



Office of the Clerk/Treasurer

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

**SPECIAL
COMMON COUNCIL
MEETING NOTICE AND AGENDA
Wednesday, February 6, 2019
6:00 PM**

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin

-
1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Concur with the Plan Commission (12/20/2018 and 1/17/2019) and Re-Approve the Preliminary Plat for the Proposed Rs-6 Single-Family Residential District 24 Lot Single-Family Subdivision known as Cardinal Meadows Located on Bluemound Road (PWC 0928980) [N. Fuchs]
 4. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
 5. Adjournment

Kelly Tarczewski
Clerk/Treasurer

February 5, 2019

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 Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.**

DATE: February 6, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Concur with the Plan Commission (12/20/2018 and 1/17/2019) and Re-Approve the Preliminary Plat for the Proposed Rs-6 Single-Family Residential District 24 Lot Single-Family Subdivision known as Cardinal Meadows Located on Bluemound Road (PWC 0928980) [N. Fuchs]

BACKGROUND:

Excerpt from the 12/20/2018 Plan Commission minutes:

Discussion and Action Regarding the Preliminary Plat for the Proposed 24 Lot Single-Family Subdivision Known As Cardinal Meadow Located on Bluemound Road (PWC 0928980)

Mr. Janka questioned if Cardinal Circle could be called Valley View Circle in order to eliminate crossing streets with different names.

A motion was made and seconded (B. Bergman, D. Linsmeier) to recommend approval of the Preliminary Plat for the proposed 24-lot Cardinal Meadow subdivision development, subject to the conditions noted in the staff report dated December 12, 2018 and subject to the following: amending Condition No. 2 to require Plan Commission approval; sign plans must be approved by the Plan Commission; the plat shall require minimum 15 foot side yard setbacks; and amending Condition No. 5 to strike Cardinal Circle and replace with Valleyview Circle. Motion Passed: 5-For, 0-Against.

Excerpt from the 1/17/2019 Plan Commission minutes:

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

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

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

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

Mr. Sullivan was concerned about the storm water drainage and losing six feet between each home. He did not want the setbacks to be too close together.

water draining on other neighbors' yards. Mr. Weigel felt it should be easier with the same builder.

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

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

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Cardinal Meadow Preliminary Plat

Proto Lot Plan 1.14.19

Preliminary Plat 1.14.19

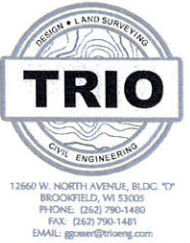
Site Plan 1.14.19

PRELIMINARY PLAT OF CARDINAL MEADOW

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG D
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPER:
BIELINSKI HOMES, INC.
1830 MEADOW LANE, SUITE A
PEWAUKEE, WISCONSIN 53072
PHONE: (262) 548-5570



DEVELOPMENT SUMMARY:

- Subdivision contains approximately 15.6154 Acres.
- Subdivision contains 24 Lots and 2 Outlots.
- All lots to be served by Public Sanitary Sewer and Watermain.
- Public Streets to have Concrete Curb and Gutter, Metal Catch Basins, Underground Storm Sewer and Asphalt Pavement.
- All lots to have Underground Telephone, Electric, Cable and Gas Service.
- Proposed Zoning = "RS-6" (Single-Family Residential District).
- Outlot 1 contains a Wetland Conservancy Area, Stormwater Management Facilities and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
- Outlot 2 contains Stormwater Management Facilities and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 and 2 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlots 1 and 2 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.
- There shall be no direct vehicular ingress or egress to U.S.H. "16" and Bluemound Road (C.T.H. "JJ") from any Lot or Outlot within this Subdivision. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Wisconsin Department of Transportation and Waukesha County.

VISION CORNER EASEMENT: (V.C.E.)

Lots 1, 15, 16 and 24 are subject to a Vision Corner Easement as shown on this Plat in that the height of all plantings, berms, fences, signs or other structures within the Vision Corner Easement is limited to 24 inches above the elevation of the center of the intersection. No access to any roadway shall be permitted within the Vision Corner Easement.

WETLAND / P.E.C. DELINEATION NOTE:

Wetland boundaries shown hereon were field delineated by Wetland & Waterway Consulting, LLC (Dave Meyer) on July 12, 2018 and field located by Trio Engineering, LLC on July 26, 2018.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the S.E. 1/4 of Section 16, Town 7 North, Range 19 East, bears North 87°34'14" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929. Contours/Elevations shown on this Preliminary Plat are per Waukesha County records.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- State of Wisconsin, Department of Transportation
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:

- City of Pewaukee

SURVEYOR'S CERTIFICATE:

I hereby certify that this Preliminary Plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the Subdivision and Platting Code of the City of Pewaukee.

Date: 11-20-18



Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

PRESERVATION RESTRICTIONS:

The Wetland Conservancy Areas shown on Outlot 1 of this Plat shall be subject to the following restrictions:

- Grading, filling, and excavation shall be prohibited in said Preservation Area, except as may be required for Nature Walking Trails. Filling of Wetlands and Floodplain is subject to approval by the City of Pewaukee and the Department of Natural Resources.
- Construction of structures within said Preservation Area shall be prohibited.
- Removal or destruction of any vegetative cover, i.e., trees, shrubs, wildflowers, sedges, grasses, and the like, shall be prohibited with the exception of dead or diseased vegetation removal and noxious weeds as defined in the City municipality weed control ordinance, except as may be required for Nature Walking Trails.
- Introduction of plant material not indigenous to the existing environment of the Preservation Area shall be prohibited in the Preservation Area.
- Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Preservation Area.
- No dumping of solid or liquid waste or driving of motorized vehicles will be allowed within any Outlot or Open Space Area. Vegetative debris is also "solid waste".

LEGEND

	INDICATES SOIL BORING LOCATION
	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
	INDICATES EXISTING CONTOUR

SITE DATA SUMMARY

Parcel Area: 15.6 acres
Proposed Development: RS-6 Single Family
Lot Characteristics:
Lot Size: 12,500 s.f. (min)
Lot Width: 90' (min) at front setback
Setbacks: Front = 40'; Side = 15'; Rear = 35'

ACCESS RESTRICTION CLAUSE (S.T.H. "74") PER s. TRANS 233.05 (1):

As owner I hereby restrict all lots and blocks, in that no owner, possessor, user, nor licensee, nor other person shall have any right of direct vehicular ingress or egress with U.S.H. "16" as shown on this Plat, it being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293, Stats., and shall be enforceable by the Department of Transportation.

HIGHWAY TRANS. 233.08 SETBACK RESTRICTIONS:

There shall be no improvements (including trees and shrubs) or structures placed between the highway and the highway setback line.

NOISE LEVEL RESTRICTION PER s. TRANS 233.105 (1):

The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The Department of Transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the Department to the highway's through-lane capacity.

SCALE: 1"=60'
0 30 60 120



LOCALITY MAP:
S.E. 1/4, SEC. 16
T. 7 N., R. 19 E.
SCALE: 1"=1000'

PROTOTYPICAL LOT LAYOUT

"CARDINAL MEADOWS"

Pewaukee, Wisconsin

January 7, 2019

Landscape Berm

Landscape Berm

RS-6 SETBACKS
FRONT = 30'* (Min)
SIDE = 12'* (Min)
REAR = 35'
*Minimum zoning setback



LOT NOTE:
THIS INSTRUMENT IS PROVIDED
FOR INFORMATIONAL PURPOSES
ONLY. BUYER TO VERIFY SETBACKS,
EASEMENTS AND ANY ENCUMBRANCES
AS MAY EFFECT THE PLACEMENT OF
A PROPOSED DWELLING AND THE
PROPOSED CONSTRUCTION OF SAME.



12600 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROTOTYPICAL LOT LAYOUT

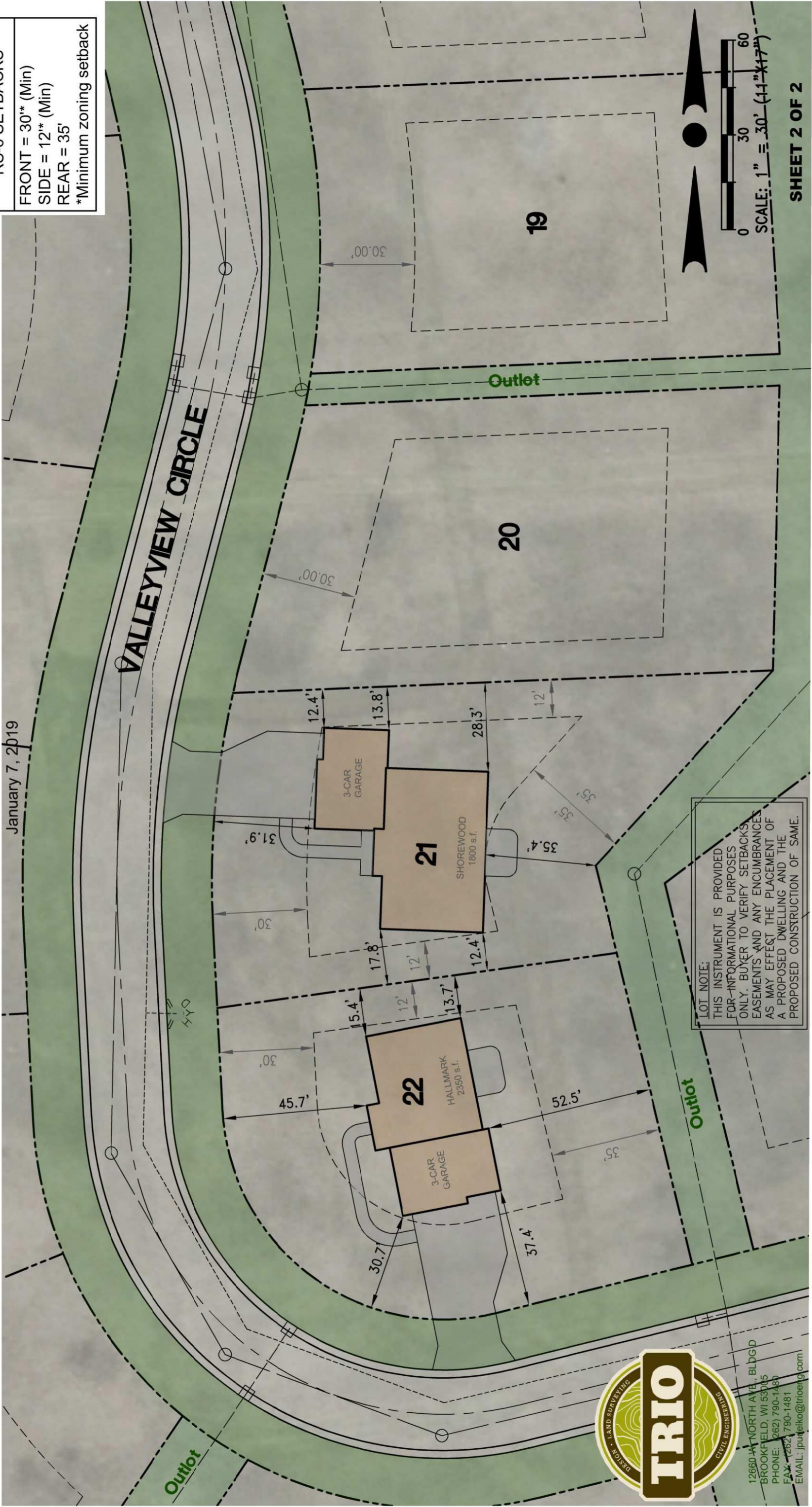


"CARDINAL MEADOWS"

Pewaukee, Wisconsin

January 7, 2019

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12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: 262.790.1480
FAX: 262.790.1481
EMAIL: jpuettko@trioeig.com

PRELIMINARY PLAT OF CARDINAL MEADOW

C.S.M. #3454

BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

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12660 W. NORTH AVENUE, BLDG D
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPER:

BIELINSKI HOMES, INC.
1830 MEADOW LN. SUITE A
PEWAUKEE, WISCONSIN 53072
PHONE: (262) 548-5570



12660 W. NORTH AVENUE, BLDG. "D"
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggasser@trioeng.com

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- All lots to have Underground Telephone, Electric, Cable and Gas Service.
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APPROVING AUTHORITY:

- City of Pewaukee

SURVEYOR'S CERTIFICATE:

I hereby certify that this Preliminary Plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the Subdivision and Platting Code of the City of Pewaukee.

Revised: 01-04-19

Date: 11-28-18



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

LEGEND

	INDICATES SOIL BORING LOCATION
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	INDICATES PROPOSED WATERMAIN
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SITE DATA SUMMARY

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Lot Characteristics:
Lot Size: 12,500 s.f. (min)
Lot Width: 90' (min) at front setback
Setbacks*: Front = 30'; Side = 12'; Rear = 35'
*Minimum zoning setbacks

S. LINE, S.E. 1/4, SEC. 16-7-19
(N87°34'14"E 2676.00)
S87°34'14"W 680.76

ACCESS RESTRICTION CLAUSE (S.T.H. "74") PER s. TRANS 233.05 (1):

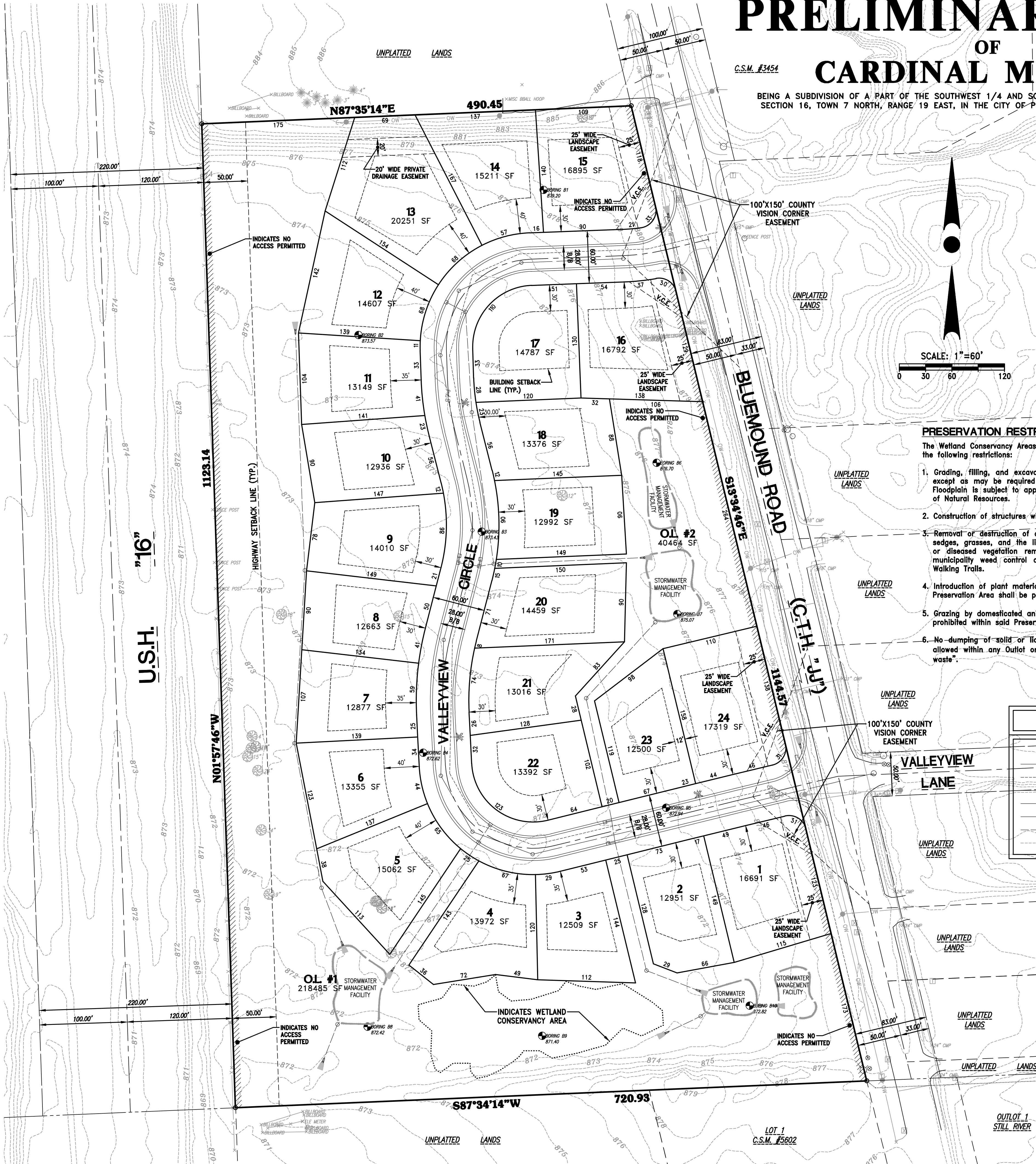
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- Grazing by domesticated animals (e.g., horses, pigs, sheep and cows) shall be prohibited within said Preservation Area.
- No dumping of solid or liquid waste or driving of motorized vehicles will be allowed within any Outlot or Open Space Area. Vegetative debris is also "solid waste".

PROJECT:
CARDINAL MEADOW
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF PEWAUKEE, WISCONSIN
BY: **BIELINSKI HOMES, INC.**
1830 MEADOW LANE, SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
11/20/2018	INITIAL SUBMITTAL
01/07/2019	SITE DATA-SETBACK CORRECTION

DATE:

JANUARY 07, 2019

JOB NUMBER:

18-021-966-01

DESCRIPTION:

**PRELIMINARY
PLAT**

SHEET

1 OF 1

\\hnc900\966\18021-01\PRELIMINARY\CARDINAL MEADOW-PRELIMINARY_SITE_PLAN.DWG



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



SITE DATA SUMMARY

Parcel Area: 15.6 acres
Proposed Development: RS-6 Single Family
Lot Characteristics:
Lot Size: 12,500 s.f. (min)
Lot Width: 90' (min) at front setback
Setbacks*: Front = 30'; Side = 12'; Rear = 35'
*Minimum zoning setbacks

DEVELOPMENT DATA

Total Lots: 24 lots
Net Density: 1.57 units/acre
Total Road Length: 1,252.3 l.f.
(52 l.f. per lot)

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



12660 W. NORTH AVE.
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuudelko@trioeng.com

PROJECT:
CARDINAL MEADOW
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF PEWAUKEE, WISCONSIN
BY: BELINSKI HOMES
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
11/20/2018	PRELIMINARY SUBMITTAL
01/07/2019	SITE DATA-SETBACK CORRECTION

DATE:

JANUARY 07, 2019

JOB NUMBER:

18021

DESCRIPTION:

**PROPOSED
SITE
PLAN**

SHEET

C1.1