Planning Department

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

CANCELLED DUE TO WEATHER - Meeting rescheduled to March 16th

PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, February 16, 2023
6:00 PM

Common Council Chambers
W240 N3065 Pewaukee Rd., Pewaukee, WI 53072

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1. Call to Order and Pledge of Allegiance

2. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Keith Tubin for Property Located at N37 W26745 Kopmeier Drive for the Purpose of Constructing a Boathouse (PWC 0894014)

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Quattro Development/Higher Ground Education for Property Located on Highfield Court for the Purpose of Constructing a Childcare Facility (PWC 0906994)

4. Discussion Regarding the Community Development and Building Services Annual Report for 2022

5. Adjournment

Ami Hurd
Deputy Clerk

2/16/2023

NOTICE

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

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Nick Fuchs, at (262) 691-6007 three business days prior to the meeting so that arrangements may be made to accommodate your request.

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.

DATE: February 16, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Keith Tubin for Property Located at N37 W26745 Kopmeier Drive for the Purpose of Constructing a Boathouse (PWC 0894014)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Tubin staff report 2.16.23

Tubin boathouse Conditional Use

Tubin draft Conditional Use Permit 4.3.23

Tubin boathouse photos

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 16, 2022

Date: 12/20/2022

Project Name: Conditional Use

Project Address/Tax Key No.: N37W26745 Kopmeier Drive /PWC 0894014

Applicant: Keith Tubin

Property Owner: Keith Tubin

Current Zoning: RS7-Single Family Residential

2050 Land Use Map Designation: Medium Density Residential (6,500 SQ. FT. – ½ AC. / D.U.)

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

Background

In August 2022, the applicant filed a Conditional Use application and submitted plans for the construction of a new boathouse upon property located at N37W26745 Kopmeier Drive. The Plan Commission recommended approval to the Common Council at their October 20th meeting; however, the Common Council denied the Conditional Use request at their November 17th meeting due primarily to neighbor concerns. Additionally, the applicant was not in attendance to present their application or address the concerns raised by the neighbor.

The applicant has now re-filed a Conditional Use application requesting approval of the same boathouse and location.

Project Description

The subject property is approximately 30,418 square feet and consists of a single-family dwelling, small accessory structure (187 square feet), deck, and detached garage (1,100 square feet). The boathouse is proposed to be located at the southeast corner of the property and has an area of 84 square feet. The boathouse will include two three-foot doors. *Staff recommends that the metal siding be replaced with wood*. The boathouse will be located 5-feet from the side property line and more than 20-feet from the ordinary high water mark.

Upon review of the attached plans, the Shoreland Overlay District and previously approved lot coverage standard is not met with the addition of the boathouse. A mitigation plan for the subject property was approved at the July 16, 2020 Plan Commission meeting which allowed for a maximum coverage of 35%. The subject property is 30,418 square feet, so the maximum total impervious surface allowed is 10,646.3 square feet.

The applicant provided staff with a survey that showed impervious surface would be removed in order for the standard to be met. The applicant indicated that 8" of concrete along the 68' width of existing concrete would be removed and infilled with grass and dirt. *Staff recommends that 9" of concrete along the 68' width be removed to reach 51 square feet of concrete removal, which would then comply with the maximum total impervious surface allowed*.

In review of this boathouse, The Plan Commission may consider that the City defines a boathouse as "A structure designed to protect or store boats, which may be built no closer than five (5) feet from the ordinary high-water mark of a lake or stream."

Boat is defined within the Zoning Code as "A vessel that is designed to carry at least one individual on the surface of a body of water, and is propelled by oars, paddles, wind or motor power. Motor power includes, but is not limited to, power generated by steam engine, electric motor or combustion engine of any kind."

It can further be noted that the State of Wisconsin defines a boathouse as "a permanent structure used for the storage of watercraft and associated materials and includes all structures which are totally enclosed, have roofs or walls or any combination of these structural parts."

Recommendation

Staff recommends a motion to approve the Conditional Use application and plans for the construction of a new boathouse located at the subject property with the conditions that the applicant replaces the metal siding with wood and removes 51 square feet of concrete to comply with maximum lot coverage requirements.

Nov. 29, 2022

City of Pewaukee Plan Commission

W240 N3065 Pewaukee Road

Pewaukee, WI 53072

Attn: Plan Commission Board

Project Description for Proposed Accessory Boathouse Structure:

Keith Tubin, the owner of the property located at W37N26745 Kopmeier Dr., is planning to install a new pre-built boat house. This new boat house will be located at the south side of the property and 5' from the east property line adjacent to the existing neighbor's boat house. This boat house will be more than 5' away from the high-water mark. The boat house has 2 3' doors for access and in order to store boating equipment and to keep the lakefront shore area clean. The boat house is 14' x 6' and approximately 84 square feet.

The boat house will be mounted on top of gravel with a minimum of 2 anchors to prevent lifting in the event of flooding.

The boat house is built of wood with siding to match the colors of the exiting home. It will also have 2 vented openings as required in case of a special storm event.

The cost of the boat house with installation is estimated at $7,500.00.

We would like permission to get this work done.

Should you have any other questions or concerns, please contact Keith Tubin.

Sincerely,

Keith Tubin
Owner
702-429-3408
Email: keith@dedicatedcm.com


104" high
118" high
14' wide by 6' deep

Tubin Property

PLAT OF SURVEY

LOCATION: N37 W26745 Kopmeier Drive, Pewaukee, Wisconsin

LEGAL DESCRIPTION:
Lot 3 in **PAWLINGS ADDITION**, being a Subdivision in the Northwest 1/4 of Section 8, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, Wisconsin.

April 30, 2020 Survey No. 111464

Lot Area to Waters Edge
30,418 sq.ft.

Area Calculations

Ⓐ *Existing House=1,953 sq.ft. (6.4% of Lot Area)*

Ⓑ New Garage = 1,100sf (3.6% of Lot Area)

Ⓒ *Existing Deck=282 sq.ft. (0.9% of Lot Area)*

Ⓓ *Existing Concrete=1,804 sq.ft. (5.9% of Lot Area)*

Ⓔ *Existing Asphalt Pavement=5,474 sq.ft.. (18.0% of Lot Area)*

F - New 84sf shed will add .02% to Lot Area.

G - Removal of concrete -51sf

Total SF Proposed	10,646
Total SF Allowed	10,646

Remove 8" of concrete along the 68' width from north to south and infill with dirt/grass.

New boat house 14'x6'.
2-3' doors on west side of shed.
Mounted on 4 Diamond piers Model DP-50/42".
To be mounted 5' from property line.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

WISCONSIN
DENNIS C. SAUER
S-2421
Franklin, WI
LAND SURVEYOR

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com

◉ — *Denotes Iron Pipe Found*
○ — *Denotes Iron Pipe Set*

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY. ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

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

SIGNED _____
Dennis C. Sauer
Professional Land Surveyor S-2421

A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE

TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED:

PWC 0894014

CONDITIONAL USE PERMIT: NO. CUP-23-2-1

Recording area

_____

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

LOT 3 PAWLINGS ADDITION PEWAUKEE PT NW1/4 SEC 8 T7N R19E

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

Keith Tubin

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on February 16, 2023; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on February 20, 2023.

NOW, THEREFORE, let it be known that the City Common Council, by its action on February, 2023 has, hereby, granted a Conditional Use Permit for the following use(s):

Construction of a boathouse.

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

1. Nine inches of concrete along the 68-foot width must be removed in order to reach 51 square feet of concrete removal in order to comply with the maximum total impervious surface allowed.
2. The applicant shall replace the metal siding with wood.

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

_____ _____

Attest: Signature of equitable owner

_____

Date

_____ _____

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

_____

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2023 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

_____

(Seal) Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

DRAFT









DATE: February 16, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Quattro Development/Higher Ground Education for Property Located on Highfield Court for the Purpose of Constructing a Childcare Facility (PWC 0906994)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Quattro Development staff report 2.16.23
Higher Ground project narrative
Higher Ground response comments
Higher Ground civil & architectural plans
Higher Ground ROW release request
Higher Ground CSM
Quattro Development draft Conditional Use Permit

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
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fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of February 16, 2023

Date: February 9, 2023

Project Name: Guidepost Montessori Conditional Use and Site & Building Plan Review

Project Address/Tax Key No.: Highfield Court/PWC 0906994

Applicant: Quattro Development, LLC

Property Owner: KB Pewaukee, LLC

Current Zoning: B-6 Mixed Use Business

2050 Land Use Map Designation: Office/Commercial

Use of Surrounding Properties: Capitol Dr to the south, Highfield Ct to the north, a daycare to the east and bank to the west.

Project Description/Analysis:

The applicant, Quattro Development LLC, submitted a Conditional Use Application and Site & Building Plans for a proposed childcare facility on a mostly vacant lot located along Highfield Court and Capitol Drive between HWY 164 and Highfield Road. The subject property is zoned B-6 Mixed Use Business District and designated as Office/Commercial on the City's Year 2050 Land Use/Transportation Plan map.

Conditional Use

The proposed use is more specifically a Montessori educational facility. The applicant anticipates 15 full-time employees, with a maximum child occupancy of 152 children. The hours of operation are from 7am to 6pm Monday through Friday.

The B-6 District refers to the B-4 and B-5 districts regarding allowed uses. Educational and childcare facilities is not specifically listed as an allowed use; however, the B-4 and B-5 districts allow uses similar to those that are listed as Permitted Uses within each district. Those uses not listed are required to apply for Conditional Use Permits.

The B-4 District generally allows offices, banks, and studios for fine arts. The B-5 District generally allows auto sales and services, hotels and motels, and restaurants.

Staff finds that the proposed use is most similar to B-4 type uses and would not have any adverse impacts to the surrounding area. The B-4 District is intended to consist of less intensive uses in order to be compatible with neighborhood residential uses, such as the residential subdivision to the north and condominiums to the east. Staff contends that the proposed use meets this intent and fits in with adjacent uses.

Furthermore, the abutting use to the east is also a childcare facility. This property is zoned B-1, which similarly does not specifically allow childcare facilities but allows similar uses as those permitted in

the B-1 District via Conditional Use Permit. The B-1 District generally allows retail and office type uses.

Site Plan
The subject property is about 2-acres and the total site disturbance of the project will be a total of 1.67 acres. The project results in about 50% greenspace, which is in conformance with City standards.

The proposed development consists of a new 11,836 square foot, single-story building. Two large playground areas are proposed at the north and south ends of the childcare facility. A smaller play area is also proposed on the east side of the building.

A dumpster enclosure is located beside the driveway, slightly northwest of the northernmost playground area. A 6-foot wrought iron fence runs from the north side of the building down to the south side of the building and 4-foot white vinyl fencing is used to separate play areas.

Overall, the proposed development complies with B-6 District development standards.

Staff recommends that the playground areas, fencing, and any other accessory structure and use be located behind the building on the north side of the property. The applicant has indicated that due to the building configuration and operation of the Montessori program, the playground locations as proposed are integral to their use.

Access
This site abuts both Capitol Drive and Highfield Court, but is only accessible from Highfield Court.

Additionally, there is an existing and unimproved 45' right-of-way reservation depicted along the south side of the property, adjacent to Capitol Drive, shown on Certified Survey Map No. 10366. The applicant is requesting that this reservation be released by the City.

Staff has reviewed this request and does not have any objections. It is anticipated that a resolution releasing this reservation will be brought forward to the Common Council for their review and approval.

Landscaping
The applicant is proposing to install 19 Deciduous Trees, 5 Evergreen Trees, 31 Deciduous Shrubs, and 29 Evergreen Shrubs. There are at least three different species of Deciduous Trees, Deciduous Shrubs, and Evergreen Shrubs provided and two different species of Evergreen Trees.

The landscape plan focuses many plantings on screening the fencing and playground area along Capitol Drive. Plantings are also provided directly around the dumpster enclosure.

Parking
The site plan includes 25 new parking spaces, of which three are ADA required spaces.

Additionally, there is existing parking located on the northwest side of the site, which is shared with the bank and office building to the west. There is an existing cross parking easement with the property to the west.

Parking spaces are 10’ x 18’ (180 square feet), which is in compliance with Zoning Code standards.

Architecture
The proposed building exterior consists of Hardie shank siding, thin concrete brick veneer, thin stone veneer, and asphalt shingles. The dumpsters will be enclosed in a decorative masonry enclosure matching the building’s exterior materials.

The mechanicals are located in a recessed rooftop penthouse, which screens them from public view.

Signage
A wall sign and monument sign are anticipated and shown for reference only in the plans. All signage must comply with standards set forth in Section 17.0700 of the City’s Zoning Code and will require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.

Utilities
Public sewer and water are available and will serve the development.

Final grading, erosion control and storm water management plans shall be approved by the Engineering Department, prior to any land disturbing activities.

Lighting
The Lighting Plan consists of three parking lot lights. Light levels are at 0.0 footcandles at the property lines. The peak height of lights is 18-feet, which complies with the 20-foot maximum height requirement of the Zoning Code. The Wattage is under 150 and not visible from adjacent streets or residential properties.

Bell Tower
The subject property was previously part of the property to the west. In 2005, the City approved Conditional Use Permit No. COP-05-10-3, which included this property, and contained the conditions listed below related to the construction of a bell tower. The bell tower was being proposed by the property owner at that time along with the Bell Tower Memorial non-profit organization.

1. The bank would build a bell tower according to the plans that were developed and brought to the Plan Commission at their November 2005 meeting.
2. The bell tower would be constructed prior to occupancy of the second office building proposed for the site.
3. The second office building proposed for the site would be constructed within three (3) years or by October of 2008.
4. If the bell tower is not built by October 2008, the City will build the tower according to the plans submitted on November 17, 2005, and assess the Foundation Bank for the cost of the tower, plus any administrative costs.

The applicant is requesting that these conditions be removed and that there be no requirement to construct a bell tower. It is staff’s understanding that the Bell Tower Memorial organization is continuing to fundraise to construct the bell tower within the Pewaukee Kiwanis Village Park, opposed

to this location. The bell that was to be utilized for the tower at this site was also sold or given to another organization.

The Conditional Use Permit has been drafted to include language stating that "*The applicant shall not be responsible for the construction of a bell tower as conditioned within Conditional Use Permit No. COP-05-10-3.*"

Recommendation:

A motion to recommend approval of the Conditional Use Permit for Quattro Development LLC to locate a childcare facility upon property bearing Tax Key No. PWC 0906994.

and

A motion to approve the Site & Building Plans for the construction of a childcare facility upon property bearing Tax Key No. PWC 0906994, subject to the conditions contained within this report.

February 3, 2023

Project Narrative

Project: Higher Ground Education
East of N35W23877 Highfield Ct
Pewaukee, WI 53072
Excel Project No: 2245520

Quattro Development, LLC (partnered with Higher Ground Education) is requesting conditional use permit review and approval for a new childcare facility development located on parcel PWC 0906994, just east of N35W23877 Highfield Ct in the City of Pewaukee. The property is zoned B-6 Mixed Use Business and the proposed use requires a conditional use in this district. The existing site is vacant and undeveloped. Higher Ground Education provides Montessori-powered educational offerings.

The proposed project consists of a new 11,705 SF single story childcare facility. The existing site is 2 acres and the total site disturbance for the project will total 1.67 acres. The site can be accessed via the existing shared drive from Highfield Ct. An existing access easement is in place along with a cross parking easement. The proposed new parking will consist of 38 new stalls. Traffic access will be consistent with the existing facility to the west of the proposed development as the existing shared access drive will be utilized. Some new parking stalls will access directly off the existing driveway with the remaining being placed in a parking lot extension to the south. Truck unloading and deliveries will be at a minimum and when needed, the site drive west of the building will be utilized. The playground areas are strategically located in conjunction with the floor plan and provide ample dedicated area for outdoor play/activities.

Stormwater management for this property was accounted for by the adjacent/neighboring parent development to the west of the subject property. A stormwater wet pond is located west of the existing bank/office complex. Proposed stormwater from the development will surface drain consistent with the original stormwater plan to the neighboring stormwater facility. Final engineering documents will be provided to as-built and model the existing stormwater facility and show conformance with current stormwater management ordinances. Sanitary and water utilities will connect to existing public infrastructure as shown on the proposed Utility Plan.

Exterior materials as represented in the attached colored elevations and rendering will consist of the following: Hardie board lap/vertical siding, Hardie shake siding, thin stone veneer, and asphalt shingles. Refuse and recycling dumpsters will be enclosed in a decorative masonry enclosure to match the building's exterior materials. The enclosure will be located in the north parking field, aligning with perpendicular drive isle for access.

Landscaping will be provided in accordance with the City ordinance, in a fashion which ensures species resiliency and complimentary aesthetics. Site lighting will meet the City ordinance in a fashion that provides appropriate foot candles for safety, cut-off fixtures for zero up-lighting, and a decorative style that compliments the development and building architecture.

The proposed daycare/childcare center will have 15 full-time employees, and 0 part-time employees. The largest shift will be all 15 full-time employees. Maximum child occupancy will be 152. The daycare will be in operation from 7:00 a.m. to 6:00 p.m. during weekdays. No hazardous products or chemicals are located on the property nor is there outside storage. The estimated project value is $3,000,000 and an approximate start date is Spring of 2023.

In conjunction with the proposed development project, it is requested to remove the bell tower requirement that is tied to the title of the subject property. The bell tower is not proposed for this project and will not be provided.

100 Camelot Drive • Fond du Lac, WI 54935
920.926.9800 • www.excelengineer.com

February 3, 2023

City of Pewaukee
Attn: Nick Fuchs
W240N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Quattro Development - Guidepost Montessori Conditional Use and Site & Building Plan Review

Dear Mr. Fuchs,

This letter is in response to the staff comments dated January 20, 2023.

General Comments

1. There appears to be many inconsistencies on page C1.1 between the labels and arrows on the site plan and the Site Plan Keynotes. Below are several examples. Please double check these items and revise accordingly.
   a. 25 is listed as a flagpole yet no flagpole label on the plan.
      Excel Response: Number 25 has been removed from the Site Plan Keynotes as there is no proposed flagpole.

   b. 7 is listed as dumpster pad/apron concrete yet no dumpster pan/apron concrete label is on the plan.
      Excel Response: The mentioned label has been adjusted on the site plan.

   c. 29, 30, & 31 are included within the middle of the building with their arrows not directed at any element on the plan.
      Excel Response: The mentioned labels have been adjusted on the site plan.

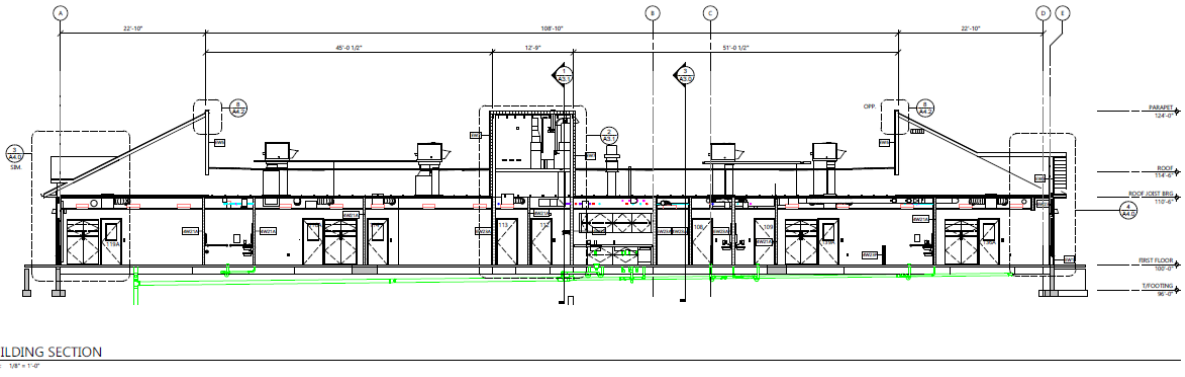
   d. 28 is listed as traffic arrows yet they are labeled around the playgrounds. Why are there traffic arrows around the playgrounds?
      Excel Response: The traffic arrows designate the direction of travel around the playgrounds for a tricycle loop.

2. What is directly abutting the north playground to the east?
   Excel Response: This area is designated as an outdoor seating area.

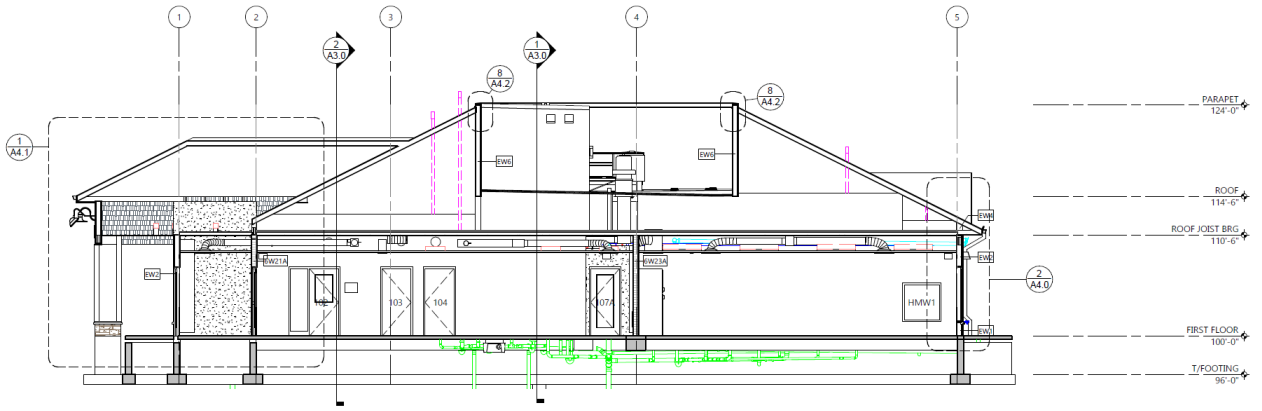
3. Was the poured rubber playground surface included in the impervious surface calculations?
   Excel Response: The poured rubber playground surface was included in the impervious surface calculations.

4. Where are mechanicals located? How are these screened?
   Excel Response: The mechanicals are located in a rooftop penthouse recessed out of view.

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BUILDING SECTION



3 A3.0 BUILDING SECTION SCALE: 1/8" = 1'-0"

Site Plan Comments

1. Please illustrate the 30-foot parking and loading setback along the south side of the property adjacent to Capitol Drive and remove any portion of the parking lot encroaching into that setback.
   Excel Response: The appropriate adjustments have been made on the site plan.

2. Staff recommends exploring ways to reconfigure the building and site layout to address the comments and recommendations below.
   a. It is recommended that the playground areas, fencing, and majority of parking be located behind the building.
      Excel Response: The site and building have been situated to maintain the intent of stormwater management that was set up at the time of the bank development. Modifications after discussions with staff are implemented in the revised site plans. The building layout cannot change and is specific to the Montessori learning with associated break-out playground areas around the building perimeter.

   b. It is recommended to revise the parking layout to avoid cars having to back out into the main drive aisle. Parking could potentially be configured to follow the layout of the adjacent parking to the west, which extends onto this property.
      Excel Response: Several parking stalls on the north side of the proposed parking lot have been removed to accommodate this. The site plan modifications were discussed with staff, the shared parking will be used for employee parking.

c. Relocate the dumpster enclosure where it can be better screened by landscaping.
Excel Response: The dumpster enclosure has been moved further to the east of its previous position to include landscaping around it.

d. It is recommended to not have the metal doors and service equipment facing Capitol Drive.
Excel Response: Doors have been removed from the south side of the building facing Capitol Drive.

e. Will there be a lot of drop off and pick up occurring onsite? If so, the site plan should be revised to accommodate that better.
Excel Response: Drop off and pick will be in the stalls immediately west of the building. Give the age group of the facility, parents will park and escort children into the building. A "drop off" scenario typical to schools is not applicable for this facility.

Architecture Comments

1. Consider incorporating additional masonry on the elevation facing Capitol Drive as well as additional elements to provide more variation in the footprint and roofline of the building. Materials and quality should match that of the adjacent buildings.
Excel Response: The Capitol Drive elevations have been updated to address this comment.

Parking Comments

1. On page C1.1 it states that three ADA spaces are required yet two ADA spaces are provided. Please revise and provide the appropriate number of ADA accessible parking spaces.
Excel Response: Three ADA spaces have been provided on the site plan.

Landscaping Comments

1. Staff suggests adding additional plantings adjacent to the playground areas. These may be more sporadic as the intent is not to necessarily require these areas to be fully screened.
Excel Response: Additional plantings have been included on the south and north side of the site plan.

2. As previously discussed, there is a requirement that a bell tower be constructed on this property. As part of the Conditional Use, please revise the project narrative to include a specific request to remove this requirement, assuming the bell tower is not being proposed as part of this development.
Excel Response: The CUP project narrative has been updated to remove the bell tower requirement.

Signage Comments

1. Please be aware that signage will require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department prior to installation.
Excel Response: The appropriate accommodations will be made.

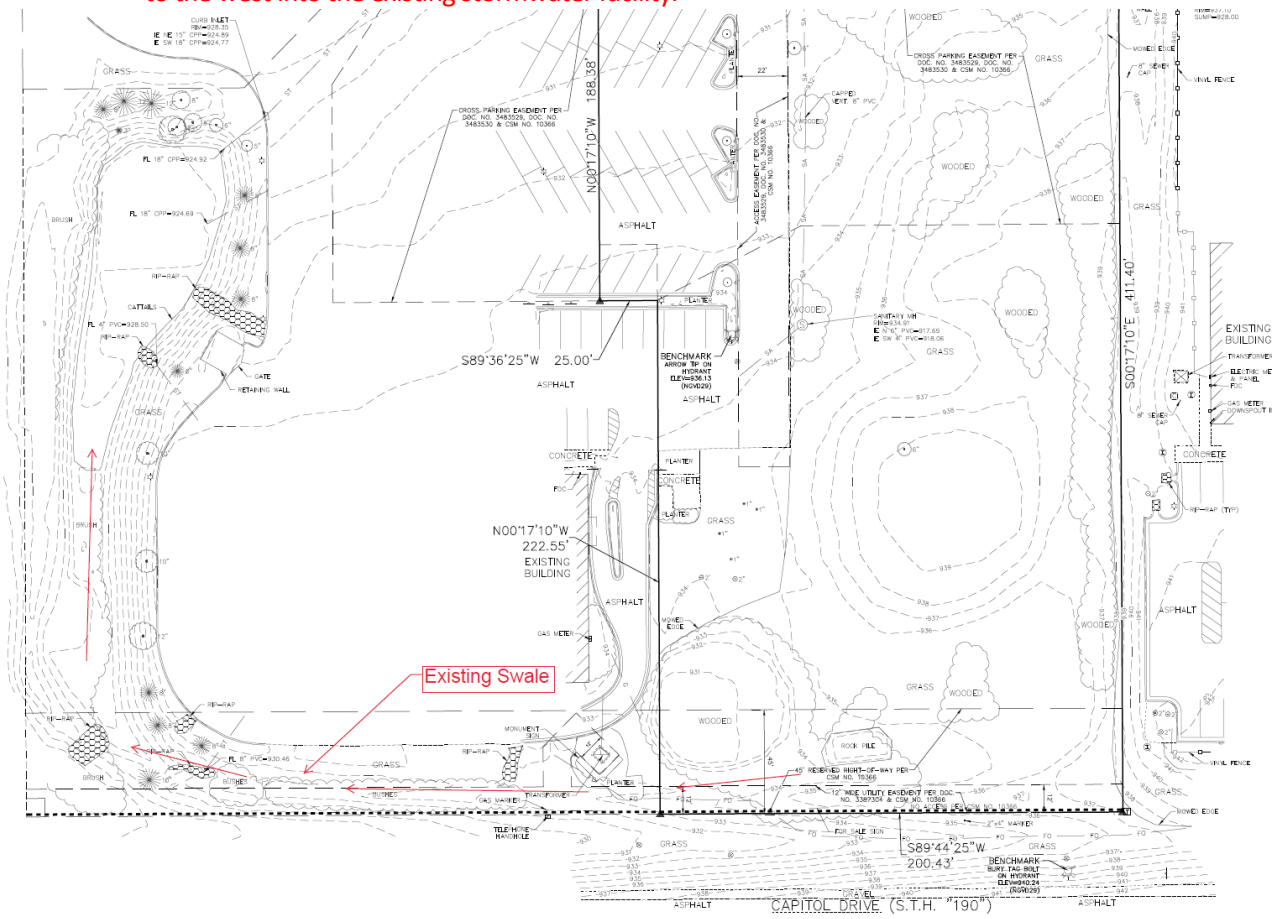
2. Also note that per section 17.0706(c) a ground sign located within 660 feet of a residential zoning district boundary shall not be illuminated during the seven-hour period beginning at

100 Camelot Drive • Fond du Lac, WI 54935
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eleven (11) PM and ending at six (6) AM.
Excel Response: The appropriate accommodations will be made.

Engineering Department Comments

1. The project narrative outlines that the existing basin on the adjacent property will be used to address stormwater requirements. Below are comments relating to this strategy.
   a. A large portion of the proposed site appears to drain to the southwest corner of the site into an existing drainage swale. This drainage swale does not lead to the existing stormwater pond based on existing contours.
   Excel Response: There is an on-site drainage swale north of the R/W line that does direct runoff to the west into the existing stormwater facility.



   b. This stormwater facility is off-site. Documentation of agreements with adjacent landowner stating that this development can utilize the existing stormwater facility must be provided to the City. Note that it must also be shown that the existing facility can handle the additional flow.
   Excel Response: Understood.

   c. The north portion of the site is planned to sheet flow towards the neighbor's parking lot. Agreements must be provided stating that the neighbor is aware of this design, approves of it, and won't change their site in a way that would restrict the sheet flow. Calculations

shall be provided that show the existing conveyance systems (mostly storm sewer) are adequate for the additional flow.
Excel Response: Understood.

2. There is currently no stormwater maintenance agreement for the existing stormwater facilities. A stormwater maintenance agreement must be provided and signed by both the developer and the owner of the existing stormwater facilities.
Excel Response: Understood.

3. The proposed plan shows the development connecting to the existing sanitary lateral for the adjacent property which connects to a holding tank. Please note the requirements below:
   a. An easement will need to be created to accommodate the existing sanitary lateral.
   Excel Response: An easement will be provided.

   b. This service is currently connected to a holding bank. It will need to be connected to the sanitary sewer system during construction.
   Excel Response: Understood, a connection to the public sanitary system will be provided.

   c. Each lot will need to have a separate sampling manhole.
   Excel Response: Understood, sampling manholes will be provided.

The submittal documents have been revised per the comments above. Please accept for review and approval. Please let me know if you have any comments, questions, or need additional information.

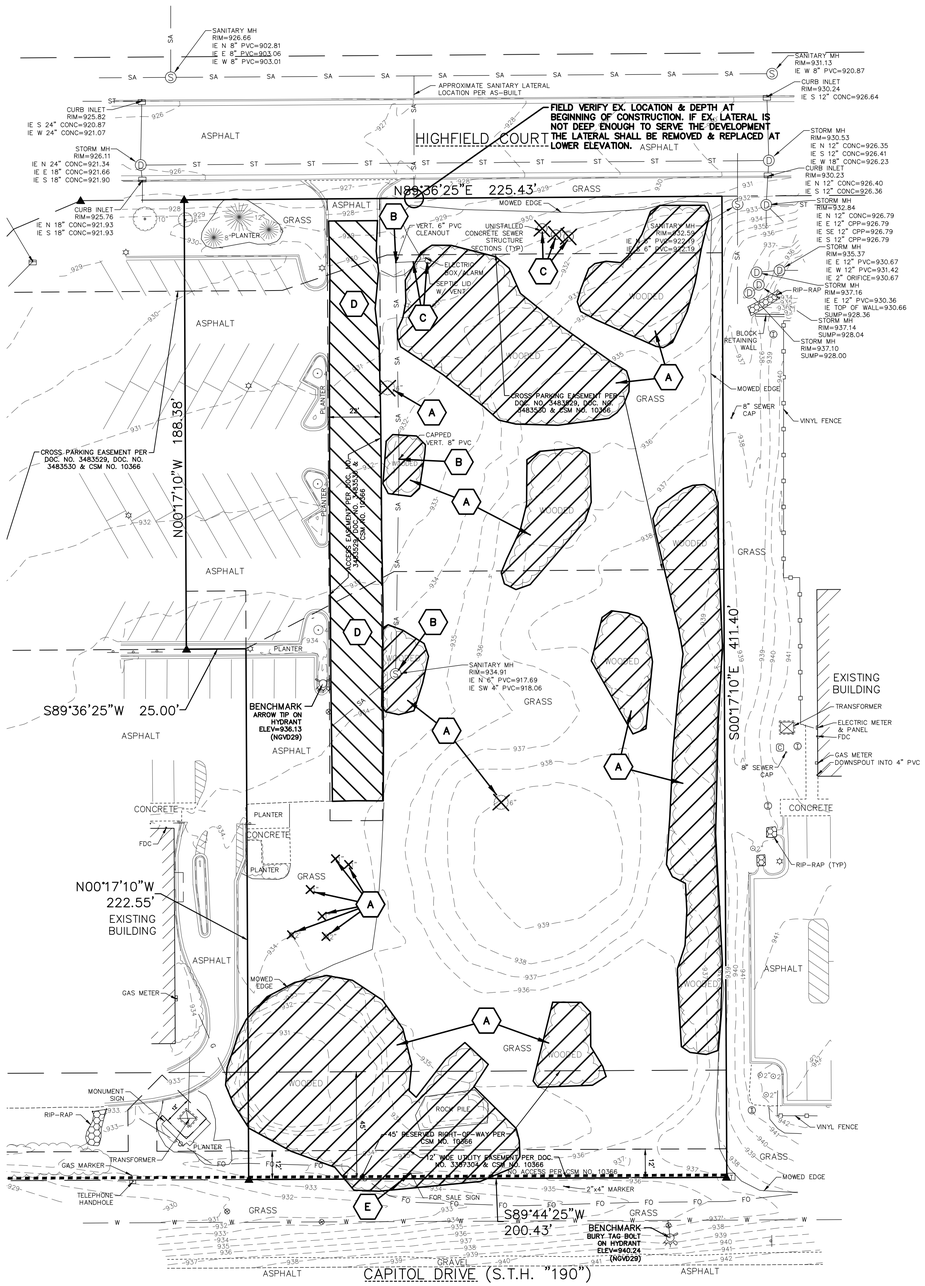
Sincerely,

Excel Engineering, Inc.



Grant Duchac, P.E.
Project Manager

100 Camelot Drive • Fond du Lac, WI 54935
920.926.9800 • www.excelengineer.com



SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

DEMOLITION PLAN KEYNOTES

A	CLEAR & GRUB TREES/BRUSH
B	PROTECT SANITARY ITEMS
C	REMOVE SANITARY ITEMS. VERIFY INACTIVE PRIOR TO REMOVAL.
D	REMOVE ASPHALT
E	REMOVE SIGN

X(X) IDENTIFICATION: KEYNOTE ITEM(QUANTITY) – IF NO () = QUANTITY IS 1

NORTH

1"= 30' SCALE 30' 0 30' 60' FEET

CIVIL EXISTING SITE AND DEMOLITION PLAN

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COLLABORATION

Quattro Development

PROJECT INFORMATION

PROPOSED EARLY CHILDHOOD SCHOOL FOR:
QUATTRO DEVELOPMENT
23877 HIGHFIELD COURT • PEWAUKEE, WI 53072

PROFESSIONAL SEAL

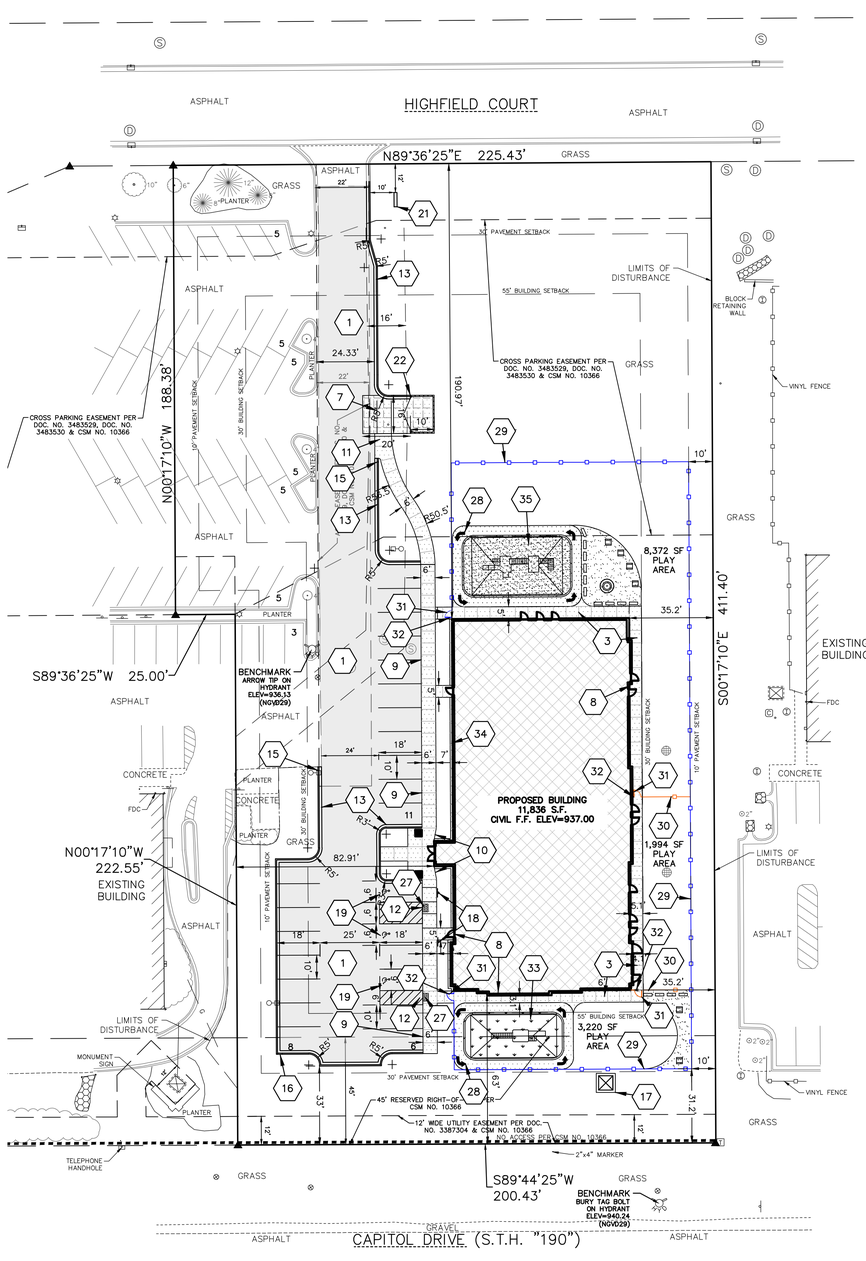
PRELIMINARY DATES
DEC. 12, 2022
JAN. 4, 2023
FEB. 3, 2023

NOT FOR CONSTRUCTION

JOB NUMBER
2245520

SHEET NUMBER
C1.0

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SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	2.00	87,120	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	2.00	87,120	100.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	2.00	87,120	
BUILDING FLOOR AREA	0.27	11,836	13.6%
PAVEMENT (ASP. & CONC.)	0.73	31,783	36.5%
TOTAL IMPERVIOUS	1.00	43,619	50.1%
LANDSCAPE/ OPEN SPACE	1.00	43,501	49.9%

SITE INFORMATION:

LEGAL DESCRIPTION: Lot 2 of Certified Survey Map Number 10366 filed in Volume 98 of Certified Survey Maps on Page 203 as Document Number 3472291;

PROPERTY AREA: AREA = 87,120 S.F. (2.00 ACRES).

EXISTING ZONING: B-6 MIXED USE BUSINESS

PROPOSED ZONING: B-6 MIXED USE BUSINESS

PROPOSED USE: DAYCARE/CHILDCARE FACILITY

AREA OF SITE DISTURBANCE: 72,650 S.F. (1.67 ACRES)

SETBACKS: BUILDING: FRONT = 55'
SIDE = 30'
REAR = 55'
PAVEMENT: FRONT = 30'
SIDE = 10'
REAR = 10'

PROPOSED BUILDING HEIGHT: 25' (MAX. HEIGHT ALLOWED: 45')

PARKING REQUIRED: 1 SPACE PER 2 EMPLOYEES (8 SPACES REQ.)

PARKING PROVIDED: 25 SPACES (3 H.C. ACCESSIBLE) & 33 SHARED STALLS

HANDICAP STALLS REQUIRED: 3, HANDICAP STALLS PROVIDED: 3

HOURS OF OPERATION: 7:00 A.M. – 6:00 P.M.

BUILDING OCCUPANCY CLASSIFICATION = E

CLASS OF BUILDING CONSTRUCTION = 5B

LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 40%
MAXIMUM IMPERVIOUS SURFACE: 60%
MAXIMUM LOT COVERAGE – BUILDING ONLY: 35%

SITE PLAN KEYNOTES

1	STANDARD ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK (TYP.)
7	DUMPSTER PAD/APRON CONCRETE (TYP)
8	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
9	RAISED WALK (TYP.)
10	TRANSITION WALK FROM 5' TO 6' WIDE
11	WALK RAMP
12	ADA RAMP
13	18" CURB & GUTTER (TYP.)
15	CURB TAPER (TYP.)
16	CURB CUT (TYP.)
17	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
18	HANDICAP SIGN (TYP.)
19	HANDICAP STALL & STRIPING PER STATE CODES.
21	MONUMENT SIGN (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
22	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
24	STOP SIGN (TYP.)
27	DETECTABLE WARNING PLATE
28	TRAFFIC ARROWS (TYP.)
29	6' TALL WROUGHT IRON FENCE
30	4' TALL WHITE VINYL FENCE
31	FENCE GATE
32	PANIC HARDWARE
33	POURED RUBBER PLAYGROUND SURFACE OVER 4–6" CLEAR STONE AGGREGATE BASE (FOLLOW DESIGN SPECS. BY SUPPLIER)
34	12" WIDE CONCRETE STRIP ALONG WEST FOUNDATION
35	WOOD FIBER SURFACE BY PLAYGROUND VENDOR

NORTH

1"= 30' SCALE 30' 0 30' 60' FEET

CIVIL SITE PLAN

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COLLABORATION

Quattro Development

PROJECT INFORMATION

PROPOSED EARLY CHILDHOOD SCHOOL FOR:
QUATTRO DEVELOPMENT
23877 HIGHFIELD COURT • PEWAUKEE, WI 53072

PROFESSIONAL SEAL

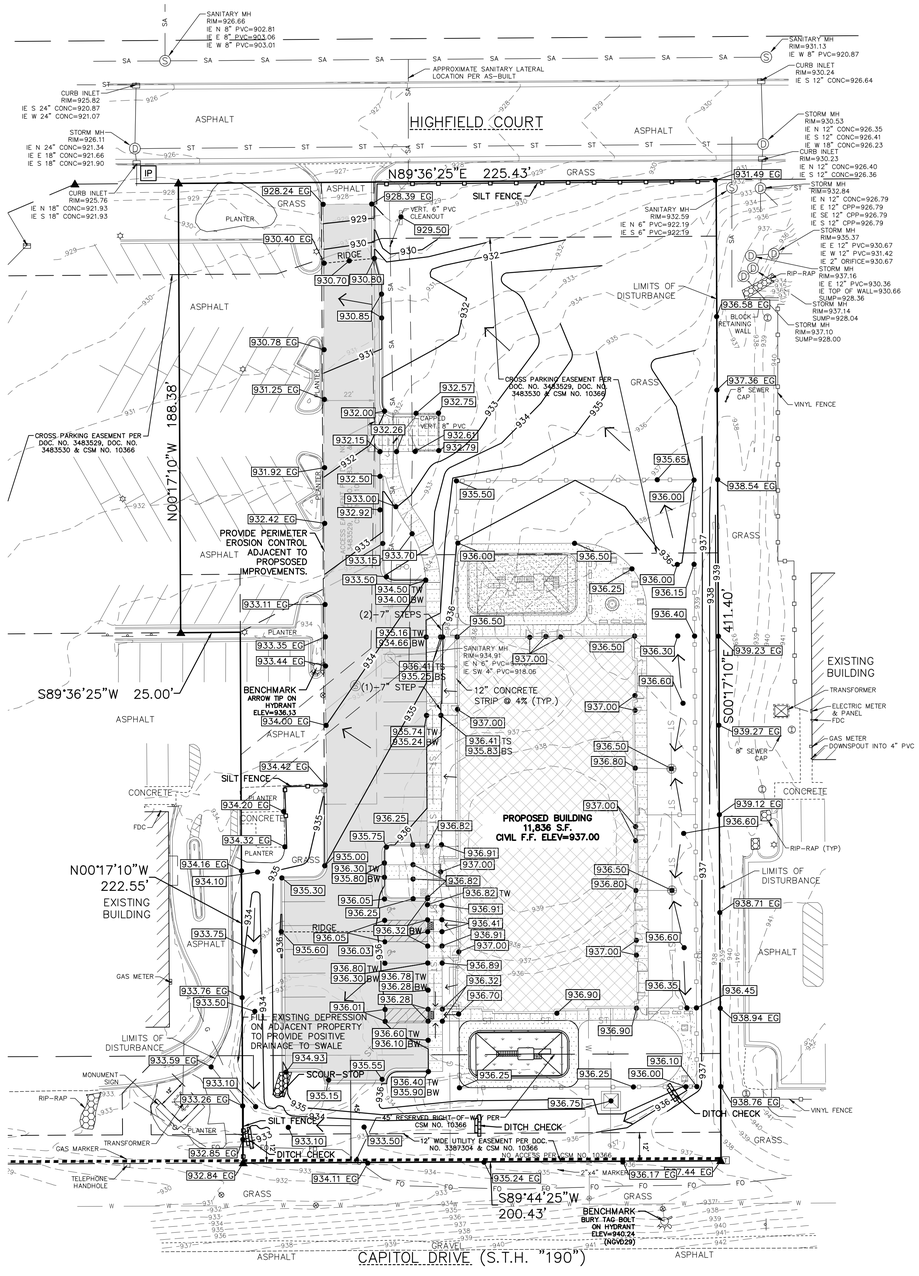
PRELIMINARY DATES
NOV. 29, 2022
DEC. 12, 2022
JAN. 4, 2023
FEB. 3, 2023

NOT FOR CONSTRUCTION

JOB NUMBER
2245520

SHEET NUMBER
C1.1

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SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

STORMWATER NOTE:

SITE STORMWATER DRAINS TO EXISTING STORMWATER FACILITY ON NEIGHBORING PROPERTY.

NOTES:

1. HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
2. ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.

IP

INLET PROTECTION NOTE:

CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

STABILIZED CONSTRUCTION ENTRANCE NOTE:

CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.

CONCRETE WASHOUT NOTE:

CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.

NORTH

1"= 30' SCALE 30' 0 30' 60' FEET

CIVIL GRADING AND EROSION CONTROL PLAN

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COLLABORATION

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PROJECT INFORMATION

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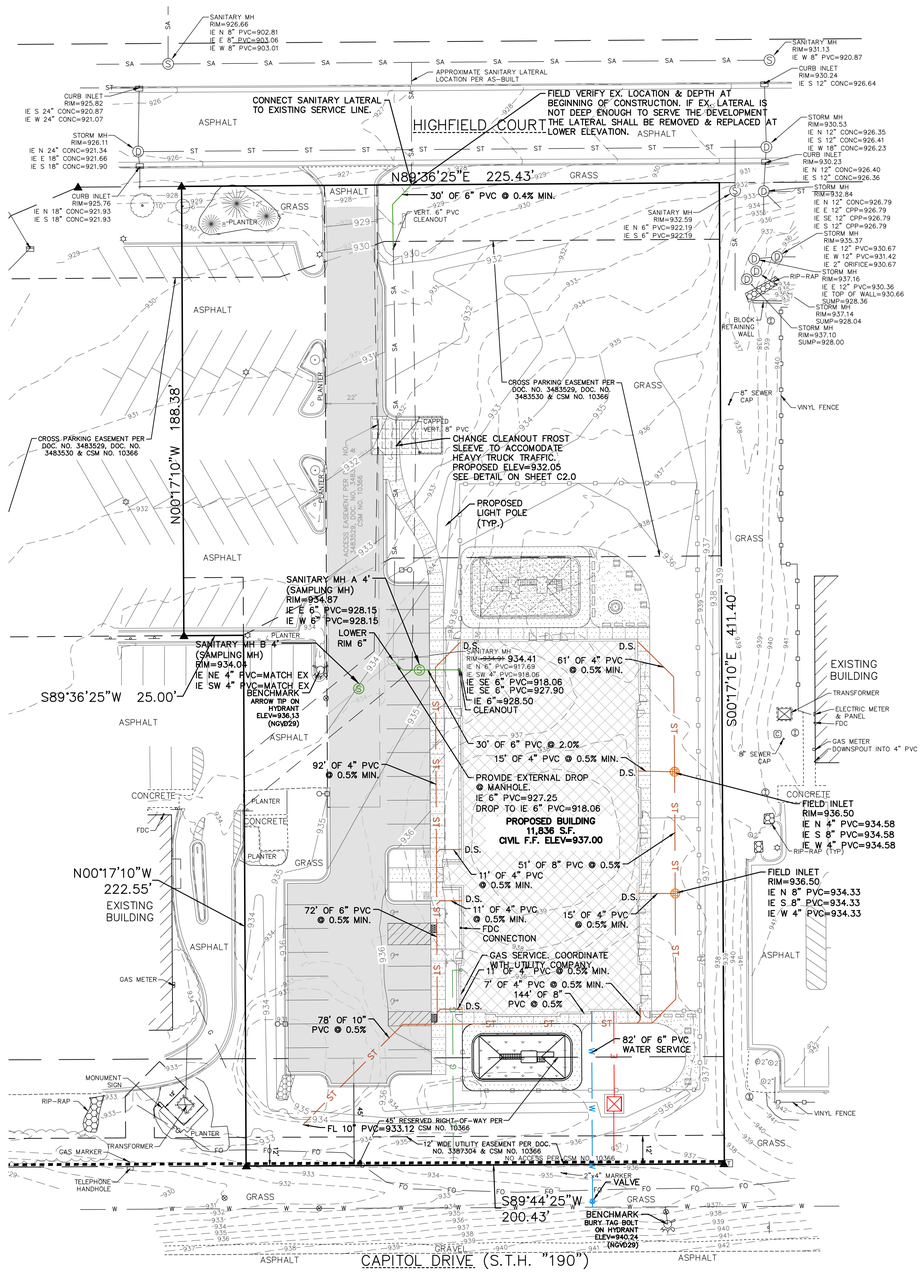
PRELIMINARY DATES
DEC. 12, 2022
JAN. 4, 2023
FEB. 3, 2023

NOT FOR CONSTRUCTION

JOB NUMBER
2245520

SHEET NUMBER
C1.2

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SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

DOWNSPOUT NOTE:

DS = DENOTES DOWNSPOUT TO GRADE LOCATIONS. PROVIDE SPLASH BLOCKS AT ALL DS TO GRADE LOCATIONS. SEE ARCH PLANS FOR FINAL LOCATIONS.

CLEANOUT NOTE:

CO = DENOTES LOCATIONS WHERE CONTRACTOR SHALL INSTALL CLEANOUTS, SEE C0.1 FOR SPECIFICATION.

NORTH

1" = 30'

30' 0 30' 60'

SCALE FEET

CIVIL UTILITY PLAN

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COLLABORATION

Quattro Development

PROJECT INFORMATION

PROPOSED EARLY CHILDHOOD SCHOOL FOR:
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23877 HIGHFIELD COURT • PEWAUKEE, WI 53072

PROFESSIONAL SEAL

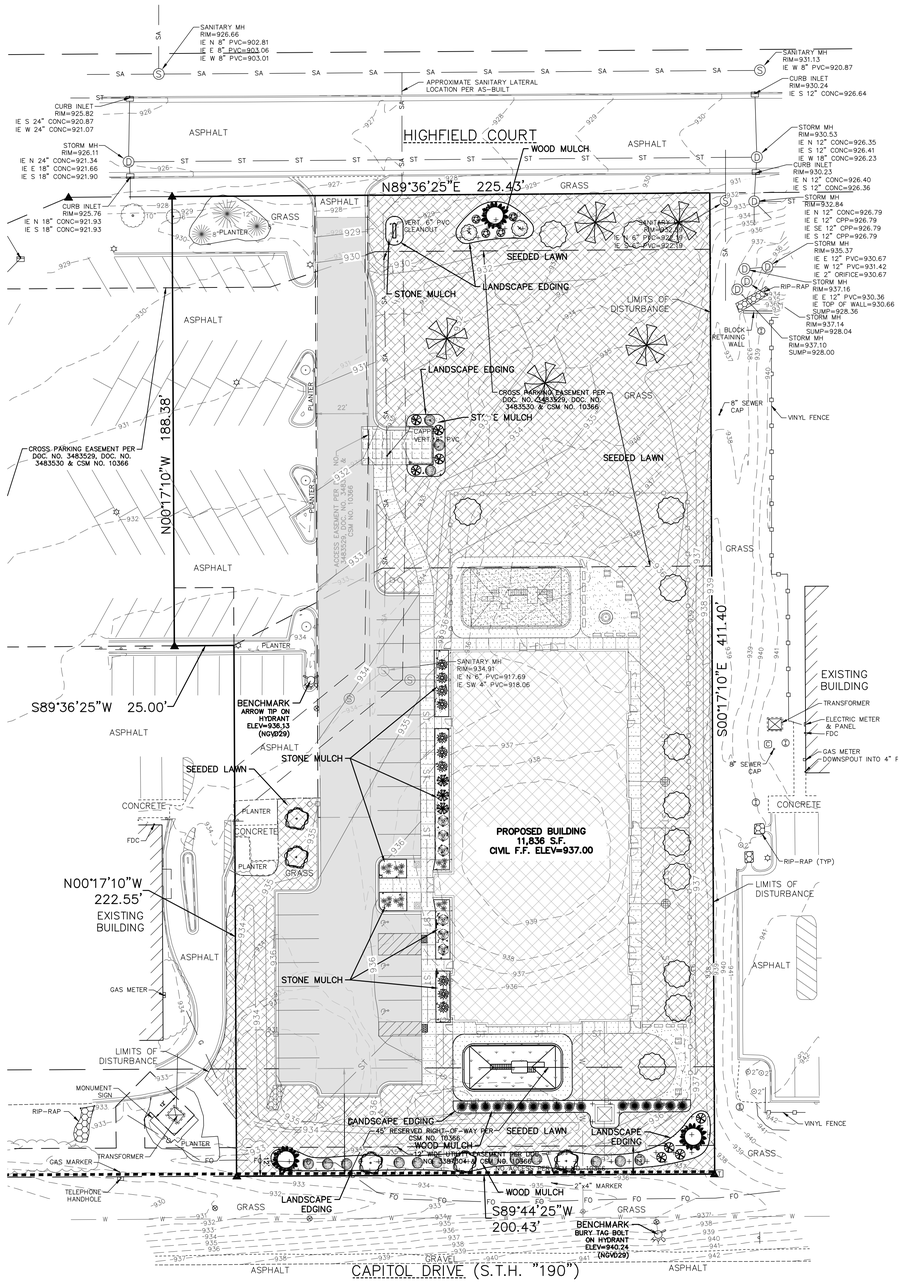
PRELIMINARY DATES
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JAN. 4, 2023
FEB. 3, 2023

NOT FOR CONSTRUCTION

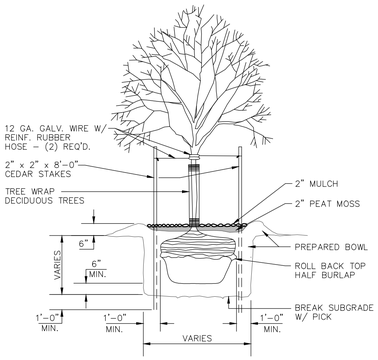
JOB NUMBER
2245520

SHEET NUMBER
C1.3

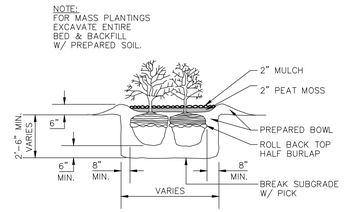
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SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	MATURE SIZE
	DECIDUOUS TREES				
	Jack Flowering Pear	Pyrus calleryana 'Jaczam'	2"	5	15–20'
	Redmond Linden	Tilia americana	2"	9	25'–30'
	Sugar Maple	Acer saccharum	3"	5	30–45'
	EVERGREEN TREES				
	Arborvitae – Nigra	Thuja occidentalis 'Nigra'	2'	2	4'–10'
	Colorado Blue Spruce	Picea pungens	4'	3	25'
	DECIDUOUS SHRUBS				
	Emerald Mound Honeysuckle	Lonicera x xylosteum 'Emerald Mound'	15"–18"	10	4'–6'
	Sunrise Forsythia	Forsythia 'Sunrise'	18"–24"	6	5'
	Arrowwood Viburnun	Viburnum dentatum	30"–36"	15	6'–8'
	EVERGREEN SHRUBS				
	Taunton Yew	Tauntonii	24"	4	5'–6'
	Techny Arborvitae	Thuja occidentalis	42"–48"	8	4'–6'
	Dwarf Alberta Spruce	Picea glauca 'Conica'	2'	17	6'
	PERENNIALS				18"–24"
	Purple Dome Aster	Aster novae–angliae 'Purple Dome'	1 gal pot	6	12"–24"
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	3	

NORTH

1"= 30' SCALE 30' 0 30' 60' FEET

CIVIL LANDSCAPE AND RESTORATION PLAN

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COLLABORATION
Quattro Development

PROJECT INFORMATION

PROPOSED EARLY CHILDHOOD SCHOOL FOR:
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PROFESSIONAL SEAL

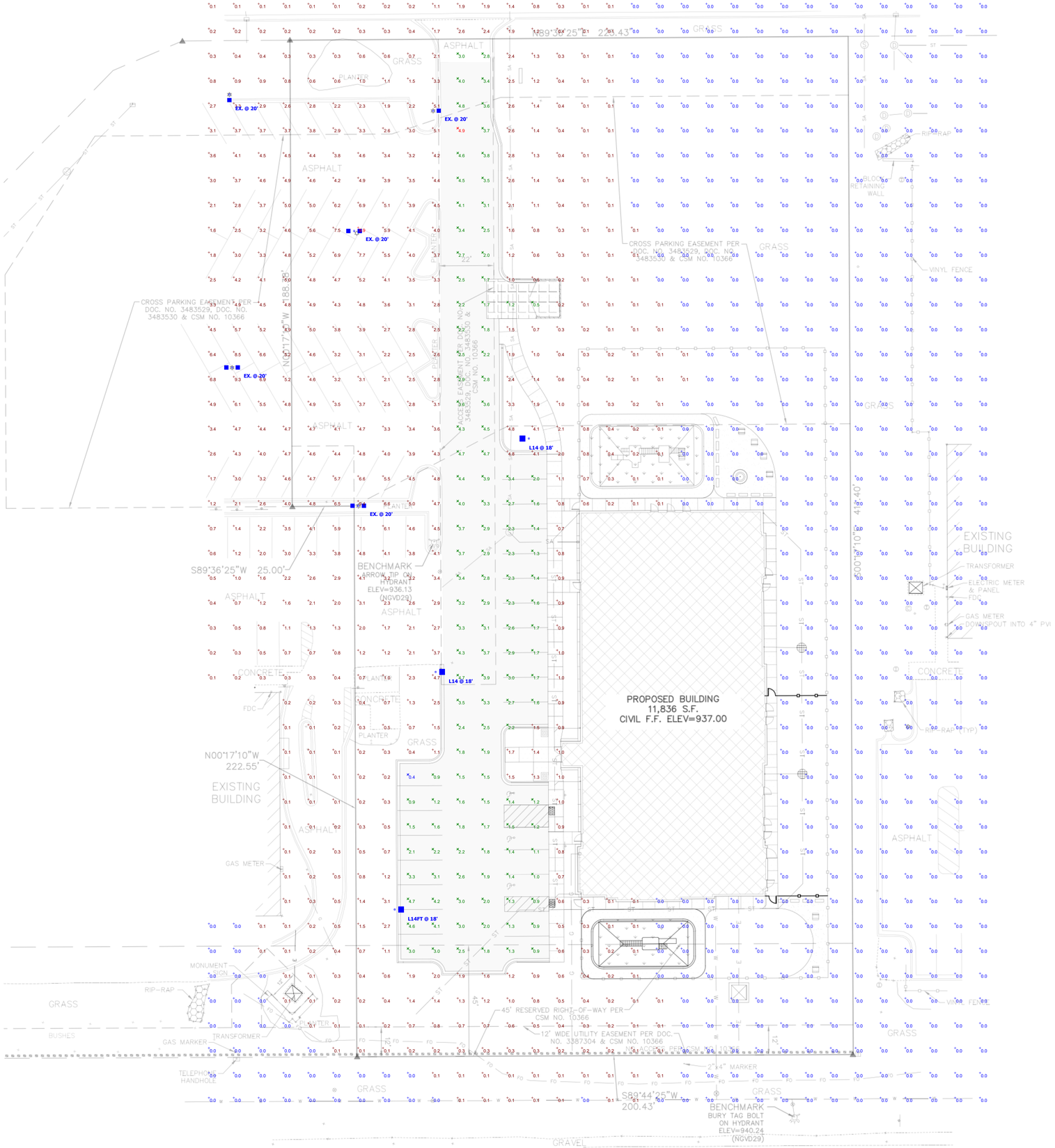
PRELIMINARY DATES
DEC. 12, 2022
DEC. 16, 2022
JAN. 4, 2023
FEB. 3, 2023

NOT FOR CONSTRUCTION

JOB NUMBER
2245520

SHEET NUMBER
C1.4

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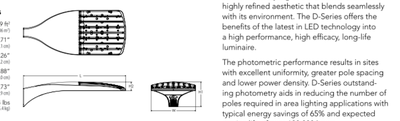


D-Series Size 1
LED Area Luminaire

d*series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.23" (5.7 cm)
Weight:	34 lbs (15.4kg)



Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information **EXAMPLE:** DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

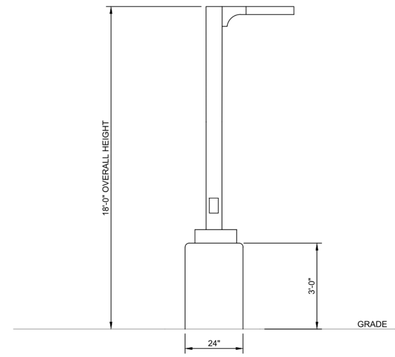
Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics**	(this section 70CRI only)		AFR Automotive front row	T5M Type V medium	MVOLT (120V-277V)[2]	**Shipped included**
	P1 P6	30K 3000K	70CRI	T1S Type I short	T5LG Type V low glare	HVOLT (347V-480V)[2,3]	SPA Square pole mounting (#8 drilling)
	P2 P7	40K 4000K	70CRI	T2M Type II medium	T5W Type V wide	XVOLT (277V - 480V)[3,4]	RPA Round pole mounting (#8 drilling)
	P3 P8	50K 5000K	70CRI	T3M Type III medium	BLC3 Type III backlight control[5]		SPA5 Square pole mounting (#5 drilling)
	P4 P9	(this section 80CRI only, extended lead times apply)		T3LG Type III low glare	T4M Type IV medium		RPA5 Round pole mounting (#5 drilling)
	P5	27K 2700K	80CRI	T4LG Type IV low glare	BLC4 Type IV backlight control[5]		SPANS Square narrow pole mounting (#5 drilling)
	Rotated optics	30K 3000K	80CRI	T5FT Forward throw medium	LCCO Left corner cutoff[5]		WBA Wall bracket[6]
	P10[7] P12[7]	35K 3500K	80CRI		RCCO Right corner cutoff[5]		
	P11[7] P13[7]	40K 4000K	80CRI				
		50K 5000K	80CRI				

Control options		Other options		Finish (required)	
Shipped installed	PER7 Seven-pin receptacle only (controls ordered separately)[8,9]	**Shipped installed**		DDBXD	Dark Bronze
NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[10,11,12,13]	FAO Field adjustable output[14,15]	SPD20KV 20kV surge protection		DBLXD	Black
	BL30 Bi-level switched dimming, 30%[14,15]	HS Houseside shield (black finish standard)[16]		DNAXD	Natural Aluminum
PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[10,11,12,13]	BL50 Bi-level switched dimming, 50%[14,15]	L90 Left rotated optics[17]		DWHXD	White
	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[15]	R90 Right rotated optics[17]		DDBTXD	Textured dark bronze
PER NEMA twist-lock receptacle only (controls ordered separately)[8,9]	DS Dual switching[14,15,18]	CCE Coastal Construction[19]		DBLBRD	Textured black
PER5 Five-pin receptacle only (controls ordered separately)[8,9,20]		**Shipped separately**		DNATXD	Textured natural aluminum
		EGS External Glare Shield (reversible; field install required, matches housing finish)		DWHGXD	Textured white
		BS Bird Spikes (field install required)			

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1 LED
Rev. 11/10/22
Page 1 of 10



LIGHT POLE DETAIL

NO SCALE

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
	L14	2	Lithonia Lighting	DSX1 LED P5 40K 80CRI T4M	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	16418	0.9	138.16	
	L14FT	1	Lithonia Lighting	DSX1 LED P5 40K 80CRI TFTM	D-Series Size 1 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Forward Throw	1	16531	0.9	138.16	

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	9.9 fc	0.0 fc	N/A	N/A
PARKING LOT	X	2.6 fc	4.9 fc	0.4 fc	12.3:1	6.5:1

NORTH

1"= 20' SCALE 20' 0 20' 40' FEET

CIVIL SITE PHOTOMETRIC PLAN & DETAILS

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Fond du Lac, WI 54935
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excelengineer.com

COLLABORATION

Quattro Development

PROJECT INFORMATION

PROPOSED EARLY CHILDHOOD SCHOOL FOR:
QUATTRO DEVELOPMENT
23877 HIGHFIELD COURT • PEWAUKEE, WI 53072

PROFESSIONAL SEAL

PRELIMINARY DATES

SHEET ISSUE

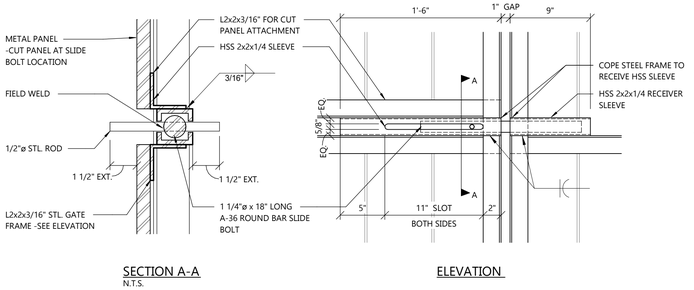
REVISIONS

NOT FOR CONSTRUCTION

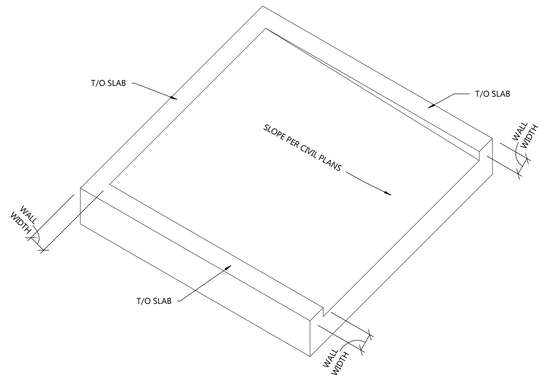
JOB NUMBER
2245520

SHEET NUMBER
C3.1

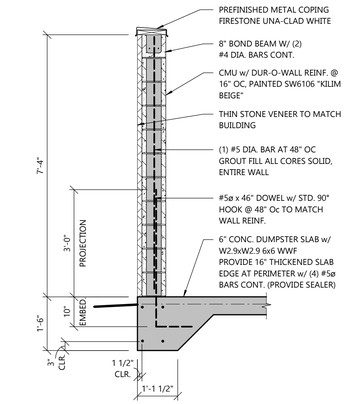
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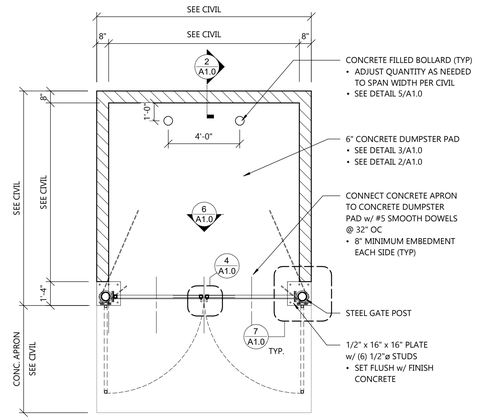
4 A1.0 GATE SLIDE BOLT
SCALE: 1 1/2" = 1'-0"



3 A1.0 DUMPSTER PAD DETAIL
NOT TO SCALE

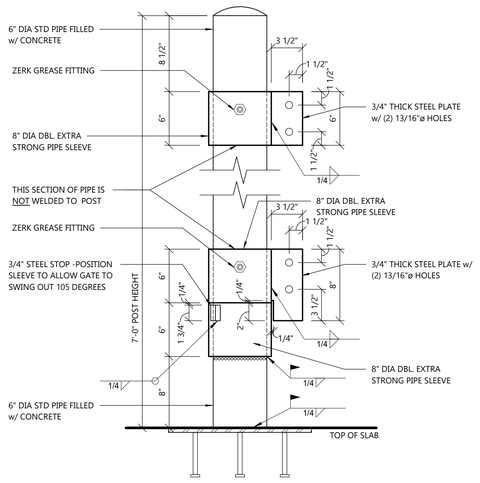


2 A1.0 DUMPSTER WALL SECTION
SCALE: 1/2" = 1'-0"

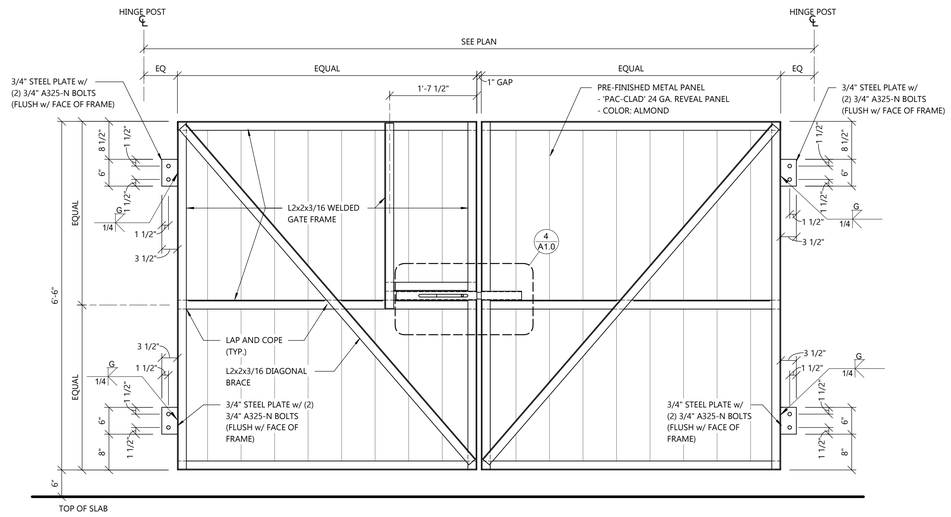


1 A1.0 DUMPSTER PLAN
SCALE: 1/4" = 1'-0"

ALL EXPOSED METAL SURFACES ON DUMPSTER ENCLOSURE TO RECEIVE ONE COAT RUST-INHIBITING PRIMER AND (2) COATS PAINT: SW6106 "KILIM BEIGE" (UNLESS NOTED OTHERWISE)

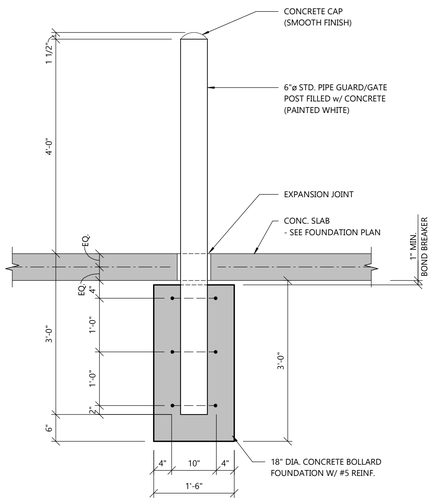


7 A1.0 GATE HINGE DETAIL
SCALE: 1 1/2" = 1'-0"



INSIDE ELEVATION

6 A1.0 DUMPSTER GATE ELEVATION
NOT TO SCALE



5 A1.0 BOLLARD DETAIL
SCALE: 3/4" = 1'-0"

ARCHITECTURAL DUMPSTER ENCLOSURE DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

Quattro Development

PROJECT INFORMATION

PROPOSED EARLY CHILDHOOD SCHOOL FOR:
QUATTRO DEVELOPMENT
N35 W23824 CAPTIOL DRIVE • PEWAUKEE, WI

PROFESSIONAL SEAL

SHEET DATES
SHEET ISSUE DEC. 19, 2022
REVISIONS

JOB NUMBER
2245520

SHEET NUMBER
A1.0

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GENERAL NOTES

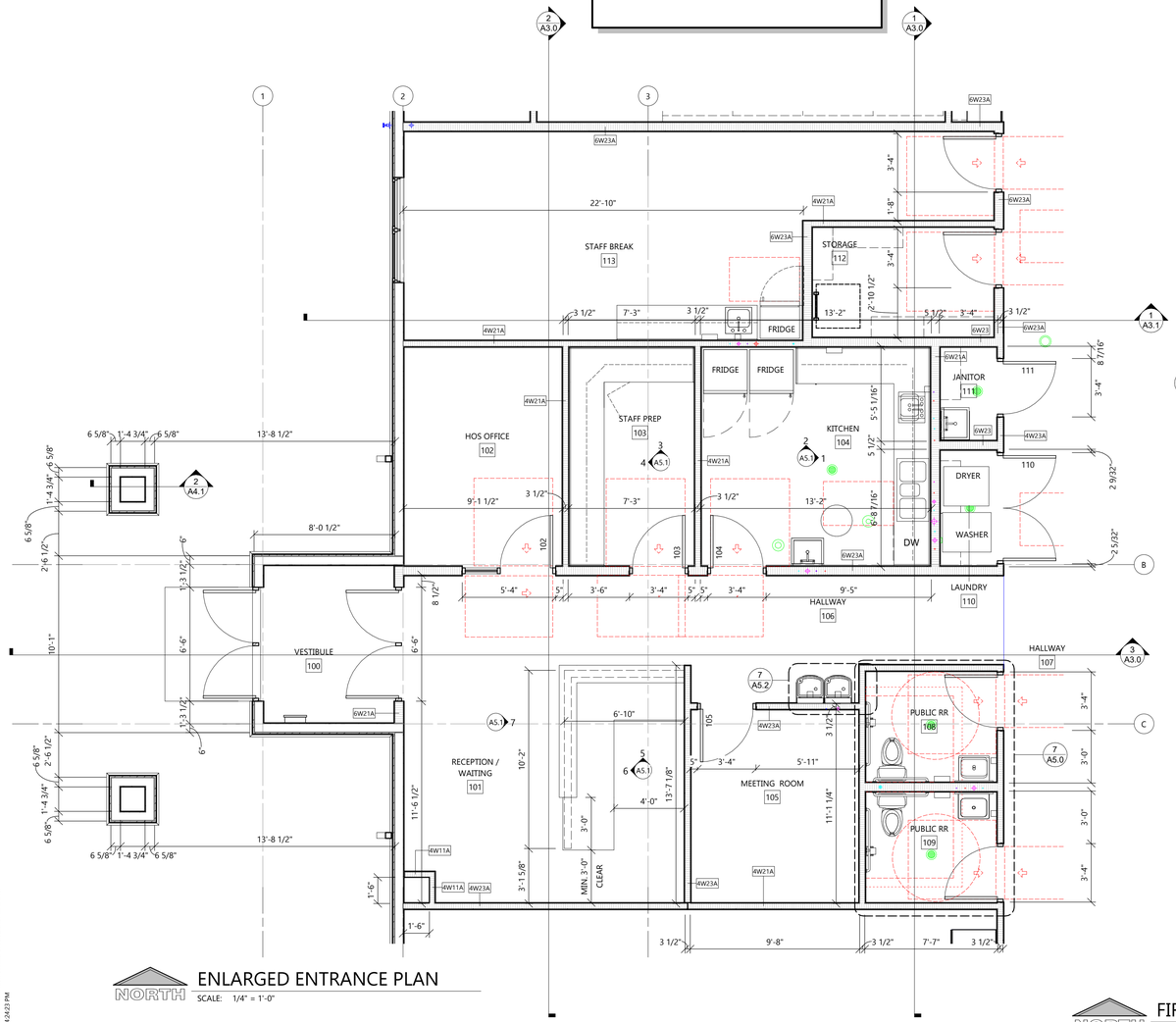
- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE OF-STUD.
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 1/2" OR 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES / UNDERSIDE OF DECK.
- ALL INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE.
- PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER. (VERIFY LOCATIONS)
- ALL EXTERIOR WINDOWS TO HAVE ALUMINUM FLASHING RETURNS AT HEAD, JAMBS, AND SILL OF ALL WINDOWS.
- ALL EXTERIOR WINDOWS TO HAVE GYPSUM BOARD RETURNS AT HEAD AND JAMBS AND PLASTIC LAMINATE COVERED WOOD SILL.
- ALL CABINETS AND COUNTERTOPS TO HAVE PLASTIC LAMINATE FRONTS AND TOPS.
- KITCHEN AND CABINET W/ COUNTERS BY GENERAL CONTRACTOR AS REQUIRED
- ALL CABINETRY AND EQUIPMENT BY OTHERS - SEE EQUIPMENT DRAWING BY INTERIOR DESIGNER FOR REQUIREMENTS.
- FOOD PREP AREA TO BE VERIFIED W/ OWNER. PROVIDE SHOP DRAWINGS ON EQUIPMENT.

SYMBOLS LEGEND

- 12B1 — SEE SHEET AX.X FOR WALL TYPES
- EXIT SIGNAGE
- FIRE EXTINGUISHER -SEE A5 SHEETS
- FIRE EXTINGUISHER w/ CABINET -SEE A5 SHEETS
- STUD WALL
- CONCRETE WALL
- MASONRY VENEER
- C.M.U. WALL
- SEE PLAN FOR ALL WALL WIDTHS
- NEW DOOR
- CHILD HEIGHT TOILET
- ADULT HEIGHT TOILET
- CHILD HEIGHT SINK
- ADULT HEIGHT SINK

KEYED NOTES

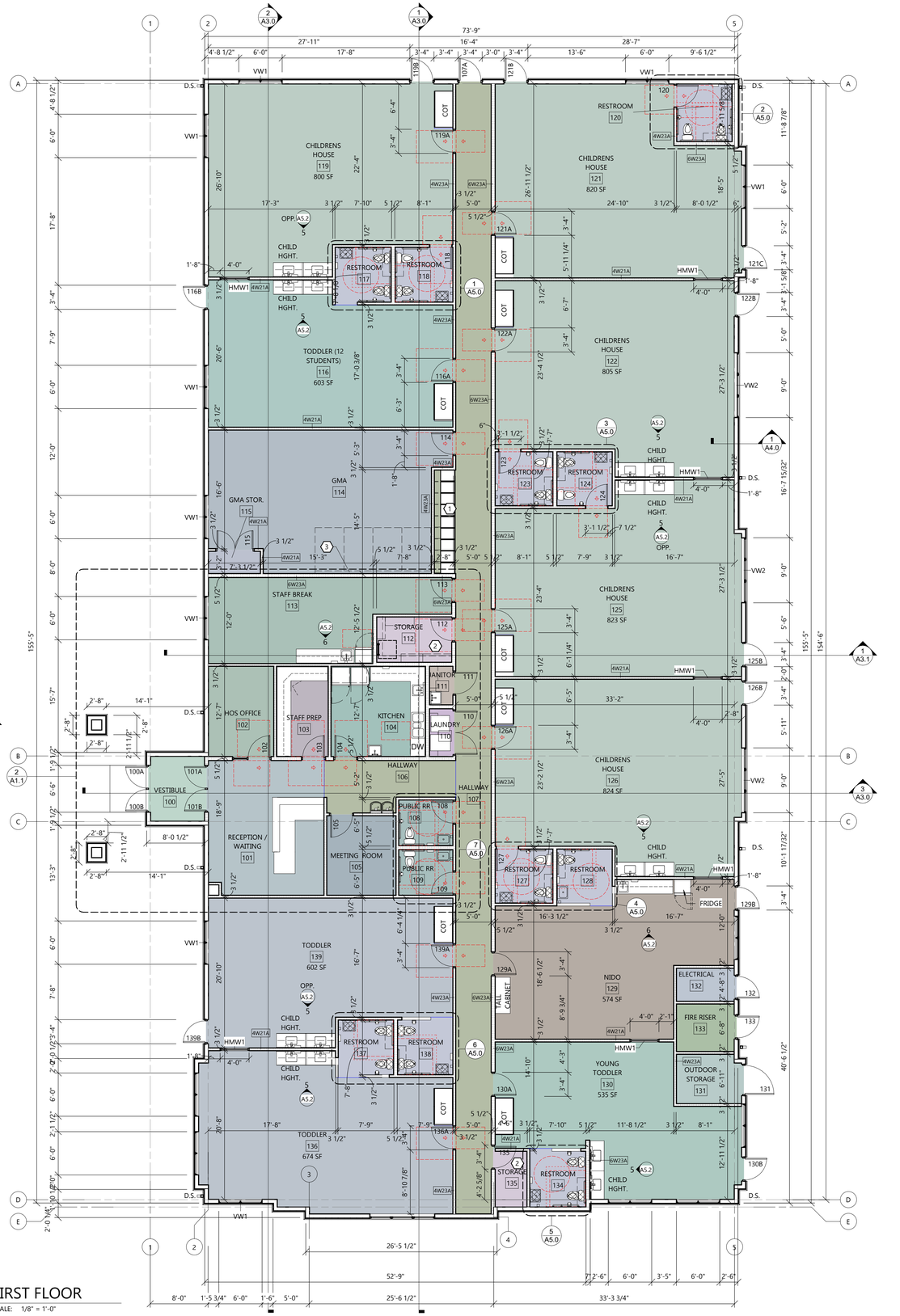
1. PROVIDE METAL LOCKERS PER HGE SPECIFICATIONS.
2. PROVIDE METAL SHELVING PER HGE SPECIFICATIONS.
3. CLIMBING WALL & MATS BY LL PER HGE OUTLINE SPECIFICATIONS



NORTH

ENLARGED ENTRANCE PLAN

SCALE: 1/4" = 1'-0"



NORTH

FIRST FLOOR

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

ARCHITECTURAL FIRST FLOOR PLAN

EXCEL

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

Quattro Development

PROJECT INFORMATION

PROPOSED EARLY CHILDHOOD SCHOOL FOR:

QUATTRO DEVELOPMENT

N35 W23824 CAPTIOL DRIVE • PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

- NOV. 3, 2022
- NOV. 11, 2022
- NOV. 16, 2022
- NOV. 17, 2022
- DEC. 12, 2023
- JAN. 24, 2023

NOT FOR CONSTRUCTION

JOB NUMBER 2245520

SHEET NUMBER **A1.1**

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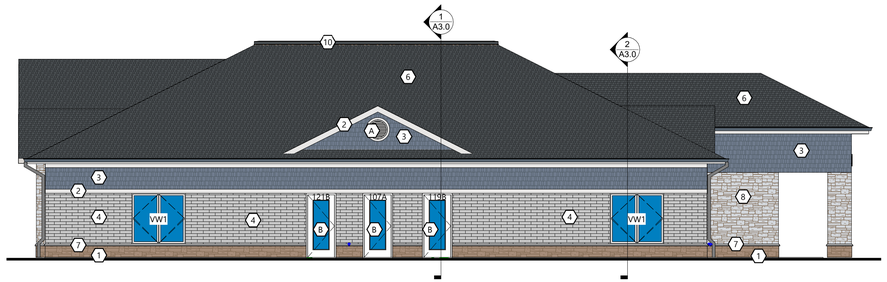


EXTERIOR FINISH KEY

10	PREFINSIHED METAL COPING MFR: PAC-CLAD COLOR: MUSKET GRAY
9	VINYL CASEMENT WINDOW MFR: MINNKOTA PRODUCT: ASPEKT 1800 COLOR: WHITE
8	THIN STONE VENEER MFR: LAFARGE FOX RIVER DECORATIVE STONE PRODUCT: CHILTON COUNTRY SPUIRE
7	PRECAST CONCRETE SILL MFR: STONECAST PRODUCT: LIMESTONE
6	ASPHALT SHINGLES MFR: CERTAINTEED LANDMARK COLOR: GEORGETWON GRAY
5	ALUM STOREFRONT WINDOW GLASS: 1" INSUL. LOW-E GLASS FRAMES: DARK BRONZE
4	THIN CONCRETE BRICK VENEER MFR: COUNTY MATERIALS PRODUCT: HERITAGE COLLECTION COLOR: GRAYSTONE
3	SHAKE SIDING MFR: JAMES HARDIE PRODUCT: HARDIESHINGLE SIDING COLOR: CADET SW9143
2	1x6 TRIM MFR: JAMES HARDIE COLOR: EXTRA WHITE SW7006
1	THIN STONE VENEER MFR: LAFARGE FOX RIVER DECORATIVE STONE PRODUCT: CUSTOM COUNTRY BLEND

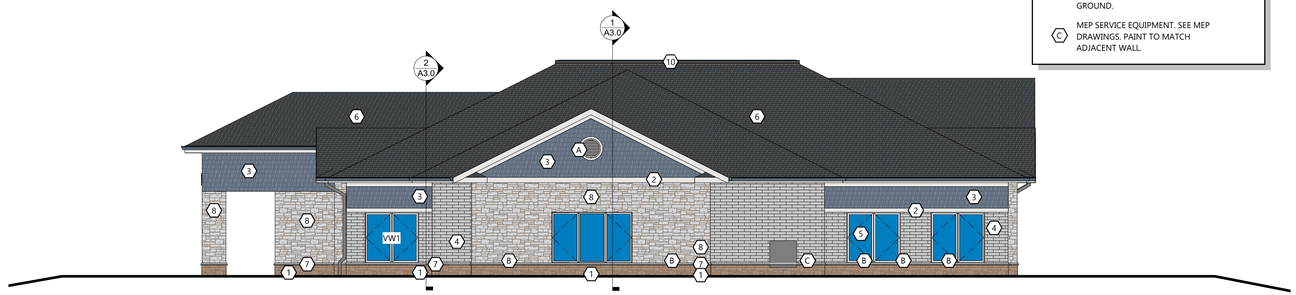
ELEVATION KEYNOTES

- A — VINYL ATTIC VENT. COLOR TO MATCH HARDIE TRIM, SW 7006 EXTRA WHITE
- B — HOLLOW METAL DOOR TO BE PAINTED PER HIGHER GROUND GUIDELINES. COORDINATE COLOR WITH HIGHER GROUND.
- C — MEP SERVICE EQUIPMENT. SEE MEP DRAWINGS. PAINT TO MATCH ADJACENT WALL.



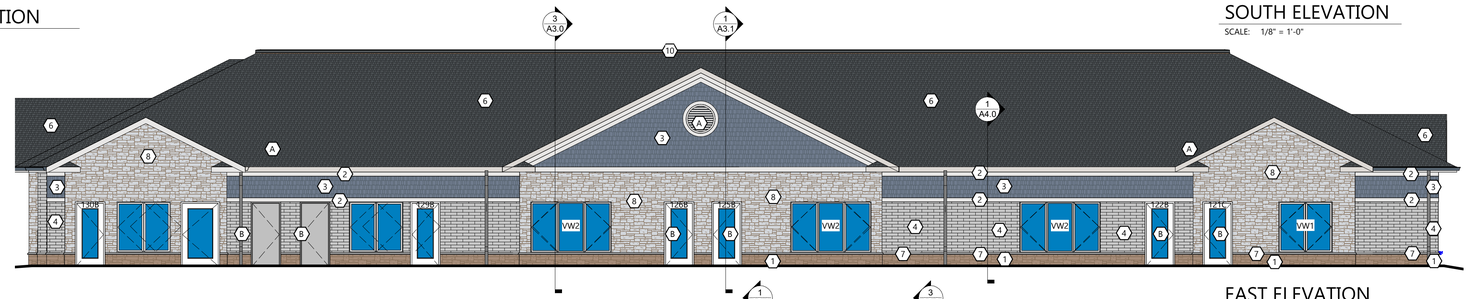
NORTH ELEVATION

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



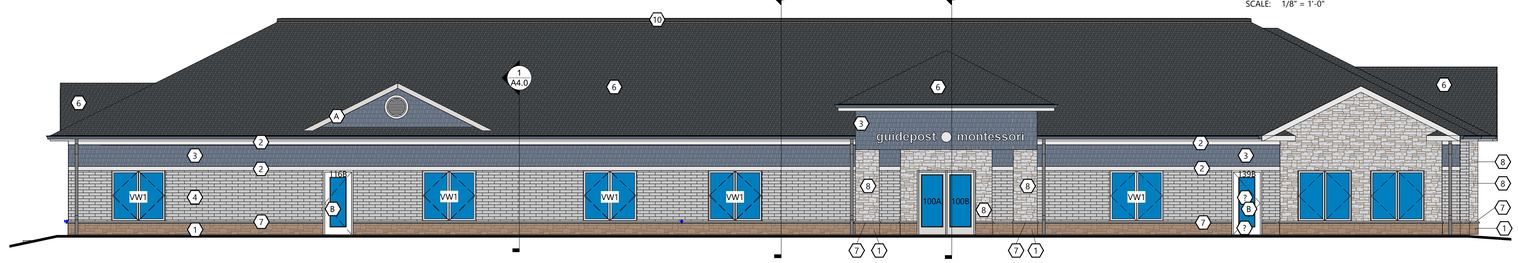
SOUTH ELEVATION

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



EAST ELEVATION

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



WEST ELEVATION

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

ARCHITECTURAL EXTERIOR ELEVATIONS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION

Quattro Development

PROJECT INFORMATION

PROPOSED EARLY CHILDHOOD SCHOOL FOR:

QUATTRO DEVELOPMENT

N35 W23824 CAPTIOL DRIVE • PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

- NOV. 3, 2022
- NOV. 11, 2022
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- JAN. 24, 2023

NOT FOR CONSTRUCTION

JOB NUMBER

2245520

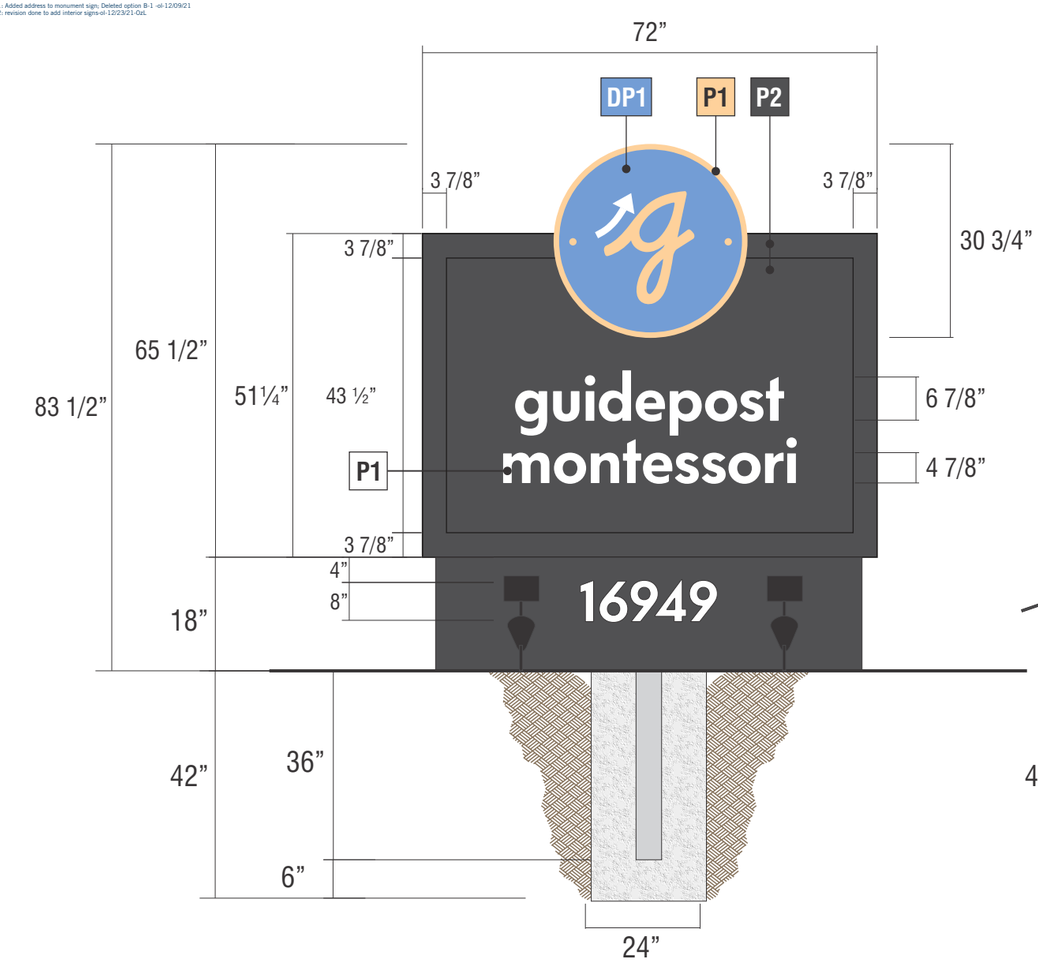
SHEET NUMBER

A2.0

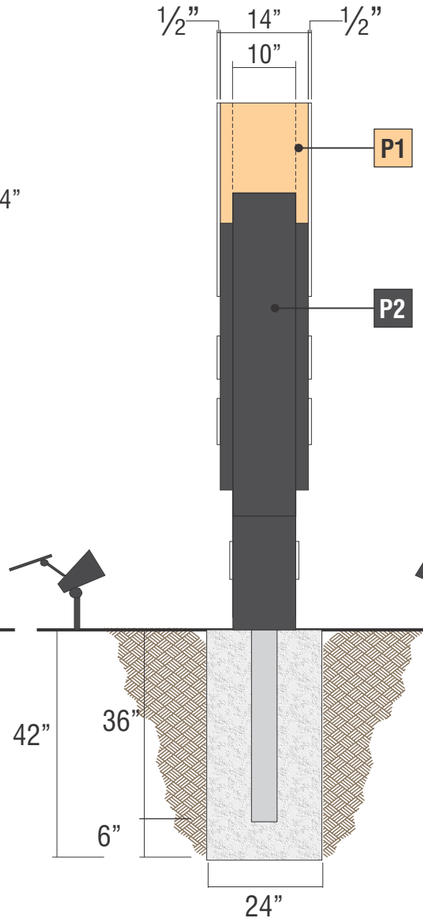
2022 © EXCEL ENGINEERING, INC.

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1/24/2023 4:42:21 PM

R1: Added address to monument sign; Deleted option B-1 -ol-12/09/21
R2: revision done to add interior signs-ol-12/23/21-OzL



FRONT ELEVATION SCALE: 1/2” = 1’-0”



SIDE ELEVATION SCALE: 1/2” = 1’-0”



BACK ELEVATION SCALE: 1/2” = 1’-0”

A | **SIGNTYPE** | **GPM-MON-65x72-83-DF**

MANUFACTURE AND INSTALL ONE (1) DOUBLE SIDED NON-ILLUMINATED MONUMENT SIGN W/ EXTERNAL LIGHTS

CABINET: TO BE CLAD WITH .125” ALUMINUM PAINTED MATTHEWS MP07102 “DEEP RIVER”, SATIN FINISH
PANEL: BREAK FORM ALUMINUM 2” DEEP PAINTED MATTHEWS MP07102 “DEEP RIVER”, SATIN FINISH
LOGO: 1/2” PLEX WITH FIRST SURFACE DIGITAL PRINTED LOGO.
COPY: 1/2” PLEX PAINTED MATTHEWS SATIN WHITE.
ADDRESS NUMERALS (NON-ILLUMINATED) : 1/2” ACRYLIC, PAINTED MATTHEWS SATIN WHITE
POLE: TO BE CLAD WITH .125” ALUMINUM PAINTED DARK GREY
FOOTINGS: BY SIGNTECH ENGINEERING.

PAINT COLORS

DP1	DIGITAL PRINT TO MATCH PMS 7453C BLUE, SATIN LAMINATE (REVERSED WEED DOTS TO SHOW THRU TAN BACKGROUND)
P1	PAINT TO MATCH (C-0 M-20 Y-43 K-0), SATIN FINISH
P2	PAINT MATTHEWS MP07102 “DEEP RIVER”, SATIN FINISH
P1	MATTHEWS SATIN WHITE



AMIR Solar Spotlights Outdoor = (4) Pack

Signtech
4444 Federal Blvd San Diego, CA 92102
(619) 527-6100 signtech.com

GUIDEPOST MONTESSORI
N56 West 16949 Ridgewood Dr #56,
Menomonee Falls, WI 53051 USA
This design is the exclusive property of Signtech and cannot be reproduced in whole or in part, without their prior written approval

Sales: Christine Mello
Coordinator: Brian Benson
Design: Oz Lemus
Engineering:

Date: 08/25/21
Drawing: 21-01361 **Rev:** R2-12/23/21-OzL
Quote:
Project ID: GUIDEPOST_N56W_2

Quattro Development
1100 Jorie Blvd. • Suite 140
Oak Brook, IL 60523
(630) 870-1921

January 26, 2023

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

Re: Release of 45' Reserved Right-of-Way from
Lot 2 of Certified Survey Map No. 10366
Pewaukee, WI

Dear Mr. Fuchs:

This letter is in regards to the existing 45' reserved right-of-way along the southern property line of Lot 2 of Certified Survey Map No. 13066.

Per our prior conversations, we have confirmed with the Wisconsin DOT that this was not a DOT requirement, but rather a City of Pewaukee requirement. In reviewing the aerial maps of this area, it appears that the lots adjacent to this property have encroached into the reserved right-of-way leading us to believe that the City has no plans to develop within this area. To develop Lot 2 to its full potential, we respectfully request that the City vacate / discontinue this future right-of-way from Lot 2.

Please review and let us know if the City would be open to this request.

If you have any further questions regarding this matter, please feel free to contact me at (630) 870-1921.

Sincerely,

Quattro Development, LLC

Brett J. Dahlman, P.E.
Director of Construction & Development
brett@quattrodevelopment.com

Attachment: CSM 10366

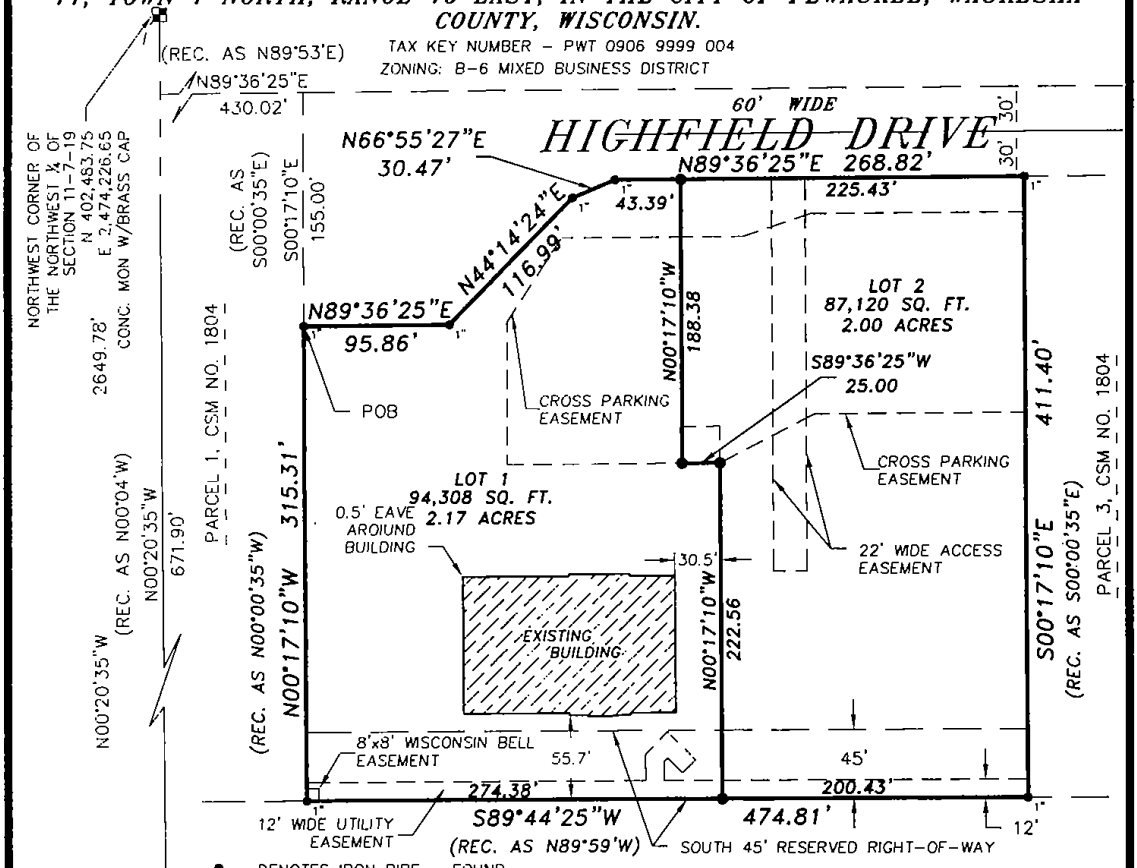
WC3472291-007

3472291

CERTIFIED SURVEY MAP NO. 10966

BEING A REDIVISION OF PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1804, BEING A PART OF THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 11, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

TAX KEY NUMBER – PWT 0906 9999 004
ZONING: B-6 MIXED BUSINESS DISTRICT



●1"– DENOTES IRON PIPE – FOUND.

● – DENOTES 1.315" O.D. IRON PIPE, WEIGHTING NOT LESS THAN 1.13 LBS PER LINEAL FOOT, 18" IN LENGTH – SET.

ALL DIMENSIONS ARE MEASURED AND COMPUTED TO THE NEAREST ONE HUNDREDTH OF A FOOT.

BEARINGS ARE REFERENCE TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, ASSUMED WEST LINE N00°20'35"W.

THERE SHALL BE NO DIRECT ACCESS FROM LOTS 1, 2 AND 3 TO S.T.H. "190" / CAPITOL DRIVE.

WIDTH VARIES

CAPITOL DRIVE
(S.T.H. "190")

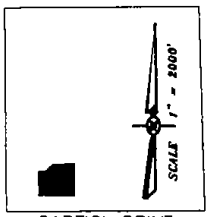
SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 11-7-19
N 399,834.27
E 2,474,242.52
CONC. MON W/BRASS CAP

OWNER:
KB Pewaukee, LLC
2226 STATE ROAD 580
CLEARWATER, FL. 33763

SEE SHEET 2 OF 7 FOR EASEMENT DETAILS
SEE SHEET 3 OF 7 FOR LINE TABLE

GRAPHIC SCALE
100' 50' 0 100'

SCALE 1" = 100'



CAPTIOL DRIVE
VICINITY MAP
NW 1/4 SEC. 11-7-19

WISCONSIN
MARK D. NESGOOD
S-1967
KENOSHA, WI
LAND SURVEYOR

WISCONSIN REGISTERED LAND SURVEYOR
MARK D. NESGOOD S-1967

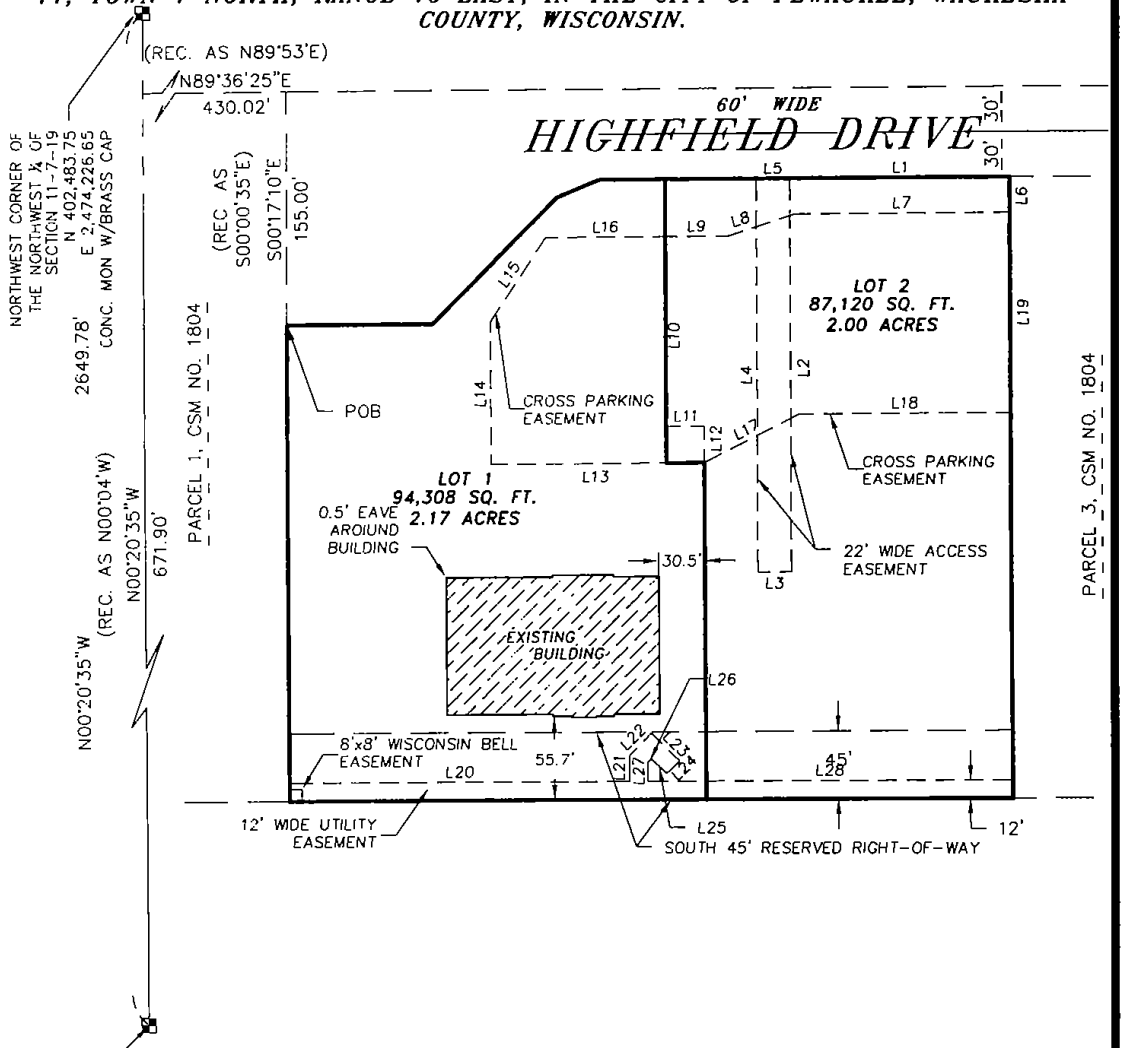
McCLURE ENGINEERING ASSOCIATES, INC.
5417 North 118th Court, Milwaukee, WI 53225
(414)616-4880 PROJECT NO. 08-15-05-114
(414) 616-4885 (FAX) DRAWING: 05114C2.DWG

THIS INSTRUMENT WAS DRAFTED BY MARK D. NESGOOD, RLS

SHEET 1 OF 7

CERTIFIED SURVEY MAP NO. 10364

BEING A REDIVISION OF PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1804, BEING A PART OF THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 11, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



GRAPHIC SCALE

100' 50' 0 100'

1" = 100'

SCALE

WISCONSIN
MARK D. NESGOOD
S-1967
KENOSHA, WI
LAND SURVEYOR

McCLURE ENGINEERING ASSOCIATES, INC.
5417 North 118th Court, Milwaukee, WI 53225
(414)616-4880 PROJECT NO. 08-15-05-114
(414) 616-4885 (FAX) DRAWING: 05114C2.DWG

3/28/07

WISCONSIN REGISTERED LAND SURVEYOR
MARK D. NESGOOD S-1967

THIS INSTRUMENT WAS DRAFTED BY MARK D. NESGOOD, RLS

CERTIFIED SURVEY MAP NO. 10366

BEING A REDIVISION OF PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1804, BEING A PART OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°36'25"W	143.52'
L2	S00°16'37"E	260.80'
L3	S89°43'25"W	22.00'
L4	N00°16'37"W	260.75'
L5	S89°36'25"W	22.00'
L6	S00°17'10"E	23.68'
L7	S89°36'25"W	140.49'
L8	S71°16'14"W	46.32'
L9	S89°36'25"W	41.00'
L10	S00°17'10"E	125.82'
L11	N89°36'25"E	25.00'
L12	S00°17'10"E	24.30'
L13	S89°36'25"W	140.49'
L14	N00°17'10"W	94.45'
L15	N32°59'24"E	66.67'
L16	N89°36'25"E	78.91'
L17	N62°29'07"E	70.01'
L18	N89°36'25"E	138.18'
L19	N00°17'10"W	132.78'
L20	N89°44'25"E	223.97'
L21	N00°32'10"W	17.46'
L22	N44°27'51"E	20.49'
L23	S45°32'09"E	26.00'
L24	S44°27'51"W	12.00'
L25	N45°32'09"W	14.00'
L26	S44°27'51"W	3.51'
L27	S00°32'10"E	12.54'
L28	N89°44'25"E	238.84'

WISCONSIN
MARK D. NESGOOD S-1967 KENOSHA, WI
LAND SURVEYOR

3/18/07

WISCONSIN REGISTERED LAND SURVEYOR
MARK D. NESGOOD S-1967

THIS INSTRUMENT WAS DRAFTED BY MARK D. NESGOOD, RLS

SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. 10366

BEING A REDIVISION OF A PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1804, BEING A PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, Mark D. Nesgood, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped a Redivision of a part of Parcel 2 of Certified Survey Map No. 1804, being a part of the Southwest ¼ of the Northwest ¼ of Section 11, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of the Northwest ¼ of said Section; thence N00°20'35"W along the West line of the Northwest ¼ of said Section 671.90 feet; thence N89°36'25"E 430.02 feet to the Northwest corner of Parcel 2 of said Certified Survey Map; thence S00°17'10"E along the West line of Parcel 2 of said Certified Survey Map 155.00 feet to the point of beginning; thence N89°36'25"E along the South right-of-way line of Highfield Drive; thence N44°14'24"E along the Southeasterly right-of-way line of said Drive 116.99 feet; thence N66°55'27"E along the Southeasterly right-of-way line of said Drive 30.47 feet; thence N89°36'25"E along the South right-of-way line of said Drive 268.82 feet to a point on the East line of Parcel 2 of said Certified Survey Map; thence S00°17'10"E along the East line of Parcel 2 of said Certified Survey Map 411.40 feet to the Southeast corner of Parcel 2 of said Certified Survey Map and a point on the North right-of-way line of Capitol Drive; thence S89°44'25"W along the South line of Parcel 2 of said Certified Survey Map and the North right-of-way line of said Drive 474.81 feet to the Southwest corner of Parcel 2 of said Certified Survey Map; thence N00°17'10"W along the West line of Parcel 2 of said Certified Survey Map 315.31 feet to the point of beginning. Containing 4.17 acres of land more or less.

THAT I have made such survey, land division and map by the direction of KB Pewaukee, LLC, a Florida limited liability company, owner of said land.

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

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

Dated this 28th day of March, 2007



Wisconsin Registered Land Surveyor
Mark D. Nesgood S-1967

CERTIFIED SURVEY MAP NO. 10366

BEING A REDIVISION OF A PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1804, BEING A PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OWNERS CERTIFICATE

As Owner, I do hereby certify that I have caused the land described on this plat to be surveyed, divided and mapped as represented on this plat. We also certify that this Certified Survey Map is Required to be submitted to the following for approval: City of Pewaukee.

WITNESS the hand and seal of said Owner this 29th day of March, 2007.

IN THE PRESENCE OF:

KB Pewaukee, LLC, a Florida Limited Liability Company.

_____, Member
Robert E. Schmidt, Jr.
Managing Member

STATE OF Florida)
Pinellas COUNTY) SS

PERSONALLY came before me this 29 day of March, 2007, the above named Robert E Schmidt Member of KB Pewaukee, LLC a Florida Limited Liability Company, to me known to be the person who executed the foregoing instruction and acknowledged the same.

Amanda D. Norwick
Commission # DD641050
Expires: FEB. 15, 2011
www.AaronNotary.com

_____
Notary Public, State of Florida
My commission expires Feb. 15, 2011

WISCONSIN
MARK D. NESGOOD
S-1966
KENOSHA, WI
LAND SURVEYOR

THIS INSTRUMENT WAS DRAFTED BY MARK D. NESGOOD, R.L.S. SHEET 5 OF 7

207

CERTIFIED SURVEY MAP NO. 10366

BEING A REDIVISION OF A PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1804, BEING A PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

Park Bank, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this map, and does hereby consent to the foregoing owner's certificate.

Park Bank

STATE OF)
COUNTY) SS

Personally came before me this 2ND day of APRIL, 2007, HEATHER BAYLOR of the above named Corporation, to be known to be the person who executed the foregoing instrument, and to me known to be such VICE PRESIDENT of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public, State of WI
My Commission expires 4-[illegible]

WISCONSIN
MARK D.
NESGOOD
S-1967
KENOSHA
LAND SURVEYOR

THIS INSTRUMENT WAS DRAFTED BY MARK D. NESGOOD, R.L.S. SHEET 6 OF 7

28

CERTIFIED SURVEY MAP NO. 10366

BEING A REDIVISION OF A PART OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 1804, BEING A PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CITY PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Pewaukee, this 15th day of March, 2007.

Scott Klein – Chairman

David Mokros – Secretary

CITY COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Pewaukee, this 19th day of March, 2007.

Scott Klein – Mayor

Kelly Tarczewski – Clerk

CITY OF PEWAUKEE CORPORATE SEAL

Vol 48 Pages 203-209

3472291

REGISTER'S OFFICE
WAUKESHA COUNTY, WI
RECORDED ON

04-13-2007 11:51 AM

MICHAEL J. HASSLINGER
REGISTER OF DEEDS

REC. FEE: 16.00
REC. FEE-CO: 5.00
REC. FEE-ST: 2.00
TRAN. FEE:
TRAN. FEE-STATE:
PAGES: 7

WISCONSIN
MARK D. NESGOOD
S-1967
KENOSHA WI
LAND SURVEYOR

THIS INSTRUMENT WAS DRAFTED BY MARK D. NESGOOD, R.L.S. SHEET 7 OF 7

A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE

TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED:

CONDITIONAL USE PERMIT: NO. CUP-23-2-2

PWC 0906994

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

LOT 2 CERT SURV 10366 VOL 98/203 2.00 AC PT NW1/4 SEC 11 T7N R19E DOC# 3482373

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

Quattro Development/Higher Ground Education

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on February 16, 2023; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on March 6, 2023.

NOW, THEREFORE, let it be known that the City Common Council, by its action on February, 2023 has, hereby, granted a Conditional Use Permit for the following use(s):

Construction of a childcare facility.

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

1. Staff recommends that the playground areas, fencing, and any other accessory structure and use be located behind the building on the north side of the property.
2. Final grading, erosion control and storm water management plans shall be approved by the Engineering Department, prior to any land disturbing activities.
3. The applicant shall not be responsible for the construction of a bell tower as conditioned within Conditional Use Permit No. COP-05-10-3.

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

_____ _____

Attest: Signature of equitable owner

_____

Date

_____ _____

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

_____

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2023 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

_____

(Seal) Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

DRAFT

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.

DATE: February 16, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion Regarding the Community Development and Building Services Annual Report for 2022

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Annual Report 2022

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

Community Development & Building Services Annual Report: 2022

Prepared for:
Mayor Steve Bierce
City of Pewaukee Common Council
City of Pewaukee Plan Commission

Prepared by:
Nick Fuchs, Planner & Community Development Director
Ami Hurd, Deputy Clerk & Community Development Coordinator
Building Services – Shawn Olson, Barb Tsoris, Randy Romens, Mary Strankowski, Charlie Dwyer

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

City of Pewaukee Vision: Serving people, providing essentials, and delivering quality.

Part 1: Community Development

INTRODUCTION

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

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

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

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This report provides a summary of the Community Development Department's activities during 2022 related to the review of permits and applications, special projects, and community growth issues. To put the activity in some perspective, this report also contains a table outlining quantities for different permit types from previous years. Please note that this is not a comprehensive list of projects, applications, reviews, or undertakings of the Department.

Going into 2023, the Department has set the following Department Goals:

- Assist in the implementation of eCode 360.
- Continue the Zoning Code update/rewrite process.
- Continue review of future land use designations.
- Continue to develop process efficiencies.
- Promote the development of certain key sites within the City.
- Continue to work with the Pewaukee sustainability citizen group and explore opportunities to implement elements of the Propelling Pewaukee Sustainability Plan.
- Assist in the planning and fundraising efforts for an all-inclusive playground and splash pad at the Pewaukee Sports Complex.
- Revise and update the Department webpage.

ZONING AND LAND DIVISION ACTIVITIES

Municipal Code Amendments

The following Zoning and Municipal Code amendments were brought forward in 2022 by or with assistance from Community Development. The Common Council's action on each item is noted below.

- Accessory Structures and Temporary Structures and Uses Amendment was a comprehensive review of these sections as well as related definitions and brought forward as part of the Zoning Code Re-Write Project that the Planning & Community Development Department has undertaken. Through this re-write, staff aimed to generally keep the same standards as the existing code, with a few exceptions, while better identifying and detailing standards for specific uses and structures. The intent was not to create nonconforming structures or situations, but to better clarify standards and uses and correct any discrepancies that currently exist within these sections. This amendment was approved by the Common Council at their September 19, 2022 meeting.
- Rm-3 Zoning District Amendment allows buildings to contain more than 40 dwelling units; reduced the minimum PUD development area to 10 acres; allowed the maximum net density to be increased; allowed more than 40 dwelling units within an individual building and reduced the minimum parking spaces required for Housing for the Elderly or Assisted Living Housing units; and revised parking standards for multifamily developments to a suggested minimum. This amendment was approved by the Common Council at their May 2, 2022, meeting.

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- F-1 Floodplain Zoning District Amendment allows for the floodplain to be filled with a 2:1 mitigation standard, opposed to the previous standard of 4:1. This amendment was approved by the Common Council at their June 20, 2022, meeting.
- Outdoor Entertainment revisions generally eliminated the need for annual permits. This amendment was brought forth by staff and approved by the Common Council at their March 7, 2022 Common Council meeting.

Comprehensive Master Plan Amendments

Five developments in 2022 included a Comprehensive Master Plan Amendment to change the future land use designation of the Year 2050 Land Use/Transportation map. Note Comprehensive Master Plan Amendments are required by State Statute at the time of rezoning to provide consistency between the zoning and future land use of a property.

- Interstate Partners Ridgeview Apartments
- Over the Top Roofing office use
- The Waters senior living community
- DPW salt shed and fueling station
- Lake Park Sanitary District office and garage

Rezoning

The city approved seven rezoning requests in 2022, which are all noted below.

- H&F Properties LLC as part of a land division request (from A-2 to Rs-2)
- BA(EN)2 Acres LLC as part of a land division (from A-2 to Rs-2)
- Interstate Partners LLC to allow a multi-family development, the Ridgeview Apartments (from A-2, UC, LC to Rm-3)
- Wistl farm to allow a property line adjustment and construction of an agricultural building (from Rs-2 to A-2)
- Over the Top Roofing to allow for conversion and restoration of a farmhouse to office use (from Rs-1 to B-3)
- Interstate Partners Green Road LLC to allow vacant residential land for industrial development (from Rs-3 to M-2)
- Interstate Partners Green Road LLC to change the zoning of existing industrial land (from M-6 to M-2)

The City also denied a rezoning request submitted by Lake Pewaukee Sanitary District for a proposed office and garage development upon property located at N25W27675 Prospect Avenue.

Land Divisions and Combinations (Certified Survey Maps and Plats)

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

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Certified Survey Maps

- H & F Properties LLC/ Duplainville Road
- BA(EN)2 Acres LLC/Northview Road
- Fedel/Hilltop Drive
- Interstate Partners/Green Road

Final Plats

- Woodleaf Reserve Addition No. 4
- Woodleaf Reserve Addition No. 5

Conditional Use Permits

Conditional Use Permits are required for certain uses based upon individual zoning districts. The Zoning Code also allows unspecified uses to be reviewed through the Conditional Use process. Applicants must present substantial evidence that the use is appropriate within a zoning district and the City must present substantial evidence in granting or denying the proposed use. Below are Conditional Uses that were approved in 2022.

- Brookfield Center for the Arts
- Zeilhofer Properties, LLC
- Momentum Early Learning
- Over the Top Roofing
- Leibfried Boathouse
- Interstate Partners/Marincic apartments (PUD)
- Bridger Tower
- Hydro-Thermal Corporation
- CFR Engines
- Broken Bat Enterprises

A Conditional Use Permit for allowance of a new boathouse was also submitted; however, that application was denied. There were no other denials of Conditional Use Applications in 2022.

Conceptual Reviews

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

There were five Conceptual Review Applications submitted in 2022. Of those five, only one has submitted detailed applications to date, which was the Spring Creek Church teen center addition.

Site & Building Plans

New developments and more significant additions or remodeling projects require a Site & Building Plan Review Application and review and approval by the Plan Commission. At times, for more minor projects, staff will require a Minor Site Plan Amendment Application, which then gets routed to different

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departments for review, but only requires staff approval. Below are Plan Commission reviewed Site & Building Plan Applications for 2022.

- Wistl agricultural storage building
- Interstate Partners Ridgeview Apartments
- Moment Early Learning childcare facility
- Over the Top Roofing farmhouse conversion
- Kowal Investment Group office building
- Spring Creek Church teen center and picnic pavilion
- DPW salt shed and fueling station
- Pewaukee DPW garage
- Interstate Partners Green Road industrial building
- Stroschein second dwelling
- Waukesha Gun Club shooting structure

It can also be noted that not all of these projects came to fruition. For example, Momentum Early Learning's proposed new construction did not occur as they later submitted to occupy within a nearby vacant building. The Kowal Investment office building and Over the Top Roofing have also not moved forward.

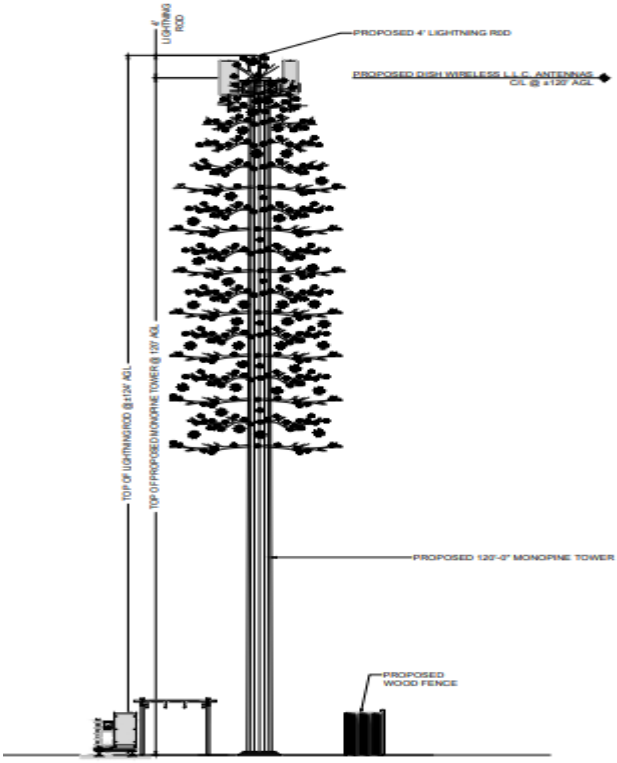
A few of these projects are featured below.



CFR Engines addition
N8W22577 Johnson Drive
10,938 square foot building

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Bridger Tower
W229N2467 Redford Boulevard
120-foot-tall wireless communication tower



Jeff Wistl
W262N4521 Ryan Road
5,760 square foot agricultural storage building

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Interstate Partners Ridgeview Apartments
Ridgeview Parkway
Three 39 unit 3-story buildings, two 22 unit 2-story buildings, a clubhouse and patio area

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Variances

Variance requests are heard by the Zoning Board of Appeals (ZBA), which is staffed by the Clerk's Office. Individual projects and requests are reviewed by the City Planner. In 2022, the following four variance requests were reviewed by the City Planner and ZBA.

- Phillip Mattix (garage)
- Brian Lipman (sport court)
- Bill Russo (garage)
- WE Energies (light poles)

Of these requests, the reduced setback request for the Lipman sport court was denied as well as the detached garage proposed by Mr. Russo.

Zoning Compliance Letters

Zoning letter requests range anywhere from simply identifying the current zoning of a property to a time-consuming investigation of previous approvals and the history of a property. Nine letters were written in 2022.

Development Review Team Meetings

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

These meetings were put on hold throughout the COVID-19 pandemic and are currently held less often compared to years prior; however, it continues to be a goal to encourage applicants to attend and take advantage of this step in the process, particularly for large-scale projects.

Special Projects

Towards the end of the year, staff began more diligently working on rewriting the city's Zoning Code. This is a project that will continue throughout 2023 and into 2024.

The Community Development and Parks & Recreation staff have been planning and pursuing funding for an all-inclusive playground and splash pad project at the Pewaukee Sports Complex. This project will also continue throughout 2023 and into 2024.

Other special projects will include website updates and revisions as well as updates and improvements to BS&A, which is the software used by both Planning and Building Services.

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ECONOMIC DEVELOPMENT

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

Further, as time permits, Staff attends special events, such as ground breakings, grand openings, and networking events. Staff was not aware of any ground breaking events in 2022. Networking was also limited as most events were attended by staff virtually. It is anticipated that these types of opportunities will occur more often in 2023.

OTHER PLANNING ACTIVITIES

In addition to the tasks above, on a daily basis staff will answer questions from residents, business owners, developers, and brokers. Staff is also continually reviewing future land uses and ordinances and proposing changes or initiating further discussions as may be needed. Finally, Community Development staff is also responsible for updating and distributing the state required annual Housing Affordability Report and New Housing Fee Report.

Part 2: Building Services

INTRODUCTION

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

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

Building Services staff also fulfills the agreement with the Village of Pewaukee, providing the Village with Inspection and Property Maintenance services. Based upon a renegotiated agreement, in 2022 the City received about $1,200 per month to cover administrative services and 65% of the permit fees. This totaled $144,017.09.

Going into 2023, the Department has set the following Department Goals:

- Continue providing a high level of customer service.

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- Inspections scheduled within 24 hours.
- Residential plan reviews completed and permits issued within ten business days.
- Complaints reviewed and inspected within one week.
- Improvements and updates for BS&A.
- Creation of an internal process/procedure manual.
- Revise and update the Department webpage.

PERMITS

Business Plan of Operations

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

Building Permits

Building Services issued a total of 2,780 permits in 2022, including 87 permits for new homes. This is a high level of activity compared to previous years, but it is about 472 less permits compared to 2021. A further breakdown can be found in the table at the end of this report.

CODE ENFORCEMENT/PROPERTY MAINTENANCE

The City responded to and enforced as necessary on 58 code enforcement and property maintenance complaints in 2022. This is significantly down from last year (103 enforcements) as well as most of the years past.

OTHER BUILDING SERVICES ACTIVITIES

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

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

ANTICIPATED PROJECTS IN 2023

Major projects envisioned for the Community Development and Building Services Departments in 2023 include:

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Community Development

- Review of current and incoming projects and applications. Submittals already under review in 2023 include:
  - Quattro Development Guidelpost Montessori School
  - Regal self-storage facility
  - Multiple boathouses
- Continue review and updates to the City's Zoning Code
- Continue assistance with the all-inclusive playground and splash pad project at the Pewaukee Sports Complex.

Building Services

- Recently approved projects such as the Wistl agricultural building, the Ridgeview Apartments, and the Interstate Partners Green Road industrial building are all anticipated to apply for Building Permits in 2023.
- Residential development will continue within the Swan View Farms, Cardinal Meadows, and Woodleaf Reserve subdivisions as well as the Glen at Parkway Ridge condominium development.
- The Waters senior living community continues to be under construction and requires a significant number of inspections with 161 total units.
- BS&A updates and improvements
- Scanning and archiving old permits and plans

SUMMARY

Below is a table that summarizes the quantity of application types and activities over a 5-year period for both the Community Development Department and Building Services. It can be noted that a project submitted to the Department may often consist of a number of separate applications. For example, a single project could include a Certified Survey Map, Conditional Use, and Rezoning. The Department tracks all applications within a project separately.

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Community Development Department	2018	2019	2020	2021	2022
Chapter 17 Zoning Code Amendments	1	0	3	1	4
Other Municipal Code Amendments	1	0	0	3	0
Comprehensive Master Plan Amendments	0	6	2	1	5
Rezoning Applications	9	14	6	5	8
Certified Survey Maps/Land Combinations	10	18	7	7	4
Preliminary Plats	4	2	0	1	0
Final Plats	1	0	1	2	2
Conditional Use/Planned Development Districts	0	1	0	1	0
Conditional Use Permits	7	7	6	7	12
Conditional Use Amendments	0	0	0	1	0
Conceptual Reviews	8	3	0	6	5
Site Plans & Site Plan Amendments	11	10	10	9	11
Minor Site Plan Amendments	1	0	0	4	1
Right of Way Vacations	0	1	0	0	0
Variances	3	7	4	2	4
Zoning Board of Appeals meetings	3	8	4	3	3
Zoning Compliance Letters	2	6	13	12	9
Plan Commission meetings	12	11	9	11	9
Common Council meetings	23	25	14	22	14
Miscellaneous (general planning and land use discussions, Plan Commission determinations, kennel licenses, etc.)	7	6	15	14	4
Special Events (grand openings, ground breakings, Chamber of Commerce events, conferences, etc.)	2	4	6	8	7
Building Services Department	**2018**	**2019**	**2020**	**2021**	**2022**
Chapter 14 Building Code Amendments	1	0	0	0	0
Business Plan of Operation Applications	45	38	18	50	52
Building Permits (does not include new homes)	297	325	336	499	676
Building Permits - New Homes	45	36	35	119	87
Culvert Permits	4	7	1	0	1
Electrical Permits	534	570	506	1,078	669
Erosion Control	51	46	39	100	89
HVAC Permits	347	343	323	690	313
Plumbing Permits	423	396	384	635	545
Sign Permits	20	32	31	32	31
Zoning Permits	48	47	71	99	71
Driveway Permits	-	-	-	-	94
Land & Grade Permits	-	-	-	-	94
Complaints/Enforcements, including Building and Zoning	124	117	57	103	58