

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, February 21, 2019 7:00 PM

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

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated January 17, 2019
 3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Tom Knutson to Rezone Property Located at W267 N2920 Peterson Drive From B-5 Highway District to Rs-7 Single-Family Residential for the Purpose of Combining Property and Building an Out-Building (PWC 0930052006 & PWC 0930052007)
 4. Discussion and Action Regarding a Certified Survey Map for Property Located at W267 N2920 Peterson Drive Owned by Tom Knutson for the Purpose of Combining the Properties and Creating an Outlot (PWC 0930052006 & PWC 0930052007)
 5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for the Robert J. Stenz Family Trust to Rezone Property Located on Golf Road and CTH G from A-1 Agricultural, LC Lowland Conservancy & F-1 Floodplain District to Rm-1 PUD, LC Lowland Conservancy & F-1 Floodplain District for the Purpose of Allowing for Residential Development (PWC 0940999001)
 6. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for Jim Forester for Property Located on Golf Road and CTH G for the Purpose of Developing the Robert J. Stenz Family Trust Property with Two- and Four-Family Residential Buildings Under the Rm-1 PUD Zoning Designation (PWC 0940999001)
 7. Discussion and Action Regarding a Preliminary Certified Survey Map for Property Located on Golf Road & CTH G Owned by the Robert J. Stenz Family Trust (PWC 0940999001)
 8. Discussion and Action Regarding the Site and Building Plans for the Construction of 54 Condominium Units Requested by Jim Forester for Property Owned by the Robert J. Stenz Family Trust Located on Golf Road & CTH G (PWC 0940999001)
 9. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for Chris & Lisa Wills to Replace an Existing Boat House on Property Located at W267 N2955 Peterson Drive (PWC 0930025001)
 10. Discussion and Action Regarding a Certified Survey Map for Property Located at W226 N2974 Duplainville Road Owned by John Troudt for the Purpose of Combining Two Existing Parcels Into a Single Lot for the Surf Prep Development (PWC 0914992 & PWC 0914993)
 11. Continued Discussion and Action Regarding a Certified Survey Map for Property Located at N45

W25171 Lindsay Road Owned by Linda Uebele for the Purpose of Subdividing the Property (PWC 0877993001)

12. Continued Discussion and Action Regarding a Request by the Spice Creek Condominium Association to Allow for the Construction of a Detached Garage for Property Located at N16 W26554 E. Fieldhack Drive (PWC 0943003)

13. Adjournment

Ami Hurd
Deputy Clerk

2/14/2019

NOTICE

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

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

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

DATE: February 21, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated January 17, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

1.17.2019 Plan Commission Minutes

In attendance:

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier, K. Salituro, S. Sullivan, C. Wunder.

Also in attendance:

Pewaukee Fire Chief K. Bierce, City Planner N. Fuchs, Administrator S. Klein, Department of Public Works Director J. Weigel and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding Approval of Meeting Minutes Dated November 15, 2018 and December 20, 2018

A motion was made and seconded (K. Salituro, D. Linsmeier) to approve the November 15th, 2018 and December 20th, 2018 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Further Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Dan & Nicole Ladwig to Rezone Property Located at N37 W26991 Kopmeier Drive From F-1 Floodplain District to Rs-7 Single-Family Residential for the Purpose of Properly Identifying Areas That Do Not Reside Within the 100 Year Floodplain (PWC 0894976)

Mr. Fuchs stated this request was tabled at the November 15th meeting due to receiving a letter from the Lake Pewaukee Sanitary District with concerns regarding wetlands and the floodplain boundary. The applicant is looking to rezone the current F-1 district boundary to match the field delineated floodplain boundary on site. Mr. Fuchs recommended approval with the condition that the applicant obtain a Letter of Map Amendment through FEMA and meet zoning district standards.

Chairman Bierce opened the public hearing at 7:04pm. No one wished to speak on the item and the public hearing was closed at 7:04pm.

Commissioner Salituro questioned the footprint size for the home. Mr. Ladwig stated they were working on what it would look like. The side yard setback would be eight feet, and five feet from the easement. Mr. Fuchs stated it was doable but it would be a narrow home.

Mr. Weigel noted that the house would almost be touching the sanitary sewer lift station.

A motion was made and seconded (B. Bergman, C. Wunder) to rezone a portion of the property subject to approval of letter of map amendment from FEMA. Motion Passed: 4-For, 2-Against (Salituro, Sullivan).

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Becker Springdale LLC to Rezone Property Located at W220 N1051 Springdale Road From A-2 Agricultural and UC Upland Conservancy to M-6 Mixed Industrial, UC Upland Conservancy & LC Lowland

Conservancy for the Purpose of Building an Office and Light Manufacturing Building (PWC 0961998)

Mr. Fuchs stated the applicant is proposing a 40,600 square foot building with a future 60,000 square foot addition. The applicant is currently working with SEWRPC regarding the primary environmental corridor and the preferred protected area. Mr. Fuchs recommended approval of the rezoning and building and site plans with several conditions noted in the staff report, such as further details on the rooftop screening, Engineering Department approval of the final grading, erosion control and storm water, Waukesha County approval for the access to Springdale Road, and increasing the planting size to help mitigate for tree impacts.

Chairman Bierce opened the public hearing at 7:18pm. No one wished to speak on the item and the public hearing was closed at 7:18pm.

Commissioner Sullivan wanted the petitioners to address the HVAC screening because he felt it looked like just a fence on top of the roof. Chris Wenzler with Briohn Building stated they were proposing one larger enclosure with the intention of keeping it all in the center of the building so it seems to disappear when driving past the building. It will be a metal product to match the building color.

Discussion took place regarding the view of the building from the street level, as well as the building setbacks from the freeway right-of-way.

It was noted that separate review and approval would be required for the future phase.

A motion was made and seconded (K. Salituro, D. Linsmeier) to recommend approval of the rezoning. Motion Passed: 6-For, 0-Against.

5. Discussion and Action Regarding the Site and Building Plans for Briohn Builders for Property Located at W220 N1051 Springdale Road for the Purpose of Building an Office and Light Manufacturing Building (PWC 0961998)

A motion was made and seconded (K. Salituro, C. Wunder) to approve the site and building plans with the conditions set by staff. Motion Passed: 4-For, 2-Against.

6. Discussion and Action Regarding Approval of the Final 2-Lot Certified Survey Map With Public Street Dedications Requested by Neumann Companies for Property Located Along the East Side of Bluemound Road for The Glen at Parkway Ridge Condominium Development. Please be aware that a Public Hearing Notice was published in error for a rezoning of the subject property. Note that a public hearing for the rezoning request was already held and closed at the June 21, 2018 Plan Commission meeting; therefore, no public hearing will be held at this meeting (PWC 0925993, PWC 0925990, PWC 0925992)

Mr. Fuchs stated the certified survey map dedicates the right-of-way for the proposed development. He stated staff recommends approval subject to some technical conditions.

A motion was made and seconded (B. Bergman, K. Salituro) to approve the certified survey map subject to staff recommendations. Motion Passed: 5-For, 1-Against (Sullivan).

7. Discussion and Action Regarding a Request by the Spice Creek Condominium Association to

Allow for the Construction of a Detached Garage for Property Located at N16 W26554 E. Fieldhack Drive (PWC 0943003)

Mr. Fuchs stated the condominium association would like to construct a detached garage near the clubhouse. The garage would be 484 square feet and would include a new access drive from Bluegrass Lane and a sidewalk connection to the rec center. Mr. Fuchs noted staff was recommending approval with the conditions that the Engineering Department review and approve final grading, the applicant provide a letter from the condominium association approving the garage, and add some type of brick element to the garage to better match the condo buildings and the rec building on site.

Tim Fikkert with Jendusa Design and Engineering stated the amount of brick on the rec center is fairly limited, so they would be making a garage with 25 percent brick compared to an adjacent building that only has five to ten percent brick. His preference would be to not have brick.

Further discussion took place regarding the amount of brick on the surrounding buildings and the design of the brick on the garage.

The Plan Commission determined the applicant should come back to a future meeting to show what the addition of brick would look like.

8. Further Discussion, Reconsideration and Possible Action Regarding the Preliminary Plat and Required Side Yard Setbacks for the Proposed 24-Lot Cardinal Meadow Subdivision Development Located on Bluemound Road (PWC 0928980)

Mr. Fuchs stated the applicant would like to utilize the typical Rs-6 minimum side yard setback of 12 feet.

Josh Pudelko with Trio Engineering stated they wanted to have as strong a buffer as possible to Highway 16 and Bluemound Road. If the side yard goes above the minimum of 12 feet, they would lose the quality of the homes. A larger side yard setback would reduce the flexibility, quality and type of home. Mr. Pudelko noted that the original request was for the Rs-6 zoning setbacks, and the 15 foot setback was a typo in the original data table.

Mr. Pudelko pointed out that it is Bielinski's policy to not build up to the setback. He felt it was likely that Bielinski would build all of the homes.

Commissioner Sullivan was concerned about the storm water drainage and losing six feet between each home. He did not want the water draining on other neighbors' yards. Mr. Weigel felt it should be easier with the same builder.

A motion was made and seconded (K. Salituro, S. Sullivan) to approve the preliminary plat with the change to the 12 foot setbacks. Motion Passed: 6-For, 0-Against

Mr. Bergman noted that the developer would still have to come back with something showing the street scape. Mr. Fuchs added that the conditions from the previous motion at the December meeting all still apply. This is simply a motion to approve the change in the side yard setbacks.

9. Adjournment

A motion was made and seconded (D. Linsmeier, B. Bergman) to adjourn the meeting at 8:14pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: February 21, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Tom Knutson to Rezone Property Located at W267 N2920 Peterson Drive From B-5 Highway District to Rs-7 Single-Family Residential for the Purpose of Combining Property and Building an Out-Building (PWC 0930052006 & PWC 0930052007)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Knutson Rezoning Petition

Knutson Rezoning Map

Knutson Rezoning CSM Staff Report

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:
TOM KNUTSON TO REZONE FROM: B-5 HIGHWAY DISTRICT TO: RS-7 SINGLE-FAMILY**

A Rezoning Application requesting approval to rezone property bearing Tax Key No. 0930052006 from B-5 Highway Business District to Rs-7 Single-Family Residential District and a portion of the property located at W267N2920 Peterson Drive (Tax Key No. 0930052007) from Rs-7 Single-Family Residential District and B-5 Highway Business District to Rs-7 Single-Family Residential District. The subject properties are located within 1,000 feet of Pewaukee Lake; therefore, the properties are and will remain subject to the SO Shoreland Overlay District.

Common Description: W267N2920 Peterson Drive

Tax Key Number: PWC 0930052006 & PWC 0930052007

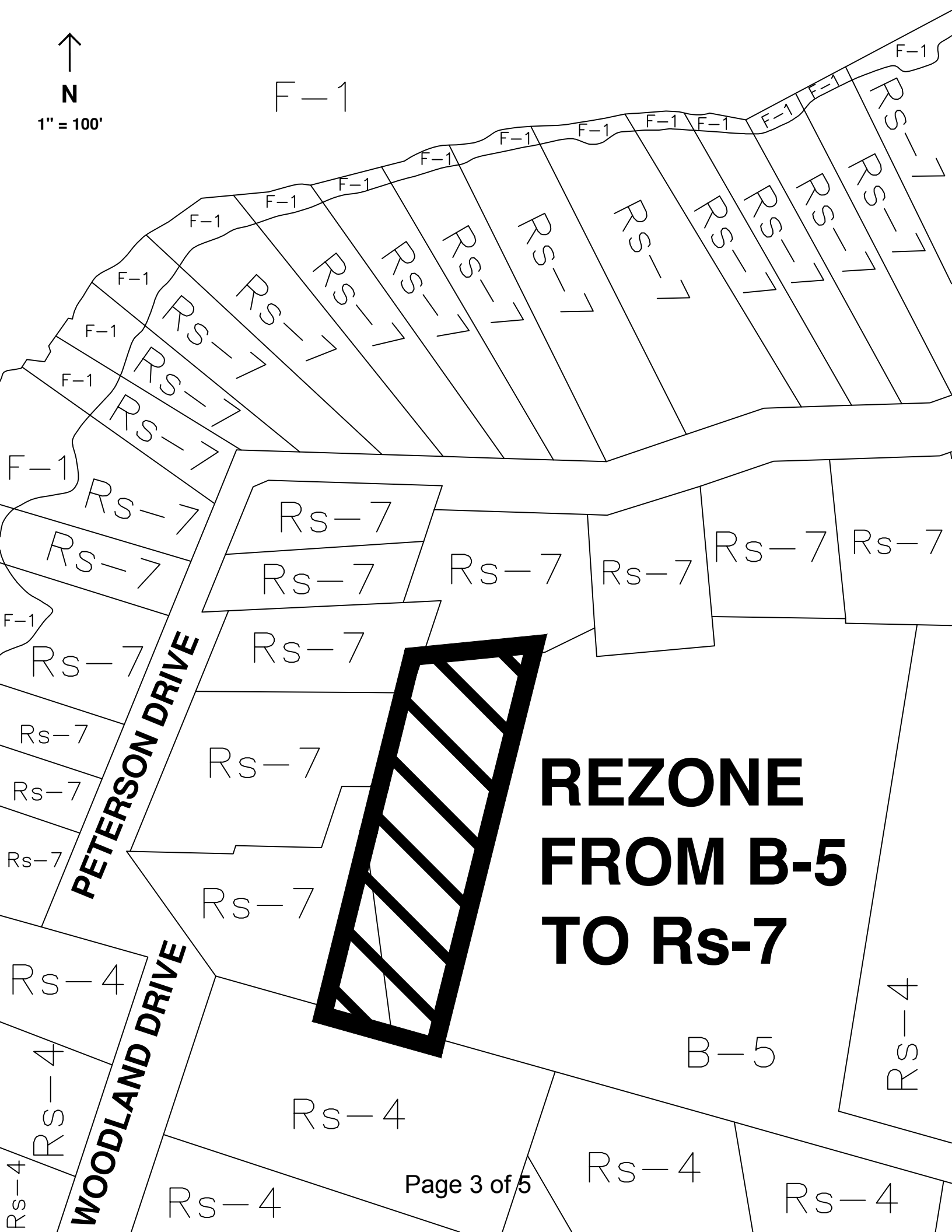
This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: combining property and building an out-building.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, February 21st, 2019** at or after **7:00 PM.**

Dated this 24th day of January, 2019.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee

↑
N
1" = 100'



**REZONE
FROM B-5
TO Rs-7**



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 February 21, 2019

Date: February 13, 2019

Project Name: Knutson Rezoning and Certified Survey Map

Project Address/Tax Key No.: Approximately W267N2920 Peterson Drive/Tax Key Nos. 0930052006 & 0930052007

Applicant: Richard Knutson

Property Owner: Knutson Brothers and Thomas E. Knutson (PWC0930052006) and Thomas E. Knutson and Susan L. Knutson (PWC0930052007)

Current Zoning: Rs-7 Single-Family Residential District, B-5 Highway Business District, and SO Shoreland Overlay District

Proposed Zoning: Rs-7 Single-Family Residential District

2050 Land Use Map Designation: Low Density Residential (> 2 AC. / DWELLING UNIT (D.U.))

Use of Surrounding Properties: Single-family to the north, south and west and commercial (5 O’Clock Club) to the east

Project Description

Rezoning:

The applicant filed a Rezoning Application requesting approval to rezone property bearing Tax Key No. 0930052006 from B-5 Highway Business District to Rs-7 Single-Family Residential District and a portion of the property located at W267N2920 Peterson Drive (Tax Key No. 0930052007) from Rs-7 Single-Family Residential District and B-5 Highway Business District to Rs-7 Single-Family Residential District. The subject properties are located within 1,000 feet of Pewaukee Lake; therefore, the properties are and will remain subject to the SO Shoreland Overlay District.

The existing properties are designated as Low Density Residential on the City’s Year 2050 Land Use/Transportation Plan; therefore, the rezoning of the B-5 District to Rs-7 is consistent with the City’s Comprehensive Master Plan.

The proposed rezoning also rectifies an existing split zoning issue.

Certified Survey Map:

A Certified Survey Map was also submitted requesting to combine the subject properties and create Outlot 1 as shown on the map. The land combination results in a 40,238 square foot parcel, Lot 1. The 4,383 square foot outlot is planned to be combined with the single-family residential parcel to the north at a future date. This land combination will require another CSM to be reviewed and approved by the City.

The CSM illustrates a proposed garage. Note that the garage will require separate review and approval of a Building Permit prior to construction. It appears to meet all zoning requirements.

Recommendation

A motion recommending approval of the rezoning request to rezone property bearing Tax Key No. 0930052006 from B-5 Highway Business District to Rs-7 Single-Family Residential District and a portion of the property located at W267N2920 Peterson Drive (Tax Key No. 0930052007) from Rs-7 Single-Family Residential District and B-5 Highway Business District to Rs-7 Single-Family Residential District.

A motion recommending approval of a 1 Lot and 1 Outlot Certified Survey Map for properties located at approximately W267N2920 Peterson Drive bearing Tax Key Nos. 0930052006 & 0930052007, subject to:

1. The setbacks shall be amended to illustrate a minimum 30-foot front yard and 35-foot rear yard setback as required by the Zoning Code, prior to recording the CSM with the Waukesha County Register of Deeds.
2. The CSM shall be revised to note the zoning districts, including the Shoreland Overlay District, on the CSM prior to recording with the Waukesha County Register of Deeds.

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

DATE: February 21, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Property Located at W267 N2920 Peterson Drive Owned by Tom Knutson for the Purpose of Combining the Properties and Creating an Outlot (PWC 0930052006 & PWC 0930052007)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

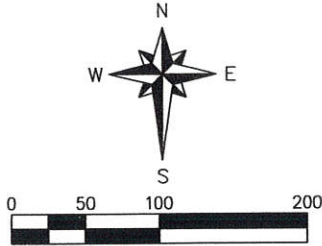
Description

Knutson CSM

PRELIMINARY REVIEW DRAFT
AUTHORITIES APPROVAL PENDING
NOT FOR RECORDING

CERTIFIED SURVEY MAP NO -

BEING LOT 1 OF CSM No. 9519 AND REMNANT OF LOT 4 OF CSM No. 4389. ALSO BEING A PART OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 19 EAST,
IN THE CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN



GRAPHIC SCALE

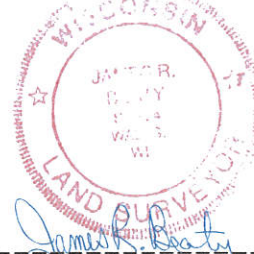
BEARING REFERENCE:

BEARINGS REFERENCED TO WISCONSIN
STATE PLANE COORD. SYSTEM, SOUTH ZONE (NAD27).
WITHIN WHICH THE SOUTH LINE OF PETERSONS SUBDIVISION NO.2
IS ASSUMED TO BEAR N87°10'00"W.

NOTE: OUTLOT 1 TO BE RETAINED BY OWNERS FOR
FUTURE TRANSFER TO ADJOINER.

OWNER(S)/SUBDIVIDER(S):

Thomas E. & Susan L. Knutson
W267 N2920 Peterson Dr
Pewaukee, WI 53072-4434
&
Knutson Brothers & Thomas E. Knutson
W267 N2920 Peterson Dr.
Pewaukee, WI 53072-4434



James R. Beaty, RLS 1834

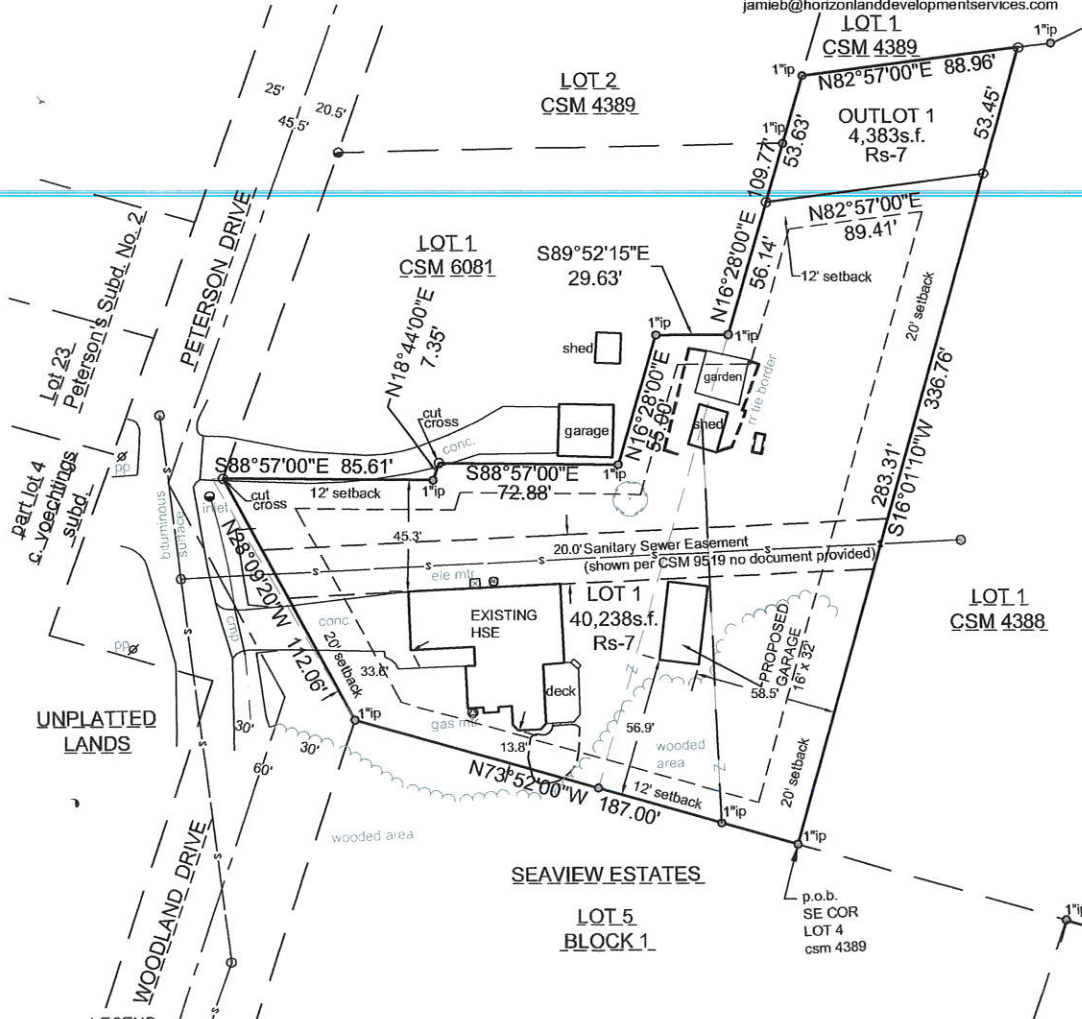
DATED: NOVEMBER 06, 2018

REVISED: JANUARY 29, 2019

PREPARED BY / SURVEYOR:

HORIZON LAND DEVELOPMENT SERVICES, LLC
W313 S2562 PENNY LANE
WALES, WISCONSIN 53183
1-262-349-1575

jamieb@horizonlanddevelopmentsservices.com



○ - INDICATES IRON PIPE 1" x 18", 1.13 LBS./LIN.FT. SET (1.315o.d.) (unless noted otherwise)
● - 1" IRON PIPE FOUND (UNLESS NOTED)
■ - CONC. MONU. W/ALUMINUM CAP FOUND
(R) - RECORDED AS

RS-7 ZONING SETBACKS:

Front: 20 feet
Rear: 20 feet
Side: 12 feet
(Other restrictions may apply, see zoning code)

PRELIMINARY REVIEW DRAFT
AUTHORITIES APPROVAL PENDING
NOT FOR RECORDING

CERTIFIED SURVEY MAP NO — _____
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NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 19 EAST,
IN THE CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN

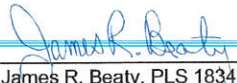
SURVEYOR'S CERTIFICATE:

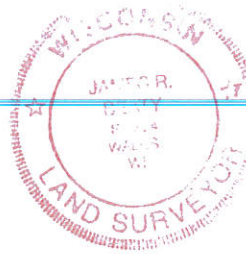
I hereby certify that by the direction of the Owner, I have surveyed, divided, and mapped the land shown and described hereon, being a redivision of Lot 1 of CSM No. 9519 and the entire remnant of Lot 4 of CSM No. 4389. Said lands also being a part of the northeast 1/4 of the northwest 1/4 of Section 17, Township 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin; said lands are bounded and described as follows:

Commencing and beginning at the southeast corner of said Lot 4 of CSM No. 4389; thence North 73°52'00" West, a distance of 187.00 feet along the north line of Lot 5 of Block 1 of Seaview Estates a recorded Subdivision plat to a point on the easterly R.O.W. line of Peterson Drive; thence North 28°09'20" West, a distance of 112.06 feet along the easterly R.O.W. line of Peterson Drive; thence South 88°57'00" East, a distance of 85.61 feet; thence North 18°44'00" East, a distance of 7.35 feet; thence South 88°57'00" East, a distance of 72.88 feet, thence North 16°28'00" East, a distance of 55.00 feet; thence South 89°52'15" East, a distance of 29.63 feet; thence North 16°28'00" East, a distance of 109.77 feet; thence North 82°57'00" East, a distance of 88.96 feet; thence South 16°01'10" West, a distance of 336.76 feet to the place of beginning. Said Lands containing 44,621 s.f. (1.0244 Acres), more or less of land.

I further certify that I have fully complied with the provisions of section 236.34 of the Wisconsin Statutes and the City of Pewaukee Land Division Ordinance in surveying, dividing, and mapping and that this Certified Survey Map is a true and correct representation of all exterior boundaries and the division of said land.

DATED: NOVEMBER 06, 2018
REVISED: JANUARY 29, 2019


James R. Beaty, PLS 1834



PRELIMINARY REVIEW DRAFT
AUTHORITIES APPROVAL PENDING
NOT FOR RECORDING

CERTIFIED SURVEY MAP NO — _____
BEING LOT 1 OF CSM No. 9519 AND REMNANT OF LOT 4 OF CSM No. 4389. ALSO BEING A PART OF THE
NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 19 EAST,
IN THE CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN

OWNER'S CERTIFICATE:

As owner(s), we hereby certify that we have caused the land shown and described on this Certified Survey Map to be surveyed, divided, and mapped as shown hereon.

We also certify that this map is required by section s236.34 of the Wisconsin Statutes to be submitted to the following for approval or objection: City of Pewaukee

Thomas E. Knutson, Owner

Susan L. Knutson, Owner

State of Wisconsin)

ss

Waukesha County)

Personally came before me this ____ day of _____, 20__, the above named
Thomas E. Knutson, Owner(s) and Susan L. Knutson, Owner(s), to me known to be the person(s)
who executed the foregoing instrument and acknowledged the same.

_____(SEAL)

Notary Public, State of Wisconsin

My commission expires _____

My commission is permanent.

OWNER'S CERTIFICATE:

As owner(s), we hereby certify that we have caused the land shown and described on this Certified Survey Map to be surveyed, divided, and mapped as shown hereon.

We also certify that this map is required by section s236.34 of the Wisconsin Statutes to be submitted to the following for approval or objection: City of Pewaukee

Name, Title

Name, Title

State of Wisconsin)

ss

Waukesha County)

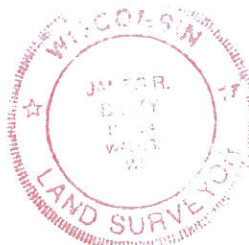
Personally came before me this ____ day of _____, 20__, the above named
_____, _____ and _____, _____, Owner(s),
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____(SEAL)

Notary Public, State of Wisconsin

My commission expires _____

My commission is permanent.



James R. Beaty, RLS 1834
DATED: NOVEMBER 06, 2018
REVISED: JANUARY 29, 2019

PRELIMINARY REVIEW DRAFT
AUTHORITIES APPROVAL PENDING
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CERTIFIED SURVEY MAP NO - _____

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NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 19 EAST,
IN THE CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN

PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the City of Pewaukee
on this _____ day of _____, 20__.

Steve Bierce, Chairperson

Date

Brandon Bergman, Secretary

Date

COMMON COUNCIL APPROVAL

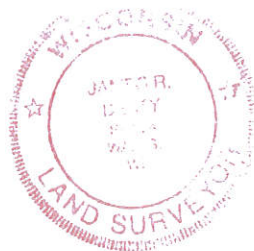
This Certified Survey Map is approved by the Common Council of The City of Pewaukee
on this _____ day of _____, 20__.

Steve Bierce, Mayor

Date

Kelly Tarczewski, Clerk/Treasurer

Date



James R. Beaty

James R. Beaty, RLS 1834
DATED: NOVEMBER 06, 2018
REVISED: JANUARY 29, 2019

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

DATE: February 21, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for the Robert J. Stenz Family Trust to Rezone Property Located on Golf Road and CTH G from A-1 Agricultural, LC Lowland Conservancy & F-1 Floodplain District to Rm-1 PUD, LC Lowland Conservancy & F-1 Floodplain District for the Purpose of Allowing for Residential Development (PWC 0940999001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Stenz Property Rezoning Petition

Stenz Property Rezoning Map

Stenz Property Narrative

Stenz Property Staff Report

LPSD Correspondence

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:
ROBERT J. STENZ FAMILY TRUST TO REZONE FROM: A-1 AGRICULTURAL, LC LOWLAND
CONSERVANCY & F-1 FLOODPLAIN DISTRICT TO: RM-1 PUD, LC LOWLAND CONSERVANCY &
F-1 FLOODPLAIN DISTRICT**

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of the property to be rezoned:

Legal Description of the Land to be Rezoned from A-1 and L-C to RM-1 PUD:

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Southeast Quarter (SE 1/4); thence South 00°27'04" East, 328.01 feet along the east line of said Southeast Quarter (SE 1/4) and the west right-of-way line of Meadowbrook Road (CTH G) to the north right-of-way line of Golf Road (CTH DR); thence South 22°17'34" West along said north right-of-way line, 224.08 feet; thence South 50°25'48" West along said north right-of-way line, 551.32 feet to the place of beginning of the land hereinafter to be described; thence continuing South 50°25'48" West along said north right-of-way line, 484.31 feet; thence South 72°59'32" West along said north right-of-way line, 454.49 feet to the west line of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of said Section 19; thence North 00°24'46" West along said west line, 1258.93 feet to the north line of said Southeast Quarter (SE 1/4); thence North 87°00'50" East along said north line, 172.62 feet; thence South 21°50'02" East, 19.22 feet; thence South 21°20'44" East, 22.26 feet; thence South 61°21'39" East, 37.14 feet; thence South 42°23'42" East, 44.26 feet; thence South 51°42'13" East, 21.37 feet; thence South 49°03'46" East, 32.34 feet; thence South 76°42'04" East, 30.37 feet; thence South 35°14'34" West, 30.49 feet; thence South 01°05'05" East, 15.11 feet; thence South 79°53'19" East, 44.21 feet; thence South 76°10'57" East, 40.23 feet; thence South 73°48'57" East, 36.77 feet; thence South 39°50'15" East, 25.71 feet; thence North 53°30'55" East, 40.69 feet; thence North 35°18'54" East, 33.40 feet; thence North 15°36'58" West, 19.34 feet; thence North 59°16'05" East, 17.21 feet; thence South 80°43'17" East, 10.15 feet; thence North 20°49'05" East, 7.27 feet; thence South 74°35'43" East, 8.38 feet; thence South 55°32'39" East, 25.57 feet; thence South 13°42'51" East, 3.99 feet; thence South 35°34'05" East, 27.79 feet; thence South 79°38'43" East, 23.96 feet; thence South 07°22'01" East, 52.45 feet; thence North 82°34'03" East, 57.35 feet; thence North 50°20'32" East, 19.54 feet; thence South 70°20'57" East, 75.25 feet; thence South 02°32'19" West, 4.50 feet; thence South 08°46'26" West, 14.29 feet; thence South 43°33'38" East, 26.63 feet; thence North 87°49'43" East, 30.61 feet; thence North 88°41'10" East, 38.60 feet; thence South 79°35'55" East, 29.90 feet; thence South 73°16'45" East, 6.49 feet; thence South 70°20'57" East, 5.92 feet; thence South 52°06'28" East, 58.38 feet; thence South 33°59'43" East, 10.46 feet; thence South 16°45'11" East, 33.72 feet; thence South 31°03'52" West, 28.18 feet; thence South 11°15'09" West, 46.62 feet; thence South 09°02'17" East, 14.49 feet; thence South 05°25'24" West, 32.84 feet; thence South 25°33'11" West, 16.46 feet; thence South 45°45'49" West, 12.47 feet; thence South 19°11'13" West, 24.79 feet; thence South 10°16'08" West, 30.42 feet; thence South 27°24'03" West, 30.78 feet; thence South 14°11'37" East, 34.00 feet; thence South 07°30'42" West, 24.85 feet; thence South 14°47'36" East, 20.67 feet; thence South 39°14'22" West, 7.57 feet; thence South 05°30'51" East, 34.46 feet; thence South 42°50'37" West, 29.13 feet; thence South 15°56'59" West, 31.62 feet; thence South 07°36'46" West, 17.65 feet; thence South 25°39'42" West, 29.31 feet; thence South 00°47'15" East, 31.27 feet to the north right-of-way line of Golf Road (CTH DR) and the place of beginning. Containing 805,404 square feet (18.4895 acres).

Legal Description of the Land to Remain as L-C Zoning:

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Southeast Quarter (SE 1/4); thence South 00°27'04" East, 328.01 feet along the east line of said Southeast Quarter (SE 1/4) and the west right-of-way line of Meadowbrook Road (CTH G) to the north right-of-way line of Golf Road (CTH DR); thence South 22°17'34" West along said north right-of-way line, 204.64 feet to the place of beginning of the land hereinafter to be described; thence North 69°49'44" West, 340.51 feet; thence North 52°06'28" West, 91.15

feet; thence North 70°20'57" West, 270.60 feet; thence North 55°32' 39" West, 132.36 feet; thence North 45°57'55" West, 183.92 feet to the north line of said Southeast Quarter (SE 1/4); thence South 87°00'50" West along said north line, 189.48 feet; thence South 21°50' 02" East, 19.22 feet; thence South 21°20' 44" East, 22.26 feet; thence South 61°21'39" East, 37.14 feet; thence South 42°23' 42" East, 44.26 feet; thence South 51°42' 13" East, 21.37 feet; thence South 49°03' 46" East, 32.34 feet; thence South 76°42' 04" East, 30.37 feet; thence South 35°14' 34" West, 30.49 feet; thence South 01°05' 05" East, 15.11 feet; thence South 79°53' 19" East, 44.21 feet; thence South 76°10' 57" East, 40.23 feet; thence South 73°48'57" East, 36.77 feet; thence South 39°50'15" East, 25.71 feet; thence North 53°30'55" East, 40.69 feet; thence North 35°18' 54" East, 33.40 feet; thence North 15°36' 58" West, 19.34 feet; thence North 59°16' 05" East, 17.21 feet; thence South 80°43'17" East, 10.15 feet; thence North 20°49' 05" East, 7.27 feet; thence South 74°35'43" East, 8.38 feet; thence South 55°32' 39" East, 25.57 feet; thence South 13°42' 51" East, 3.99 feet; thence South 35°34'05" East, 27.79 feet; thence South 79°38'43" East, 23.96 feet; thence South 07°22' 01" East, 52.45 feet; thence North 82°34'03" East, 57.35 feet; thence North 50°20' 32" East, 19.54 feet; thence South 70°20'57" East, 75.25 feet; thence South 02°32' 19" West, 4.50 feet; thence South 08°46'26" West, 14.29 feet; thence South 43°33' 38" East, 26.63 feet; thence North 87°49'43 " East, 30.61 feet; thence North 88°41' 10" East, 38.60 feet; thence South 79°35' 55" East, 29.90 feet; thence South 73°16'45" East, 6.49 feet; thence South 70°20' 57" East, 5.92 feet; thence South 52°06' 28" East, 58.38 feet; thence South 33°59' 43" East, 10.46 feet; thence South 16°45' 11" East, 33.72 feet; thence South 31°03' 52" West, 28.18 feet; thence South 11°15' 09" West, 46.62 feet; thence South 09°02' 17" East, 14.49 feet; thence South 05°25' 24" West, 32.84 feet; thence South 25°33'11" West, 16.46 feet; thence South 45°45' 49" West, 12.47 feet; thence South 19°11' 13" West, 24.79 feet; thence South 10°16'08" West, 30.42 feet; thence South 27°24'03" West, 30.78 feet; thence South 14°11' 37" East, 34.00 feet; thence South 07°30' 42" West, 24.85 feet; thence South 14°47' 36" East, 20.67 feet; thence South 39°14' 22" West, 7.57 feet; thence South 05°30' 51" East, 34.46 feet; thence South 42°50' 37" West, 29.13 feet; thence South 15°56' 59" West, 31.62 feet; thence South 07°36'46" West, 17.65 feet; thence South 25°39'42" West, 29.31 feet; thence South 00°47' 15" East, 31.27 feet to the north right-of-way line of Golf Road (CTH DR); thence North 50°25'48" East along said north right-of-way line 551.32 feet; thence North 22°17' 34" East along said north right-of-way line, 19.44 feet to the place of beginning. Containing 134,188 square feet (3.0805 acres).

Legal Description of the Land to Remain as F-1 Zoning:

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Beginning at the northeast corner of said Southeast Quarter (SE 1/4); thence South 00°27' 04" East, 328.01 feet along the east line of said Southeast Quarter (SE 1/4) and the west right-of-way line of Meadowbrook Road (CTH G) to the north right-of-way line of Golf Road (CTH DR); thence South 22°17'34" West along said north right-of-way line, 204.64 feet; thence North 69°49' 44" West, 340.51 feet; thence North 52°06' 28" West, 91.15 feet; thence North 70°20' 57" West, 270.60 feet; thence North 55°32' 39" West, 132.36 feet; thence North 45°57'55" West, 183.92 feet to the north line of said Southeast Quarter (SE 1/4); thence North 87°00'50" East along said north line, 964.11 feet to the place of beginning. Containing 296,225 square feet (6.8004 acres).

Common Description: Part of the SE ¼ of Section 19, T7N, R19E

Tax Key Number: PWC 0940999001

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: properly zoning floodplain (F-1) and delineated wetlands (LC) and rezoning the A-1 area to Rm-1 PUD to allow for residential development.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, February 21st, 2019** at or after **7:00 PM**.

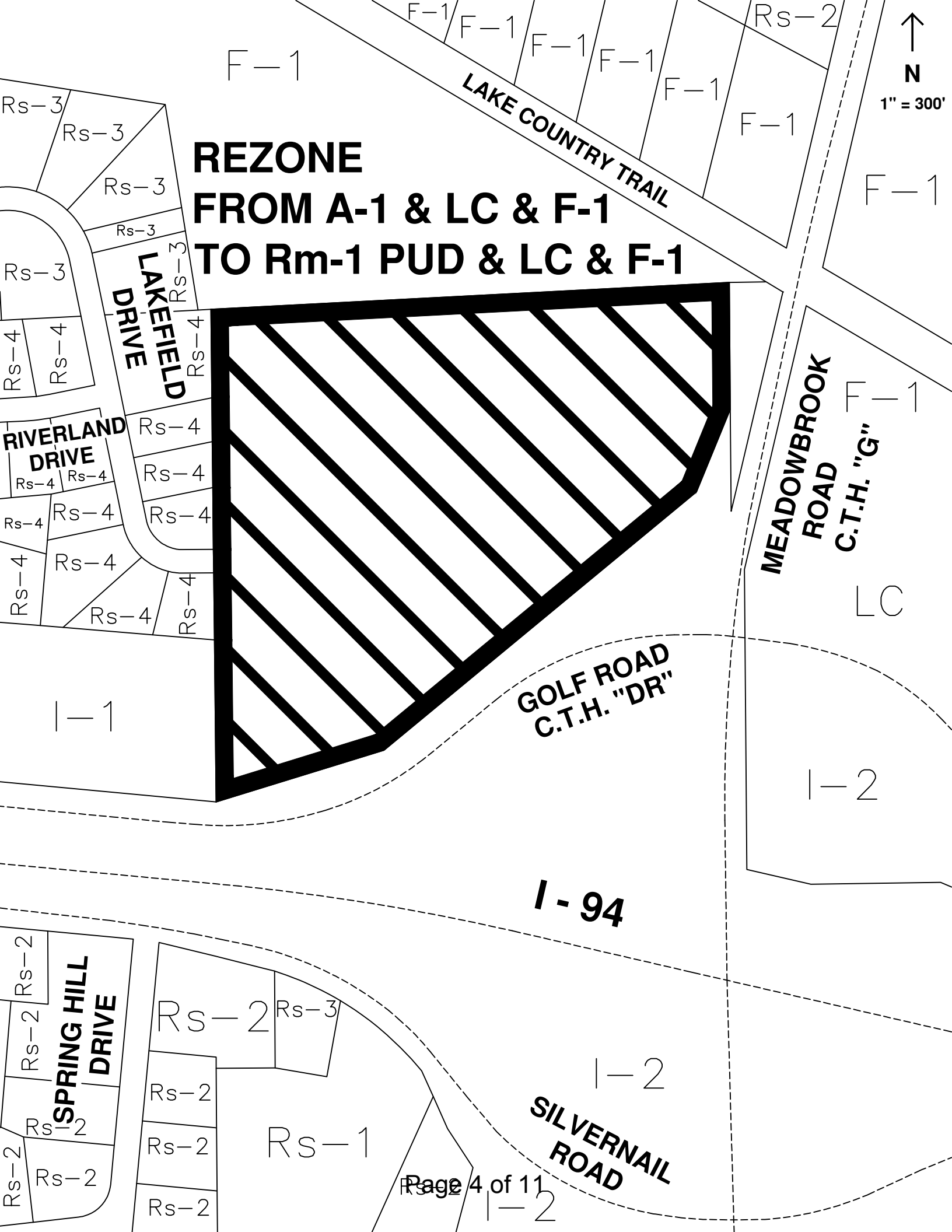
Dated this 24th day of January, 2019.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee



1" = 300'

REZONE FROM A-1 & LC & F-1 TO Rm-1 PUD & LC & F-1





Stenz Property Narrative

Part of the SE 1/4 of Section 19, Town 7 North, Range 19 East

City of Pewaukee, Waukesha County, Wisconsin

February 13, 2019

The Stenz Family Trust property is located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) and is known as tax key number PWC 0940999001. The property is 28.4 acres in size of which 8.9 acres is floodplain or delineated wetland. Jim Forester is proposing to develop the property with public roads and multi-family buildings. The property would be served by municipal sanitary sewer and water main. The current proposal is for nine four-family buildings, nine two-family buildings, a clubhouse and a 3.3-acre area for future development. In total there are 54 units proposed. The property is currently zoned A-1 (agricultural), L-C (lowland conservancy) and F-1 (floodland). The City of Pewaukee 2050 Land Use plan shows the property as floodplains, lowland & upland conservancy and other natural areas along with low-medium density residential. As part of this project, the property is proposed to be rezoned to F-1 (floodland), L-C (lowland conservancy) and Rm-1 PUD (multi-family residential). The wetland has been delineated and the delineation will be used as the zoning boundary between the wetland and upland area. The land use plan is proposed to be changed from low-medium density residential to medium density residential.

City of Pewaukee Municipal Code Chapter 17 is the Zoning Code which defines the zoning requirements for properties within the City. Upon the rezone, this property will be regulated by Chapter 17.0414, Rm-1, Multi-Family Residential District. In a development like this, clustering of the buildings and certain amenities make for a desirable development. To accomplish this, the following standards of the Rm-1 regulations are not being met and are requested to be modified by the Plan Commission per Section 17.0908:

1. **17.0414 a. Permitted Principal Uses: Three to Eight unit multiple-family structures with one 2-car attached or detached private garages per unit are allowed.** There are two-family structures being proposed with 3 of them having three car garages.
2. **17.0414 b. Permitted Accessory Uses: A yard equipment structure is allowed.** A clubhouse and associated parking lot is proposed within this development to be used by the residents.
3. **17.0414 c.(5) Conditional Uses: 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 proposed layout has structures closer than 40 feet. Based on discussions with the Fire Chief, a minimum of 20 feet between structures is acceptable if proper materials are used.
4. **17.0414 d. Lot Area and Width: Lots shall have a minimum area of 0.5 acre, with not less than 7,260 square feet per dwelling unit. Lots shall have a width of not less than 120 feet at the building setback line.** There is no lot area or lot lines for the individual buildings since the buildings will be part of a condominium.



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 February 21, 2019

Date: February 14, 2019

Project Name: Golf Road and CTH G Condominium development Rezoning, Preliminary Certified Survey Map, Conditional Use, and Building & Site Development Plans

Project Address/Tax Key No.: Not Addressed/PWC0940999001

Applicant: Jim Forester

Property Owner: Robert J. Stenz Family Trust

Current Zoning: A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District

Proposed Zoning: Rm-1 Multiple-Family Residential District, LC Lowland Conservancy District and F-1 Floodplain District

2050 Land Use Map Designation: Low – Medium Density Residential (1/2 AC – 2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Floodplain to the north, Golf Road and I-94 to the south, WisDOT owned land to the east, and single-family residential and Lakewood Baptist Church to the west

Introduction

Mr. Jim Forester has submitted for a Rezoning, Preliminary Certified Survey Map, Conditional Use, and Building and Site Development Plans for the construction of 54 condominium units upon property located at the northwest corner of Golf Road and CTH G. Note a Condominium Plat is also required to be recorded with the Waukesha County Register of Deeds.

The applicant previously presented a concept plan to the Plan Commission at their August 16, 2018 and November 15, 2018 meetings. The initial plan included 29 two-family residential buildings for a total of 58 units. The plan also included a gated emergency access drive to Lakefield Drive, which is now shown as a through street. Other changes include replacing the circle drive with two cul-de-sacs and the addition of a clubhouse.

Below is a summary of comments made at each of those Plan Commission meetings. Complete minutes are available on the City's website for review.

August 16, 2018 Plan Commission Conceptual Review (29 two-unit buildings proposed - 58 units total)

- Comments were made by Commissioners stating the density was too high and suggested less buildings.
- A club house was suggested

- Condos preferred over apartments
- One comment supporting the connection and continuation of Lakefield Drive.
- It was suggested that the applicant hire an arborist to provide better information related to the quality of trees onsite
- Comment to check the site for other natural resources currently not shown.
- Commissioners were in favor of the use of the property for a two-unit condominium development.

November 15, 2018 Plan Commission Conceptual Review (9 two-unit and 9 four-unit buildings proposed - 54 units total)

- Applicant noted that the number of units was reduced and the combination of two and four-unit buildings allowed for the amount of greenspace onsite to be increased. The road design was also changed at this time.
- Mr. Sullivan stated he did not like the private roads.
- Discussion took place regarding making some of the drives a side-entry. Mr. Forester stated they could look at that.
- Public comment included:
 - An adjacent owner indicated that they understood that the property was planned for single-family development and did not want to see the garage doors facing the existing homes to the west.
 - A resident questioned whether the retention pond would be able to handle the increased drainage from the concrete.

Project Description/Analysis

Building & Site Development Plans

The subject property is currently vacant and has a total site area of approximately 28.37 acres. The development consists of 9 two-family and 9 four-family residential buildings, and a clubhouse with adjacent parking. The site plan also includes an “Outlot 1,” which the applicant has indicated would be utilized for future development; however, the exact use is not known at this time. As the use is unknown, staff recommends that the access to the outlot from Lakefield Drive be relocated further away from the intersection of Lakefield Drive and Golf Road. This will provide more flexibility to the future use of this property. Depending upon the proposed use and density, staff could have concerns with the proximity of a drive to that intersection.

A storm water pond is anticipated in the northwest corner of the site, adjacent to an existing pond serving the abutting single-family residential subdivision. A second, smaller pond is located to the north of the two cul-de-sacs. Staff recommends that final grading, erosion control, and storm water management plans shall be approved by the Engineering Department prior to issuance of a Building Permit.

A conceptual landscape plan has been provided, which includes trees along the proposed streets. The applicant has placed these trees on Condominium Association property, outside of the public right-of-way as requested by staff.

The applicant has also included plantings to the west of Building Nos. 3, 4, 5, and 6 to provide additional screening and buffering of the existing residential homes to the west. In total, the applicant is providing 46 deciduous trees, 12 evergreens, and 29 shrubs. Additionally, the applicant has noted that each individual building will include a landscape plan at time of Building Permit submittal. Therefore, staff recommends that at the time of Building Permit submittal for each individual building, a Landscape Plan shall be provided, for review and approval by Community Development staff, which includes additional trees around the building as well as foundation plantings.

The applicant has not yet provided architectural elevations. The applicant has indicated that buildings will be different; however, the details as to the number of unit types is not known. Staff recommends that the applicant submit typical or sample building elevations for Plan Commission review and approval, illustrating the proposed building materials and demonstrating the general amount of siding, brick, stone, or other materials and architectural features that will be utilized for each building. Following approval of a general building type, staff anticipates reviewing each individual building at the time of Building Permit for consistency with the Plan Commission approved elevations.

Staff has recommended and discussed a possible trail connection to the Lake Country Recreational Trail with the applicant. The applicant appears willing to make this connection and explore options; however, additional review of possible locations is needed, along with the consideration of natural resources, WDNR permitting requirements, and the possibility of utilizing County right-of-way. These factors all need to be further examined to determine the feasibility of a trail connection. As such, staff recommends that the applicant shall continue to work with City staff to determine the feasibility of a trail or sidewalk connection to the Lake Country Trail.

A subdivision monument sign is anticipated. Section 17.0705 states that a subdivision/development sign shall be no more than six feet in height and constructed of wood, metal and/or masonry. It further states that the location, height and size shall be reviewed and approved by the Plan Commission and/or the City Planner. If the Plan Commission would like to review the sign, a condition requiring such approval should be added to the approval of the building and site plans. Otherwise, staff will review the proposed sign, prior to issuance of a Sign Permit.

Staff also recommends that the Building & Site Development Plans be contingent upon Common Council approval of the Rezoning request, a Comprehensive Master Plan Amendment, Certified Survey Map, and Conditional Use Permit.

Conditional Use

The Rm-1 District permits three to eight unit structures. The applicant is proposing Rm-1 Conditional Use PUD zoning to accommodate the proposed development, which allows for reduced setbacks and yard requirements when adequate open space is provided. The development is also not meeting several Rm-1 District standards, which are outlined in the applicant's project narrative. The applicant is requesting that the Plan Commission modify these standards based upon Section 17.0908 of the Zoning Code (below). Note that a previous project was considered mixed use as it included two-family and four-family buildings, which are allowed within separate zoning districts.

17.0908 SPECIFIC PLANNED PROJECT MODIFICATION

When a development project such as an industrial or office park, shopping center, or mixed use development is proposed which involves specific development proposals which meet the intent

of the individual district regulation(s) but cannot meet a specific requirement, and when the approval of such development would not set a precedent that would be detrimental to the City if it is approved in like circumstances, the Plan Commission may, after thorough review, make such specific modification in their approval of the specific project.

The Rm-1 District allows multiple-family residential development at densities not exceeding 6.00 dwelling units per net acre. Considering the three proposed lots, minus the proposed roads to be dedicated and wetlands onsite, the proposed density is approximately 3.2 dwelling units per acre, which is in compliance with the Rm-1 District net density requirement.

Please be aware that the Lake Pewaukee Sanitary District sent a letter (attached) objecting to the rezoning request. The letter indicates concerns with the proposed density and amount of impervious surface being added to the site. The letter states that allowing this density would “unnecessarily reduce the LPSD’s excess capacity, impacting future development.”

Public sanitary sewerage and water supply facilities are a requirement of the Rm-1 District. If the applicant is not able to receive LPSD approval, the development will not be able to move forward as currently proposed.

Natural Resources

There are protected natural resources onsite, including floodplain and wetlands. The property is also wooded and much of the site is mapped as a SEWRPC Primary Environmental Corridor. In discussions with SEWRPC, it appears that the agreed upon Environmental Corridor boundary will be the wetland delineation boundary, not the additional wooded area that is currently mapped.

The development does not encroach into the F-1 District zoning; however, development is located within the LC District. The applicant has completed wetland delineations for the site and revised the site plan to avoid any impacts to those wetlands and wetland setbacks. As the LC District is intended to protect wetlands, waterways and those areas subject to periodic flooding, the City may consider rezoning the LC District portion of the property to match the field delineated boundary identified by Wetland & Waterway Consulting, LLC.

A Wood Growth Plan has also been provided for review, which illustrates the larger trees that will be impacted by the development.

Rezoning and Comprehensive Master Plan

The applicant is proposing to rezone the property from A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District to Rm-1 Multiple-Family Residential District, LC Lowland Conservancy District and F-1 Floodplain District. The attached Rezoning Exhibit illustrates the proposed boundaries of each zoning district.

The 2050 future land use designation of the property is Low – Medium Density Residential (1/2 AC – 2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas. As State Comprehensive Planning law requires that re-zonings be consistent with Comprehensive Master Plans, staff is recommending that the applicant apply for a Comprehensive Master Plan Amendment to amend the Year 2050 Land Use/Transportation Plan designation of the property to Medium Density Residential to accommodate the proposed density of the development.

The applicant has submitted the necessary documentation for this amendment, which is currently being reviewed by staff.

Preliminary Certified Survey Map (CSM)

The proposed CSM creates three Lots. Lot 1 has an area of 20.0576 acres, Lot 2 has an area of 2.5470 acres, and Lot 3 has an area of 3.3218 acres. Lot 1 and Lot 2 comprise of the condominium units currently proposed. Lot 3 is the anticipated second phase of the development.

The CSM also dedicates the right-of-way for the extension of Lakefield Drive to Golf Road as well as public right-of-way for two cul-de-sacs extending north from the proposed Lakefield Drive.

Prior to recording the CSM with the Waukesha County Register of Deeds, the following technical corrections shall be made:

1. Add a no access restriction along the south property line of Lot 3 adjacent to Golf Road.
2. All easements shall be added to the CSM.
3. Shall address all Waukesha County comments.

Recommended Motion

A motion to approve the Site and Building Development Plans for the construction of 54 condominium units upon property located at the northwest corner of Golf Road and CTH G, bearing Tax Key No. 0940999001, subject to staff recommendations within the report to the Plan Commission dated February 14, 2019.

A motion recommending approval of a rezoning of the rezoning request for property bearing Tax Key No. 0940999001 from A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District to Rm-1 Multiple-Family Residential District, LC Lowland Conservancy District and F-1 Floodplain District, contingent upon approval of a Comprehensive Master Plan Amendment.

A motion recommending approval of a 3 Lot Preliminary Certified Survey Map to subdivide the property located at the northwest corner of Golf Road and CTH G, subject to staff recommendations within the report to the Plan Commission dated February 14, 2019.

A motion recommending approval of a Conditional Use to allow for the construction of 54 condominium units upon property located at the northwest corner of Golf Road and CTH G, bearing Tax Key No. 0940999001, subject to staff recommendations within the report to the Plan Commission dated February 14, 2019.

LAKE PEWAUKEE SANITARY DISTRICT

N25 W27534 Oak Street • P. O. Box 111 • Pewaukee, WI 53072

(262) 691-4485 • Fax (262) 691-8096 www.lakepewaukeesd.org



February 31st, 2019

City of Pewaukee
Zoning Board and Plan Commission
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Stenz Property Zoning

Dear City Officials,

The Lake Pewaukee Sanitary District (LPSD) does not believe the rezoning of the Stenz property located at PWC0940999001 is in the best interests of the protection of Pewaukee Lake.

The high density proposal creates considerable impervious surface areas, ultimately impacting Pewaukee Lake. The proposed rezoning does not fit the residential character of the neighboring properties which are Rs-3 and Rs-4, and would create a density significantly higher than anywhere else in the LPSD's boundaries.

The LPSD strives to maintain sufficient sewer capacity, and believes that allowing the proposed density would unnecessarily reduce the LPSD's excess capacity, impacting future development. There are several large undeveloped tracks in the LPSD's boundaries that the LPSD has to be cognizant of the potential future development.

Please contact our office if you have any questions,

Thomas H. Koepp, P.E., LEED AP
Lake Pewaukee Sanitary District

Cc: City of Pewaukee Zoning Board

Steve Bierce - Mayor, City of Pewaukee

Scott Klein - Administrator, City of Pewaukee

Tony Zannon - Pinnacle Engineering Group

LPSD Commissioners

RECEIVED
FEB 07 2019

CITY OF PEWAUKEE
CLERK'S OFFICE

sent to cc 2/7/19

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

DATE: February 21, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for Jim Forester for Property Located on Golf Road and CTH G for the Purpose of Developing the Robert J. Stenz Family Trust Property with Two- and Four-Family Residential Buildings Under the Rm-1 PUD Zoning Designation (PWC 0940999001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Stenz Property Conditional Use Petition

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

- NOTICE OF CONDITIONAL USE PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF JIM FORESTER FOR A **CONDITIONAL USE PERMIT ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:**

Legal description of property:

All that part of the Northeast 1/4 of the Southeast 1/4 of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin described as follows: Beginning at the northeast corner of the Southeast 1/4 of said Section 19; Thence South 00°27'04" East along the east line of said Southeast 1/4 and the west right of way line of Meadowbrook Road - County Trunk Highway "G", 328.01 feet to the north right of way line of Golf Road - County Trunk Highway "DR" - Interstate Highway "94; Thence South 22°17'34" West along said north right of way line, 224.08 feet; Thence South 50°25'48" West along said north right of way line, 1035.63 feet; Thence South 72°59'32" West along said north right of way line, 454.49 feet to the west line of the East 1/2 of the Southeast 1/4 of said Section 19; Thence North 00°24'46" West along said west line, 1258.93 feet to the north line of said Southeast 1/4; Thence North 87°00'50" East along said north line, 1326.21 feet to the Point of Beginning. Containing 1,235,817 square feet (28.3704 acres) of land more or less.

Common Description or name: Part of the SE ¼ of section 19, T7N, R19E

Tax Key Number(s): PWC 0940999001 **Current zoning:** A-1, LC & F-1 (existing)

This conditional use permit is requested in order to develop the Robert J. Stenz Family Trust property with two- and four-family residential buildings under the Rm-1 PUD zoning designation.

THE PUBLIC HEARING will be held at a meeting of the Common Council in the City Hall Common Council Chambers on **Monday, March 4th, 2019** at or after **7:00 PM**.

Dated this 29th day of January, 2019.

Kelly Tarczewski
Clerk/Treasurer

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

DATE: February 21, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Preliminary Certified Survey Map for Property Located on Golf Road & CTH G
Owned by the Robert J. Stenz Family Trust (PWC 0940999001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

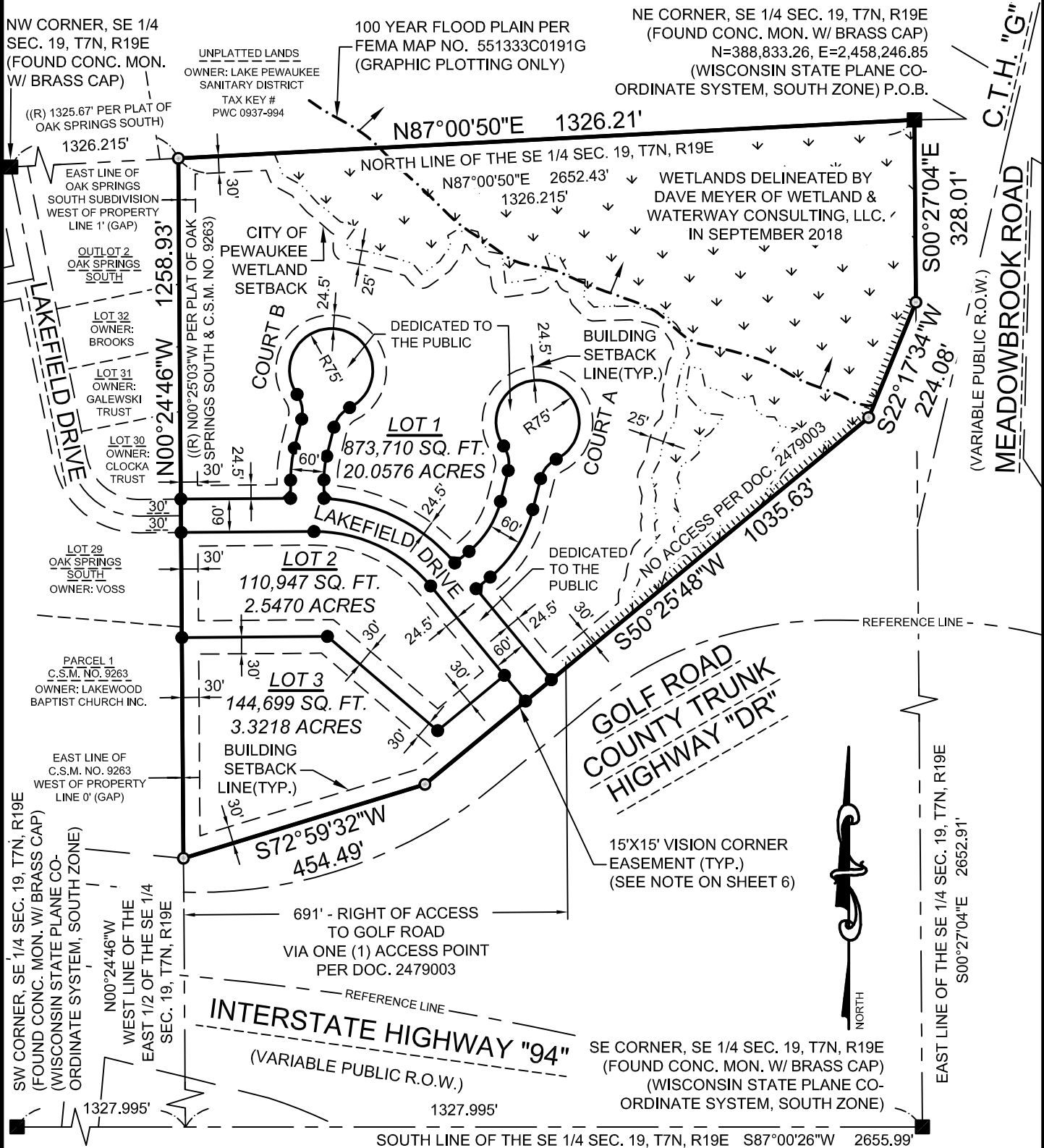
Description

Stenz Property Preliminary CSM

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 19 Township 7 North,
Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.



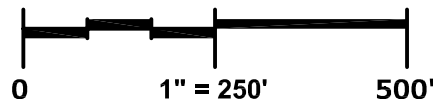
LEGEND:

- - Denotes Found 3/4" Iron Rod
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"
- /// - Denotes No Access

NOTES:

- SEE SHEET 2 FOR DIMENSION DETAILS.
- SEE SHEET 3 FOR LINE AND CURVE TABLES.
- SEE SHEET 4 FOR WETLAND DETAILS.
- SEE SHEET 5 FOR WETLAND LINE TABLE.
- SEE SHEET 6 FOR LEGAL AND ADDITIONAL NOTES.

GRAPHICAL SCALE (FEET)



Owner:
I520 LLC
Attn: James Forester
1405 Capitol Drive
Pewaukee, WI 53072

Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

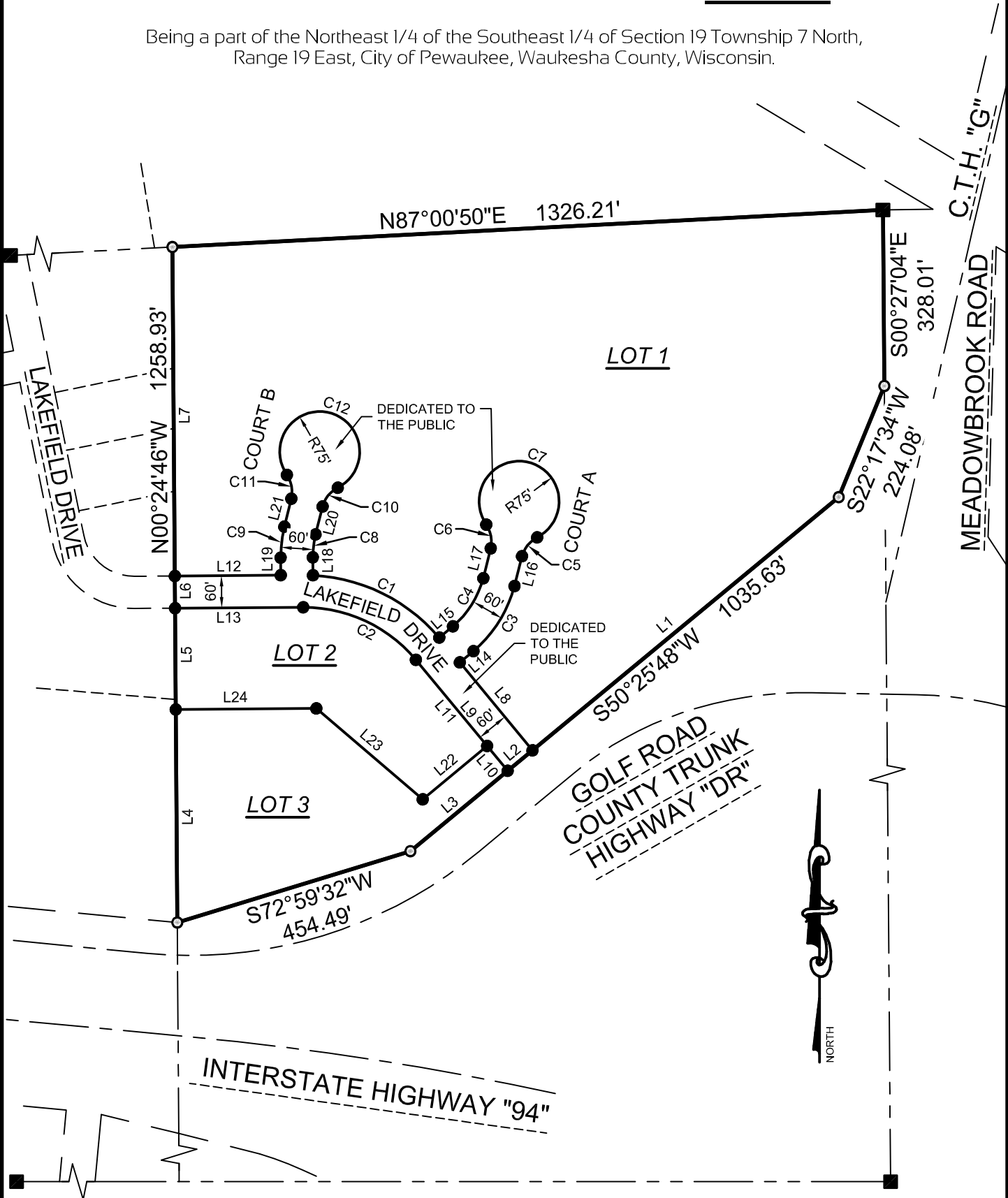
FEBRUARY 13, 2019

PEG JOB#1338.00
SHEET 1 OF 8

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 19 Township 7 North,
Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.



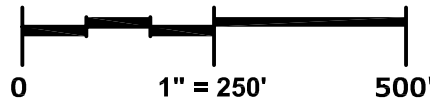
LEGEND:

- - Denotes Found 3/4" Iron Rod
- - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

NOTE:

1. SEE SHEET 3 FOR LINE AND CURVE TABLES.

GRAPHICAL SCALE (FEET)



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

Prepared for:
I520 LLC
Attn: James Forester
1405 Capitol Drive
Pewaukee, WI 53072

FEBRUARY 13, 2019

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1338.00
SHEET 2 OF 8

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 19 Township 7 North,
Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S50°25'48"W	740.63'
L2	S50°25'48"W	60.00'
L3	S50°25'48"W	235.00'
L4	N00°24'46"W	397.02'
L5	N00°24'46"W	188.84'
L6	N00°24'46"W	60.00'
L7	N00°24'46"W	613.07'
L8	N39°34'12"W	212.59'
L9	N39°34'12"W	268.45'
L10	N39°34'12"W	60.00'
L11	N39°34'12"W	208.45'
L12	S89°35'14"W	197.50'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L13	S89°35'14"W	238.91'
L14	N50°25'48"E	33.02'
L15	N50°25'48"E	33.05'
L16	N14°04'35"E	57.18'
L17	N14°04'35"E	57.18'
L18	N00°24'46"W	33.31'
L19	N00°24'46"W	32.79'
L20	N14°06'27"E	53.68'
L21	N14°06'27"E	53.68'
L22	S50°25'48"W	155.86'
L23	N49°30'55"W	260.76'
L24	S89°35'14"W	261.93'

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CH LENGTH	TANGENT IN	TANGENT OUT
C1	270.09'	330.00'	46°53'39"	N63°44'09"W	262.61'	N40°17'20"W	N87° 10' 59"W
C2	239.59'	270.00'	50°50'34"	N64°59'29"W	231.81'	N39°34'12"W	S89° 35' 14"W
C3	145.93'	230.00'	36°21'13"	N32°15'12"E	143.50'	N50°25'48"E	N14° 04' 35"E
C4	107.86'	170.00'	36°21'13"	N32°15'12"E	106.06'	N50°25'48"E	N14° 04' 35"E
C5	46.53'	54.00'	49°22'14"	N38°45'42"E	45.10'	N63°26'50"E	N14° 04' 35"E
C6	46.53'	54.00'	49°22'14"	N10°36'32"W	45.10'	N14°04'35"E	N35° 17' 39"W
C7	364.87'	75.00'	278°44'29"	N75°55'25"W	97.67'	N63°26'50"E	S35° 17' 39"E
C8	43.08'	170.00'	14°31'13"	N06°50'51"E	42.97'	N14°06'27"E	N00° 24' 46"W
C9	58.29'	230.00'	14°31'13"	N06°50'51"E	58.13'	N14°06'27"E	N00° 24' 46"W
C10	46.53'	54.00'	49°22'14"	N38°47'34"E	45.10'	N63°28'41"E	N14° 06' 27"E
C11	46.53'	54.00'	49°22'14"	N10°34'40"W	45.10'	N14°06'27"E	N35° 15' 47"W
C12	364.87'	75.00'	278°44'29"	N75°53'33"W	97.67'	N63°28'41"E	S35° 15' 47"E



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

FEBRUARY 13, 2019

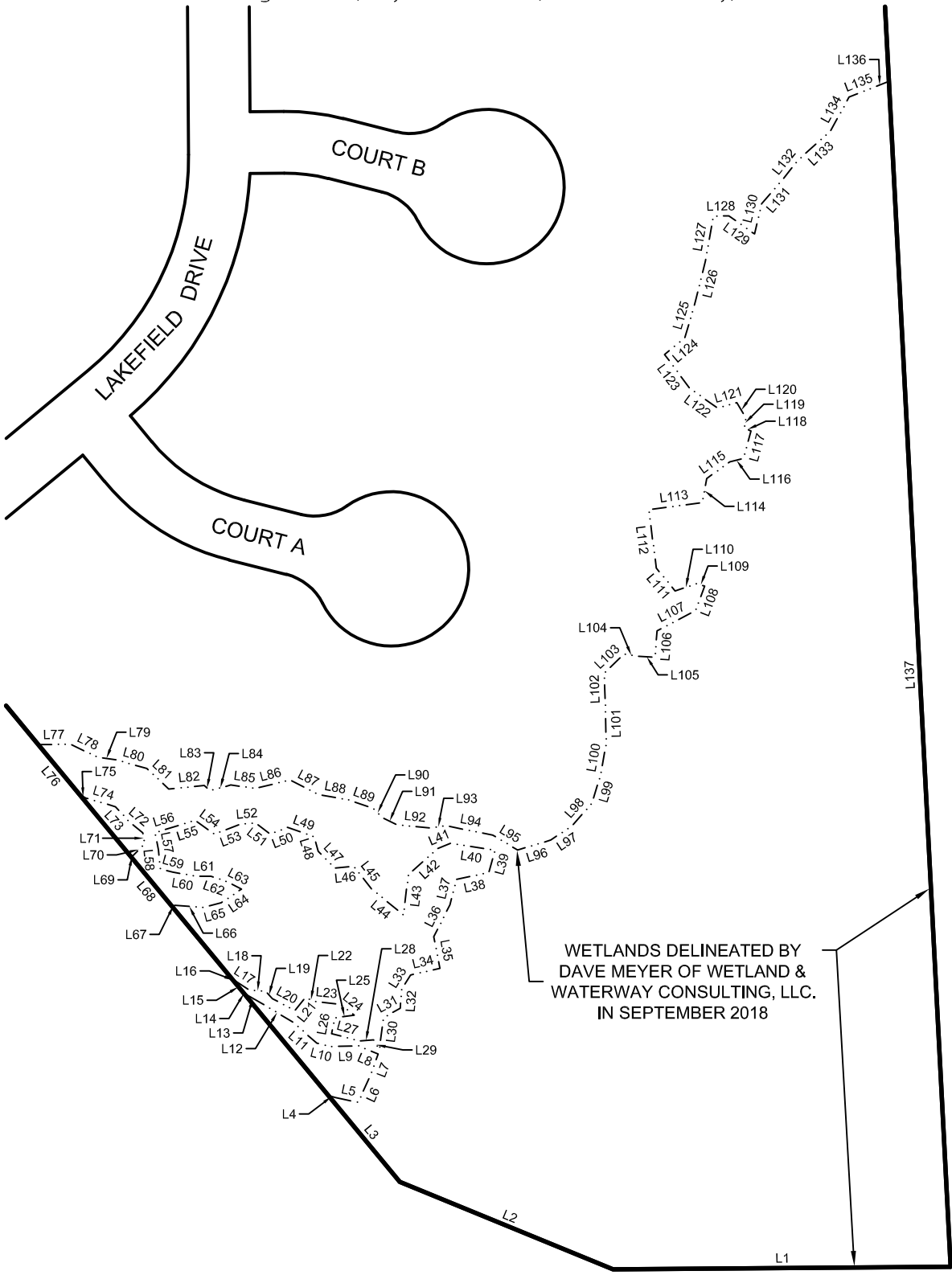
PEG JOB#1338.00

SHEET 3 OF 8

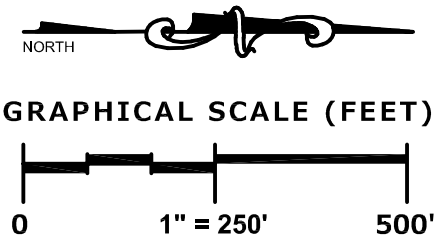
PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 19 Township 7 North,
Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.



NOTE:
1. SEE SHEET 5 FOR LINE TABLE.



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

Prepared for:
I520 LLC
Attn: James Forester
1405 Capitol Drive
Pewaukee, WI 53072

FEBRUARY 13, 2019

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1338.00
SHEET 4 OF 8

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 19 Township 7 North,
Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S00°27'04"E	328.01'
L2	S22°17'34"W	224.08'
L3	S50°25'48"W	109.04'
L4	N16°53'11"E	7.12'
L5	N11°47'11"E	22.76'
L6	N65°25'29"W	25.94'
L7	N69°42'48"W	24.83'
L8	S22°57'12"W	20.93'
L9	S01°52'39"E	26.92'
L10	S14°22'53"W	13.73'
L11	S41°09'11"W	31.42'
L12	S30°54'29"W	34.98'
L13	S29°59'06"W	19.53'
L14	S07°01'15"E	0.41'
L15	S50°25'48"W	16.41'
L16	N25°09'28"W	0.80'
L17	N32°32'50"E	18.12'
L18	N04°25'13"E	15.87'
L19	N48°18'29"E	9.62'
L20	N27°43'37"E	24.72'
L21	N51°21'25"W	16.06'
L22	N20°24'31"E	11.83'
L23	N05°35'19"E	22.95'
L24	N37°45'51"E	17.27'
L25	S08°01'22"E	19.17'
L26	S79°17'06"E	15.64'
L27	N15°15'23"E	27.23'
L28	N04°36'13"W	14.42'
L29	N59°04'34"E	11.07'
L30	N82°52'26"W	31.16'
L31	N29°12'32"W	18.89'
L32	N86°09'52"W	18.12'
L33	N58°31'04"W	16.64'
L34	N13°01'09"W	29.41'
L35	S79°00'21"W	31.24'
L36	N63°15'45"W	34.59'
L37	N75°51'37"W	25.49'
L38	N11°56'36"W	32.29'
L39	N74°30'48"W	22.65'
L40	S08°46'48"W	43.74'
L41	S23°06'02"E	14.10'
L42	S41°31'51"E	37.40'
L43	S83°05'50"E	39.76'
L44	S39°25'13"W	40.26'
L45	S51°44'24"W	27.96'
L46	S06°11'47"E	18.47'
L47	S46°07'18"W	22.98'
L48	S73°05'03"W	14.72'
L49	S19°24'24"W	27.15'
L50	S21°24'11"E	17.92'
L51	S37°10'44"W	18.18'
L52	S04°58'48"E	14.90'
L53	S21°01'23"E	27.08'
L54	S36°13'18"W	23.17'
L55	S18°37'32"E	16.74'
L56	S16°41'03"E	24.03'
L57	N78°23'10"E	16.89'
L58	N84°31'18"E	18.58'
L59	N15°31'09"E	12.81'
L60	N09°36'44"E	22.55'
L61	N00°13'39"E	14.60'
L62	N18°41'57"E	16.12'
L63	N26°55'29"E	16.24'
L64	S34°04'34"E	23.76'
L65	S14°12'33"E	17.92'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L66	S03°45'40"W	27.50'
L67	S10°17'36"E	3.40'
L68	S50°25'48"W	61.83'
L69	N36°16'32"W	2.35'
L70	N46°00'02"W	16.32'
L71	S79°16'41"W	10.57'
L72	S39°46'40"W	18.21'
L73	S48°03'07"W	18.50'
L74	S16°06'55"W	29.44'
L75	S26°10'43"W	7.13'
L76	S50°25'48"W	63.55'
L77	N00°47'15"W	31.27'
L78	N25°39'42"E	29.31'
L79	N07°36'46"E	17.65'
L80	N15°56'59"E	31.62'
L81	N42°50'37"E	29.13'
L82	N05°30'51"W	34.46'
L83	N39°14'22"E	7.57'
L84	N14°47'36"W	20.67'
L85	N07°30'42"E	24.85'
L86	N14°11'37"W	34.00'
L87	N27°24'03"E	30.78'
L88	N10°16'08"E	30.42'
L89	N19°11'13"E	24.79'
L90	N45°45'49"E	12.47'
L91	N25°33'11"E	16.46'
L92	N05°25'24"E	32.84'
L93	N09°02'17"W	14.49'
L94	N11°15'09"E	46.62'
L95	N31°03'52"E	28.18'
L96	N16°45'11"W	33.72'
L97	N33°59'43"W	24.84'
L98	N48°30'58"W	29.31'
L99	N73°16'45"W	29.08'
L100	N79°35'55"W	29.90'
L101	S88°41'10"W	38.60'
L102	S87°49'43"W	30.61'
L103	N43°33'38"W	26.63'
L104	N08°46'26"E	14.29'
L105	N02°32'19"E	16.08'
L106	N85°48'17"W	25.60'
L107	N27°32'06"W	42.05'
L108	N69°14'57"W	25.74'
L109	S16°34'34"W	8.07'
L110	S18°37'40"E	22.08'
L111	S50°20'32"W	28.75'
L112	S82°34'03"W	57.35'
L113	N07°22'01"W	52.45'
L114	N79°38'43"W	23.96'
L115	N35°34'05"W	27.79'
L116	N13°42'51"W	13.54'
L117	N74°35'43"W	27.90'
L118	S20°49'05"W	7.27'
L119	N80°43'17"W	10.15'
L120	S59°16'05"W	17.21'
L121	S15°36'58"E	19.34'
L122	S35°18'54"W	33.40'
L123	S53°30'55"W	40.69'
L124	N39°50'15"W	25.71'
L125	N73°48'57"W	36.77'
L126	N76°10'57"W	40.23'
L127	N79°53'19"W	44.21'
L128	N01°05'05"W	15.11'
L129	N35°14'34"E	30.49'
L130	N76°42'04"W	30.37'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L131	N49°03'46"W	32.34'
L132	N51°42'13"W	21.37'
L133	N42°23'42"W	44.26'
L134	N61°21'39"W	37.14'
L135	N21°20'44"W	22.26'
L136	N21°50'02"W	19.22'
L137	N87°00'50"E	1153.59'



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

FEBRUARY 13, 2019

PEG JOB#1338.00

SHEET 5 OF 8

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 19 Township 7 North,
Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

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

Beginning at the northeast corner of the Southeast 1/4 of said Section 19;
Thence South 00°27'04" East along the east line of said Southeast 1/4 and the west right of way line of Meadowbrook Road - County Trunk Highway "G", 328.01 feet to the north right of way line of Golf Road - County Trunk Highway "DR" - Interstate Highway "94";
Thence South 22°17'34" West along said north right of way line, 224.08 feet;
Thence South 50°25'48" West along said north right of way line, 1035.63 feet;
Thence South 72°59'32" West along said north right of way line, 454.49 feet to the west line of the East 1/2 of the Southeast 1/4 of said Section 19;
Thence North 00°24'46" West along said west line, 1258.93 feet to the north line of said Southeast 1/4;
Thence North 87°00'50" East along said north line, 1326.21 feet to the Point of Beginning.

Containing 1,235,817 square feet (28.3704 acres) of land more or less.

That I have made such survey, land division and map by the direction of 1520 LLC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Pewaukee Land Division Ordinance in surveying, mapping and dividing the land with in the certified survey map.

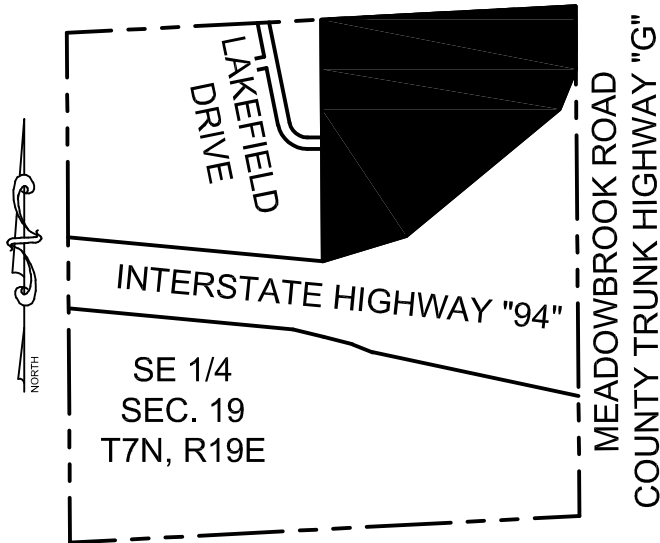
Date: FEBRUARY 13, 2019

John P. Konopacki
Professional Land Surveyor S-2461

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Southeast 1/4 of Section 19, Township 7 North, Range 19 East has a bearing of S00°27'04"E.
- Right of Way widths and locations are based on State of Wisconsin Department of Transportation R/W Project Number 1065-10-20 dated December 20, 2000.
- Flood Zone Classification: The property lies with in Zone "X" AND Zone "A" of the Flood Insurance Rate Map Community Panel No. 55133C0191G dated NOVEMBER 05, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain. Zone "A" have no base flood elevations determined.
- Vision corner easement: No obstructions such as structures, automobile parking, fences or vegetation shall be permitted in any district between heights of two and one-half (2-1/2) feet and seven (7) feet above the mean curb grades within the triangular (Vision clearance) space formed by any two existing or proposed intersecting street or alley right-of-way (property) lines and a line joining points on such lines located a minimum of 15 feet from their intersection.

VICINITY SKETCH
SCALE 1"=1000'



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1338.00
SHEET 6 OF 8

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 19 Township 7 North,
Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF

As owner, 1520 LLC, hereby certifies that it caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Pewaukee.

1520 LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Pewaukee

IN WITNESS WHEREOF, the said 1520 LLC has caused these presents to be signed by JAMES FORESTER, MANAGING MEMBER, at _____, _____ County, Wisconsin, on this _____ day of _____, 2019.

In the presence of: 1520 LLC

JAMES FORESTER - MANAGING MEMBER

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2019, JAMES FORESTER, MANAGING MEMBER, of the above named 1520 LLC, to me known to be the person who executed the foregoing instrument and acknowledged that they executed the foregoing instrument by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2019.

Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2019, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 19 Township 7 North,
Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Pewaukee, Wisconsin, on this _____ day of _____, 2019.

Date

Steve Bierce, Chairman

Date

Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Pewaukee, Wisconsin, on this _____ day of _____, 2019.

Date

Steve Bierce, Mayor

Date

Kelly Tarczewski, City Clerk - Treasurer



Prepared By:

PINNACLE ENGINEERING GROUP

15850 BLUEMOUND ROAD | SUITE 210

BROOKFIELD, WI 53005

OFFICE: (262) 754-8888

FEBRUARY 13, 2019

PEG JOB#1338.00

SHEET 8 OF 8

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

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

DATE: February 21, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for the Construction of 54 Condominium Units Requested by Jim Forester for Property Owned by the Robert J. Stenz Family Trust Located on Golf Road & CTH G (PWC 0940999001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Stenz Property Revised Site Plans

Stenz Property Green Space Calculations

**PLANS PREPARED
FOR
JIM FORESTER
1405 CAPITAL DRIVE
PEWAUKEE, WI 53188**

C-1	COVER SHEET
C-2	EXISTING CONDITIONS
C-3	WOOD GROWTH PLAN
C-4 - C-6	SITE PLAN
C-7 - C-9	GRADING PLAN
C-10 - C-12	UTILITY PLAN
L-1	CONCEPT LANDSCAPE PLAN
L-2	LANDSCAPE DETAILS & NOTES

CIVIL ENGINEER:
ANTHONY S. ZANON, P.E., TODD MUELLER, P.E.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
(262) 754-8888

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2020

PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE whatever STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL BE AT THE USER'S SOLE RESPONSIBILITY FOR THE CONSEQUENCE OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

1	PC MEET COMMENTS	02/13/19			

PEG JOB No1338.00-WI

PEG PM ASZ
START DATE 01-31-19

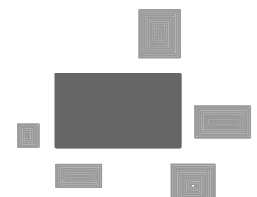
SHEET
C-1
C-12

SYMBOL DESCRIPTION	SYMBOL	SYMBOL
SANITARY SEWER MANHOLE		
STORM SEWER MANHOLE		
STORM SEWER CATCH BASIN (ROUND CASTING)		
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX		
FIRE HYDRANT		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN		
FIRE PROTECTION		
ELECTRICAL CABLE		
OVERHEAD WIRES		
GAS MAIN		
TELEPHONE LINE		
UTILITY CROSSING		
CAUTION EXISTING UTILITIES NEARBY		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR		
SPOT ELEVATION		
WETLANDS		
PRIMARIES ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT		
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE



1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. NO GEOTECHNICAL REPORT HAS BEEN PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.



PINNACLE ENGINEERING GROUP
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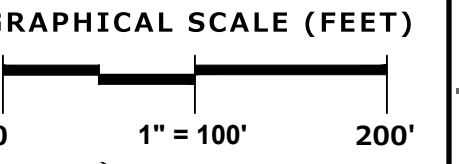
COVER SHEET

1	PC MEET COMMENTS	02/13/19			

PEG JOB No1338.00-WI

PEG PM ASZ
START DATE 01-31-19

SHEET
C-1
C-12



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REVIEWED: ASZ
DESIGNED: TOM
DRAFTED: FP
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Tag Number	Tree Species	DBH (INCHES)	Comments	1593	black walnut	11.1		1879	black cherry	8.3	
1955	black walnut	14.8		1592	black walnut	12.4		1875	American elm	12.8	
1990	black cherry	8.1		1591	black walnut	10.6		1866	black cherry	10.4	
1989	American elm	10.5		1590	black walnut	14.3		1878	black cherry	8.8	
1987	black walnut	13.5		1589	black walnut	10.3		1848	black cherry	15.1	
1988	black walnut	10.4		1588	black walnut	14.4		1861	black walnut	11.2	
1986	apple	17.6		1587	shagbark hickory	11.8		1862	red oak	18.3	
1985	black walnut	15.5		1582	black walnut	10.8		1979	black cherry	9.2	
1984	black walnut	13.2		1581	black walnut	10.1		1877	black cherry	11.1	
1983	black walnut	13		1580	black walnut	12		1849	black walnut	13.6	
1982	black walnut	10.8		1579	black walnut	9		1872	black cherry	10	
1981	black cherry	13.9		1578	black walnut	12.5		1870	black cherry	9	
1980	black walnut	18		1577	black walnut	8.8		1871	black walnut	11.5	
1978	black walnut	13.8		1576	black walnut	8.5		1869	black cherry	9.5	
1976	black walnut	16.4		1575	black walnut	11.2		1873	black walnut	12.3	
1975	black walnut	14.3		1574	black walnut	10.6		1874	black cherry	11/10.9	two-stem tree
1974	bur oak	10.5		1573	black walnut	10.7		1865	black cherry	10.5	
1973	black walnut	14.5		1572	black walnut	11.8		1868	black cherry	11	
1971	black walnut	9.1		1571	black walnut	9.3		1863	black cherry	15.9	
1970	black walnut	11.2		1570	black walnut	14.1		1850	American elm	8.8	
1969	bur oak	9.3	two-lined chesnut borer	1569	black walnut	13.5		1855	black cherry	8.7	
1968	bur oak	8.9		1568	black walnut	10.3		1864	black cherry	11.3	
1967	black walnut	8.4		1567	black walnut	15.3		1853	black cherry	12	
1966	bur oak	11.8/7.0	two-stem tree, two-lined chestnut borer	1566	black cherry	18.5		1847	shagbark hickory	18.3	
1965	Scotch pine	19.7		1565	black walnut	17.1		1857	red oak	16	
1964	black walnut	11.2		1564	black walnut	24.5		1852	black cherry	9.1	
1963	shagbark hickory	10		1563	black walnut	19.5		1858	black walnut	8.5	
1962	bur oak	8.8		1562	black walnut	13.4		1876	black walnut	13.9	
1960	shagbark hickory	25/18.6	two-stem tree	1561	black walnut	10.3		1859	black cherry	8.8	
1959	bur oak	32.5	crown dieback	1560	black walnut	12.8		1854	red oak	15.1	
1972	hackberry	8.6		1559	black walnut	10.5		1994	black cherry	8.1	
1958	black cherry	8.8		1558	black walnut	16.6		1860	black walnut	13.6	
1957	shagbark hickory	10.6		1557	black walnut	12.5		1867	black cherry	9.6	
1956	bur oak	10.9		1556	black walnut	14/10	two-stem tree	1851	black cherry	9.8	
1955	bur oak	11.9		1555	black walnut	15		1977	black cherry	13.6	
1954	bur oak	8.2		1554	black walnut	11.8		1783	black cherry	10.5	
1953	bur oak	9.1	two-lined chesnut borer	1553	black walnut	12.4		1782	red oak	9.2	
1952	American elm	8.2		1552	black walnut	9.7		1781	bur oak	11	
1951	black cherry	9.3		1551	black walnut	19		1780	shagbark hickory	8.1	
1950	black cherry	13/12.3	two-stem tree	1550	black walnut	13.5		1779	shagbark hickory	8.2	
1949	black cherry	9		1549	black cherry	8.4		1778	shagbark hickory	9.6	
1948	black cherry	9.8		1548	black cherry	10.05		1777	shagbark hickory	9.2	
1947	black walnut	13		1547	black walnut	9.2		1776	hackberry	9.7	
1946	shagbark hickory	35.9		1546	black walnut	8.8		1775	black cherry	9	
1945	shagbark hickory	10.2		1545	American elm	10		1774	black cherry	8.7	
1944	shagbark hickory	9.6		1544	black cherry	11.2/8.2	two-stem tree	1773	shagbark hickory	9.6	
1943	black walnut	9.2		1543	American elm	8.3		1772	shagbark hickory	8.3	
1942	black cherry	9.8		1542	black walnut	13.2		1771	bur oak	8.7	
1941	black walnut	8.2		1541	black walnut	14.9		1770	black walnut	8.2	
1940	black walnut	10.1		1540	black walnut	9.4		1769	black cherry	11.9	
1939	black walnut	13.8		1539	black walnut	11.3		1768	red oak	15.5	
1938	black walnut	13.3		1538	black cherry	8.2		1767	shagbark hickory	15.3	
1937	black walnut	12.2		1991	black walnut	10.3		1766	black walnut	9	
1936	black cherry	10.2		2504	black walnut	10.2		1765	black cherry	14.3	
1935	black walnut	10.2		1537	black walnut	9.3		1764	black cherry	10.5	
1934	black cherry	8.5		1536	black walnut	10.2		1763	red oak	18.1	
1933	black walnut	13		1535	black walnut	14.4		1762	bur oak	9	
1932	black walnut	12.9		1534	black walnut	13.5		1761	bur oak	8.8	
1931	bur oak	13.3	two-lined chesnut borer	1533	black walnut	11.1		1760	black cherry	8.2	
1930	black walnut	9		1532	black cherry	8.8		1759	American elm	8.6	
1929	American elm	9.5		1531	black walnut	8.1		1758	black cherry	9.5	
1928	black walnut	11.5		1530	black walnut	11		1757	black cherry	8.4	
1927	black cherry	10.8		1529	black walnut	9		1756	black cherry	9.5	
1926	black walnut	10.3		1528	black walnut	8.5		1755	black cherry	8.2	
1925	black walnut	10.5		1527	black walnut	12.5		1754	black cherry	10.3	
1924	black walnut	10.7		1526	black walnut	8.9		1753	black cherry	11.2	
1923	black walnut	10.8		1525	black walnut	8.8		1752	black cherry	12.4	
1922	black walnut	12.2		1524	black walnut	9.3		1751	black cherry	11	
1921	black walnut	10		1523	black walnut	12.3		1750	red oak	21.5	
1920	black walnut	11.6		1522	black walnut	9.8		1749	red oak	10.8	
1919	black walnut	10.2		1521	black walnut	9		1748	white oak	36.6	
1918	black walnut	13.8		1520	black walnut	9.5		1747	black cherry	11.1	
1917	black walnut	11.8		1519	black walnut	8.5		1746	red oak	21.5	
1916	black walnut	10.3		1518	black cherry	8.6/7.3	two-stem tree	1745	red oak	20.2	
1915	black walnut	15.9		1517	black cherry	9.2		1744	shagbark hickory	10.2	
1914	black walnut	10.2		1516	black cherry	10.1		1743	shagbark hickory	8.5	
1913	black walnut	16.9		1515	black walnut	12.5		1742	red oak	19.8	
1912	American elm	9.5		1514	black cherry	14.4		1741	red oak	20.7	
1911	black walnut	12		1513	American elm	8.2		1740	red oak	13.5	
1910	black walnut	8.5		1512	black walnut	10.2		1739	red oak	14.6	
1909	black walnut	8.4		1511	black walnut	11.5		1738	red oak	17.9	
1908	black walnut	8.9		1510	black walnut	14.5		1737	black walnut	12.6	
1907	black walnut	9.3		1509	black walnut	10.8		1736	red oak	22.5	
1906	black walnut	8.4		1508	black walnut	17.3		1735	black cherry	10.8	
1905	black walnut	10.8		1507	black walnut	12.7		1734	black cherry	9.8	
1904	shagbark hickory	8.7		1506	black walnut	12.6		1733	American elm	10.2	
1903	shagbark hickory	8.2		1505	black walnut	11.5		1732	black cherry	9.8	
1902	black cherry	10.7		1839	black walnut	9.5		1731	black cherry	10.3	
1901	black cherry	9		1840	black walnut	12.3		1730	black cherry	10	
1596	shagbark hickory	10.2		1841	black cherry	9.7		1729	black cherry	11.7	
1957	shagbark hickory	10.1		1842	black cherry	9.8		1728	black walnut	13.7	
1958	shagbark hickory	9.5		1843	black walnut	12		1727	black walnut	10	
1599	shagbark hickory	7/7.3	two-stem tree	1844	black walnut	10		1726	American elm	11.1	
1595	shagbark hickory	10.1		1845	black walnut	13.7		1725	black cherry	12.8	
1954	shagbark hickory	5.8/11.5	two-stem tree	1846	black cherry	10.9		1724	black walnut	11.9	
				1856	black walnut	8.8		1723	black cherry	12.3	

1722	American elm	9.4
1721	black cherry	14.4
1720	American elm	11.8
1719	black cherry	12.7
1718	black cherry	10.3
1717	black walnut	14.2
1716	black cherry	13.4
1715	black cherry	9

NOTES

First Choice Tree Care on Wednesday, November 28th, 2018, inspected the Stenz Property on the NW corner at Golf and Meadowbrook in the City of Pewaukee.

Observations are as follows:

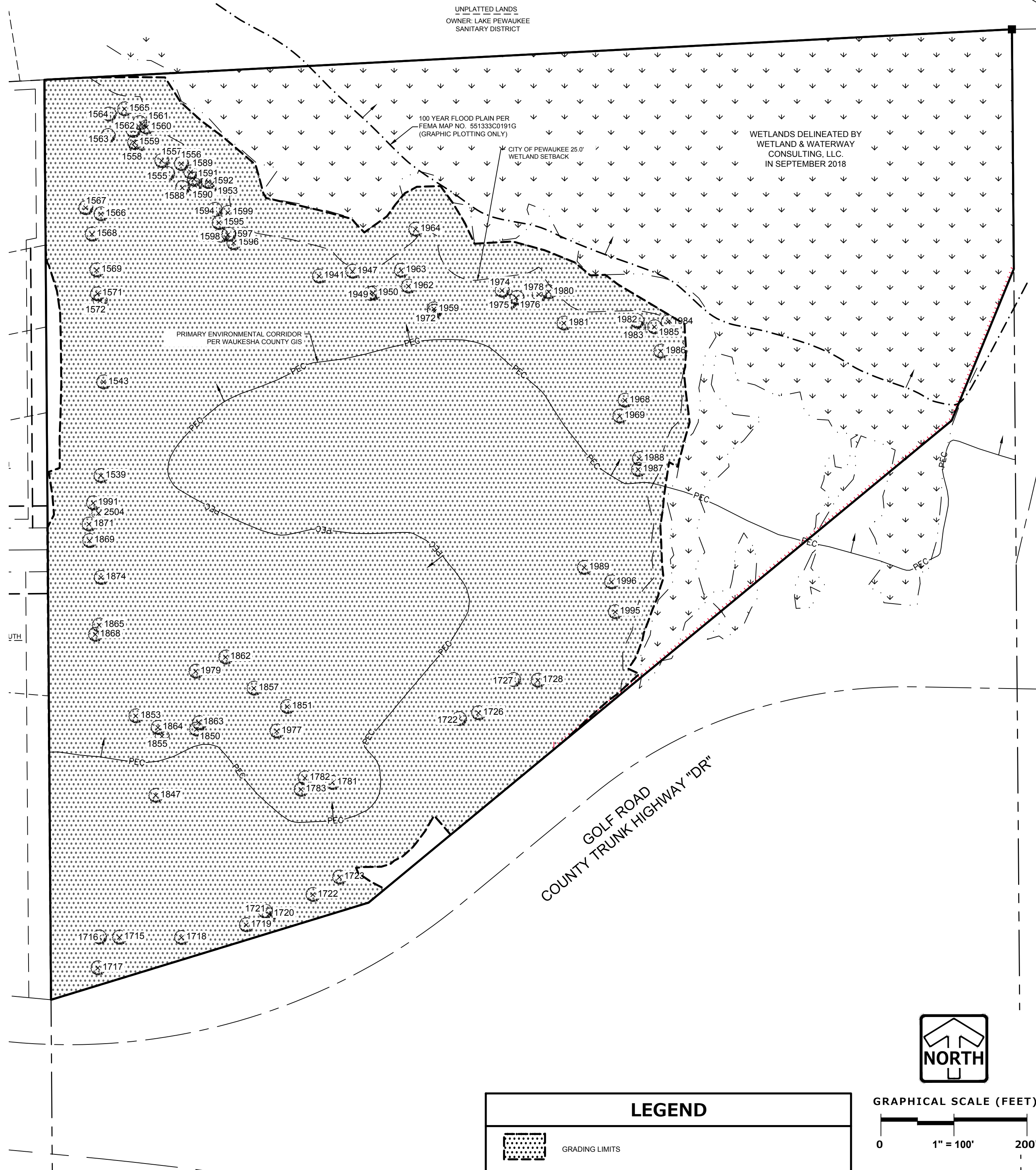
The undergrowth is thick and tangled, making passage through the woods difficult. The over story of the woodlot is dominated by Ash, Black Walnut, Black Cherry, Bur Oak, list provided. Many of the Ash trees are heavily infested by the Emerald Ash Borer. Based upon the typical progression of this insect, I anticipate that most, if not all, of the ash will be dead within the next 1 to 5 years. The trees serve as breeding locations for an increasing insect population and have little to no economic value.

The under story of the woodlot is occupied by invasive non-native species. Both Buckthorn and Honey Suckle are present in large numbers. If not controlled, these two species alone will completely dominated the woodlot, precluding any regeneration of desirable species. As it is, young trees growing from the forest floor are currently limited to green Ash, Elm and Box Elder. In short, the outlook for having a healthy re-growth of this woodlot is poor.

Summary

In summary :

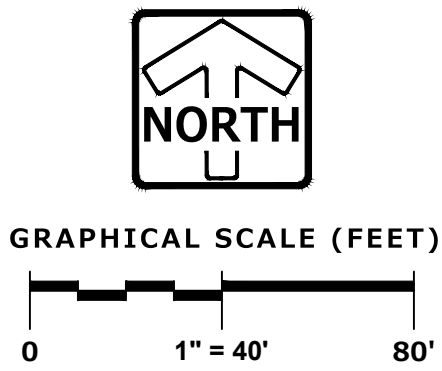
- There exists a number of dead and dying Ash trees. All of these trees will be dead in 1 to 5 years. Removal is recommended.
- There is a significant problem with Buckthorn and Honey Suckle. If left uncontrolled, they will dominate the woodlots and preclude any regeneration.
- There are no large or historically significant trees in this parcel.
- The trees that are present contribute no special or unique ecological value to the site.



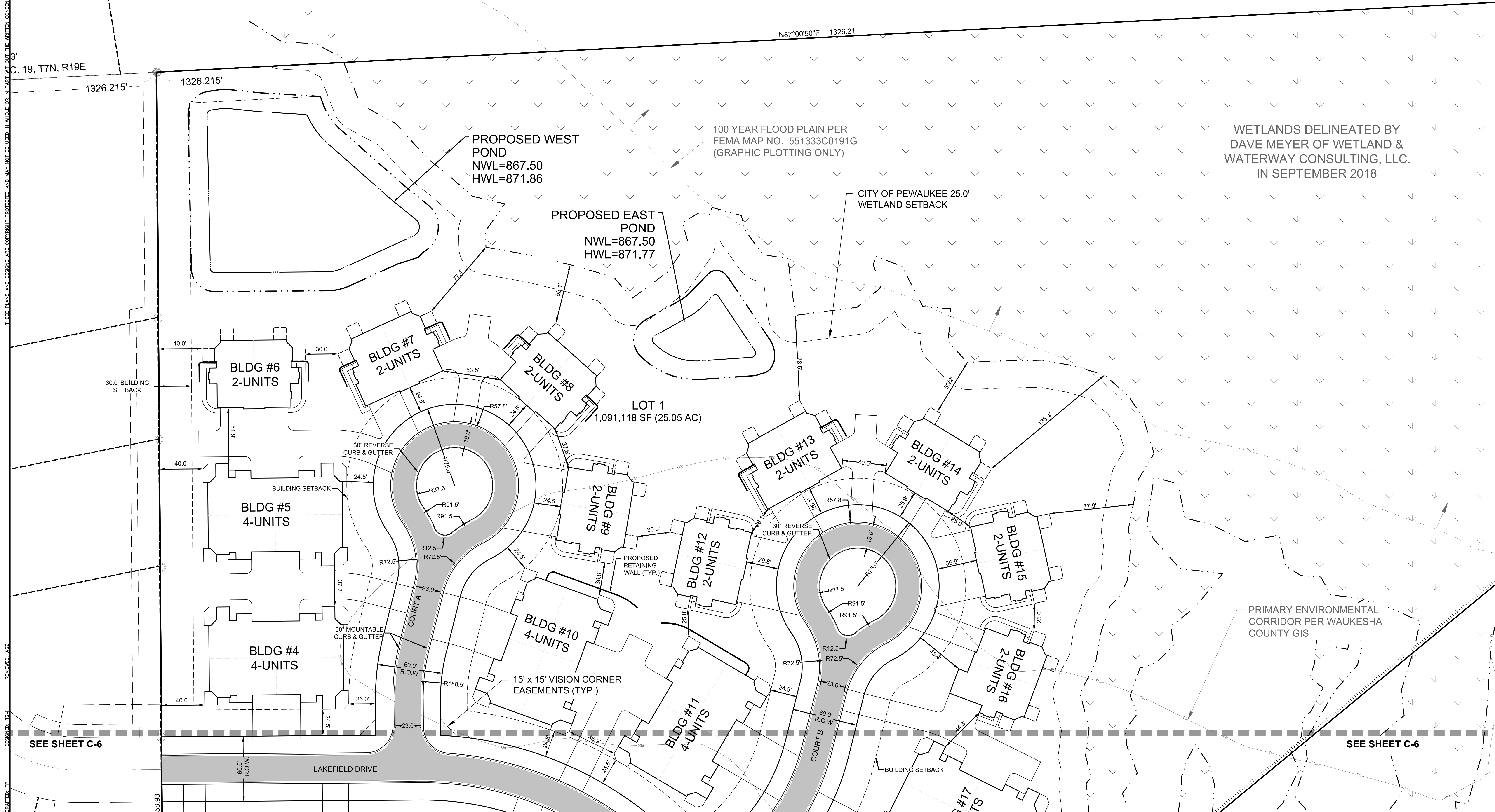
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NOTES

1. BUILDING FOOTPRINTS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY. 20 FEET MINIMUM BUILDING SEPARATION TO BE PROVIDED.



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STENZ PROPERTY

CITY OF PEWAUKEE, WAUKESHA CO., WISCONSIN

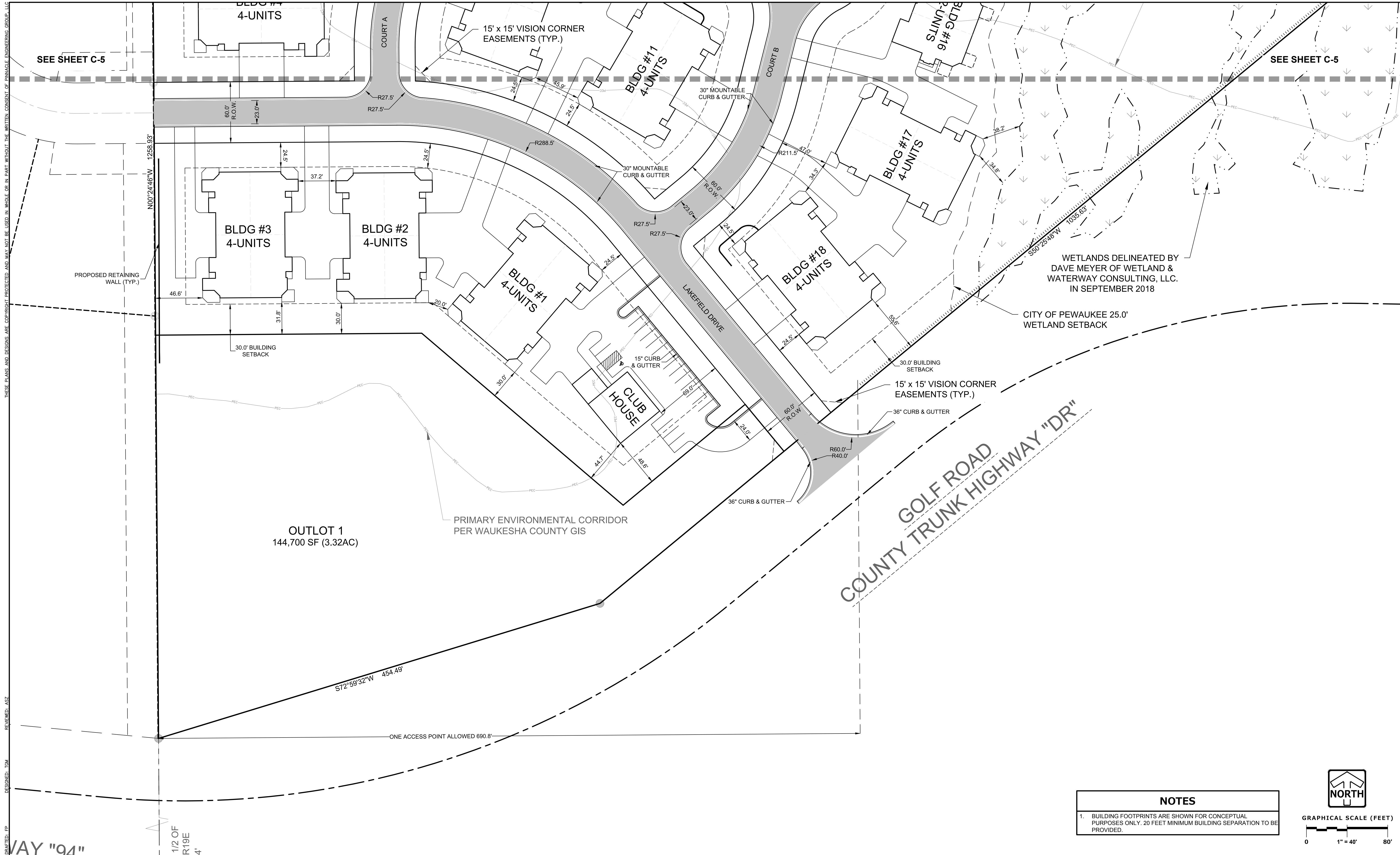
SITE PLAN

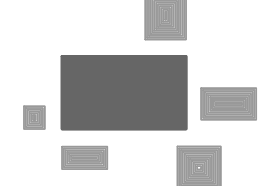
REVISIONS	
1. PC MEET COMMENTS	02/13/19

REG JOB NO. 1338.00-WI
REG PM. ASZ
START DATE: 01-21-19
SCALE: 1" = 40'

SHEET C-5
C-12

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DESIGNED: TCM
DRAFTED: FP
REVIEWED: ASZ



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CITY OF PEWAUKEE, WAUKESHA CO., WISCONSIN

SITE PLAN

REVISIONS	
1. PC MEET COMMENTS	02/13/19

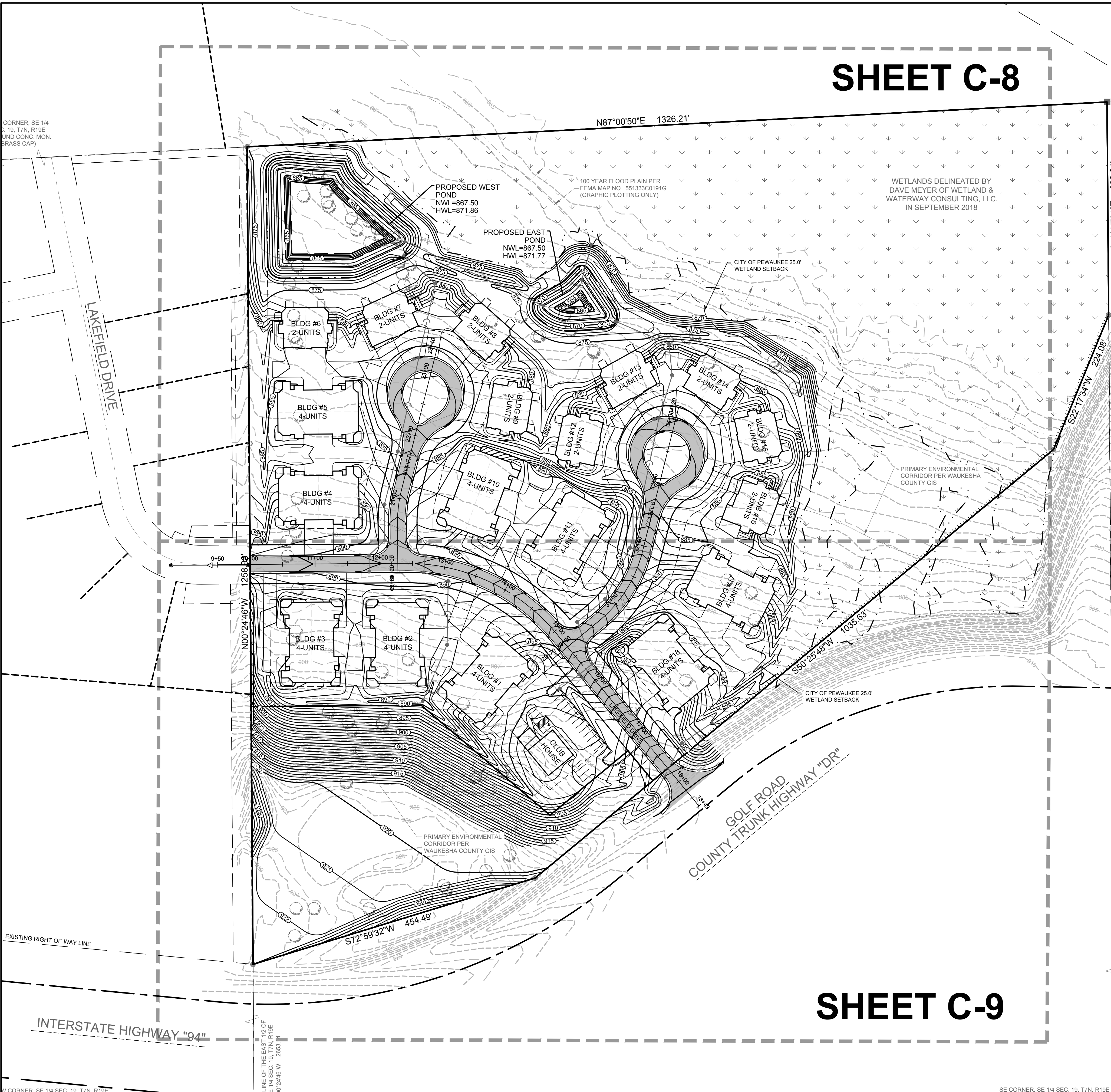
REG JOB NO. 1338.00-WI
REG PM: ASZ
START DATE: 01-21-19
SCALE: 1" = 40'

SHEET C-6
C-12

SITE PLAN

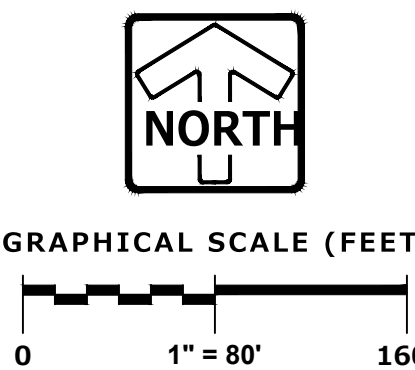
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DESIGNED: TCM
DRAFTED: FP
REVIEWED: ASZ
CORNER, SE 1/4
19, T7N, R19E
UND CONG. MON.
BRASS CAP)



SHEET C-8

SHEET C-9



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BROOKFIELD, WI 53005
(262) 754-8888

STENZ PROPERTY

CITY OF PEWAUKEE, WAUKESHA CO., WISCONSIN

GRADING PLAN OVERVIEW

REVISIONS	
1. PC MEET COMMENTS	02/13/19

REG JOB NO. 1338.00-WI
REG PM ASZ
START DATE 01-21-19
SCALE 1" = 80'

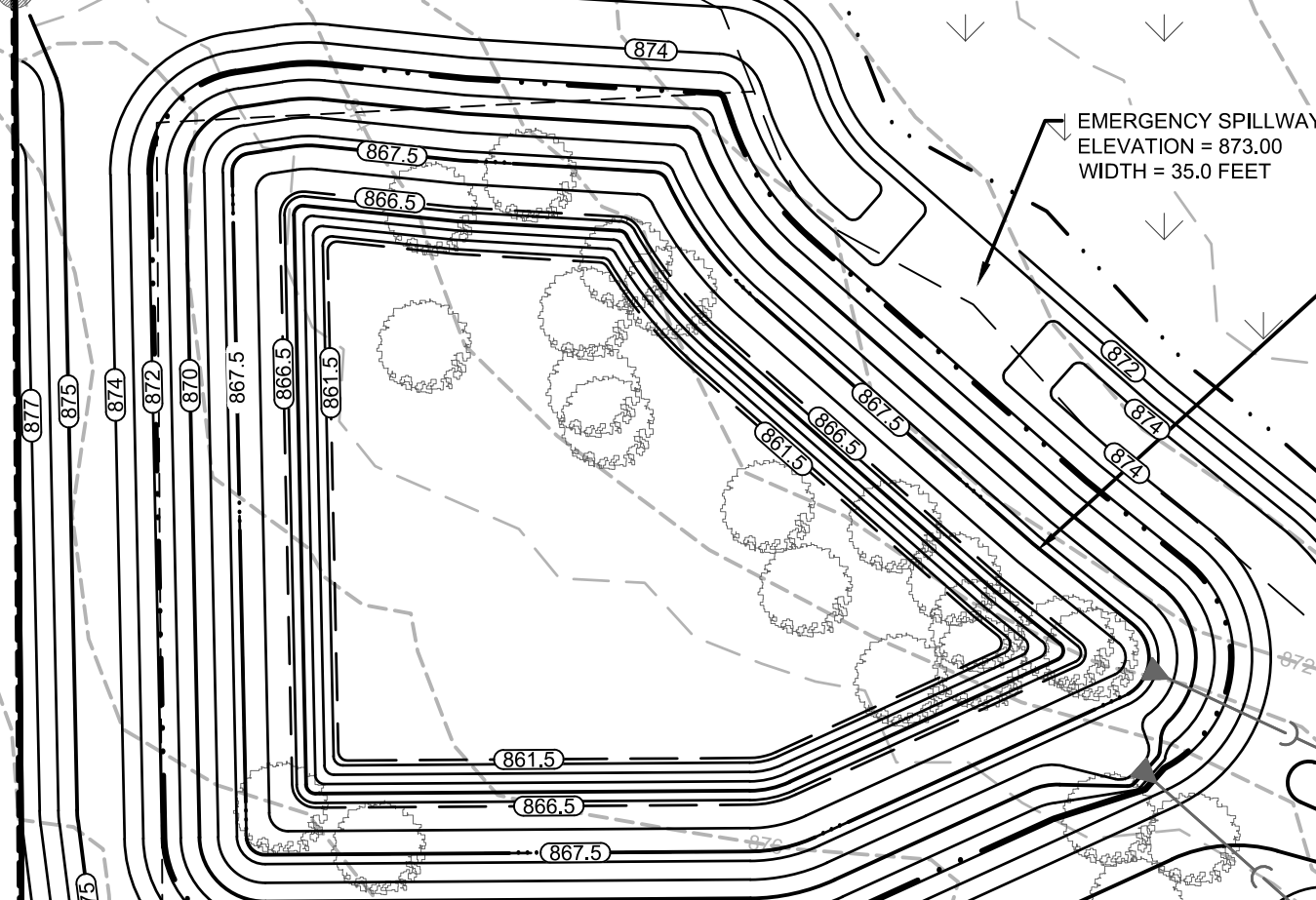
SHEET
C-7
C-12

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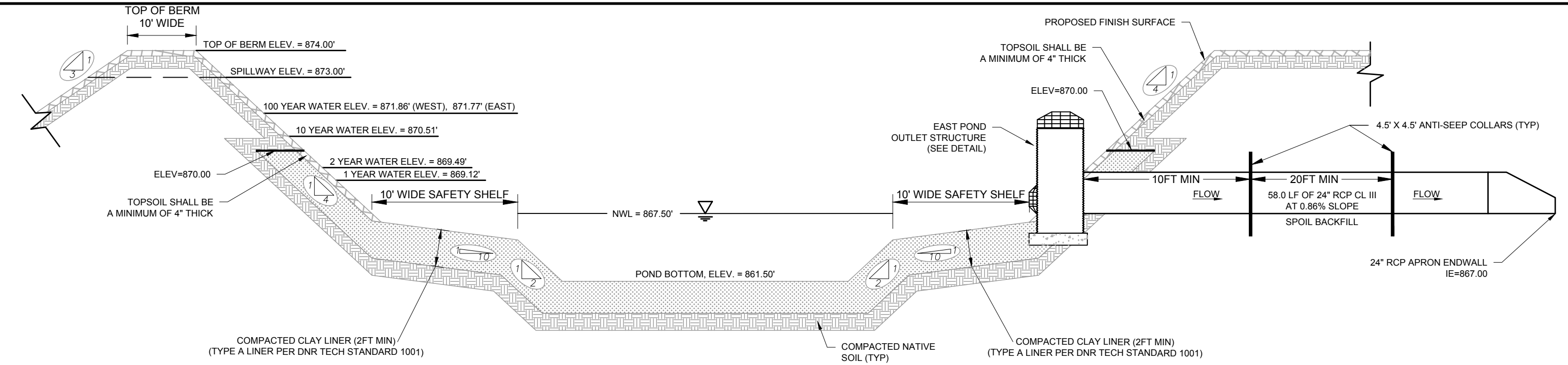
GRAPHICAL SCALE (FEET)

0 1" = 40' 80'



PROPOSED WEST POND
NWL=867.50
HWL=871.86

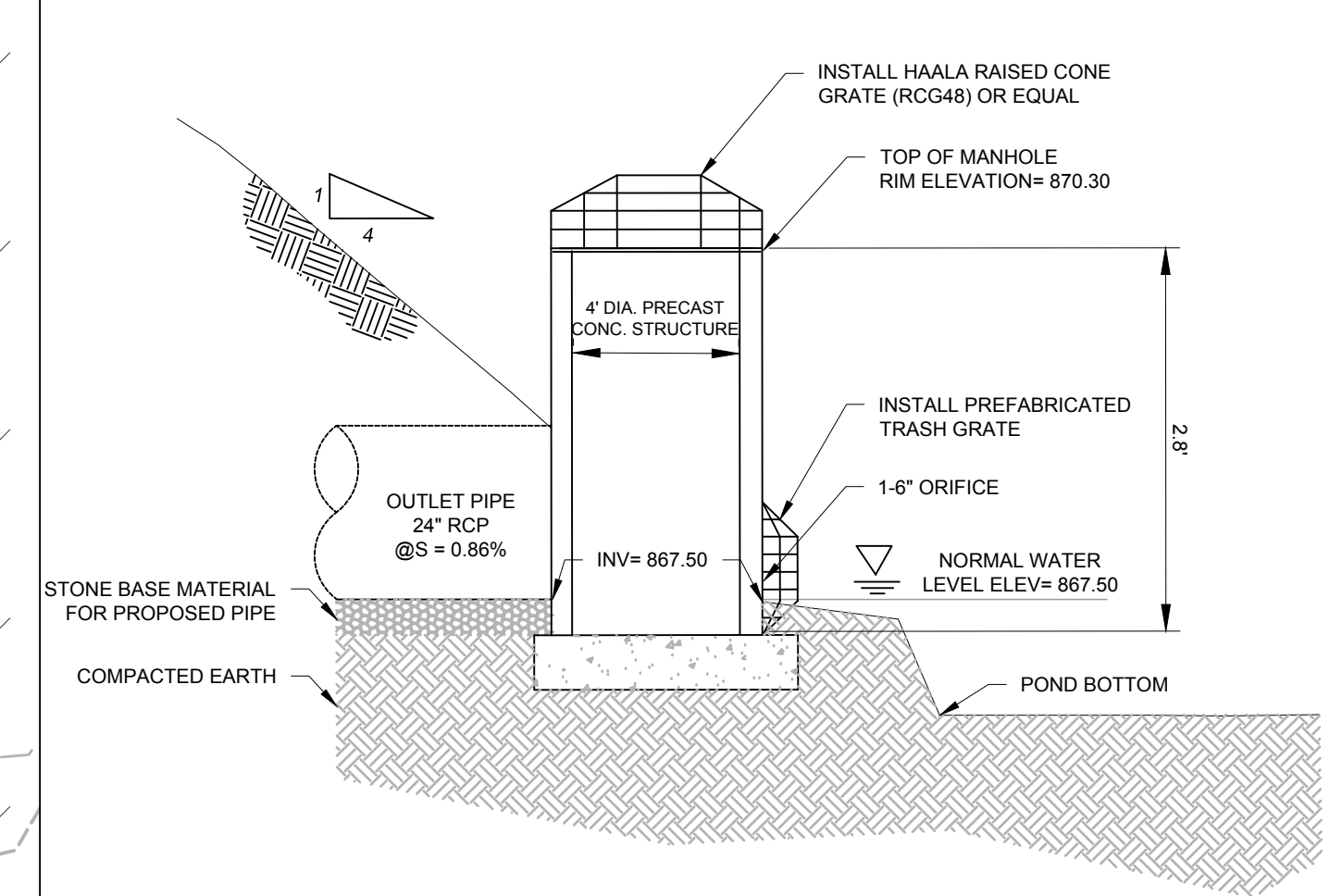
PROPOSED EAST POND
NWL=867.50
HWL=871.77



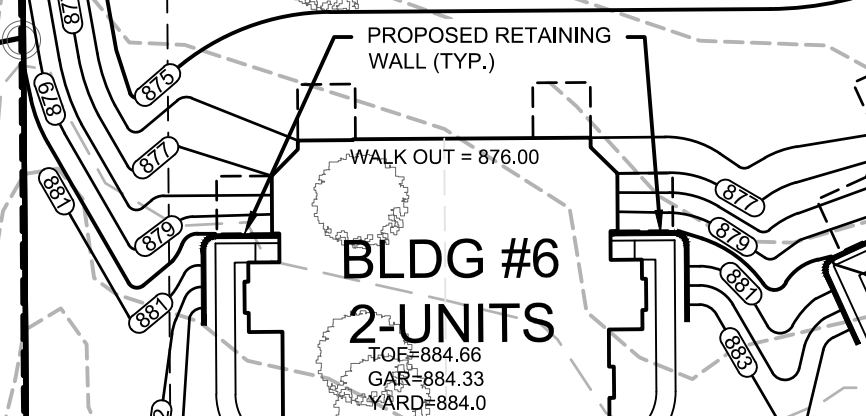
GENERAL NOTES:

1. ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF "WONR WET DETENTION BASIN TECHNICAL STANDARD 1001".
2. ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORM WATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
3. RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C-76/C443) WITH RUBBER GASKETS.
4. OWNER OR CONTRACTOR MUST CONSULT LANDSCAPE ARCHITECT OR ECOLOGICAL PLANNING AGENCY FOR APPROPRIATE PLANTS AND PLANTING CONFIGURATIONS.
5. CLAY LINER SHALL BE A MINIMUM OF 2-FEET THICK. CLAY SHALL BE COMPACTED AT 42% OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MEDIUM STIFF TO STIFF CLAYS PRESENT IN-PLACE AT THE POND SIDE SLOPES OR OTHER ON-SITE MEDIUM STIFF TO STIFF CLAYS MAY BE USED AT THE DISCRETION OF THE GEOTECHNICAL ENGINEER OF RECORD.
6. FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3-FEET OR MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SHALL BE A MINIMUM OF 3-FEET DEEP AND 8-FEET WIDE WITH A SIDE SLOPE OF 1:1 OR FLATTER.

WEST AND EAST POND CROSS SECTION



EAST POND OUTLET STRUCTURE



BLDG #6
2-UNITS

BLDG #7
2-UNITS

BLDG #8
2-UNITS

BLDG #9
2-UNITS

BLDG #13
2-UNITS

BLDG #14
2-UNITS

BLDG #15
2-UNITS

BLDG #16
2-UNITS

BLDG #5
4-UNITS

BLDG #4
4-UNITS

BLDG #10
4-UNITS

BLDG #11
4-UNITS

SEE SHEET C-9

SEE SHEET C-9

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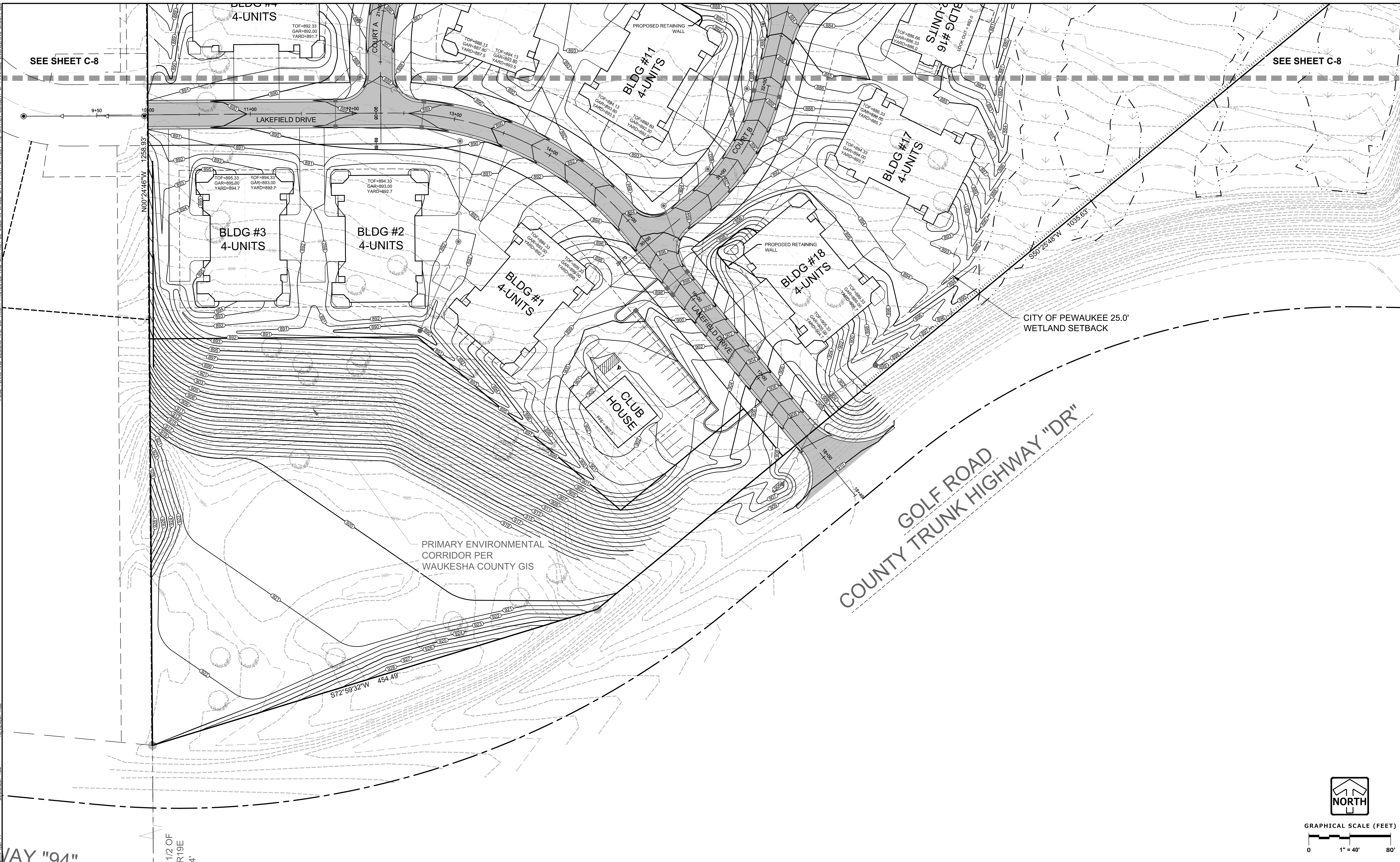
GRADING PLAN

REVISIONS		DATE	BY	CHKD	APPD
NO.	DESCRIPTION				
1	PC MEET COMMENTS	02/13/19			

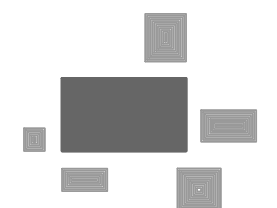
REG JOB NO. 1338.00-WI
REG PM: ASZ
START DATE: 01-21-19
SCALE: 1" = 40'

SHEET
C-8
C-12

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DRAFTED: FP
REVIEWED: ASZ



WAY "94"



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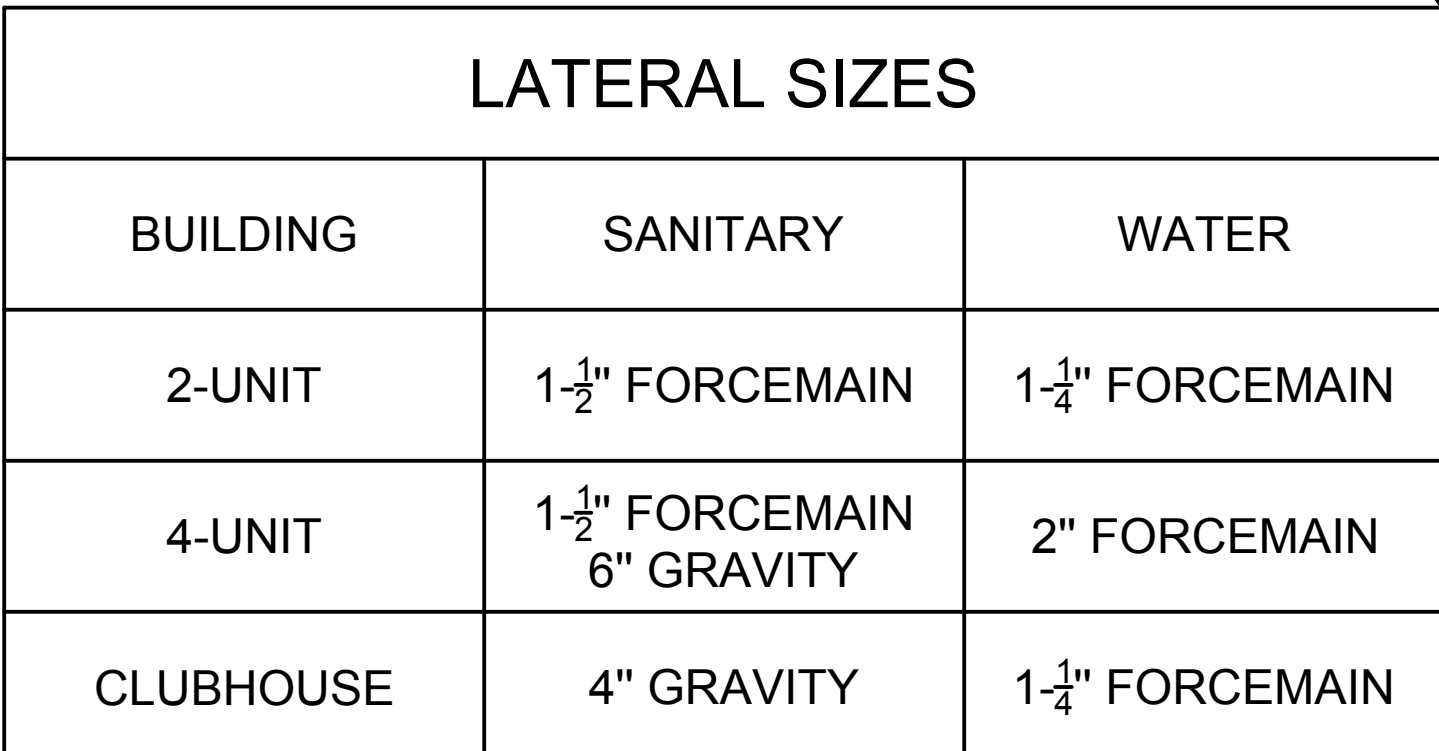
GRADING PLAN

REVISIONS	
1. PC MEET COMMENTS	02/13/19

REG JOB NO. 1338.00-WI
REG PM ASZ
START DATE 01-21-19
SCALE 1" = 40'

SHEET
C-9
C-12

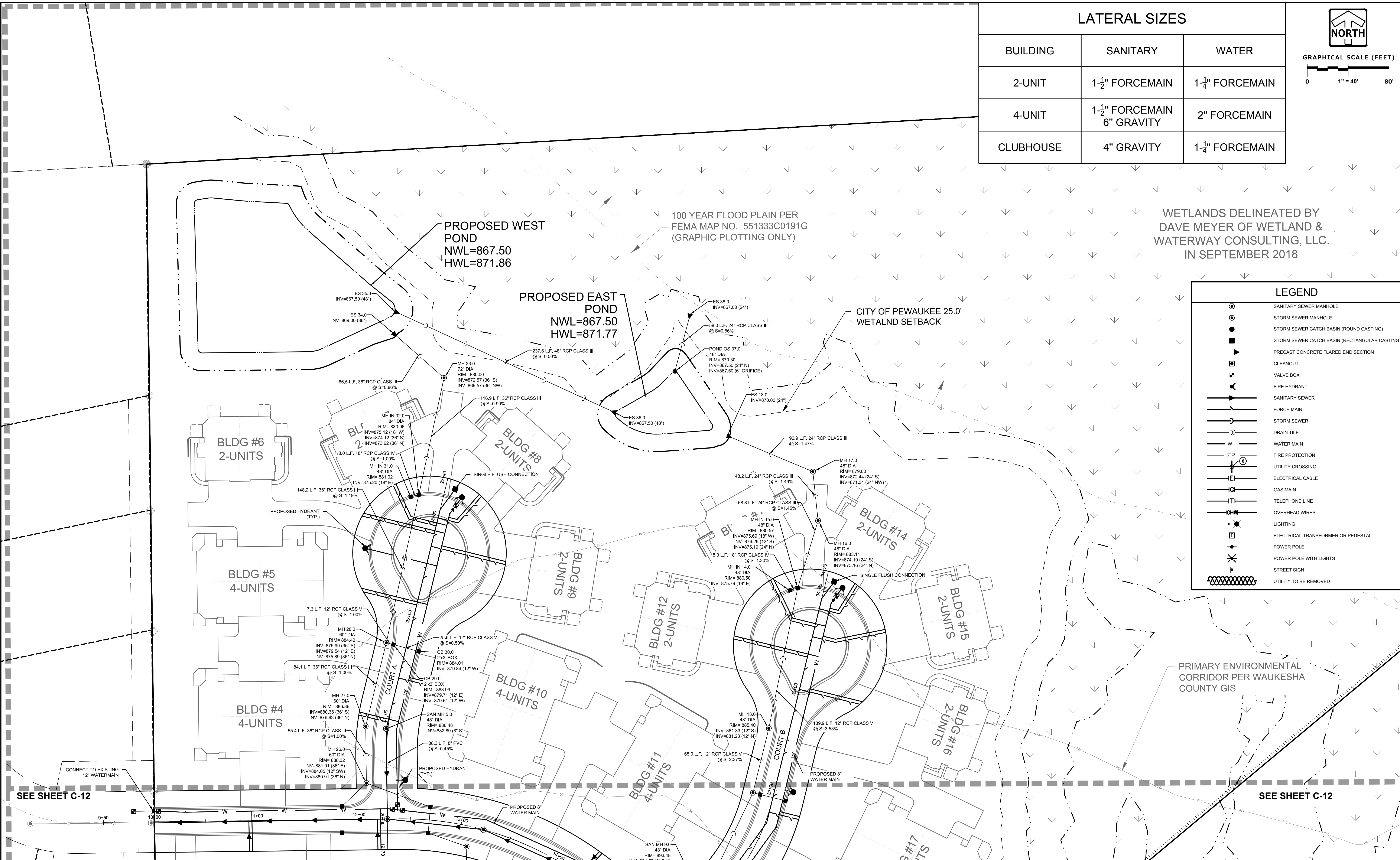
SHEET C-12



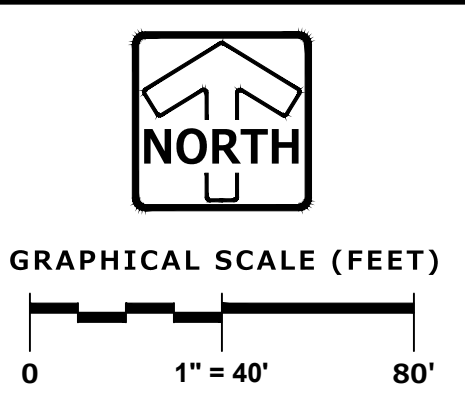
LATERAL SIZES		
BUILDING	SANITARY	WATER
2-UNIT	1- $\frac{1}{2}$ " FORCEMAIN	1- $\frac{1}{4}$ " FORCEMAIN
4-UNIT	1- $\frac{1}{2}$ " FORCEMAIN 6" GRAVITY	2" FORCEMAIN
CLUBHOUSE	4" GRAVITY	1- $\frac{1}{4}$ " FORCEMAIN

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DRAFTED: FP
REVIEWED: ASZ



LATERAL SIZES		
BUILDING	SANITARY	WATER
2-UNIT	1-1/2" FORCEMAIN	1-1/4" FORCEMAIN
4-UNIT	1-1/2" FORCEMAIN 6" GRAVITY	2" FORCEMAIN
CLUBHOUSE	4" GRAVITY	1-1/4" FORCEMAIN



WETLANDS DELINEATED BY
DAVE MEYER OF WETLAND &
WATERWAY CONSULTING, LLC.
IN SEPTEMBER 2018

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN
	UTILITY TO BE REMOVED

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CITY OF PEWAUKEE, WAUKESHA CO., WISCONSIN

UTILITY PLAN

REVISIONS	
1. PC MEET COMMENTS	02/13/19

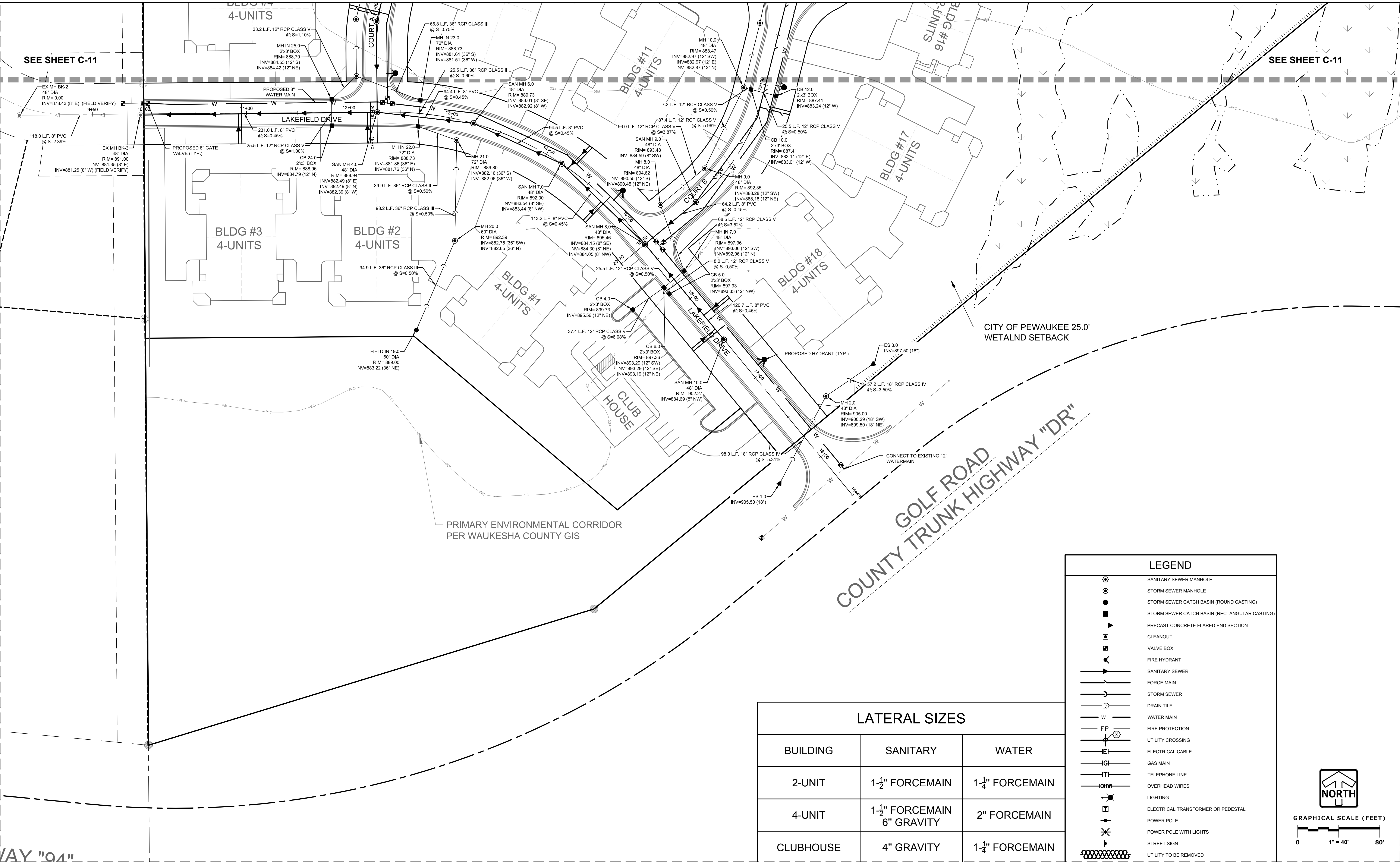
REG JOB NO. 1338.00-WI
REG PM ASZ
START DATE 01-21-19
SCALE 1" = 40'

SHEET
C-11
C-12

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DRAFTED: FP
REVIEWED: ASZ

SEE SHEET C-11

SEE SHEET C-11



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CITY OF PEWAUKEE, WAUKESHA CO., WISCONSIN

UTILITY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	PC MEET COMMENTS	02/13/19

SHEET C-12
C-12

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DRAFTED: DJB
REVIEWED: ASZ

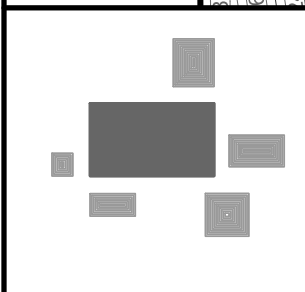


PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AG	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	2" Cal.	4
CC	Celtis occidentalis 'Chicagoland'	Common Hackberry	2" Cal.	10
GA	Ginkgo biloba 'Autumn Gold' TM	Maidenhair Tree	2" Cal.	6
GI	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Thornless Honey Locust	2" Cal.	12
GD	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2" Cal.	4
UN	Ulmus americana 'New Horizon'	New Horizon American Elm	2" Cal.	10
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JV	Juniperus virginiana 'Canaertii'	Canaerti Juniper	6' Tall	6
PG	Picea glauca 'Densata'	Black Hills Spruce	6' Tall	6
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SV	Syringa vulgaris 'Sensation'	Sensation Lilac	5 gal.	10
VD2	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	5 gal.	8
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
JM	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper	6' Ht.	11

NOTE

1. EACH INDIVIDUAL BUILDING WILL HAVE A LANDSCAPE PLAN SUBMITTED WITH THE BUILDING PLAN



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CONCEPT LANDSCAPE PLAN

REVISIONS		
1. PC MEETING COMMENTS	02/13/19	

REG JOB NO. 1338.00-WI

REG PM ASZ

START DATE 01-21-19

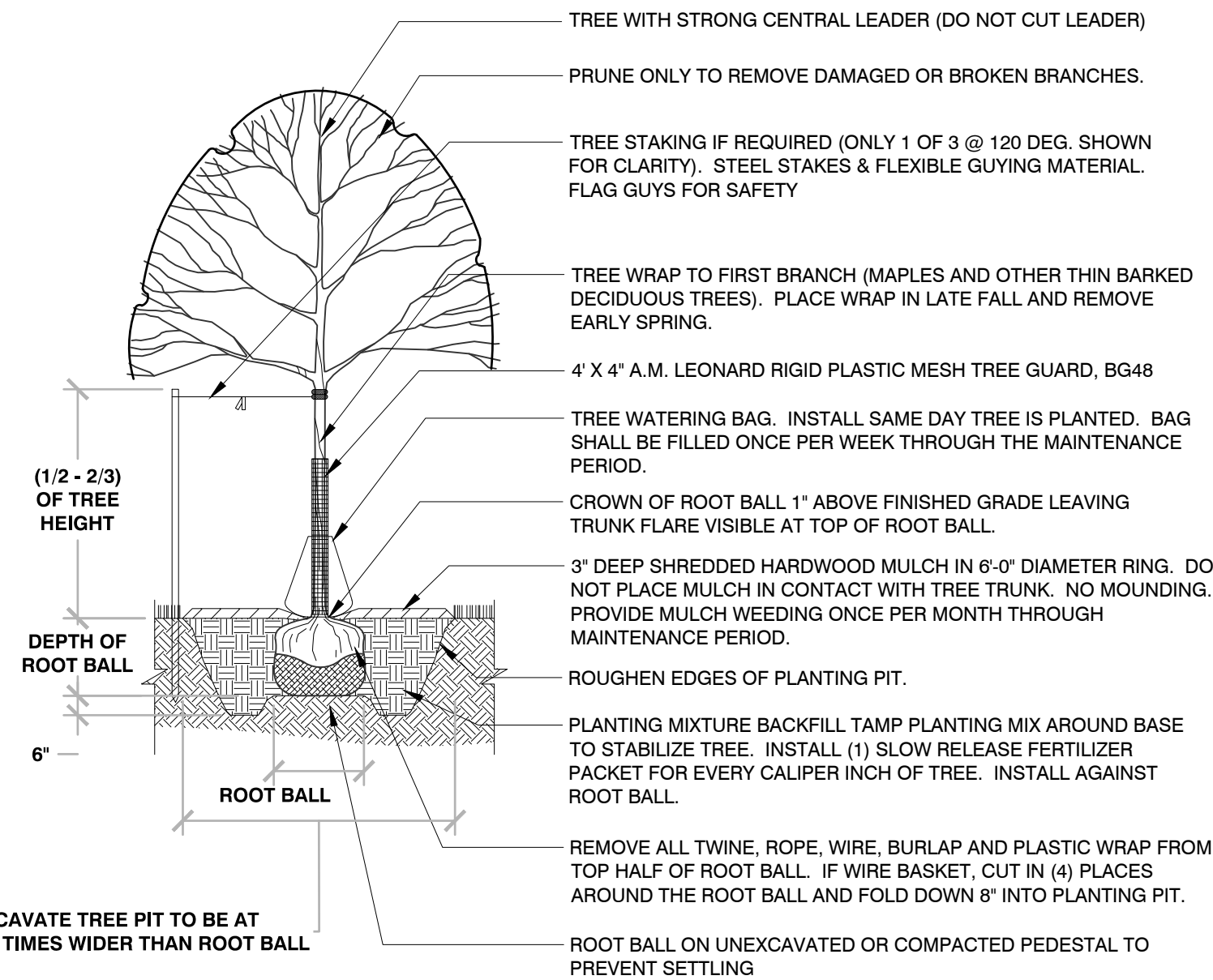
SCALE 1" = 40'

SHEET

L-1

L-2

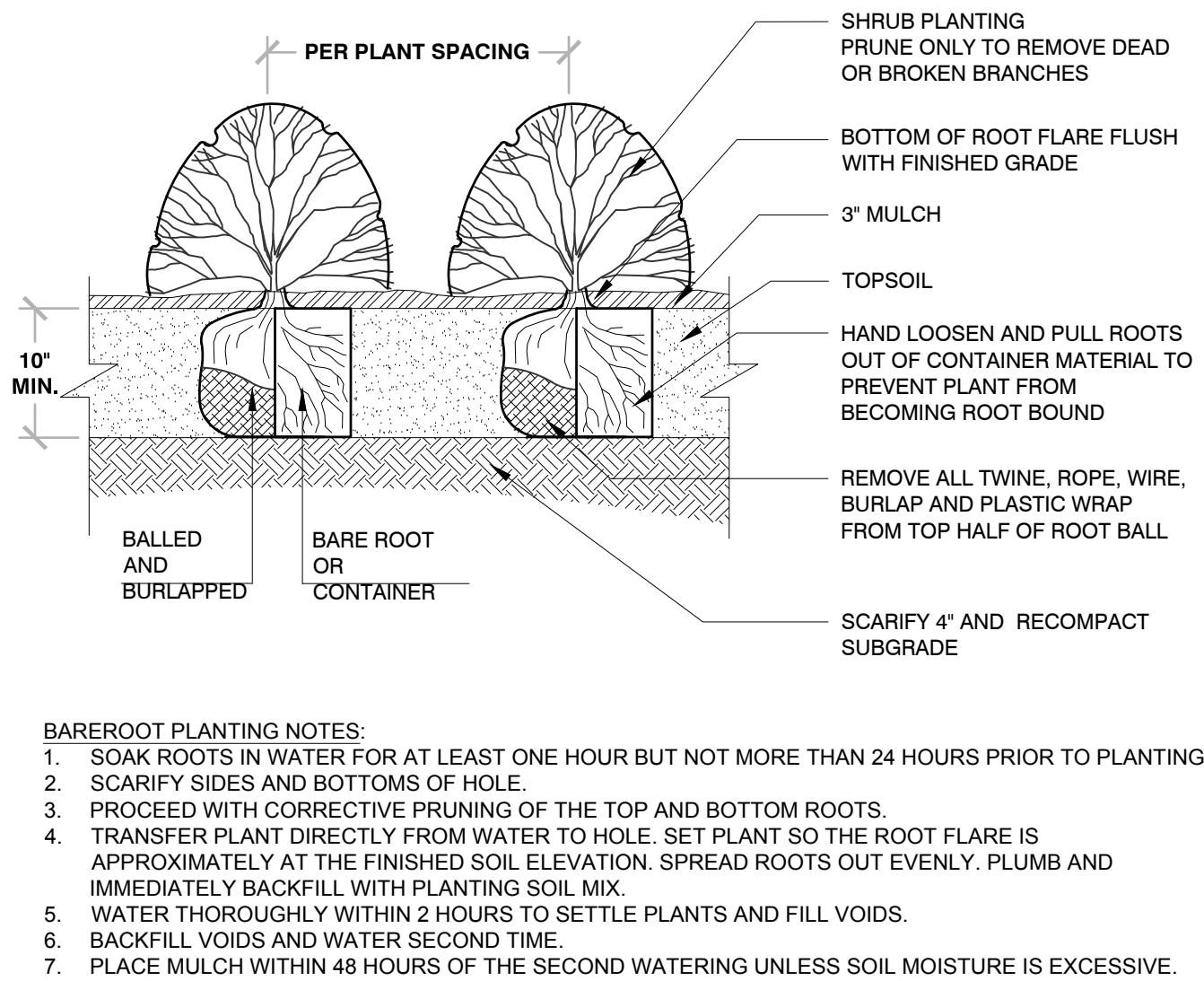
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DESIGNED: DJB
DRAFTED: DJB
REVIEWED: ASZ



1 TREE PLANTING

1/4" = 1'-0"

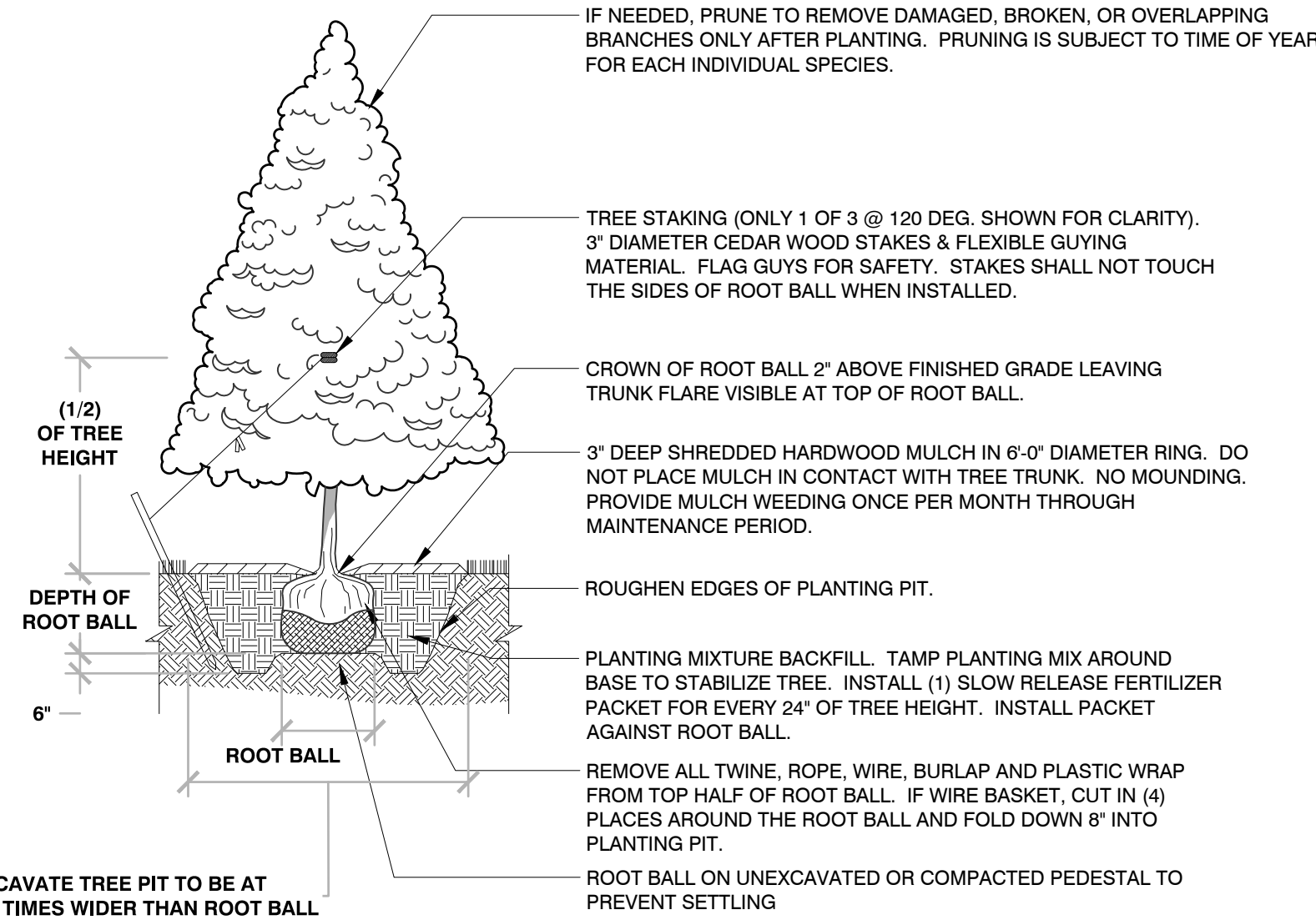
3299343-01



3 SHRUB PLANTING

1/2" = 1'-0"

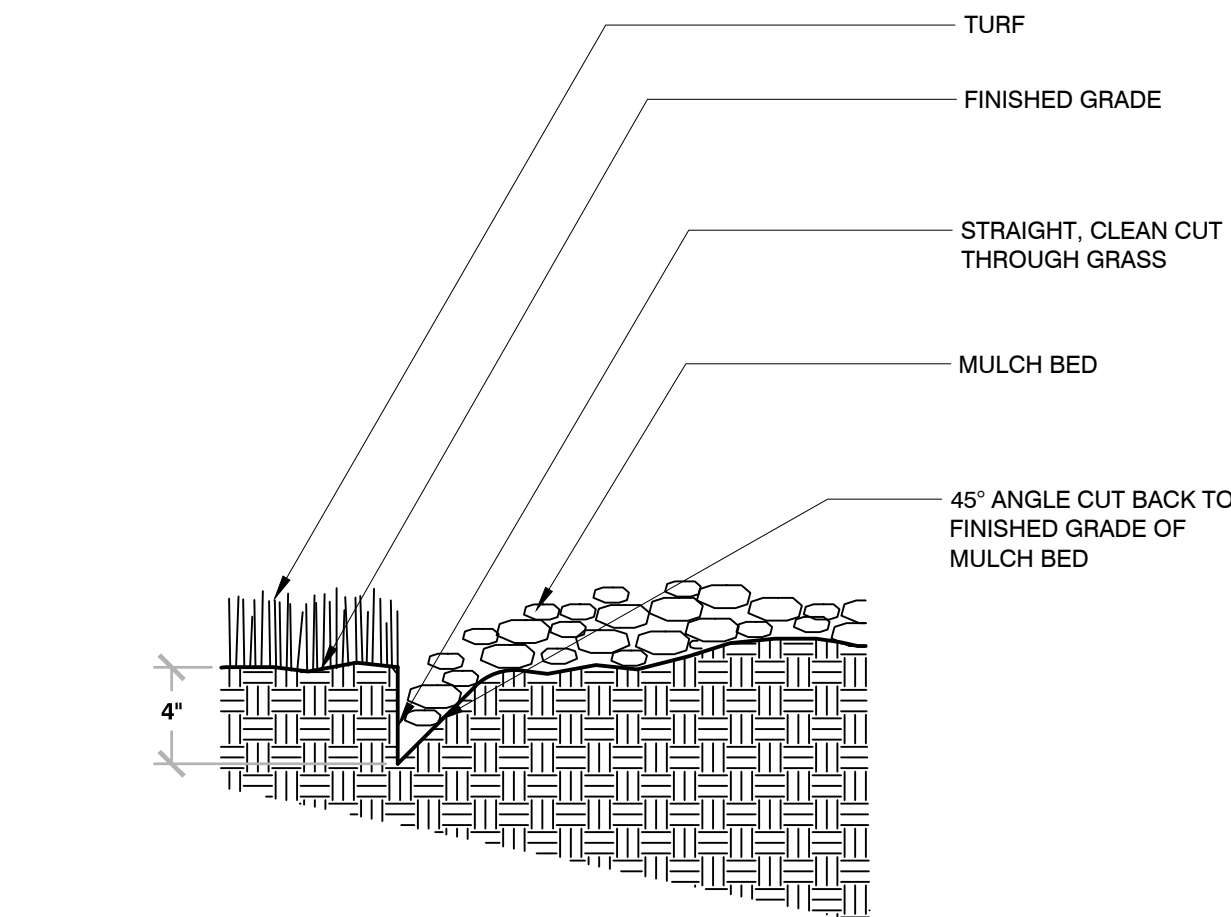
3299333-02



2 EVERGREEN TREE PLANTING

1/4" = 1'-0"

3299343-03



4 TRENCHED BED EDGE

3/4" = 1'-0"

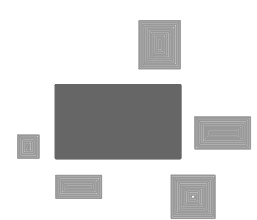
32993-03

GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL TREES SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
4. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
5. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
6. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
7. ALL PLANTED TREES SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH.
8. NO PLANT MATERIAL SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT.
9. ALL PLANT MATERIAL SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
10. CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
11. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
12. TREES SHALL BE PLANTED A MINIMUM OF 30' FROM ANY STREET LIGHTS & TRAFFIC SIGNS, 8' FROM UNDERGROUND UTILITIES, AND 10' FROM HYDRANTS AND DRIVEWAYS.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
14. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
15. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT.
16. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE.
17. ALL TREE RINGS SHALL HAVE A TRENCHED BED EDGE.
18. EACH INDIVIDUAL BUILDING WILL BE LANDSCAPED. LANDSCAPE PLAN WILL BE PART OF THE INDIVIDUAL BUILDING PERMIT.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER.
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES.
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.



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STENZ PROPERTY

CITY OF PEWAUKEE, WAUKESHA CO., WISCONSIN

LANDSCAPE DETAILS & NOTES

REVISIONS

1	PC MEETING COMMENTS	02/13/19	—	—	—
—	—	—	—	—	—
—	—	—	—	—	—
—	—	—	—	—	—

REG JOB NO. 1338.00-WI

REG PM ASZ

START DATE 01-21-19

SCALE NTS

SHEET

L-2

L-2

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LANDSCAPE DETAILS & NOTES

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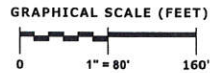
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DESIGNED: TOM
DRAFTED: WTD
REVIEWED: ASZ



STENZ PROPERTY AREA CALCULATIONS

TOTAL LOT AREA - PUBLIC ROAD DEDICATION = 1,129,851 SF
IMPERVIOUS AREA = 221,538 SF (19.6%)
OPEN SPACE: TOTAL WETLAND = 387,365 SF
20% WETLAND TOWARD OPEN SPACE = 77,473 SF
UPLAND = TOTAL LOT AREA - IMPERVIOUS AREA - TOTAL WETLAND = 520,950 SF
TOTAL OPEN SPACE = UPLAND + 20% WETLAND = 598,422 SF (53.0%)



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STENZ PROPERTY

**GREEN SPACE
CALCULATIONS**

REVISIONS

REG JOB NO. 1338.00
REG PH. TGM

START DATE 01-21-19
SCALE 1" = 80'

SHEET
C-1
C-1

GREENSPACE CALCULATIONS

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

DATE: February 21, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for Chris & Lisa Wills to Replace an Existing Boat House on Property Located at W267 N2955 Peterson Drive (PWC 0930025001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Wills Boat House Conditional Use Permit

Wills Boat House Building Plans

Wills Boat House Staff Report

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

- NOTICE OF CONDITIONAL USE PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF **CHRIS & LISA WILLS** FOR A **CONDITIONAL USE PERMIT** ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of property:

LOT 1 CERT SURV 9728 VOL 90/18 LOT 25 & 26 PETERSENS SUBDIVISION NO 2 PT NW1/4 SEC 17 T7N R19E DOC# 3964878

Common Description or name: W267 N2955 Peterson Drive

Tax Key Number(s): PWC 0930025001 **Current zoning:** Rs-7

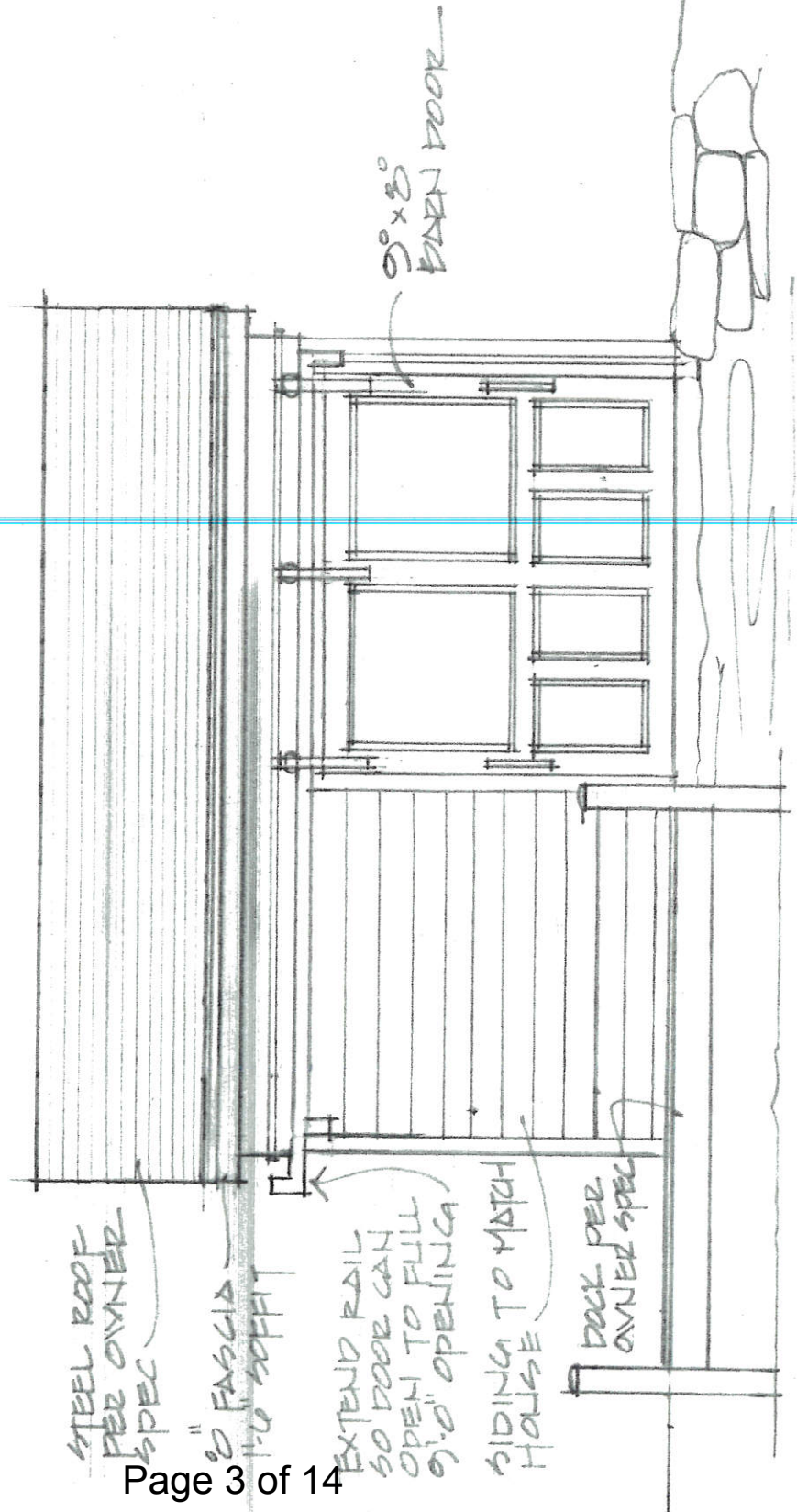
This conditional use permit is requested in order to replace the existing boat house.

THE PUBLIC HEARING will be held at a meeting of the Common Council in the City Hall Common Council Chambers on **Monday, March 4th, 2019** at or after **7:00 PM.**

Dated this 7th day of February, 2019.

Kelly Tarczewski
Clerk/Treasurer

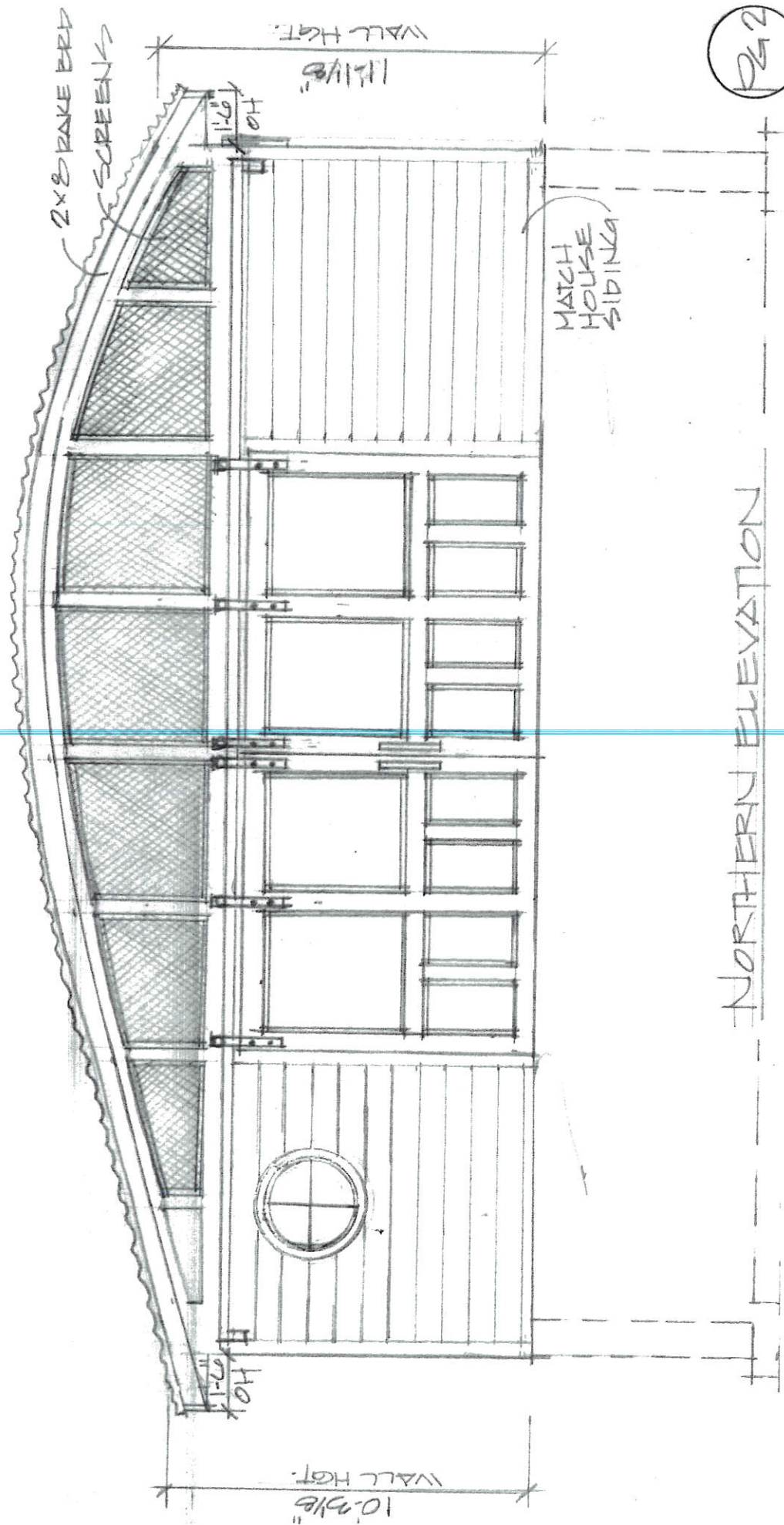
BOST HOUSE
CHRIS VILLO
SCALE 1/4" = 1'-0"



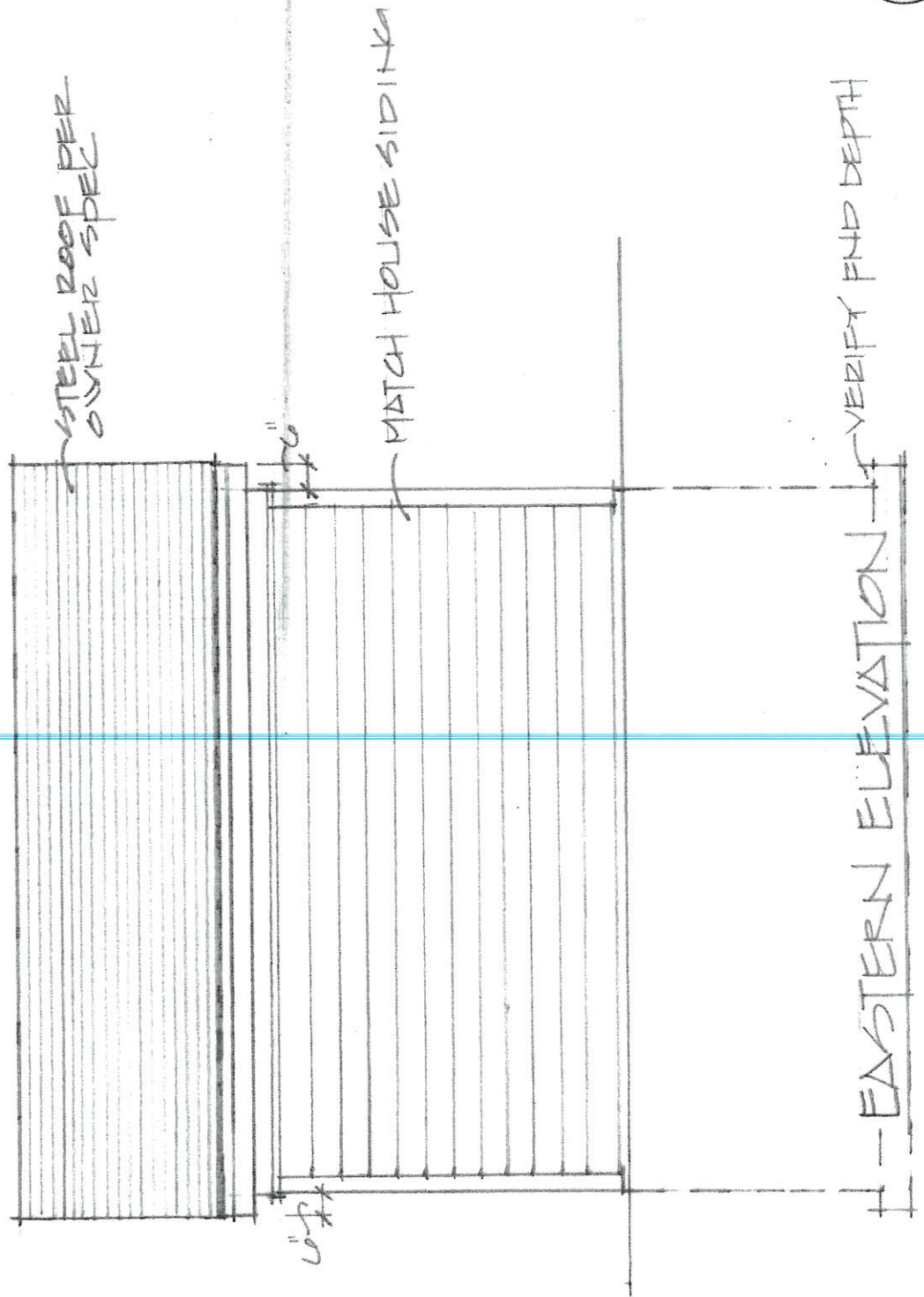
WESTERN ELEVATION

(Pg. 1)

POST HOUSE
 CHRIS WILLS
 SCALE 1/4" = 1'-0"

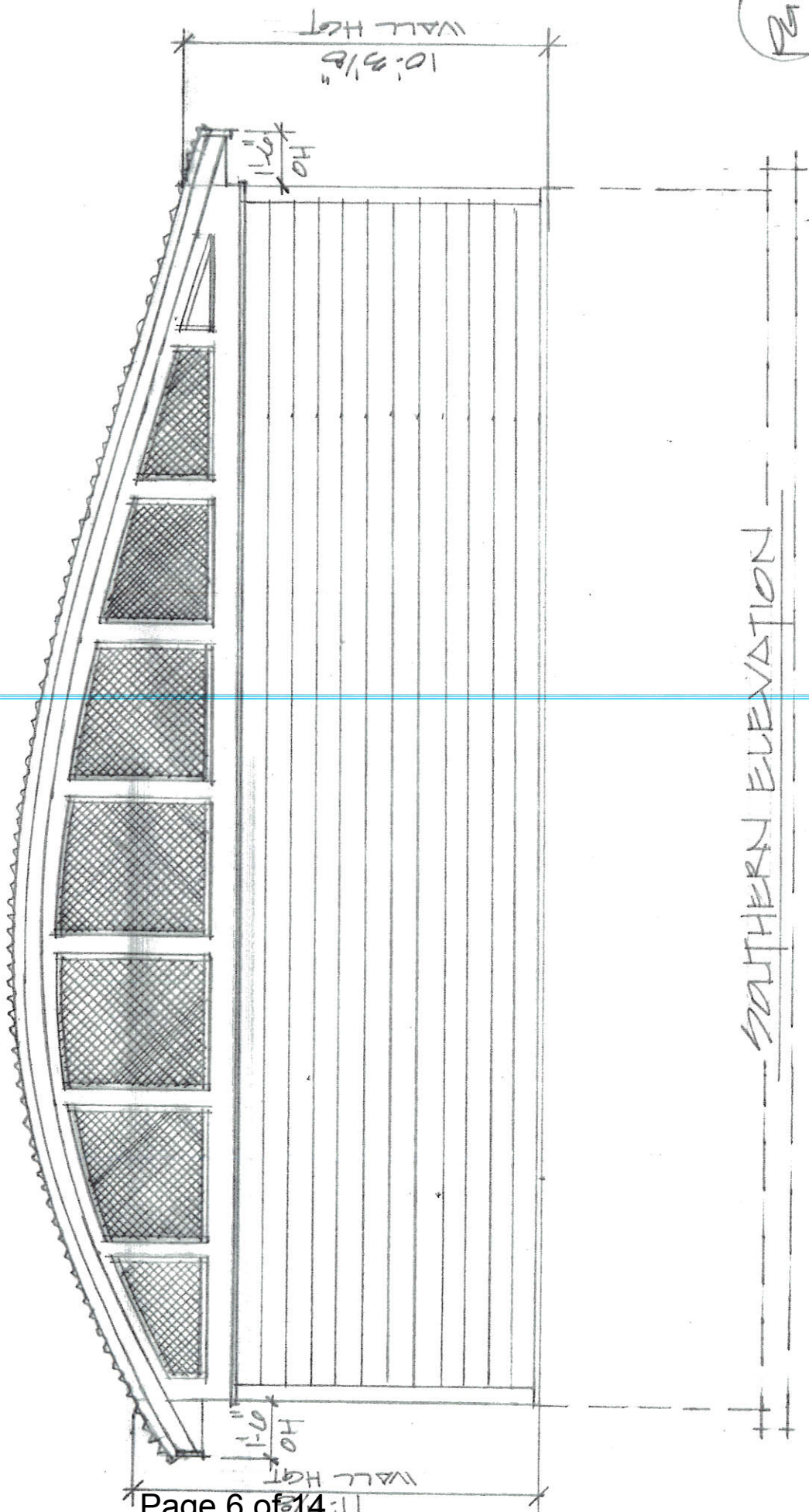


BOB HOUSE
CHRIS WILCOX
SCALE 1/4" = 1'-0"



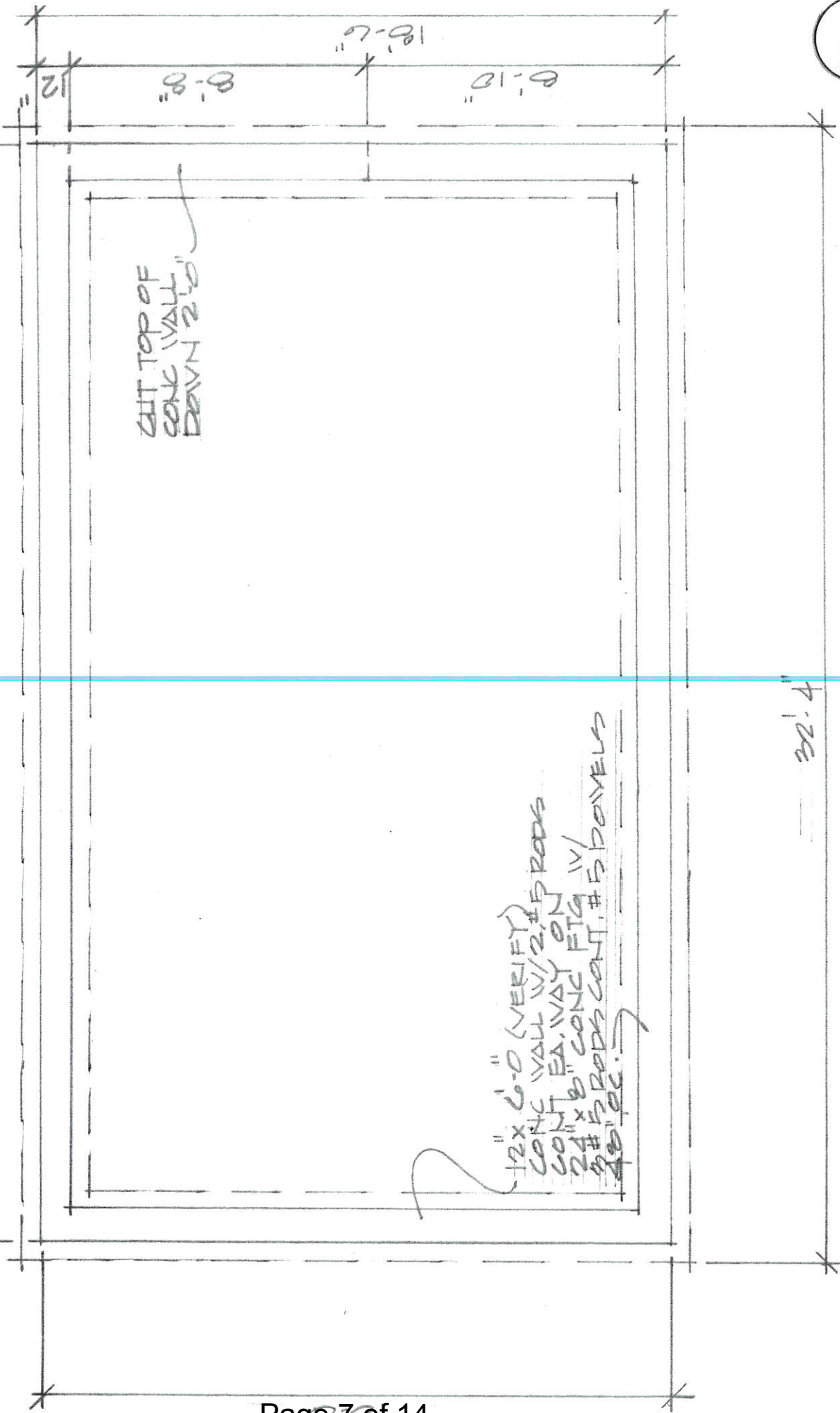
pg. 3

BOAT HOUSE
CHRIS WILKS
SCALE 1/4" = 1'-0"



CHRIS WILLS
SCALE 1/4" = 1'-0"

32'-4"

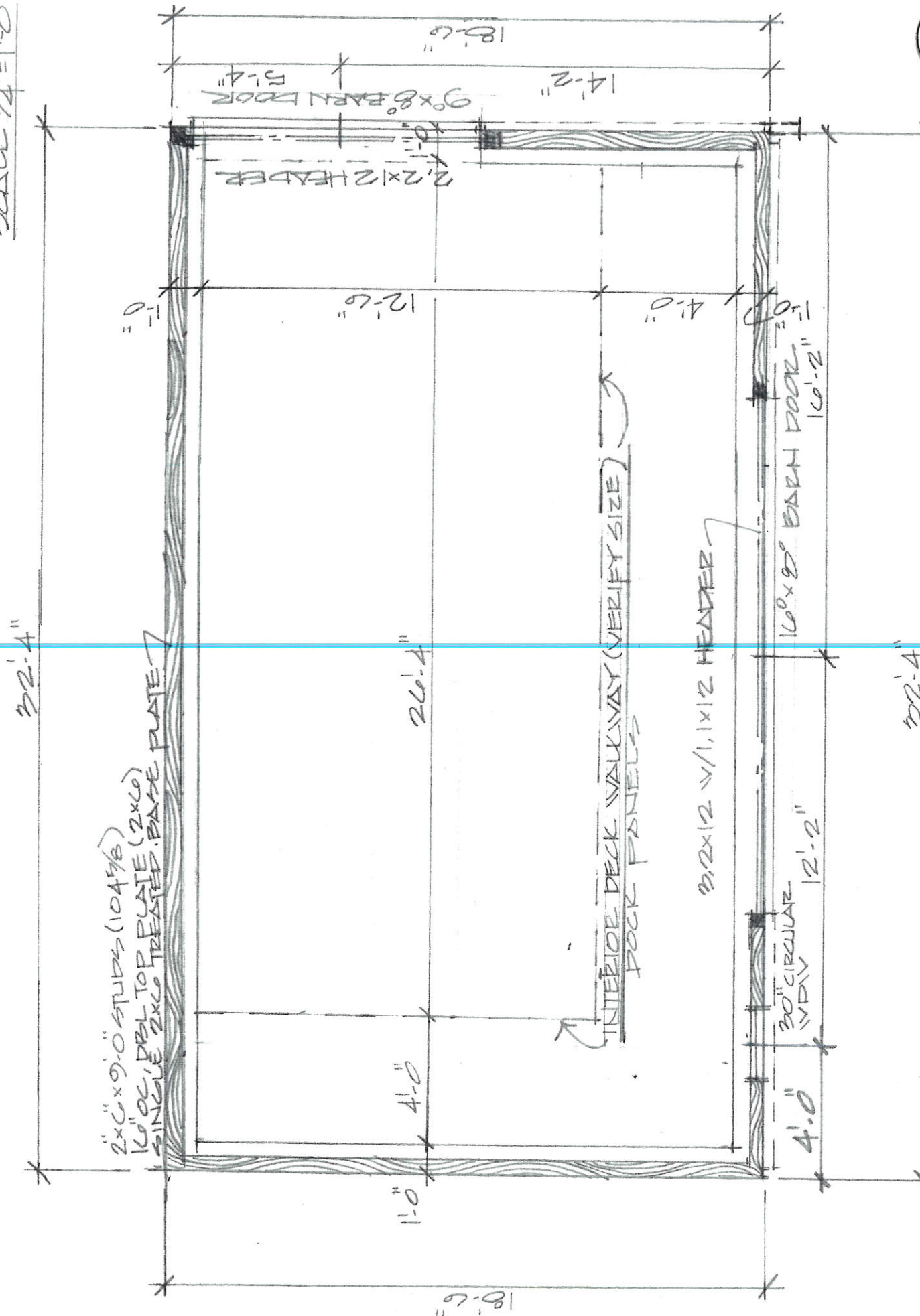


Page 7

FOUNDATION PLAN

WAL HOUKE
CHRIS WILK
SCALE 1/4" = 1'-0"

(Page)



FLOOR PLAN

Page 9 of 14

Page

15# FELT
1/2" 5 PLY CDX PLYWOOD
14" x 5 1/4 PARALAM, CUT 12"
WIDER THAN BLDG W/ 7" H x
6" DEEP x 5 1/4" TOP END CUTS
FOR RAKE BED. ATTACHMENT
PARALAMS TO SIT ON 6x6
POSTS TO SIT ON DEL 2x6
TOP PLATE

NOTE: ATTACH 1/2 CDX
PLYWOOD 1/4" H CLIP

DOE 2x6 TOP PLATE
2x6 STUDS (10 4 5/8")
7/16" PLYWOOD BRG.
SIDING TO MATCH HOUSE
SINGLE 2x6 TREATED
SILL PLATE

2x6 TOP PLATE
2x2x12. HEADER
1, 1x2

2x6 TOP PLATE
2x6 STUDS (104%)
16" OC
TREATED 2x6
BASE PLATE

ON THE
OTHER SIDE OF
THE POSTS -

12" WIDE x 6'-0" CONC
FIELD WALL W/ 3, #5
RODS CONT EA. WAY
ON 24 x 8 CONC FTG W/
3, #5 RODS CONT. #5
DOVELLS 48" OC.

NORTHERN VALLEY REGION

[illegible]
$$p = \frac{1}{2} \left(\frac{1}{2} + \frac{1}{2} \right) = \frac{1}{2}$$

1. The first step in the process of identifying a problem is to determine the nature of the problem. This involves a thorough understanding of the situation and the factors that may be contributing to the problem. Once the nature of the problem is understood, the next step is to identify the causes of the problem. This involves a detailed analysis of the situation and the factors that may be contributing to the problem. Once the causes of the problem are identified, the next step is to develop a plan of action to address the problem. This involves identifying the steps that need to be taken to address the problem and the resources that will be needed to implement the plan. Once a plan of action has been developed, the next step is to implement the plan. This involves carrying out the steps that have been identified in the plan of action. Finally, the last step in the process is to evaluate the results of the plan. This involves assessing the effectiveness of the plan and making any necessary adjustments.

Pin. Ficus? N. Kuech.

CONDITIONALLY APPROVED

PEWEEKES DEPARTMENTS	DATE
ZONING ADMINISTRATION	9/11/11
<i>John Sims</i>	SIGN

BUILDING SERVICES	DATE
	9/11/11
<i>John Sims</i>	SIGN

ENGINEERING DEPARTMENT	DATE
	9/11/11
<i>John Sims</i>	SIGN

EXISTING HARD SURFACES

CONCRETE WALK 648 S
EXISTING BOAT HOUSE 596 S
EXISTING GARAGE 498 S
EXISTING RESIDENCE 1347 S

ENS'NG LO' AREA = 24.553 SF

84.42% GREENSPACE

PROPOSED VARIOUS STREETS - 856.0 LAKESIDE
PROPOSED TOP OF FOUNDATION - 856.33 (1.4' ABOVE)
PROPOSED TOP OF FOOTING - 851.87 (8.9' FOUNDATION WALL)

- PROPOSED 4' FENCE
 - PROPOSED CONTAINMENT
 - PROPOSED FINISHED GRADE
 - EXISTING ELEVATION
 - EXISTING 30" ELEVATION



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 February 21, 2019

Date: February 12, 2019

Project Name: Wills Boathouse Conditional Use

Project Address/Tax Key No.: W267N2955 Peterson Drive/PWC0930025001

Applicant: Christopher L. Wills and Lisa K. Wills

Property Owner: Christopher L. Wills and Lisa K. Wills

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

Proposed Zoning: Same

2050 Land Use Map Designation: Low – Medium Density Residential (1/2 AC. – 2 AC. / D.U.)

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

Project Description/Analysis:

The applicant submitted a petition for a Conditional Use Permit for the construction of an 18'-6" x 32'-4" (approximately 598 square feet) boathouse located at W267N2955 Peterson Drive. Per Section 17.0436b.(3) of the Shoreland Overlay District, the construction of a boathouse is allowed as a Conditional Use.

(3) Construction of a boathouse on property abutting Lake Pewaukee provided that such structure has no plumbing, kitchen or built-in cooking facility; is placed no closer than five feet from the OHWM or base flood and the side lot line; is not used, rented or leased for overnight habitation; and, can meet all the regulations set forth herein and in the underlying zoning district.

The proposed boathouse will replace an existing boathouse in substantially the same location. According to the applicant's 2014 survey, the total lot coverage proposed (of all structures and impervious surfaces) is 24.08%. The labels below reflect the survey at the time of home construction. Please note that the only proposed structure or impervious surface at this time is the boathouse.

Lot Area	24,553 square feet
Proposed asphalt drive	782 square feet
Existing asphalt drive	742 square feet
Modified concrete walk	389 square feet
Proposed boathouse (same as existing)	596 square feet
Existing garage	498 square feet
Proposed residence	2,906 square feet
Total impervious surface	5,913 square feet

Staff has reviewed the proposed boathouse, its location and applicable zoning code standards and has determined that the boathouse meets Rs-7, F-1 and SO District standards. The following is a summary of that review.

Rs-7 District

The Rs-7 District requires that the sum total of the first floor area of the principal building and all accessory buildings shall not exceed 30% of the lot area. The boathouse, garage, and house are approximately 4,000 square feet or 16.29% of the lot area; therefore this requirement is met.

With 100-feet of lot width, the Rs-7 District requires a 12-foot side yard setback of all structures. In review of the zoning ordinance, staff did not find an exception or reduced setback for a boathouse or accessory structure of this size. However, the applicant is utilizing the existing foundation of the existing boathouse; therefore, the same side yard setback may be utilized per Section 17.0806. The applicant is not proposing to increase the nonconformity and the foundation location is not changing, except for being altered to comply with the 5-foot setback from the OHWM.

17.0806 NONCONFORMING CHARACTERISTICS OF OLDER RESIDENTIAL STRUCTURES

Notwithstanding any other provisions of this section, residential structures which encroach upon setback and other yard requirements but which met the setback and yard requirements at the time of original construction may be structurally altered provided that they do not create a greater degree of encroachment.

SO District

The SO District states that the total building coverage or footprint of permanent structures shall be no greater than 20% for a property located within 300 feet of the OHWM or base flood elevation. Note that “permanent structures” include “houses, condo/apartment buildings, commercial, industrial or institutional buildings, garages, boathouses, storage buildings, swimming pools, cabanas, gazebos, porticos, carports and like structures.” This requirement is met as the boathouse, garage, and house are approximately 4,000 square feet or 16.29% of the lot area.

F-1 District

Section 17.0435l(2) allows an approved boathouse within the District if it meets certain criteria (see below). It appears these items are or can be met and will be reviewed in detail at the time of Building Permit.

(2) STRUCTURES

Structures accessory to permanent open space uses or functionally dependent on a waterfront location such as an approved boathouse or boat dock may be allowed by permit if the structures comply with all the following criteria:

- (a) Not designed for human habitation, does not have a high flood damage potential and is constructed to minimize flood damage;
- (b) Has a minimum of two openings on different walls having a total net area not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one foot above grade. The openings shall be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (c) Must be anchored to resist flotation, collapse, and lateral movement;
- (d) Mechanical and utility equipment must be elevated or flood proofed above the flood protection elevation; and

(e) Must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional or base flood.

NR115 and NR117

Staff has reviewed NR115 and NR117 standards and believe that they are met. Again, this will be confirmed at the time of Building Permit as part of the detailed review of construction plans.

Recommendation:

A motion to recommend approval of the construction of a new boathouse upon property located at W267N2955 Peterson Drive (PWC0930025001), subject to the following conditions:

1. The boathouse shall not contain any plumbing, kitchen or built-in cooking facilities nor shall it be used for overnight habitation.
2. The boathouse shall be located 5-feet from the Ordinary High Water Mark of Pewaukee Lake and entirely above the ordinary high-water mark.
3. The boathouse shall comply with all criteria outlined in Section 17.0435l(2) of the F-1 Floodplain District.
4. The boathouse shall comply with all requirements of NR115 and NR117 of the Wisconsin Administrative Code.

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

DATE: February 21, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Property Located at W226 N2974 Duplainville Road Owned by John Troudt for the Purpose of Combining Two Existing Parcels Into a Single Lot for the Surf Prep Development (PWC 0914992 & PWC 0914993)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Troudt Surf Prep CSM

Troudt Surf Prep CSM Staff Report

CERTIFIED SURVEY MAP NO. _____

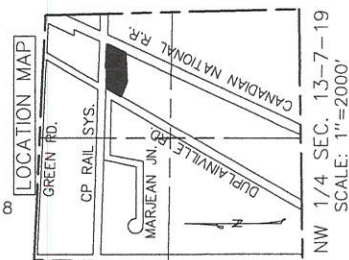
PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 7 NORTH
RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYED BY:
MICHAEL W. BUECHL, INC.
233 OAKTON AVENUE
PEWAUKEE, WI 53072
262-691-4444

SURVEYED FOR:
JOHN D. TROUDT
AND SUSAN H. TROUDT
N21W28694 LOUIS AVE.
PEWAUKEE, WI 53072

LEGEND

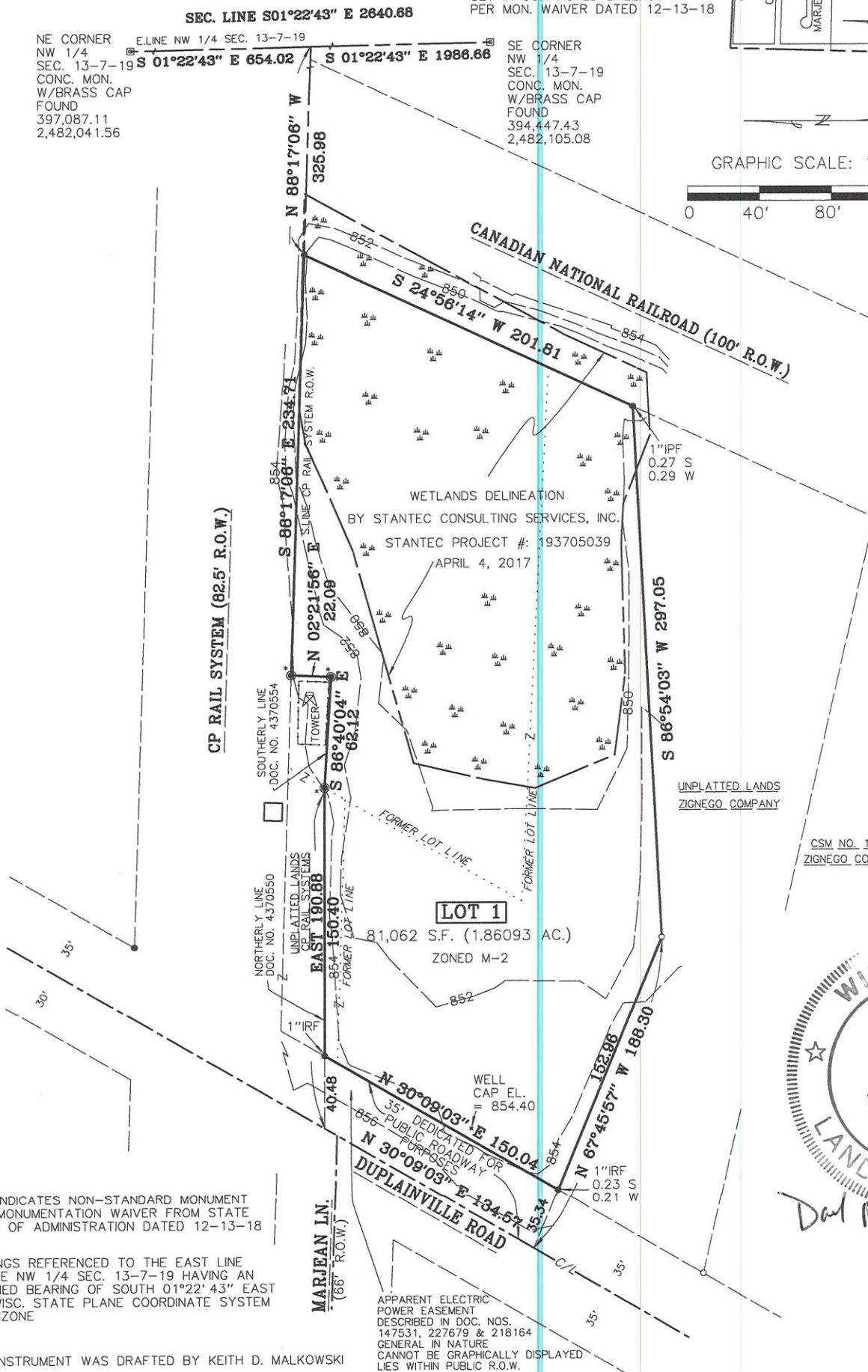
- - INDICATES 1-INCH DIA IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- - INDICATES 1-INCH DIA. IRON PIPE SET 1.13 LBS/LIN.FT. 18" LONG
- - INDICATES 7/8-INCH DIA * STEEL MASONARY PIN 24-INCHES LONG SET IN COMPACTED BALLAST PER MON. WAIVER DATED 12-13-18



NE CORNER NW 1/4 SEC. 13-7-19
S 01°22'43" E 654.02
S 01°22'43" E 1986.68
CONC. MON.
W/BRASS CAP
FOUND
397,087.11
2,482,041.56

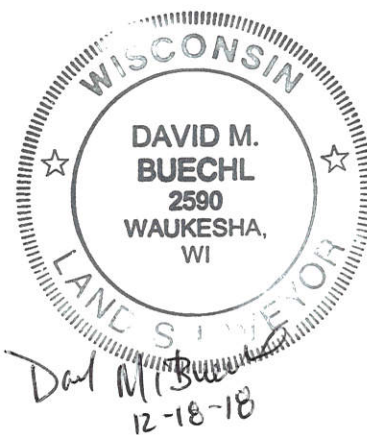
SE CORNER NW 1/4 SEC. 13-7-19
CONC. MON.
W/BRASS CAP
FOUND
394,447.43
2,482,105.08

GRAPHIC SCALE: 1" = 80'



UNPLATTED LANDS
ZIGNEGO COMPANY

CSM NO. 10888
ZIGNEGO COMPANY



* - INDICATES NON-STANDARD MONUMENT
PER MONUMENTATION WAIVER FROM STATE
DEPT. OF ADMINISTRATION DATED 12-13-18

BEARINGS REFERENCED TO THE EAST LINE
OF THE NW 1/4 SEC. 13-7-19 HAVING AN
ASSUMED BEARING OF SOUTH 01°22'43" EAST
PER WISC. STATE PLANE COORDINATE SYSTEM
SOUTHZONE

THIS INSTRUMENT WAS DRAFTED BY KEITH D. MALKOWSKI

APPARENT ELECTRIC
POWER EASEMENT
DESCRIBED IN DOC. NOS.
147531, 227679 & 218164
GENERAL IN NATURE
CANNOT BE GRAPHICALLY DISPLAYED
LIES WITHIN PUBLIC R.O.W.

PE-7116-W
SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

**PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 7
NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

SURVEYOR'S CERTIFICATE

State of Wisconsin)
:ss
Waukesha County)

I, David M. Buechl, a professional land surveyor, do hereby certify:

That I have surveyed, divided and mapped a part of the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northwest 1/4; thence South 01°22'43" East, along the East line of said Northwest 1/4, 654.02 feet to the Southerly line of the CP Rail System right-of-way; thence North 88°17'06" West, along said Southerly line, 325.98 feet to the Westerly line of the Canadian National Railroad right-of-way and the place of beginning of the lands to be described; thence South 24°56'14" West, along said Westerly line, 201.81 feet; thence South 86°54'03" West 297.05 feet; thence North 67°45'57" West 188.30 feet to the centerline of Duplainville Road; thence North 30°09'03" East, along said centerline, 134.57 feet to the extension of the Northerly line of the lands described in Document No. 4370550; thence East 190.88 feet to an angle point, said point lying on the Southerly line of the lands described in Document No. 4370554; thence South 86°40'04" East. Along said Southerly line, 62.12 feet; thence North 02°21'56" East 22.09 feet to the Southerly line of the CP Rail System right-of-way; thence South 88°17'06" East 234.71 feet, along said Southerly line, to the place of beginning.

Excepting the Northwesterly 35 feet for public roadway purposes.

Containing 81,062 square feet (1.86093 acres) more or less.

That I have made this survey, land division and map by the direction of the owners of said land.

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

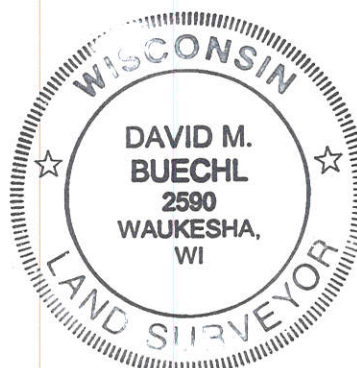
That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34 and the Regulations of the City of Pewaukee in surveying, dividing and mapping the same.

12-18-18

Date

David M. Buechl

David M. Buechl
Professional Land Surveyor (S-2590)



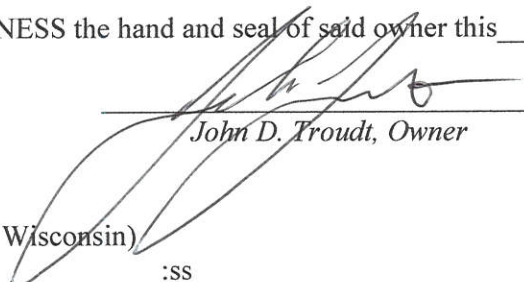
CERTIFIED SURVEY MAP NO. _____

**PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 7
NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

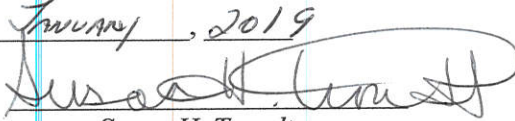
OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, John D. Troudt and Susan H. Troudt, we hereby certify that we have caused the land described in this document to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34) and the Regulations of the City of Pewaukee.

WITNESS the hand and seal of said owner this 8 day of January, 2019



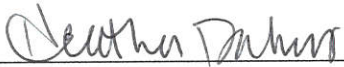
John D. Troudt, Owner



Susan H. Troudt

State of Wisconsin)
:ss
Waukesha County)

PERSONALLY came before me this 8th day of January, 2018, John and Susan Troudt, to me known to be the persons who executed the Owner's Certificate and acknowledged the same.



Notary Public:

09/11/2021
My commission expires:



CERTIFICATE OF APPROVAL

RESOLVED that the above Certified Survey Map which has been filed for approval, be and is hereby approved as required by the Subdivision Regulations and Chapter 236 of Wisconsin Statutes relating to Certified Survey Maps. I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Board of the City of Pewaukee on this _____ day of _____, _____.

Approved: _____
Steve Bierce, Chairman

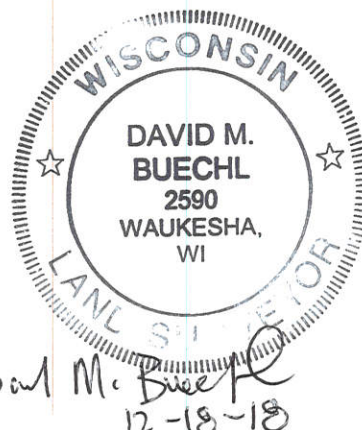
Signed: _____
Kelly Tarczewski, Clerk

PLANNING COMMISSION APPROVAL

APPROVED by the City of Pewaukee Planning Commission, this _____ day of _____, _____.

Approved: _____
Steve Bierce, Mayor

Signed: _____
Secretary





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 February 21, 2019

Date: February 13, 2019

Project Name: Troudt/Surf Prep Certified Survey Map

Project Address/Tax Key No.: Approximately W226N2974 Duplainville Road/Tax Key Nos. 0914992 & 0914993

Applicant: Briohn Building Corporation

Property Owner: John D. Troudt

Current Zoning: M-2 Limited Industrial District

Proposed Zoning: Same

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: CP Rail System to the north, industrial to the south and west, and the Canadian National Railroad to the east

Project Description

At their September 20, 2018 meeting, the Plan Commission approved site and building plans for a 12,157 square foot building upon two existing parcels located along the east side of Duplainville Road at Marjean Lane.

As part of that approval, the applicant was required to submit a certified survey map combining the two existing parcels into a single lot to accommodate the development. As such, a CSM has been provided for review and approval.

With approval of the CSM, an 81,062 square foot parcel will be created. The land combination will eliminate the existing internal property, eliminating parking lot and building setback issues.

Both properties are currently zoned M-2 Limited Industrial District, so split zoning is not an issue.

Recommendation

A motion recommending approval of a 1 Lot Certified Survey Map combining the two existing properties located at approximately W226N2974 Duplainville Road, bearing Tax Key Nos. 0914992 and 0914993, subject to illustrating the required M-2 District minimum setbacks on the face of the CSM, prior to recording with the Waukesha County Register of Deeds.

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

DATE: February 21, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Continued Discussion and Action Regarding a Certified Survey Map for Property Located at N45 W25171 Lindsay Road Owned by Linda Uebele for the Purpose of Subdividing the Property (PWC 0877993001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Uebele CSM

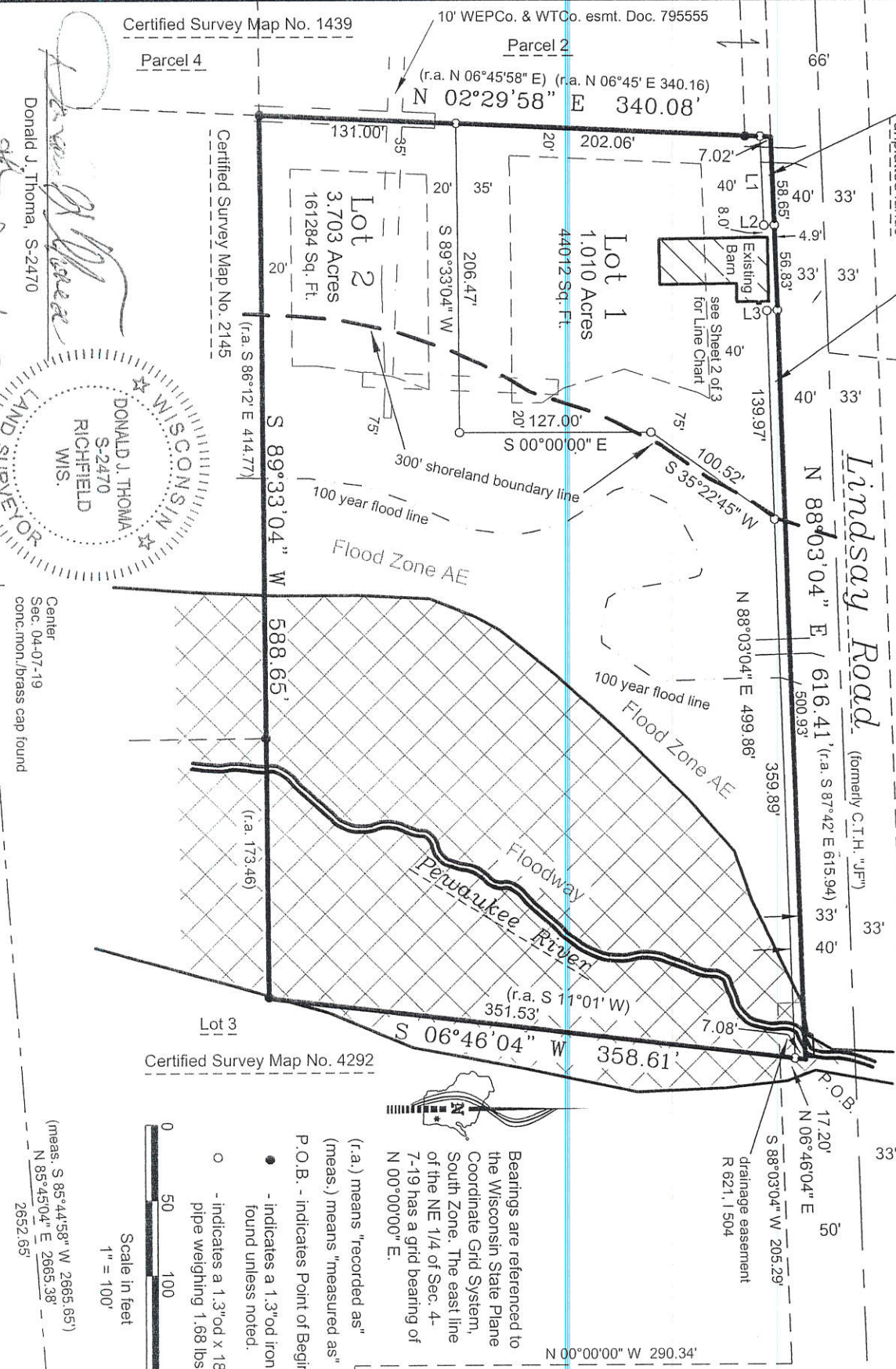
Uebele CSM Staff Report

Waukesha County Certified Survey Map

Current Rs-3 Zoning (subject to change)
Minimum building setback from road = 40' row
Minimum building side setback = 20 ft.
Minimum building rear setback = 35 ft.
33' roadway dedicated per CSM No. 2146.
7.0' dedicated to the public for road purposes
0.090 acre (3,915 sq.ft.)
unplanted lands

All of Certified Survey Map No. 2146 as recorded in the Waukesha County Registry in Volume 15 of Certified Survey Maps on pages 139-141 as Document No. 891103, being all of Parcel 3 of Certified Survey Map No. 1439 as recorded in the Waukesha County Registry in Volume 9 of Certified Survey Maps on pages 315-316 as Document No. 795195, all in the SE 1/4 of the NE 1/4 of Section 4, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

Lindsay Road
(formerly C.T.H. "JF")



(r.a.) means "recorded as"
(meas.) means "measured as"
P.O.B. - indicates Point of Beginning.
• - indicates a 1.3" od iron pipe found unless noted.
○ - indicates a 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

Scale in feet
1" = 100'

0 50 100 200

Owner/Subdivider
Eva Linda Uebele
N45W25171 Lindsay Rd.
Pewaukee, WI 53072
Surveyor
Donald J. Thoma
Accurate Surveying & Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076

North arrow
Northeast corner
Sec. 04-07-19
conc.mon./brass cap found
N: 407 647.34
E: 2,468.833.32
(State Plane Coordinates
South Zone MAD-27)

East quarter corner
Sec. 04-07-19
N: 405,172.25
E: 2,468.833.32
(State Plane Coordinates
South Zone MAD-27)

witness corner
conc.mon./brass
cap found
13.00'

2037.82'
N 00°00'00" W 2475.01'
east line of the NE 1/4 Sec. 4-7-19
437.19'

Certified Survey Map No. 1439
Parcel 4
Certified Survey Map No. 2145
Parcel 2
10' WEPCo. & WTCO. esmt. Doc. 795555
(r.a. N 06°45'58" E) (r.a. N 06°45' E 340.16)
N 02°29'58" E 340.08'

WISCONSIN
DONALD J. THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Center
Sec. 04-07-19
conc.mon./brass cap found

Dated this 16 day of December, 2018.

Donald J. Thoma, S-2470

Surveyor's Certificate:

Waukesha County Certified Survey Map

All of Certified Survey Map No. 2146 as recorded in the Waukesha County Registry in Volume 15 of Certified Survey Maps on pages 139-141 as Document No. 891103, being all of Parcel 3 of Certified Survey Map No. 1439 as recorded in the Waukesha County Registry in Volume 9 of Certified Survey Maps on pages 315-316 as Document No. 795195, all in the SE 1/4 of the NE 1/4 of Section 4, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

Line Chart

LINE	BEARING	DISTANCE
L1	N 88°03'04" E	59.20'
L2	N 01°56'56" W	7.00'
L3	S 01°56'56" E	7.00'

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Eva Linda Uebele, I have surveyed, divided and mapped the land shown and described hereon, All of Certified Survey Map No. 2146 as recorded in the Waukesha County Registry in Volume 15 of Certified Survey Maps on pages 139-141 as Document No. 891103, being all of Parcel 3 of Certified Survey Map No. 1439 as recorded in the Waukesha County Registry in Volume 9 of Certified Survey Maps on pages 315-316 as Document No. 795195, all in the SE 1/4 of the NE 1/4 of Section 4, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:

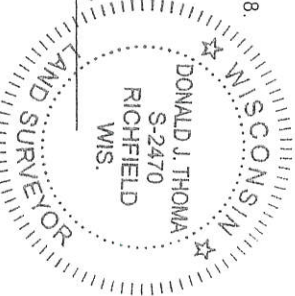
Commencing at a concrete monument with a brass cap marking the Northeast corner of said Section 4; thence S 00°00'00" E, along the east line of said NE 1/4, 2037.82 feet; thence N 90°00'00" W, 150.00 feet; thence N 00°00'00" W, 290.34 feet, to a point in the southerly right-of-way line of Lindsay Road; thence S 88°03'04" W, along said southerly right-of-way line, 205.29 feet, to the northwest corner of Lot 3 of Certified Survey Map No. 4292, as recorded in the Waukesha County Registry as Document No. 1206997; thence N 06°46'04" E, 17.20 feet, to a point in the said southerly right-of-way line of Lindsay Road, being the northeast corner of said Certified Survey Map No. 2146, and the point of beginning of lands herein described; thence S 06°46'04" W, along the westerly line of said Lot 3, 358.61 feet; thence S 89°33'04" W, along the line of said Lot 3 and the north line of Certified Survey Map No. 2145, as recorded in the Waukesha County Registry as Document No. 891102, 588.65 feet, to the southeast corner of Parcel 2 of said Certified Survey Map No. 1439; thence N 02°29'58" E, along the east line of said Parcel 2, 340.08 feet, to a point in said southerly right-of-way line of Lindsay Road, being the northwest corner of said Certified Survey Map No. 2146; thence N 88°03'04" E, along said southerly right-of-way line, 616.41 feet to the point of beginning.

Containing 4.803 acres (209,211 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes, Waukesha County and the City of Pewaukee Land Division Ordinance in surveying, dividing, and mapping said land, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 10th day of December, 2018.


Donald J. Thoma, S-2470



Owner's Certificate:

As Owner, I hereby certify that I caused the land shown and described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval.

City of Pewaukee Plan Commission
City of Pewaukee Common Council

Waukesha County Dept. of Parks and Land Use

Eva Linda Uebele - Owner

STATE OF WISCONSIN)

COUNTY)s.s.

Personally came before me this _____ day of _____, 201____, the above named owner is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____

Waukesha County Certified Survey Map

All of Certified Survey Map No. 2146 as recorded in the Waukesha County Registry in Volume 15 of Certified Survey Maps on pages 139-141 as Document No. 891103, being all of Parcel 3 of Certified Survey Map No. 1439 as recorded in the Waukesha County Registry in Volume 9 of Certified Survey Maps on pages 315-316 as Document No. 795195, all in the SE 1/4 of the NE 1/4 of Section 4, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

City of Pewaukee Plan Commission Approval:

This land division is hereby approved by the City of Pewaukee Plan Commission on this _____ day of _____, 201__.

Steve Bierce - Chairman

- Secretary

City of Pewaukee Common Council Approval:

This land division is hereby approved and road dedication accepted by the City of Pewaukee on this _____ day of _____, 201__.

Steve Bierce - Mayor

Kelly Tarczewski - City Clerk

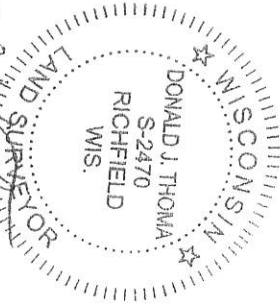
Waukesha County Department of Parks and Land Use

The above, which has been filed for approval as a required by Chapter 236 of the Wisconsin State Statutes, is hereby approved on

this _____ day of _____, 201__.

Dale R. Shaver, Director of

Waukesha County Dept. of Parks and Land Use



Donald J. Thoma, S-2470

Dated this _____ day of _____, 2018.



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 February 21, 2019

Date: February 13, 2019

Project Name: Uebele Certified Survey Map

Project Address/Tax Key No.: N45W25171 Lindsay Road/PWC0877993001

Applicant: Linda Uebele

Property Owner: Linda Uebele

Current Zoning: Rs-3 Single-Family Residential, F-1 Floodplain District and SO Shoreland Overlay District

Proposed Zoning: Same

2050 Land Use Map Designation: Low Density Residential (1/2 AC. – 2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas

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

Project Description

The Plan Commission previously considered a conceptual review at the December 20, 2018 Plan Commission meeting for the subject land division request. The proposed certified survey map subdivides the existing property located at N45W25171 Lindsay Road into two separate lots.

The property currently contains an existing barn and possibly other accessory or temporary structures. The property also has a substantial amount of outdoor storage, which the property owner is in the process of removing. Upon any further development of the property, the City will require that any property maintenance issues be corrected prior to issuance of building permits.

The proposed land division creates two lots anticipated for single-family residential development. Lot 1 has an area of 1.010-acres and Lot 2 has an area of 3.703-acres. The building areas shown on the concept plan are all outside of the floodplain boundary and F-1 District as well as the 75-foot floodplain setback. Development of Lots 1 and 2 shall conform to all Rs-3 District standards

The proposed lots are potentially served by public sewer and water facilities through the Village of Pewaukee. The property owner has reached out to the Village and are currently discussing the possibility and costs of connecting to their sewer and water systems. If, for any reason, public sewer or water is not provided for each lot by the Village, the lot(s) not being served must be rezoned to a zoning district that does not require public sewer and water facilities. Furthermore, the land division must be revised to provide a minimum of 2-acres for any lot that requires a private onsite septic system.

The existing barn on the property is located within the front yard setback and future right-of-way of Lindsay Road. The CSM is dedicating additional right-of-way along Lindsay Road, except for a portion adjacent to the barn. As the barn is nonconforming and the right-of-way will be needed in the future, staff is recommending:

The existing barn structure located within and adjacent to Lindsay Road right-of-way shall be razed upon development of Lot 1, sale of Lot 1 or upon the widening of Lindsay Road, whichever occurs first. The property owner shall enter into a Development Agreement with the City of Pewaukee agreeing to the removal of the barn upon the City's request for purposes of widening Lindsay Road, prior to recording the certified survey map with the Waukesha County Register of Deeds.

Natural Resources:

In addition to being zoned Rs-3, the property also has F-1 Floodplain District and SO Shoreland Overlay District zoning. The certified survey map includes a field determined floodplain boundary, which varies from the mapped F-1 District on the City's zoning map. Staff is not recommending that the F-1 District boundary be rezoned to match the field delineated boundary at this time. The field delineation is not substantially different and currently no development is proposed. If development is proposed in the future, it may be necessary to rezone the F-1 District boundary; however, the limits of disturbance would likely be far enough away that it may still not be necessary.

Per the Wisconsin Department of Natural Resources Water Surface Data Viewer, a navigable stream is located on the east side of the property. Therefore, the Shoreland Overlay District applies as it protects shoreland areas of lakes and streams, which includes all land within 300-feet of the Ordinary High Water Mark (OHWM) of all navigable streams. The certified survey map illustrates the location of the stream and shoreland boundary line.

WDNR mapping also shows a mapped wetland and hydric soils along the east side of the property. Staff's initial comment to the applicant stated, "Please be aware that as long as any development onsite is a significant distance from WDNR mapped hydric soils a wetland delineation will not be required. Note that this determination may change if areas of land disturbance become closer to these areas than currently anticipated."

Staff continues to note that a final determination has not yet been made regarding the requirement of field delineations. Once disturbance limits are determined by the applicant, staff will review and make a final determination based upon the distance from any land disturbance activities to hydric soils onsite.

SEWRPC mapping identifies the navigable stream and an approximate buffer as a Secondary Environmental Corridor. The Floodplain boundary is shown as Planned Secondary Environmental Corridor per the SEWRPC Regional Map Server.

Recommendation

A motion recommending approval of a 2 Lot Certified Survey Map subdividing property located at N45W25171 Lindsay Road, subject to the recommended condition noted above.

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

DATE: February 21, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Continued Discussion and Action Regarding a Request by the Spice Creek Condominium Association to Allow for the Construction of a Detached Garage for Property Located at N16 W26554 E. Fieldhack Drive (PWC 0943003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

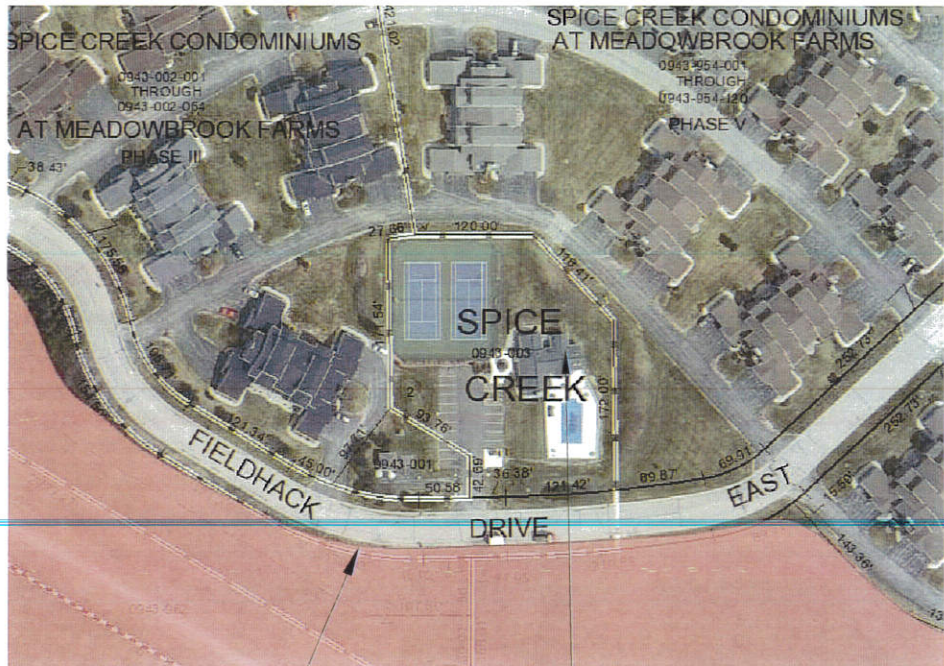
Description

Spice Creek Garage Site & Building Plans

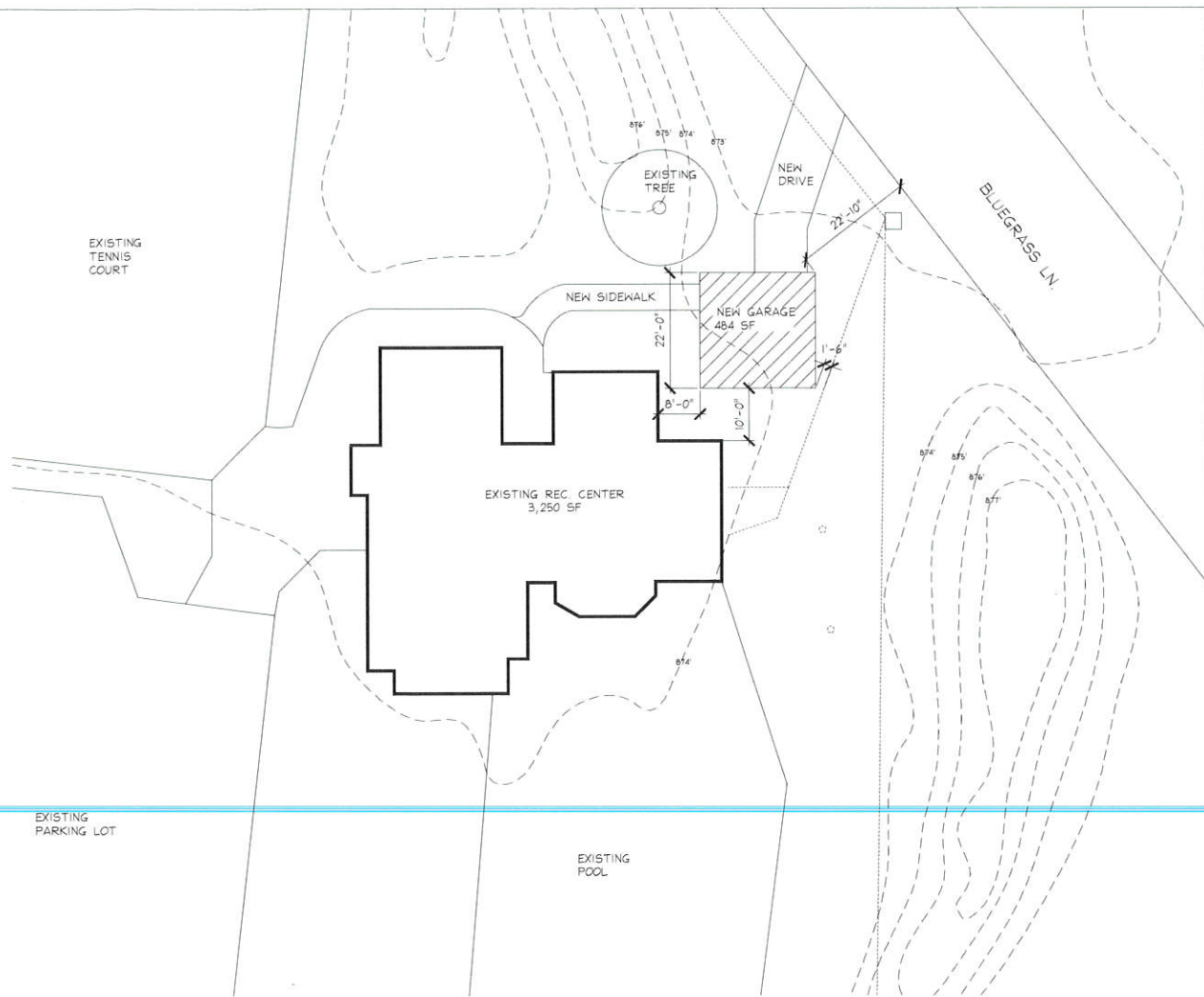
Spice Creek Garage Staff Report

SPICE CREEK GARAGE

N16W26554 E. Fieldhack Dr
Pewaukee, WI



LOCATION PLAN
SCALE: NOT TO SCALE



SITE PLAN
SCALE: 1/32" = 1'-0"



SHEET INDEX

T1.0	TITLE PAGE
A1.0	FLOOR PLAN
A2.0	ELEVATIONS
A3.0	SECTION

Architectural & Structural Design

Jendusa Design & Engineering, Inc.
4615 Vettelson Rd. Suite 200
Hartland, WI 53029

Ph 262-264-6340
Fx 866-326-1552

Project Information:

- BUILDING CODE: IBC 2015
- Zone: RM-3 PUD
- CONSTRUCTION TYPE: VB
- OCCUPANCY TYPE: S-1, NOT SPRINKLERED
- PROPOSED SQUARE FOOTAGE: 484 SQ. FT.
- PER 705.3 BUILDINGS ON SAME LOT - AGGREGATE AREA OF EXISTING REC CENTER AND NEW GARAGE LESS THAN 6,000SF LIMIT FOR A-2 OCCUPANCY AND VB CONSTRUCTION. NO FIRE-RATED WALLS REQUIRED.

JENDUSA
DESIGN &
ENGINEERING
INC.

ARCHITECTS & ENGINEERS

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REVISIONS

REMODEL
SPICE CREEK
GARAGE

N16 W26554 E. FIELDHACK
PEWAUKEE

SHEET TITLE
TITLE PAGE

PROJECT NO.
15-3922

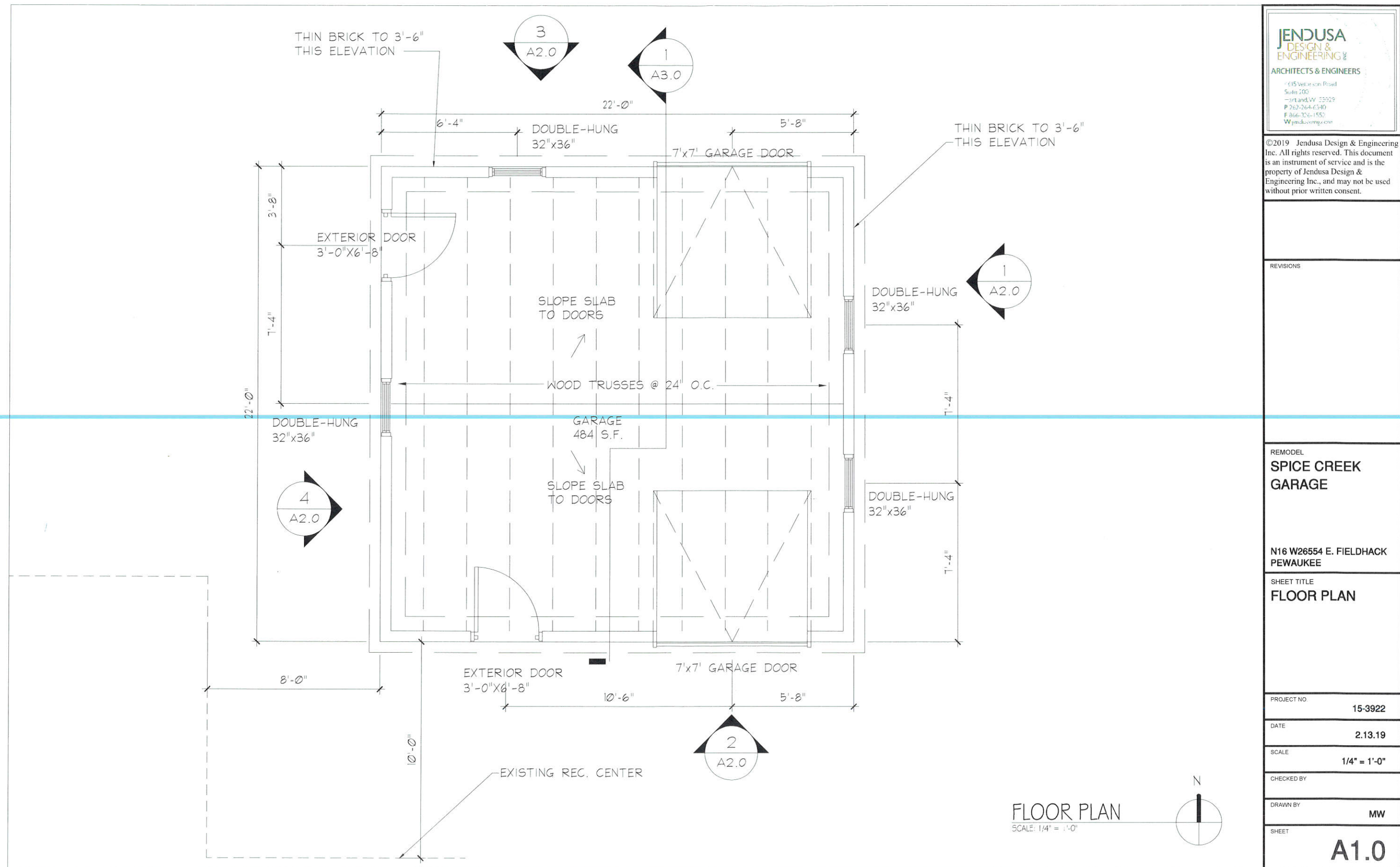
DATE
2.13.19

SCALE
AS NOTED

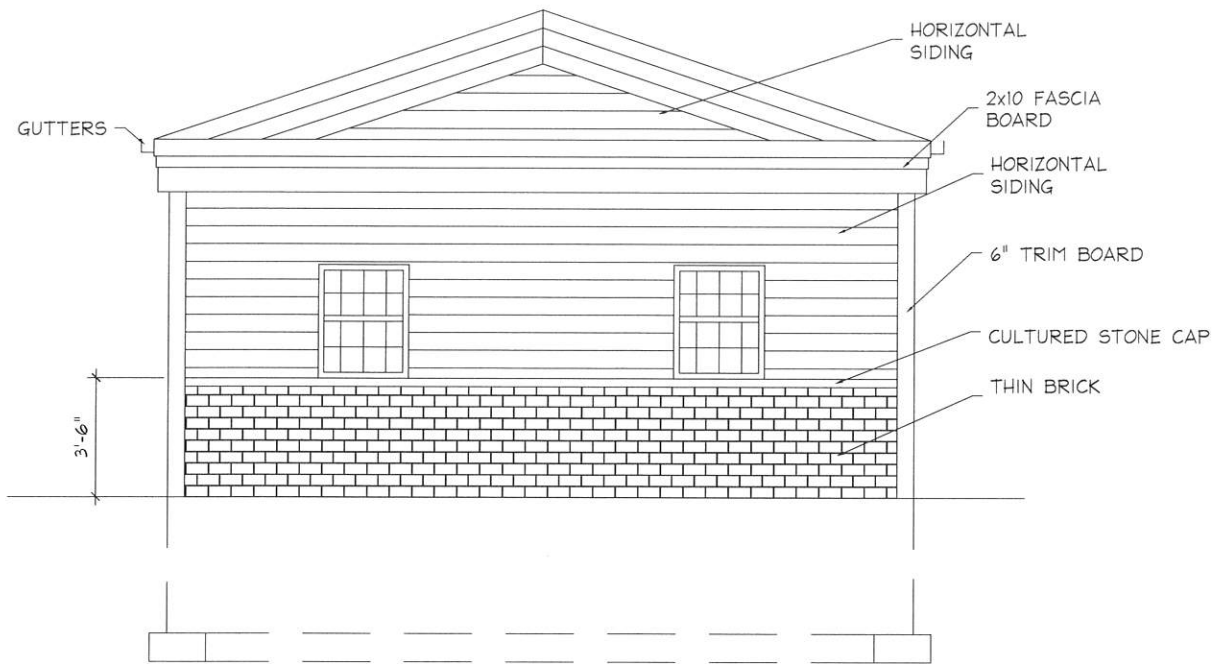
CHECKED BY

DRAWN BY
MW

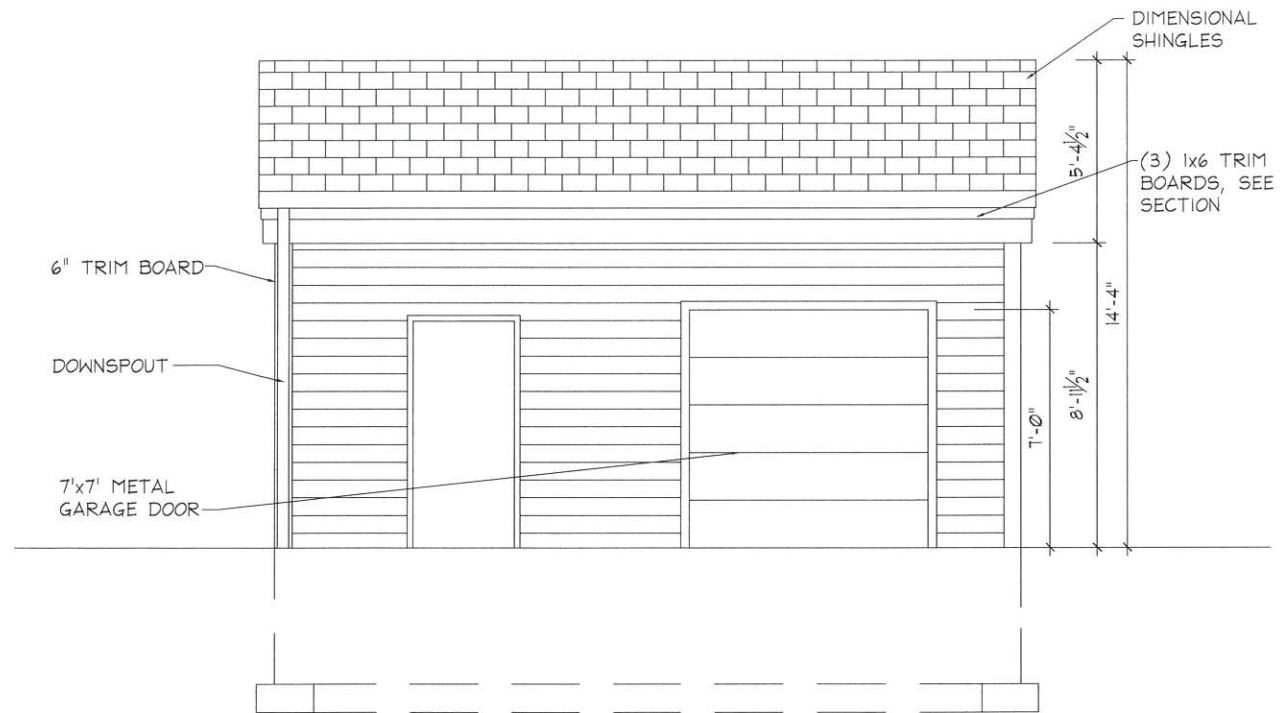
SHEET
T1.0



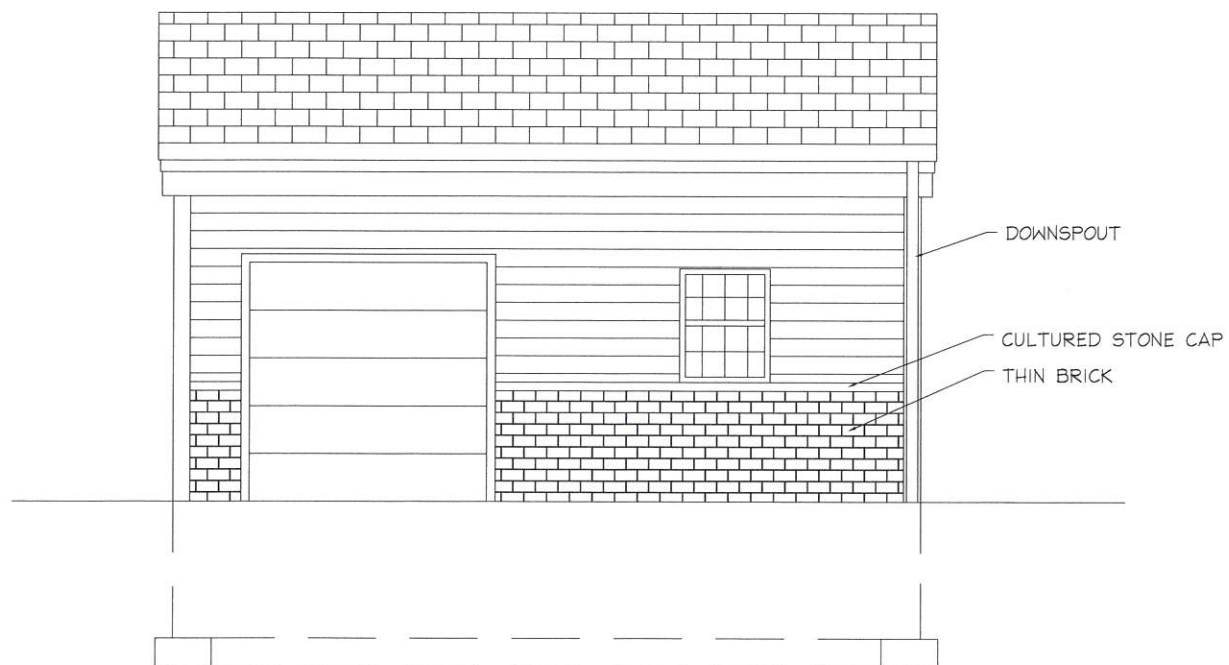
JENDUSA DESIGN & ENGINEERING ARCHITECTS & ENGINEERS 1115 Veterans Road Suite 100 P.O. Box 204-1550 F 866-256-1550 W jendusa.com	
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REVISIONS	
REMODEL SPICE CREEK GARAGE N16 W26554 E. FIELDHACK PEWAUKEE	
SHEET TITLE FLOOR PLAN	
PROJECT NO.	15-3922
DATE	2.13.19
SCALE	1/4" = 1'-0"
CHECKED BY	
DRAWN BY	MW
SHEET	A1.0



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

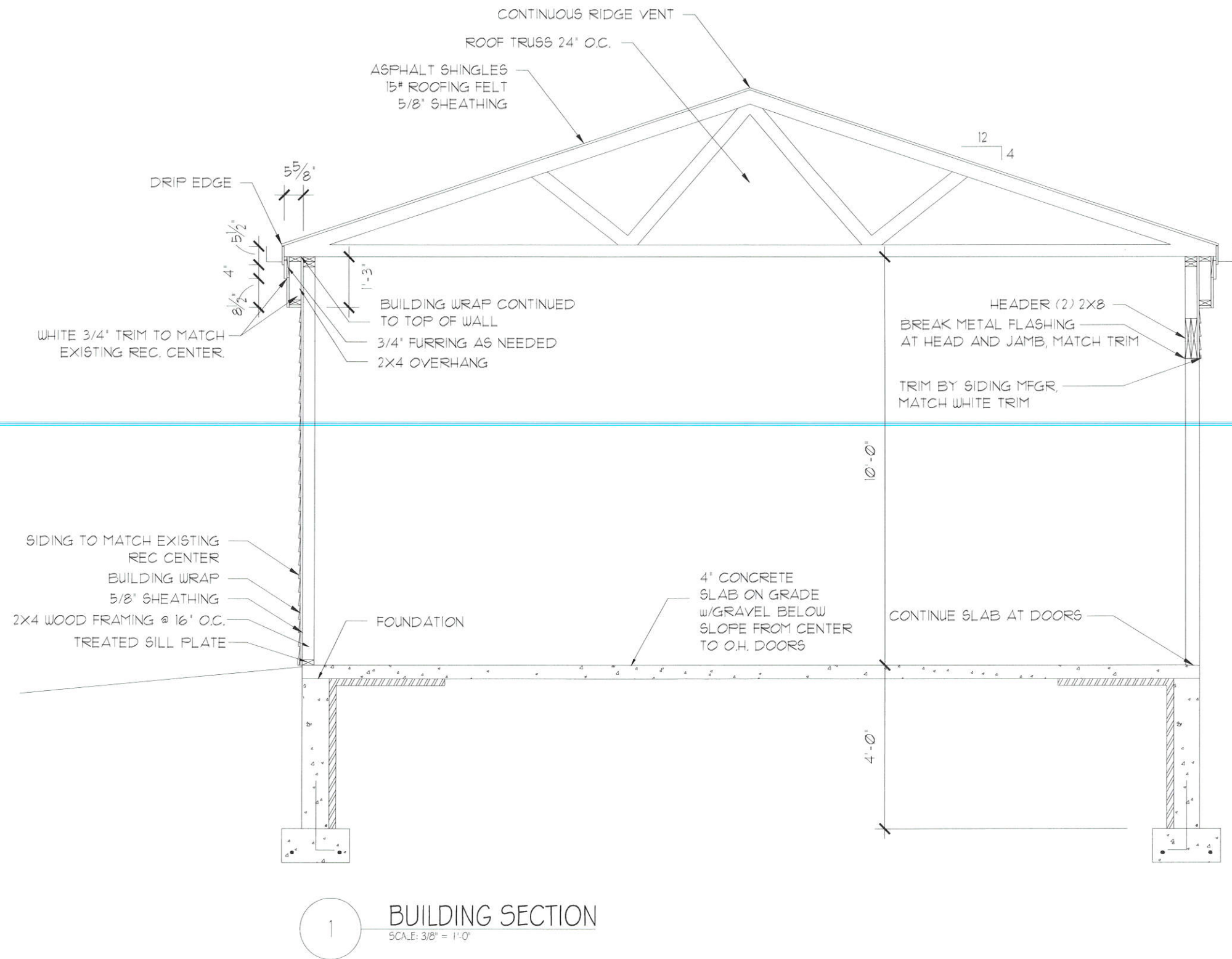


3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

JENDUSA DESIGN & ENGINEERING ARCHITECTS & ENGINEERS 1000 W. WISCONSIN AVE. SUITE 200 PEWAUKEE, WI 53151 PHONE: 262.552.1234 FAX: 262.552.1235 WWW.JENDUSA.COM	
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REVISIONS	
REMODEL SPICE CREEK GARAGE N16 W26554 E. FIELDHACK PEWAUKEE SHEET TITLE ELEVATIONS	
PROJECT NO.	15-3922
DATE	2.13.19
SCALE	3/16" = 1'-0"
CHECKED BY	
DRAWN BY	MW
SHEET	A2.0



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REVISIONS

REMODEL

**SPICE CREEK
GARAGE**

**N16 W26554 E. FIELDHACK
PEWAUKEE**

SHEET TITLE

SECTION

PROJECT NO.

15-3922

DATE

12.18.18

SCALE

3/8" = 1'-0"

CHECKED BY

DRAWN BY

MW

SHEET

A3.0



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REPORT TO THE PLAN COMMISSION

Meeting of February 21, 2019

Date: February 13, 2019

Project Name: Spice Creek Condominium Association Detached Garage

Project Address/Tax Key No.: N16W26554 Fieldhack Drive, Tax Key No. 0943003

Applicant: Spice Creek Condominium Association, Inc.

Property Owner: Spice Creek Condominium Association, Inc.

Zoning: Rm-3 Multiple-Family Residential District

2050 Land Use Map Designation: High Density Residential (< 6,500 SQ. FT. / D.U.)

Use of Surrounding Properties: Spice Creek Condominium property to the north, south, east, and west

Introduction

At the January 17, 2019 meeting, the Plan Commission reviewed the proposed detached accessory building for the Spice Creek Condominium development and requested that the applicant return to a future meeting to show what the addition of brick would look like on the garage.

As such, the applicant has provided the revised elevations that show brick on the east and north elevations. The applicant has indicated that the Condominium Association reviewed and approved the revised elevations for the garage.

For reference, below is the information provided to the Plan Commission at the January 17th Plan Commission meeting that details the project and includes staff recommendations.

JANUARY 17, 2019 PLAN COMMISSION STAFF REPORT

Project Description/Analysis

The Spice Creek Condominium Association is requesting Plan Commission approval of a detached accessory building. The applicant has indicated that the garage will be utilized for general storage of building materials, lawn furniture and the like. Per Section 17.1402g)111 (below), Plan Commission approval is required for detached garages, except for those properties zoned agricultural or single-family.

111 - Garage, General (Amend 14-03)

Garages are enclosed accessory structures designed for the heated or cold storage of vehicles, equipment and personal belongings. Such structures shall meet the building setback, lot coverage and design restrictions of the applicable zoning district of the City and, if residential,

may not be constructed on a lot or parcel that does not already contain a permitted principal use structure. In addition, no residential garage shall be used for the conduct of a business, storage of commercial and industrial use trucks/vehicles of over 1-1/2 ton rated load capacity, or for habitation. No more than one (1) detached garage may be constructed on a single-family zoned residential parcel of less than two and one-half (2.5) acres in size, and no more than two (2) detached garages may be constructed on a single family residential zoned parcel of two and one-half (2.5) acres or more in size. **Detached garages may only be constructed on agriculture or single-family zoned parcels unless otherwise approved by the Plan Commission.**

The proposed garage is 22'x 22' (484 square feet). Note the plans incorrectly state 528 square feet, but the applicant has already sent staff corrected drawings. The project includes the new detached garage, a new drive for access to the garage from Bluegrass Lane and a sidewalk connecting the garage to the existing recreation center sidewalk/patio area. The garage meets all setbacks and standards of the Rm-3 District. Note that the 22'-10" setback from Bluegrass Lane is sufficient as Bluegrass Lane is a private road.

It should also be noted that the proposed eight foot building separation continues to be reviewed by staff. The typical building separation requirement is 10-feet, unless a fire wall is being constructed. The applicant has indicated that an exception exists for buildings of certain size and the 8-foot separation is allowed. This will be confirmed upon review of a building permit. If there is not an exemption or if the buildings do not qualify, the applicant will have to revise the plan to provide for proper building separation. Note, staff would consider this a minor change and not require further Plan Commission review.

The Engineering Department has preliminary reviewed the proposed site plan and determined that the garage does not appear to impact drainage negatively and a storm water management plan will not be required. Staff recommends that the applicant shall receive final approval of a grading plan from the Engineering Department prior to issuance of a Building Permit.

The garage consists of vinyl horizontal siding to match the existing buildings. Staff recommends submittal of revised elevations for City staff review and approval that includes a brick element similar to that of the existing recreation and condominium buildings.

Staff also recommends that full Condominium Association approval be submitted to the City prior to issuance of a Building Permit.

Recommendation

A motion recommending approval of the proposed detached garage for the Spice Creek Condominium development located at N16W26554 Fieldhack Drive, subject to the staff recommended conditions listed within the Plan Commission report dated January 10, 2019.