



Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, February 22, 2018 7:00 PM

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

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated November 16th, 2017 and January 18th, 2018
 3. Continued Discussion and Action Regarding a Preliminary Plat for the Parkway Ridge Subdivision by Neumann Development for Their Property Located on the East Side of North Bluemound Road (PWC 0925993, PWC 0925990 & PWC 0925992)
 4. Continued Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Neumann Development to Rezone Property Located at N28 W25206, N27 W25284, and N27 W25250 Bluemound Road From Rs-1 Single-Family Residential to Rs-6 Single-Family Residential (PWC 0925993, PWC 0925990, & PWC 0925992)
 5. Continued Discussion and Action Regarding Certified Survey Map PC #180118-1 for the Neumann Development Properties Located at N28 W25206, N27 W25284 and N27 W25250 Bluemound Road to Combine Three Parcels Into One (PWC 0925993, PWC 0925990 & PWC 0925992)
 6. Adjournment

Harlan Clinkenbeard
City Planner

Posted: 2/16/2018

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

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

DATE: February 22, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated November 16th, 2017 and January 18th, 2018

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

November 16, 2017 minutes

In Attendance

Mayor S. Bierce, C. Coursin, T. Janka, D. Linsmeier, S. Sullivan and C. Wunder.

Also in attendance:

City Planner H. Clinkenbeard, Deputy Clerk A. Hurd, Administrator S. Klein, Department of Public Works Director J. Weigel and Community Services Director K. Woldanski.

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding Approval of Meeting Minutes Dated July 20th, 2017

A motion was made and seconded (C. Coursin, T. Janka) to approve the minutes of the July 20th, 2017 meeting. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Petition for a Rezoning PUBLIC HEARING for Gene Brittain to Rezone Property Located at the Intersection of Bluemound Road and STH 16 at Morris Street From Rd-2 Two-Family Residential to Rs-3 Single-Family Residential (PWC 0925994002 & PWC 0925994003)

The petitioner, Steve Czysz, stated he wants to get the property back to the zoning it used to be. Mr. Brittain and Mr. Czysz came forward several months ago to rezone the parcel from single-family to Rd-2 and divide it into two half-acre parcels in order to put a duplex on each of the half-acre parcels. The petitioners now want to go back to square one and turn the entire lot back to Rs-3 single-family.

Administrator Klein stated that Attorney Riffle has prepared a rescission ordinance which makes this go back to the way it was. All the Plan Commission has before them tonight is if they agree to put this back to one lot and rezone it. He stated the Council must make the final decision on this. Mr. Clinkenbeard stated the Common Council would worry about getting back to one lot with the CSM.

Mr. Weigel noted that the certified survey map has now been recorded at the Register of Deeds office as two lots. Mr. Klein suggested going thru the rezoning tonight and making it contingent upon submitting the certified survey map.

Chairman Bierce opened the public hearing at 7:07pm. No one in the audience wished to speak and the public hearing was closed.

A motion was made and seconded (C. Coursin, C. Wunder) to approve the rezoning contingent upon the CSM. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding Certified Survey Map PC #171019-1 for the Gene Brittain Property Located on Bluemound Road (PWC 0925994002 & PWC 0925994003)

Discussion took place during item #3.

5. Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the Quarry Neighborhood (Map 9)

Mr. Clinkenbeard noted there would be a proposed change to a transition area on Bluemound Road, and it would be either commercial or offices. There is also an area along the west side of Badinger Road that is shown as industrial on the 2035 plan but has been changed to all offices on the 2050 plan.

The only change on the north side shows that we are keeping the woodlands next to Busse Road on the north side of Bluemound Road as forest land where the new industrial building is going in.

Chairman Bierce opened the public hearing at 7:15pm. No one in the audience wished to speak and the public hearing was closed.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the 2050 Land Use/Transportation Plan for the Quarry Neighborhood. Motion Passed: 6-For, 0-Against.

6. Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the Office/Industrial Neighborhood (Map 10)

Mr. Clinkenbeard stated this neighborhood was bounded on the south by I-94, on the west side by STH 164, on the east by CTH F/Redford Boulevard, and on the north by the CP Railroad. The area on the 2035 plan shows a cul-de-sac that has now been built with houses on both sides of street. The farm property proposed is an extension of the Fox Meadow subdivision.

Chairman Bierce opened the public hearing at 7:18pm.

Beth Yenerick from Sussex stated her grandparents and parents own the farm and she questioned if it would be zoned residential or industrial or if it would be changed. Mr. Clinkenbeard stated the proposal is to keep it the same as single-family residential.

Chairman Bierce closed the public hearing at 7:20pm.

A motion was made and seconded (D. Linsmeier, C. Coursin) to approve the 2050 Land Use/Transportation Plan for the Office/Industrial Neighborhood. Motion Passed: 6-For, 0-Against.

7. Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the City Center Neighborhood (Map 11)

Mr. Clinkenbeard stated the neighborhood is bounded by STH 164, the Pewaukee River on the west side of the neighborhood and I-94 on the south end of the neighborhood. The only change from the adopted 2035 plan is the area on the south side of Watertown Road in the northwest corner of the neighborhood. The 2035 plan shows it as all residential next to Boomers, but for the 2050 plan it

could go either residential or industrial because there is so much industrial surrounding the neighborhood.

Chairman Bierce opened the public hearing at 7:23pm. No one in the audience wished to speak and the public hearing was closed.

A motion was made and seconded (T. Janka, C. Wunder) to approve the 2050 Land Use/Transportation Plan for the City Center Neighborhood. Motion Passed: 6-For, 0-Against.

8. Discussion and Action Regarding the Redo of Certified Survey Map PC #171019-2 for Payne & Dolan/Waukesha Lime & Stone for a Combination of Properties on Bluemound Road and Badinger Road for a New Office Building (PWC 0912980)

Mr. Clinkenbeard stated the CSM was approved back in June of 2016. The idea was to combine the three lots and rezone the property so that Waukesha Lime and Stone could build a new office building on the site. The CSM shows a frame building which has already been torn down and the new office building has already been built. The lots need to be combined but the CSM was never recorded and the County won't take a certified survey map after 60 days.

A motion was made and seconded (T. Janka, C. Coursin) to approve CSM PC #171019-2 for Payne & Dolan/Waukesha Lime & Stone for Properties on Bluemound Road and Badinger Road. Motion Passed: 6-For, 0-Against.

9. Discussion and Action Regarding the Redo of Certified Survey Map PC #171019-3 for Payne & Dolan/Waukesha Lime & Stone for a Combination of Properties on Bluemound Road for a New Asphalt Plant

Mr. Clinkenbeard stated this was combining three properties to build a new asphalt plant. The plant is already up and running. This was initially discussed in the fall of 2016 but was not recorded.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve CSM PC #171019-3 for Payne & Dolan/Waukesha Lime & Stone for Property on Bluemound Road. Motion Passed: 6-For, 0-Against.

10. Discussion and Action Regarding the Site and Building Plans for a Columbarium for the Fox River Church Located at N34 W23575 Capitol Drive (PWC 0907999001)

Mr. Coursin recused himself at this point.

Mr. Jason Talbot, the lay leader of the church, stated they would be using an Icoff columbarium and it is the same model as Galilee Lutheran Church in Pewaukee. The plan is to build a memorial garden adjacent to the parking lot. It would be a granite manufactured product.

The intent is to hire Stier Construction to build the columbarium and the lead time is about six months. The landscape plan will match architecturally with the rest of the property.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the columbarium for the Fox River Church. Motion Passed: 5-For, 0-Against, 1-Abstain (Coursin).

11. Discussion and Action Regarding the Proposed Concession and Rest Room Facilities Building at the Sports Complex on Lindsay Road to Serve the General Field Sports Area of the Complex (PWC 0869999002)

Park Director Kelley Woldanski stated the soccer club has agreed to build a concession stand on the soccer side of the park. The same architect that did the baseball side is doing this side so there will be consistency between the two buildings.

There have been some minor tweaks in the layout of the building by Joint Board, but the Board recommends that the Plan Commission approve of this.

Ms. Woldanski stated they have not yet determined when it will be built because they needed Plan Commission approval in order to bid the project out, and it also depends on the funding. It is a partnership between the Park Department and the soccer club. Ideally, it would be next year, but it all depends.

It was noted that they are waiting on the final civil drawings.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the concession and rest room facilities building at the Sports Complex. Motion Passed: 6-For, 0-Against.

12. Discussion and Action Regarding a 39 Lot Single-Family Residential Subdivision Located on Bluemound Road Adjacent to State Highway 16

Mr. Clinkenbeard stated there are three properties to this. The northern property is all wooded, there is a narrow strip owned by Charlie Borisch, and there is a larger site on the south side. The idea is to purchase the three lots, combine them, and build a subdivision.

The neighborhood plan for this area calls for it to be medium density single-family.

Mr. Sullivan questioned if there has been any storm water management discussion? The petitioners stated they do not have a plan at this time, but that would be the next step with a preliminary plat. That would get submitted together along with the rezoning.

Mr. Clinkenbeard noted that outlot 3 would be a natural to collect water, but the question was if there would be enough capacity in the three outlots to handle storm water drainage of the site? It cannot be run into the County lands or into the lands to the south, as there is some single family development in that area.

Chairman Bierce was under the impression that we did not want to build subdivisions with only one entrance. Mr. Clinkenbeard stated the only way to get out was to the south and they could not put more than one entrance on a County trunk highway.

Discussion took place regarding the various lots and the street possibilities.

Mr. Weigel pointed out that there are three regions in the City where developers have contributed funds for infrastructures such as sewer lift stations and transmission mains. In all three areas, there are agreements with the funding developer that we would collect special assessments at time of subdivision and sale. The developers would be looking at over \$540,000 in special assessments just at the platting process.

Administrator Klein commented that the site has some heavily wooded areas and he questioned if they would really want the sites clear cut and graded to make the lots conform. He questioned if they should be looking at something else in this area so that they are not destroying a nice, natural woods.

Chairman Bierce took a straw poll of the Plan Commission members and everyone was open to moving ahead with this plan.

13. Discussion and Possible Action Regarding the Chicken Issue and Possible Alternatives

Mr. Clinkenbeard stated the Common Council said no to the idea. The proposal was to allow chickens on two-acre and one-acre lots.

Chairman Bierce felt there was very little interest in chickens at the Council and he did not think bringing it back would do any good.

14. Adjournment

A motion was made and seconded (T. Janka, D. Linsmeier) to adjourn the meeting at 8:05pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: February 22, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Continued Discussion and Action Regarding a Preliminary Plat for the Parkway Ridge Subdivision by Neumann Development for Their Property Located on the East Side of North Bluemound Road (PWC 0925993, PWC 0925990 & PWC 0925992)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Updated Preliminary Plat

Neumann Development Memo

SEWRPC Preliminary Plat Letter

Waukesha County Objection to Preliminary Plat

Tree Survey

NOTES

1. SETBACKS SHALL BE PER THE APPROVED ZONING RS-5 AND SHALL BE AS FOLLOWS:

FRONT YARD - 30 FEET (UNLESS NOTED OTHERWISE)
SIDE YARD - 12 FEET
REAR YARD - 35 FEET

2. EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDED FRACTIONAL OWNERSHIP IN OUTLOTS 1, 3-5. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

3. OUTLOTS 1, 3, 4 AND 5 TO BE ENCOMPASSED BY A DRAINAGE EASEMENT GRANTED TO CITY OF PEWAUKEE AND MAINTAINED BY THE LOT OWNERS.

4. OUTLOT 6 IS RESERVED FOR OPEN SPACE, TO BE MAINTAINED BY THE LOT OWNERS.

5. OUTLOT 2 IS RESERVED FOR UTILITY AND PUBLIC PURPOSES.

6. TOTAL SITE AREA 856,370 S.F. OR 19.66 ACRES.

7. SITE FALLS WITHIN THE PEWAUKEE SCHOOL DISTRICT.

8. EXISTING BUILDINGS ON SITE TO BE RAZED.

LEGEND

2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.

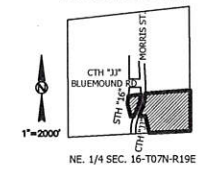
CONCRETE MONUMENT W/ BRASS CAP FOUND

1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

PRELIMINARY PLAT OF PARKWAY RIDGE

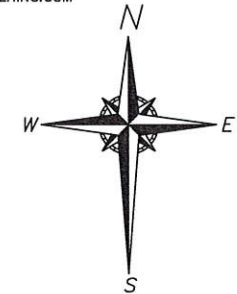
ALL OF LOT 1 OF PROPOSED CERTIFIED SURVEY MAP, BEING A PART OF THE
SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN.

LOCATION MAP



SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

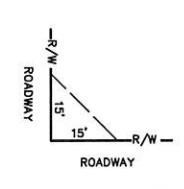
SURVEY FOR:
NEUMANN DEVELOPMENTS, INC.
N27 W24025 PAUL CT.,
STE 100
PEWAUKEE, WI, 53072
(262) 542-9200



BEARINGS ARE REFERENCED TO THE WISCONSIN
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
(NAD 1927) GRID NORTH ON THE SOUTH LINE OF
THE NE 1/4 OF SECTION 16-7-19 AS N87°04'25"E.

SCALE: 1" = 60'

VISION CORNER DETAIL (N.T.S.)



CURVE DATA
L=311.13'
R=766.20'
CH=309.00'
CH BRG=N11°53'06"E
DELTA=23°15'58"
TAN IN=N23°31'05"E
TAN OUT=N0°15'07"E

BLUEMOUND RD.
PUBLIC RIGHT OF WAY - WIDTH VARIES
N23°31'05"E 203.74'
S87°30'54"W 133.85'

ZONE CLASS: RS-5

UNPLATTED LANDS
OWNER: JOSEPH &
KATHERINE GRIGER III
ZONE CLASS: RS-5

S87°04'25"W 2660.65'
SOUTH LINE OF NORTHEAST 1/4 OF SECTION 16, T.7N, R.19E
1766.70'

ZONE CLASS: RS-2

UNPLATTED LANDS
OWNER: WAUKESHA
COUNTY PARKS &
LAND USE
ZONE CLASS: LC

I, KEITH A. KINDRED, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT IN
MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION
OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH
ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com
PROJECT NEUMA #144390
SHEET 1 OF 4



Department of Public Works
Engineering Division
W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0804 Fax: (262) 691-5720

Memorandum

To: Plan Commission

From: Magdelene Wagner, P.E. *mw*

Subject: Parkway Ridge Preliminary Plat Review

Date: January 8, 2018

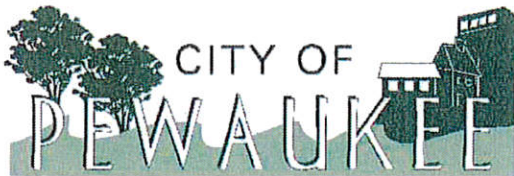
REQUESTED ACTION:

Plan Commission approval of the Preliminary Plat of Parkway Ridge contingent on the following comments being addressed as well as any future comments once final design plans have been submitted.

1. Outlot 2 should be 60 feet of right of way dedicated to the City. The westerly right of way should line up with the easterly (rear) lot lines of 0928998, 0928996, 0928996, and 0928995. The 60 feet of right of way is for a future roadway connection between this subdivision and the Whispering Winds subdivision to the south (see attached plan) and the utility connection (primarily water) between the two. We recommend this connection for safety (multiple ways out of the subdivision), neighborhood connectivity, elimination of unneeded water main dead ends, and fire protection.
2. All utilities (storm, sanitary sewer, and water main) must be located in the public right of way or in outlots. No easements are allowed unless specifically approved by the City.
3. Hydric soils are located on the southeast corner of the lot. A wetland delineation is required. The Developer indicates a wetland delineation has been completed and we have requested a copy.
4. Waukesha County has the north lot and the rear 1/3 of the south lot as Environmental Corridor, however City zoning/land use do not recognize this Environmental Corridor.
5. Show the Shoreland Zoning limits on the plan. The northeast corner of the northerly lot falls within the 300' Shoreland Zoning District.
6. Rezoning and subdivision requires the payment of assessments on the property. The Developer's are aware of the assessments, but will require an updated amount once the development plans are more set.
7. A tree inventory and plan is required per 17.0208.i. and 18.0304.c. of the City's

P:\Developments\Parkway Ridge Subd - Bluemound Road_2017-0011.00\20180108-engineering comments to PC.docx

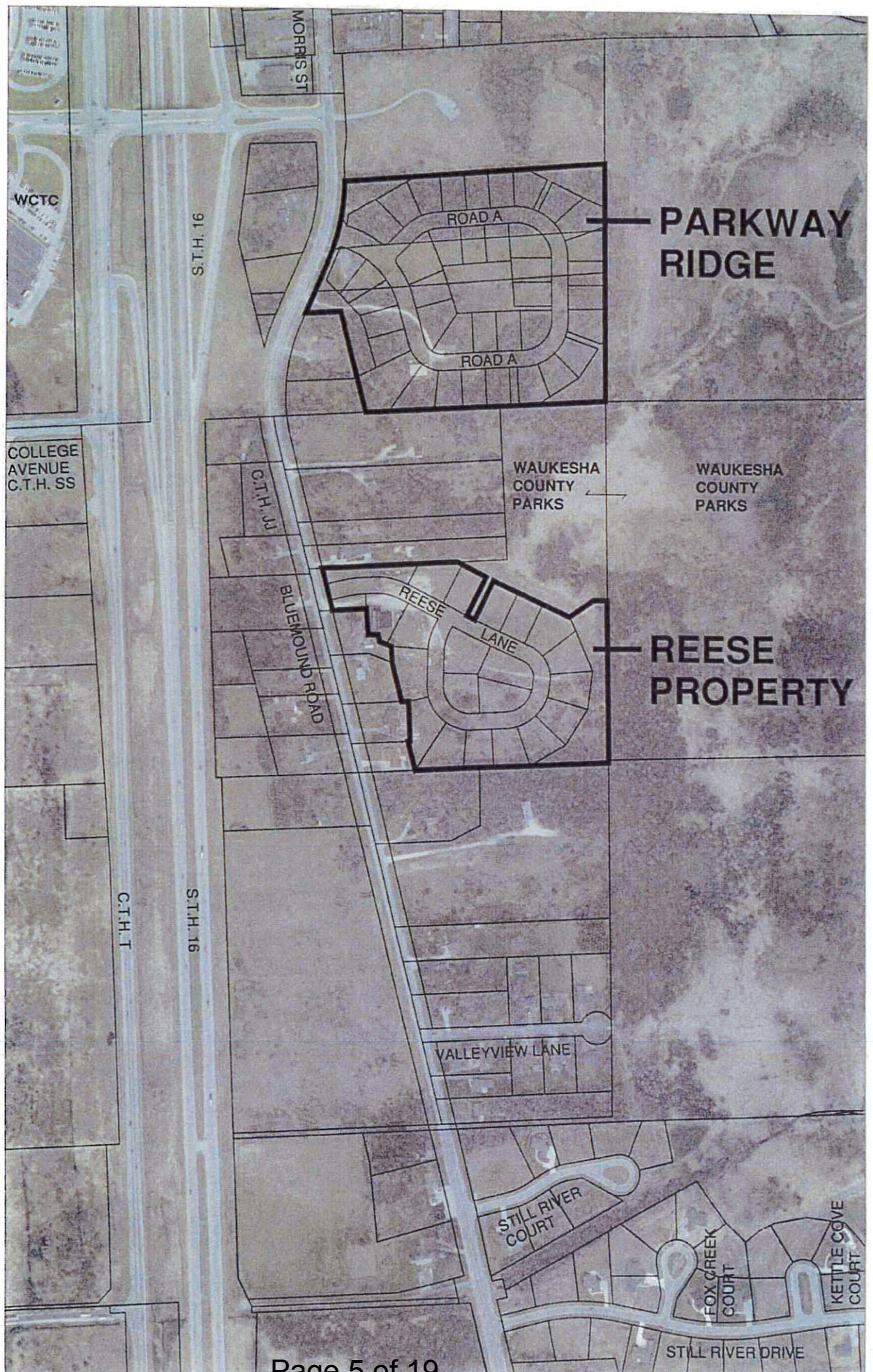
Director Jeffrey L. Weigel, P.E.



Department of Public Works
Engineering Division
W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0804 Fax: (262) 691-5720

Ordinances. We recommend reviewing the existing tree stand in depth once the inventory is complete to determine if any requirements for saving trees will be required prior to the development of the plan.

- 8. All existing water services must be abandoned at the main.**
- 9. All septic tanks and infrastructure must be removed and not abandoned in place.**
- 10. We prefer the drainage easement language for Outlots 1, 3, 4, & 5 be part of the plat and addressed in the maintenance agreement. Further discussion on this will occur once the plan is developed in more detail.**
- 11. The storm layout at the intersection is not in conformance with our design standards and will require revisions. Storm inlets may not be located within radii. Inlets with more than 2 pipes must be manholes. The angle of the storm sewer too severe between Lot 5/6 and a manhole will be required at the bend. Additional comments may be forthcoming with a more in depth plan submittal.**
- 12. The development is required to meet our City Ordinance Chapter 19 including, but not limited to, requiring a storm water management and erosion control plan.**
- 13. The water stub in Outlot 2 does not meet City Standards. Valves are required on all sides of the water extension in Outlot 2. Tapping tees require valves. A hydrant will be required on the water main stub. Additional comments may be forthcoming with a more in depth plan submittal.**
- 14. The existing utilities in Bluemound are shown incorrectly. In addition, a doghouse manhole will not be allowed over the sanitary sewer due to the existing casing pipe. We recommend requesting a copy of the City's as builts for the existing utilities. Additional comments may be forthcoming with a more in depth plan submittal.**
- 15. Can you provide basement service to the back lots (lot 15-17)? We believe this may be a challenge for a limited number of lots.**
- 16. No low pressure gravity system will be allowed. A gravity system is possible for this subdivision and therefore, a low pressure system is not necessary for the convenience of the Developer.**





LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



- Legend**
- Retired Plats
 - Assessor Plat
 - Condo Plat
 - CSM
 - Subdivision Plat
 - DNR Wetlands < .25 Acre
 - DNR Wetlands > .25 Acre
 - Environmental Corridors
 - Water
 - Isolated Natural Resource A
 - Isolated Natural Resource B
 - Primary Env. Corridor
 - Primary Env. Corridor Water
 - Secondary Env. Corridor
 - Secondary Env. Corridor Wa
 - Simultaneous Conveyance
 - Assessor Plat
 - CSM
 - Condo Plat
 - Subdivision Plat

Primary
Environmental
Corridor - 2010
- per SENRPC

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

0 166.67 Feet

Notes:

Printed: 1/3/2018



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



- Legend**
- Retired Plats
 - Assessor Plat
 - Condo Plat
 - CSM
 - Subdivision Plat
 - Hydric Classification
 - Not Hydric
 - Hydric Inclusions
 - Hydric
 - Simultaneous Conveyance
 - Assessor Plat
 - CSM
 - Condo Plat
 - Subdivision Plat

HYDRIC SOILS

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

Notes:

Printed: 1/4/2018

0 166.67 Feet



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

Retired Plats

- Assessor Plat
- Condo Plat
- CSM

FEMA Floodplain

- 0.2% Chance Flood
- 1% Chance Flood (Zone A)
- 1% Chance Flood Area (Zone B)
- AE, Floodway

Simultaneous Conveyance

- Assessor Plat
- CSM
- Condo Plat
- Subdivision Plat

Flood plain
w/ distance
shown for
300' SHORELAND
ZONING

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

Notes:

Printed: 1/4/2018

0 333.33 Feet

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 • TELEPHONE (262) 547-6721
FAX (262) 547-1103

Serving the Counties of:

KENOSHA
MILWAUKEE
OZAUKEE
RACINE
WALWORTH
WASHINGTON
WAUKESHA



January 30, 2018

Mr. Jeffrey L. Weigel, P.E.
Public Works Director
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Preliminary Plat/Parkway Ridge,
NE ¼, Section 16, T 7 N, R 19 E, City of Pewaukee
SEWRPC No. CA-731-190

Dear Mr. Weigel:

This is to acknowledge receipt of your letter of December 21, 2017, concerning the above-captioned matter and to advise of the following Commission staff findings and recommendations relative thereto:

1. The proposed subdivision plat is to be developed with centralized sanitary sewer service and is located within a planned sewer service area as delineated in SEWRPC Community Assistance Planning Report No. 113, *Sanitary Sewer Service Area for the Town of Pewaukee Sanitary District No. 3, Lake Pewaukee Sanitary District, and Village of Pewaukee*.
2. The subject plat abuts upon CTH JJ, which is identified as a two-lane arterial in the adopted regional transportation system plan. The existing right-of-way is adequate for this arterial facility.
3. The subject plat contains land delineated by the Commission as a primary environmental corridor (PEC) which consists of woodlands, steep slopes, and significant wildlife habitat. However, this PEC area was added to the Commission's environmental corridor inventory in 2010 and consequently is not shown as PEC in the City of Pewaukee's adopted sewer service area plan or local comprehensive plan. In such cases, the Commission staff in its review of development plans and proposed sewer extensions, typically will honor the PEC mapping as shown in the aforementioned plans until such time as those plans are updated. In this case, the subject development area does not contain land identified as a PEC in locally adopted plans and would not be a limiting factor in the development of the subject parcel.
4. The subject plat is not located within an identified one-percent-annual-probability (100-year recurrence interval) flood hazard area as delineated in the Federal Flood Insurance Study (FIS) for Waukesha County.

Mr. Jeffrey L. Weigel, P.E.
January 30, 2018
Page 2

5. The subject plat is located in the Fox River watershed. Runoff from the subject plat drains to the Pewaukee River. The regional water quality management plan recommends that nonpoint source pollution in this area be reduced. Adequate erosion control is necessary to reduce pollutant runoff from construction sites, and post-construction stormwater management would be needed to meet the nonpoint source pollution reduction requirements of the City stormwater management ordinance. We would suggest that the subdivider call upon the City Engineer for technical guidance in the attainment of sound erosion control management practices in connection with the development process, and that the post-construction stormwater management plan for the site comply with the requirements of the City ordinance.

Should you have any questions concerning the foregoing, please do not hesitate to call.

Sincerely,



Michael G. Hahn, P.E., P.H.
Executive Director

MGH/DAS/FGF/md
240557 - Parkway Ridge Preliminary Plat

cc: Mr. Jason Fruth, Planning and Zoning Manager, Waukesha County

Paul Farrow
County Executive

Dale R. Shaver
Director



Waukesha County

Department of Parks and Land Use

TO: State of Wisconsin-Department of Administration (Plat Review)

NOTICE OF: Certification of Objection to Preliminary Plat

DATE OF REVIEW: January 29, 2018

RE: Subdivision Plat known as: **Parkway Ridge**
File No. 1908

LOCATION: Part of the NE 1/4 of Section 16, T7N, R19E, City of Pewaukee

SUBMITTED BY: Wisconsin Department of Administration-Plat Review

SURVEYOR: Keith Kindred, PLS
SEH, Inc.
501 Maple Ave.
Delafield, WI 53018

DATE RECEIVED: January 5, 2018 (with extension granted to 1/29/18)

DATE OF PLAT: October 17, 2017

SUBDIVIDER: Neumann Developments, Inc.
N27 W24075 Paul Ct., Suite 200
Pewaukee, WI 53072

APPLICABILITY: The above subject plat has been reviewed by the staff of the Waukesha County Department of Parks and Land Use pursuant to the provisions of Section 236 Wisconsin State Statutes and applicable County Ordinances. Any person aggrieved by an objection to a plat or a failure to approve a plat may appear therefrom as provided in Section 62.33 of the Wisconsin State Statutes within thirty (30) days of notification of the rejection of the plat.

Planning and Zoning

REMARKS: Certification of Objection of this Preliminary Plat is based on the following:

- 1) The submitted plat does not identify the PEC as depicted in the SEWRPC 2010 Environmental Corridor inventory and as identified by the Waukesha County Land Information System and Waukesha County Development Plan. The 2010 SEWRPC Environmental Corridor inventory depicts a large part of the subject site as being Primary Environmental Corridor (PEC). The City, County and Regional Land Use Plans call for preservation of PECs and identify the limited uses that are deemed consistent with said designation. Said plans state that residential developments are to be limited to a density of one dwelling unit per five acres or that, alternatively, a maximum of 10% of the PEC can be disturbed if certain criteria are met. The project is significantly out of compliance with those standards. It appears as though the PEC was newly identified by the 2010 SEWRPC inventory, but the above land use plans do not prescribe a different recommendation for use of said lands based upon date of determination. Accordingly, the proposed lot and road pattern appear to violate plan objectives and principles. An in-field determination of the PEC can be requested by SEWRPC if there is question about the standing of the PEC designation.
- 2) The City and County Park & Open Space Plans call for the preservation of PECs. As noted above, the proposed layout does not comply with this standard.
- 3) Please review the Waukesha County Department of Public Works letter regarding C.T.H. "JJ," dated January 16, 2018 and address all concerns and comments prior to prior plat submittals. Specifically, no direct access from C.T.H. "JJ" from any lots or outlots shall be noted on the plat.
- 4) It has been relayed that a wetland delineation has been completed for the southeast corner of the property. A copy of the wetland delineation report shall be submitted to Waukesha County prior to the submittal of the final plat. The wetland delineation shall be submitted to the DNR for concurrence unless completed by an assured delineator. We recommend that any delineated wetlands be placed in commonly held outlots.
- 5) The Location Map shall be modified to be reflective of the boundaries shown on the face of the plat.
- 6) The legal description shall be updated to reflect the CSM number once it has been recorded, prior to submittal of the final plat.
- 7) Documentation must be presented to Waukesha County Planning and Zoning Division staff confirming that, as required by Section NR 110.08(4) of the Wisconsin Administrative Code, the Southeastern Wisconsin Regional Planning Commission has reviewed and commented on the proposed sanitary sewer extension which will be needed to serve this development. Sewer extensions are not typically authorized for projects within the PEC if the Regional Plan recommendations for preservation of PECs are not adhered to.

A letter from the municipality shall be submitted to Waukesha County Planning and Zoning Division stating the City is willing to extend sewer to this development.

In addition, we recommend the following:

- 8) The lands surrounding the plat boundary are County owned lands that are a part of the Pewaukee River Greenway. A future County trail is planned near the subject lands (see attached). However, the proposed grading and vegetation removal that would likely occur if the plat were developed as currently planned may diminish the public trail experience because the PEC on site would be lost. We recommend that the developer communicate with Jason Wilke of the Waukesha County Parks Division to ensure that the proposed plat does not negatively impact future County trail plans with regards to grading and tree cutting and to discuss whether the subdivision wishes to provide for a potential future connection to the planned County trail.
- 9) If the plat is re-designed to comply with PEC preservation standards, preservation restrictions should be added to the plat, similar to the enclosed.
- 10) Street names shall be identified on the final plat.
- 11) All existing structures shall be removed from the property, as indicated by the surveyor.
- 12) All easements for any public sanitary sewers, water supply mains, stormwater management facilities, drainage-ways, utilities, or access ways shall be shown on the plat.
- 13) The project is proposed on a parcel with a documented archeological site. The State Historic Preservation Office, which maintains state records for archaeological sites, is being copied on this correspondence and we urge the developer to communicate with John Broihahn, the State Archaeologist, to ensure that site grading and construction is not delayed by archeological resource issues and that the plat layout does not conflict with said resources. Mr. Broihahn can be reached at (608) 264-6496.
- 14) We recommend that the City require a Master Grading Plan for this subdivision as there are areas of significant slopes on the property, particularly the eastern portion of the property that currently provides a buffer to the proposed County trail. We recommend that the grading plan preserve natural topography to the greatest extent practical and that exposed home elevations be designed, where appropriate, to complement natural slope conditions.
- 15) The majority of the lands to be platted contain soils classified as Hochheim and Theresa. Such soils can also exhibit seasonal high water table conditions.

Therefore, we recommend that the City require the developer to conduct a number of representative soil tests on the site to determine seasonal high groundwater conditions and that any necessary minimum basement floor elevations and/or gravity drain requirements be stated on the plat or a master grading plan be prepared to ensure that basements will be kept free from groundwater flooding.

Unless the developer can demonstrate by soil tests or other supporting data that conventional basements would clear the highest anticipated groundwater level by one (1) ft.; a note, similar to

what is shown below, shall be placed on the face of the plat, indicating these lots may contain soils which are unsuitable for conventional basement construction due to the presence of seasonal high groundwater, and special construction methods may be required.

SAMPLE: BASEMENT RESTRICTION – GROUNDWATER

Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

SIGNED:

Jason Fruth

Jason Fruth
Planning & Zoning Manager

For information regarding this review, please contact Rebekah Leto at (262) 548-7790.

Enclosures

cc: Neumann Companies, Developer
Keith Kindred, PLS, SEH Inc.
Jason Mayer, Waukesha County Department of Public Works
Jason Wilke, Waukesha County Parks Division
City of Pewaukee Clerk
City of Pewaukee Planner
City of Pewaukee Dept. of Public Works, Engineering Division
John Broihahn, State Archeologist, Wisconsin Historical Society
WE Energies-Plat Review
AT&T-Plat Review
File

SAMPLE: PRIMARY ENVIRONMENTAL CORRIDOR AREA RESTRICTIONS

Those areas identified as a Primary Environmental Corridor Preservation Area on Page ____ of ____ on this Subdivision Plat shall be subject to the following restrictions:

1. Grading, filling and the removal of topsoil are prohibited, unless specifically authorized by the City of Pewaukee and, if applicable, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
2. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that invasive, dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the City of Pewaukee. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the City of Pewaukee shall also be permitted.
3. Grazing by domesticated animals, i.e., horses, cows, etc, within the Primary Environmental Corridor area shall be discouraged to the greatest extent possible.
4. The introduction of plant material not indigenous to the existing environment is prohibited.
5. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
6. The construction of buildings is prohibited.

WAUKESHA COUNTY DEPARTMENT of PUBLIC WORKS
262 548-7740

Date: January 16, 2018

Subdivision Name: Parkway Ridge

Location: Part of the Northeast ¼ of Section 16-7-19, City of Pewaukee

C.T.H. "JJ"

Intersecting Roads: Road "A"

1. **C.T.H. "JJ"** right of way corresponds to width shown on the Established Street and Highway Width Map. **This is shown correctly on the plat at 50 feet.**
2. Provide vision corner triangles measuring 150 feet along the centerline of **C.T.H. "JJ"** and 100 feet along the centerline of **Road "A"**. **This is shown correct on the plat.**
3. Provide a deed or plat restriction for each vision corner limiting the height of plantings, berms, fences, signs, and any other structures to 24 inches above the intersection elevation. **This is shown correctly on the plat.**
4. No direct access to **C.T.H. "JJ"** from **any** lots or outlots of the proposed subdivision shall be permitted. No access to any roadway shall be permitted over the vision corner from the adjacent lots. All access restrictions must be made a part of the final plat. **This is not stated correctly on the plat.**
5. A **dedicated left turn lane with acceleration and deceleration lanes is required** for the proposed intersection. All construction within the right of way of **C.T.H. "JJ"** shall be a minimum of 6 inches of asphalt concrete pavement on a base of 12 inches of crushed aggregate base course.
6. The sight distance that is required for the **45 M.P.H.** speed limit on **C.T.H. "JJ"** is 700 feet according to A.A.S.H.T.O. guidelines and Waukesha County ordinance. The sight distance, as measured in the field, is as follows:

Name of Road: Road "A"

From Road "A" (North bound) 690 feet **700 feet required.**

From Road "A" (South bound) 700+ feet **700 feet required.**

This street is 10 feet short of the sight distance requirement. It has been check onsite that there could be some minor tree trimming in the right of way, which will improve sight distance and therefore the proposed access location will be allowed. Staff will verify sight distance once the permit construction is completed.

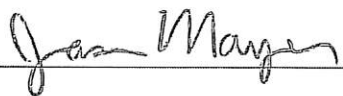
The Waukesha County Department of Public Works reserves the right to check the sight distance at such time as the proposed intersection is at finished subgrade level in order to verify that the sight distance requirements are met. Should the inspection indicate that the available sight distance does not meet the required criteria, the owner or developer will be required to take such remedial action as is necessary to comply with the criteria.

Intersections not meeting the required criteria shall remain closed to all traffic until such time as compliance with the sight distance criteria is achieved.

7. A drainage plan for the proposed subdivision providing the quantity of storm water draining to the proposed intersection(s) and the size of the culvert(s) needed at the intersecting subdivision road(s) is required. The sizing of the culvert(s) shall be based on a **25-year** storm design interval and shall include the flow from the total drainage area served by the culvert(s). The drainage study shall further address the downstream effects of the development on the existing drainage system adjacent to the county trunk highway. Should the existing system be incapable of conveying the projected storm water runoff from the development without overflowing the roadway surface, the developer shall be required to provide on-site retention. The on site retention shall be of a capacity equal to the increase in volume of flow so that no additional runoff enters the existing drainage system of the county trunk highway. Should this method not be desirable, the developer will be required to reconstruct the existing ditch system and related culverts or structures in order to provide the necessary capacity to properly convey the storm water runoff.
8. All engineering, plans, grading, drainage, utility relocation, paving, landscaping, and other materials and/or labor required to complete the work as listed above is the responsibility of the owner or developer. All plans to be submitted to the Waukesha County Department of Public Works for intersection or other approval shall be drawn as follows:

Intersection plans (proposed intersection with C.T.H.):	1" = 20'
Reconstruction plans for C.T.H.'s (when necessary or required):	1" = 50' (Min.)
Cross sections within the work limits:	1" = 5' Horizontal
	1" = 2' Vertical
Related drawings (grading, storm sewer, erosion control, etc. plans):	1" = 50' (Min.)

These requirements do not constitute a permit to construct an entrance to the proposed subdivision from **C.T.H. "JJ"**. A permit to work within the highway right of way to construct the proposed intersection(s) will only be issued after the Waukesha County Department of Public Works has reviewed and approved the final engineering plans and drawings for the proposed intersection. The plans shall include cross sections, final drainage plans, final landscaping plans for the intersection(s), and the access permit fees have been received.



Jason Mayer, Senior Engineering Tech.

cc: Rebekah Leto , Waukesha County Parks and Land Use

Legend

County Trails

- County Active
- County Proposed

Local and State Trails

- Local Active
- State Active

Private-Open to the Public Active

Ice Age Trail Active

Local Proposed

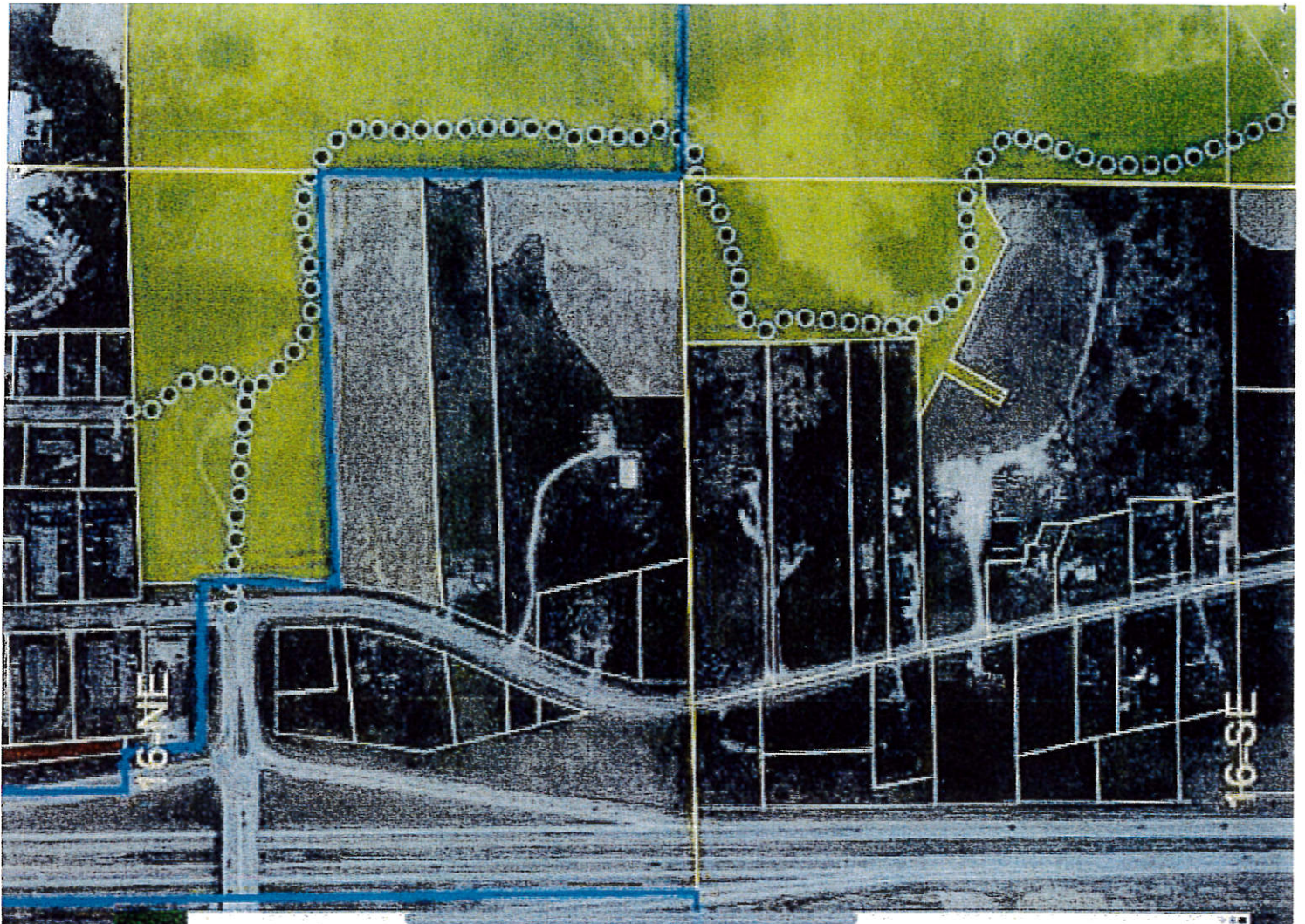
State Proposed

Private-Open to the Public Proposed

Ice Age Trail Proposed

Current Land Ownership

- County Parks
- County Greenway
- State
- City
- Village
- Town



PARKWAY RIDGE TREE SURVEY

SURVEY FOR:
NEUMANN DEVELOPMENTS, INC.
N27 W24025 PAUL CT., STE 100
PEWAUKEE, WI, 53072
(262) 542-9200

CERTIFIED WISCONSIN ARBORIST:
FIRST CHOICE TREE CARE
9900 N. GRANVILLE RD.
MEQUON, WI 53097

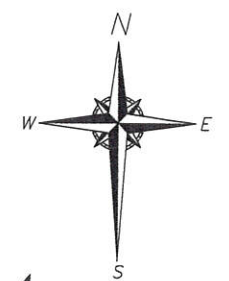
TREES LOCATED ON 02-08-2018 BY SEH

Save
Hopefully - 116

Save
Maybe - 30

Remove - 56
and Replace

Pine
Preservation - 30 +/-
or Transplant



SEH
PHONE: 414.949.8862
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com
PROJECT NEUMA #144390

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

DATE: February 22, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Continued Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Neumann Development to Rezone Property Located at N28 W25206, N27 W25284, and N27 W25250 Bluemound Road From Rs-1 Single-Family Residential to Rs-6 Single-Family Residential (PWC 0925993, PWC 0925990, & PWC 0925992)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Neumann Development Rezoning

Neumann Development Rezoning Map

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

**PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF:
NEUMANN DEVELOPMENT TO REZONE FROM: RS-1 SINGLE-FAMILY RESIDENTIAL
TO: RS-6 SINGLE-FAMILY RESIDENTIAL.**

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of the property to be rezoned:

PWC 0925993: PT NE1/4 SEC 16 T7N R19E COM E1/4 COR N 634.00 FT THE BGN S86 32'W 904.30 FT S83 23'W 480.15 N12 56'W 250.00 FT N83 23'E 479.80 FT N86 32'E 962.90 FT S 247.15 FT TO BGN 7.10 AC REM EX HY R2384/830

PWC 0925990: PT NE1/4 SEC 16 T7N R19E COM AT E1/4 COR S88°08'W 894.6 FT N12°56'W 381 FT S88°08'W 350 FT N12°56'W 80 FT N88°08'E 470 FT N86°32'E 883.5 FT S0°31'W 477.49 FT TO BGN EX R347/1109 DOC# 3898298

PWC 0925992: PT NE1/4 SEC 16 T7N R19E COM E1/4 COR N00°31'E 477.49 FT THE BGN N00°31'E 156.51 FT S86°32'W 904.3 FT S83°23'W 480.15 FT S12°56'E 118.23 FT N88°08'E 470 FT N86°32'E 883.5 FT TO BGN EX HWY DOC# 4183013

Common Description: N28W25206 Bluemound Road, N27W25284 Bluemound Road & N27W25250 Bluemound Road

Tax Key Number: PWC 0925993, PWC 0925990, PWC 0925992

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: developing a single-family residential subdivision.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, January 18th, 2018** at or after **7:00 PM.**

Dated this 18th day of December, 2017.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee

CITY OF PEWAUKEE

↑
N
1" = 200'

REZONE FROM Rs-1 TO Rs-6

S.T.H. "16"

Rd-2

Rs-3

Rs-3-

Rs-3/-

Rs-3-1

RS-5

Rs-5

Rs-3

3
1
5
4

MS
|
S
K

RS-3

BLUEMOUND RD.
3

Rs-2

Rs-2

Rs-3

Rs-3

Rs-5

Rs-5

LC

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

DATE: February 22, 2018

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Continued Discussion and Action Regarding Certified Survey Map PC #180118-1 for the Neumann Development Properties Located at N28 W25206, N27 W25284 and N27 W25250 Bluemound Road to Combine Three Parcels Into One (PWC 0925993, PWC 0925990 & PWC 0925992)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Neumann Development CSM

CERTIFIED SURVEY MAP NO.

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

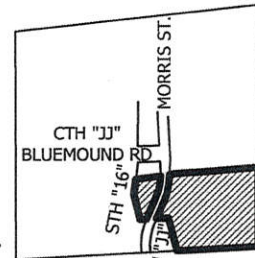
SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

SURVEY FOR:
NEUMANN DEVELOPMENTS, INC.
N27 W24025 PAUL CT.,
STE 100
PEWAUKEE, WI, 53072
(262) 542-9200

OVERALL DETAIL

LOCATION MAP

NE CORNER
SEC. 16-7-19

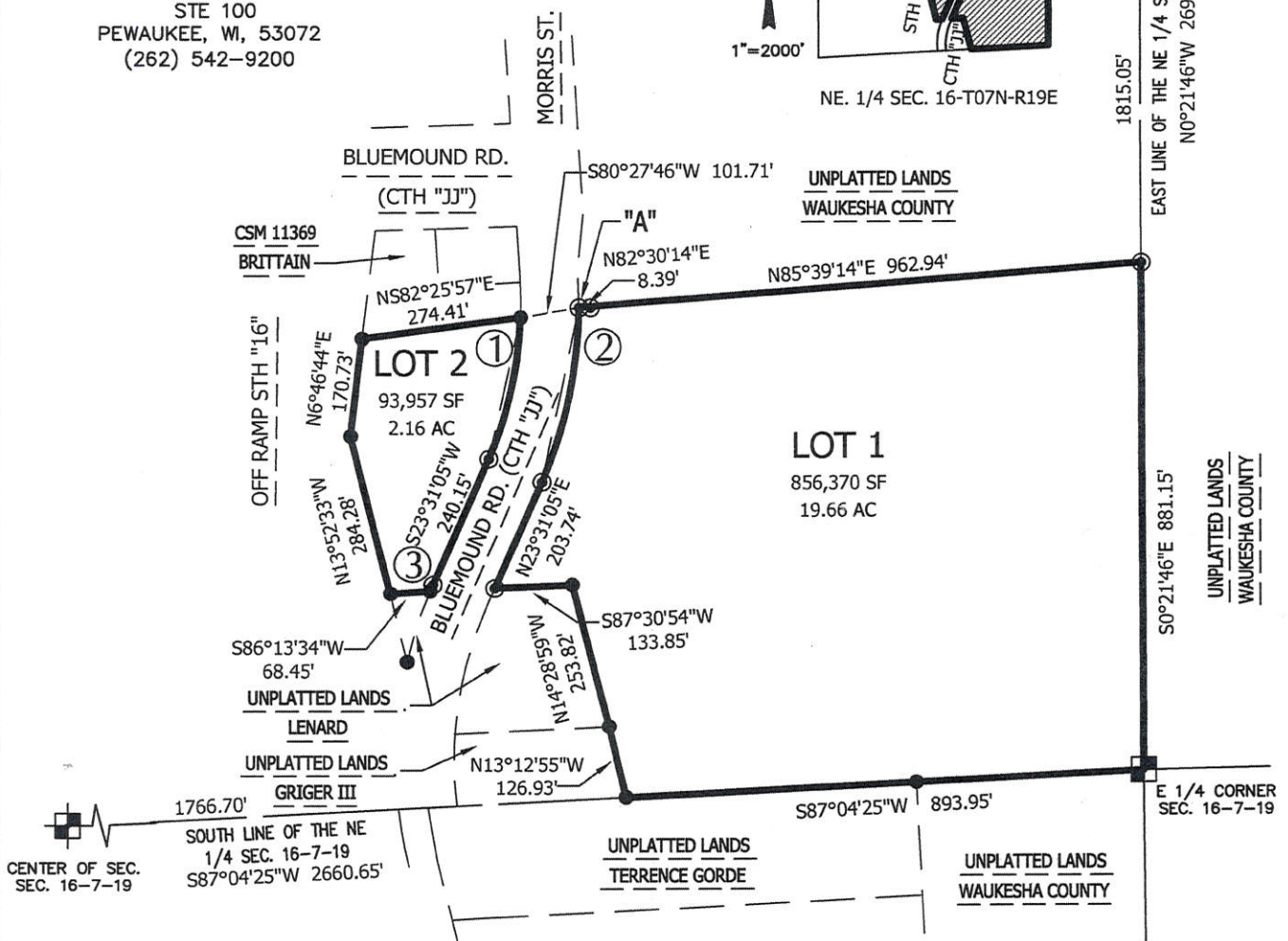


NE. 1/4 SEC. 16-T07N-R19E

1815.05'
EAST LINE OF THE NE 1/4 SEC. 16-7-19
N0°21'46"W 2696.20'

UNPLATTED LANDS
WAUKESHA COUNTY

E 1/4 CORNER
SEC. 16-7-19



LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 5/8" REBAR SET, WT.=1.5 LBS./LIN. FT.

- Chord: 251.71'
Course: S12°37'43"W
Arc Length: 253.23'
Radius: 666.20'
Delta: 21°46'44"
- Chord: 309.00'
Course: N11°53'06"E
Arc Length: 311.13'
Radius: 766.20'
Delta: 23°15'58"
- Chord: 12.30'
Course: S23°03'29"W
Arc Length: 12.30'
Radius: 766.20'
Delta: 00°55'12"

SCALE IN FEET

0 150 300

BEARINGS ARE REFERENCED TO THE WISCONSIN
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
(NAD 1927) GRID NORTH ON THE SOUTH LINE OF
THE NE 1/4 OF SECTION 16-7-19 AS N87°04'25"E



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

SHEET 1 OF 7

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

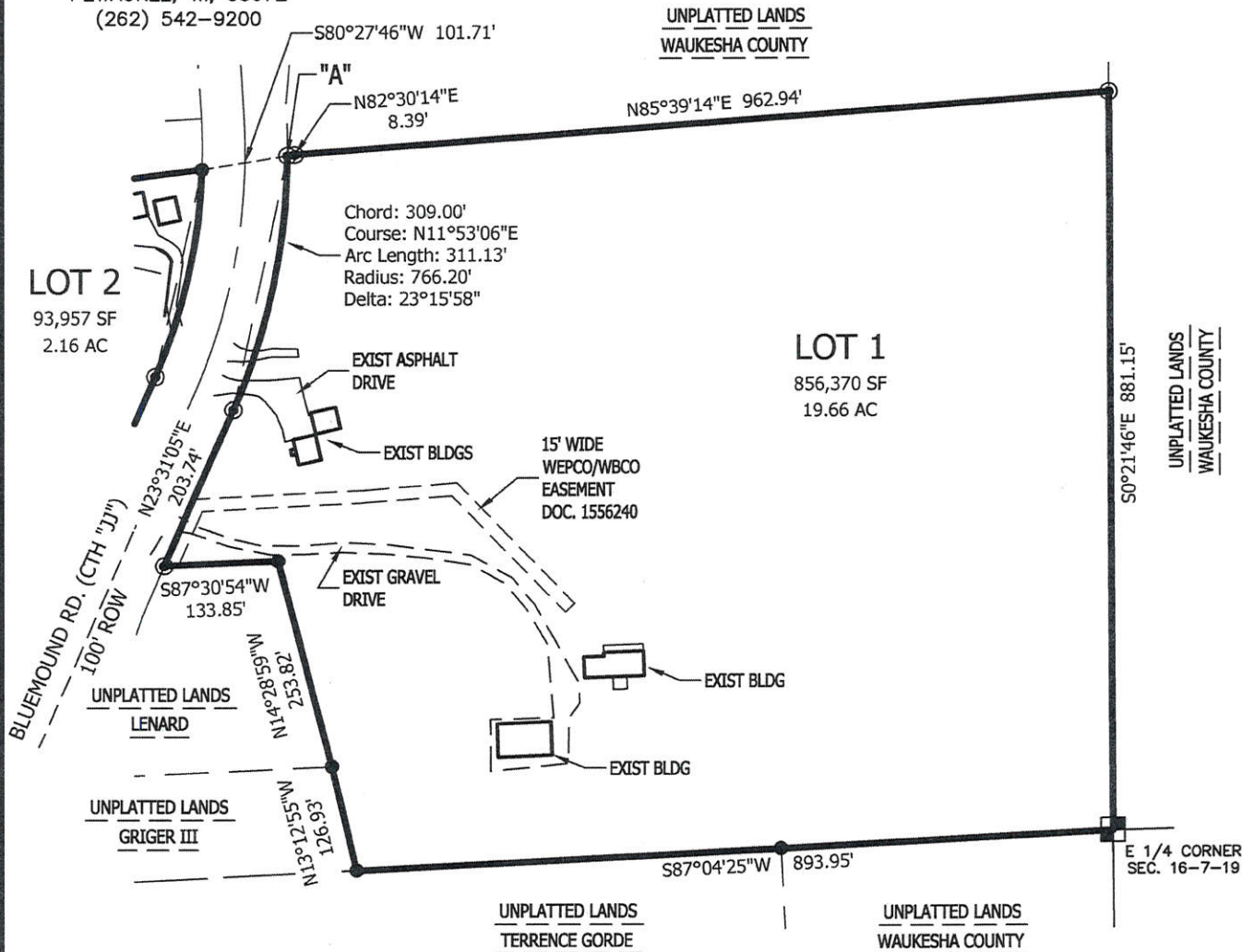
SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919

SURVEY FOR:
NEUMANN DEVELOPMENTS, INC.
N27 W24025 PAUL CT.,
STE 100
PEWAUKEE, WI, 53072
(262) 542-9200

LOT DETAIL

LEGEND

- CONC. MON. W/ BRASS CAP FND.
- — 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- ⊙ — 5/8" REBAR SET, WT.=1.5 LBS./LIN. FT.



SCALE IN FEET



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 16-7-19 AS N87°04'25"E

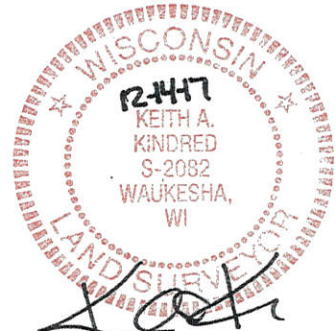


PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

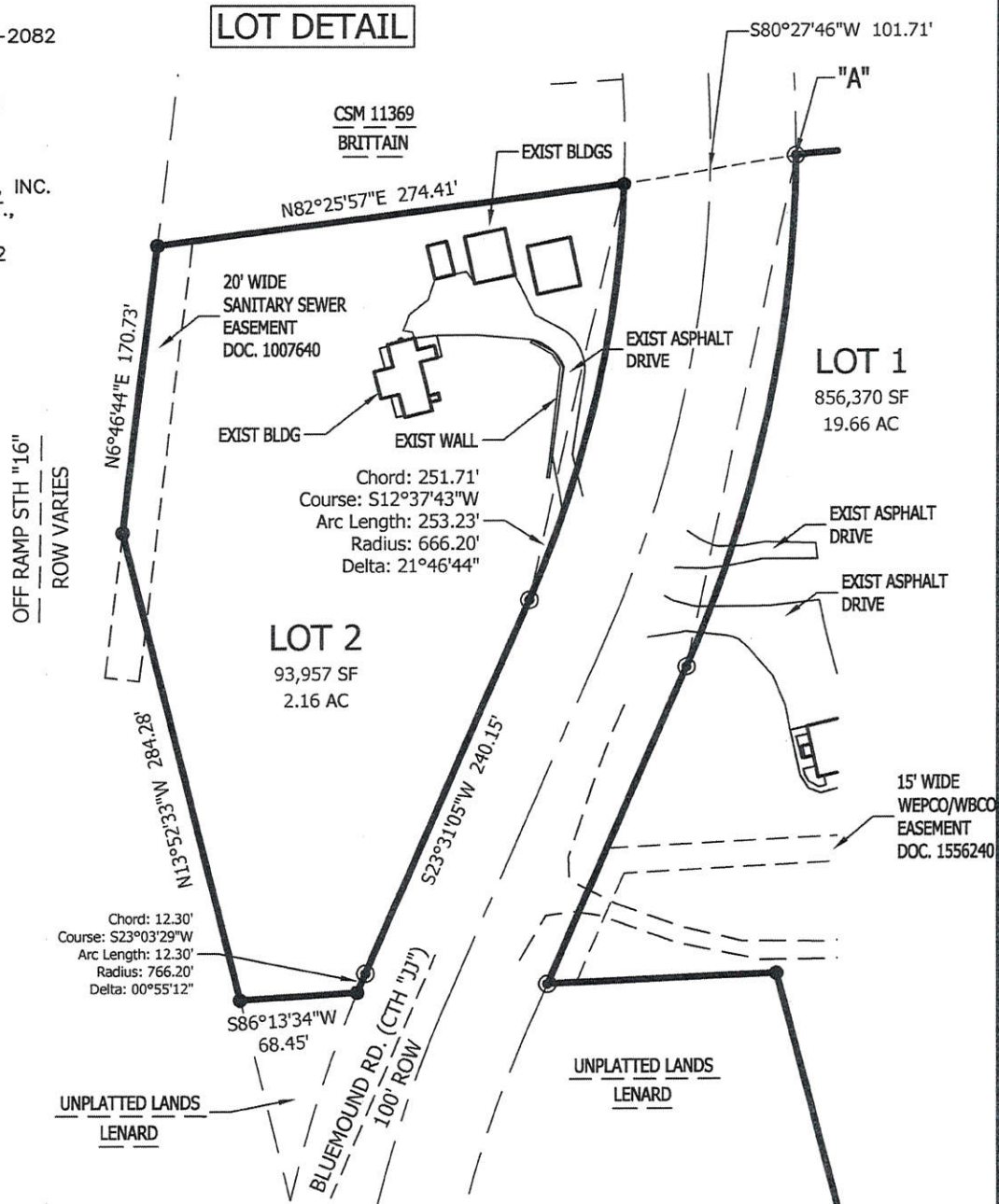
SHEET 2 OF 7



CERTIFIED SURVEY MAP NO.

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
SURVEY FOR:
NEUMANN DEVELOPMENTS, INC.
N27 W24025 PAUL CT.,
STE 100
PEWAUKEE, WI, 53072
(262) 542-9200



- LEGEND
- CONC. MON. W/ BRASS CAP FND.
 - — 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
 - ⊙ — 5/8" REBAR SET, WT.=1.5 LBS./LIN. FT.



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 16-7-19 AS N87°04'25"E

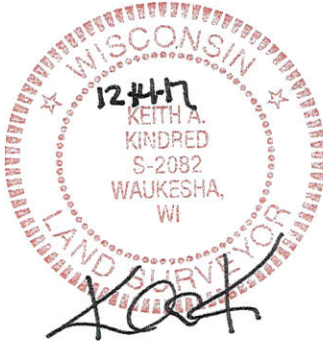


PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

SHEET 3 OF 7



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being part of the Southeast 1/4 of the Northeast 1/4 and of Section 16, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, more particularly described as follows:

Beginning at the East 1/4 corner of Section 16, T.7N. R. 19E.,;thence S87°04'25"W. along the South line of the Northeast 1/4 of said Section 16 a distance of 893.95 feet; thence N13°12'55"W. 126.93 feet; thence N14°28'59"W. 253.82 feet; thence S87°30'54"W. 133.85 feet, to a point on the East right-of-way of Bluemound Road (CTH "JJ"); thence N23°31'05"E. along said right-of-way, 203.74 feet; thence 311.13 feet along the arc of a curve to the left, with a radius of 766.20 feet and whose chord bears N11°53'06"E., 309.00 feet, to a point label "A"; thence N82°30'14"E., 8.39 feet; thence N85°39'14"E., 962.94 feet, to a point on the East line of the Northeast 1/4 of said Section 16; thence S00°21'46"E. along said East line, 881.15 feet to the point of beginning.

Also containing

Commencing at the point label "A"

thence S80°27'46"W. 101.71 feet to a point on the West right-of-way of Bluemound Road (CTH "JJ") and the point of beginning of lands to be described; thence 253.23 feet along the West right-of-way of Bluemound Road (CTH "JJ") and the arc of a curve to the right, with a radius of 666.20 feet and whose chord bears S12°37'43"W, 251.71 feet; thence S23°31'05"W., along the West right-of-way of Bluemound Road (CTH "JJ"), 240.15 feet; thence 12.30 feet along the West right-of-way of Bluemound Road (CTH "JJ") and the arc of a curve to the left, with a radius of 766.20 feet and whose chord bears S23°03'29"W, 12.30 feet; thence S86°13'34"W., 68.45 feet, to the right-of-way of STH "16"; thence N13°52'33"W., along said right-of-way, 284.28 feet; thence N06°46'44"E., along said right-of-way 170.73 feet, to the Southwest corner of Certified Survey Map 11369; thence N82°25'57"E., along the South line of Said Certified Survey Map, 274.41 feet to the point of beginning.

Said Lands Contain 950,327 square feet or 21.82 acres.

That I have made such survey, land division and Certified Survey Map by the direction of Neumann Developments, Inc., owner of said lands.

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

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

Dated this 14th day of December, 2017.



Keith A. Kindred, PLS S-2082



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

SHEET 4 OF 7

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Neumann Developments, Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

Neumann Developments, Inc does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) City of Pewaukee

_____, President

STATE OF WISCONSIN)

_____ COUNTY) SS

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

Notary Public

_____ County, Wisconsin

My Commission Expires _____



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

SHEET 5 OF 7



CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____ mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Neumann Developments, Inc., Owner.

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

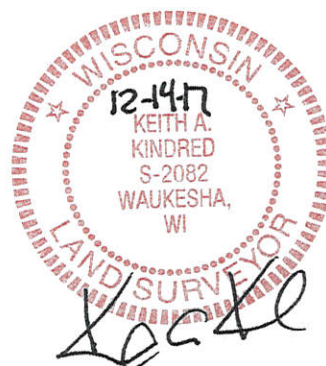
STATE OF _____)
_____ COUNTY) SS)

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

(Notary Seal) _____

Notary Public, _____

My commission expires _____.



 PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. NEUMA 144390

THIS INSTRUMENT DRAFTED BY PETER A TUFTEE

SHEET 6 OF 7

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE SE. 1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL:

Approved by the City of Pewaukee Plan Commission on this _____ day of _____, 20__.

Date: _____ Signed _____
Steve Bierce, Chairman

Date: _____ Signed _____
Harlan Clinkenbeard, Recording Secretary

COMMON COUNCIL APPROVAL:

Approved by the Common Council of the City of Pewaukee on this _____ day of _____, 20__.

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk

