New features, menu items, and customer experience pieces will be added to the system over time.

While the base structure will be a shipping container, significant improvements are planned for the exterior façade. The attached renderings show a combination of grey and wood tone aluminum composite panels decorating the outer skin and a flash of red to connect to the company branding and visually identify the pick-up location. We feel the building will be an attractive addition to the site.

The building and the pick-up area will require a new concrete slab. That slab will be installed in the existing paved area where shown on the site plan. The existing asphalt paving will be seal coated and re-stripped to provide the lane graphics as depicted. The goal is to create a safe and convenient coffee pick-up experience for Octane's customers while maintaining safe traffic flow around and through the site. The location selected will successfully provide both.

OFFERED BY: VISION ARCHITECTURE, LLC

BY:

Adam James, AIA
Partner

DATE: 2/16/2021



Automated Coffee Shop, INC (dba Octane Coffee)

1319 Poplar Dr, Unit B
Waukesha, WI 53188

Adrian Deasy – Founder and CEO

adrian@octanemke.com, Cell: 715-556-0175

Date: March 10th, 2021
To: Nick Fuchs, Planner & Community Development Director
From: Adrian Deasy, Adam James – Vision Architecture
RE: Octane Coffee Conditional Use and Site & Building Plan Review – Staff Comments

Replies to comments and recommendations from February 26th are inline below:

- 1. Does any tenant currently utilize that parking area on the north side of the building?**
 - a. The north parking lot is only used as overflow and staff parking for Veloce Indoor Speedway (indoor go-carts). Our drive-thru layout retains 17 parking stalls for their use near the northeast corner of the building, close to the entry/exit door for Veloce.
- 2. Please provide the property owner's signature or a letter of acknowledgement of the proposed applications and use of the property.**
 - a. Will do, we have reached out to John Schlueter (property owner) for a signed letter of acknowledgement.
- 3. What are the hours of operations?**
 - a. Octane Coffee will be open from 6am to 3pm for the first 4-6 months of operations.
 - b. We will eventually transition over to 24-hour service once the automation is proven to be reliable for unattended overnight operations.
- 4. The three parking spaces that could be blocked by the drive thru lane should be removed.**
 - a. The three parking spaces near our building were meant to be used as a holding area for new customers to be able to park, download our app, and make their first order without being pressured right into the drive-thru lane.
 - b. During our launch and with the need to educate early customers on 'how our business works' (mobile app only ordering), we will be pointing new customers towards the 17 parking stalls as referenced above in Reply #1. Octane Coffee and Veloce are open during very different hours so the 17 stalls will suffice for both businesses needs at different times.
 - c. We will remove these three parking spots from the layout but just wanted to clarify their intended purpose.
- 5. Were other areas of the site considered? There may be locations, like the perimeter of the site, which would require less striping of the parking lot to create the drive thru lane.**
 - a. Yes, we identified a few viable areas for a drive-thru on this property, but the north parking lot satisfied our business need for fast and convenient customer access.
 - b. We had run scenarios with our drive-thru in the South parking lot (near I-94) but couldn't justify the extra driving distance for our customers, it would add 50-70 seconds to each drive-thru visit. We're aiming to serve a customer every 30 seconds, so this added time is a huge impact to our overall customer experience.

- c. We aimed to lessen the time and cost requirements to get this first location up and running this Summer. The landlord wanted his risk to be minimal if our business failed in the first couple of years. In the current proposal, the north parking lot could be restriped and go back to normal use as a parking lot.
- 6. Were other options considered other than just striping to designate the drive thru lane, such as installing landscape islands and curbs? This may better incorporate the building and use as a permanent improvement.**
 - a. As I mentioned above, we wanted to minimize the risk if our business fails in the first couple of years. Adding curbing, landscaping, and additional lighting to the existing parking lot was intentionally avoided to decrease cost and risk.
 - b. We are open to adding these features if they are required but wanted to propose a very simple installation first before complicating the situation.
- 7. It is recommended that an exit lane be dedicated for vehicles that decide to exit the drive through.**
 - a. We will add a 'bail out' lane into the current striping plan that will allow a car to exit the drive-thru if necessary.
- 8. It is recommended that landscaping or planters be installed around the building.**
 - a. Understood, we can add some planters around the building.
- 9. Please be aware that the City generally does not allow metal as a primary building material.**
 - a. Understood. With the footprint being so small (8ft x 20ft), it was a convenient and cost-effective choice for us to go with a shipping container as the building structure. This building method allows us to fabricate, wire, plumb, fully assemble, and test the automation inside and then move it to the installation site in one piece.
 - b. The materials chosen are of high quality and will create a maintenance free exterior that will look good for years to come. The aluminum composite panels are typically used on high-end buildings due to their durable, long lasting finish and crisp clean aesthetic.
 - c. We will note that the building is only occupied for 30 minutes per day to restock the consumables and perform the daily cleaning routines, like a vending machine. There is HVAC to keep the building at optimal conditions for the equipment and consumables stored in the unit.
- 10. Is any lighting proposed? If so, please provide a Lighting Plan for review and approval. This should include a photometric plan and cut sheets/catalog pages of all light fixtures. Note that in no case shall light poles be taller than 20 feet measured from ground level.**
 - a. There are currently no additional light poles or fixtures included in our proposal. The north parking lot and main building already have adequate fixtures and lighting available.
 - b. The building itself does have an LED backlighting package as shown below. There are also 55" LED Monitors mounted to the building for customer interaction and digital signage (the heart shaped coffee cup below is one of the screens).



11. Note that signage will require separate review and a Sign Permit prior to installation.

- a. Understood. We planned to have two channel lettering signs mounted to the Main Building near the existing Veloce signage, of very similar size and style.
- b. The 'coffee hut' itself also has two of these channel lettering signs, but much smaller in format.
- c. We will submit the Sign Permit applications once the Zoning and Site Plan Amendments are approved.

12. How is water and wastewater managed? Please provide details on providing municipal water and sewer to this site if services are required. Note that a review of the existing building's sewer REU (residential equivalent unit) may be required to determine if they are within the threshold of the current purchased capacity.

- a. Water supply, sewer drain, and electric service will be trenched in through the existing parking lot to a drop underneath our building. We will be pouring a 16ft x 20ft concrete pad to serve as the foundation for our building as well as supporting the car at the drive-thru window. All utilities will be brought up through this foundation pad to supply the building.
- b. We will install a High Hazard Backflow Prevention Valve on the incoming water supply, this is required due to the espresso machines and the pressurized water tanks they contain.
- c. We will make sure all of the coffee equipment drainage to the sewer is done with 1" air gapped connections, which is a common requirement for these espresso machine installs.
- d. With our daily sales volume estimates, we will consume 40-60 gallons of incoming water per day with around 10-15 gallons of sewer waste daily. Waste is mainly created during the daily cleaning routines of the coffee equipment.
- e. There are no bathrooms or sinks in the building that create the typical waste stream of a comparable restaurant.
- f. All incoming water is filtered and actively monitored for hardness before it passes to our coffee makers. Coffee is 99% water, and the quality and taste are highly dependent on maintaining these parameters.



Automated Coffee Shop, INC (dba Octane Coffee)

1319 Poplar Dr, Unit B

Waukesha, WI 53188

Adrian Deasy – Founder and CEO

adrian@octanemke.com, Cell: 715-556-0175

Date: March 10th, 2021

To: John Schlueter – Frontline Commercial Real Estate, LLC

From: Adrian Deasy – Octane Coffee

RE: Octane Coffee - W229N1400 Westwood Dr, Proposed Coffee Drive-Thru and Renderings

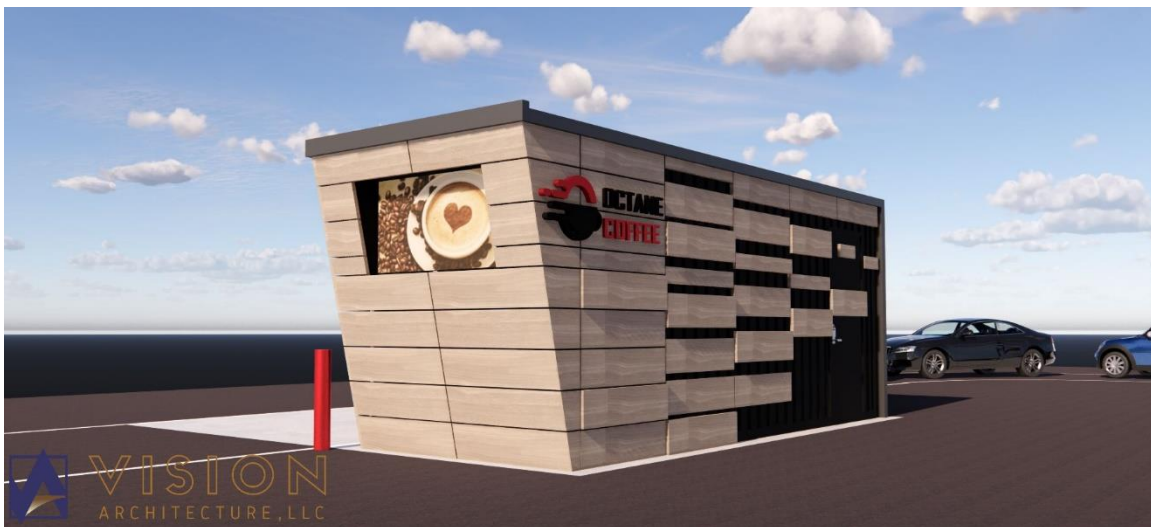
We are currently in discussions with the City of Pewaukee Zoning Commission. They have requested the property owner's signature on the proposed application and use of the property located at W229N1400 Westwood Dr, Waukesha, WI 53186.

Octane Coffee intends to launch a standalone coffee drive-thru in the north parking lot during Summer 2021.

A proposed elevation view of the drive-thru is shown below, our 8ft x 20ft building is the orange rectangle.



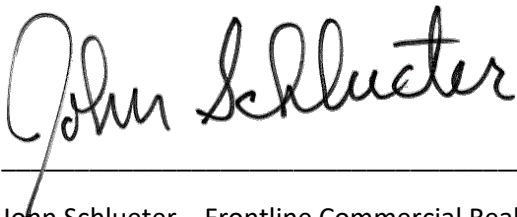
Our 'coffee hut' building is proposed to be built using a 20ft shipping container as the primary structure with an aluminum façade. Preliminary renderings from our architect, Vision Architecture out of Neenah, are shown below. The aluminum façade pieces have a wood grain texture printed on them and have varying heights and depths to create a mixture of modern industrial, natural elements, and futuristic design.



The automation package housed inside of the standalone building is designed to run for 24 hours at a time, fully unattended by humans. The unit requires 30 minutes of human labor per day to restock the consumables and perform the daily cleaning routines. We will be assembling, wiring, plumbing, and testing this unit at our manufacturing shop space in Waukesha before moving it to the installation location. We have a full compliment of sensors and redundant production systems to ensure reliable drink production and delivery. Should problems arise, the system will notify us by call/text/email and we'll send someone over to resolve the issues.

Customers order exclusively via our mobile ordering app with plans for eventual 24/7/365 service. All drinks are prepared and delivered via a custom suite of industrial robotics and off-the-shelf food preparation equipment. Our app uses the customer's mobile phone GPS to schedule and release drinks 1-2 minutes before the customer arrives on site for express drink pick-up in 30 seconds (or less) per vehicle. No buttons to push, no people to talk to. We sell time, with a great cup of coffee.

If you find this proposal acceptable, please sign and date below.

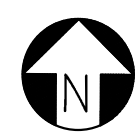


John Schlueter – Frontline Commercial Real Estate, LLC

Property Owner - W229N1400 Westwood Dr, Waukesha, WI 53186

3/10/2021

Date



ENLARGED SITE PLAN

SCALE: 1" = 20'-0"



SITE PLAN

SCALE: 1" = 60'-0"



VISION
ARCHITECTURE, LLC
P.O. Box 224
Neeah, WI 54956
920-904-4300
www.vision-architecture.net

Proposed Development For:

Octane MKE
Pewaukee, Wisconsin

Issue Date: 2/16/2021
Revisions:

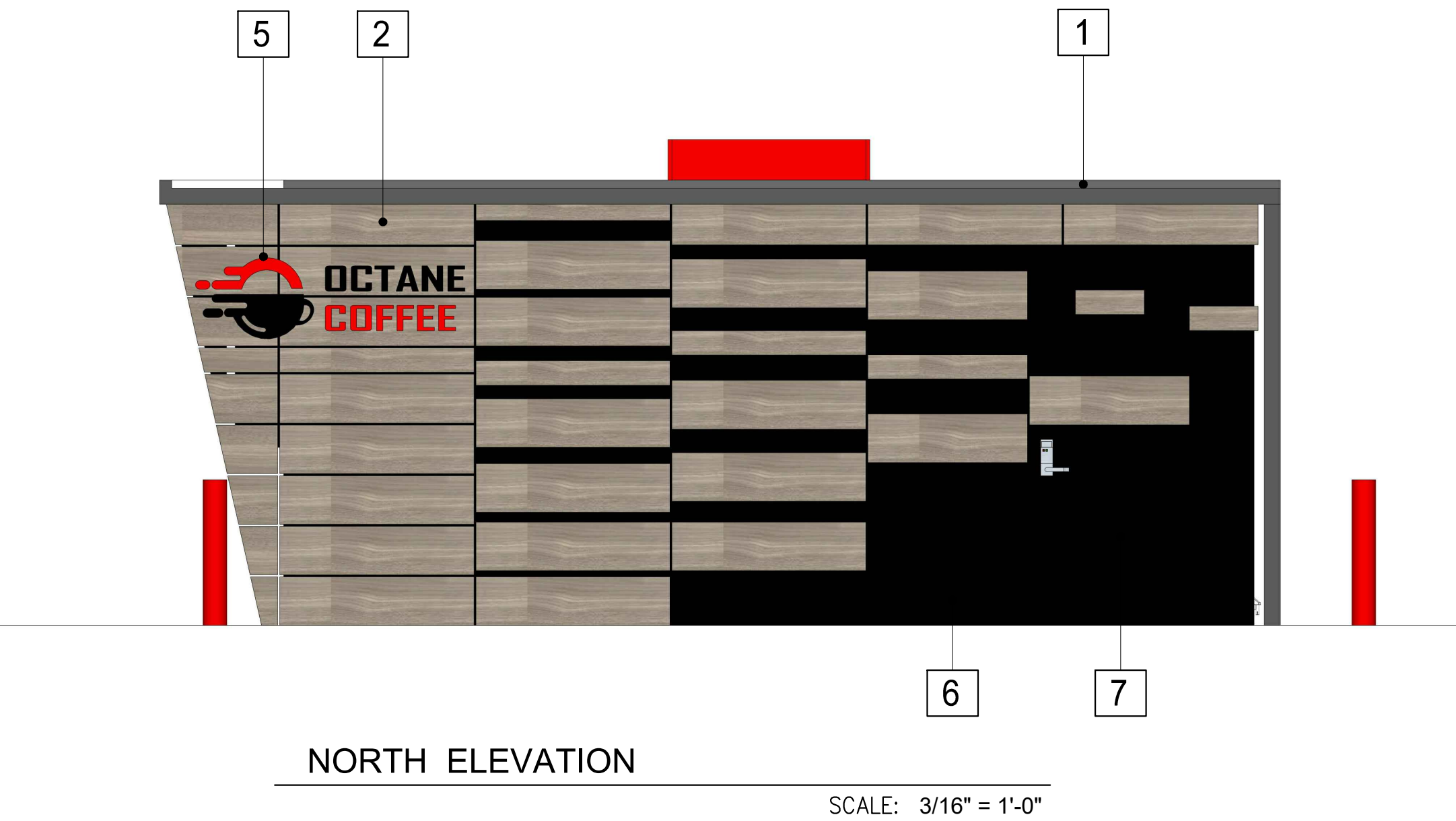
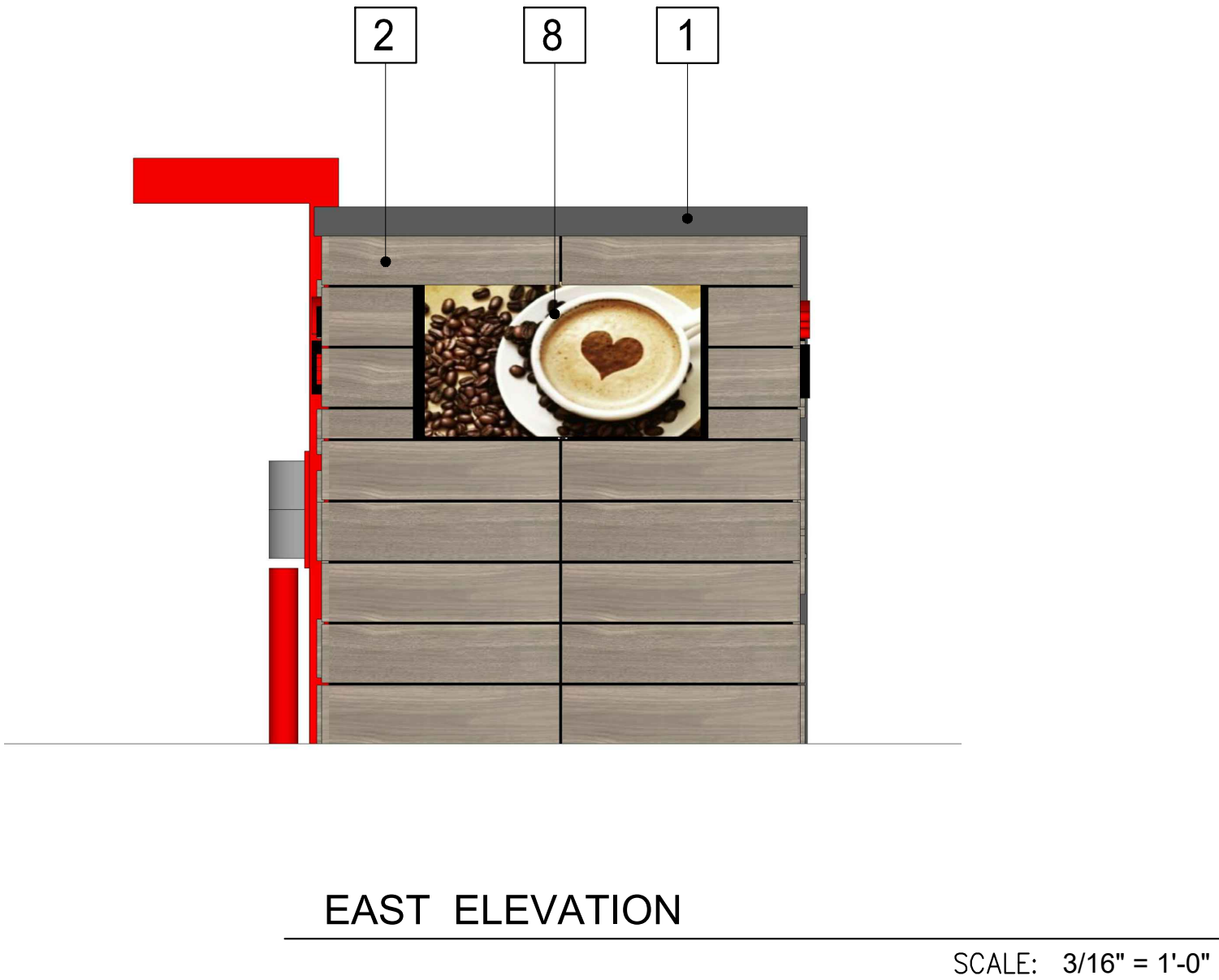
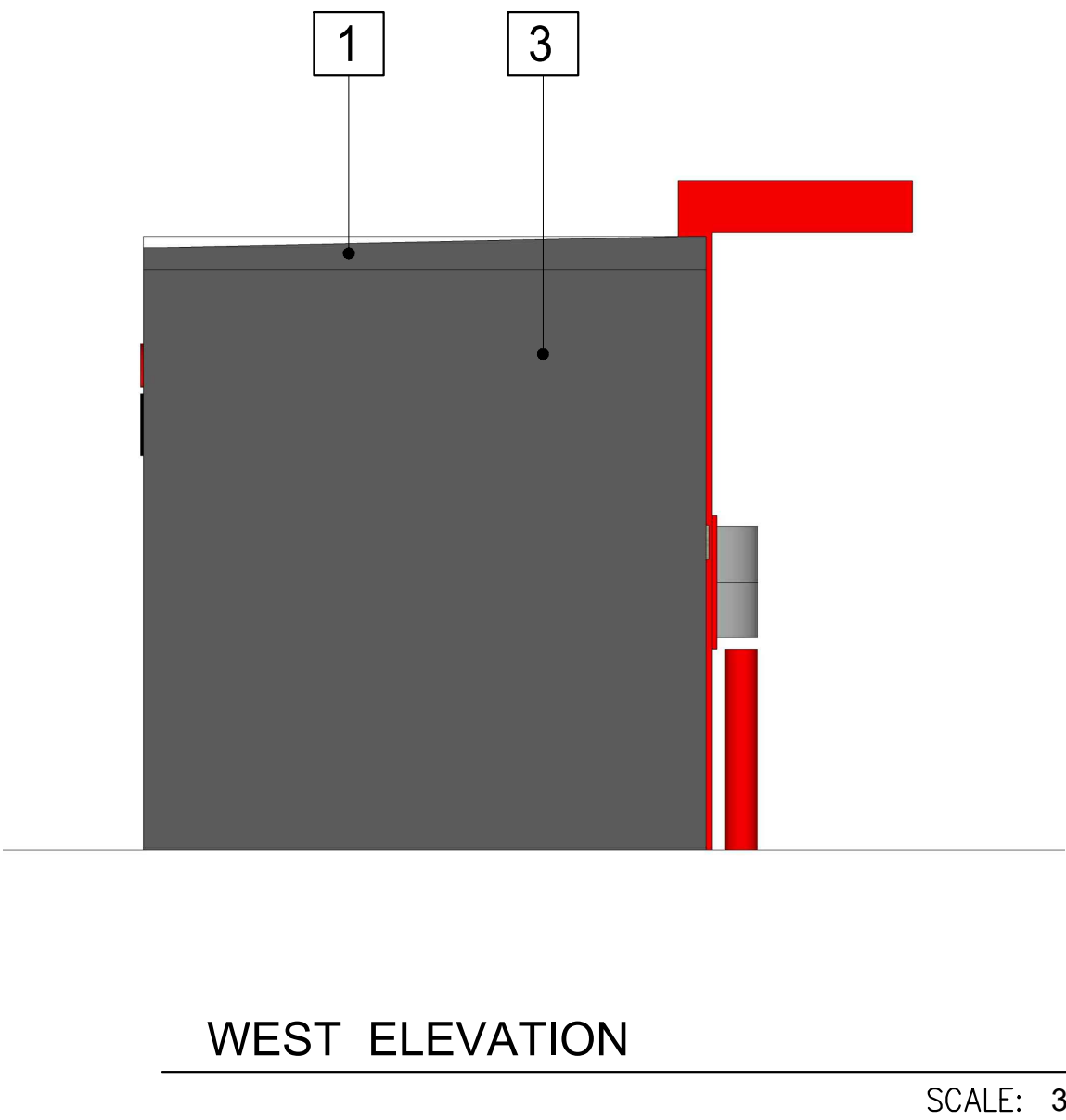
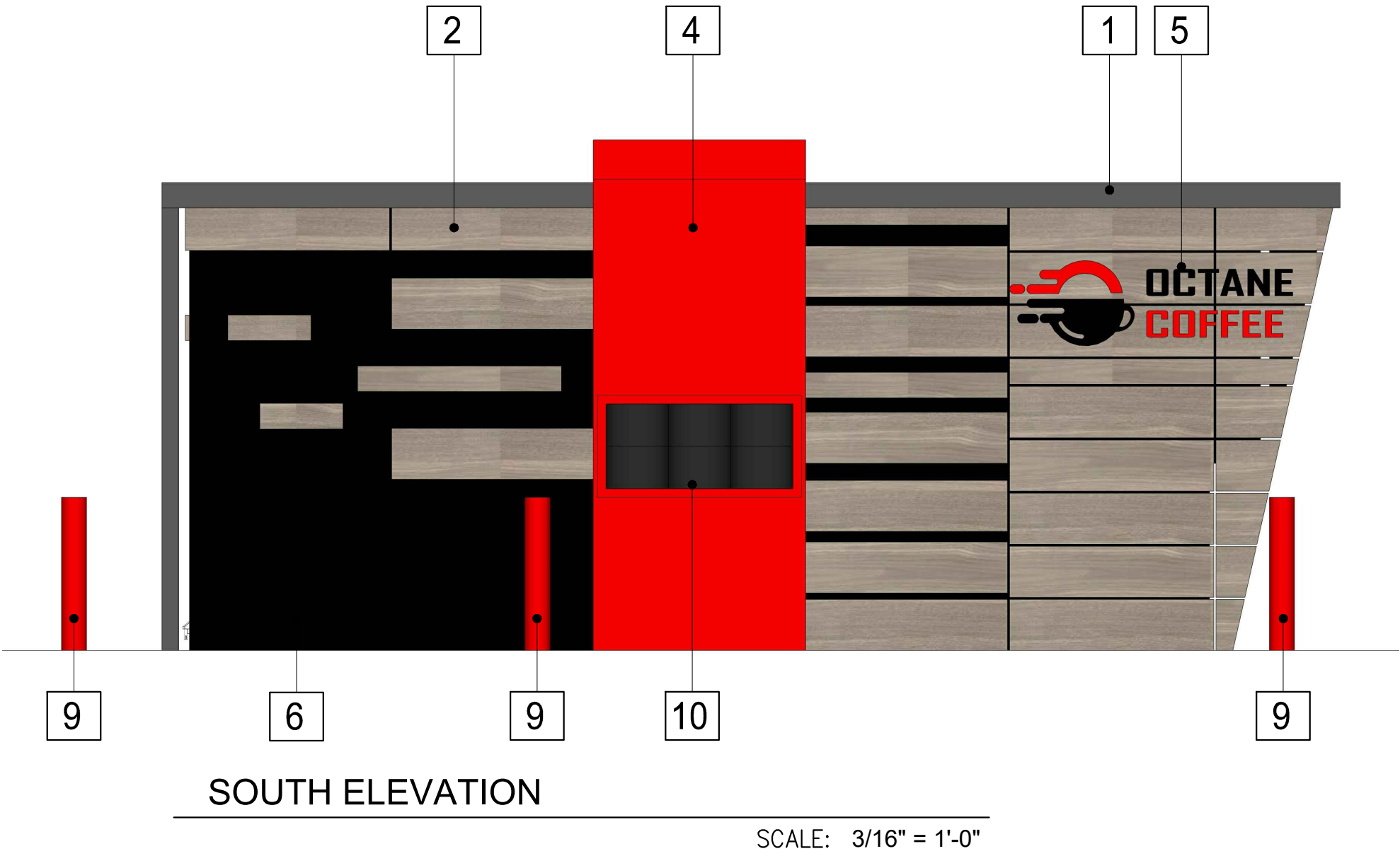
A0.1



VISION
ARCHITECTURE, LLC
P.O. Box 224
Neenah, WI 54956
920-904-4300
www.vision-architecture.net

Exterior Materials:

- 1 PRE-FINISHED METAL ROOF EDGE - CHARCOAL
- 2 ALUMINUM COMPOSITE METAL PANELS - WOOD TONE
- 3 ALUMINUM COMPOSITE METAL PANELS - CHARCOAL
- 4 ALUMINUM COMPOSITE METAL PANELS - RED
- 5 WALL MOUNTED SIGNAGE
- 6 SHIPPING CONTAINER - PAINT FLAT BLACK
- 7 ACCESS DOOR - PAINT FLAT BLACK
- 8 VIDEO DISPLAY
- 9 PIPE BOLLARDS
- 10 DRINK PICK-UP CHAMBER



Proposed Development For:

Octane MKE
Pewaukee, Wisconsin

Issue Date: 2/16/2021
Revisions:

A1.0



VISION
ARCHITECTURE, LLC
P.O. Box 224
Neenah, WI 54956
920-904-4300
www.vision-architecture.net

Proposed Development For:

Octane MKE
Pewaukee, Wisconsin

Issue Date: 2/16/2021
Revisions:

A1.1

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

DATE: March 18, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Conceptual Plan by Interstate Partners for a Proposed Multi-Family Apartment Development Located at N18 W22670 Watertown Road (PWC 0958990005 & PWC 0958990006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Interstate Partners Staff Report 3.18.21

Interstate Partners Conceptual Review Narrative

Interstate Partners Conceptual Review Site Plan

Interstate Partners Conceptual Review Front Perspective

Interstate Partners Conceptual Review Rear Perspective



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 18, 2021

Date: March 11, 2021

Project Name: Interstate Partners Multi-Family Apartments Conceptual Review

Project Address/Tax Key No.: Approximately N18W22670 Watertown Road/PWC 0958990005 & 0958990006

Applicant: Interstate Partners II LLC

Property Owner: Marincic Family LLC

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

2050 Land Use Map Designation: Medium Density Residential (6,500 Sq. Ft. – 1/2 Ac./D.U.) and Flood Plains, Lowland & Upland Conservancy, and other natural areas

Use of Surrounding Properties: Single-family residential to the north and east and agricultural land to the south and west

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed multi-family apartment development upon two properties located at approximately N18W22670 Watertown Road. The properties are located at the northwest corner of North Avenue and Watertown Road and both properties are used for agricultural purposes. The easternmost property is vacant and the westernmost property contains a single-family home. There is also an environmental corridor and wetland area that runs east/west and divides the sites into two halves.

The proposed development consists of 237 dwelling units within 13 two-story buildings. The total acreage of the two sites is about 33.8 acres. This results in a gross density of about 7 units per acre and a net density of approximately 9 units per acre. Note net density only counts 20% of the wetland area, but does include other portions of the environmental corridor. In total, the site contains roughly 10 acres of environmental corridor and wetland area.

The conceptual plan illustrates building locations, exterior parking areas, and potential storm water pond locations. It also includes a clubhouse and courtyard on the southern portion of the site and a large amenity area on the north side of the development. Additionally, the plan includes landscape berms to buffer the existing single-family homes along Elmwood Drive.

The northern portion of the site will be accessed from Elmwood Drive and the southern portion from Watertown Road. There is an existing 66-foot wide strip of right-of-way extending from Elmwood Drive between two existing single-family properties, which was dedicated to the City via CSM No. 9269. The applicant is also showing a possible drive that would connect the north and south development areas; however, that drive will require WDNR approvals as it will impact wetlands.

The subject properties are currently zoned A-2 Agricultural District and LC Lowland Conservancy District. With a net density of 9 dwelling units per acre or less, the properties would be rezoned to Rm-2 District to accommodate the development. Note that wetland and natural resource areas would be zoned or remained zoned as LC District.

The sample renderings provided show the buildings primarily consisting of multiple siding types and stone. The buildings also include balconies and awnings over the individual entrances.

The future land use designation is Medium Density Residential (6,500 Sq. Ft. – 1/2 Ac./D.U.) and Flood Plains, Lowland & Upland Conservancy, and other natural areas. Based upon the standard of 6,500 square feet per dwelling unit, 226 units is the maximum allowed under the Medium Density designation. At 237 units, the project would require a Comprehensive Master Plan Amendment to High Density Residential.

The Rm-2 District permits three to eight unit multiple-family structures with one 2-car attached or detached garage per unit as defined in Section 17.1402. The proposed buildings and parking does not meet this use. However, the Rm-2 District allows cluster developments as a Conditional Use, subject to the following:

PUD's shall comply with the following minimum standards:

- (a) The minimum PUD development area shall be 25 acres.
- (b) The minimum PUD lot or space area shall not be less than 0.22 acre with not less than 3,227 square feet per dwelling unit.
- (c) The minimum average PUD lot or space width shall be 100 feet per detached three or four-unit structure and 20 feet for each unit of a townhouse or attached condominium complex.
- (d) The minimum PUD building height and size shall be the same as required for permitted principal uses, however, the yard requirements as set forth in "f" 1 and 3 below may be reduced by 30 percent.
- (e) No detached principal structure shall be located closer than 40 feet to another structure within the development. Yards adjacent to exterior property lines shall not be less than those required for permitted principal uses.

According to the applicant, the greenspace, building separation, parking, building height, and all Rm-2 District standards are met.

As currently designed, it is anticipated that the project will require a Rezoning, Comprehensive Master Plan Amendment, Conditional Use Permit, and a Site & Building Plan Review Application.

Recommendation

No action required.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with detailed site and building plans as well as the Rezoning, Comprehensive Master Plan Amendment, if required, Conditional Use Permit, and Site & Building Plan Review applications.

February 24, 2021

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Request for Conceptual Review of rezoning of agricultural land located near Watertown Road and North Avenue.

Interstate Partners, a local commercial developer, is requesting the Plan Commission provide a Conceptual Review of our request to rezone an approximately 33.8-acre site located at N18W22670 Watertown Road in Pewaukee. The requested zoning change is from Agricultural to a multi-family use. We have provided a site plan and renderings illustrating an example of the proposed use and layout.

As you will see on the site plan, we have arranged 13 two-story buildings, along with a clubhouse, large outdoor amenity features and storm water facilities. There are 237 total residential units, or an approximate density of 9 units per acre (after accounting for the factor of 20% for wetlands). The site also has various wetland and environmental corridors. Every unit would have its own, separate entry into the unit, along with one individual attached garage. We believe this townhome-style concept to be the most sought after from new tenants as they look for living options with private, safe and secure entrances, while also providing convenience and flexibility in sizing options. Approximately two-thirds of the units would be one-bedroom units, while one-third would have two bedrooms.

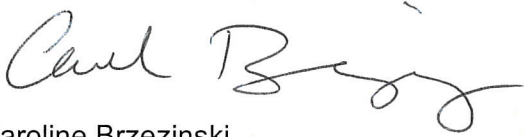
It is our hope and intent to pursue a connection between the northern and southern portions of the site, through the wetlands and intermittent stream as noted on the plan. We will work diligently with the WDNR and the City of Pewaukee to connect the site through this corridor, thus resulting in the Elmwood Drive entrance being used as a secondary entrance. We are mindful of the residents along Elmwood Drive and we would propose a landscape buffer/berm between the subject site and the adjacent home lots as shown on the site plan. We have also created a large green space near this entrance to provide for an attractive, less dense layout in this area.

We believe a multi-family zoning would have a positive impact on the surrounding areas by providing a new, Class A development that is attractive, secure and provides residents with a high-end housing option with various styles and price points. If approved to move forward, the proposed rezoning and subsequent development, which would commence in 2021, and would create value for the City of Pewaukee sooner than may otherwise occur at this location given current market conditions.

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

Please feel free to contact Caroline Brzezinski with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Caroline Brzezinski". The signature is fluid and cursive, with the first name "Caroline" written in a larger, more prominent script than the last name "Brzezinski".

Caroline Brzezinski
Vice President, Interstate Partners
262-506-6204
cb@interstatepartners.com



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

PROJECT

Pewaukee
Multifamily

OWNER

Interstate Partners /
Red Sky Partners

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

REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

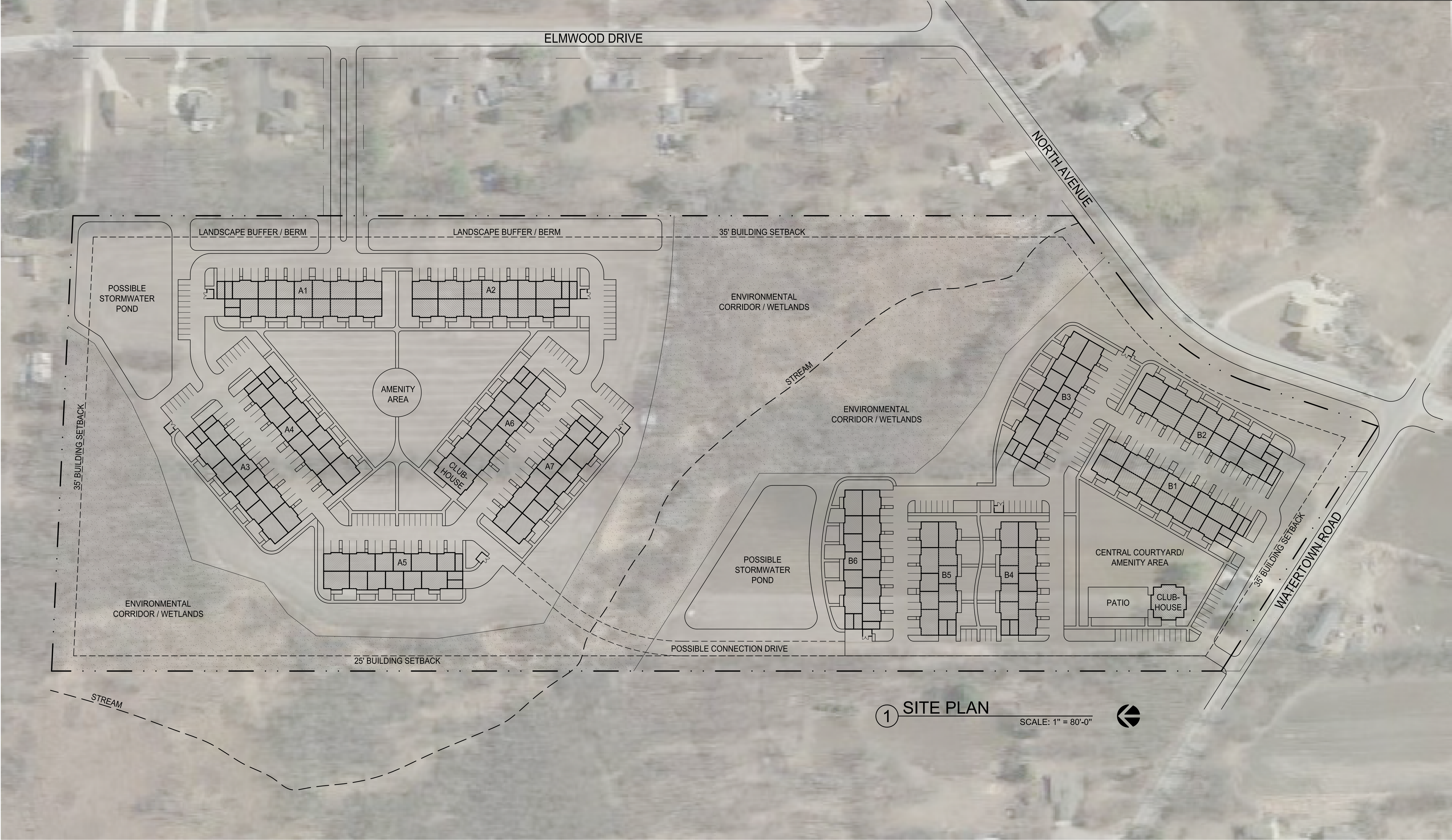
PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	
ISSUED FOR	REVIEW
DATE	02.26.2021

SHEET

SITE PLAN CONCEPT

SP1.1

SITE AREA: - APPROX. 33.8 ACRES (+/-)	
NORTHERN, BUILDINGS/UNITS: - BUILDING A1: (14) 1-BR, (7) 2-BR, 21 TOTAL - BUILDING A2: (14) 1-BR, (7) 2-BR, 21 TOTAL - BUILDING A3: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING A4: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING A5: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING A6: (10) 1-BR, (5) 2-BR, 15 TOTAL - BUILDING A7: (11) 1-BR, (7) 2-BR, 18 TOTAL	SOUTHERN, BUILDINGS/UNITS: - BUILDING B1: (14) 1-BR, (7) 2-BR, 21 TOTAL - BUILDING B2: (14) 1-BR, (7) 2-BR, 21 TOTAL - BUILDING B3: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING B4: (10) 1-BR, (5) 2-BR, 15 TOTAL - BUILDING B5: (10) 1-BR, (5) 2-BR, 15 TOTAL - BUILDING B6: (11) 1-BR, (7) 2-BR, 18 TOTAL
NORTHERN TOTAL: - (82) 1BR (64%) - (47) 2BR (36%) - 129 TOTAL UNITS	SOUTHERN TOTAL: - (70) 1BR (65%) - (38) 2BR (35%) - 108 TOTAL UNITS
NORTHERN PARKING: 195 SURFACE SPACES 129 GARAGE SPACES (1 PER UNIT) 324 TOTAL SPACES (2.51 PER UNIT)	SOUTHERN PARKING: 162 SURFACE SPACES 108 GARAGE SPACES (1 PER UNIT) 270 TOTAL SPACES (2.50 PER UNIT)







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

DATE: March 18, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Determine if the Plan Commission Will Continue Virtual Meetings and the Possibility of Changing the Start Time of Meetings

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: