

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA Tuesday, March 15, 2022 6:00 PM

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

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1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of the December 16, 2021 Meeting Minutes
 3. Discussion and Action Regarding Approval of the January 20, 2022 Meeting Minutes
 4. Discussion and Action and Public Hearing Regarding a Rezoning Petition for Jeff Wistl to Rezone Property Located at W262 N4521 Ryan Street from Rs-2 Single-Family Residential to A-2 Agricultural for the Purpose of Constructing a 5,670 Square Foot Building (PWC 0881998005)
 5. Discussion and Action Regarding the Site and Building Plans for Jeff Wistl for Property Located at W262 N4521 Ryan Street for the Purpose of Constructing a 5,760 Square Foot Building (PWC 0881998005)
 6. Discussion and Action and Public Hearing for Interstate Partners to Rezone Vacant Land Located on Ridgeview Parkway from A-2 Agricultural, UC Upland Conservancy and LC Lowland Conservancy to Rm-3 Multi-Family, UC Upland Conservancy and LC Lowland Conservancy for the Purpose of Creating a Multi-Family Apartment Development (PWC 0953984005)
 7. 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 the City of Pewaukee for Interstate Partners for Vacant Land Located on Ridgeview Parkway from Office Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 SQ. FT / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas (PWC 0953984005)
 8. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Interstate Partners for Vacant Land Located on Ridgeview Parkway for the Purpose of Creating a Multi-Family Apartment Development (PWC 0953984005)
 9. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Momentum Early Learning for the Construction of a Proposed Childcare Facility Located at N19 W24135 Riverwood Drive (PWC 0949998015)
 10. Discussion and Possible Action Regarding Conceptual Review of a Proposed Medium-Density Residential Neighborhood on Property Located at N18 W22670 Watertown Road at the Northwest Corner of Watertown Road and North Avenue for ICAP Development (PWC 0958990005 & PWC 0958990006)

11. Discussion and Possible Action Regarding Conceptual Review of a Proposed Marina on Property Located at W278 N2387 Prospect Avenue for Dean Harms (PWC 0935990)
12. Discussion and Action and Public Hearing Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0302a., 17.0302a.1., 17.0302a.2., and 17.0302a.3. Related to the City's Current Needs Assessment Study and Impact Fee Analysis
13. Discussion Regarding the Community Development and Building Services Annual Report for 2021
14. Adjournment

Ami Hurd
Deputy Clerk

3/9/2022

NOTICE

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

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the 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 15, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the December 16, 2021 Meeting Minutes

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

12.16.21 Minutes

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, T. Janka, 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 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the October 21, 2021 Meeting Minutes

A motion was made and seconded (C. Wunder, T. Janka) to approve the October 21, 2021 meeting minutes. Motion Passed: 7-For, 0-Against.

3. Discussion and Action Regarding Re-Approval of a Preliminary Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Creating Two Lots and Dedicating Public Rights-of-Way (PWC 0919995) (Originally Approved by Plan Commission on 11/21/2019)

Mr. Fuchs stated the applicant was not able to record the Certified Survey Maps within the State required timeframes, so they need to be re-approved with a new date. There are no changes from the last approval.

A motion was made and seconded (D. Kiser, T. Janka) to re-approve the preliminary Certified Survey Map for The Waters Senior Living Management. Motion Passed: 7-For, 0-Against.

4. Discussion and Action Regarding Re-Approval of a Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Creating Three Lots (PWC 0919991 & PWC 0919995) (Originally Approved by Plan Commission on 11/21/2019)

A motion was made and seconded (C. Wunder, D. Kiser) to re-approve the Certified Survey Map for The Waters Senior Living Management. Motion Passed: 7-For, 0-Against.

5. Discussion and Action and Public Hearing Regarding a Rezoning Petition for Ba(en)2 Acres, LLC/Michael Baenen to Rezone Property Located at N8 W27947 Northview Road from Rs-1 Single-Family Residential, Rs-2 Single-Family Residential and A-1 Agricultural to Rs-2 Single-Family Residential, LC Lowland Conservancy and UC Upland Conservancy for the Purpose of Subdividing the Property to Create Five Single-Family Lots (PWC 0982997)

Mr. Fuchs stated the end result will be five single-family lots and one outlot. The outlot will be used for storm water management. The lots are somewhat of an irregular shape in order to achieve the minimum lot size requirement of two acres and a lot width of 220 feet. Mr. Fuchs noted staff was recommending approval of the rezoning and the two Certified Survey Maps. The four-lot CSM has conditions for final grading, erosion control and storm water management review by the Engineering Department, access approval to Northview Road for the outlots, and signage must be placed on the lots to mark the location of the natural resource areas in an attempt to prevent disturbance.

Chairman Bierce opened the public hearing at 6:05pm.

Mr. William Poling (N7 W27712 Northview Road) gave some history about the water runoff and drainage issues on his property across the street. Mr. Poling detailed the various problems he has had to fix on his property because of the water.

Jeff Hook was present on behalf of the property owner, Mike Baenen. He noted that Mr. Baenen lives in a house on the property and the intent was always to parcel off some single-family homes, put a pond in, and deal with a lot of the water issues. Mr. Hook felt the issue was east of this property, but the pond would help at least a little bit. He noted that Mr. Baenen was not a developer.

Chairman Bierce closed the public hearing at 6:27pm.

Discussion took place regarding the storm water issues. Commissioner Brown confirmed that the property is continuously under water and has a notorious drainage issue. She did not feel enough of the drainage issues were being dealt with in the area.

Commissioner Sullivan was concerned about the storm water issue and felt it had to get taken care of. He did not believe just putting in a detention pond would solve the problem.

Ms. Wagner noted that all of the issues would be addressed with their storm water management review. She stated she has no objection to homes being constructed in this area, and she mentioned that there were tests done on these lots, and they did find areas to support septic.

Chairman Bierce felt this may mitigate the storm water issues in the area, but did not believe it would solve everything. He did not see the point of going through the time and expense of rezoning without getting the storm water answers. Ms. Wagner noted that the storm water management plan is in and there are some changes that need to be made, but nothing major.

A motion was made and seconded (D. Kiser, S. Sullivan) to table the rezoning. Motion Passed: 7-For, 0-Against.

6. Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Dividing the Property Into Two Lots and One Outlot (PWC 0982997)

A motion was made and seconded (D. Kiser, C. Wunder) to table the Certified Survey Map. Motion Passed: 7-For, 0-Against.

7. Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Creating Four Lots for a Single-Family Home Development (PWC 0982997)

A motion was made and seconded (D. Kiser, C. Wunder) to table the Certified Survey Map. Motion Passed: 7-For, 0-Against.

8. Discussion and Action Regarding the Final Plat for Swan View Farms Subdivision Addition No. 1 (PWC 0871068)

Mr. Fuchs stated this was for Phase 2 of Swan View Farms and was the northernmost portion of the development. It includes 23 lots and 4 outlots and is in substantial conformance with the Preliminary Plat. Mr. Fuchs recommended approval.

Ms. Wagner noted approval should be contingent on ensuring the assessments have been paid and adding an access easement for the trail from Farm Field Circle to Balmer Park. She also noted that a reference line needs to be corrected.

A motion was made and seconded (D. Kiser, T. Janka) to approve the Final Plat for Swan View Farms Addition No. 1 with the City Engineer's conditions. Motion Passed: 7-For, 0-Against.

9. Discussion and Possible Action Regarding a Conceptual Plan by Interstate Partners for a Proposed Multi-Family Development Located on Ridgeview Parkway (PWC 0953984005)

Mr. Fuchs stated this multi-family apartment development would be located within the Ridgeview Corporate Park. There are 164 units being proposed. The initial site plan includes two two-story buildings and two four-story buildings. Each four-story building includes 62 units each. The applicant also provided an alternative site plan that includes the two two-story buildings and three buildings with 39 units in each building. This was done to comply with the City's maximum number of units within a building that is limited to 40.

Mr. Fuchs stated the development would require a rezoning to the Rm-3 district to accommodate the density of 12 units per acre. The minimum PUD size requirement of 25 acres would not be met, as the site is approximately 13.5 acres. The parking standard of 2.5 spaces would not be met, as the site plan shows 2.1 spaces per unit. There is also underground parking as opposed to having garage spaces as required in the Rm-3 Zoning District. Mr. Fuchs noted that he would not object to amending the acreage requirement or the parking.

Ms. Wagner recommended a second entrance. She was concerned about the traffic at the intersection of Stoneridge Drive and Ridgeview Parkway and was concerned about adding this amount of traffic without some improvements to the intersection. Storm water management improvements would also need to be done, and they would need to take a closer look at the sewer capacity in the area to ensure it can service the buildings.

Fran Brzezinski with Interstate Partners gave a brief history regarding the Ridgeview Corporate Park. He felt this development would be successful and a benefit to the City, but still makes sense in the neighborhood. Mr. Brzezinski stated it would be a three-story building and would conform to the zoning, and they will be market rate apartments.

Commissioner Sullivan stated he was concerned about the density and traffic.

Commissioner Janka felt crime rates increase with multi-family housing. He stated the more multi-family rental units a community has, the worse the school system gets. He felt single-family homeowners have a vested interest in the community. Mr. Brzezinski noted that this was not family housing, and their target market were young professionals instead. It is not affordable housing or workforce housing, and 65 percent of the units are proposed as one-bedroom.

Commissioner Brown stated she liked the renderings because it looked like an office building and was very modern, and she felt it would fit the area. She stated she preferred the second view versus the original view, as it looked more office-like. Ms. Brown stated she did not want to change the Zoning Codes based on someone coming in, and it should be changed based on what the City feels is necessary. It would be better if something comes in and fits within our Zoning Code.

Further discussion took place regarding the concept of multi-family.

10. Discussion and Possible Action Regarding a Conceptual Plan by Momentum Early Learning for a Proposed Childcare Center Located at N19 W24135 Riverwood Drive (PWC 0949998015)

Mr. Fuchs stated this was a conceptual review for a 14,700 square foot single-story childcare facility. There would be approximately 65 parking stalls, a trash enclosure, and a 7,912 square foot outdoor play area. The proposal meets the B-4 district standards, as well as the 40 percent greenspace requirement. The use is not a listed use in the B-4 District, so a conditional use would be required, along with a site and building plan application.

Commissioner Brown questioned the decision to place an outdoor play area next to a road with a lot of traffic. She also felt the renderings were boring and questioned if it was due to the location being in an industrial area. The applicant stated they preferred to design the building more like their Germantown location.

Commissioner Janka had no problem with the use or the location. He agreed that the exterior renderings had some problems.

Chairman Bierce stated he had no problem putting this in this location.

Discussion then took place regarding the architecture of the building.

11. Adjournment

A motion was made and seconded (D. Kiser, T. Janka) to adjourn the meeting at 8:03pm. Motion Passed: 7-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator

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

DATE: March 15, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the January 20, 2022 Meeting Minutes

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

1.20.22 Minutes

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, T. Janka, D. Kiser, S. Sullivan, and C. Wunder. D. Linsmeier arrived at 6:13pm.

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 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the November 18, 2021 Meeting Minutes

A motion was made and seconded (D. Kiser, S. Bierce) to approve the November 18, 2021 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Discussion and Action and Public Hearing Regarding a Rezoning Petition for H & F Properties to Rezone Property Located on Duplainville Road from A-1 Agricultural, A-2 Agricultural, UC Upland Conservancy and F-1 Floodplain to Rs-6 Single-Family Residential, UC Upland Conservancy and F-1 Floodplain (PWC 0868994)

Mr. Fuchs stated the rezoning was to allow the creation of two new lots under the Rs-6 zoning, with Lot 1 being 9.6 acres and Lot 2 being 7.46 acres. Staff was recommending that any wetland areas outside of the floodplain areas be rezoned to LC Lowland Conservancy. Mr. Fuchs recommended the wetlands be field delineated prior to the Certified Survey Map to ensure that there is sufficient buildable area on both lots. He also recommended removing an existing access that runs across the creek on the property, and that the note on the CSM be revised to clarify that there will be no access allowed and no further improvements or development on the south side due to not having full access across the railroad tracks.

Mr. Janka questioned how this would be accessed. Mr. Fuchs noted there is a shared driveway that extends through an outlot in the Woodleaf Reserve subdivision on the north side from Planetree Trail.

Chairman Bierce opened the public hearing at 6:04pm.

Dan Brotherton (N42 W22645 Brighton Court) questioned if the homes going up would be on the east or west side of the creek. Mr. Fuchs noted the buildable areas would be north and east of the creek.

Jack Wenstrom, representing H & F Properties, stated the existing path going over the creek has been there over 50 years and he questioned why it needed to be removed.

Ms. Wagner stated it was a farm access, and now that the property is residential, the crossing is no longer allowed unless it is permitted. Mr. Wenstrom noted that in 1980, the City allowed a home to be moved to east of the railroad tracks without an easement to go over the tracks. The homeowner needs an alternate

access to get out of the area if a train is blocking the tracks. Ms. Wagner stated DNR would most likely require the crossing to be removed, especially since the use is changing from agricultural to residential.

Chairman Bierce felt the applicant would need more time beyond this meeting to go to the DNR. Mr. Fuchs noted approval could be conditioned upon removing the access unless otherwise permitted by the DNR.

Chairman Bierce closed the public hearing at 6:15pm.

A motion was made and seconded (D. Kiser, S. Sullivan) to approve the rezoning and Certified Survey Map with the stipulations made by staff and making sure the applicant can get the secondary access as a permanent crossing with a permit from the DNR. Motion Passed: 6-For, 0-Against, 1-Abstain (Linsmeier).

4. Discussion and Action Regarding a Certified Survey Map for H & F Properties for Property Located on Duplainville Road for the Purpose of Creating Two New Lots (PWC 0868994)

Action taken in Item #3.

5. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Brookfield Center for the Arts for Property Located at N30 W23383 Green Road Unit E & F for the Purpose of Operating a Dance Studio and Prop Storage and Rental Business (PWC 0913998003)

Mr. Fuchs stated the two existing tenant spaces would be combined to operate a dance studio, office and a prop storage and rental business. There will be interior renovations only and no exterior changes to the building or site. Mr. Fuchs recommended approval of the Conditional Use Permit.

A motion was made and seconded (D. Kiser, C. Brown) to recommend approval of the Conditional Use Permit. Motion Passed: 7-For, 0-Against.

6. Continued Discussion and Action Regarding a Rezoning Petition for Ba(en)2 Acres, LLC/Michael Baenen to Rezone Property Located at N8 W27947 Northview Road from Rs-1 Single-Family Residential, Rs-2 Single-Family Residential and A-1 Agricultural to Rs-2 Single-Family Residential, LC Lowland Conservancy and UC Upland Conservancy for the Purpose of Subdividing the Property to Create Five Single-Family Lots (PWC 0982997)

Mr. Fuchs noted the items were tabled at the December 16th Plan Commission meeting. The applicant resubmitted their storm water management plan, but there are only technical issues outstanding and staff believes the plan will work. Mr. Fuchs recommended approval of the rezoning and the two Certified Survey Maps subject to the conditions in the staff report.

Commissioner Brown referred to Lot 2 and stated she did not like it, as it is a two-acre lot but only .4 acres of it is buildable. The .4 acres does not include setbacks from the road and side of the home, and well, septic, and a home also need to go on the lot. Commissioner Brown stated she was not opposed to five lots, but she felt it should be dropped down to four lots and not be so angled. She felt Lot 2 was too tight with the wetland and they were trying to squeeze too much in.

Jeff Hook, representing the applicant, stated the homes will be spaced at 220 feet and there is more space than every other property in the area. He felt .42 acres was buildable and the market will dictate what is

desired. Mr. Hook then referred to the storm water plans and stated the comments they received from the Engineering Department did not make changes to the concept.

Mike Baenen, the applicant and property owner, noted Lots 1, 2, and 3 have no wetland on the property.

Commissioner Sullivan referred to the detention pond and questioned if there would be infiltration or field drains to keep the area dry, or if they were relying on gravity and grading. It was noted that the detention pond will collect the water from the homes, and there will also be a diversion swale. It will be a wet detention pond that is all gravity drained, and it should not spill over.

Mr. Hook noted that perk tests were done on all four proposed septic fields, and all met the necessary requirements.

A motion was made and seconded (S. Bierce, D. Kiser) to approve the rezoning and Certified Survey Maps. Motion Passed: 5-For, 2-Against (Brown, Sullivan).

7. Continued Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Dividing the Property Into Two Lots and One Outlot (PWC 0982997)

Action taken in Item #6.

8. Continued Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Creating Four Lots for a Single-Family Home Development (PWC 0982997)

Action taken in Item #6.

9. Adjournment

A motion was made and seconded (D. Kiser, T. Janka) to adjourn the meeting at 6:34pm. Motion Passed: 7-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator

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

DATE: March 15, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing Regarding a Rezoning Petition for Jeff Wistl to Rezone Property Located at W262 N4521 Ryan Street from Rs-2 Single-Family Residential to A-2 Agricultural for the Purpose of Constructing a 5,670 Square Foot Building (PWC 0881998005)

BACKGROUND:

FINANCIAL IMPACT:

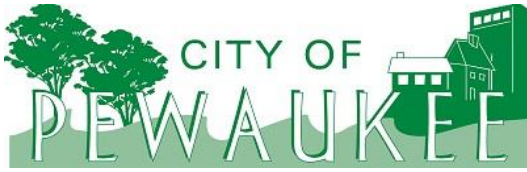
RECOMMENDED MOTION:

ATTACHMENTS:

Description

Jeff Wistl staff report 3.15.22

Jeff Wistl revised narrative & plans 3.2.22



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

REPORT TO THE PLAN COMMISSION

Meeting of March 15, 2022

Date: March 8, 2022

Project Name: Wistl Rezoning and Site & Building Plan Review

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

Applicant: Jeff and Brenda Wistl

Property Owner: Jeff and Brenda Wistl

Current Zoning: Rs-2 Single-Family Residential

2050 Land Use Map Designation: Retail/Service Commercial

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

Project Description/Analysis:

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

Rezoning

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

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

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

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

Site and Building Plans

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

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

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

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

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

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

Recommendation:

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

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

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

Legal Description

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

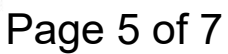
Project Description

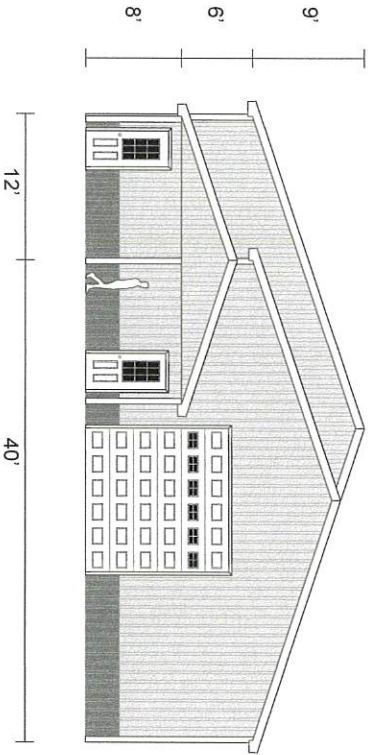
1. Adjust the lot line between Parcel 1 and Parcel 2, as per attached Exhibit, to give Parcel 2 an area of 10 acres.
2. Rezone Parcel 2 from Rs-2 to A-2.
3. Approve construction of an approximately 52' x 144' post frame building, shown on attached Exhibit and elevations, to be used for agricultural storage,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

PREPARED FOR: JEFF WISTL

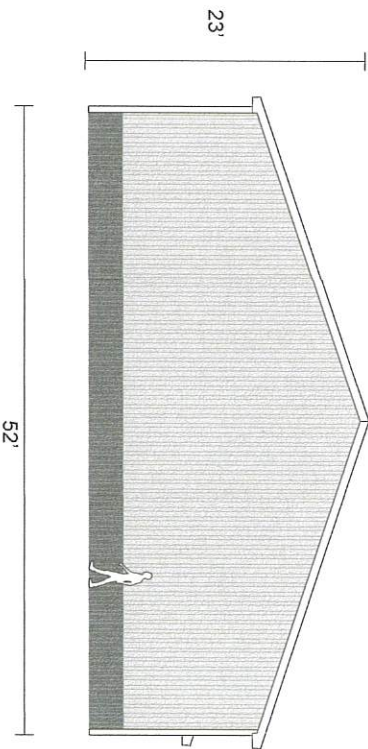
DATE: FEBRUARY 21, 2022

LAND SURVEYORS
KUOKKANEN & ASSOCIATES, INC.
910 ELM GROVE ROAD, SUITE 12
ELM GROVE, WI 53122
PHONE: 262-782-9860

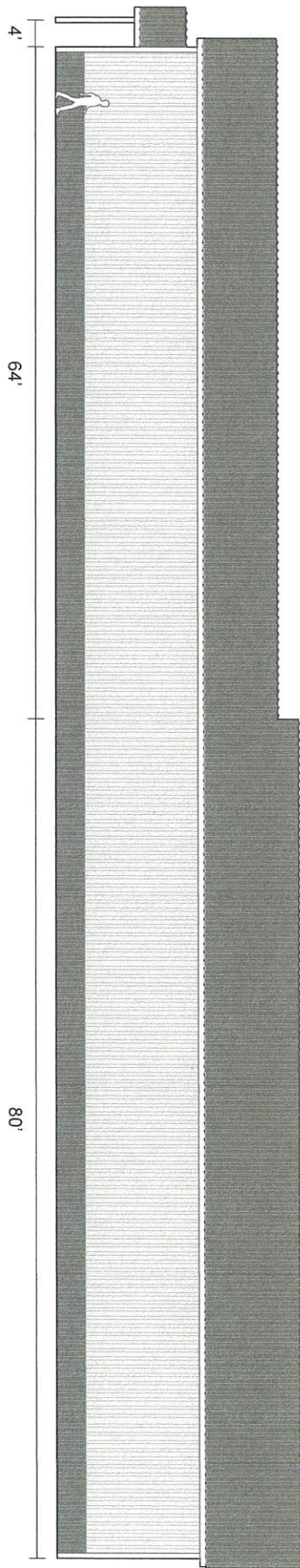




EAST ELEVATION
SCALE: 1' = 1/16"

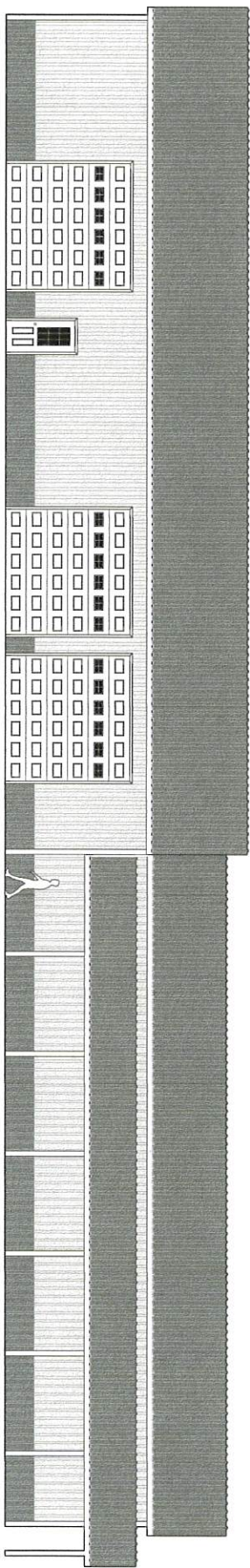


WEST ELEVATION
SCALE: 1' = 1/16"



NORTH ELEVATION

SCALE: 1" = 1/16"



SOUTH ELEVATION

SCALE: 1" = 1/16"

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

DATE: March 15, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Jeff Wistl for Property Located at W262 N4521 Ryan Street for the Purpose of Constructing a 5,760 Square Foot Building (PWC 0881998005)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: March 15, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for Interstate Partners to Rezone Vacant Land Located on Ridgeview Parkway from A-2 Agricultural, UC Upland Conservancy and LC Lowland Conservancy to Rm-3 Multi-Family, UC Upland Conservancy and LC Lowland Conservancy for the Purpose of Creating a Multi-Family Apartment Development (PWC 0953984005)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

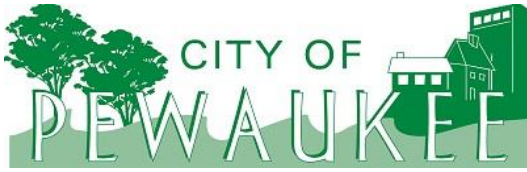
Interstate Partners staff report 3.15.22

Rm-3 District Amendments

Interstate Partners revised project narrative 3.7.22

Interstate Partners comment responses 3.7.22

Interstate Partners Rezoning Exhibit



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

REPORT TO THE PLAN COMMISSION

Meeting of March 15, 2022

Date: March 9, 2022

Project Name: Interstate Partners Multi-Family Apartments

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

Applicant: Interstate Partners, LLC

Property Owner: Ridgeview, LLC

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

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

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

Project Description

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

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

The applications under review include:

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

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

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

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

Rm-3 District

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Site Plan

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

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

Parking

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

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

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

Landscaping

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

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

Lighting

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

Architecture

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

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

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

Signage

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

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

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

Recommendation

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

17.0416 Rm-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT

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

a. Permitted Principal Uses

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

b. Permitted Accessory Uses

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

c. Conditional Uses (See Section 17.0500)

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

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

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

d. Lot Area and Width

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

e. Building Height and Size (See subsection 17.0210)

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

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

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

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

f. Setback and Yards

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

g. Suggested Minimum Parking Space

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

h. Minimum Utility Service

Electricity and public sanitary sewerage and water supply facilities.

i. Special Regulations

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

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

DRAFT



Interstate Partners LLC

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

February 1, 2022

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

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

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

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

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

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

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

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

Sincerely,

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

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



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

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

Comments and Recommendations:

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

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

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

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

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

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

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

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

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



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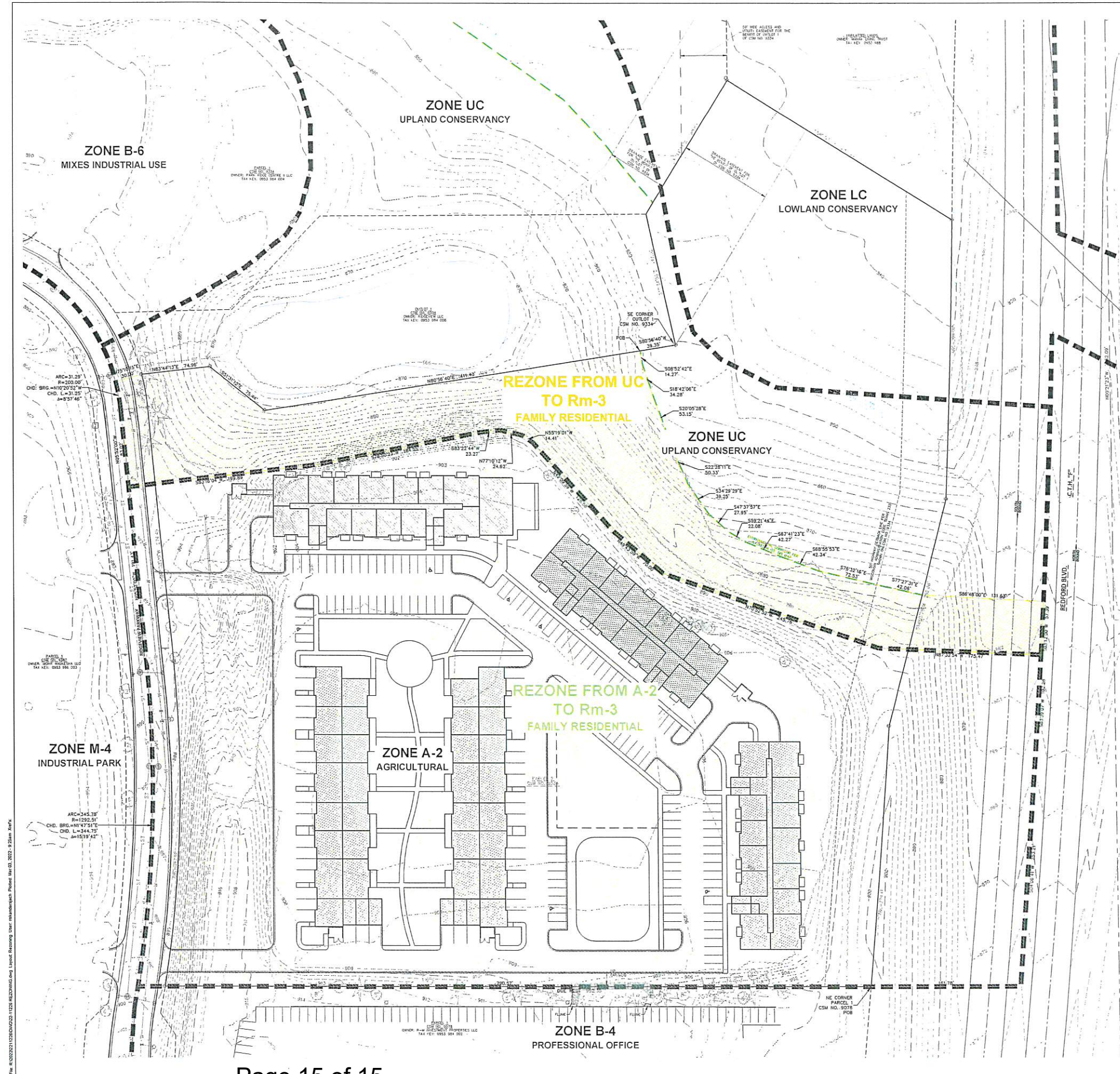
- a. Calculation on Sheet C-100: Conceptual Site Plan
6. Also, the site data table should include the net density calculation. Note that the site area for net density may not include more than 20% of any wetland areas onsite.
 - a. Data Table on Sheet C-100: Conceptual Site Plan
7. Please show the required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



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Fax (262) 691-1798

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



LAND TO BE REZONE FROM UC TO Rm-3

BOUNDARY DESCRIPTION

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

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

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

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

BOUNDARY DESCRIPTION

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

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

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

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

CLIENT:

Interstate Partners LLC
Real Estate Development

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

PROJECT:
RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY

#	Date	Description
1		
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Designed By: RWM 03-04-2022
Reviewed By: APW 03-04-2022
Approved By: RKM 03-04-2022

SHEET TITLE:
REZONING
EXHIBIT

SHEET NUMBER:
EX-1

JSD PROJECT NO.: 22-1126



north
SCALE IN FEET
40' 0 40'



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

DATE: March 15, 2022

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 the City of Pewaukee for Interstate Partners for Vacant Land Located on Ridgeview Parkway from Office Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 SQ. FT / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas (PWC 0953984005)

BACKGROUND:

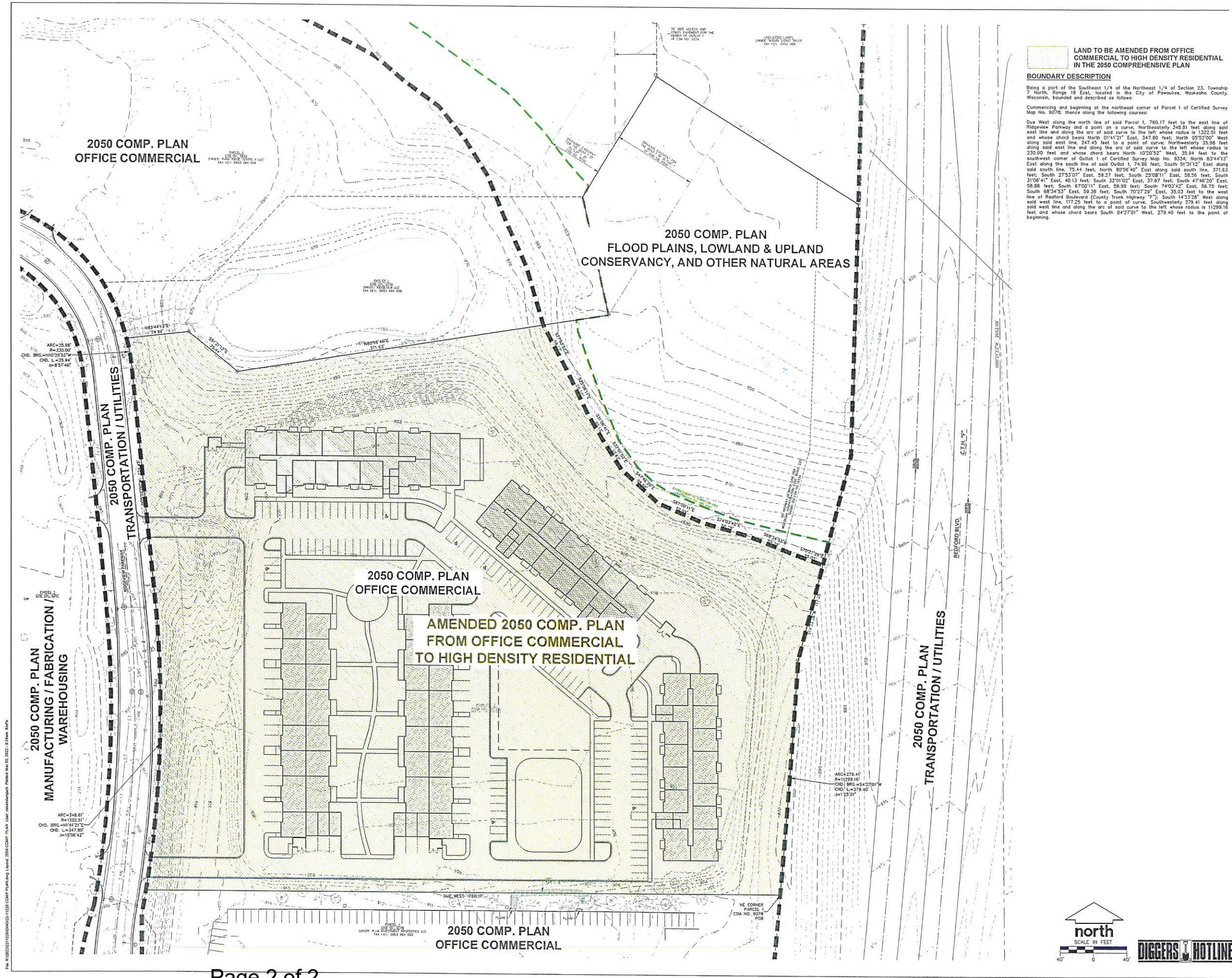
FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Interstate Partners comp plan exhibit



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

BOUNDARY DESCRIPTION

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

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

Due West along the north line of said Parcel 1, 760.17 feet to the east line of Ridgeview Parkway and a point on a curve, Northeasterly 348.81 feet along said east line and along the arc of said curve to the left whose radius is 1322.51 feet and whose chord bears North 01°41'21" East, 347.80 feet; North 05°52'00" West along said east line, 247.45 feet to a point of curve, Northeasterly 35.98 feet along said east line and along the arc of said curve to the left whose radius is 2300.00 feet and whose chord bears North 10°20'52" West, 35.94 feet to the southwest corner of Outlot 1 of Certified Survey Map No. 9334; North 83°44'13" East along the south line of said Outlot 1, 74.95 feet; South 51°31'12" East along said south line, 75.44 feet; North 80°56'40" East along said south line, 371.63 feet; South 27°53'07" East, 59.27 feet; South 25°08'11" East, 58.56 feet; South 31°06'41" East, 40.13 feet; South 32°01'02" East, 37.67 feet; South 47°46'20" East, 58.88 feet; South 87°00'11" East, 59.99 feet; South 74°03'42" East, 56.75 feet; South 68°34'53" East, 59.39 feet; South 70°27'29" East, 35.03 feet to the west line of Redford Boulevard (County Trunk Highway "F"); South 14°33'28" West along said west line, 117.25 feet to a point of curve, Southwesterly 278.41 feet along said west line and along the arc of said curve to the left whose radius is 11299.16 feet and whose chord bears South 04°27'01" West, 279.40 feet to the point of beginning.



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



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

PROJECT:
RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY

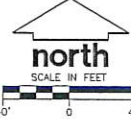
PLAN MODIFICATIONS	
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Designed By: RWA 03-04-2023
Reviewed By: APM 03-04-2023
Approved By: RWW 03-04-2023

SHEET TITLE:
COMPREHENSIVE
MASTER PLAN
AMENDMENT
EXHIBIT

SHEET NUMBER:
EX-2

JSD PROJECT NO: 22-1125



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

DATE: March 15, 2022

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 Interstate Partners for Vacant Land Located on Ridgeview Parkway for the Purpose of Creating a Multi-Family Apartment Development (PWC 0953984005)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Interstate Partners draft conditional use permit

Interstate Partners revised site & building plans

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

LEGAL DESCRIPTION:

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

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

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

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

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

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

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

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

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

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

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

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

PROJECT:
Ridgeview Apartments
Pewaukee, WI



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

CONSULTANTS



ISSUED FOR: **MUNICIPAL SUBMITTAL**

ARCHITECT:
PURE architecture studio, llc
Milwaukee, WI

PROJECT

**Ridgeview
Apartments**

Pewaukee, WI

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

OWNER

**Interstate Partners /
Red Sky Partners**

REVISIONS

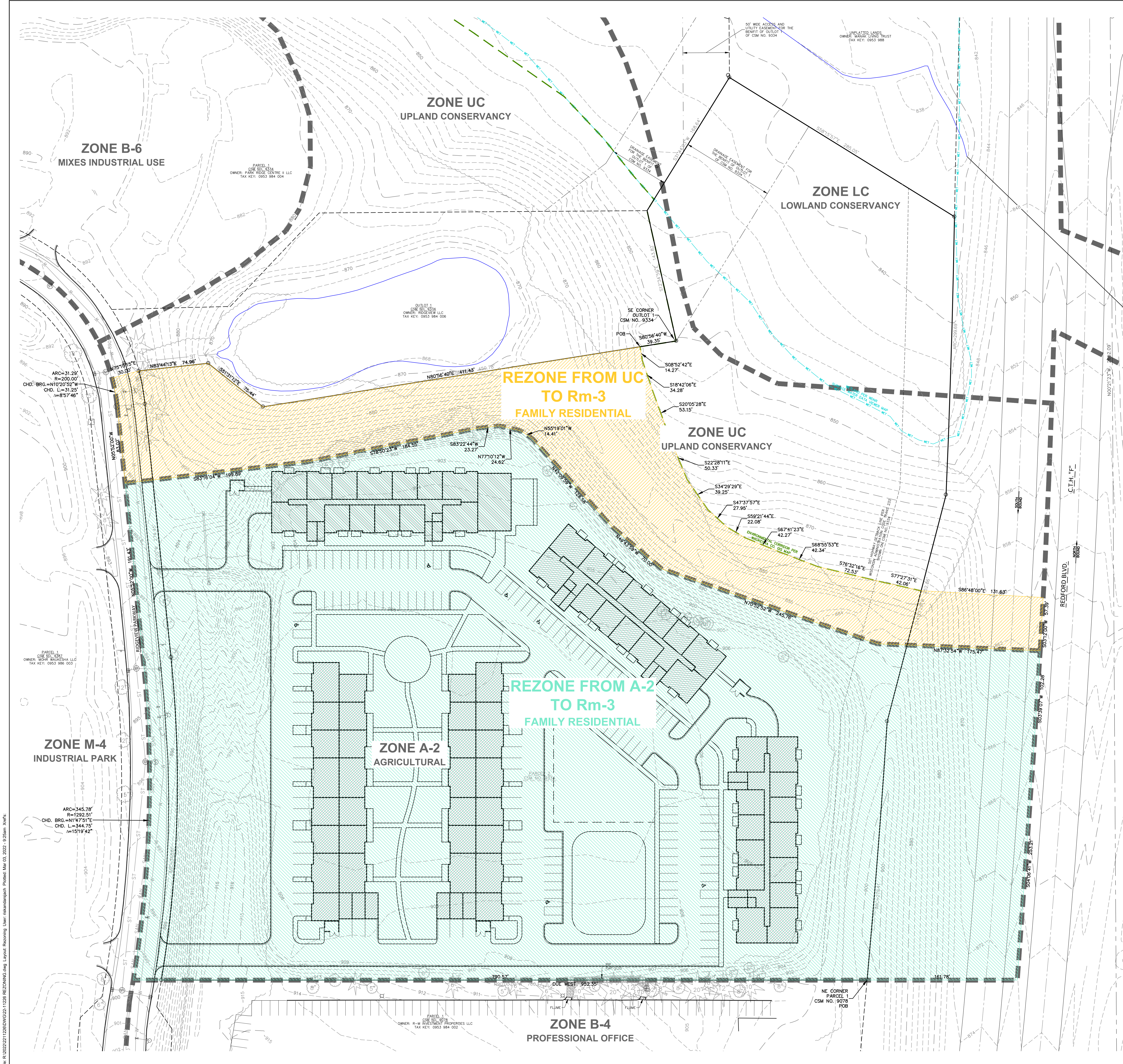
NO.	DESCRIPTION	DATE
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INFORMATION

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

SHEET
TITLE PAGE

G000



 LAND TO BE REZONE FROM UC TO Rm-3

BOUNDARY DESCRIPTION

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

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

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

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

BOUNDARY DESCRIPTION

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

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

Due West along the north line and its westerly extension of said Parcel 1, 790.57 feet to the centerline of Ridgeview Parkway and a point on a curve; Northeasterly 345.78 feet along said centerline and along the arc of said curve to the left whose radius is 1292.51 feet and whose chord bears North 01°47'51" East, 344.75 feet to point of tangency; North 05°52'00" West along said centerline, 191.43 feet; North 83°16'04" East, 198.89 feet; North 78°50'23" East, 184.55 feet; North 83°22'44" East, 23.27 feet; South 77°10'12" East, 24.62 feet; South 55°19'01" East, 14.41 feet; South 42°09'59" East, 128.58 feet; South 49°43'59" East, 70.00 feet; South 70°52'52" East, 245.76 feet; South 87°32'54" East, 175.47 feet to the centerline of Redford Boulevard (County Trunk Highway "F"); South 03°39'07" West along said centerline, 102.28 feet; South 04°06'41" West along said centerline, 253.21 feet to the easterly extension of the south line of said Parcel 1; Due West along said extension line, 161.78 feet to the point of beginning.



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

CLIENT:
**Interstate Partners LLC**
Real Estate Development

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

PROJECT:
**RIDGEVIEW
MULTI-FAMILY**

PROJECT LOCATION:
**CITY OF PEWAUKEE
WAUKESHA COUNTY**

DESIGNED BY: RWI 03-04-2022
REVIEWED BY: APRM 03-04-2022
APPROVED BY: RKW 03-04-2022

SHEET TITLE:
**REZONING
EXHIBIT**

SHEET NUMBER:
EX-1

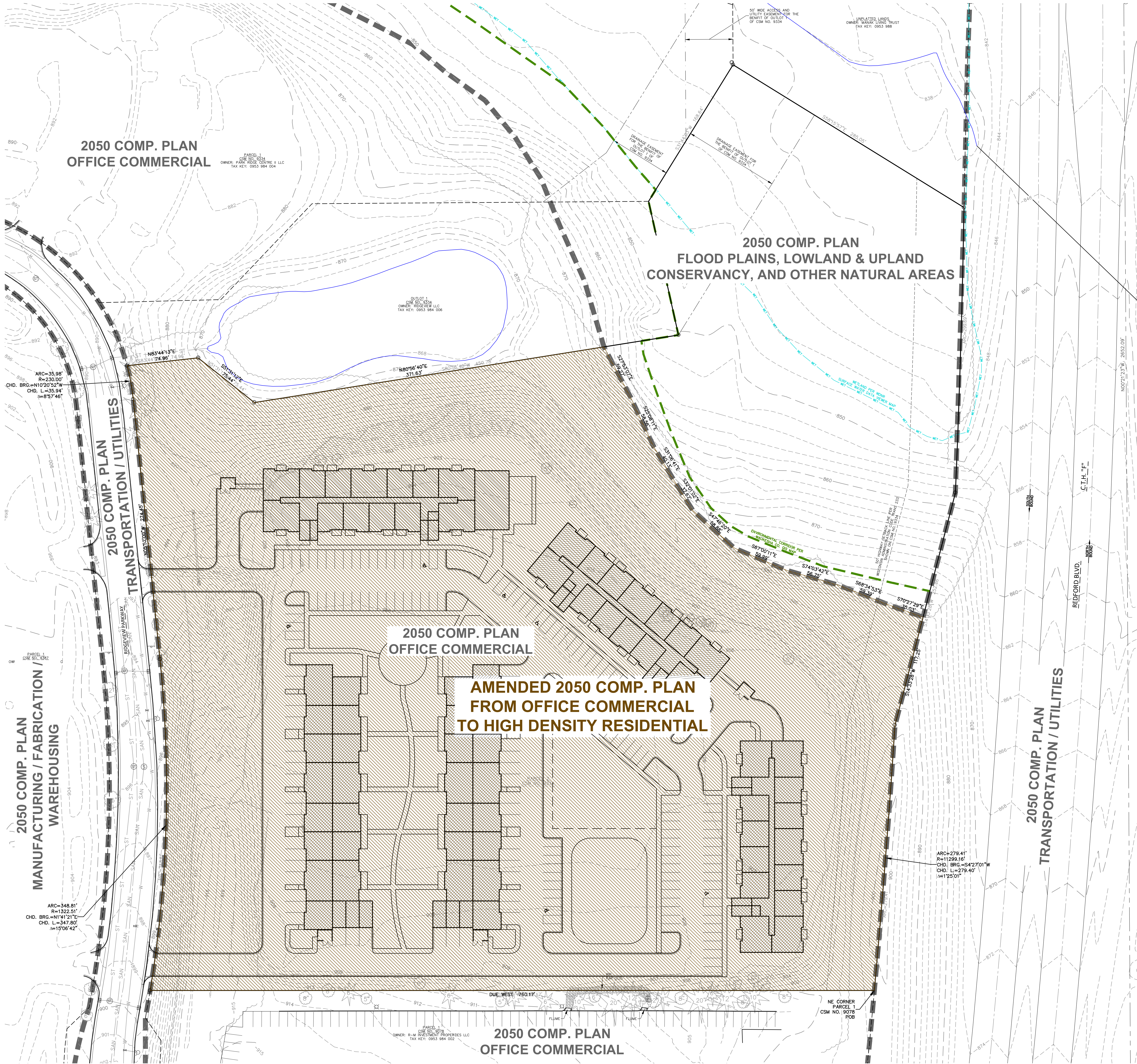
DESIGNED BY: RWI 03-04-2022
REVIEWED BY: APRM 03-04-2022
APPROVED BY: RKW 03-04-2022

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

JSD PROJECT NO: 22-11228

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

BOUNDARY DESCRIPTION

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

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

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



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

CLIENT:



PROJECT ADDRESS:

N16W23217 STONE RIDGE DR.
SUITE 300
WAUKESHA, WI 53188

PROJECT:

RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:

CITY OF PEWAUKEE
WAUKESHA COUNTY

PLAN MODIFICATIONS

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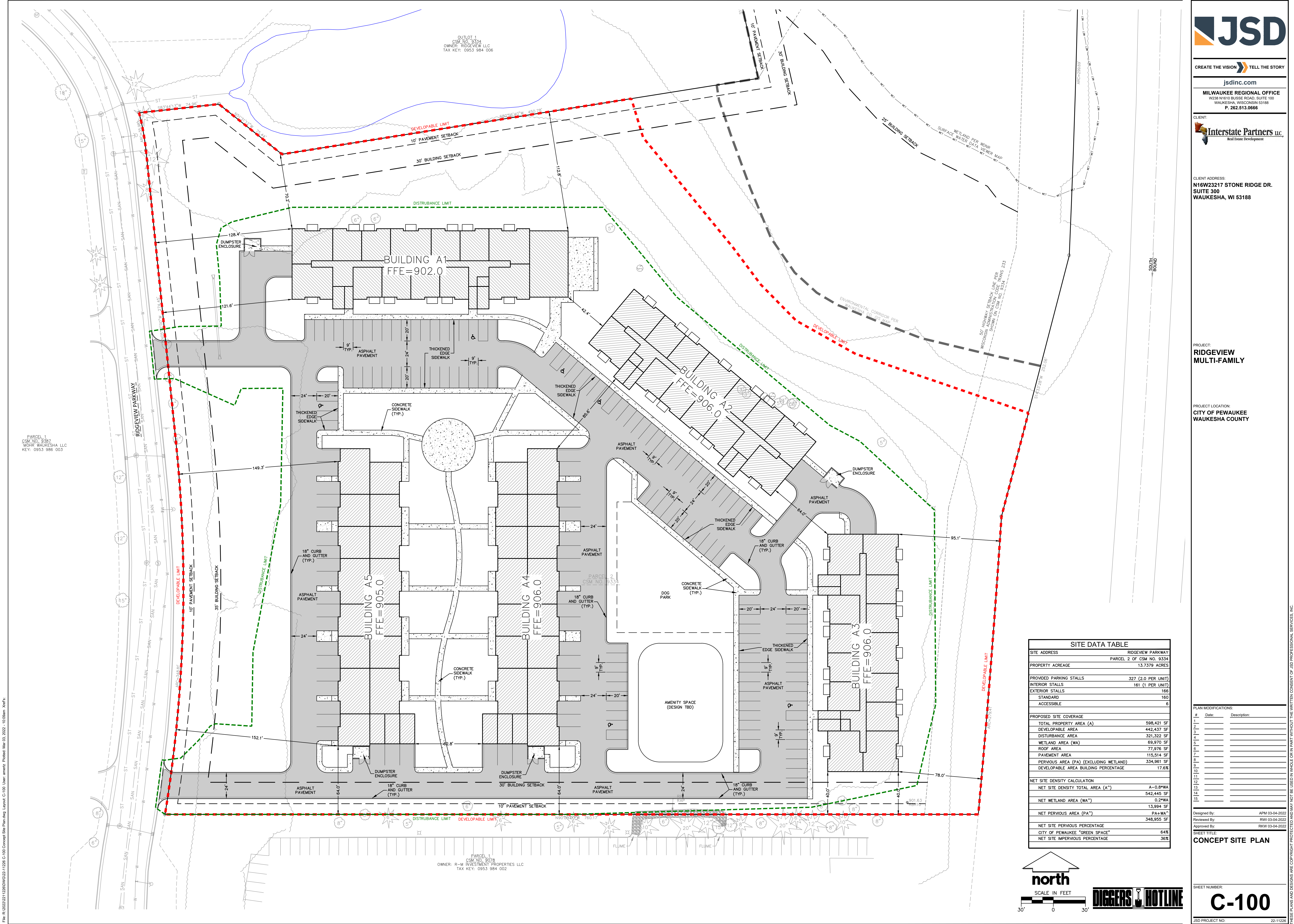
Designed By: RWI 03-04-2022
Reviewed By: APRM 03-04-2022
Approved By: RKW 03-04-2022

SHEET TITLE:
**COMPREHENSIVE
MASTER PLAN
AMENDMENT
EXHIBIT**

SHEET NUMBER:

EX-2

JSD PROJECT NO: 22-11258



PARCEL 1
CSM NO. 9397
OWNER: MOHR WAUKESHA LLC
KEY: 0953 986 003

OUTLOT 1
CSM NO. 9334
OWNER: RIDGEVIEW LLC
TAX KEY: 0953 984 006

PARCEL 1
CSM NO. 9078
OWNER: R-M INVESTMENT PROPERTIES LLC
TAX KEY: 0953 984 002

SITE DATA TABLE	
SITE ADDRESS	RIDGEVIEW PARKWAY
PROPERTY ACREAGE	PARCEL 2 OF CSM NO. 9334 13.7379 ACRES
PROVIDED PARKING STALLS	327 (2.0 PER UNIT)
INTERIOR STALLS	161 (1 PER UNIT)
EXTERIOR STALLS	166
STANDARD	160
ACCESSIBLE	6
PROPOSED SITE COVERAGE	
TOTAL PROPERTY AREA (A)	598,421 SF
DEVELOPABLE AREA	442,437 SF
DISTURBANCE AREA	321,322 SF
WETLAND AREA (WA)	69,970 SF
ROOF AREA	77,976 SF
PAVEMENT AREA	115,514 SF
PERVIOUS AREA (PA) (EXCLUDING WETLAND)	334,961 SF
DEVELOPABLE AREA BUILDING PERCENTAGE	17.6%
NET SITE DENSITY CALCULATION	
NET SITE DENSITY TOTAL AREA (A")	A=0.8*WA
NET PERVIOUS AREA (PA")	PA+WA
NET SITE PERVIOUS PERCENTAGE	348,955 SF
CITY OF PEWAUKEE "GREEN SPACE"	64%
NET SITE IMPERVIOUS PERCENTAGE	36%

north

SCALE IN FEET
30' 0 30'

DIGGERS HOTLINE

JSD

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

CLIENT:
Interstate Partners LLC
Real Estate Development

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

PROJECT:
RIDGEVIEW MULTI-FAMILY

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY

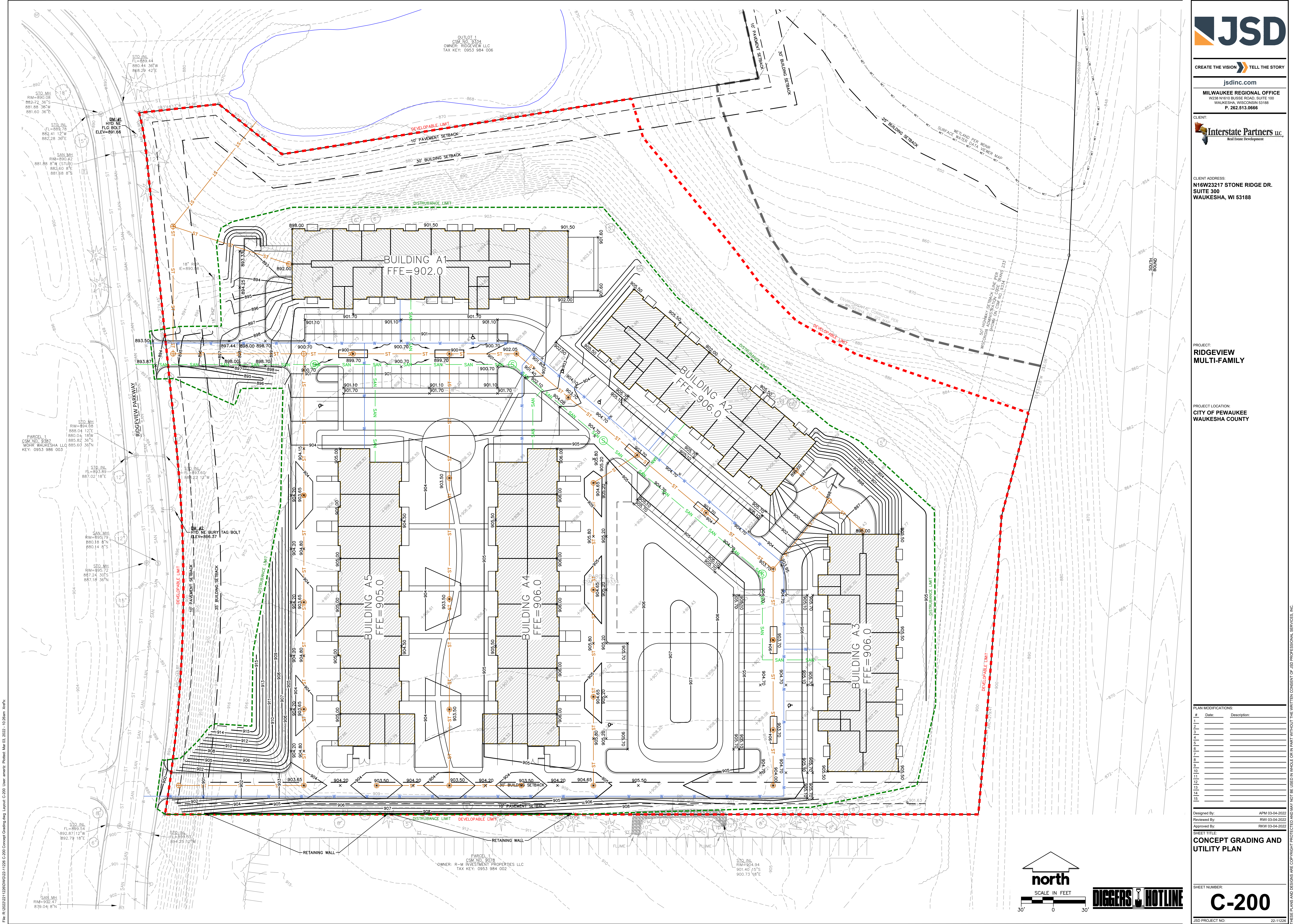
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Designed By: RHW 03-04-2022
Reviewed By: RHW 03-04-2022
Approved By: RHW 03-04-2022
SHEET TITLE:
CONCEPT SITE PLAN

SHEET NUMBER:
C-100

JSD PROJECT NO: 22-11228



PLAN MODIFICATIONS

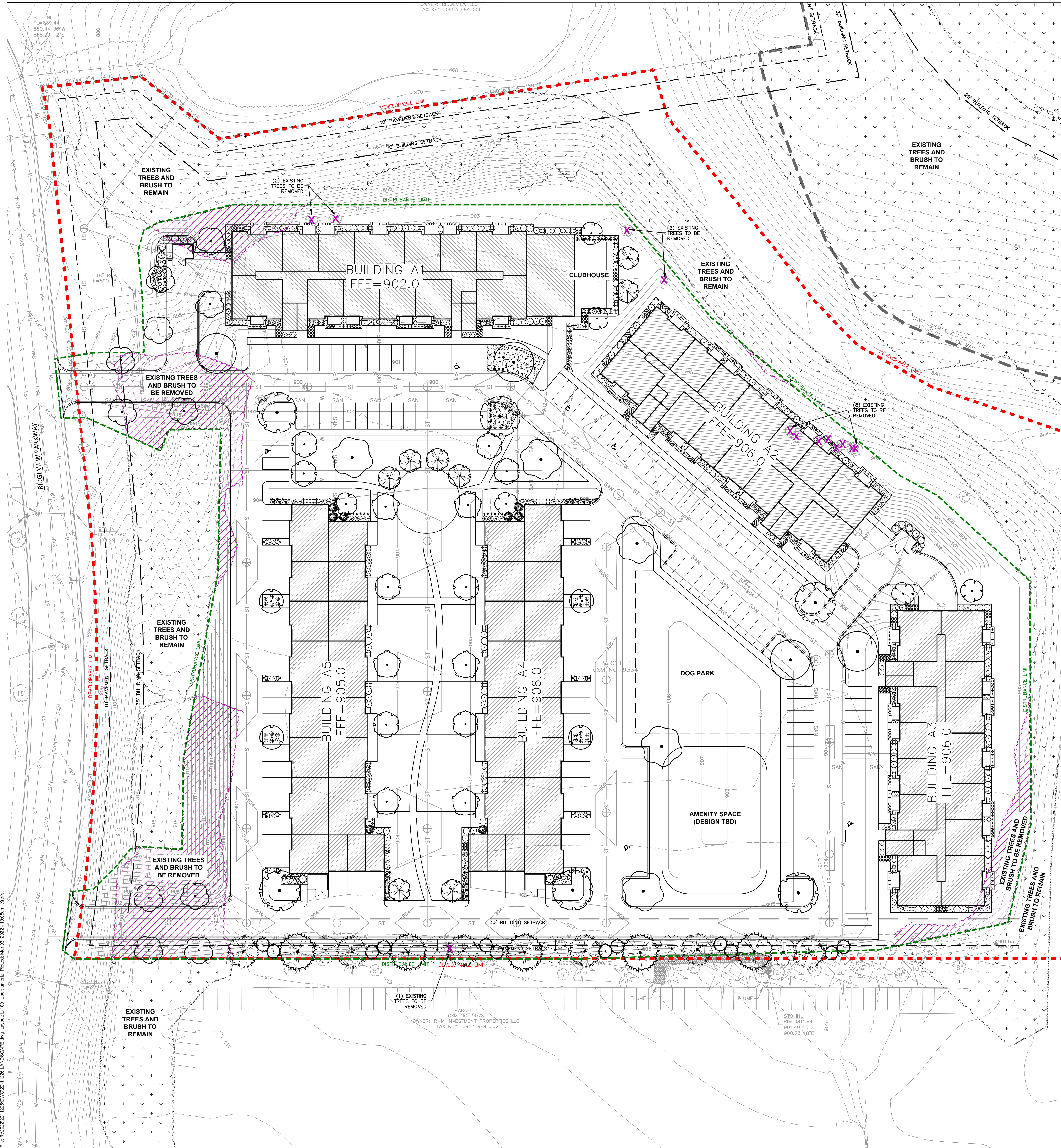
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Designed By: APRM 03-04-2022
Reviewed By: RNM 03-04-2022
Approved By: RKW 03-04-2022

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

SHEET NUMBER:
C-200
JSD PROJECT NO: 22-11228

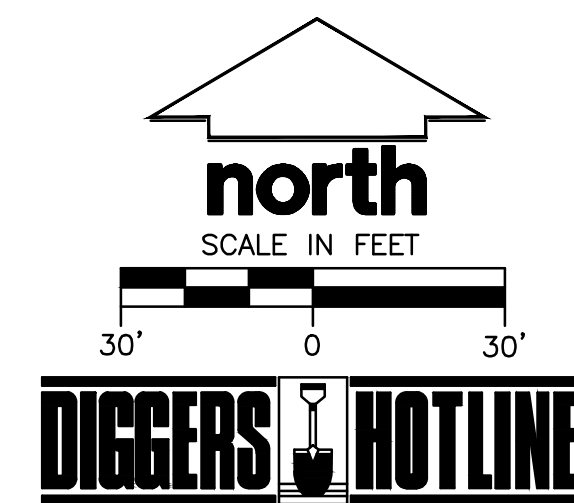
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PLANT SCHEDULE				
ORNAMENTAL TREES				
	CODE	BOTANICAL / COMMON NAME	CONT	SIZE
	AP2	<i>Acer pensylvanicum</i> / Striped Maple	B & B	1.5" Cal
	CI	<i>Crataegus crus-galli</i> Inermis / Thornless Cockspur Hawthorn	B & B	2" Cal
	MS2	<i>Malus x 'Harvest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

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

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



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jsdinc.com

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

CLIENT:

Real Estate Development

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

PROJECT:
RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY

PLAN MODIFICATIONS:

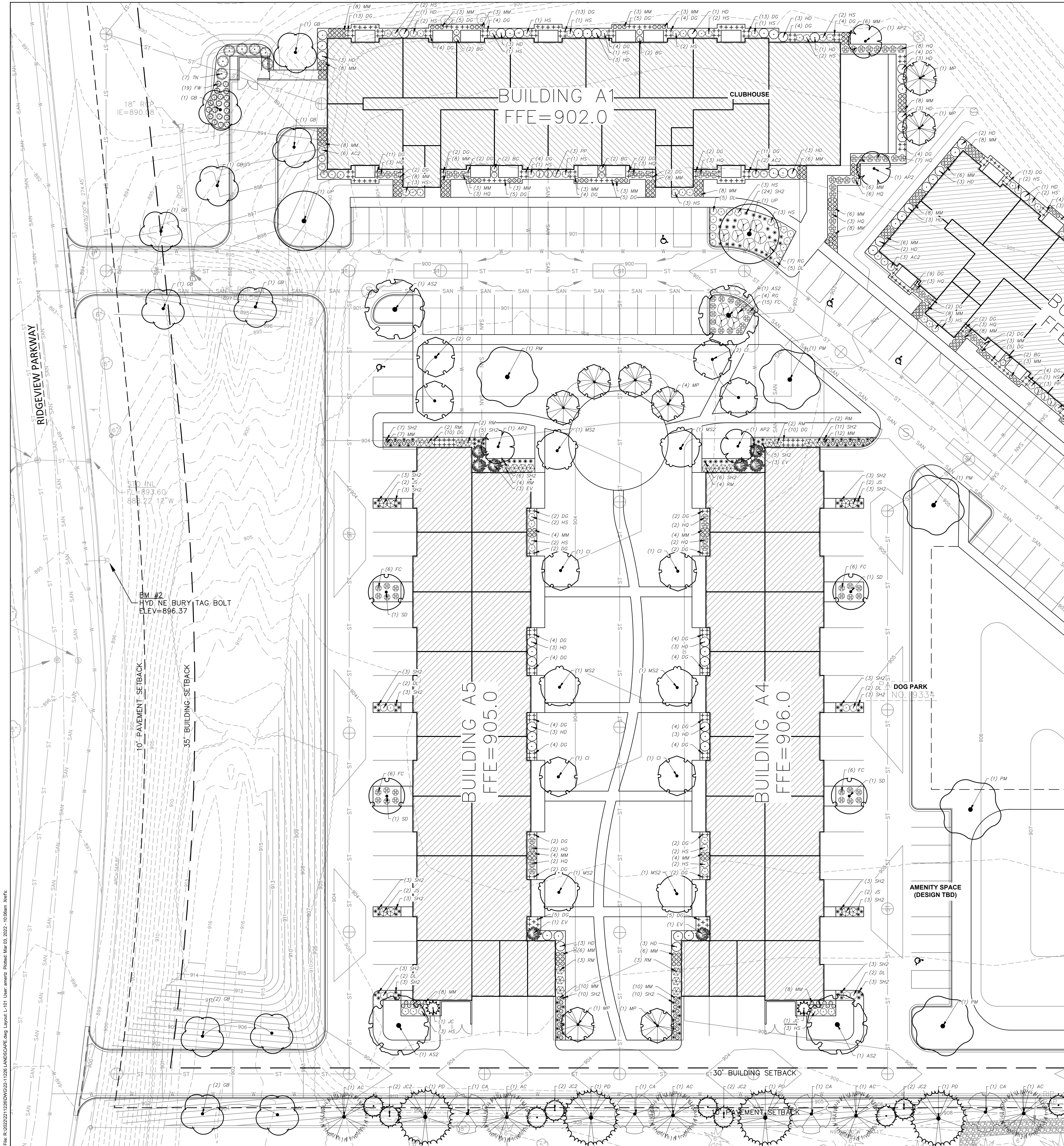
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Designed By: _____
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SHEET TITLE:
LANDSCAPE PLAN

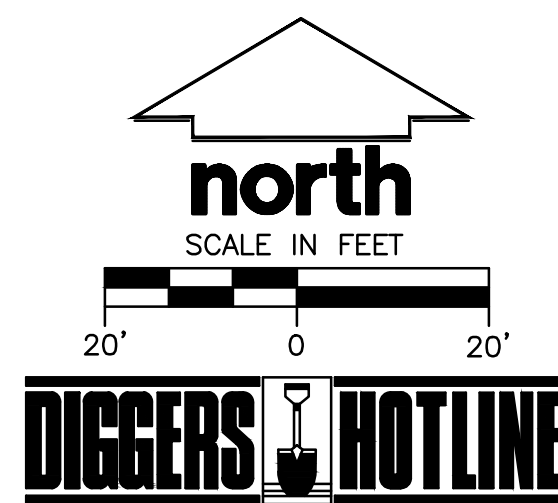
SHEET NUMBER:
L-100

JSD PROJECT NO: 22-1128



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

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	ALUMINUM EDGING
	PROPOSED 1 FOOT CONTOUR
	PROPOSED 5 FOOT CONTOUR
	EXISTING 1 FOOT CONTOUR
	EXISTING 5 FOOT CONTOUR



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

CLIENT:

Real Estate Development

CLIENT ADDRESS:

N16W23217 STONE RIDGE DR.
SUITE 300
WAUKESHA, WI 53188

PROJECT:

RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:

CITY OF PEWAUKEE
WAUKESHA COUNTY

PLAN MODIFICATIONS:

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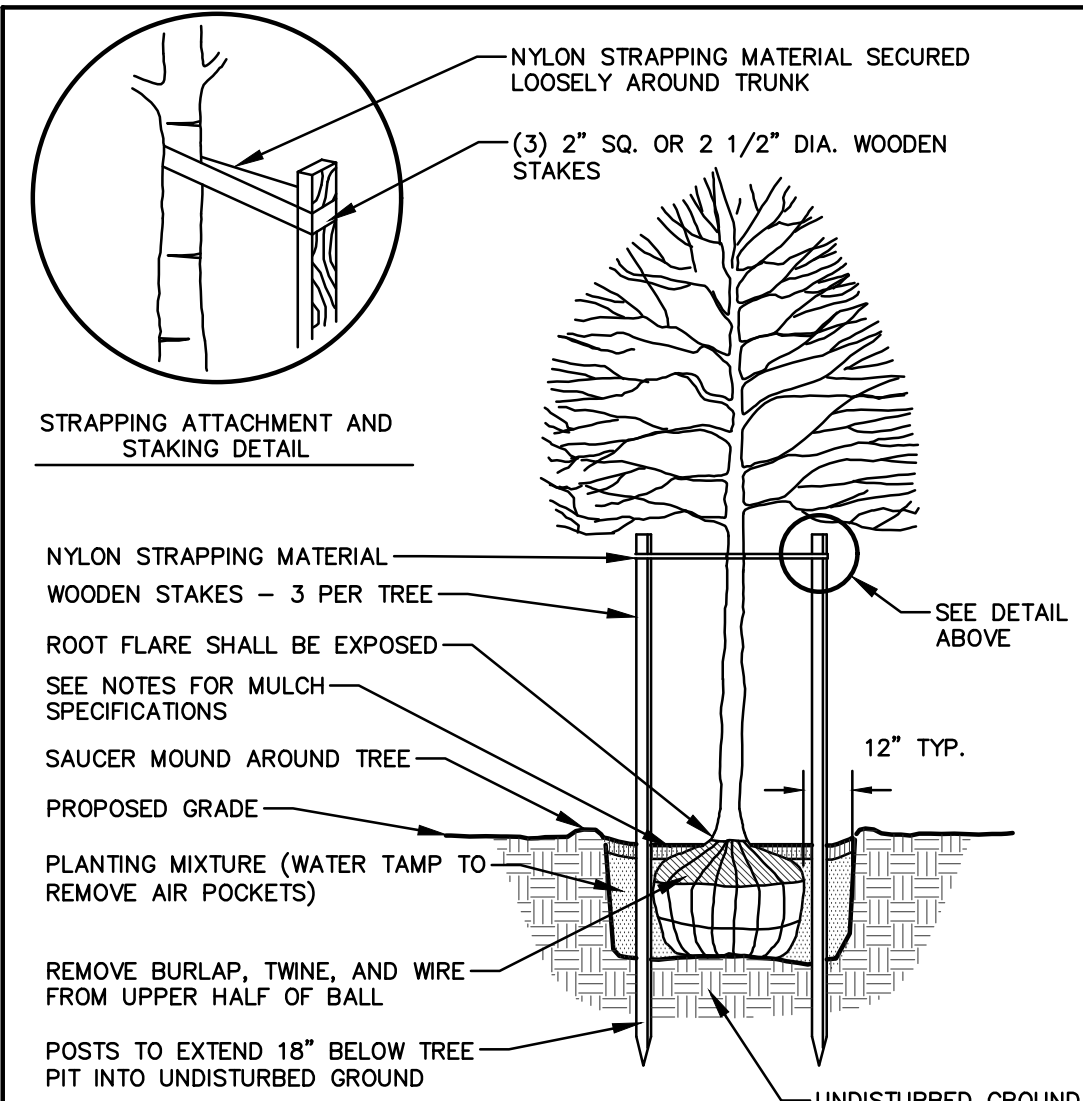
DETAILED
LANDSCAPE PLAN
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SHEET NUMBER:

L-101

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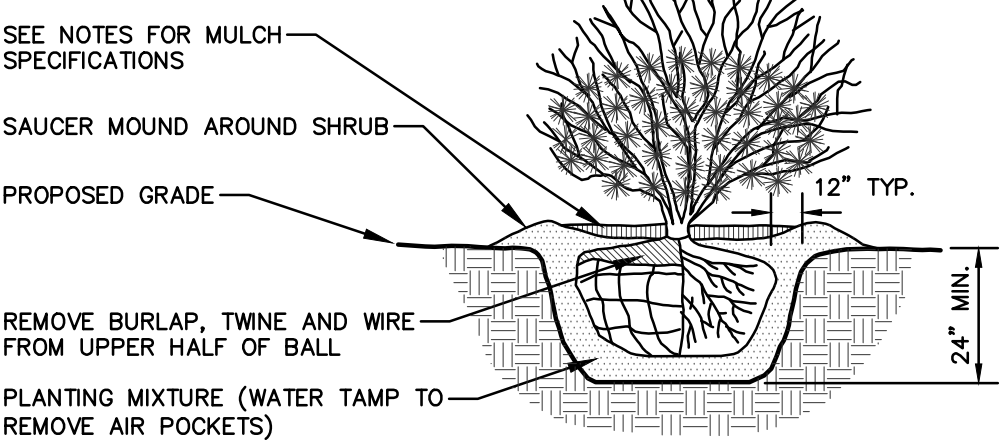
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DECIDUOUS TREE PLANTING DETAIL

REV. 01-04-2019

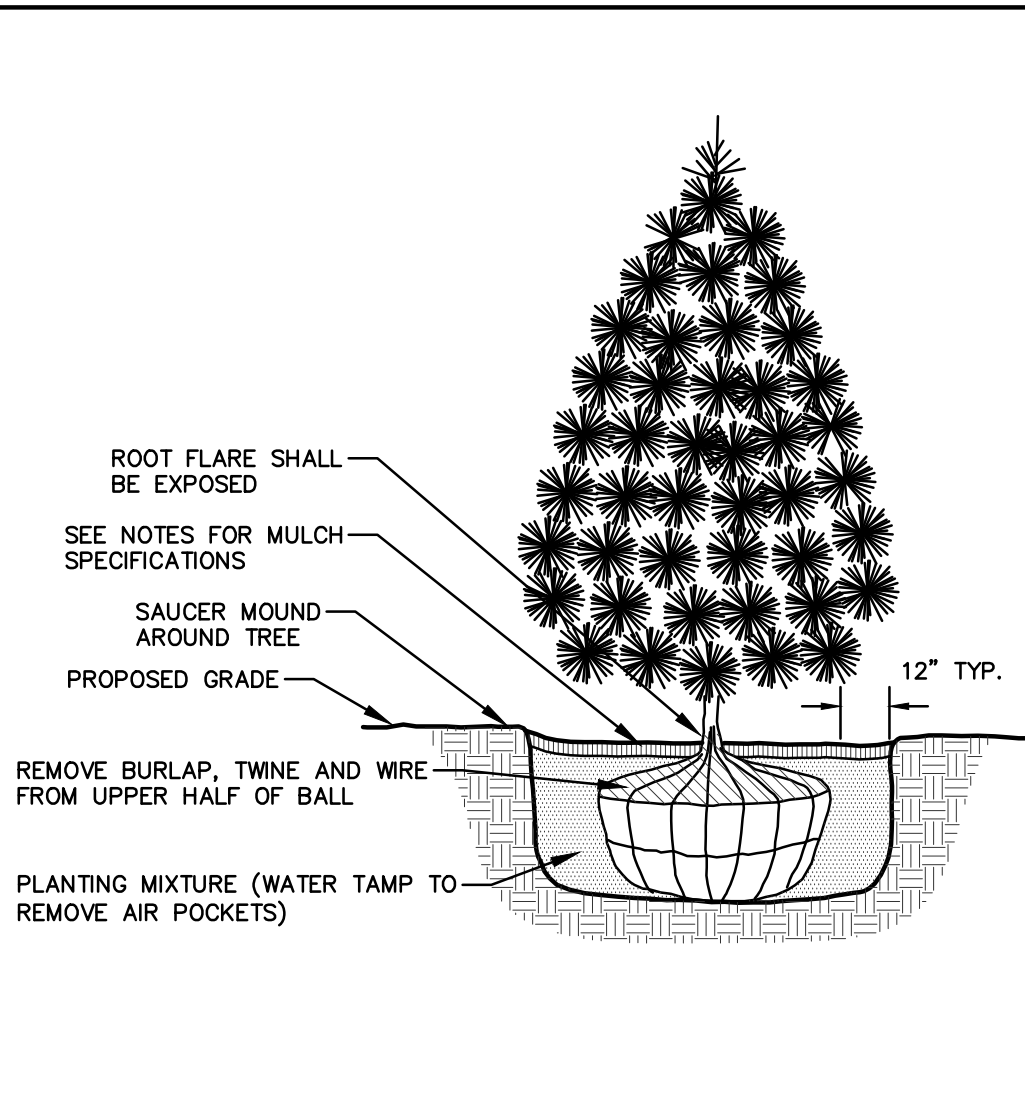
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SHRUB PLANTING DETAIL

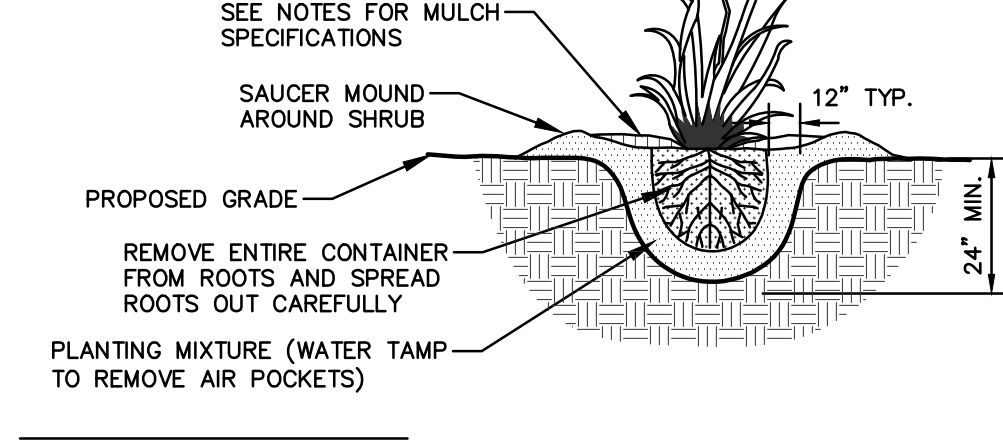
REV. 01-03-2019

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REV. 01-04-2019

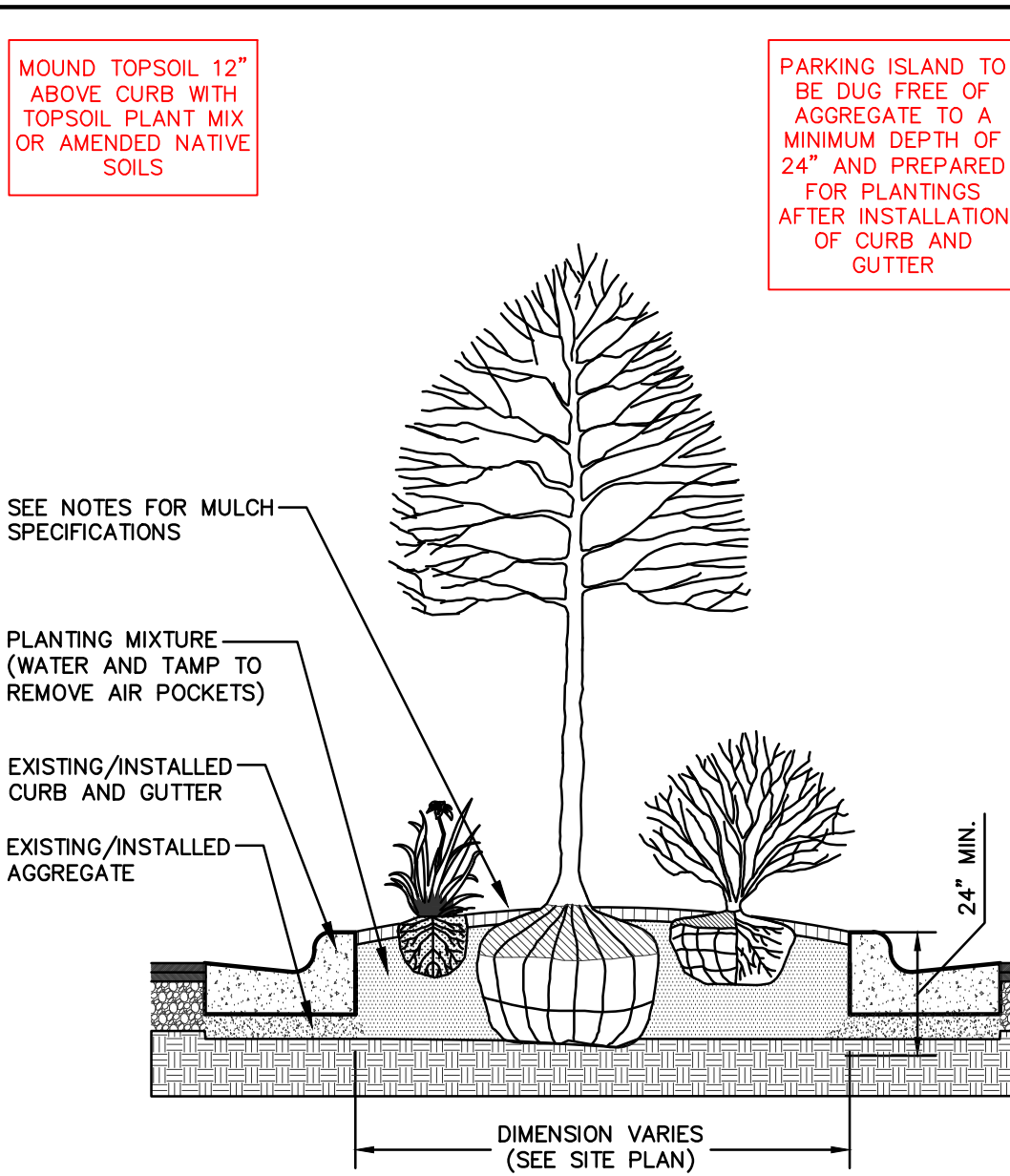
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PERENNIALS/ORNAMENTAL GRASS PLANTING DETAIL

REV. 01-03-2019

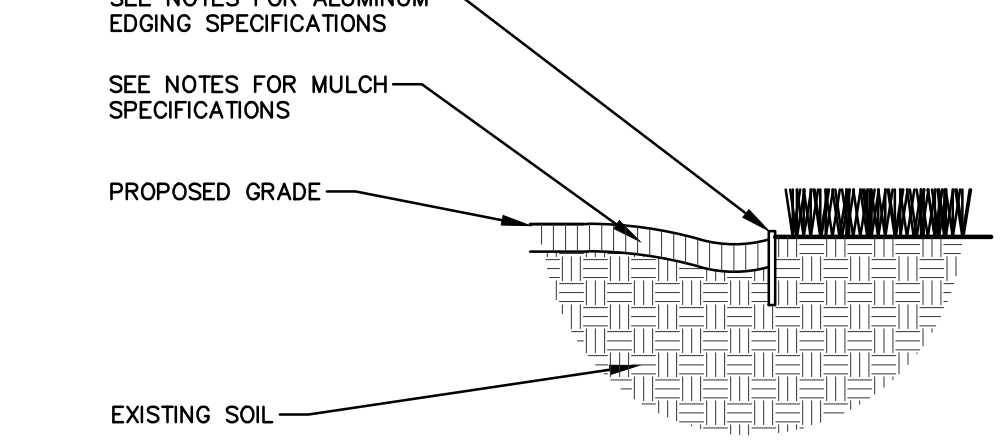
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PARKING ISLAND LANDSCAPE DETAIL

REV. 01-04-2019

N.T.S.



ALUMINUM LANDSCAPE EDGING DETAIL

REV. 01-03-2019

N.T.S.

GENERAL NOTES

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

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. DECORATIVE STONE MULCH TYPE, SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC. NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5" DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- MATERIALS - POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - ALUMINUM EDGING: EDGING SHALL BE 1/8" X 4", ALUMINUM EDGING, MILL FINISH. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- MATERIALS - TREE PROTECTION: ALL TREES TO BE INSTALLED WITH LDPE TREE GUARDS AS MANUFACTURED BY A.M. LEONARD HORTICULTURAL TOOL & SUPPLY CO., OR APPROVED EQUAL.
- MATERIALS - (ALTERNATE 1): TREE WATERING BAGS: ALL TREES TO BE INSTALLED WITH ONE (1) WATER BAG. PRODUCT TO BE "TREE GATOR ORIGINAL SLOW RELEASE WATERING BAG," PRODUCT NO. 98163-H OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - (ALTERNATE 2): ROOT WATERING SYSTEM: ALL TREES TO BE INSTALLED WITH TWO (2) DEEP TREE ROOT WATER AERATION/WATERING TUBES. PRODUCT TO BE "ROOTWELL PRO-318, OR APPROVED EQUAL. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO TREE ROOT BALL.

SEEDING, SODDING, & POND VEGETATION NOTES

- MATERIALS - "NO-MOW" SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MAISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO FESCUE SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS.
- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MAISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1-1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.
- MATERIALS - SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF 60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURFGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD LEAF WEEDS AND WEED SEED. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.
- MATERIALS - PRAIRIE SEED MIX: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL BE BROADCAST SEEDING WITH "DIVERSE PRAIRIE FOR MEDIUM SOILS" SEED MIX AS PROVIDED BY PRAIRIE NURSERY, P.O. BOX 306, WESTFIELD, WISCONSIN, 53064. TEL. 608-298-3679 (OR APPROVED EQUIVALENT). INSTALL SEED WITH SUPPLEMENTAL MATERIALS AND AMENDMENTS AS RECOMMENDED BY SEED SUPPLIER AND AT RATES AND OPTIMUM TIMES OF THE YEAR AS RECOMMENDED BY THE SEED SUPPLIER TO ENSURE SUCCESSFUL GERMINATION AND SEED/ROOT ZONE GROWTH DEVELOPMENT. REFER TO PRODUCT SPECIFICATIONS AND MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION.

LANDSCAPE STANDARDS (80,000 Square Feet Undeveloped Area)

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

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

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



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CLIENT:



CLIENT ADDRESS:

N16W23217 STONE RIDGE DR.
SUITE 300
WAUKESHA, WI 53188

PROJECT:

RIDGEVIEW
MULTI-FAMILY

PROJECT LOCATION:

CITY OF PEWAUKEE
WAUKESHA COUNTY

PLAN MODIFICATIONS

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Designed By:

Reviewed By:

Approved By:

SHEET TITLE:

LANDSCAPE
DETAILS & NOTES

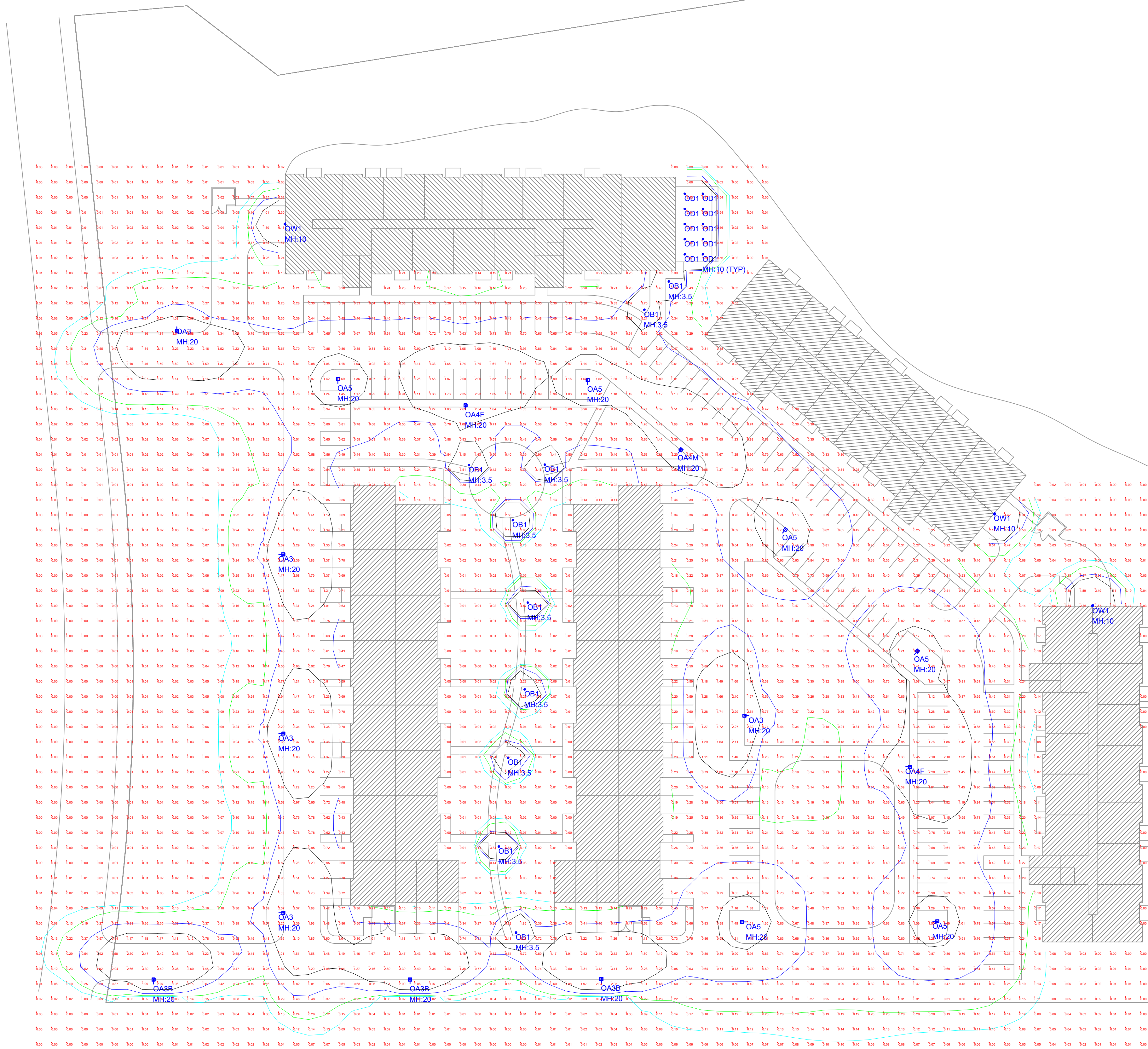
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L-200

JSD PROJECT NO:

22-1129





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



#	DATE	COMMENTS
REVISIONS		

DRAWN BY: JS	DATE: 2 / 7 / 2022	SCALE: 1" = 40'-0"
--------------	--------------------	--------------------

PEWAUKEE MULTI-FAMILY	PEWAUKEE, WI	LED SITE LIGHTING PLAN
-----------------------	--------------	------------------------



SITE AREA:	
-	APPROX. 13.7 ACRES (+/-)
BUILDINGS:	
BUILDING A1 (39 UNITS)	
-	(24) 1BR UNITS
-	(15) 2BR UNITS
BUILDING A2 (39 UNITS)	
-	(24) 1BR UNITS
-	(15) 2BR UNITS
BUILDING A3 (39 UNITS)	
-	(24) 1BR UNITS
-	(15) 2BR UNITS
BUILDING A4 (22 UNITS)	
-	(15) 1BR UNITS
-	(7) 2BR UNITS
BUILDING A5 (22 UNITS)	
-	(15) 1BR UNITS
-	(7) 2BR UNITS
TOTAL UNITS:	
-	161 TOTAL UNITS
--	(102) 1BR UNITS (63%)
--	(59) 2BR UNITS (37%)
PARKING:	
-	166 SURFACE SPACES
-	161 GARAGE SPACES (1 PER UNIT)
-	327 TOTAL SPACES (2.0 PER UNIT)

PA

STUDIO

PURE architecture studio, llc

PURE architecture studio, llc

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Milwaukee, WI 53202

www.pure-arch.com

PROJECT

Ridgeview
Apartments

OWNER

Interstate Partners /
Red Sky Partners

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REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

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

SHEET

SITE PLAN CONCEPT

SP1.1

Page 14 of 23

FLOOR PLAN NOTES

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



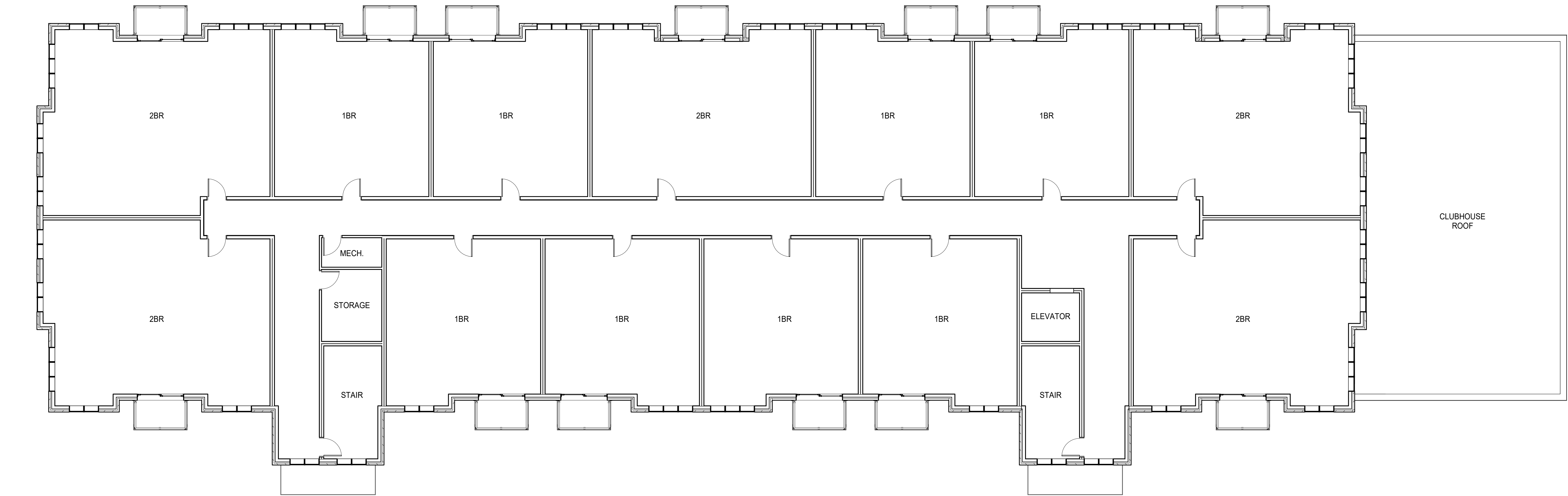
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Pewaukee, WI



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

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NO.	DESCRIPTION	DATE
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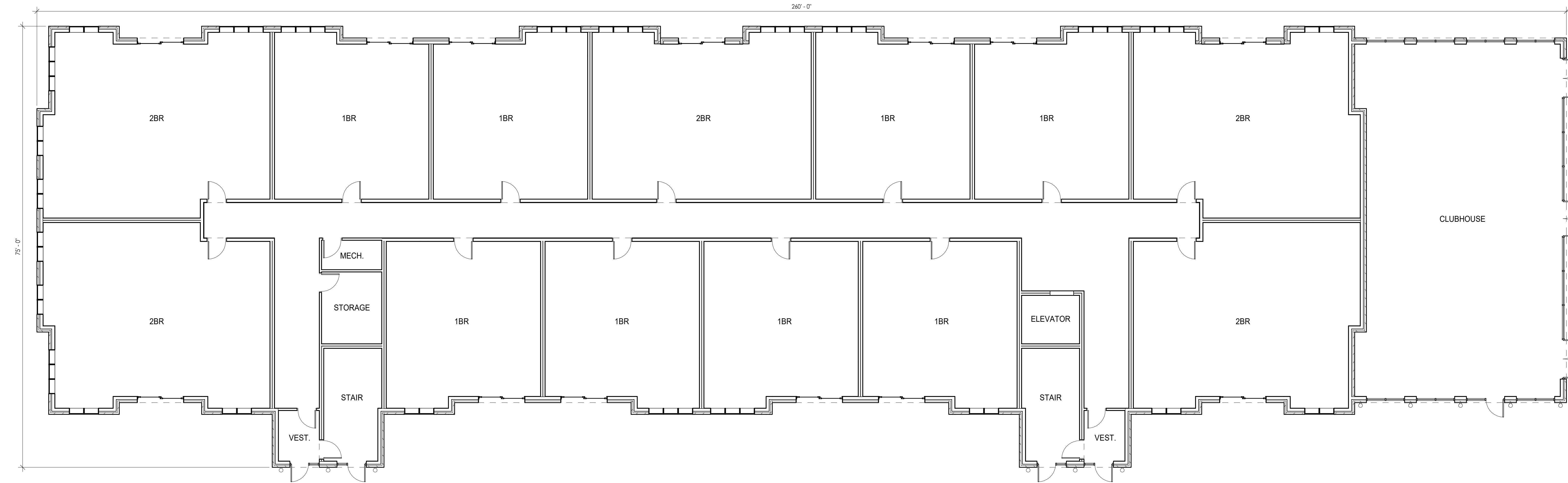
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PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	22100
ISSUED FOR	NOT FOR CONSTRUCTION
DATE	03.01.2022

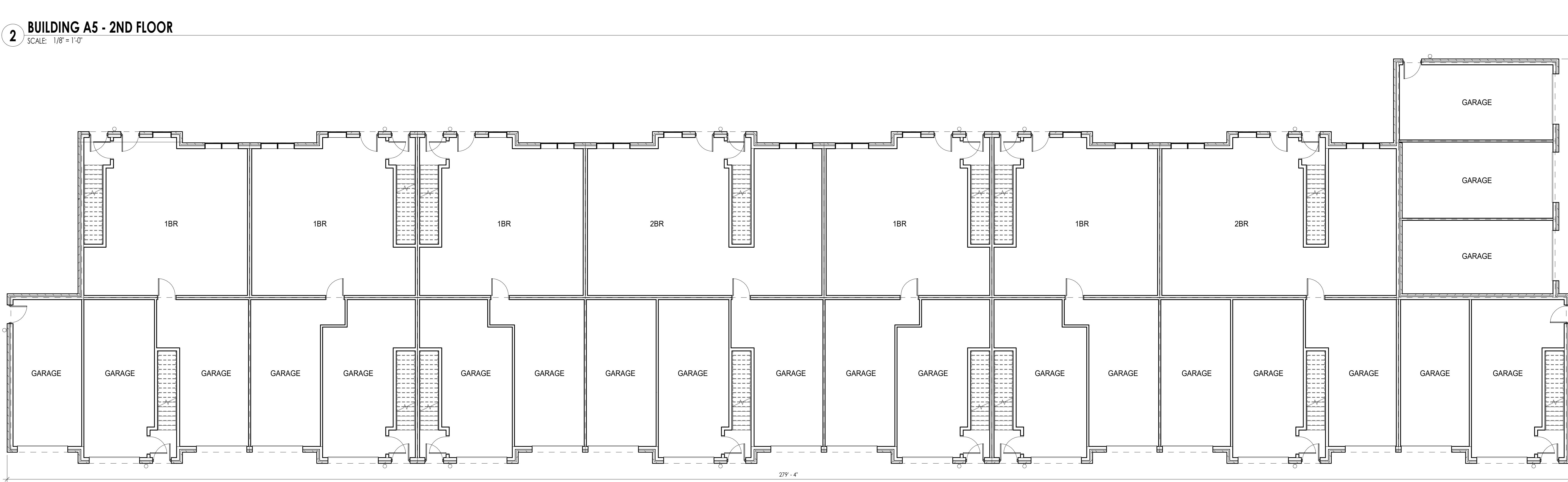
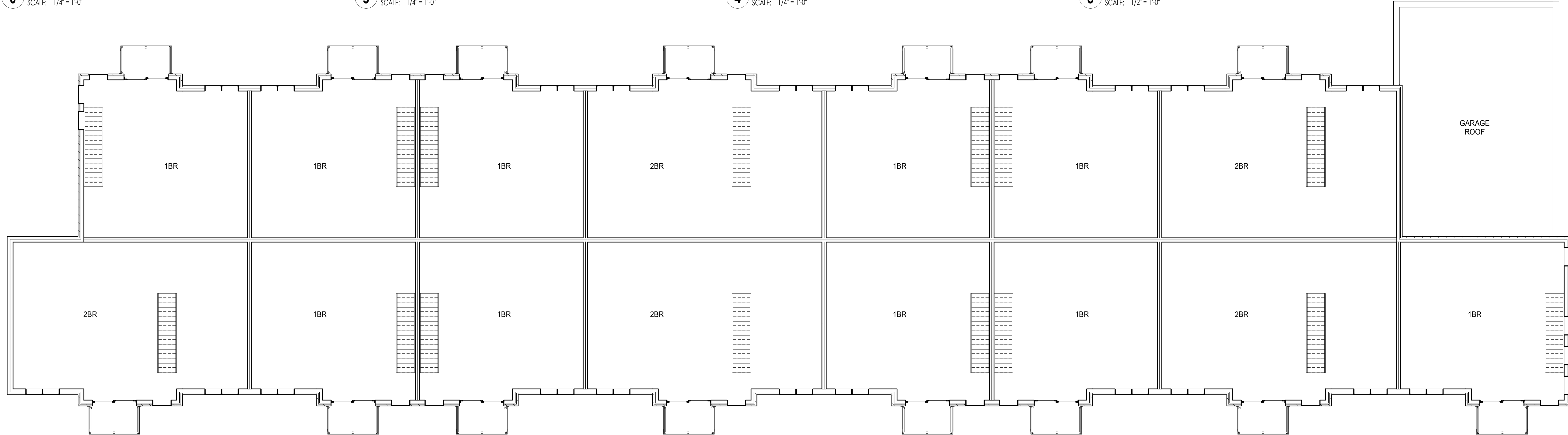
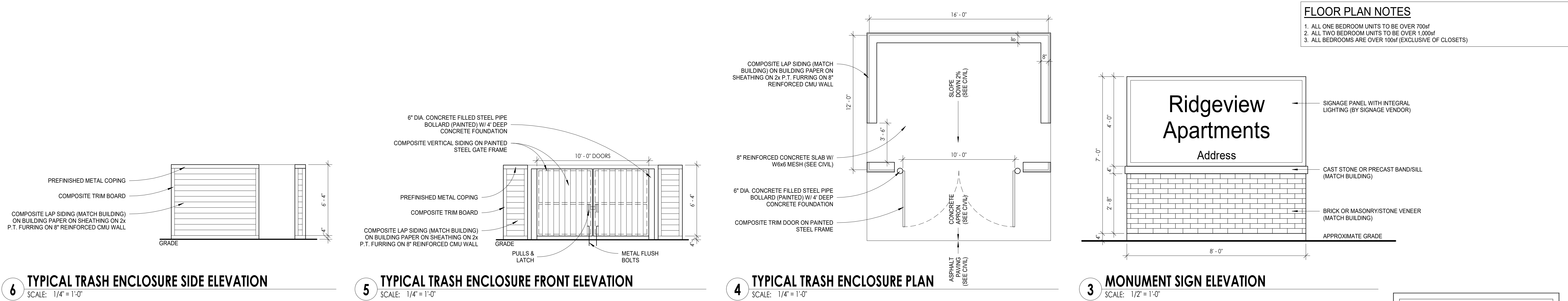
SHEET

BUILDING A1 FLOOR PLANS

A100



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



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NO.	DESCRIPTION	DATE
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INFORMATION

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

SHEET

BUILDING A5 FLOOR PLANS

A101



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



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



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



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

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



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NO.	DESCRIPTION	DATE
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INFORMATION

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

SHEET

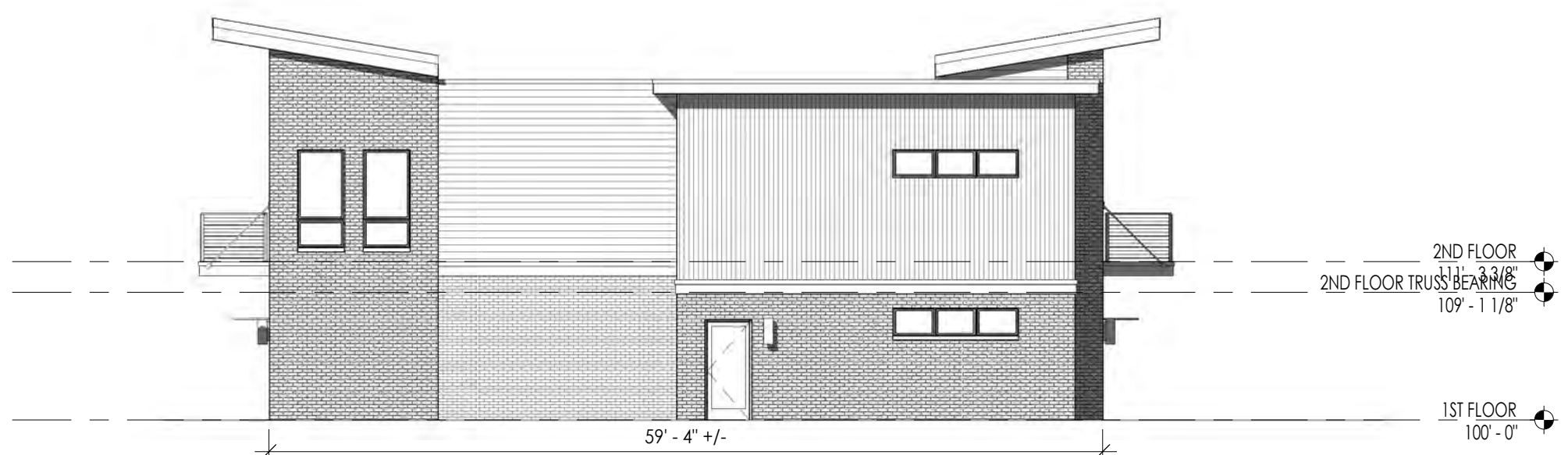
BUILDING A1 ELEVATIONS

A401



4 BUILDING A5 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



3 BUILDING A5 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



2 BUILDING A5 WEST ELEVATION

SCALE: 3/32" = 1'-0"



1 BUILDING A5 EAST ELEVATION

SCALE: 3/32" = 1'-0"

ELEVATION KEYNOTES

- ① BRICK OR MASONRY/STONE VENEER 'A'
- ② BRICK OR MASONRY/STONE VENEER 'B'
- ③ PREFINISHED COMPOSITE LAP SIDING OR PREFINISHED METAL SIDING
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PROJECT MANAGER	
PROJECT NUMBER	22100
ISSUED FOR	NOT FOR CONSTRUCTION
DATE	03.01.2022

SHEET

BUILDING A5 ELEVATIONS

A402







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

DATE: March 15, 2022

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 Momentum Early Learning for the Construction of a Proposed Childcare Facility Located at N19 W24135 Riverwood Drive (PWC 0949998015)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

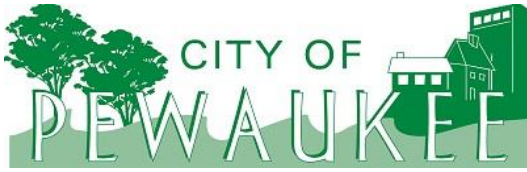
Momentum Early Learning staff report 3.15.22

Momentum Early Learning narrative

Momentum Early Learning draft conditional use permit

Momentum Early Learning plans

Momentum Early Learning conceptual renderings 3.15.22



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

REPORT TO THE PLAN COMMISSION

Meeting of March 15, 2022

Date: March 9, 2022

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

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

Applicant: Matthew Mehring, Anderson Ashton, Inc.

Property Owner: Pioneer Holdings LLC

Current Zoning: B-4 Office District

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

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

Project Description

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

Conditional Use Permit

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

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

Site and Building Plans

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Recommendation

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

Momentum Early Learning Daycare

Project Narrative

2/18/2022

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

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

There are no plans for future development.

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

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



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

LEGAL DESCRIPTION:

Momentum Early Learning

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

1. Staff recommends that the applicant submit a revised Landscape Plan with additional plantings for staff review and approval, prior to the issuance of a Building Permit.
2. Staff recommends that the applicant submit light fixture catalog pages/cut sheets for staff review and approval.
3. Staff recommends that the fence be an ornamental style fence and details shall be provided for staff review and approval prior to the issuance of a Building Permit.
4. Staff is also recommending that the applicant address all comments from the February 22, 2022 staff comment letter to the satisfaction of the City Planner.
5. Engineering Department review and approval of final grading, erosion control and storm water management plans shall be required prior to any land disturbance activities taking place.

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

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

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

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk



ARIAL VIEW



FRONT PANORAMIC VIEW



FRONT LEFT VIEW



FRONT RIGHT VIEW



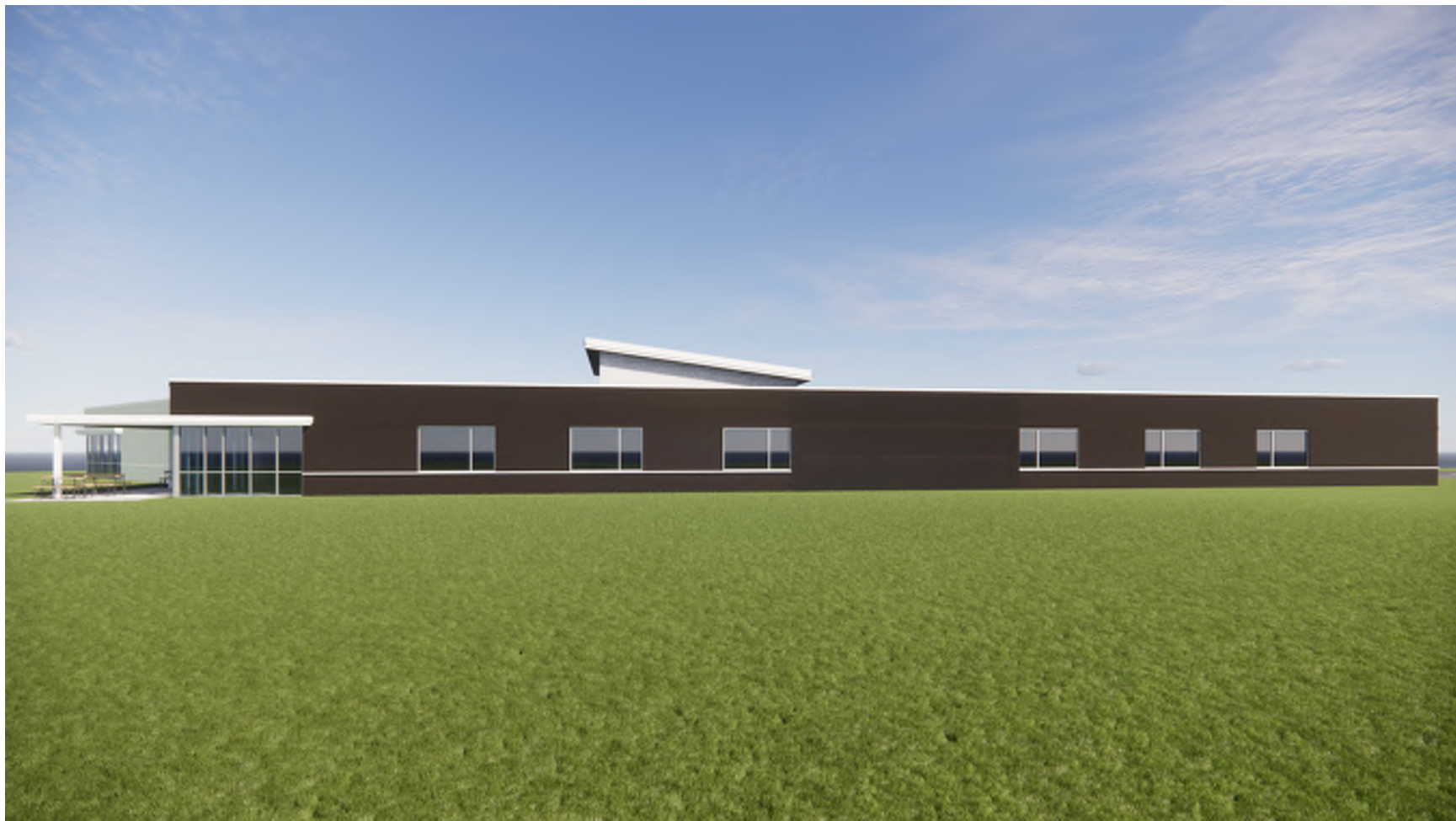
DRIVE VIEW



BACK LEFT VIEW



CLOSE-UP VIEW



BACK VIEW

PEWAUKEE DAYCARE EXPANSION

N19 W24315 Riverwood Dr.
Pewaukee, WI 53072

VICINITY MAP



DRAWING INDEX

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

OWNER MAILING ADDRESS

MOMENTUM EARLY LEARNING

SUPERVISING PROFESSIONAL

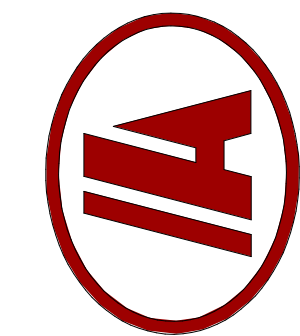
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NADINE LOVE-FILER, #34212-6
2746 S. 166th STREET
NEW BERLIN, WI 53151

PROFESSIONAL STAMP & DATE

PLAN REVISIONS

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

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



PROPOSED NEW BUILDING FOR:

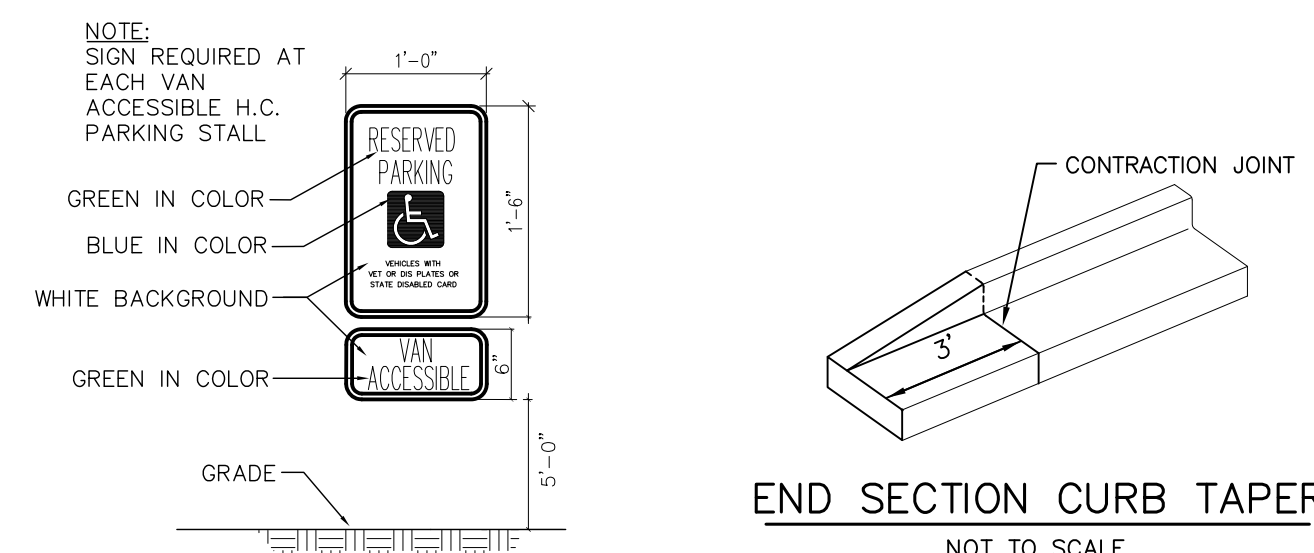
PEWAUKEE DAYCARE EXPANSION

N19 W24315 Riverwood Dr.
Pewaukee, WI 53072

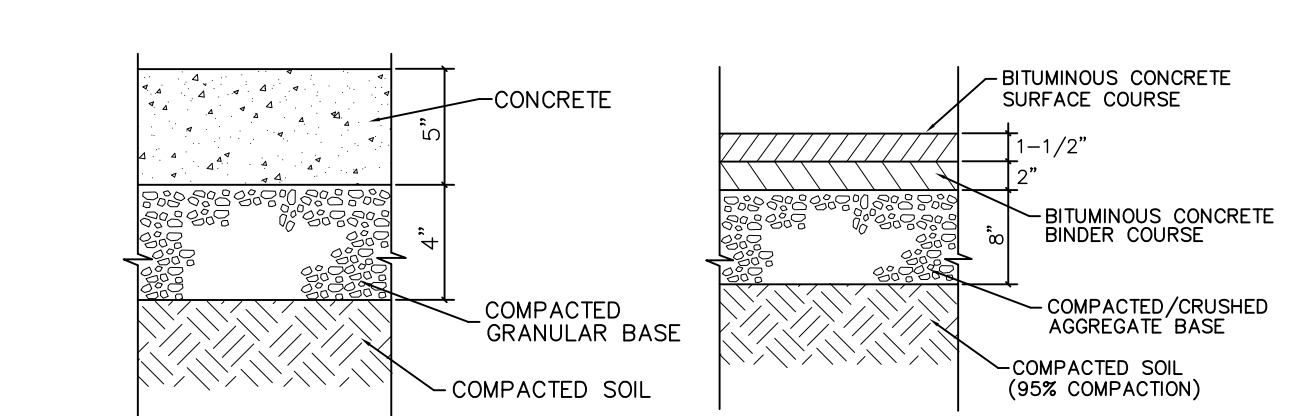
DRAFTED BY: MFP
DESIGNER: RS
ISSUE: 2/10/2022 10:56:47 AM
SUBMITTAL DATE: 11-24-2021
DESIGN NO. P-02137
CONSTRUCTION NO. ###

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T101

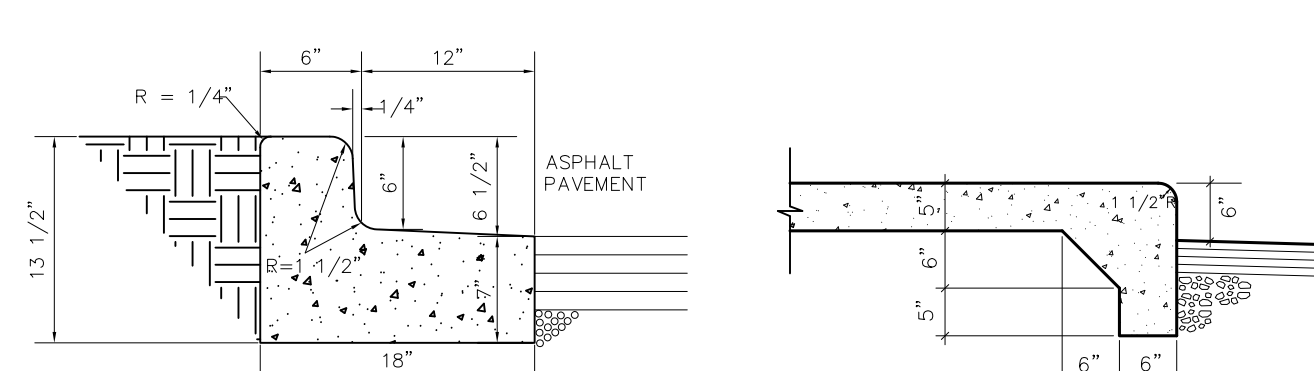


WALL MOUNTED
ACCESSIBLE PARKING SIGN DETAIL
(VAN ACCESSIBLE)
NOT TO SCALE



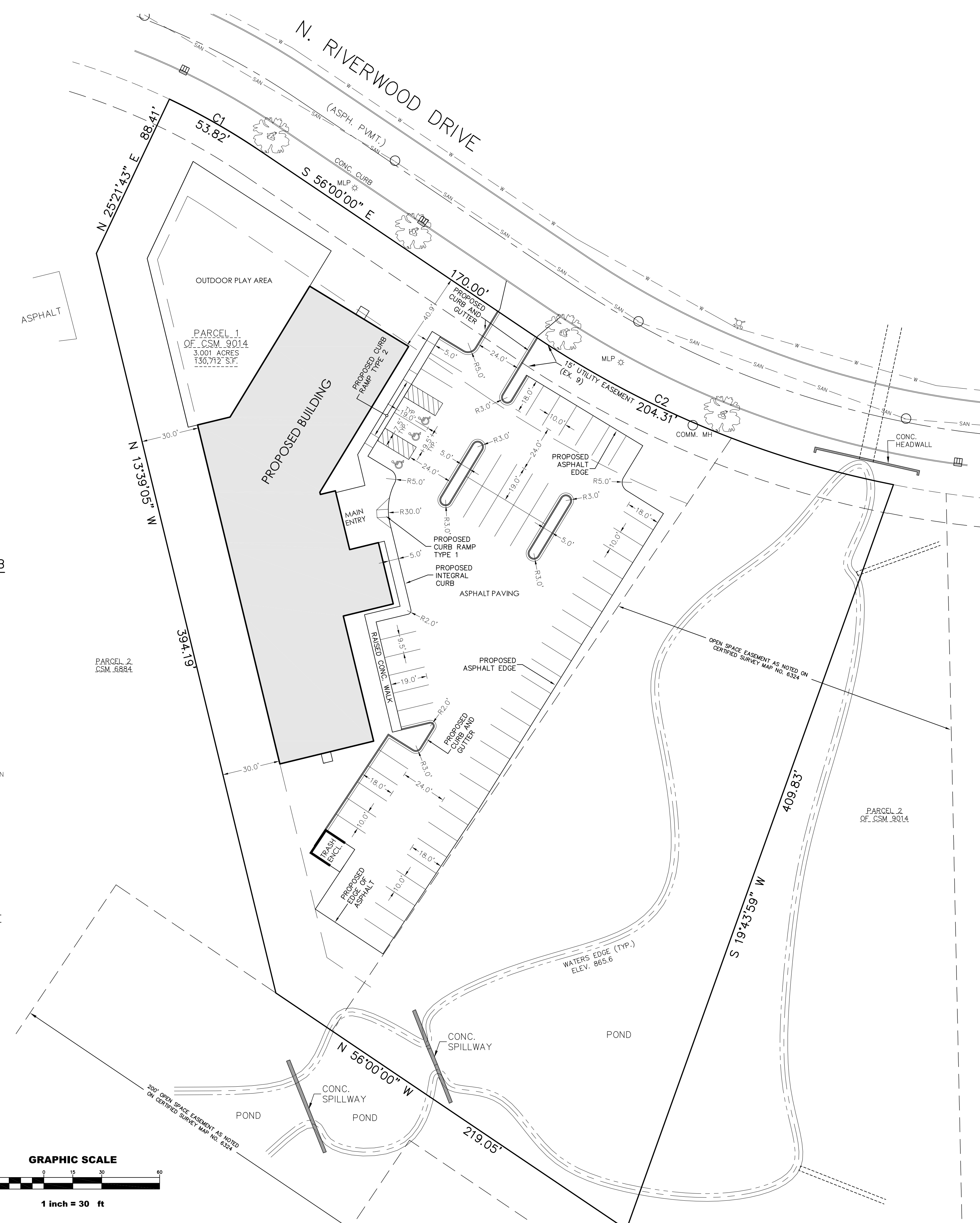
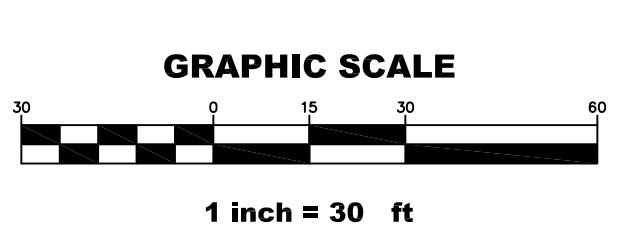
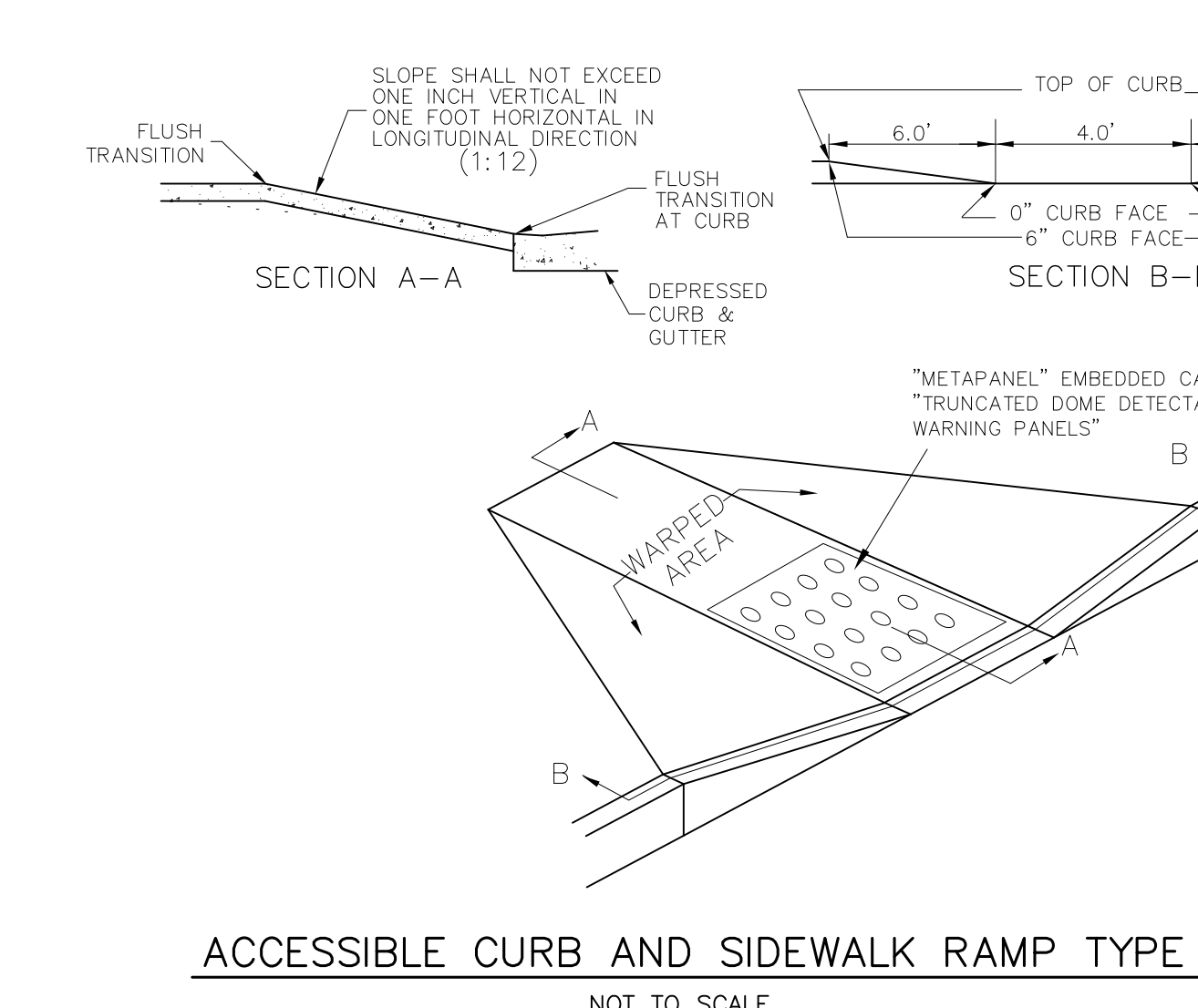
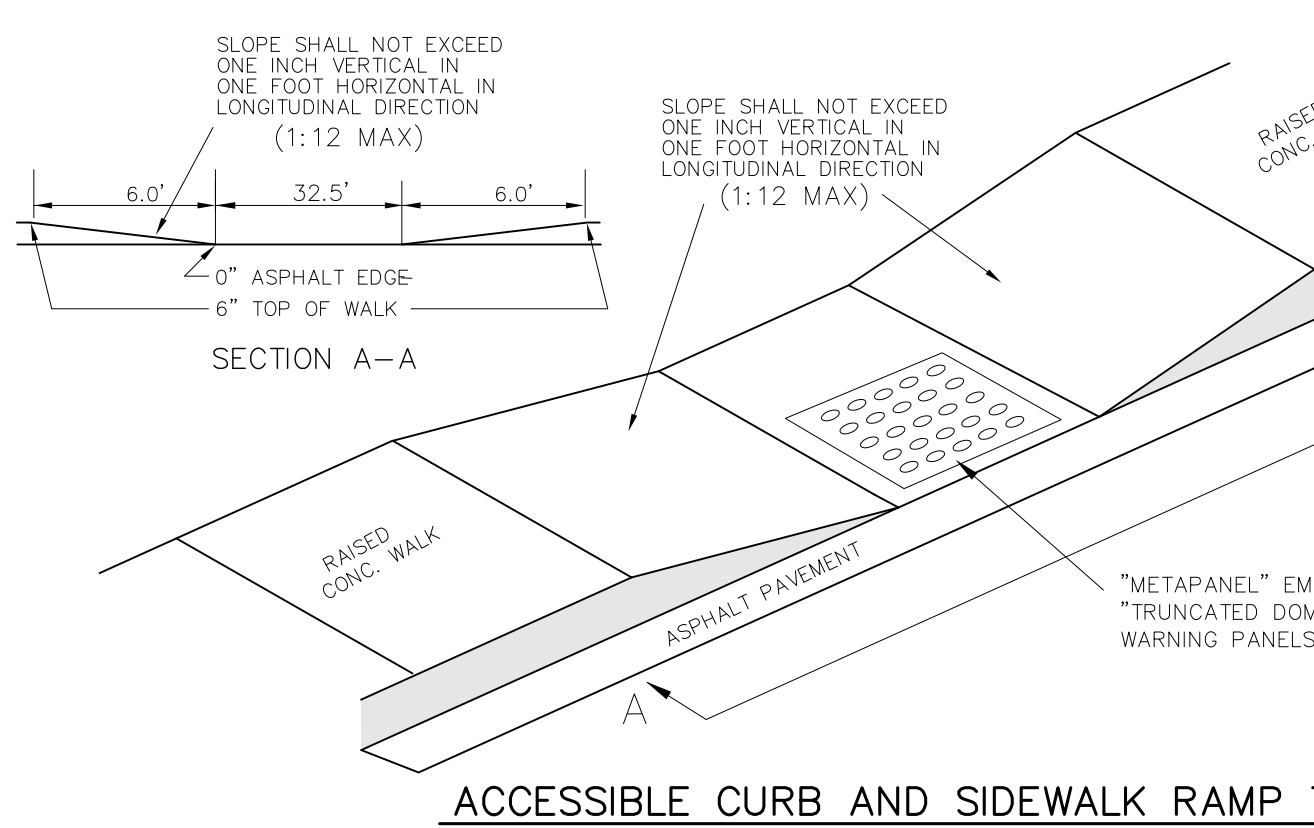
CONCRETE SIDEWALK
NOT TO SCALE

ASPHALT PAVEMENT
NOT TO SCALE



CONCRETE CURB DETAIL
NOT TO SCALE

CONCRETE WALK WITH INTEGRAL CURB
NOT TO SCALE



MOMENTUM DAYCARE
PEWAUKEE, WISCONSIN

CJE NO.: 2178R2
FEBRUARY 09, 2022

SITE PLAN **C1.0**



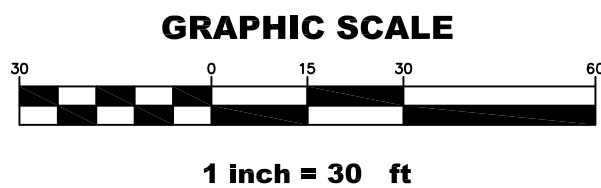
MOMENTUM DAYCARE
PEWAUKEE, WISCONSIN

CJE NO.: 2178R2
FEBRUARY 09, 2022

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

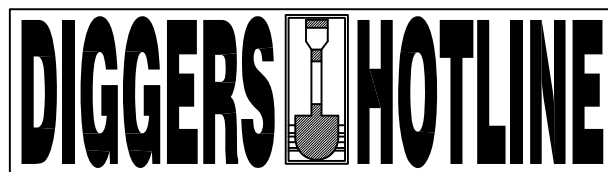
NOTES:

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

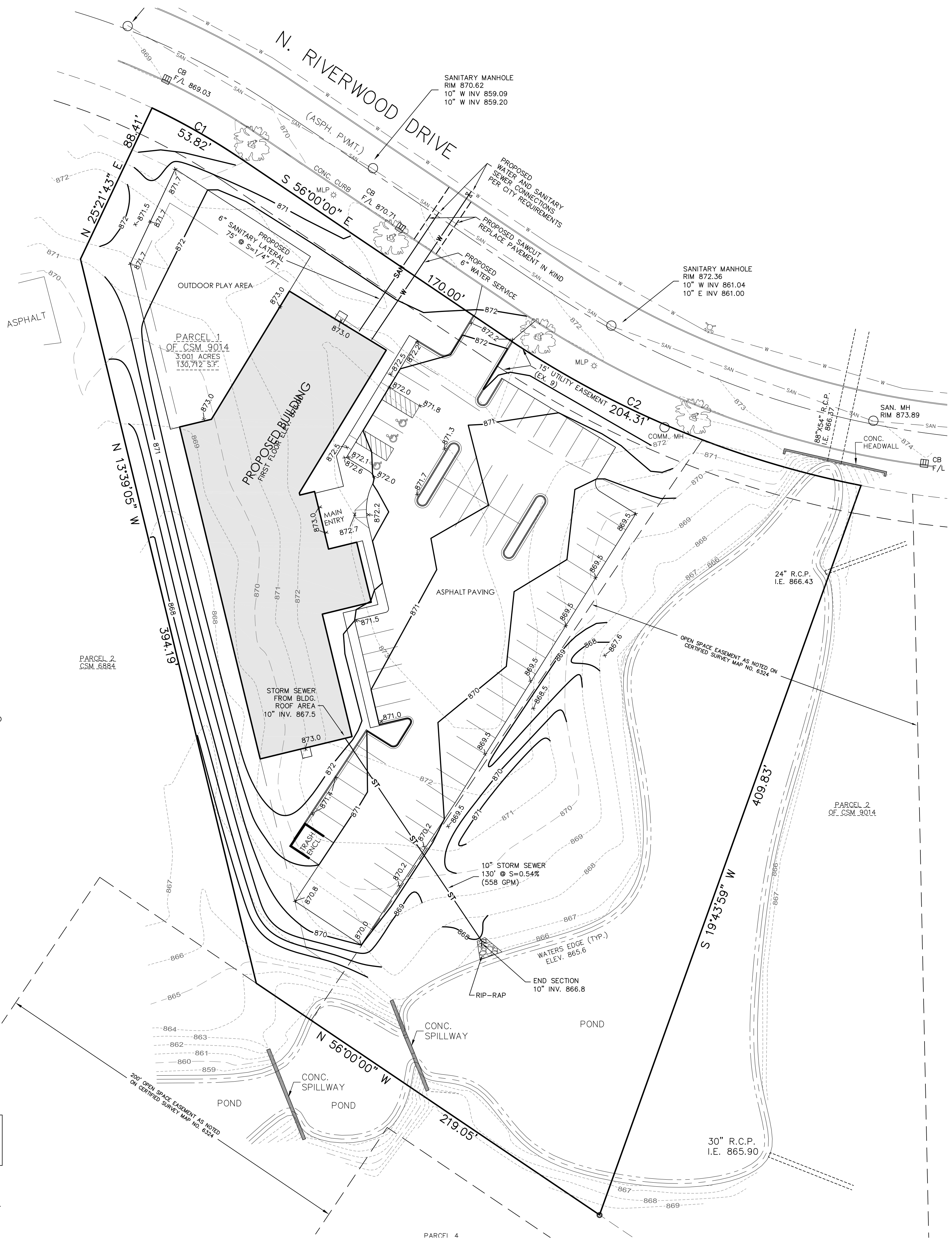


LEGEND

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



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



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

DIGGERS HOTLINE

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

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

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

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

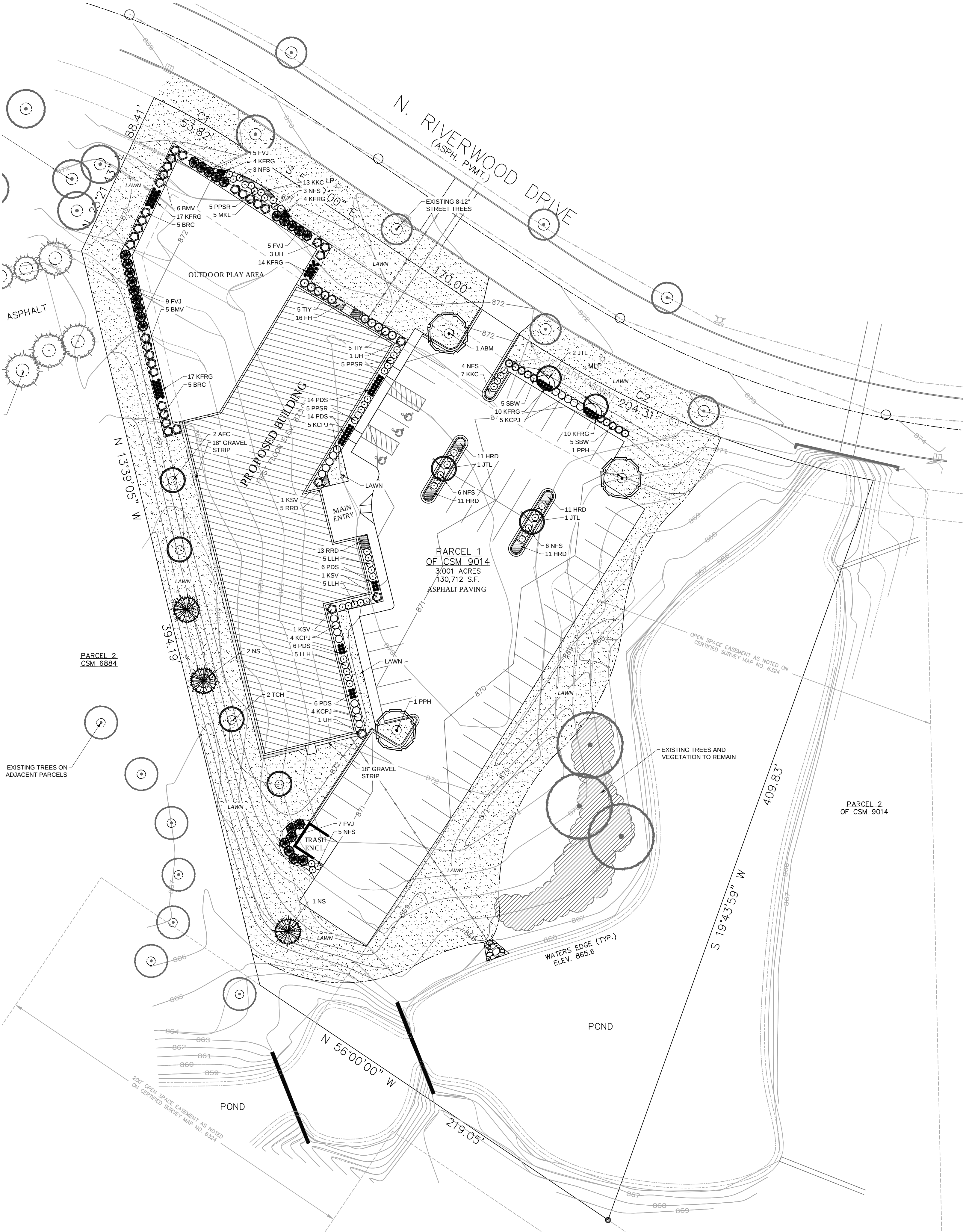
- EVERGREEN SHRUBS
- KCPJ Kallay Compact Pfitzer Juniper
 - TIY Taunton Intermediate Yew

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

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

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

PLANT ABBREVIATIONS



OVERALL LANDSCAPE PLAN

Scale: 1" = 30'0"

HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

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

PROJECT

PEWAUKEE DAYCARE

N19W24135
North Riverwood Dr.
Pewaukee, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2.9.22	FIRST ISSUE

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

SHEET TITLE

OVERALL LANDSCAPE PLAN

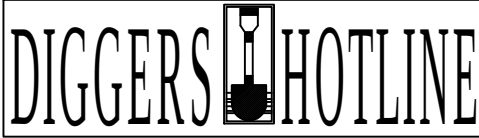
PROJECT MANAGER WDH

PROJECT NUMBER 22-013

DATE 02.09.22

SHEET NUMBER

L 1.0



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

SHADE TREES (DECIDUOUS)

ABM	Autumn Blaze Maple
PPH	Prairie Pride Hackberry

ORNAMENTAL TREES (DECIDUOUS)

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

EVERGREEN TREES

FVJ	Fairview Upright Juniper (upright)
NS	Norway Spruce

EVERGREEN SHRUBS

KCPJ	Kallay Compact Pfitzer Juniper
TIY	Taunton Intermediate Yew

DECIDUOUS SHRUBS

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

ORNAMENTAL GRASSES

KFRG	Karl Foerster Feather Reed Grass
PDS	Prairie Dropseed

HERBACEOUS PERENNIALS

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

PLANT ABBREVIATIONS



ENLARGED LANDSCAPE PLAN

Scale: 1" = 16'0"

PROJECT

PEWAUKEE DAYCARE

N19W24135
North Riverwood Dr.
Pewaukee, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2.9.22	FIRST ISSUE

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

SHEET TITLE

ENLARGED LANDSCAPE PLAN

PROJECT MANAGER	WDH
PROJECT NUMBER	22-013
DATE	02.09.22
SHEET NUMBER	

L 1.1



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

Per 100 SF of bed area (Soil Amendment composition):

- $\frac{3}{4}$ CY Peat Moss or Mushroom Compost
- $\frac{1}{4}$ CY blended/pulverized Topsoil
- $\frac{1}{4}$ CY composted manure

In roto-tilled beds only, also include in above mixture:
2 lbs Starter Fertilizer

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer (20-10-5, or approved comparable) and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing red canary grass is NOT acceptable as a mulch covering.

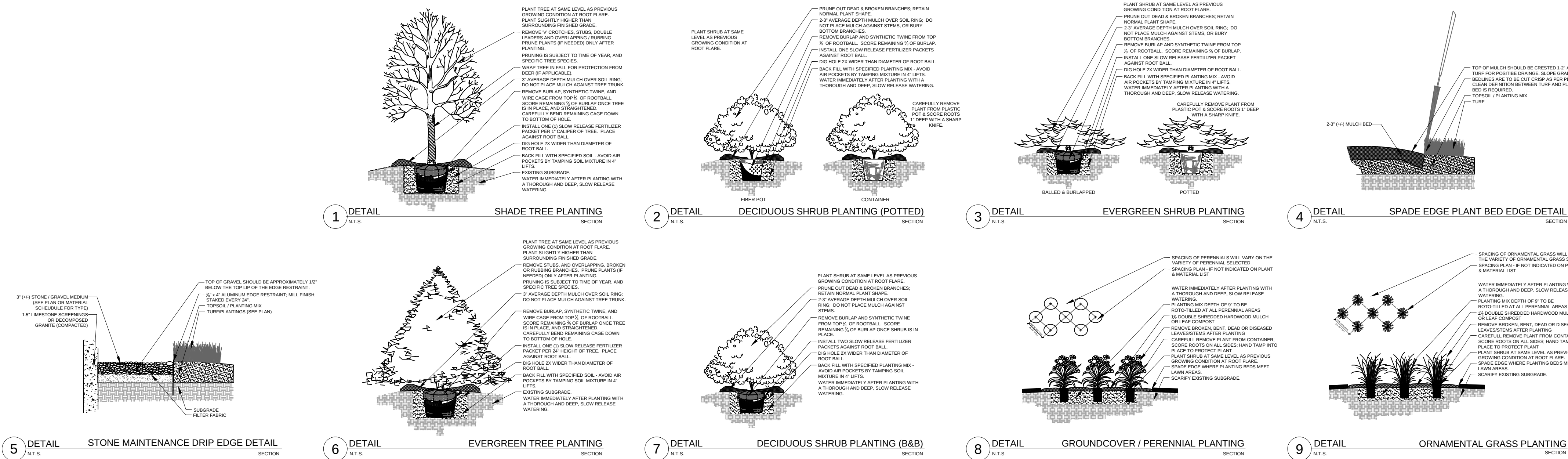
An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

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

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

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

LANDSCAPE GENERAL NOTES



PLANTING & HARDSCAPE DETAILS

HELLER & ASSOCIATES, LLC
LANDSCAPE ARCHITECTURE
P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

PROJECT

PEWAUKEE DAYCARE

N19W24135
North Riverwood Dr.
Pewaukee, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
2.9.22	FIRST ISSUE

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

SHEET TITLE

LANDSCAPE DETAILS, NOTES, & SCHEDULES

PROJECT MANAGER WDH

PROJECT NUMBER 22-013

DATE 02.09.22

SHEET NUMBER

L 1.2



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED NEW BUILDING FOR:
PEWAUKEE DAYCARE EXPANSION

N19 W24315 Riverwood Dr.
Pewaukee, WI 53072

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

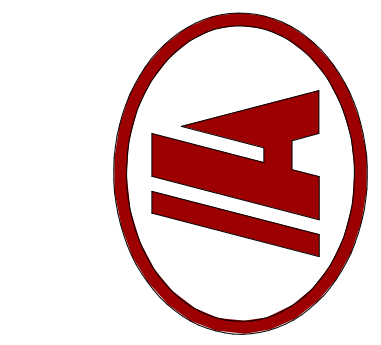
PLANS

A101

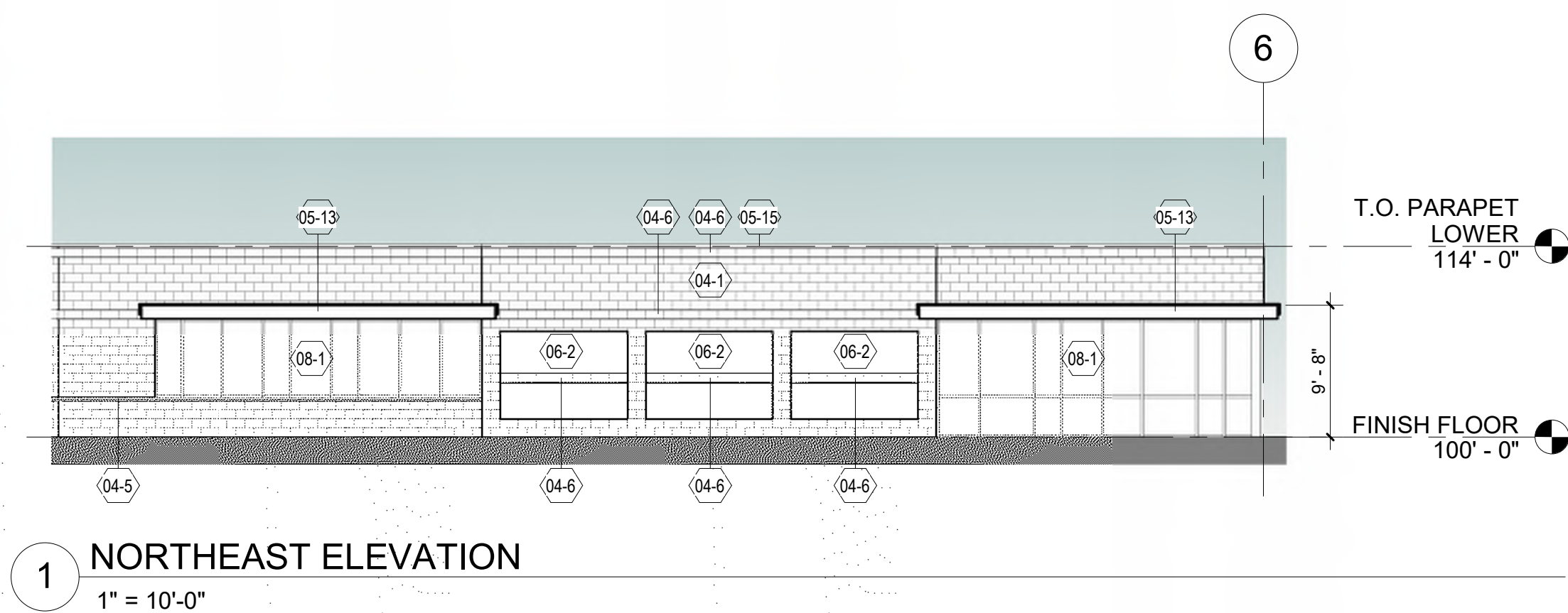
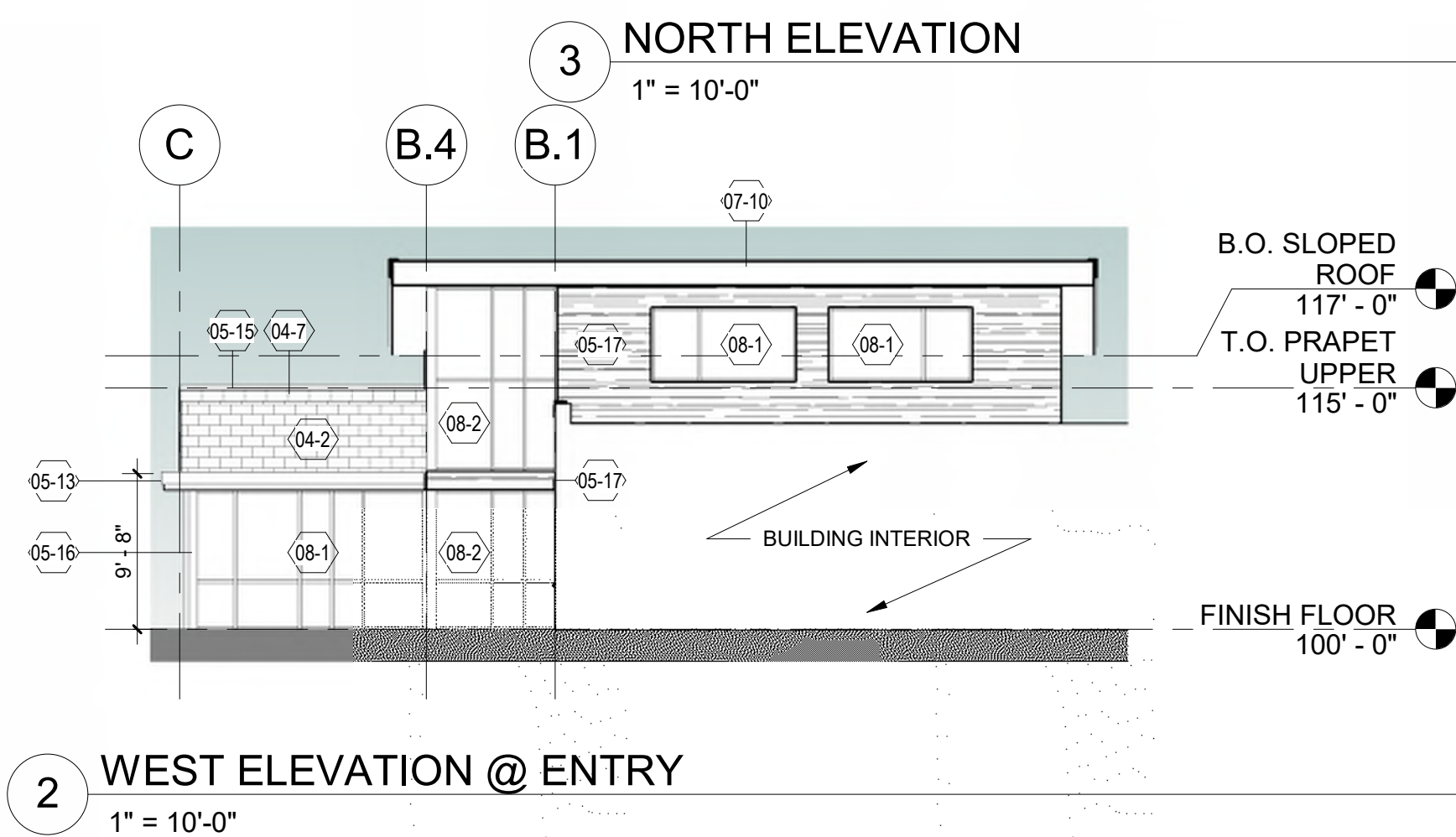
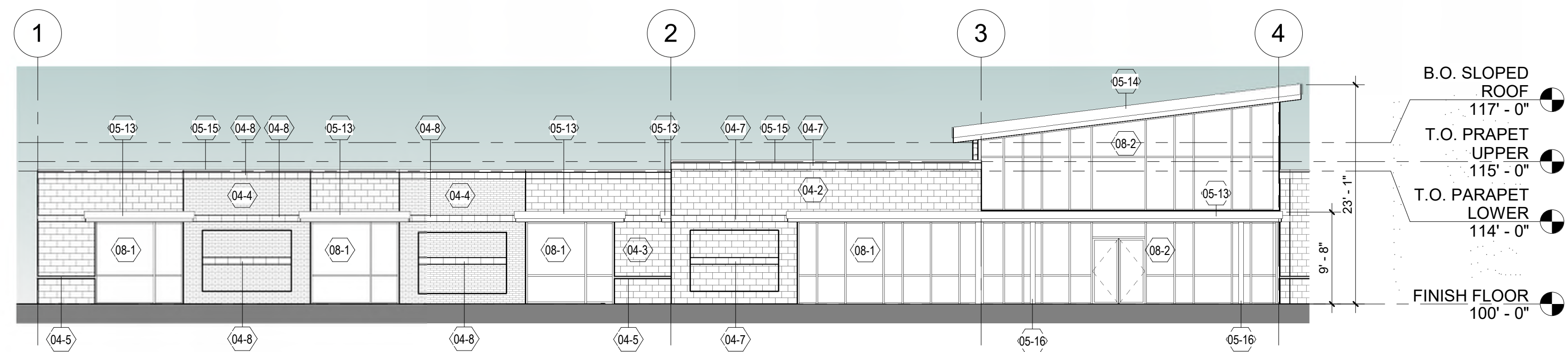
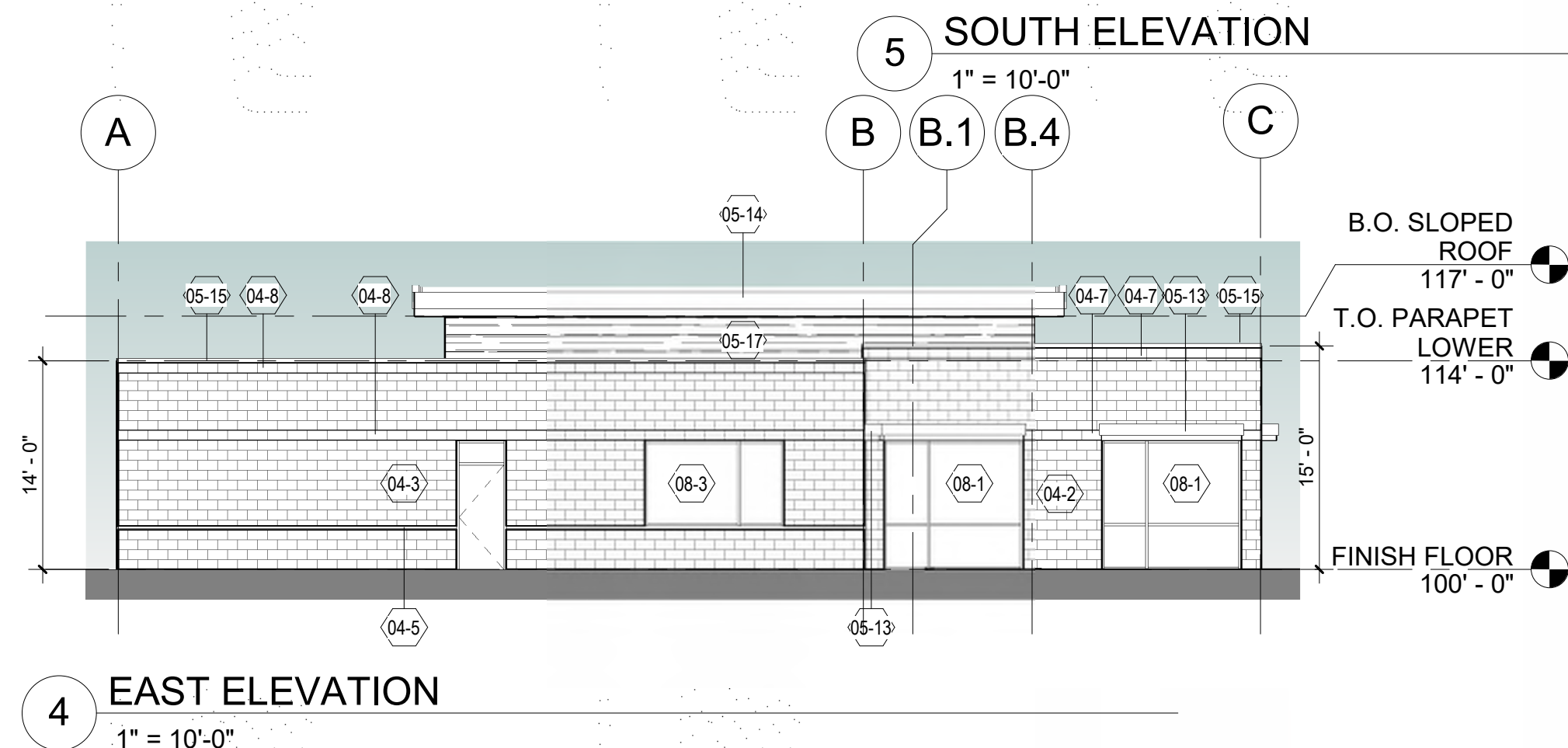
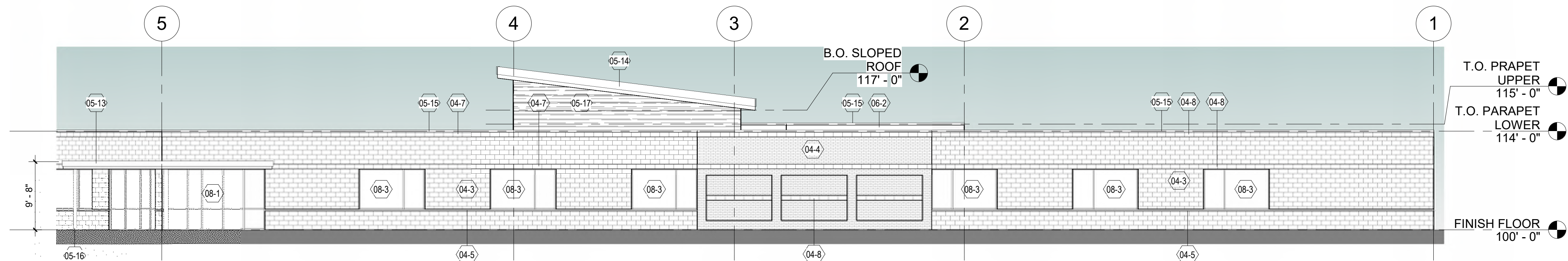
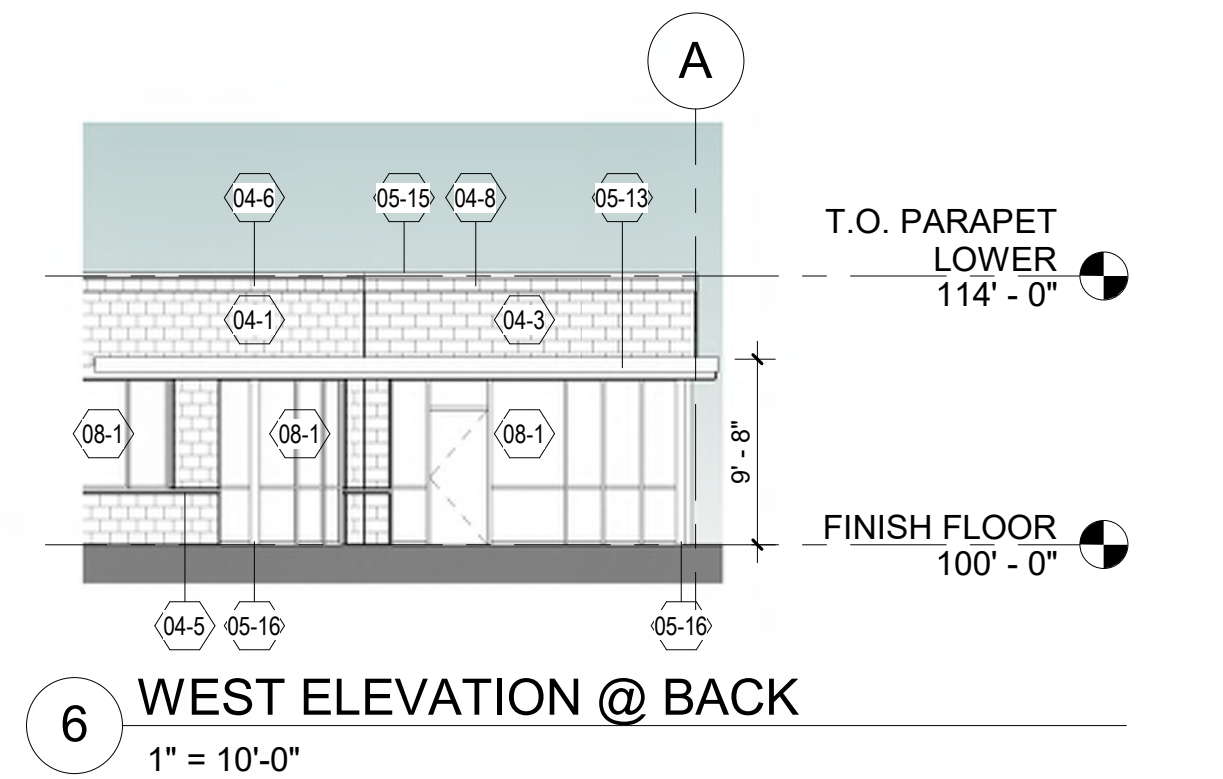
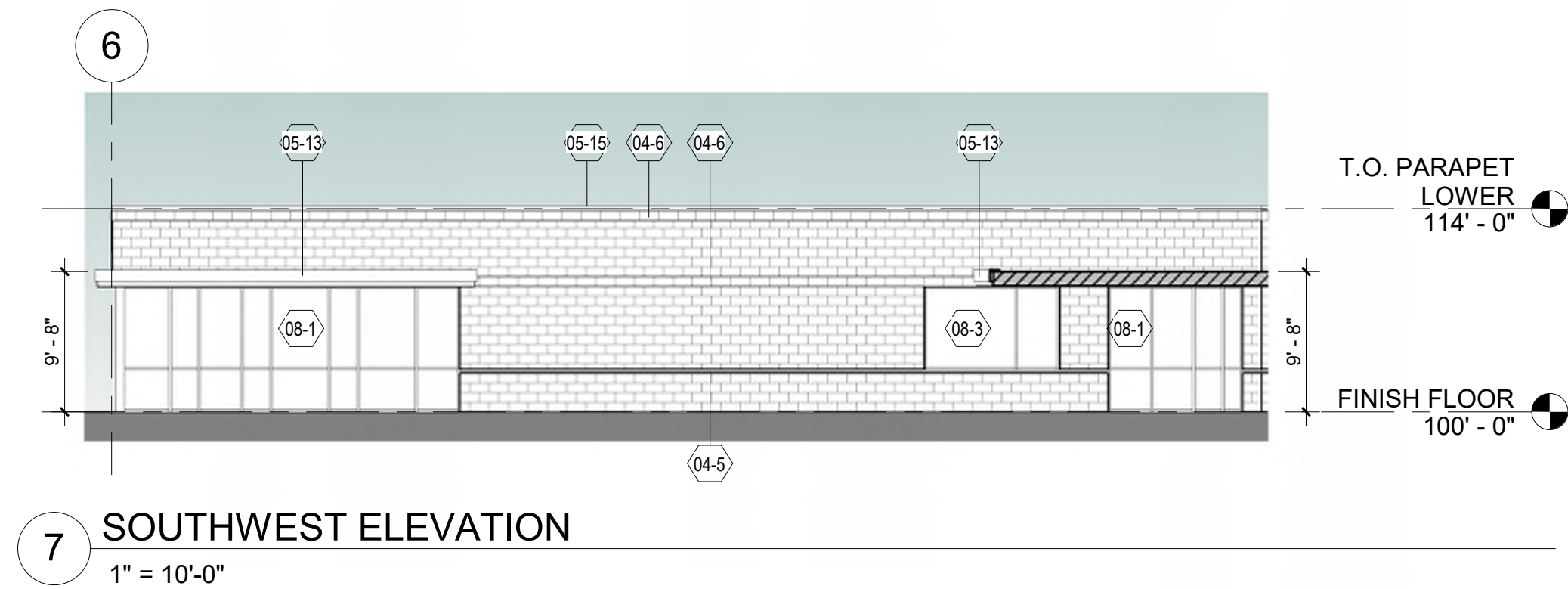
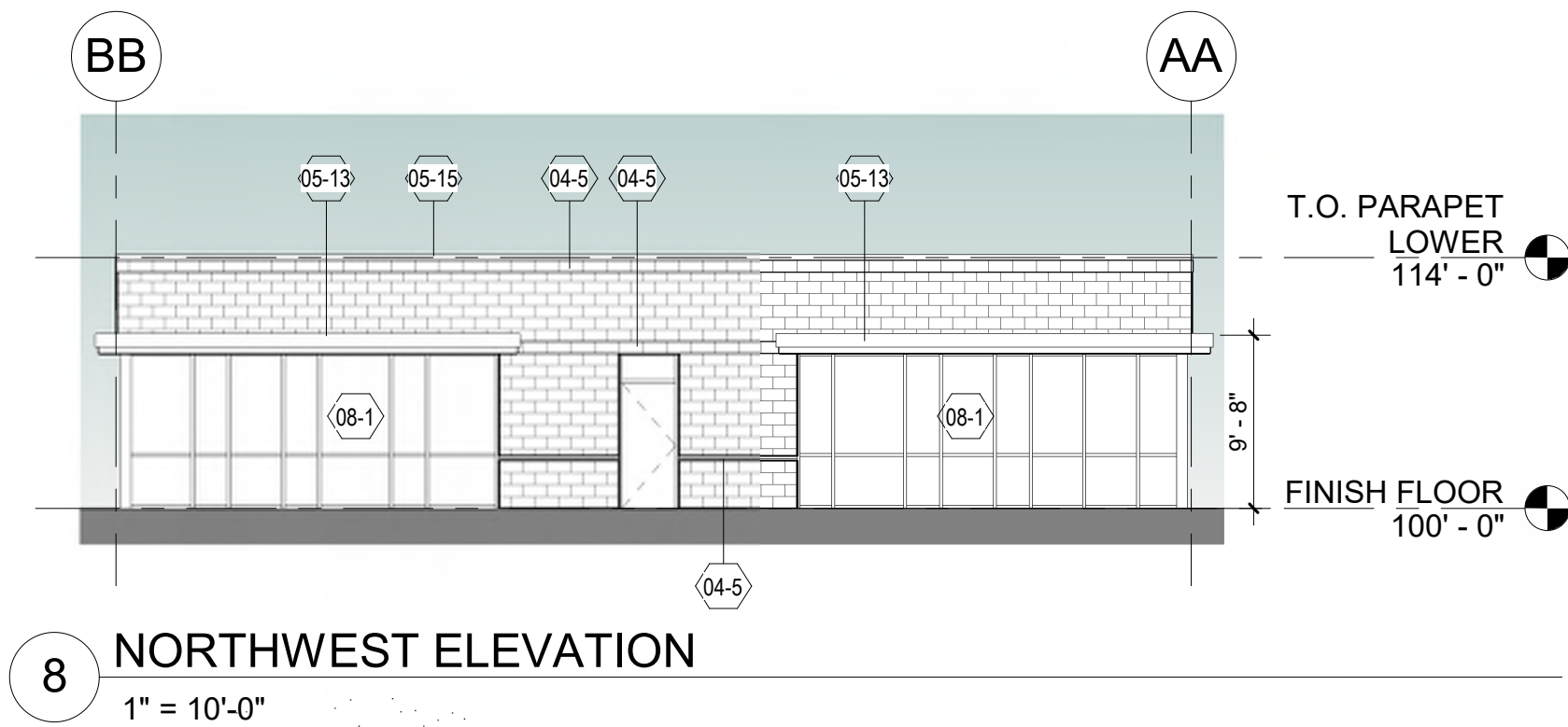
REVISIONS

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ANDERSON ASHTON
DESIGN / BUILD
2746 South 168th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

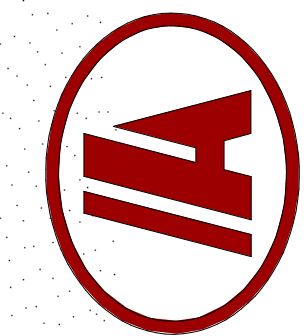


EXTERIOR ELEVATION MATERIAL KEYNOTE	
ELEVATION KEY	DESCRIPTION
04-1	CMU BLOCK VERNEER; COMMON BOND COURSING - WHITE
04-2	CMU BLOCK VERNEER; COMMON BOND COURSING - CREAM
04-3	CMU BLOCK VERNEER; COMMON BOND COURSING - DARK BROWN
04-4	BRICK VERNEER; COMMON BOND COURSING - DARK BROWN
04-5	LIMESTONE SILL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



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



PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED NEW BUILDING FOR:

PEWAUKEE DAYCARE EXPANSION

N19 W24315 Riverwood Dr.
Pewaukee, WI 53072

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

ELEVATIONS

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A200

PROJECT ADDRESS:

DATE: 2/4/22

DRAWN BY: JDC

REVISIONS:
DATE:

SHEET NUMBER:
E-5-0

SHEET TITLE:
SITE POINT BY POINT PLAN

PROJECT NUMBER:

SCALE:
1"=20'-0"

LIGHTING NOTES:

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

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



**ANDERSON
ASHTON**

ARCHITECTS



**ANDERSON
ASHTON**
DESIGN + BUILD



**ANDERSON
ASHTON**
DESIGN GROUP



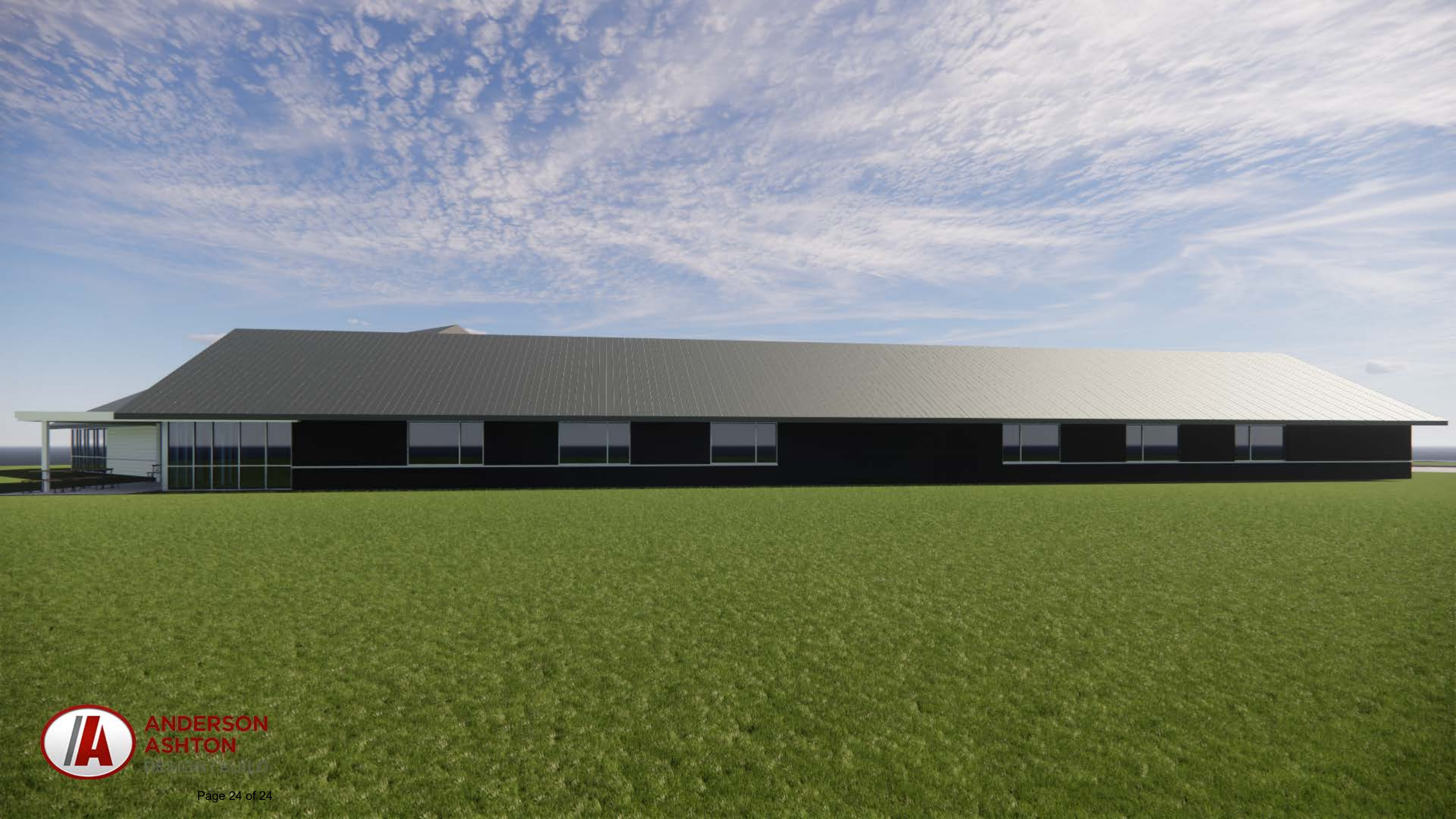
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DESIGN BUILD

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

DATE: March 15, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding Conceptual Review of a Proposed Medium-Density Residential Neighborhood on Property Located at N18 W22670 Watertown Road at the Northwest Corner of Watertown Road and North Avenue for ICAP Development (PWC 0958990005 & PWC 0958990006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

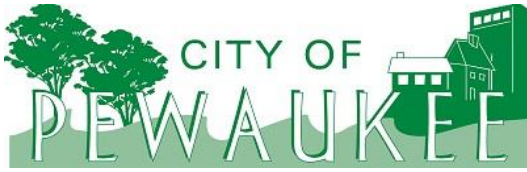
ATTACHMENTS:

Description

ICAP Development staff report 3.15.22

ICAP Development narrative

ICAP Development site 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 15, 2022

Date: March 8, 2022

Project Name: ICAP Development Multifamily Development Conceptual Review

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

Applicant: ICAP Development 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 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 126 dwelling units within 67 single-unit buildings and 11 townhome/row house style buildings. More specifically, the northern portion of the site includes 55 single-unit buildings, and the southern half of the property includes 12 single-unit buildings and 59 units within townhomes.

The total acreage of the two sites is about 33.8 acres. This results in a gross density of about 3.7 units per acre and a net density of approximately 5.6 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, a private road layout, and potential storm water pond locations. It also includes a clubhouse, swimming pool and playground on the southern portion of the site. Additionally, the plan includes a landscaped buffer yard adjacent to 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. The net density will have to be confirmed, but assuming it ends up six units per acre or less, the Rm-1 District would accommodate this development. Note that wetland and natural resource areas would be zoned or remained zoned as LC District.

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 126 units, the project does not require a Comprehensive Master Plan Amendment.

The Rm-1 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 range from single-unit to seven-unit buildings. The townhomes will have one-car attached garages. The applicant has indicated that for parking calculations, the single unit buildings have been considered to have one-car attached garages, but as they get designed it is likely that at least some will have two-car attached garages.

The Rm-1 District also contains the parking requirement below.

g. Parking Space

There shall be a minimum of two and one-half (2-1/2) 200-square-foot off-street parking spaces provided for each residential unit, of which at least two (2) must be located in a garage as defined in sub-section 17.1402 (Also see Section 17.0600)

It does not appear that Rm-1 District standards are met; however, staff would not object to amendments that would allow single-unit buildings and a reduction in parking standards. If the development would require a Conditional Use Permit under the Rm-1 District, the requirements below would also not be met.

- Section 17.0414c.(5), which states, “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.”
- The Minimum Total Floor Area per structure will also not be met.

The applicant has included proposed changes to the Rm-1 District in their project narrative for Plan Commission consideration.

The applicant is also requesting private roads that would not be developed to City standards. This would have to be further considered by the Engineering Department as typically private roads are developed to City standards.

Staff does not necessarily have a concern with a multifamily development at this location or the proposed density of the project; however, staff does have potential concerns with the aesthetics of the development and the quality of the structures. Staff has only seen sample structures from similar developments, but as rental units the materials may not be as high quality and the architecture as varied or diverse as compared to other single-family subdivisions within the City.

Note the applicant has indicated that ICAP Development will own and manage the development.

As currently designed, it is anticipated that the project will require a Rezoning, Zoning Code text amendments, 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 development plans and the required applications.



February 18, 2022

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

SUBJECT: Conceptual Development Plan
N18W22670 Watertown Road, Pewaukee, WI

Project Location:

The land commonly known as N18W22670 Watertown Road, Pewaukee, WI (the "Property"), which is currently owned by the Marincic Family, LLC. The site consists of two legal parcels totaling 33.76 acres. See Exhibit A for Legal Description.

Project Description:

ICAP Development ("ICAP") has the Property under contract for purchase and seeks to rezone the Property for the development of a medium density residential neighborhood community consisting of single-family homes and townhouses, for rent, as shown on the Conceptual Development Plan.

Single-Family Rental (SFR) communities, like this Project, offer an alternative to the traditional home ownership model and apartment community; creating a housing solution for families looking for a starter home, as well as empty nesters looking to downsize but are not interested in a traditional apartment complex. The average age in SFR communities is 40 years old, with 60-70% of units occupied by families with children, and an average household income of nearly \$100,000/year.

The entire Property will be owned and maintained by a single Owner, with uniform property management similar to a traditional apartment community. All landscaping and snow removal will be maintained by the property manager, not individual tenant, in order to keep a uniform, high quality look throughout the neighborhood.

Conceptual Plan:

The Property features a wetland that naturally divides the land into a north and south development area.

South of the wetlands, and adjacent to Watertown Rd and North Ave., the development will feature a mix of townhouse buildings, as well as free standing, single-family units. North of the wetlands, the development has a reduced density to blend into the single-family zoning adjacent to the Property, and features only free standing, single-family units.

The townhouse buildings will contain 4-7 individual units. Each townhome unit will be 2-3 stories tall with 2+ bedrooms, private ground floor garages, and private entries.

The single-family units are currently shown as Type A and Type B on the Concept Plan, with a footprint of 2,000sf and 1,700sf, respectively. At this time, these are merely placeholders for layout purposes, and we anticipate more than 2-unit types in our final plans. The single-family units will be a mix of 2-4 bedrooms, each with their own garage, and yard. Units will be a mix of ranch style and 2-story construction.



The community also features amenities areas, including a clubhouse, pool, playground, and sport courts. There is also a walking path that circulates throughout the community.

Zoning & Use:

The Property is currently zoned A-2. The 2035 Comprehensive Master Plan shows the Property as “Medium Density Residential”, defined as 6,500sf- 21,780sf /dwelling unit

ICAP is seeking an RM-1 PUD rezoning for the Property, which is consistent with “Medium Density Residential”. The table below shows how the Concept Plan compares to the Rm-1 Zoning.

	Rm-1	Concept Plan
Max. Dwelling Units per NET Acre	6	5.66
Min. PUD development Area (acres)	25	33.4
Min. PUD lot or space area (sf/dwelling unit)	4,840	11,671
Min. lot or space width (lf)	20'	20'
Setbacks		
Front Setback/allowed 30% PUD reduction	35'/24.5'	51'
Side Setback	25'	41' min.
Rear Setback/allowed 30% PUD reduction	35'/24.5'	78' min

As part of the Planned Unit Development process, ICAP Development has identified the following Conditions of Approval necessary for the Project to fit the Rm-1 Zoning:

- 17.0414 c.(5) 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.
 - o ICAP proposes the addition of “multiple-family” to this section, as the spirit of the Rm-1 zoning likely anticipated multiple-family structures, not single-family structures. All multiple-family structures meet this 40’ separation requirement.
- No single-family structure shall be located closer than 20 feet to another structure within the development.
 - o ICAP proposes a 20’ separation between single-family structures to address 17.0414 c.(5).
- 17.0414 e(3)- Eliminate requirement for “Minimum total floor area per structure”, as it applies to the single-family units.

Access and Traffic:

Access is provided via Elmwood Drive and Watertown Rd. All internal drives shall be private roads, but designed to the city standards under review of the City Engineer. Internal drives have been designed in a non-linear manner to discourage non-local traffic.

A Traffic Impact Analysis (TIA) was previously completed for a proposed 174 Unit Multifamily development on the property. The proposed Project consists of 126 units, creating a traffic intensity that will be less than the previous TIA. If required, a new TIA can be commissioned.



Utilities/Storm Water Management:

The municipal sanitary sewer line, located in Watertown Rd, will need to be extended to the Property at the cost of the developer.

At the request of the City Engineer, the developer shall loop municipal water from Watertown Rd, through the development, and connect to Elmwood Drive.

All utilities will be distributed via laterals to the units from mains in the internal roads.

All storm water will be detained/retained on site to meet MMSD storm water requirements.

Project Operation:

ICAP Development, or an affiliated company, will own and operate this Project. The Project will be professionally managed and maintained by the Owner, not the Tenants.

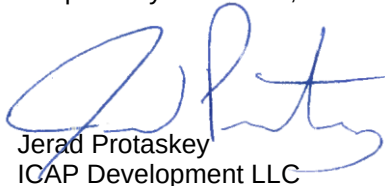
Project Schedule:

Upon receiving approvals, we anticipate a 24-month schedule to complete design and construction of the Project.

Project Value:

The overall project value is estimated to be \$20M-\$25M

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "J. Protaskey", is written over the printed name and company name.

Jerad Protaskey
ICAP Development LLC



EXHIBIT A LEGAL DESCRIPTION

Parcel A:

All that part of the Southwest 1/4 of Section 13 and the West 1/2 of Section 24, Township 7 North, Range 19 East, City of Pewaukee, formerly Town of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 24; thence South 00° 15' East along the West 1/8 line, 40.56 feet; thence South 87° 50' East, 622.07 feet to the center line of North Avenue; thence North 13° 24' East, along said center line, 46.00 feet to an angle point, said point being on West 1/4 line of Section 24; thence continuing along said center line, North 17° 59' 19" East, 431.58 feet to the center line intersection with County Trunk Highway "SS"; thence North 57° 47' 16" West, along said center line, 114.04 feet to a point on the extension of a fence; thence North 00° 04' 51" West, along an existing fence, 2158.28 feet to a fence corner, said corner being 2.50 feet North 00° 04' 51" West of and North 87° 23' 27" West, 631.82 feet distant from the North 1/4 corner of Section 24; thence North 87° 34' 58" West, along an existing fence, 328.08 feet to a fence corner; thence South 00° 00' 52" West, along an existing fence, 2635.29 feet to a fence corner; thence North 88° 05' 51" West, along an existing fence, 338.13 feet to the place of beginning.

Excepting therefrom:

Parcels A, B, C and D of Certified Survey Map No. 2012 recorded January 11, 1974 in Volume 14 of Certified Survey Maps, Pages 95, 96 and 97, as Document No. 871532, in the office of the Register of Deeds for Waukesha County, Wisconsin, being a part of the Southwest 1/4 of Section 13 and the West 1/2 of Section 24, Township 7 North, Range 19 East, City of Pewaukee, formerly Town of Pewaukee, Waukesha County, Wisconsin.

Parcel B:

All that part of the East 1/2 of the Northwest 1/4 of Section 24, Township 7 North, Range 19 East, in the Town of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northwest 1/4 of Section 24; thence North 87° 52' 04" West along the North line of said 1/4 Section, 210.42 feet to the point of beginning of the lands to be described; thence continuing North 87° 52' 04" West, 421.40 feet to the East line of those lands described in Volume 1011, Page 100, in the office of the Register of Deeds for Waukesha County; thence South 00° 33' 28" East along said East line, 2148.31 feet to the center line of County Trunk Highway "SS"; thence South 58° 15' 59" East along said center line, 115.68 feet to the center line of County Trunk Highway "M" (North Ave.); thence along the center line of County Trunk Highway "M" the following three courses, North 16° 51' 39" East, 229.79 feet to the a point of curve; thence along the arc of a curve, 251.57 feet, center lies to the Southeast, radius is 404.599 feet, chord bears North 34° 40' 24" East, 247.54 feet; thence North 52° 29' 09" East, 144.13 feet; thence North 00° 40' 51" West, 1682.24 feet to the point of beginning. Excepting therefrom the Southerly 33 feet for road purposes for County Trunk Highway "SS" and County Trunk Highway "M".



- TOTAL SITE AREA	
Gross Area =	33.76 ac
- CTH M Intersection	- 0.36 ac
SITE AREA =	±33.4 ac

- Environmental Areas
- Wetland Areas A & B = 7.3 ac
- Upland PEC = 3 ac
- Environmental Areas = 10.3 ac

- LAND AREA SUB-TOTAL

- Gross Area = 33.4 ac
- Environmental = 8.24 ac (10.3x80%)
- SUB-TOTAL = 25.16 ac
- Density = $126 / 25.16 = 5.00 \text{ un/ac}$

- NET LAND AREA - Private Road

- Land Area = 25.16 ac
- Private Roads = - 2.9 ac
- Net Land Area = 22.26 ac
- Net Density = $126 / 22.26 = 5.66 \text{ un/ac}$

PARKING SUMMARY

- SOUTH AREA**
- | | |
|----------------------------|------------|
| - Townhome Garage = | 59 spaces |
| - Townhome Driveway = | 59 spaces |
| - Build to Rent Garage = | 18 spaces |
| - Build to Rent Driveway = | 18 spaces |
| - Guest Surface Parking = | 92 spaces |
| - SUBTOTAL - South Area = | 246 spaces |
- (246 / 71 = 3.46 spaces/unit)

- | | |
|----------------------------------|------------------|
| - NORTH AREA | |
| - Build to Rent Garage = | 90 spaces |
| - Build to Rent Driveway = | 90 spaces |
| - <u>Guest Surface Parking =</u> | <u>40 spaces</u> |
| - SUBTOTAL - South Area = | 220 spaces |
| (220 / 55 = 4 spaces/unit) | |

- TOTAL DEVELOPMENT = 466 spaces
(466 / 126 = 3.53 spaces/unit)

SITE DATA TABLE

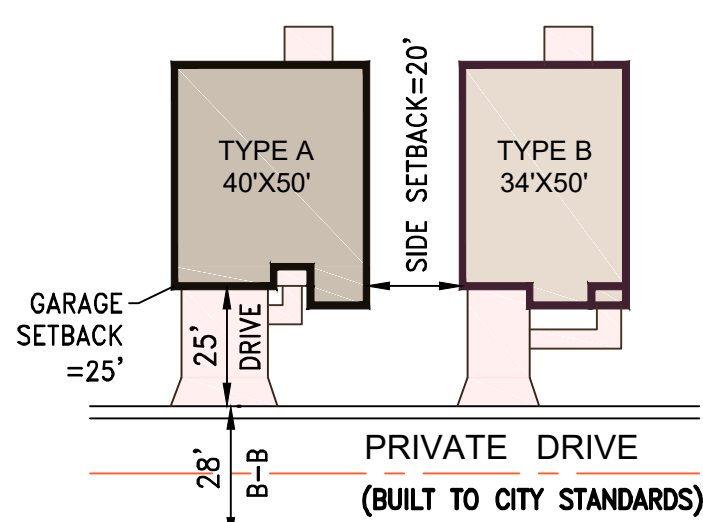
- | | |
|--------------------------|-----------------|
| - TOTAL SITE AREA | |
| Gross Area = | 33.76 ac |
| - CTH M Intersection | - 0.36 ac |
| Net SITE AREA = | ±33.4 ac |

- | | |
|------------------------------|---------|
| - <u>Environmental Areas</u> | |
| - Wetland Areas A & B = | 7.3 ac |
| - Upland PEC = | 3 ac |
| - Environmental Areas = | 10.3 ac |

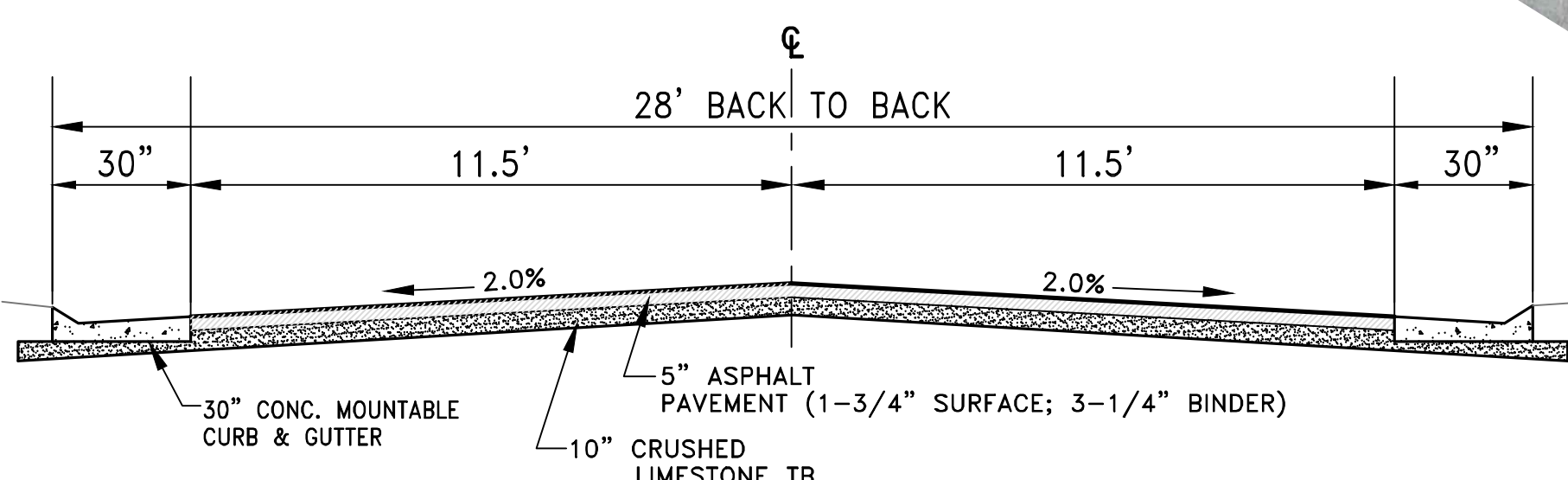
- SOUTH AREA
- South Area = 14.6 ac
- Proposed SINGLE FAMILY BUILD TO RENT = 12 units
 - Type "A" = 6 units (50%)
 - Type "B" = 6 units (50%)
- Proposed TOWNHOMES = 59 units
- Subtotal-South Residential = 71 units
- Gross Density = $71/14.6 = 4.86$ un/ac
- Private Road Length = 2,000 lf (28 lf/un)

- | | |
|---|------------|
| - NORTH AREA | |
| - North Area = | 18.8 ac |
| - Proposed SINGLE FAMILY BUILD TO RENT = | 55 units |
| - Type "A" = 35 units (64%) | |
| - Type "B" = 20 units (36%) | |
| - Gross Density = 55/18.8 = | 2.92 un/ac |
| - Private Road Length = 2,850 lf (51.8 lf/un) | |

- | | |
|---|-----------|
| - TOTAL DEVELOPMENT | |
| - South = | 71 units |
| - North = | 55 units |
| - Total = | 126 units |
| - Overall Density = 126/33.4 = 3.77 un/ac | |



TYPICAL SINGLE FAMILY DETAIL



PRIVATE DRIVE ROAD SECTION
(BUILT TO CITY OF PEWAUKEE PUBLIC ROAD STANDARDS)
N.T.S.

**PROPOSED
PUD ZONING REQUEST:**

- | | | |
|--|-----|------------------------------------|
| - Building to Building Offset = | 20' | |
| (Building to Rent) | | |
| - Building Offset (Townhome) = | 40' | |
| - Property / Public Road Setback = | 40' | Compared to
RM-2 Setback of 35' |
| - Building Setback to existing
Elmwood Drive lots = | 55' | |



Scale: 1" = 100' (22"x34")
Scale: 1" = 200' (11"x17")

DATE: 02/17/2022

Development By:



"Pewaukee Residential" Build to Rent

N18W22670 Watertown Road

Watertown Rd & North Ave, City of Pewaukee, WI



4100 N. CALHOUN ROAD
SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com



PARKING SUMMARY	
- SOUTH AREA	
- Townhome Garage =	59 spaces
- Townhome Driveway =	59 spaces
- Build to Rent Garage =	18 spaces
- Build to Rent Driveway =	18 spaces
- Guest Surface Parking =	92 spaces
- SUBTOTAL - South Area =	246 spaces
(246 / 71 = 3.46 spaces/unit)	

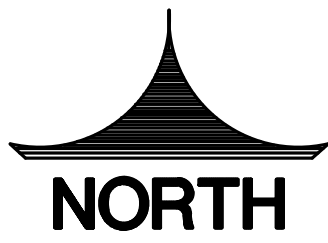
SITE DATA TABLE - SOUTH	
- South Area =	14.6 ac
- Proposed SINGLE FAMILY BUILD TO RENT =	12 units
- Type "A" = 6 units (40%)	
- Type "B" = 6 units (50%)	
- Proposed TOWNHOMES =	59 units
- Subtotal-South Residential =	71 units
- Gross Density = 71/14.6 =	4.86 un/ac
- Private Road Length = 2,000 lf	(28 lf/un)

DETAILED SITE PLAN 3 - SOUTH

"Pewaukee Residential" Build to Rent

N18W22670 Watertown Road
Watertown Rd & North Ave, City of Pewaukee, WI

Development By:



0 25 50 100

Scale: 1" = 50' (22"x34")
Scale: 1" = 100' (11"x17")

DATE: 02/17/2022



4100 N. CALHOUN ROAD
SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

WETLAND A
2.8 acres

PRIMARY ENVIRONMENTAL CORRIDOR

Landscape Buffer

ELMWOOD DRIVE

NORTH
SOUTH

PRIMARY ENVIRONMENTAL CORRIDOR

PARKING SUMMARY

- NORTH AREA
 - Build to Rent Garage = 90 spaces
 - Build to Rent Driveway = 90 spaces
 - Guest Surface Parking = 40 spaces
- SUBTOTAL - South Area = 220 spaces
- (220 / 55 = 4 spaces/unit)

SITE DATA TABLE - NORTH

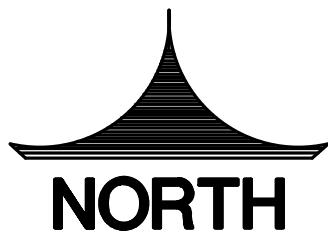
- North Area = 18.8 ac
- Proposed SINGLE FAMILY BUILD TO RENT = 55 units
 - Type "A" = 35 units (64%)
 - Type "B" = 20 units (36%)
- Gross Density = 55/18.8 = 2.92 un/ac
- Private Road Length = 2,850 lf (51.8 lf/un)

DETAILED SITE PLAN 3 - NORTH

"Pewaukee Residential" Build to Rent

N18W22670 Watertown Road
Watertown Rd & North Ave, City of Pewaukee, WI

Development By:



0 25 50 100

Scale: 1" = 50' (22"x34")
Scale: 1" = 100' (11"x17")

DATE: 02/17/2022

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 11.**

DATE: March 15, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding Conceptual Review of a Proposed Marina on Property Located at W278 N2387 Prospect Avenue for Dean Harms (PWC 0935990)

BACKGROUND:

FINANCIAL IMPACT:

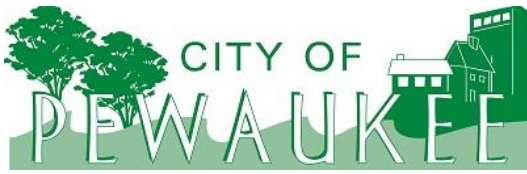
RECOMMENDED MOTION:

ATTACHMENTS:

Description

Dean Harms conceptual staff report 3.15.22

Dean Harms conceptual 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 15, 2022

Date: March 8, 2022

Project Name: Prospect Marina Conceptual Review

Project Address/Tax Key No.: W278N2387 Prospect Avenue/PWC 0935990

Applicant: DEAN HARMS AND SHARON HARMS

Property Owner: Rene & Lila Galetka

Current Zoning: Rs-7 Single-Family Residential District, F-1 Floodplain District, and SO Shoreland Overlay District

2050 Land Use Map Designation: Retail/Service Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

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

Project Description

Mr. Dean Harms has filed an application requesting a Conceptual Review for a proposed marina use upon property located at W278N2387 Prospect Avenue.

The subject property is currently zoned Rs-7 Single-Family Residential District, SO Shoreland Overlay District, and F-1 Floodplain District. The property is designated as Retail/Service Commercial and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas on the City's Year 2050 Land Use / Transportation Plan.

The adjacent properties to the north and south are zoned Rs-7 District, F-1 District and SO District. The properties further south are zoned B-3, F-1, and SO. The properties on the east side of Prospect Avenue are also zoned B-3 District (and SO) except for two properties, which are zoned Rm-3 and Rd-2. Note most properties on the east side of Prospect Avenue are used as single-family residential properties.

The future land use of adjacent properties is commercial to the north and south and medium density residential across the street.

The proposal to operate a marina includes razing the existing structure, paving a 22-stall parking lot, and installing two piers with a total of twenty-six boat slips. The applicant has indicated that the Individual Pier Permit is currently under review by the WDNR. Additional site work may include a rain garden and improvements to the shoreline.

The northernmost pier extends closely to where the edge of this property would extend. Staff would caution that if boats try to dock on that north side of the pier, there may be conflicts with the property owner to the north and their use of the lake frontage.

The applicant is requesting a rezoning to the P-1 Park District, which allows “Marinas” as a Conditional Use. If the project moves forward, it is anticipated that Rezoning, Conditional Use, and Site & Building Plan Review applications are needed.

Staff does not necessarily object to a commercial use at this location; however, would recommend a more retail/service oriented commercial use as planned in the Comprehensive Master Plan. A restaurant, retail, service, or other similar type commercial use would bring more value to the City and this specific area from both an activity and revenue per acre standpoint, compared to a parking lot and boat slips.

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 development plans and the required applications.

APPLICATION FOR CONCEPTUAL REVIEW

Project Narrative

February 8, 2022

1989 Holdings, LLC (“Applicant”) recently purchased the property at W278 N2387 Prospect Avenue, Pewaukee, WI 53072 (the “Property”). The Property has not been used commercially in many years, but according to the previous owners and certain physical characteristics of the building and the Property, including a bait displace case, the Property was previously used as a bait shop. The Applicant proposes to use this property as a marina, which is a similar business that relies on the Pewaukee Lake and is recreational in nature. The marina will be owned and operated by the Applicant.

The Property is currently zoned Residential (Rs-7). The Applicant requests the City of Pewaukee re-zone the property to Park and Open Space Zoning District (P-1). The Comprehensive Plan for the Year 2035, depicts the property as being used for commercial purposes in the future, therefore this request aligns with the Comprehensive Plan. Furthermore, many of the neighboring properties are zoned Commercial, therefore this use and proposed amendment would be appropriate for the area.

Concurrent with this conceptual review, the Applicant is also pursuing an Individual Pier Permit from the Department of Natural Resources to construct two piers, for a project total of 26 slips. The southern pier will consist of 17 slips, and the northern pier will consist of 9 slips, as depicted on Exhibit A, attached hereto. These slips will be used for personal watercrafts for the general public, who would contract with the Applicant for use of a slip. This marina will allow the public greater access to Pewaukee Lake.

The Applicant plans to demolish the building that is currently on the property and replace it with parking spaces for those who use and enjoy the marina. The applicant plans to create a rain garden, adjacent to the parking area, and place plants and vegetation along the property, as depicted on Exhibit B, attached hereto. Additionally, the Applicant will likely repair and supplement the riprap that protects the shoreline of the Property. Because the repair or replacement would be less than 200 linear feet of rip rap, on an inland lake or flowage, and not in an Area of Special Natural Resource Interest (ASNRI), the applicant does not need an erosion control permit from the Department of Natural Resources (“DNR”), in accordance with section 30.12(1g)(jm) of the Wisconsin Statutes.

The sequencing and construction schedule portion of this conceptual review application is currently difficult to determine. The Applicant is seeking this re-zoning determination, and the Individual Pier Permit application with the DNR. The construction schedule will wholly depend on when the aforementioned applications are approved. If the proposed Individual Pier Permit is granted by June 2022 by the DNR, the applicant would likely construct the piers during the summer of 2022, and provide slip lessors with a prorated season.

The value of a marina generally depends on several factors including the occupancy rate of the slips and the comparable sales in the area. At this time the Applicant is not able to provide an estimated project value because the project may change during the application process.

EXHIBIT A

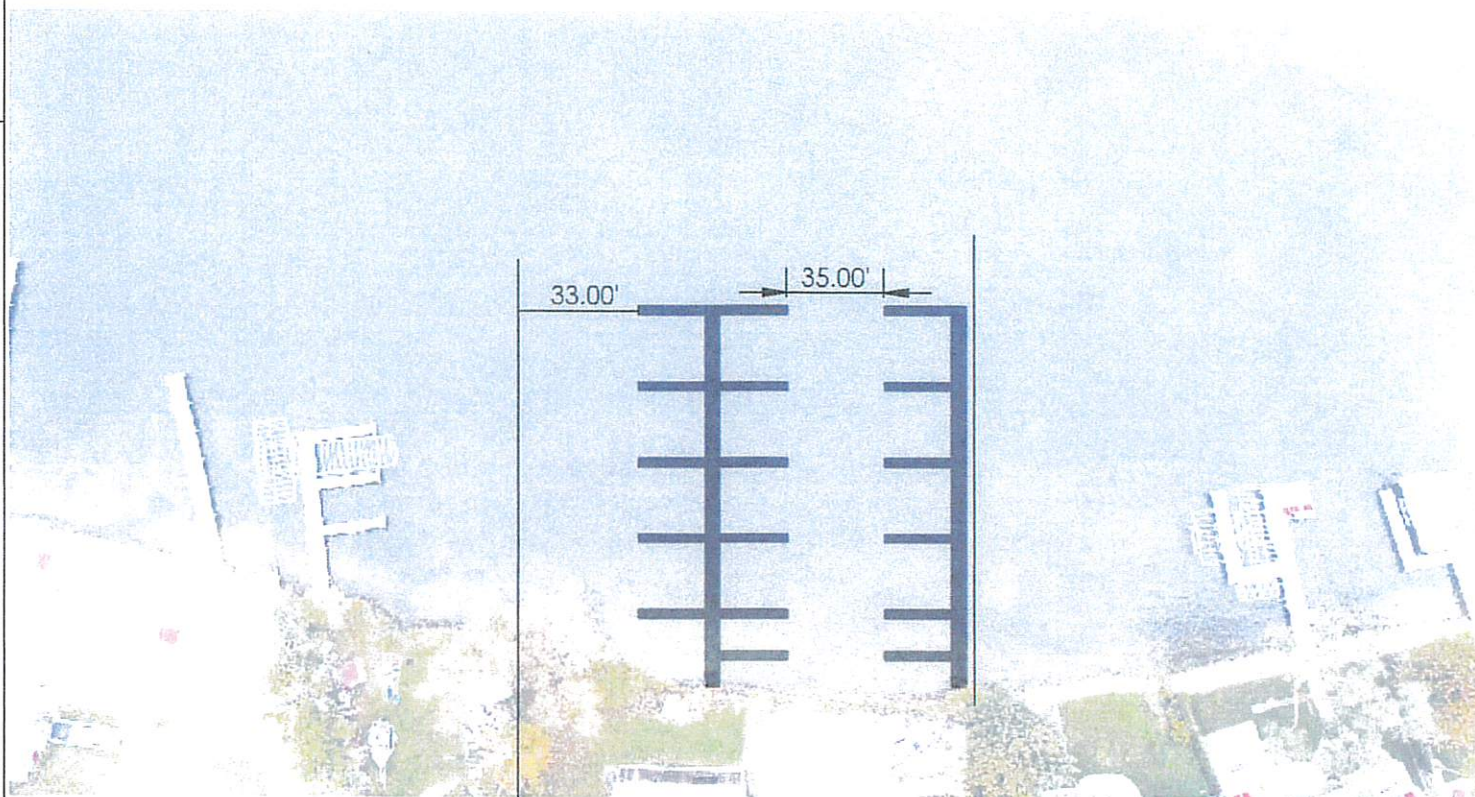
OVERLAY

Lake

CUSTOMER SIGNATURE: _____

DATE: _____

*note - current configuration has 26 slips with room for PWCs



Shore

CUSTOMER: HARMS, DEAN - OVERLAY
ADDRESS: W278N2387 PROSPECT AVE
LAKE: PEWAUKEE LAKE
CONTACT INFO: 414-491-1500
PIER MODEL: ALL SEASONS 7"
DECK/SKIRTING: TBD

DRAWN BY: jakeh	LABELING
REV #: A	M = MAIN
DATE: 10/19/2021	S = SLIP
	WW = WALKWAY
	L = "L"
	F = FINGER

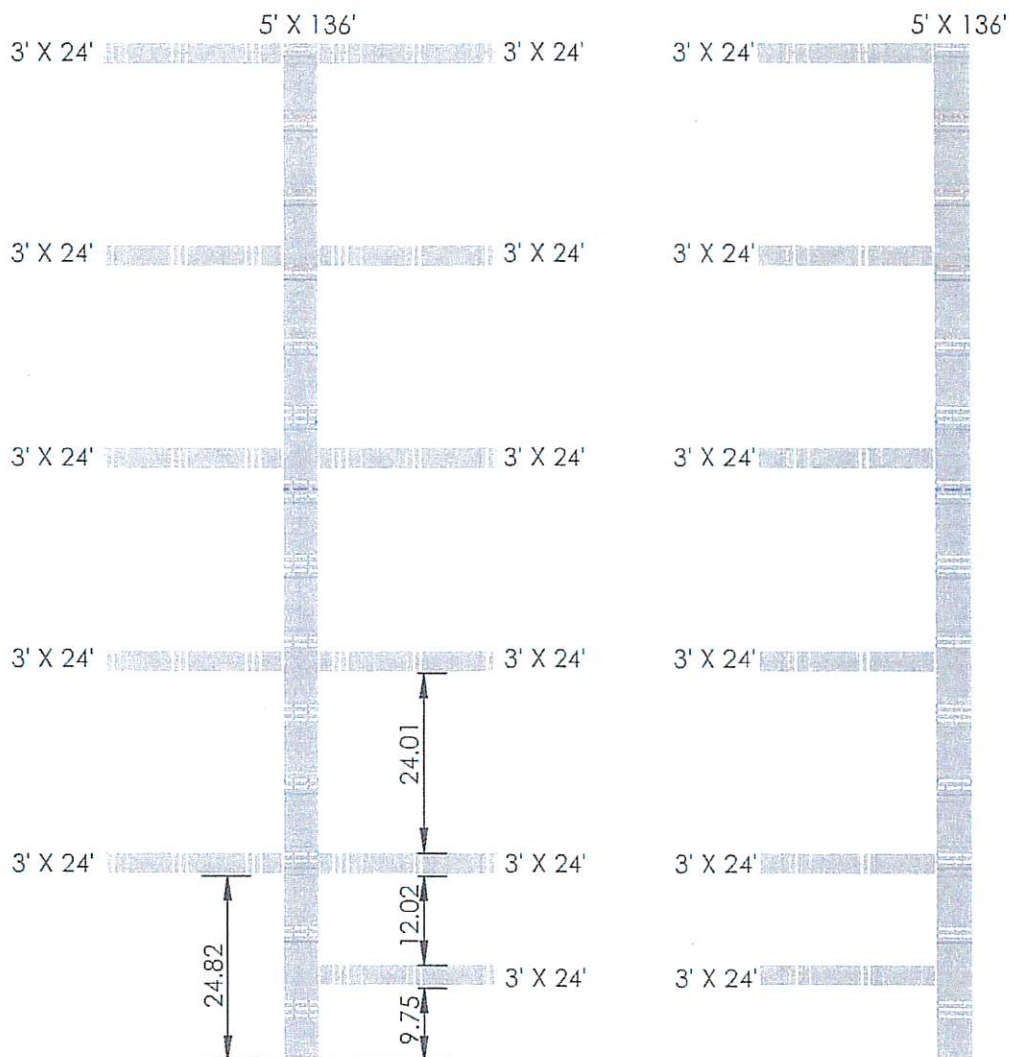


CUSTOMER APPROVAL

Lake

CUSTOMER SIGNATURE: _____

DATE: _____

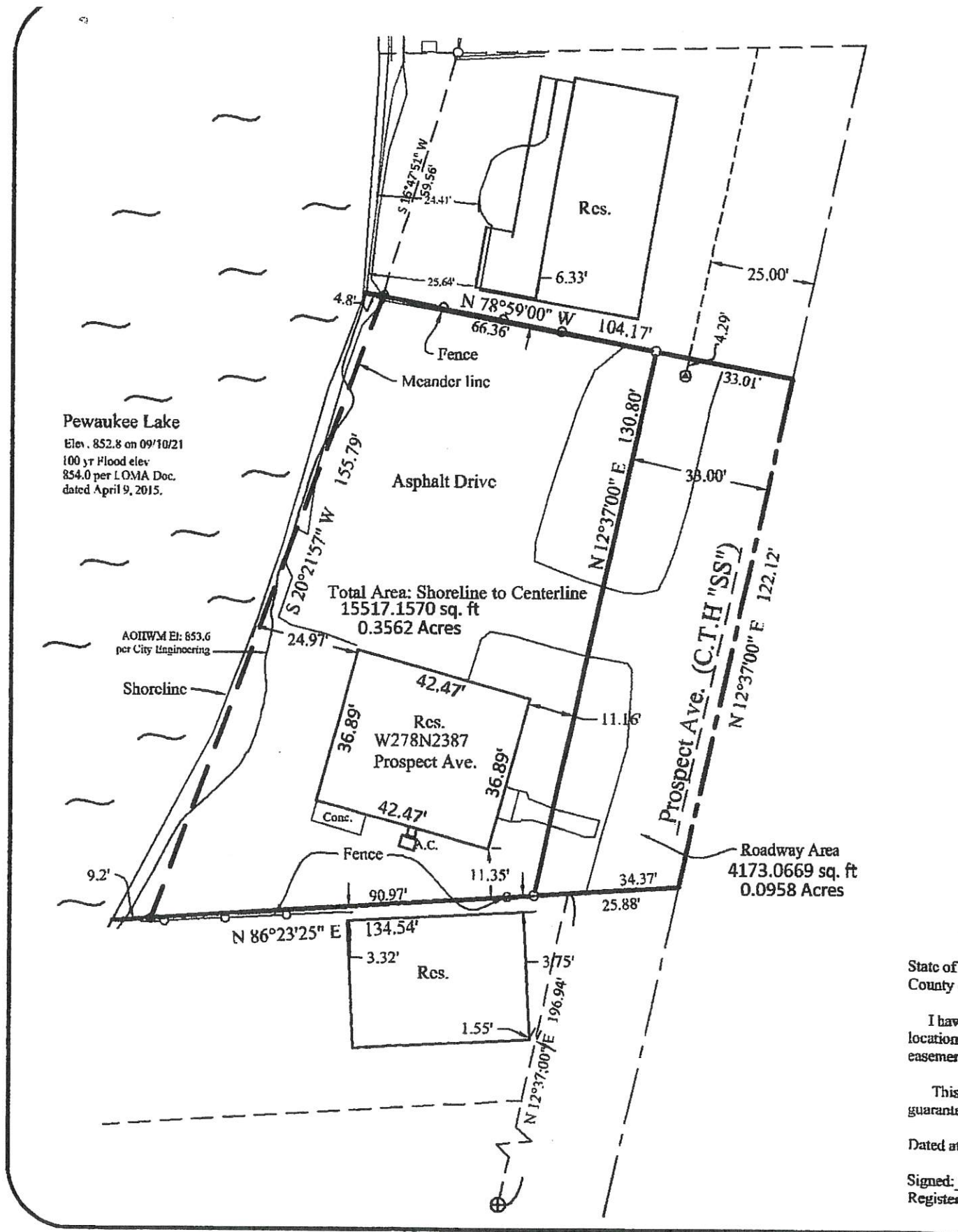


Shore

CUSTOMER: HARMS, DEAN - OVERLAY
ADDRESS: W278N2387 PROSPECT AVE
LAKE: PEWAUKEE LAKE
CONTACT INFO: 414-491-1500
PIER MODEL: ALL SEASONS 7"
DECK/SKIRTING: TBD

DRAWN BY: jakeh	LABELING
REV #: A	M = MAIN
DATE: 10/19/2021	S = SLIP
	WW = WALKWAY
	L = "L"
	F = FINGER





State of
 County

I hav
 location
 easemer

This
 guarante

Dated at

Signed:
 Register

EXHIBIT B

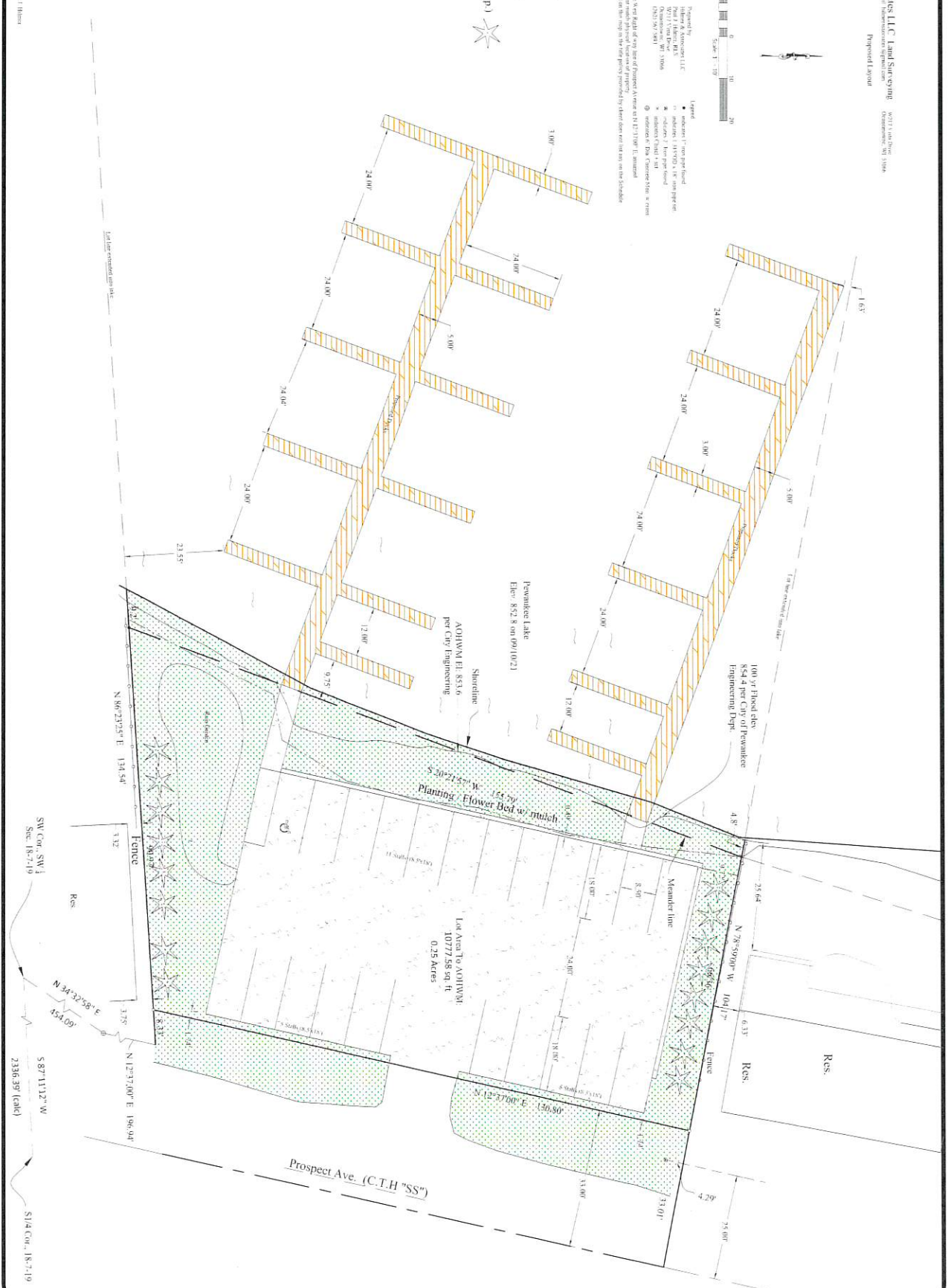


Proposed by:
 Hilmer & Associates, LLC
 20211 1st Ave. SE
 Everett, WA 98203
 Phone: 425.451.4001
 Fax: 425.451.4002
 Email: hilsur@aol.com

Proposed by:
 Hilmer & Associates, LLC
 20211 1st Ave. SE
 Everett, WA 98203
 Phone: 425.451.4001
 Fax: 425.451.4002
 Email: hilsur@aol.com

Notes:
 1. All measurements are in feet and inches.
 2. All measurements are to the center of the lot.
 3. All measurements are to the center of the road.
 4. All measurements are to the center of the stream.
 5. All measurements are to the center of the fence line.
 6. All measurements are to the center of the building.
 7. All measurements are to the center of the driveway.
 8. All measurements are to the center of the parking area.
 9. All measurements are to the center of the garden.
 10. All measurements are to the center of the lawn.

Black Hill Spruce (typ)



**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 12.**

DATE: March 15, 2022

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 17.0302a., 17.0302a.1., 17.0302a.2., and 17.0302a.3. Related to the City's Current Needs Assessment Study and Impact Fee Analysis

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Revised 17.0302 zoning code

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 13.**

DATE: March 15, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion Regarding the Community Development and Building Services Annual Report for 2021

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Annual Report 2021



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Community Development & Building Services Annual Report: 2021

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 Tsoris, 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

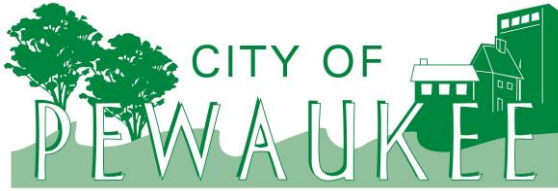
INTRODUCTION

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 to 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 **2020** related to the review of permits and applications, special projects, and community growth issues. To put



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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 2022, the Department has set the following Department Goals:

- Continue the Zoning Code update/rewrite process
- Continue review of future land use designations
- Continue to develop process efficiencies
- Promote the development of certain key sites within the City
- Continue to work with the Pewaukee sustainability citizen group and explore opportunities to implement elements of the Propelling Pewaukee Sustainability Plan
- Assist in the planning and fundraising efforts for an all-inclusive playground and splash pad at the Pewaukee Sports Complex

ZONING AND LAND DIVISION ACTIVITIES

Municipal Code Amendments

The following Zoning and Municipal Code amendments were brought forward in 2021 by or with assistance from Community Development. The Common Council's action on each item is noted below.

- Sign Code Amendment to allow limited use of electronic message board signs for restaurants. This amendment was denied by the Common Council at their June 21, 2021 meeting.
- Changes to Chapter 4 Fire Code as required by the State for municipal plan review delegation purposes. The revisions were approved at the June 7, 2021 Common Council meeting.
- Short-term ordinance to provide regulations and process requirements for short-term rentals as allowed by the state. The ordinance was approved and adopted at the October 18, 2021 Common Council meeting.
- Historic Preservation Ordinance was brought forth by staff and approved by the Common Council at their November 15, 2021 meeting.

Comprehensive Master Plan Amendments

Only the City's new Department of Public Works garage required an amendment to the Year 2050 Land Use/Transportation Plan of the Comprehensive Master Plan in 2021. This was brought forward as part of the rezoning request to provide consistency between the zoning and planned future land use of the property as required by State Statute.

Rezoning

The city approved four rezoning requests in 2021, which are all noted below.

- Century Fence outdoor storage yard



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- Aukofer property land division
- The City's DPW garage
- Yench, LLC land division

The City also denied a rezoning request submitted by Interstate Partners for a proposed multifamily apartment development upon property located at the northwest corner of North Avenue and Watertown Road.

Land Divisions and Combinations (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 five or more lots requires review and approval of a Preliminary and Final Plat. Note the City also reviews Condominium Plats.

Certified Survey Maps

- Shady Lane
- The Glen at Parkway Ridge (re-approval)
- Knutson/Prospect Avenue
- Aukofer/Northview Road
- Yench, LLC/Yench Road
- Klumb Holdings (Badgerland Supply)/Homewood Court
- Hansen/Duplainville Road

Preliminary Plats

- Greenland Subdivision (formerly Cardinal Meadow) re-approval

Final Plats

- Woodleaf Reserve Addition No. 3
- Swan View Farms Addition No. 1

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 2021.

- Team Chudy, LLC
- Zeilhofer Properties, LLC
- Octane Coffee
- TI Investors/Amazon
- Urban Slopes
- Interstate Partners/Marincic apartments (PUD)
- GE Healthcare Amendment
- Rivers Edge Apartments
- Michael's House of Prime (withdrawn)



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Conceptual Reviews

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

There were six Conceptual Review Applications submitted in 2021.

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 2021.

- Waukesha Gun Club
- Zeilhofer Properties storage building
- Octane Coffee
- TI Investors/Amazon
- Klumb Holdings/Badgerland Supply
- Century Fence outdoor storage and landscaping
- Lakewood Baptist church building and parking addition
- Pewaukee DPW garage
- Interstate Partners/Marincic apartment development

It can also be noted that the Plan Commission reviewed revised building elevations for The Glen at Parkway Ridge development as well as potential building and sign changes for Generac, which was referred to as “Project Delta” at the time.

A few of these projects are featured below.



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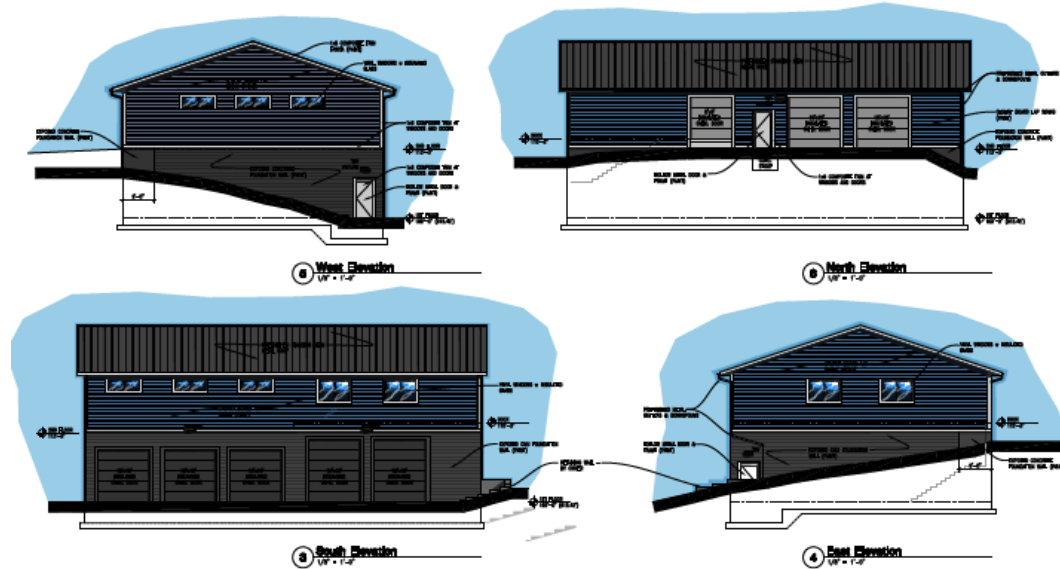
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Zeilhofer Properties, LLC storage building

N4W22540 Bluemound Road

7,600 square foot building



Octane Coffee

W229N1400 Westwood Drive

160 square foot automated coffee shop



Office of the Planner & Community Development

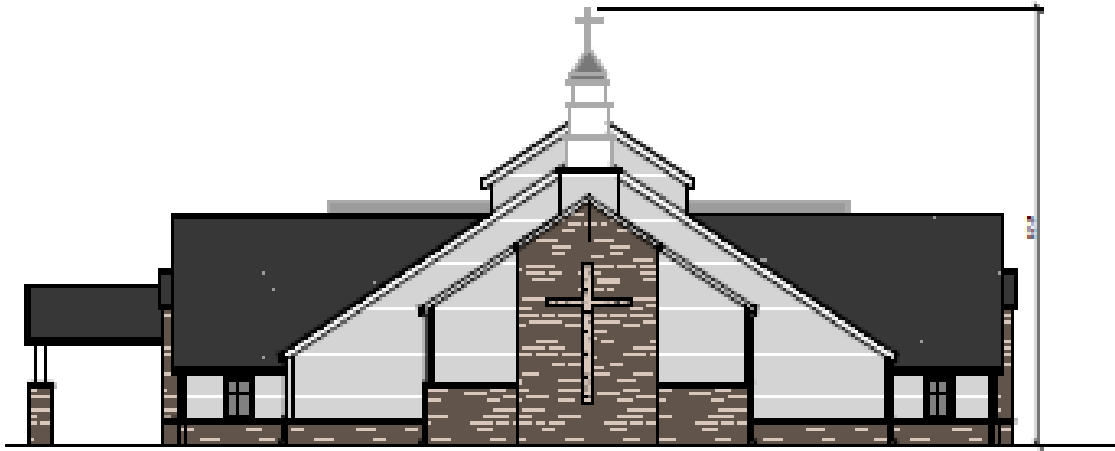
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WEST ELEVATION

Lakewood Baptist Church

W274N1490 Riverland Drive

18,337 square foot building additions, plus parking and landscaping modifications



Pewaukee DPW Garage

W225N3131 Duplainville Road

61,600 square foot DPW garage building and 41,000 square foot recycling yard



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Variances

Variance requests are heard by the Zoning Board of Appeals (ZBA), which is staffed by the Clerk's Office. Individual projects and requests are reviewed by the City Planner. In 2021, the following two variance requests were reviewed by the City Planner and ZBA.

- Kings Way Homes
- Warrior Homes

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. Twelve letters were written in 2021.

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.

These meetings have not been occurring throughout the COVID-19 pandemic; however, it is a goal to hold the meetings in the future, particularly for large-scale projects.

Special Projects

Towards the end of the year, staff began more diligently working on rewriting the city's Zoning Code. This is a project that will continue throughout 2022 and into 2023.

The Community Development and Parks & Recreation staff have been planning and pursuing funding for an all-inclusive playground and splash pad project at the Pewaukee Sports Complex. This project will also continue throughout 2022 and into 2023.

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.

Further, as time permits, Staff attends special events, such as ground breakings, grand openings, and networking events. 2021 continued to be an odd year due to COVID-19; however, many more events were held, at least under a virtual format, compared to being cancelled like in 2020. Unfortunately,



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networking is not very feasible in a virtual conference setting. With that said, below are several events attended, either in-person or virtually, in 2021.

- 2021 Future of Cities (Richard Florida)
- Biz Times Commercial Real Estate & Development Conference
- Create Healthy Communities Through Parks & Splash Pads
- Effective Electronic Public Meetings
- Building WI Communities (Ehlers)
- Pushing the Envelope on Digital Fundraising
- Shoreland Zoning & Subdivision Regulation webinars (The Center for Land Use Education)

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. Finally, Community Development staff is also responsible for updating and distributing the state required annual Housing Affordability Report and New Housing Fee Report.

Part 2: Building Services

INTRODUCTION

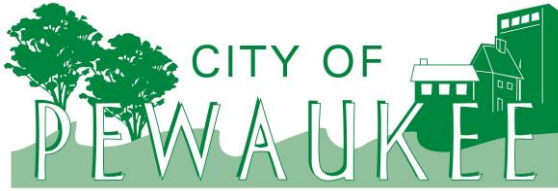
The Building Services Department reviews, processes, and issues building related permits for both residential and nonresidential development. The Department handles all permit types including new Residential and Commercial Building Permits, building additions and remodels, plumbing permits, electrical 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. Based upon a renegotiated agreement, in 2021 the City received \$1,200 per month to cover administrative services and 65% of the permit fees. This totaled \$131,055.73.

Going into 2022, the Department has set the following Department Goals:

- Continue providing a high level of customer service



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- Inspections scheduled within 24 hours
- Residential plan reviews completed and permits issued within ten business days
- Complaints reviewed and inspected within one week
- Acceptance of certain permits online with BS&A, including accepting credit card payments
- Creation of an internal process/procedure manual

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

Despite the pandemic, 2021 not only continued to show a high activity level in permitting with 3,252 permits issued in total, but that is nearly double the total number of permits issued in 2020. A further breakdown can be found in the table at the end of this report.

It can be further noted that, with 119 new home permits, 2021 had the largest number of new homes in recent history.

CODE ENFORCEMENT/PROPERTY MAINTENANCE

The City responded to and enforced as necessary on 103 code enforcement and property maintenance complaints in 2021.

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 is safe to say the Building Services phone is consistently ringing. The office takes roughly one hundred 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 2022

Major projects envisioned for the Community Development and Building Services Departments in 2022 include:



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Community Development

- Review of current and incoming projects and applications. Submittals already under review in 2022 include:
 - Wistl Rezoning and Site & Building Plan Review Application
 - Interstate Partners Green Road Commerce Center development
 - Interstate Partners Ridgeview Apartments
 - Momentum Early Learning childcare facility
- Complete rewrite of the City's Zoning Code
- Continued assistance with the all-inclusive playground and splash pad project at the Pewaukee Sports Complex.

Building Services

- It is anticipated that with the approval of the Swan View Farms Addition No. 1 subdivision, the Greenland subdivision, and Woodleaf Reserve additions, 2022 will continue to include an increasing number of Building Permits for new single-family homes.
- It is also anticipated that Neumann Developments will continue submitting Building Permits for The Glen at Parkway Ridge Condominium Development.
- The Waters senior living community is under construction and will require a significant number of inspections with 161 total units.

SUMMARY

Below is a table that summarizes the quantity of application types and activities over a 5-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.



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Community Development Department	2017	2018	2019	2020	2021
Chapter 17 Zoning Code Amendments	5	1	0	3	1
Other Municipal Code Amendments	0	1	0	0	3
Comprehensive Master Plan Amendments	0	0	6	2	1
Rezoning Applications	4	9	14	6	5
Certified Survey Maps/Land Combinations	6	10	18	7	7
Preliminary Plats	0	4	2	0	1
Final Plats	0	1	0	1	2
Conditional Use/Planned Development Districts	0	0	1	0	1
Conditional Use Permits	3	7	7	6	7
Conditional Use Amendments	0	0	0	0	1
Conceptual Reviews	6	8	3	0	6
Site Plans & Site Plan Amendments	7	11	10	10	9
Minor Site Plan Amendments	0	1	0	0	4
Right of Way Vacations	0	0	1	0	0
Variances	3	3	7	4	2
Zoning Board of Appeals meetings	3	3	8	4	3
Zoning Compliance Letters	-	2	6	13	12
Plan Commission meetings	8	12	11	9	11
Common Council meetings	23	23	25	14	22
Miscellaneous (general planning and land use discussions, Plan Commission determinations, kennel licenses, etc.)	17	7	6	15	14
Special Events (grand openings, ground breakings, Chamber of Commerce events, conferences, etc.)	-	2	4	6	8
Building Services Department	2017	2018	2019	2020	2021
Chapter 14 Building Code Amendments	0	1	0	0	0
Business Plan of Operation Applications	51	45	38	18	50
Building Permits (does not include new homes)	341	297	325	336	499
Building Permits - New Homes	69	45	36	35	119
Culvert Permits	2	4	7	1	0
Electrical Permits	510	534	570	506	1,078
Erosion Control	78	51	46	39	100
HVAC Permits	361	347	343	323	690
Plumbing Permits	489	423	396	384	635
Sign Permits	23	20	32	31	32
Zoning Permits	47	48	47	71	99
Complaints/Enforcements, including Building and Zoning	115	124	117	57	103