

Office of the Clerk/Treasurer

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

**COMMON COUNCIL
MEETING NOTICE AND AGENDA**

Monday, February 4, 2019

7:00 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. Consent Agenda
 - 3.1. Approval of Accounts Payable Listings
 - 3.2. Approval of the 2019 Residential Paving Assessment Cap
 4. Public Hearing and Possible Action Regarding the Parkway Ridge Conditional Use Permit [S. Klein]
 5. Concur with the Plan Commission (1/17/2019) and Approve the Final 2-Lot Certified Survey Map for the Property Located Along the East Side of Bluemound Road (PWC 0925-993, PWC 0925-990, PWC 0925-992) With Public Street Dedications as Requested by Neumann Companies for The Glen at Parkway Ridge Condominium Development [S. Klein].
 6. Discussion and Possible Action Regarding **Ordinance 19-06** (*Third Reading*) to Rezone the Neumann Development, Inc. Property Located on the East Side of Bluemound Road from Rs-1, Single-Family Residential to Rm-1, Multi-Family Residential for the Purpose of Creating a Condominium Plat (PWC 0925-993, PWC 0925-990, PWC 0925-992) [S. Klein]
 7. Discussion and Possible Action Regarding **Ordinance 19-04** (*Second Reading*) Rezoning the Property Located at W220 N1051 Springdale Road (PWC 0961-998) From A-2 Agricultural and UC Upland Conservancy to M-6 Mixed Industrial, UC Upland Conservancy & LC Lowland Conservancy for the Purpose of Building an Office and Light Manufacturing Building at the Request of Briohn Building [S. Klein]
 8. Discussion and Possible Action Regarding **Resolution 19-02-03** Authorizing Amendments to \$3,875,000 City of Pewaukee, Wisconsin Industrial Development Revenue Bonds, Series 2006 (HFM Packaging, Ltd and JRPM Properties, LLC Project) [S. Riffle]
 9. Discussion and Possible Action to Waive the Second Reading of **Ordinance 19-08** (*First Reading*) Reducing the Distance to Discharge Weapons on the Rocky Point Homeowners' Association Land from 100-Yards to 35-Yards [J. Kara]
 10. 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.

11. Adjournment

Kelly Tarczewski
Clerk/Treasurer

February 1, 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 3.1.**

DATE: February 4, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Accounts Payable Listings

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Accounts Payable 2-4-2019

ACCOUNTS PAYABLE FOR: 2019		2/4/2019	TOTAL:	\$ 7,390.02
Vendor Name	Document Date	Document Amount	Transaction Description	
BAUMGART, RANDALL & LINDA	1/21/2019	\$ 111.08	2018 Property Tax Refund	
Birkes-Drees, Kathy	1/21/2019	\$ 104.81	2018 Property Tax Refund	
COBURN, PAUL & KROHN, SARAH	1/21/2019	\$ 136.56	2018 Property Tax Refund	
GRUSS, RACHEL	1/21/2019	\$ 232.13	2018 Property Tax Refund	
HOISINGTON, LETICIA	1/21/2019	\$ 369.24	2018 Property Tax Refund	
ENGLISH, CRAIG & KATE	1/21/2019	\$ 119.91	2018 Property Tax Refund	
JACOBSON, TEDD	1/21/2019	\$ 143.70	2018 Property Tax Refund	
JAEGER, LEE & MARY REVOCABL	1/21/2019	\$ 250.38	2018 Property Tax Refund	
KIM, JONG SOO & HAE JEONG	1/21/2019	\$ 300.85	2018 Property Tax Refund	
LEE, JE GOOK	1/21/2019	\$ 118.66	2018 Property Tax Refund	
Lossman, John & Shellie	1/21/2019	\$ 395.91	2018 Property Tax Refund	
MABBETT, ANASTASIA	1/21/2019	\$ 232.24	2018 Property Tax Refund	
MALEHORN, BRAD	1/21/2019	\$ 339.47	2018 Property Tax Refund	
MARTIN, ROBERT & MARY	1/21/2019	\$ 230.49	2018 Property Tax Refund	
MAYO, MICHELE	1/21/2019	\$ 6.71	2018 Property Tax Refund	
McQuary, Daniel & Cristina	1/21/2019	\$ 54.94	2018 Property Tax Refund	
Mlinaz, Stephen & Eastburn, Michelle	1/21/2019	\$ 131.14	2018 Property Tax Refund	
NEITZELL, ROGER & NINETTE	1/21/2019	\$ 228.40	Refund - Assmt Billed in Error	
Nelson, George & Rejeana	1/21/2019	\$ 97.08	2018 Property Tax Refund	
NOWAKOWSKI, JUNE & THAYS, SANDRA	1/21/2019	\$ 129.51	2018 Property Tax Refund	
Olson, Anne F	1/21/2019	\$ 214.88	2018 Property Tax Refund	
PALMER, CAROLYN & ANDREW	1/21/2019	\$ 118.91	2018 Property Tax Refund	
Rasch, Todd & Ellen	1/21/2019	\$ 50.68	2018 Property Tax Refund	
Santharam, Genette	1/21/2019	\$ 196.93	2018 Property Tax Refund	
SCHATTNER REVOCABLE TRUST	1/21/2019	\$ 20.13	2018 Property Tax Refund	
WALZ, JUSTIN & CATHERINE	1/21/2019	\$ 139.45	2018 Property Tax Refund	
Williams, Leejean	1/21/2019	\$ 152.03	2018 Property Tax Refund	
WU, XIONG & YUZHAO	1/21/2019	\$ 170.92	2018 Property Tax Refund	
Z RENTAL PROPERTIES	1/21/2019	\$ 2,592.88	2018 Property Tax Refund	

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.2.**

DATE: February 4, 2019

DEPARTMENT: PW - Engineering

PROVIDED BY: Jeffrey L. Weigel, PE Public Works Director & City Engineer

SUBJECT:

Approval of the 2019 Residential Paving Assessment Cap

BACKGROUND:

Beginning in 1984 the City (Town) of Pewaukee has enacted special assessments to help pay for City road paving projects. The City street assessment policy provides for a cap or maximum a residential property would be required to pay, said cap amount changing annually according to an index published in the December issue of the magazine *American City & County*. The December 2018 index was just updated, causing the 2018 rate to increase by 3%.

FINANCIAL IMPACT:

The action to approve the 2019 residential paving rate cap will increase the assessments within an amount attempting to keep up with annual construction cost inflation.

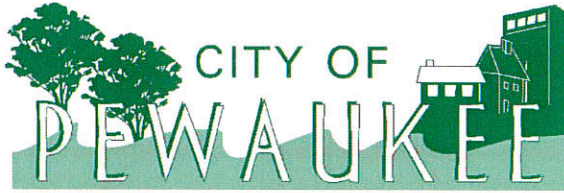
RECOMMENDED MOTION:

Common Council approves and authorizes the 2019 residential paving assessment cap 3%, from \$2,562 per home/lot to \$2,639 per home/lot.

ATTACHMENTS:

Description

Establish 2019 Residential Paving Rate



Department of Public Works

W240N3065 Pewaukee Road

Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

MEMORANDUM

TO: Common Council

FROM: Jeffrey Weigel, Public Works Director 

DATE: January 22, 2019

RE: Establish 2019 Residential Paving Assessment "Cap"

REQUESTED ACTION: Common Council establishes the 2019 residential paving assessment cap at \$2,639.00 per parcel/home.

RATIONALE: The City has a long standing policy to recover the costs to pave streets through special assessments to the properties that abut the street paving. The City also has a policy of limiting the maximum amount of the special assessment for residential properties; non-residential properties are required to pay the full share of the special assessment. Each year the residential paving assessment is adjusted for inflation based on a construction cost index published in the magazine *American City and County*. As such, it is necessary to adjust the cap according to our policy, and we would recommend the 2019 rate at \$2,639.00, calculated as follows:

2007 rate	\$1,865	(3.6% increase)
2008 rate	\$1,906	(2.2% increase)
2009 rate	\$2,026	(6.3% increase)
2010 rate	\$2,014	(0.6% decrease)
2011 rate	\$2,099	(4.2% increase)
2012 rate	\$2,175	(3.6% increase)
2013 rate	\$2,225	(2.3% increase)
2014 rate	\$2,284	(2.64% increase)
2015 rate	\$2,349	(2.86% increase)
2016 rate	\$2,387	(1.6% increase)
2017 rate	\$2,481	(3.922% increase)
2018 rate	\$2,562	(3.254% increase)
2019 rate	\$2,639	(2.998% increase)

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.**

DATE: February 4, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Public Hearing and Possible Action Regarding the Parkway Ridge Conditional Use Permit [S. Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

PC Minutes 6.21.18

CC Minutes 7.16.18

PC Minutes 8.16.18

CC Minutes 9.10.18

Staff Report

Cover Letter & Building Plans

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier and C. Wunder.

Also in attendance:

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

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding Approval of Meeting Minutes Dated May 17th, 2018

The minutes were not available for approval.

3. Discussion and Action Regarding the Shoreland Mitigation Plan for the Michael Maynard Property Located at N28 W26906 Woodland Drive (PWC 0930060)

Mr. Weigel stated Assistant City Engineer Maggie Wagner has signed off on the plan with three contingencies; the down spout on the south side of the house must be directed to the rain gardens, the drainage swales along the east and west property lines are maintained as shown on the approved plan, and that the Plan Commission minutes are recorded with Waukesha County.

Discussion took place on how mitigation occurs.

A motion was made and seconded (T. Janka, C. Wunder) to approve the shoreland mitigation plan contingent on the recommendations of the Engineering Department. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding a Proposed Certified Survey Map for Jeffrey Moser for the Purpose of Combining Two Adjacent Properties Located at N39 W27051 Glacier Road at the Intersection of Glacier Road and Armour Lane (PWC 0889998001)

Mr. Moser stated he wanted to take two lots and combine them into one. There is an outbuilding southwest of the house and the combination would make the outbuilding legal but it is now illegal on a vacant lot.

Mr. Klein stated there was a report from Nick Fuchs that a few things need to be changed. Discussion took place regarding the notation of Armour Lane on the CSM.

A motion was made and seconded (D. Linsmeier, B. Bergman) to approve the CSM with the recommendations. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Proposed Certified Survey Map for Neumann Development, Inc. for the Purpose of Combining Three Small Parcels Totaling 2.16 Acres Located on the West Side of Bluemound Road 315 Feet South of Morris Street Into One Lot and Combining Three Large Parcels Totaling 19.66 Acres Located on the East Side of Bluemound Road 315 Feet South of Morris Street Into One Lot (PWC 0925993, PWC 0925990, PWC 0925992)

Mr. Neumann stated this CSM combines the properties on the east and west sides of Bluemound Road. Right now there are three parcels north to south and they include land on the east and west side of Bluemound. All they are doing is combining the east side of the road all into one parcel, which they are then dividing into two lots with the next CSM on the agenda, and the west side of the road into one parcel. This makes it easier to further divide.

Mr. Weigel noted that there are significant special assessments levied for the number of lots and units for the next CSM that would kick in if it were to be recorded before a certain date. If this is passed, assessments kick in for one unit on each of these lots and if there is a desire to transfer land that can be done.

The reason they chose to do the CSM in two steps is because the three parcels all spread across Bluemound Road and they are not owned by the same people, so they are combining the three and splitting them in half. They will retain and develop lot 1 and lot 2 will be some other use unrelated to this.

A motion was made and seconded (B. Bergman, T. Janka) to approve the CSM as presented with the condition that the Engineering requirements and Nick Fuchs' comment are met, contingent on the rezoning and development plans that are proposed and tied only to this development so that if it doesn't take place, it will revert back.

Mr. Neumann felt they would like to do this CSM alone regardless of the rezoning. Mr. Klein agreed and stated the motion and second should take away the contingency that it has to be tied to zoning. The first and second agreed. Motion Passed: 5-For, 0-Against.

6. Discussion and Action Regarding a Proposed Certified Survey Map for the 19.66 Acre Neumann Development, Inc. Property Located on the East Side of Bluemound Road and 315 Feet South of Morris Street for the Purpose of Dividing the Property Into Two Lots (PWC 0925993, PWC 0925990, PWC 0925992)

Mr. Clinkenbeard stated this was simply taking lot 1 from the previous CSM and dividing it into two lots with a proposed public street for the future development.

Mr. Weigel stated because of the number of units being proposed, they will have to deal with that density at the access in one of three ways. They will either have to provide a road connection to the south so that there would be two entrances, or if all of the buildings are sprinkled then the entrance road would be sufficient as its right-of-way, or the entrance road would have to be widened to two 26 foot wide pavement streets, like a boulevard. One of these three would meet the fire code.

It was noted that these would be for the portion called street A. Mr. Neumann felt they would choose alternate three to widen the entrance.

Mr. Janka stated he would prefer the third option. It was noted that the Fire Chief prefers option two to have the buildings sprinkled.

Mr. Clinkenbeard questioned if the easements need to be listed for the water line to the south and Mr. Weigel replied that it would be required, as well as for any other public facilities outside the right-of-way.

Mr. Neumann mentioned that the County may ask them to slide the entrance one way or another, potentially north, based on the topography of Bluemound Road and the curvature of the road. They may have to discuss the building placement because of this.

Mr. Neumann mentioned that they would be fine providing a paved surface to get from their development to the intersection, but he requested some flexibility in finding the best manner in which to do that with the County. Chairman Bierce questioned if that would need to be included on the CSM. Mr. Weigel stated the discussion would be in the minutes.

Mr. Klein noted this CSM approval would be contingent upon approval of the development.

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the preliminary CSM contingent on the Engineer's requirements, Nick Fuchs' comments, and upon approval of the development. Motion Passed: 5-For, 0-Against.

7. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Neumann Development, Inc. to Rezone Their 19.66 Acre Property Located on the East Side of Bluemound Road from Rs-1, Single-Family Residential to Rm-1, Multi-Family Residential for the Purpose of Creating a Condominium Plat (PWC 0925993, PWC 0925990, PWC 0925992)

Mr. Clinkenbeard stated they are proposing 56 units in four-unit buildings and two duplexes, so it is a mixed use. The City normally does not allow mixed use so they will be coming back at the next meeting with a conditional use PUD. It allows the City to be less restrictive for a mixed-use development, which is what this is. The petitioners will bring back the preliminary CSM next month as well.

Chairman Bierce questioned why this was considered a mix use, and Mr. Clinkenbeard stated there were two-family and multi-family units and the City zones differently for two-family than we do for multi-family.

Mr. Klein commented that because they have to do some reconfiguring of where the road comes in, the extra right-of-way and extra easement could affect the layout and possibly the density. They may lose a building or two.

Mr. Clinkenbeard stated any approvals made on the rezoning should be contingent upon the PUD conditional use and the final CSM at a future meeting.

Discussion took place regarding the other developments similar to what this will look like and Chairman Bierce questioned if everything would look exactly the same in the development. Mr. Neumann stated there is a curvature to the streets and the buildings will be turned so they are not all in one row. The garages will be hidden in the middle and the aesthetics will be more desirable around the outside of the building.

Chairman Bierce opened the public hearing at 7:48PM.

Sheldon Lemke from Bluemound Road questioned what the average sale price would be. He was concerned about the police activity down the road in the Village and he did not want it growing. The

petitioners estimated an average sale price of \$375,000 per unit. These will be owner occupied and not rental units.

Chairman Bierce closed the public hearing at 7:50PM.

Chairman Bierce referenced the petitioner's letter regarding the variances, and Mr. Clinkenbeard stated that is what gives us the PUD. Chairman Bierce felt some of the variances were not close and questioned why every single developer after this one would not request a PUD to do whatever they want. Mr. Klein noted that going to a PUD was not breaking the rules and it is in the ordinance.

Mr. Clinkenbeard stated approval should be contingent upon the conditional use permit being approved and the preliminary CSM being approved at a future meeting, and the proposed layout and zoning would revert back if the project does not go forward.

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the rezoning contingent upon the PUD conditional use permit and final CSM being approved at a future meeting, and the proposed layout and rezoning would revert back if the project does not go forward. Motion Passed: 4-For, 1-Against (Bierce).

8. Discussion and Action Regarding a Pre-Preliminary Residential Plat for the Approximately 17 Acre Andritsos Property Located on the West Side of Bluemound Road (PWC 0928980)

Mr. Clinkenbeard stated this was land on Bluemound Road north between Bluemound Road & Highway 16. It is approximately 17 acres. It is a conceptual plan and they would come back at future meeting with a preliminary plat.

The development is all single family and lot sizes are about a third of an acre. They will also have to come back with a rezoning.

John Donovan with Bielinski stated there will be 24 lots on the property. He stated they have wetland delineation and soil borings scheduled. They will come back in August or September with the rezoning and preliminary plat.

A motion was made and seconded (C. Wunder, T. Janka) to approve the conceptual pre-preliminary plat. Motion Passed: 5-For, 0-Against.

9. Discussion and Action Regarding a Conceptual Plan by Erickson Enterprise for a Car Wash Facility Located in the Northeast Quadrant of Nancy's Court and CTH F (PWC 0958986009)

Chairman Bierce stated this development has been withdrawn.

10. Adjournment

A motion was made and seconded (C. Wunder, T. Janka) to adjourn the meeting at 8:04PM. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd, Deputy Clerk

In attendance:

Mayor Steve Bierce, Aldermen B. Bergman, C. Brown, B. Dziwulski, R. Grosch, J. Kara, and J. Wamser.

Also in Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director J. Weigel, Clerk/Treasurer K. Tarczewski, and Accountant C. Sazama.

1. Call to Order and Pledge of Allegiance – Mayor Bierce opened the meeting at 7:00 p.m.
2. Public Comment - None.
3. Consent Agenda
 - 3.1. Approve Common Council Meeting Minutes Dated June 18, 2018
 - 3.2. Approve Accounts Payable
 - 3.3. Approve Bartender Licenses
 - 3.4. Concur with the Plan Commission (6/21/2018) to Approve Certified Survey Map PC #180621-3 for Jeffrey Moser to Combine Two Adjacent Properties Located at N39 W27051 Glacier Road (PWC 0889-998-001)

A motion was made and seconded, (C. Brown, B. Dziwulski) to approve the consent agenda. Motion Passed: 6-For, 0-Against.

4. Discussion Related to the Second Quarter Financial Report

Mr. Klein and Ms. Sazama were present for this item. Mr. Kara asked if they saw any particular issues. Ms. Sazama stated there was nothing of concern at this point. Mr. Kara stated he'd find it more interesting to show what the department heads estimate their income and expenditures would be at the end of the year. There was additional discussion.

Ms. Brown stated it appears the Council members are micromanaging the budget. Attorney Riffle stated the city can't over spend their budget unless they go to the Common Council in advance.

Common Council decided they still would like the quarterly discussions but in the future, they didn't need the comparison of last year's figures to the present year.

5. Public Hearing Relating to Proposed Revenue Bond Financing for Christ Ev. Lutheran Church of Pewaukee, Inc.

Attorney Riffle reviewed the process of the proposed borrowing and stated the City of Pewaukee is not affected by this borrowing nor would it be liable for any payments.

Mayor Bierce opened the public hearing. No one came forward to speak, so he immediately closed the public hearing.

6. Discussion and Possible Action of Final **Resolution 18-07-16** Regarding Revenue Bond Financing for Christ Ev. Lutheran Church of Pewaukee Inc. Project

No questions or concerns were voiced at this time. **A motion was made and seconded, (J. Wamser, B. Dziwulski) to approve Resolution 18-07-16.** Motion Passed: 5-For, 1-Against (J. Kara).

7. Discussion and Possible Action to Issue a Temporary Beer Permit to Pewaukee Youth Baseball (PYB) for Their Beer Tasting Event at Wagener Park Located at N31 W23320 Green Road on August 14, 2018

Ms. Tarczewski stated this was the second year they are holding this event and there were no concerns. **A motion was made and seconded, (J. Wamser, J. Kara) to approve Pewaukee Youth Baseball's temporary beer permit for August 14th, 2018.** Motion Passed: 6-For, 0-Against.

8. Discussion and Possible Action Regarding the Proposed Certified Survey Map (PC #180621-1) for Neumann Development, Inc. for the Purpose of Combining Three Small Parcels Totaling 2.16 Acres Located on the West Side of Bluemound Road 315 Feet South of Morris Street into One Lot and Combining Three Large Parcels Totaling 19.66 Acres Located on the East Side of Bluemound Road 315 Feet South of Morris Street Into One Lot (PWC 0925-993, PWC 0925-990, PWC 0925-992) [Plan Commission 6/21/2018]

Mr. Wamser asked about the setback on Bluemound Road. Mr. Klein state it would be addressed when the contingencies on the rezoning are discussed. He said this was just combining the lots.

Mr. Bergman asked if this approval would be contingent on the rest of the items concerning this property being approved. Attorney Riffle stated it would be best to approve them all at the same time. The developer concurred that this too would be their preference. Mr. Weigel stated the second CSM is just preliminary. Through additional discussion it was determined that there were items missing to make the final determination on the items on the agenda.

The developer summarized the project. He stated they dropped off a conditional use permit this morning and would be going before the Plan Commission next month. The proposed project consists of a 60-unit condominium development, mainly consisting of four units per building. There will be two, two-unit buildings. There will also be a pool and clubhouse. The developer stated they plan on combining the parcels and then re-dividing them, so that the roads could be dedicated to the City.

Ms. Brown asked how this development would fit within the 2035 plan. Mr. Klein stated it would be under the density. Mayor Bierce called attention to the filing of the PUD to get around some of the ordinances. He stated he wasn't fully comfortable with this.

Attorney Riffle recommended the developer come up with one cohesive plan with rendering before bringing it to the next Common Council meeting. The developer stated they are facing some challenges right now that they are trying to work out. They said the County is recommending the road be shifted to the north a little bit.

Ms. Brown questioned why the City would take the dedicated street. Attorney Riffle stated the City doesn't want to take on private roads because the maintenance is a nightmare.

Mayor Bierce asked for a poll vote on the project. Mr. Kara stated in the past he has trusted the recommendations of the Plan Commission and would continue to do so. Mr. Wamser stated as long as the properties are owner-occupied and the issues with the setbacks are resolved, he'd be in favor of the

project too. Mr. Dziwulski stated he was agreeable to the plan. Mr. Grosch approved the general concept, but voiced his concerns related to density.

9. Discussion and Action Regarding a Proposed Certified Survey Map (PC #180621-2) for the 19.66 Acre Neumann Development, Inc. Property Located on the East Side of Bluemound Road and 315 Feet South of Morris Street for the Purpose of Dividing the Property into Two Lots (PWC 0925-993, PWC 0925-990, PWC 0925-992) [Plan Commission 6/21/2018]

There was no discussion or action take on this item.

10. Discussion and Possible Action to Approve **Ordinance 18-06** Rezoning the Neumann Development, Inc. Property from Rs-1, Single-Family Residential to Rm-1, Multi-Family Residential for the Purpose of Creating a Condominium Plat (PWC 0925-993, PWC 0925-990, PWC 0925-992) [Plan Commission 6/21/2018] *Second Reading*

There was no discussion or action taken on this item.

11. Discussion and Possible Action to Approve the Request to Replace the Current Yield Sign on West Bound Takoma Drive at the Mt. Vernon Intersection, with a Stop Sign

Mr. Weigel stated drivers are ignoring the yield sign and recommended replacing it with a stop sign. Mr. Dziwulski stated it was his personal experience that people aren't necessarily going to stop now that there is a stop sign. He just wanted to caution the residents that the situation may not get any better.

A motion was made and seconded, (J. Wamser, R. Grosch) to approve the stop sign at Takoma Drive and Mt Vernon. Motion Passed: 6-For, 0-Agaisnt.

12. Discussion and Possible Action to Make Appointments to Various Boards, Committees and Commissions

Mayor Bierce stated he did not have any appointments to make at this time.

13. Public Comment – None.

14. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

- Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved as authorized under Section 19.85(1)(g), Stats., specifically with regard to the City's Commerce Circle Manhole Repair and Spring Creek Church vs. City of Pewaukee.

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

A motion was made and seconded, (B. Dziwulski, J. Wamser) to adjourn into closed session at 8:09 p.m. Motion Passed: 6-For, 0-Against via roll call vote.

15. Adjournment – **A motion was made and seconded, (R. Grosch, C. Brown), to adjourn the meeting from Closed Session at 8:40 p.m.** Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

In attendance:

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

Also in attendance:

City Administrator S. Klein, Community Services Director K. Woldanski and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding Approval of Meeting Minutes Dated July 19th, 2018

A motion was made and seconded (C. Wunder, T. Janka) to approve the July 19th, 2018 meeting minutes. Motion Passed: 7-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use Petition for The Glen at Parkway Ridge Located on the East Side of Bluemound Road In Order to Develop a Two- and Four-Unit Condominium Community (PWC 0925993, PWC 0925992, PWC 0925990)

Mr. Klein stated no action was taken last time because it was all going to be contingent upon the rezoning and everything so action was put off until they came back with more detail. In addition, state law has changed and conditional use hearings must be done at the Common Council level, so the Plan Commission will be recommending approval of conditional uses rather than acting on them.

Mr. Klein referred to the recommendations stated on both Mr. Weigel's memo and the memo from Wrayburn Consulting.

Mr. Kevin Anderson with Neumann Companies stated they were not provided a copy of the memo from Mr. Weigel. Mr. Anderson referred to the sidewalk that goes around the outside of the circle for the roadway and up to Bluemound Road and noted that they did agree to take the sidewalk north to the intersection to allow the sidewalk in the right-of-way.

Discussion took place regarding several items on Mr. Weigel's memo and it was noted by Neumann Companies that they would all be taken care of. Chairman Bierce referred to the memo from Wrayburn Consulting and Mr. Neumann stated those items are in the works but are pending after conditional use approval so that they can authorize the next level of engineering and architecture.

Mr. Klein referred to item 5 on the Wrayburn Consulting memo related to the fire suppression system and noted that it may alternately be done by putting 30 feet between the buildings, having a minimum width on the driveways of 20 feet, and having non-combustible exterior materials in lieu of a fire suppression system. Mr. Neumann stated some buildings are only 25 feet apart and they would have no issue meeting the 30 foot separation. They also plan on using cement board siding which is a non-combustible material.

Mr. Klein stated the motion would be to recommend approval of the conditional use to the Council contingent upon final approval of the CSM, final layout of the buildings and that the recommendation only applies to this development under this plan. There would be no other conditions placed on it as long

as the Plan Commission is okay with the density and the details when they come in with their final working drawings. It would also be contingent on the City Planner and City Engineer's recommendations.

A motion was made and seconded (T. Janka, C. Wunder) to recommend approval with all of the contingencies listed. Motion Passed: 7-For, 0-Against.

4. Discussion and Possible Action Regarding the Approval of the Site and Building Plans for The Glen at Parkway Ridge Located on the East Side of Bluemound Road (PWC 0925993, PWC 0925992, PWC 0925990)

Mr. Klein stated this was for the site plan itself. The plan is still conceptual in that they are in the process of clearing the underbrush and dead trees, which may allow them to push some of the buildings a little further out and give them a little more distance between buildings. It was noted that the top elevation will be changed to be more like the developments in Sussex and Oconomowoc.

Mr. Bergman questioned if the nature trail was for the use of residents, and it was stated that it would be.

Mr. Klein stated this would be the final approval, but is also contingent upon all of the other actions. It does not go to the Council.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve contingent upon the provisions set forth in the previous motion. Motion Passed: 7-For, 0-Against.

5. Discussion and Action Regarding Approval of the Exterior Modification of Aqua Beauty Lounge as Relates to the Addition of an Overhang Attached to the Main Entrance of the Salon Located at W279 N2221 Prospect Avenue (PWC 0938995)

Mr. Klein stated this was coming back to the Plan Commission because the canopy did not fit the architecture of the building. This is based purely on aesthetics and the addition of the canopy.

A representative from Aqua Beauty Lounge stated the theme is transitional, rustic glam. Due to some architectural issues, the canopy must be rebuilt to be made a bit smaller. The architect stated the canopy was not part of the original plan and is considered part of the structure as far as the state code goes. In order for it to meet code, they must make it smaller to consider it an overhang instead of an addition to the building. The new canopy will be reconfigured to be two feet smaller and can be done using the exact same materials that are there.

It was noted that there was no plan or rendering available when the project was first proposed to the Plan Commission. They are requesting approval of the canopy look but reconfigured to be two feet shorter. The look will be the same.

A motion was made and seconded (K. Salituro, C. Wunder) to approve the canopy as modified. Motion Passed: 7-For, 0-Against.

6. Discussion and Action Regarding the Release/Termination of the Declaration of Restrictions for the Meadow Creek Center in the Village of Pewaukee

Mr. Klein stated this is the property on the corner of Highway 164 and Swan Road and is being proposed for multi-family housing. When this land was annexed to the Village, they had a declaration of

restrictions that the City would have to sign off on to allow what they proposed to do. The Village is asking for the declaration of restrictions to be terminated so that they can go ahead with what is being proposed, but the other option is that we can weigh in on it, being that it is multi-family. They are proposing nine units per acre, which is typically more than what we allow for our densities. Mr. Klein felt it may be appropriate to actually see what they are proposing and give input to the Village.

Chairman Bierce saw no reason to just release it.

Mr. Klein mentioned that it may be a CBRF, and he felt the Village has a lot of housing like this for the elderly, which does have an impact on Fire Department rescue calls. He stated he would like the Fire Chief to weigh in on it.

Mr. Janka suggested tabling the item until we receive more information.

A motion was made and seconded (T. Janka, S. Sullivan) to table the item. Motion Passed: 7-For, 0-Against.

7. Discussion and Action Regarding the Revised Site Plans for the Lake Country Commons Development on the Pewaukee Golf Course Property Located at N12 W26506 Golf Road (PWC 0944994)

Mr. Klein stated the plans have changed after meeting with the neighbors, especially with the number of rental units and multi-family units.

Mr. Sonny Bando stated there were four main issues that were heard at the neighborhood meeting, including the increase in traffic, the amount of light that would be generated, the noise from the activities, and the security. There was also a concern about the visual obstructions from the development to the neighbors nearby.

Larry Schneider with Plunkett Raysich Architects stated the major change was to take away the back nine golf course that was originally planned to be retained. There will be 64 units of multi-family housing being placed in that area.

Another major change is that the stadium orientation is now rotated away from the residential properties for the reason of sound.

The six lacrosse fields that were anticipated have now been eliminated and replaced with one additional baseball diamond located southeast of the planned multi-family housing area.

Mr. Schneider referred to the density changes and stated initially there were 400 units planned with 200-plus units of multi-family and 200 units of senior housing. That has been reduced to 64 units of multi-family and 130 units of senior housing. The senior housing has been re-oriented further away from the existing residential area. All of this general area to the south of the residential development has been left open in this plan. It is 144 acres with about 200 units, which translates to about three quarters of an acre per unit, which is a low density.

There were also changes made related to the roads. There is an anticipated gate to separate the multi-family from the baseball fields. It would restrict people from entering the multi-family loop. There was also discussion about an emergency egress from this parcel for the Fire Department.

The other piece in the plan includes some minor changes relative to a smaller little league field and play field that was not identified earlier.

Mr. Schneider also noted there is a wetland plan indication on the plan. A lot of the wetlands on the north piece are manmade as part of the golf course and filling them would not be a problem, however they will attempt to enhance them instead.

Discussion then took place regarding the elevations in relation to the existing housing. There is a 32 foot setback from the existing condos to the property line and 130-plus feet from that property line to the senior housing development. As the crow flies, it is approximately 170 feet from the corner of the closest condominium to the proposed corner of the senior housing. It is about 900 feet from the closest condo to the closest corner of the stadium.

Discussion took place regarding the emergency entrance and gate that intersects with Milkweed Lane. It would be controlled by fire and police sensors only, and they would maintain it. It would not be accessible to cars. Mr. Klein mentioned that the details would have to be worked out. There are problems with gates in the winter regarding plowing, as well as mutual aid issues.

John Bieberitz from Traffic Analysis and Design stated Waukesha County approval would be required, as the site does Golf Road and a traffic impact study would be needed. The study would determine what improvements will be needed to accommodate the additional development traffic.

Greg Smidt from Musco Lighting stated the project would be budgeted and developed using LED technology. He stated light pollution is a concern, but the spill glare issues are typically eliminated and they have made huge improvements. He noted that LED technology is ten-fold over HID technology for the reduction of glare.

Chairman Bierce asked about going somewhere to see this lighting in use and to walk it off to see where it gets dark. Mr. Smidt replied that Waukesha North, South or West all have Musco LED lighting on their fields and he'd be happy to put something together. He felt that due to the distances we're dealing with and the orientation of the field with this project, the spill and glare would really not be an issue.

Chairman Bierce was concerned about the lighting in the parking lot because the end of the lot seems a lot closer to the residential units than the stadium does. Mr. Smidt stated Musco was not doing the parking lot lighting but he did not believe it would be a problem because of the lower light levels of a parking lot.

Mr. Schneider then read a letter aloud from Kim Leonard from Professional Audio regarding sound and decibel levels in the stadium. Discussion took place regarding sound studies for ball games and concerts.

Mr. Bando then noted that they would have private security staff thru Ed Baumann, who provides security for Miller Park, Marquette, and other large venues.

Mr. Bando then introduced Sal Bando, who has been thru a number of smaller-league ball park developments. Mr. Sal Bando then discussed his experience traveling the United States to various ball parks.

Ms. Wunder asked what the noise would be like for the hospital now that the stadium has been turned. Mr. Schneider stated the sound system will be designed specifically for this site and specifically in a residential area with the intent to limit noise.

Rod Grimme (W269 N2053 Meadowbrook Road) felt this was not great for our community. He did not want to pay for this and he questioned who would be paying. He felt traffic would be a nightmare on Golf Road. Mr. Grimme also felt the emergency access would be a real road. He wants to keep the cheap taxes.

An unnamed woman in the audience questioned the wetlands as relates to the placement of the stadium.

Carol White (N22 W26497 Shooting Star Court) stated she attended the informational meeting and the apartments were originally shown to be on the front nine, but now they've been moved to the back nine. She did not believe most people in Deer Haven knew this. She felt the population density is enough and they will lose all of their peace and quiet behind them. Mrs. White felt Deer Haven should be included in this discussion.

Jim White (N22 W26497 Shooting Star Court) stated the back nine was not originally a part of this and there was half a mile between them and the ball park. Now there will only be 1,000 feet between them and parking and lighting and the residential area. He suggested there be another public interaction and question and answer period.

Natalie Kiefer (N16 W26521 Meadowgrass Circle) stated she wants safe housing. She questioned why they were considering a plan for more senior housing. She also questioned if the airport has weighed in on lighting issue, and the developers confirmed that they have spoken to the airport. Ms. Kiefer did not want to see a TIF and she suggested the developers pay for it themselves. She also did not believe Milkweed Lane would be a good emergency access road.

Mr. Klein clarified that Milkweed Lane would not be meant as the primary emergency access. The primary access is always off of Golf Road, so Milkweed Lane would be just another way in.

Debra Sonderhouse (N16 W26553 Conservancy Drive) was concerned about the traffic. She questioned the possibility of future development that was marked on the plans. Ms. Sonderhouse felt this would change the elements of nature around them.

Mr. Klein referred to the future development aspect and he stated nothing else would be allowed there unless the developer proposes it now. This is a master plan.

Mary Gunther (N17 W26422 Meadowgrass Circle) referred to the wildlife and did not want to lose that. She also felt the traffic is congested.

Adam Dobberstein (N37 W23488 Broken Hill Circle) stated he was the Pewaukee High School baseball coach, and the development group has met with Pewaukee schools to discuss this stadium being the home for the high school teams. He felt this was a good opportunity for the kids in the community and he has personally spoken with hundreds of people in the community that are excited about this. There is overwhelming support for this development. Mr. Dobberstein felt the developers listened to the residents and made the proper modifications. He felt this type of project would drive up property values because it would make Pewaukee a place where people want to live.

Ray Brooks (N15 W26525 Golf View Lane) questioned if Mr. Dobberstein talked to all of the property owners in the room.

Christine Howard (N16 W26487 Meadowgrass Circle) appreciated that the developers removed the apartments in the front. She felt traffic was a big issue. She then referred to the gated access road and noted that it was recommended that the road not be gated. Mr. Klein pointed out that that was simply a

recommendation from the Public Works Director as relates to snow plowing. Ms. Howard felt it was a great project, she was just concerned about the traffic.

An unnamed woman in the audience questioned the road coming out next to the clubhouse and the developers stated no plans have been finalized yet as to where exactly it will be placed, but it will be in the vicinity.

Adam Neylon (1357 Lake Park Court, Village of Pewaukee) stated he was supportive of this project and felt it would do a lot to help the community. The state is struggling to have people stay in Wisconsin and there are record unemployment rates. This is the type of thing that will be attractive to young families for people to move into the community. He felt the major concern from people was the noise from the lacrosse fields, but those have now been eliminated.

Mr. Klein pointed out that other proposals have come in for everything from massive multi-family developments to industrial uses to hotels. Something will go here, and he asked that the residents keep it in their minds what is acceptable and what is not. There is a lot of pressure to develop land in the City, as there is not much more land available.

Mr. Bergman questioned who would be paying for this and he questioned if they would be doing a TIF. Mr. Bando stated they would be paying for all of the infrastructure thru a developer's TIF and once the properties are up and stabilized after three years the taxes would be paid back. They will fund it all themselves and have all of the risk themselves.

Mr. Bergman stated the initial design submitted in March had a \$65 million tax base, and he questioned if there was an adjustment to that number with the changes that have been made. Mr. Bando felt the senior housing would come out to \$25 to \$35 million, the apartment project would come out to \$10 to \$15 million, the stadium would come out to \$6 to \$8 million, and the total would be \$65 million in assessment value. It was initially close to \$85 in the original project.

Mr. Bergman felt a floodplain map was missing from the plans. The developers noted that the senior housing just touches the floodplains, so they would be compensating behind the building. They would have a more detailed study done, but that is why they show the future development because until that floodplain is pinned down, not much could really go there.

Mr. Sullivan felt the big issue was the traffic situation. It is basically a long cul-de-sac that will have thousands of people coming out onto Golf Road.

Mr. Klein felt the developers need to know how the Commissioners feels about this, because the next steps for them are going to cost a lot of money. Mr. Bando agreed and stated this is the last go at it. They have a lot of engineering work to do. The entire west side of the property is being untouched and they are trying to respect a lot of space for the current neighbors. He did not believe they could deviate much more from this plan.

Chairman Bierce suggested taking a straw poll and asked the Commissioners if they would buy into this project if the developers were able to get thru all of these hurdles in a financial fashion acceptable to the City.

Mr. Sullivan questioned if the road could connect by GE at the northeast corner of the property. Mr. Klein felt that could be another possible access. Mr. Bando noted that that area is very private and the land for sale there is not cheap. He felt it would be difficult to make that work.

Mr. Sullivan reiterated his concerns over traffic and could not say yes until he saw more work done on traffic issue.

Ms. Wunder was not convinced that this is the right location for this development.

Mr. Janka stated he was totally against rental units.

Chairman Bierce stated he was in favor of it but he does not like the multi-family

Mr. Linsmeier felt conceptually there was a lot of attractiveness to this but he was concerned about the details such as traffic, noise, and the multi family. He was intrigued with the concept.

Mr. Bergman stated his concern was the traffic as far as having a single access point, especially when adding in the multi-family along with the 2,500-seat baseball stadium. He was not keen on the baseball use with the apartments.

8. Discussion and Action Regarding the Conceptual Site Plan for 29 Two-Family Residential Buildings on the Stenz Property Located at the Northwest Corner of Golf Road and CTH G (PWC 0940999001)

Mr. Klein stated it is a tricky site because of its natural characteristics and it borders a single-family residential development.

Mr. Jim Forester felt two-family would be appropriate in this area. The site has some issues with wetlands and corridors and so they are trying to accommodate the City Planner's comments with respect to different layouts.

Mr. Klein reminded the Commissioners that this is conceptual, and so they need to decide if this is the right use for the property. They would be infringing on the environmental corridors, so the developer would need some input as to what the best use for this property is. He felt it should still be residential.

Chairman Bierce commented that he is not a big proponent of multi-family and questioned why they could not do single-family here. He did not believe the residents on Lakefield Drive would want to connect to Golf Road.

Mr. Janka felt there was a difference in multi-family between rental apartments and owner-occupied condominiums. He was more receptive to condominiums than he was rental apartments. He felt the density was a bit too much and he suggested less buildings. He also wanted to see a club house.

Mr. Sullivan felt this was too dense. He stated he would rather see condos than apartments.

Mr. Dan Scardino, a representative for the developer, stated once the wetland delineation takes place, there would be some extra room in the northwest corner that would allow for the properties to be separated a little more.

Discussion then took place regarding traffic as relates to Lakefield Drive and the connection to Golf Road.

Mr. Bergman stated he did not have a problem with this coming onto Golf Road. He agreed that it was way too dense, but he did not see a reason for the temporary cul-de-sac to be made into just an emergency access. He felt the homes at the end of the cul-de-sac knew that the road would eventually connect.

Mr. Scardino felt the developer was willing to do whatever staff and the Plan Commission recommended. He wanted to make sure they addressed the neighbors.

Mr. Scardino felt there would be some sort of retention with storm water in between the development. Mr. Sullivan stated he would rather not see that. Mr. Forester mentioned that they would heavily landscape around every entrance and the houses.

Mr. Scardino then referred to buildings 9 thru 17 and stated they would have lookout basements so that the traffic areas visible to the road would have nice decks and windows. It would appear as more substantial of a building with a story and a half.

Rod Grimme (W269 N2053 Meadowbrook Road) felt the area was very swampy and there were a number of creeks in the woods.

Mr. Scardino questioned what the goal was for the density and if it was the view from the street scape versus the amount of units, or if it was a traffic concern. He questioned if it was the number of units or the visual from the roadway.

Mr. Klein stated the density matches land use plan, but there are natural characteristics that infringe on that. The environmental corridors are actually mapped on the site. He questioned if units could ever be located in the out lots. Mr. Forester stated it just did not work in the layout.

Mr. Klein suggested getting a preliminary check by an arborist to see what there is of quality on the site. Mr. Sullivan was concerned about having the site checked for environmental corridors because of the springs on the site.

Mr. Klein questioned if anyone was opposed to residential on this site, and if anyone was opposed to duplex condos. The Commissioners were in favor of this idea.

9. Adjournment

A motion was made and seconded (K. Salituro, D. Linsmeier) to adjourn the meeting at 9:18pm.

Motion Passed: 7-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:

Mayor Steve Bierce, Aldermen B. Bergman, C. Brown, B. Dziwulski, R. Grosch, J. Kara, and J. Wamser.

Also in Attendance:

Attorney V. Anderson, Administrator S. Klein, DPW Director J. Weigel, Lieutenant B. Ripplinger, and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance – Mayor Bierce called the meeting to order at 7:00 p.m.
2. Public Comment - None.
3. Consent Agenda
 - 3.1. Approve Common Council Meeting Minutes Dated August 20, 2018
 - 3.2. Approve Accounts Payable Listings
 - 3.3. Approve Bartender Licenses
 - 3.4. Approval of **Resolution 18-09-19** Committing to Required Funding for the Pewaukee Public Library and Requesting Exemption from the 2018 Waukesha County Library Tax Levy for 2019 Purposes

Mayor Bierce removed Item #3.1 because the minutes were not available. Mr. Grosch asked that Item #3.4 be removed for discussion.

A motion was made and seconded, (B. Dziwulski, J. Kara) to approve the remaining items on the consent agenda. Motion Passed: 6-For, 0-Against.

- 3.4 Approval of **Resolution 18-09-19** Committing to Required Funds for the Pewaukee Public Library and Requesting Exemption from the 2018 Waukesha County Library Tax Levy for 2019 Purposes

Mr. Grosch questioned why they were approving funds pertaining to the 2019 budget when they have not seen the proposed document yet. Mr. Klein stated the City is required to spend at least the three year average of the previous Library expenditures in order to be exempt from the County library tax.

A motion was made and seconded, (R. Grosch, B. Bergman) to approve Resolution 18-09-19 committing to required funds for the Pewaukee Public Library and requesting exemption from the 2018 Waukesha County library tax levy for 2019 purposes.

Motion Passed: 6-For, 0-Against.

4. Discussion and Possible Action Related to Initial **Resolution 18-09-23** Authorizing \$1,445,000 General Obligation Bonds for Water System Improvements

Phil Cosson with Ehlers was present for this item. He said the City has a solid Moody's rating of Aa1 which would allow them to go out for competitive bids. He stated staff will be involved with a conference call with Moody's to confirm the bond rating the first week October. He said the closing will take place November 1st.

A motion was made and seconded, (B. Bergman, R. Grosch) to approve Resolution 18-09-23 authorizing \$1,445,000 general obligation bonds for water system improvements.

Motion Passed: 6-For, 0-Against.

5. Discussion and Possible Action Regarding **Resolution 18-09-24** Directing Publication of Notice to Electors

A motion was made and seconded, (B. Bergman, R. Grosch) to approve Resolution 18-09-24 Directing Publication of Notice to Electors. Motion Passed: 6-For, 0-Against.

6. Discussion and Possible Action Regarding **Resolution 18-09-25** Providing for the Sale of \$1,445,000 General Obligation Water System Bonds

A motion was made and seconded, (J. Kara, B. Dziwulski) to approve Resolution 18-09-25 providing for the sale of \$1,445,000 general obligation water system bonds.

Passed: 6-For, 0-Against.

7. Discussion and Possible Action to Approve the Proposed Amendment to the Wethersfield Subdivision and Adjacent Land Declaration of Restrictions Related to Section B.4. Removing the Requirement that all Shingles be a "Weatherwood" Color

Chuck Stevens (N36W22652 Long Valley Road) was present for this item. He stated there were enough signatures for the property owners within the homeowners' association to allow for the change. He stated it also needed the support of the Common Council and the County. Mr. Stevens stated the homeowners would then be allowed to choose from 18 color choices.

Mr. Bergman stated the same roof color helps to blend all the roof lines together to give the subdivision a nice characteristic.

A motion was made and seconded, (J. Kara, J. Wamser) to approve the proposed amendment to the Wethersfield subdivision and adjacent land declaration of restrictions related to Section B.4. removing the requirement that all shingles be a "weatherwood" color.

Motion Passed: 5-For, 1-Against (B. Bergman)

8. **Public Hearing** and Possible Action Related to the Conditional Use Permit for Aspire Dance LLC to Operate a Dance Studio for Children and Adults Located at W238 N1700 Rockwood Drive (PWC 0954-998-016) and Consideration of the Plan Commission (PC 7/19/2018) Recommendations

Mr. Klein stated staff has reviewed the request and recommended approval of the conditional use.

Mayor Bierce opened the public hearing. No one expressed an interest in speaking and the public hearing was immediately closed.

A motion was made and seconded, (C. Brown, B. Dziwulski) to approve the conditional use permit for Aspire Dance LLC to operate a dance studio at W238 N1700 Rockwood Drive.

Motion Passed: 6-For, 0-Against.

9. **Public Hearing** and Possible Action Related to the Conditional Use Petition for the Glen at Parkway Ridge Located on the East Side of Bluemound Road In Order to Develop a Two and Four-Unit Condominium Community (PWC 0925-993, PWC 0925-992, PWC 0925-990)

Mr. Kevin Anderson from Neumann Development was present for this item.

Mr. Klein stated an extensive staff report was prepared with several contingencies.

Mayor Bierce opened the public hearing. No one expressed an interest in speaking and the public hearing was immediately closed.

Mr. Anderson asked if the Council would entertain doing a straw poll to determine whether or not there was support for the development. Everyone supported the project as long as the conditions were satisfied.

Mr. Anderson asked the City to table this item.

A motion was made and seconded, (B. Dziwulski, J. Kara) to table the conditional use request.

Motion Passed: 6-For, 0-Against.

10. Discussion and Possible Action Regarding Proposed Preliminary Certified Survey Map (CSM #180621-2) for the 19.66 Acre Neumann Development, Inc. Property Located on the East Side of Bluemound Road and 315 Feet South of Morris Street for the Purpose of Dividing the Property Into Two Lots (PWC 0925-993, PWC 0925-990, PWC 0925-992)

Mr. Klein stated this CSM should be approved contingent upon the map being revised to list the various comments of staff.

A motion was made and seconded, (C. Brown, J. Wamser) to approve preliminary certified survey map #180621-2 contingent upon the revisions requested by staff being reflected on the map.

Motion Passed: 6-For, 0-Against.

11. Discussion and Possible Action Regarding the Proposed Certified Survey Map (CSM #180621-1) for Neumann Development, Inc. for the Purpose of Combining Three Small Parcels Totaling 2.16 Acres Located on the West Side of Bluemound Road 315 Feet South of Morris Street into One Lot and Combining Three Large Parcels Totaling 19.66 Acres Located on the East Side of Bluemound Road 315 Feet South of Morris Street into One Lot (PWC 0925-993, PWC 0925-990, PWC 0925-992)

Mr. Klein stated this map should have been taken up prior to the previous CSM. He said each side of Bluemound will be a separate CSM.

Mr. Weigel stated the special assessments on this land should be enacted upon 19.66 2.6 acres.

A motion was made and seconded, (J. Kara, B. Dziwulski) to approve CSM 180621-1 contingent upon the staff comments being documented on the map and the payment of the special assessment charges be paid to the Treasurer's office. Motion Passed: 6-For, 0-Against.

12. Discussion and Possible Action Regarding **Ordinance 18-06** to Rezone the Neumann Development, Inc. Property Located on the East Side of Bluemound Road from Rs-1, Single-Family Residential to Rm-1, Multi-Family Residential for the Purpose of Creating a Condominium Plat (PWC 0925-993, PWC 0925-990, PWC 0925-992)

Mr. Anderson requested the rezoning of the property be tabled.

A motion was made and seconded, (B. Dziwulski, R. Grosch) to table the rezoning ordinance for the Neumann Development. Motion Passed: 6-For, 0-Against.

13. Update Related to the 2nd Quarter Police Services

Lieutenant Ripplinger was present for this item. He said there was nothing out of the ordinary to report. He mentioned that calls for service were still rising. He stated the department is continuing to focus on community policing. He also addressed the concerns of comments made regarding the increase of crime in the Spice Creek area. He said Deputies are reaching out to property owners asking them to be proactive and make sure they lock the doors of their homes and cars to make them less of a target.

14. Discussion and Possible Action Regarding the Fluid Leakage from Vehicles Owned by John's Disposal

Mr. Dziwulski stated he received a complaint from one of the residents in his district regarding hydraulic fluid left on the streets by the Johns Disposal vehicles. He stated this was not good for the roads and staff needs to contact Johns to put a stop to it. It was mentioned that the City has an ordinance regarding hazardous materials on the roadway which would allow the Sheriff's Department to issue citations if this issue is not corrected.

Mr. Weigel was directed to work with the City Attorney to come up with a course of action.

15. Award of the City Hall Water Tower Demolition Contract to the Lowest Qualified Bidder, Iseler Demolition, Inc. Based on the Lowest Qualified Bid of \$71,800.00

Mr. Weigel stated the proposed project was only for the removal of the water tower, the cement base would remain. He said Ruekert & Mielke has suggested certain contingencies be met before approving the contract.

A motion was made and seconded, (B. Bergman, B. Dziwulski) to award the contract to Iseler Demolition in the amount of \$71,800.00 contingent upon satisfactorily satisfying the contingencies recommended by Ruekert & Mielke. Motion Passed: 6-For, 0-Against.

16. Discussion and Possible Action to Approve the Duplainville Road Bridge State/Municipal Agreement Attendant to the Grant Award

Mr. Weigel stated the City applied for a grant approximately two years ago which would cover approximately 80% of the cost of the bridge replacement. He said the City's attorney has recommended changes to the agreement but fully expects the request will be rejected. He said he has budgeted \$95,000 in the 2019 budget to design the project. The actual construction would take place another year or so after that.

A motion was made and seconded, (J. Wamser, B. Dziwulski) to approve the State/Municipal Duplainville Road bridge agreement and attendant grant award. Motion Passed: 6-For, 0-Against.

17. Discussion and Possible Action to Approve the Release of the Payne & Dolan Letter of Credit (US Bank SLCWMIL04339) in the Amount of \$150,000 and Accept the Dedication of the Storm Sewer Constructed Under the Agreement

Mr. Weigel stated as part of the Waukesha Lime and Stone / Payne & Dolan quarry expansion they constructed nearly \$2 million worth of concrete storm sewers which they wish to dedicate to the City. Since the project has been completed he recommended the full release of the letter of credit and accepting the storm sewer dedication.

A motion was made and seconded, (B. Bergman, J. Wamser) to release the Payne & Dolan letter of credit in the amount of \$150,000 and accept the storm sewer dedication. Motion Passed: 6-For, 0-Against.

18. Discussion and Possible Action to Approve **Resolution 18-09-17** Adopting the Lindsay Road Water Main Extension Engineer's Report and Special Assessments

Mr. Weigel stated the improvements were done back in 2015 but it takes time to true up all the costs. He stated all the final assessments being presented this evening were either at the amount originally quoted at the public hearing or less. He said the terms remain the same as well.

A motion was made and seconded, (B. Bergman, J. Wamser) to accept the Engineer's report related to the Lindsay Road water main extension and approve Resolution 18-09-17 establishing the special assessments. Motion Passed: 6-For, 0-Against.

19. Discussion and Possible Approval of **Resolution 18-09-18** Approving the Engineer's Report and Finalizing the Special Assessments for the Rehabilitation of Swan Road and Water Main Extension

Questions were raised regarding the different special assessment charges for the parcels on the Engineer's report. Council also asked about the deferments. Mr. Weigel explained there were various parts to this project that determined how the costs were derived.

A motion was made and seconded, (B. Dziwulski, R. Grosch) to accept the Engineer's report related to the Lindsay Road water main extension and approve Resolution 18-09-17 establishing the special assessments. Motion Passed: 6-For, 0-Against.

20. Approval of **Resolution 18-09-20** Adopting the Final Assessments and Engineer's Report for the Rehabilitation of Lakefield Drive, Oak Spring Court, Cabin Creek Court, and the Lakefield Drive Water Main Extension

Mr. Weigel stated the property owners never have to hook up to the system because it was the City's decision to loop the water system. He asked that the Council never make that determination again because it is very costly to have pipes in the ground with no one connected to them.

A motion was made and seconded, (J. Kara, J. Wamser) to accept the Engineer's final report regarding the Lakefield Drive, Oak Spring Court, Cabin Creek Court and Lakefield Drive water main extension and approve Resolution 18-09-20 establishing the final assessments.

Motion Passed: 6-For, 0-Against.

21. Discussion and Possible Action of **Resolution 18-09-21** Finalizing the Special Assessments and Final Engineer's Report for the Duplainville Road & Weyer Road Water Main Extension

Mr. Weigel stated this was a secondary water relief for the area.

A motion was made and seconded, (J. Wamser, B. Dziwulski) to accept the Engineer's report and approve Resolution 18-09-21 finalizing the assessments for the Duplainville Road and Weyer Road water main extension. Motion Passed: 6-For, 0-Against.

22. Discussion and Possible Action to Approve **Resolution 18-09-22** Adopting the Engineer's Report and Approving the Special Assessments (Water RCA's) for the Expanded Region Along Lindsay Road

A motion was made and seconded, (J. Kara, B. Dziwulski) to accept the Engineer's report and approve Resolution 18-09-22 establishing the reserve capacity assessment hook-up fees.

Motion Passed: 6-For, 0-Against.

23. Discussion and Possible Action to Award the Lindsay Road 2018 Maintenance Overlay Contract to the Lowest Bidder, Poblocki Paving Based on the Lowest Qualified Bid of \$73,534.00

Mr. Weigel stated he was proposing a maintenance overlay on Swan Road west to the sports complex. He stated \$100,000 was budgeted for this project and it would not be an assessable.

A motion was made and seconded, (C. Brown, B Dziwulski) to award the contract to the lowest qualified bidder, Poblocki Paving, in the amount of \$73,534.00. Motion Passed: 6-For, 0-Against.

24. Discussion and Possible Action Regarding the 2014 Annexation Agreement with the Town of Lisbon Related to the CELA Development and Authorizing the Payment of \$1,158.50 to Cover the Equivalent of Five (5) Years of Property Taxes to the Town

Ms. Tarczewski stated she was contacted by the Administrator from the Town of Lisbon regarding the original agreement and it was determined that no payments were ever made to the Town.

A motion was made and seconded, (J. Wamser, B. Dziwulski) to authorize the payment of \$1,158.50 with the funds coming out of the Contingency Fund. Motion Passed: 6-For, 0-Against.

25. Discussion and Possible Action to Set the Schedule for 2019 Budget Process

No action was taken. The schedule provided was acceptable to the Council members.

26. Discussion and Possible Action to Approve the Temporary Beer License for This Time Tomorrow Foundation to Hold a "Strike Out Cancer" Softball Tournament on September 29th, 2018 at Nettesheim Park Located at N26 W27495 Prospect Avenue

A motion was made and seconded, (B. Bergman, B. Dziwulski) to approve the temporary beer license for This Time Tomorrow Foundation on September 29th, 2018.

Motion Passed: 6-For, 0-Against.

27. Discussion and Possible Action to Start the Monday, October 15th Common Council Meeting at 6:00 p.m. to Accommodate for the San Francisco 49ers and Packers Game

No action was taken. The time change was acceptable to the Council members.

28. Reminder that the Next Common Council Meeting is Scheduled for Monday, September 24, 2018 at 6:00 p.m.

29. Public Comment - None.

30. Adjournment

A motion was made and seconded, (J. Kara, J. Wamser) to adjourn the meeting at 9:05 p.m.

Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer



Wrayburn Consulting, LLC

info@wrayburnconsulting.com

13500 Watertown Plank Road, Suite 100

Elm Grove, WI 53122

262-893-3903

Date: August 7, 2018

To: City of Pewaukee Plan Commission
Scott Klein, City Administrator

From: Nick Fuchs, Wrayburn Consulting, LLC

RE: The Glen at Parkway Ridge Conditional Use and Condominium Plan Review

Project Description and Analysis

The applicant, Neumann Developments, Inc., filed Applications for a Rezoning, Conditional Use, Certified Survey Map, Preliminary Certified Survey Map and a Condominium Plan for development of sixty (60) condominium units located at N27W25250, N27W25284 and N28W25206 Bluemound Road. Note that the rezoning and certified survey maps were approved at the June 21, 2016 Plan Commission meeting.

The subject properties are now zoned RM-1 Multiple-Family District. The properties are designated as Medium Density Residential on the City's 2050 Future Land Use Map.

Conditional Use/Condominium Plan

The Condominium Plan includes 60-units within 16 buildings as well as a clubhouse and in-ground swimming pool. The buildings comprise of fourteen 4-family dwellings and two 2-family dwellings (Building Nos. 12 and 15). The site plan also includes four storm water ponds proposed at the corners of the development. With 17.7 developable acres, the proposed density is approximately 3.39 dwelling units per acre, which complies with the RM-1 District maximum density of 6.00 dwelling units per net acre.

The site plan includes a mowed trail that connects to the existing adjacent County mowed trails. Note that it was suggested that the trails extend and connect to the sidewalk along the proposed public street directly, opposed to ending at the shared drives between condominium units. The suggestion is to provide for better connectivity and accessibility by providing access that is less intrusive to the condominium owners and more inviting to other residents.

The applicant has indicated that tree impacts will be mitigated and are proposing that every healthy tree, except for buckthorn, elm and ash, of 6-inches or larger be replaced within common spaces, private yards or possibly on County land. The applicant has also noted that pine trees will be planted and relocated on the southern portion of the development.

The applicant provided a letter from the Wisconsin Department of Natural Resources, dated June 26, 2018, indicating review of a wetland delineation report prepared by Stantec Consulting Services, Inc. and concurrence that no wetlands currently exist on the subject properties. The Southeastern Wisconsin Regional Plan Commission mapping identifies the entire northernmost property and portions of the two properties to the south as a Primary Environmental Corridor. There is no floodplain per FEMA mapping.

The applicant is requesting several waivers from the Zoning Code, such as front yard setbacks and building separation requirements. If deemed appropriate and considered a “mixed use” two and four family development, the Plan Commission may approve the requested waivers per Section 17.0908 (below).

17.0908 SPECIFIC PLANNED PROJECT MODIFICATION

When a development project such as an industrial or office park, shopping center, or mixed use development is proposed which involves specific development proposals which meet the intent of the individual district regulation(s) but cannot meet a specific requirement, and when the approval of such development would not set a precedent that would be detrimental to the City if it is approved in like circumstances, the Plan Commission may, after thorough review, make such specific modification in their approval of the specific project.

Note that the applicant has only provided sample architectural and landscape plans, and a lighting plan has not yet been provided. Further review of final grading, erosion control and storm water management plans is also still needed. It should be noted that the Fire Chief has indicated concerns and is recommending that the buildings contain a fire suppression system (i.e. sprinklers) or a greater building separation distance and wider driveways be provided.

Recommended Motion

A motion to recommend approval of the Conditional Use Permit for development of the Glen at Parkway Ridge subdivision, subject to the conditions contained within the Plan Commission report dated August 7, 2018 [below].

1. A final Landscape Plan shall be submitted for City staff review and approval prior to issuance of a Building Permit.
2. Final architectural elevations shall be submitted for City staff review and approval, prior to issuance of a Building Permit.
3. Final grading, erosion control and storm water management plans shall be submitted for Engineering Department review and approval prior to any land disturbing activities.
4. A tree mitigation plan shall be submitted, for City staff review and approval, to compensate for trees impacted by the construction of the development and storm water ponds, prior any land disturbing activities. Tree mitigation shall occur onsite. Alternatively, the applicant may request tree replacement to occur within City right-of-way or other properties outside of this development, subject to review and approval by City staff.
5. All units shall contain a fire suppression system, subject to review and approval by the Fire Chief. Alternatively, the applicant may increase building separation distances to a minimum of 30-feet, driveway widths to a minimum of 20-feet and utilize a noncombustible exterior in lieu of installing fire suppression for each individual unit.
6. Sidewalks and street trees shall be located within condominium association owned property.
7. The parking lot adjacent to the clubhouse shall maintain a minimum 10-foot setback from the public right-of-way.
8. Southeastern Wisconsin Regional Planning Commission approval for any impacts to the Primary Environmental Corridor shall be obtained, prior to any land disturbing activities.



December 14, 2018

City of Pewaukee
W240 N3065 Pewaukee Rd.
Pewaukee, WI 53072

RE: Parkway Ridge Condominium Development
Condominium Plan Submission
Bluemound Rd. & HWY 16

Neumann Developments, Inc is hereby requesting final approval of the Condo CSM, Re-Zoning petition, Conditional Use Permit and re-submitting Preliminary Condominium Plans for The Glen at Parkway Ridge, condominium community. This information is being submitted in response to the requests being tabled at the Plan Commission meeting on September 19th, to develop the site as a duplex condominium project.

We are requesting action on the following items:

1. Re-Zoning – modify zoning to Rm-1 PUD; for duplex & double-duplex condominiums
2. Condo CSM – divide condo area from ROW
3. Conditional Use Permit – initial layout plan for a 58-unit condo community (13 – double-duplex, 3 – duplex units and a clubhouse building)

As part of this request; we are requesting a WAIVER/VARIANCE from the zoning code Section 17.0414 as follows:

1. Section a.(1) – states “three to eight unit multiple-family structures”
 - 1.1. We request Two to Four unit multiple-family structures
2. Section c.(1) - states “The minimum PUD development area shall be 25 acres.”
 - 2.1. Our lot is 19.66 acres
3. Section c.(2) – states “The minimum PUD lot or space area shall not be less than 0.33 acre with not less than 4,840 sf per dwelling unit”.
 - 3.1. Our project (58 units) is 0.338 acres per unit.
 - 3.2. A condo unit is 1,200sf to 1,800sf/unit; we request a minimum of 1,200sf/unit (2,400sf per duplex & 4,800sf for a double-duplex)
4. Section c.(5) – states “no detached principal structure shall be located closer than 40 feet “



- 4.1. Our request is that no structure shall be located closer than 30 feet from another structure.
5. Section f.(1) – states “a minimum building (or street) setback of 35 feet from the street right-of-way”.
 - 5.1. We request a minimum “front” setback of 10 feet from the right-of-way.
 - 5.2. A minimum of 35’ setback from Bluemound Road
6. Section f.(3) – states a “rear yard (setback) of not less than 35 feet”
 - 6.1. We request changing to a 35’ setback from property lines, excluding the right-of-way for a street setback which is requested as 10’.

We are proposing to build the structures with a minimum 30’ building separation. Exterior siding and roofing materials to be either non-combustible or Class “A” fire rated to satisfy the fire marshals requirements. Fire suppression systems will not be installed.

Please place these items on the January 17th Plan Commission Agenda for action and recommendation to the Common Council. Enclosed with this letter is fifteen (15) copies of each submission and attachment documents. A pdf file of each will also be emailed to Amy Hurd and Nick Fuchs.

Please advise if any further information is required concerning this submittal. If you have any additional questions or concerns, please feel free to contact me at 262-542-9200.

Sincerely,

12/14/18

Eric Obarski
Neumann Developments, Inc.

LOCATION MAP



LEGEND & SYMBOL KEY

LEGEND	SYMBOLS
EXISTING BURIED ELECTRIC	EXISTING ELECTRIC BOX
EXISTING OVERHEAD ELECTRIC	EXISTING GAS VALVE
EXISTING GAS	EXISTING TELEPHONE BOX
EXISTING TELEPHONE	EXISTING TV BOX
EXISTING TV	EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER	EXISTING STORM SEWER MANHOLE
EXISTING STORM SEWER	EXISTING CURB STORM INLET
EXISTING WATER MAIN	EXISTING FIELD STORM INLET
EXISTING MAJOR CONTOUR	EXISTING HYDRANT
EXISTING MINOR CONTOUR	EXISTING GATE VALVE
EXISTING WETLANDS LINE	EXISTING CURB STOP
EXISTING FENCE LINE	EXISTING SPOT ELEVATION
EXISTING PAVE./CONC. EDGE	EXISTING TREE
EXISTING TREE LINE	EXISTING POWER POLE, GUY POLE
EXISTING RETAINING WALL	BENCHMARK LOCATION
100 YEAR FLOOD ELEVATION	SOIL TEST PIT
EXISTING LOT/ROW LINE	PROPOSED SANITARY SEWER MANHOLE
PROPOSED MAJOR CONTOUR	PROPOSED STORM SEWER MANHOLE
PROPOSED MINOR CONTOUR	PROPOSED CURB STORM INLET
PROPOSED SILT FENCE	PROPOSED HYDRANT
PROPOSED CONST. FENCE	PROPOSED GATE VALVE
PROPOSED SANITARY SEWER	PROPOSED CURB STOP
PROPOSED STORM SEWER	PROPOSED TREE
PROPOSED WATER MAIN	PROPOSED PAVEMENT ELEVATION
PROPOSED ASPHALT EDGE	PROPOSED TOP / BACK CURB ELEVATION
PROPOSED GUTTER LINE	PROPOSED BACK OF WALK ELEVATION
PROPOSED BACK OF CURB	
PROPOSED CONCRETE	
PROPOSED FENCE	
PROPOSED GRADING LIMITS	
PROPOSED INLET PROTECTION	
PROPOSED DET. WARN. STRIP	

CONTACTS

DEVELOPER
NEUMANN DEVELOPMENTS, LLC
ERIC OBARSKI
N27 W24075 PAUL CT, SUITE 200
PEWAUKEE, WI 53072
PHONE (262) 542-9200

DEVELOPER
CORNERSTONE COMMUNITIES, LLC
N63 W23849 MAIN ST.
SUSSEX, WI 53089
PHONE (262) 358-4366

DESIGN ENGINEER
IGOR VAYNBERG, P.E.
S.E.H.
501 MAPLE AVENUE
DELAFIELD, WI 53018
PHONE (414) 949-8961
ivaynberg@sehinc.com

CITY OF PEWAUKEE
ENGINEERING DEPARTMENT
CITY HALL
W240 N3065 PEWAUKEE ROAD
PEWAUKEE, WI 53072
PHONE (262) 691-0770

WISCONSIN DNR
WAUKESHA SERVICE CENTER
141 NW BARSTOW, ROOM 180
WAUKESHA, WI 53188
PHONE (262) 574-2100

WE ENERGIES
MICHAEL C. JOHNSON - SENIOR SVC MGR
1830 S WEST AVE
WAUKESHA, WI 53189
PHONE (262) 574-3051

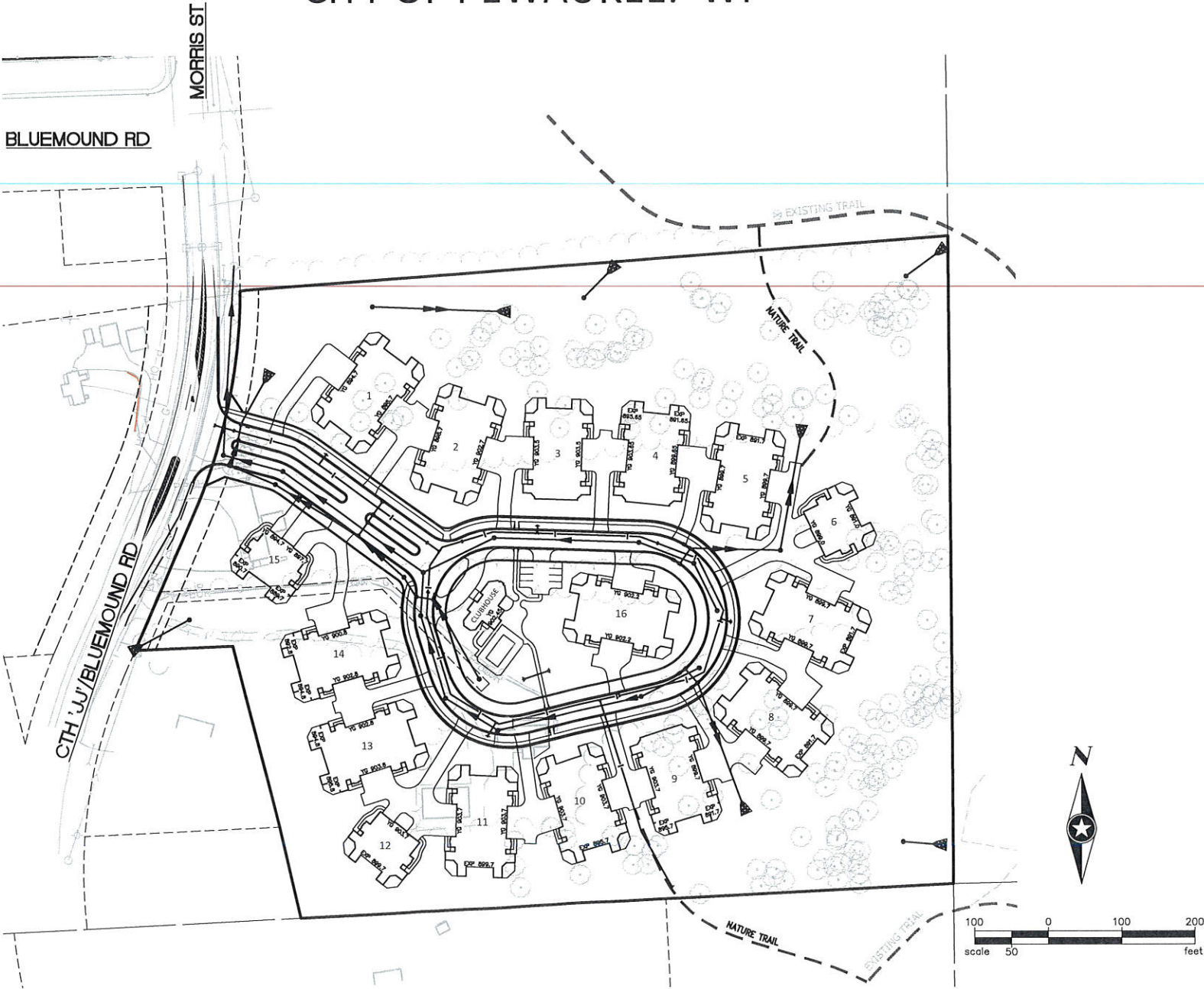
SPECTRUM CABLE
JACK RUSSERT
1320 N. DR. MARTIN LUTHER KING JR. DR.
MILWAUKEE, WI 53212
PHONE (414) 277-4245

AT&T
SHERRI SEESE
2005 PEWAUKEE RD
WAUKESHA, WI 53188
PHONE (262) 896-6559

PRELIMINARY CONSTRUCTION PLANS FOR

THE GLEN AT PARKWAY RIDGE

CITY OF PEWAUKEE. WI



GENERAL NOTES

1. THE CITY OF PEWAUKEE ENGINEERING DEPARTMENT SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. (PHONE: (262) 691-0804)
2. ALL CONTRACTORS INSTALLING PUBLIC IMPROVEMENTS IN THE CITY OF PEWAUKEE SHALL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY OF PEWAUKEE ENGINEERING AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING WORK.
3. ALL UTILITY COMPANIES SHALL BE CONTACTED AND THEIR FACILITIES SHALL BE LOCATED PRIOR TO ANY WORK IN ANY EASEMENT, RIGHT-OF-WAY, OR SUSPECTED UTILITY LOCATION. REPAIR OF ANY DAMAGE TO EXISTING FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UTILITY LOCATION SHOWN HEREIN ARE FOR GRAPHIC ILLUSTRATION ONLY AND ARE NOT TO BE RELIED UP ON.
4. ALL ELEVATIONS SHOWN HEREON REFLECT USGS DATUM.
5. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS, WHICH ARE HEREBY MADE A PART OF:
 - A. STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION (WISDOT), DIVISION OF HIGHWAYS STANDARD SPECIFICATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
 - B. STANDARD SPECIFICATIONS FOR ROADWAY CONSTRUCTION BY THE CITY OF PEWAUKEE PUBLIC WORKS DEPARTMENT.
 - C. CITY OF PEWAUKEE CODE OF GENERAL ORDINANCES.
 - D. WISCONSIN DEPARTMENT OF NATURAL RESOURCES ADMINISTRATIVE CODE & TECHNICAL STANDARDS.
8. IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE DECISION OF THE DESIGN ENGINEER SHALL BE FINAL AND CONCLUSIVE.

NOTE: THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, FIBER OPTIC, ELECTRIC, CABLE TV, AND PIPE LINES ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE AT 811 AND ALL OTHER UTILITY OWNERS WHICH ARE IN THE PROJECT LIMITS, BEFORE COMMENCING EXCAVATION.

THE SUBSURFACE UTILITY QUALITY INFORMATION IN THIS PLAN IS LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02 ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."



Know what's below.
Call before you dig.

SHEET INDEX

Sheet Number	Sheet Title
COVER & DETAILS	
T 0.01	COVER SHEET
EROSION CONTROL & GRADING PLANS	
C 1.00	PRELIMINARY EROSION CONTROL PLAN
C 1.01	PRELIMINARY MASTER GRADING PLAN
C 1.02	PRELIMINARY BASIN DETAIL - BASIN 1
C 1.03	PRELIMINARY BASIN DETAIL - BASIN 2
C 1.04	PRELIMINARY BASIN DETAIL - BASIN 3
C 1.05	PRELIMINARY BASIN DETAIL - BASIN 4

NO.	BY	DATE	REVISIONS

PRELIMINARY DESIGN - NOT FOR CONSTRUCTION

THE GLEN AT PARKWAY RIDGE

CITY OF PEWAUKEE, WI



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

FILE NO.

146322

DATE

12/18/2018

T 0.01

OF 7



GENERAL NOTES:

1. ALL EROSION CONTROL PRACTICES MUST COMPLY WITH PEWEEKEE CITY TECHNICAL STANDARDS AND BE CHECKED FOR STABILITY & ADEQUACY FOLLOWING EVERY RUNOFF PRODUCING RAINFALL AS WELL AS SNOW MELT AND WINTER WHEAT (1/2" OR MORE), AND AT LEAST ONE PER WEEK.
2. ALL TEMPORARY TOPSOIL STOCKPILES SHALL NOT BE LOCATED WITHIN 25 FEET OF A DRAINAGE WAY OR A WETLAND AND SHALL BE PROTECTED WITH SILT FENCING AROUND THE DOWNSLOPE AND SIDESLOPES OF THE PILE, AND STABILIZED WITH TEMPORARY SEEDING IF LEFT INACTIVE FOR 7 DAYS OR MORE.
3. ~~CUT AND FILL SLOPES WILL BE 3:1 OR FLATTER OUTSIDE THE ROAD RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.~~
4. TEMPORARY SEEDING TO CONFORM WITH SECTION 630.2.1.5.2 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ANNUAL OATS) NOTE: FILL PLANTINGS TO INCLUDE WINTER WHEAT OR RYE ADDED TO MIXTURE.
5. HYDRO-MULCHING ALL DISTURBED AREAS W/POLYACRYLAMIDE REQUIRED FOR WINTER STABILIZATION (PER DOT'S PAL).
 DEADLINES FOR SEEDING ARE:
 SEPTEMBER 15 - COOL GRASS SEEDING;
 OCTOBER 15 - TEMPORARY SEEDING;
 NOVEMBER 15 - DORMANT SEEDING.
6. TOPSOIL SHALL NOT BE USED AS FILL MATERIAL IN THE NON-STRUCTURAL AREAS UNTIL ALL SOURCES OF STRUCTURAL CLUT AND TRENCH SPOILS HAVE BEEN EXHAUSTED, UNLESS OTHERWISE INDICATED OR INSTRUCTED BY OWNER OR PROJECT ENGINEER.
7. RESTORATION SHALL BE 4" TOPSOIL (REASONABLY FREE OF STONES, STICKS, ROOTS, AND OTHER OBJECTIONABLE MATTER AND DEBRIS). ONCE TOPSOIL HAS BEEN SPREAD, THE AREA SHALL BE SEEDDED WITH SEED MIXTURE NO. 40 IN SECTION 630 OF THE "STATE SPECIFICATIONS", UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL APPLY A FERTILIZER (20-0-0) OVER THE SEEDED AREA AT A RATE OF 15 POUNDS PER 1000 SQUARE FEET. THIS AREA SHALL BE MAINTAINED BY THE CONTRACTOR. STRAW MULCH SHALL BE PLACED IN ACCORDANCE WITH METHODS "B" OR "C", AS DESCRIBED IN SECTION 627 OF THE "STATE SPECIFICATIONS", EXCEPT THAT THE MULCH SHALL BE PLACED WITHIN ONE (1) DAY AFTER THE SEEDING HAS BEEN COMPLETED.
8. INSTALLATION OF ANCHORED HAY OR MULCH SHOULD NOT OCCUR OVER SNOW GREATER THAN 1 INCH IN DEPTH. MULCH APPLIED DURING WINTER SHOULD BE ANCHORED WITH NETTING OR AN APPROVED TACKIFIER FROM THE WISDOT PAL.
9. ALL DISTURBANCE TO WET PONDS SHALL BE SEEDDED AND MATTED WITHIN 7 DAYS OF COMPLETION OF THE GRADING. GRASS MUST BE ESTABLISHED WITHIN 90 DAYS OF SEEDING.

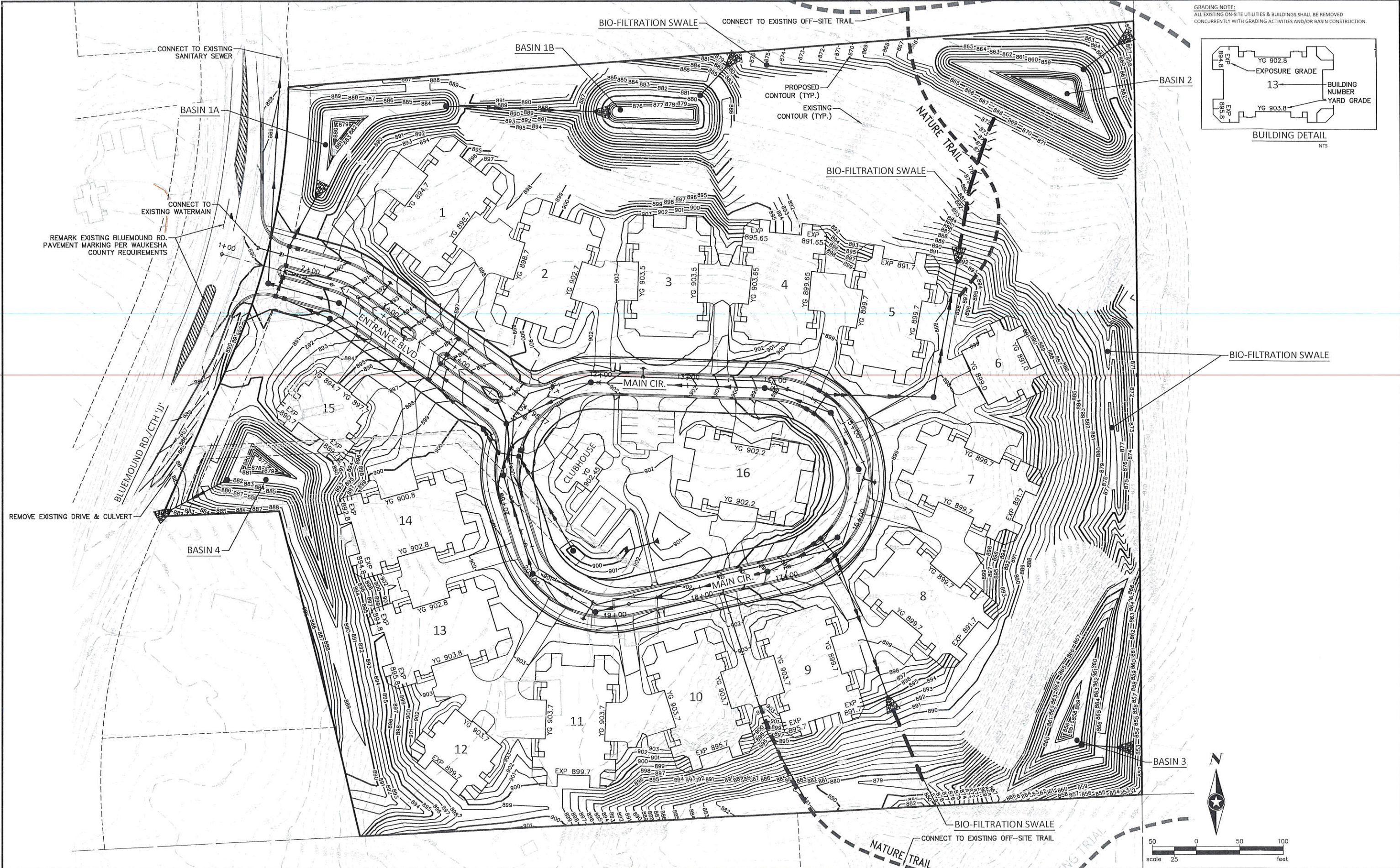
EROSION CONTROL:

1. **CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "WISCONSIN EROSION CONTROL AND POST-CONSTRUCTION TECHNICAL STANDARDS"**
2. **SEDIMENT CONTROL MEASURES MAY NEED TO BE ADJUSTED TO MEET FIELD CONDITIONS AND / OR METHODS OF CONSTRUCTION, AND AS REQUIRED BY THE CITY.**
3. **PROVIDE INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES AFTER EVERY RUNOFF PRODUCING RAINFALL AND SNOW MELT OR WINTER THAW EVENT TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. SEDIMENT CONTROL MEASURES ARE TO BE IN WORKING CONDITION AT THE END OF EACH DAY.**
4. **INSPECT SEDIMENT CONTROL STRUCTURES FOR INTEGRITY AFTER ANY SIGNIFICANT RAINFALL OF 1/2" OR MORE. CORRECT ANY DAMAGE IMMEDIATELY.**
5. **DO NOT REMOVE ANY SEDIMENT CONTROL MEASURES UNTIL THE AREAS SERVED HAVE A DAILY OR MORE ESTABLISHED VEGETATIVE COVER.**
6. **ALL TRACKED SOIL ON ADJACENT STREETS FROM THIS PROJECT MUST BE CLEANED ON A 80% BASIS, MINIMUM. CONTRACTORS ARE REQUIRED TO USE THE TRACKING DRIVE ONLY FOR ACCESS TO AND FROM THE SITE.**
7. **DE-WATERING IS NOT EXPECTED FOR UTILITY CONSTRUCTION. ANY Dewatering SHALL BE CONSIDERED INCIDENTAL TO CONSTRUCTION. CONTRACTOR SHALL FOLLOW WDR REQUIREMENTS IF ANY Dewatering IS REQUIRED.**
8. **PROTECT STORM SEWER COLLECTION INLETS FROM RUN-OFF BY USING THE APPROPRIATE INLET PROTECTION. PROVIDE PROTECTION ONCE INLETS ARE INSTALLED AND MAINTAIN DURING THE DURATION OF THE CONSTRUCTION. REMOVE ONCE SITE IS STABILIZED.**
9. **SEDIMENT CONTROL FOR UTILITY PIPELINE CONSTRUCTION**
 a. **PLACE EXCAVATED TRENCH MATERIAL ON HIGH SIDE OF THE TRENCH.**
 b. **BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE INSTALLATION.**
10. **ALL PERMANENT SWALES SHALL BE RESTORED WITH CLASS II - TYPE B EROSION MATING; TEMPORARY DIVERSION SWALES MAY BE RESTORED USING CLASS I - TYPE B EROSION MATING. ALL SLOPES GRADED TO 4:1 OR STEEPER SHALL BE RESTORED WITH CLASS II - TYPE A EROSION MATING TO ESTABLISH VEGETATION.**

EROSION CONTROL LEGEND:

-  - CLASS I - TYPE 'A' EROSION MATING
-  - CLASS II - TYPE 'B' EROSION MATING
-  - VMAX SC250 BY NAG (OR EQUAL)
-  - SILT FENCE
-  - RIP-RAP
-  - APPROX. CLEAR & GRUB LIMITS
CLEARING SHALL NOT EXTEND PAST
PROPERTY BOUNDARY

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DESIGNER:					
CHECKED BY: J. VAYNBERG					
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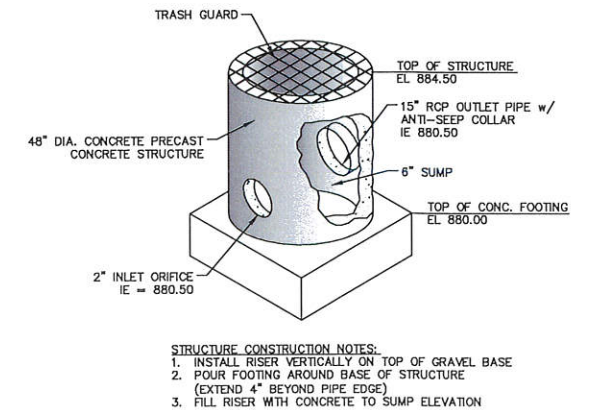
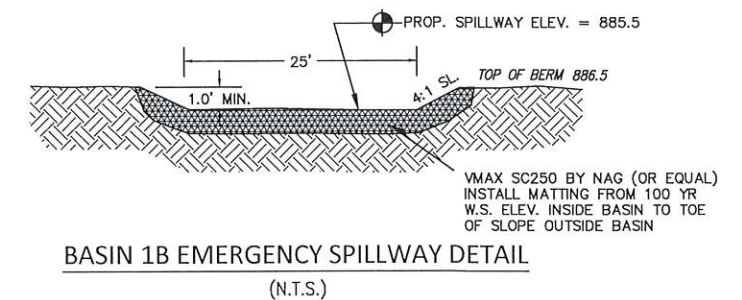
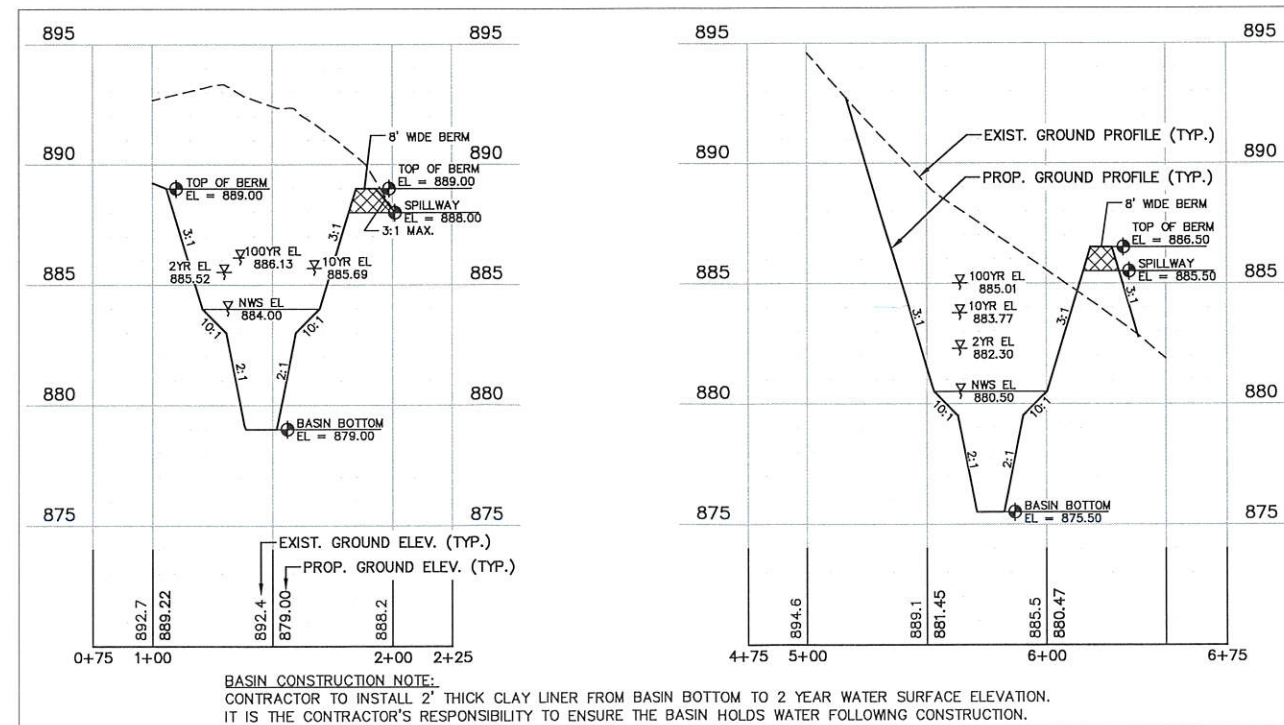
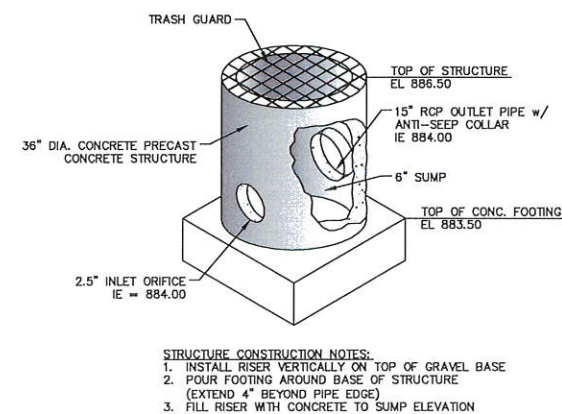
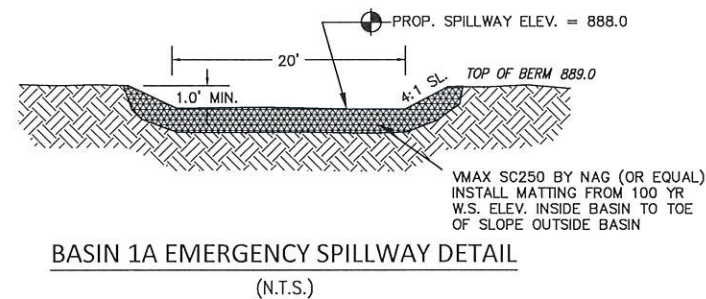
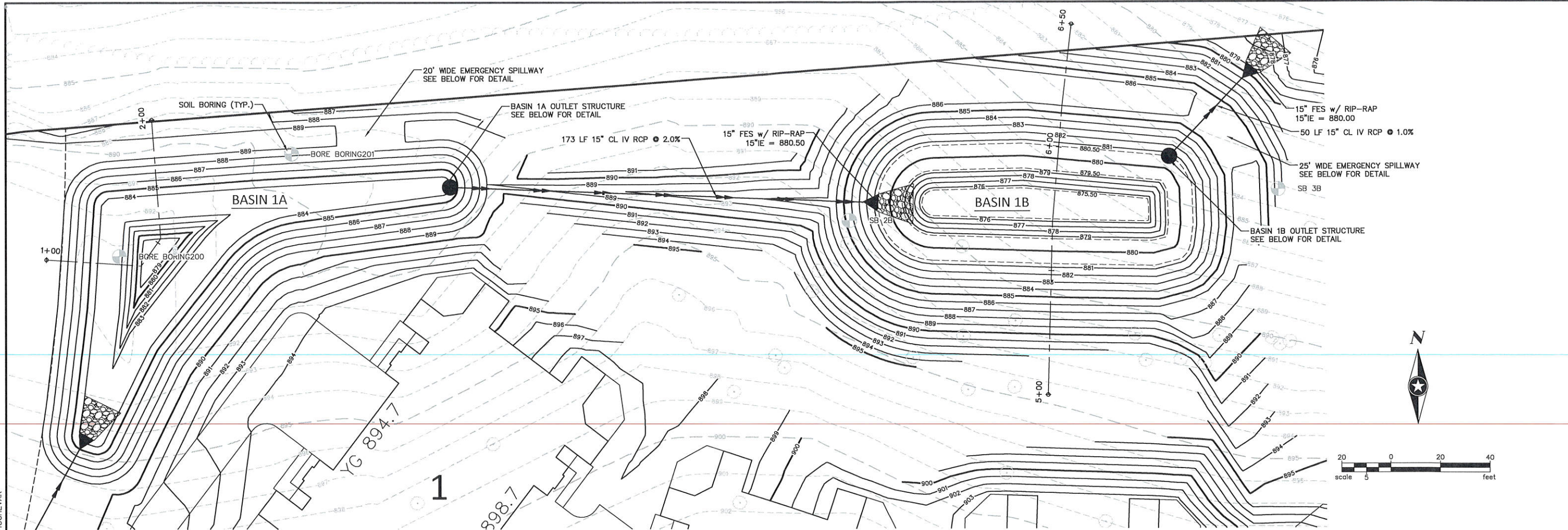


THE GLEN AT PARKWAY RIDGE
CITY OF PEWAUKEE, WI

PRELIMINARY MASTER GRADING PLAN

FILE NO. 146322	C 1.01
DATE 12/18/2018	OF 7

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DESIGNER: ---
CHECKED BY: J. VAYNBERG
DESIGN TEAM

NO.	BY	DATE

Page 32 of 43



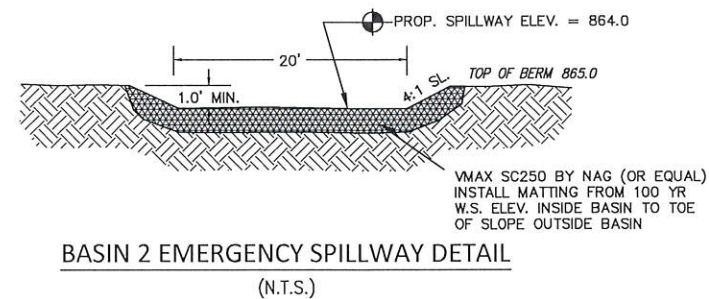
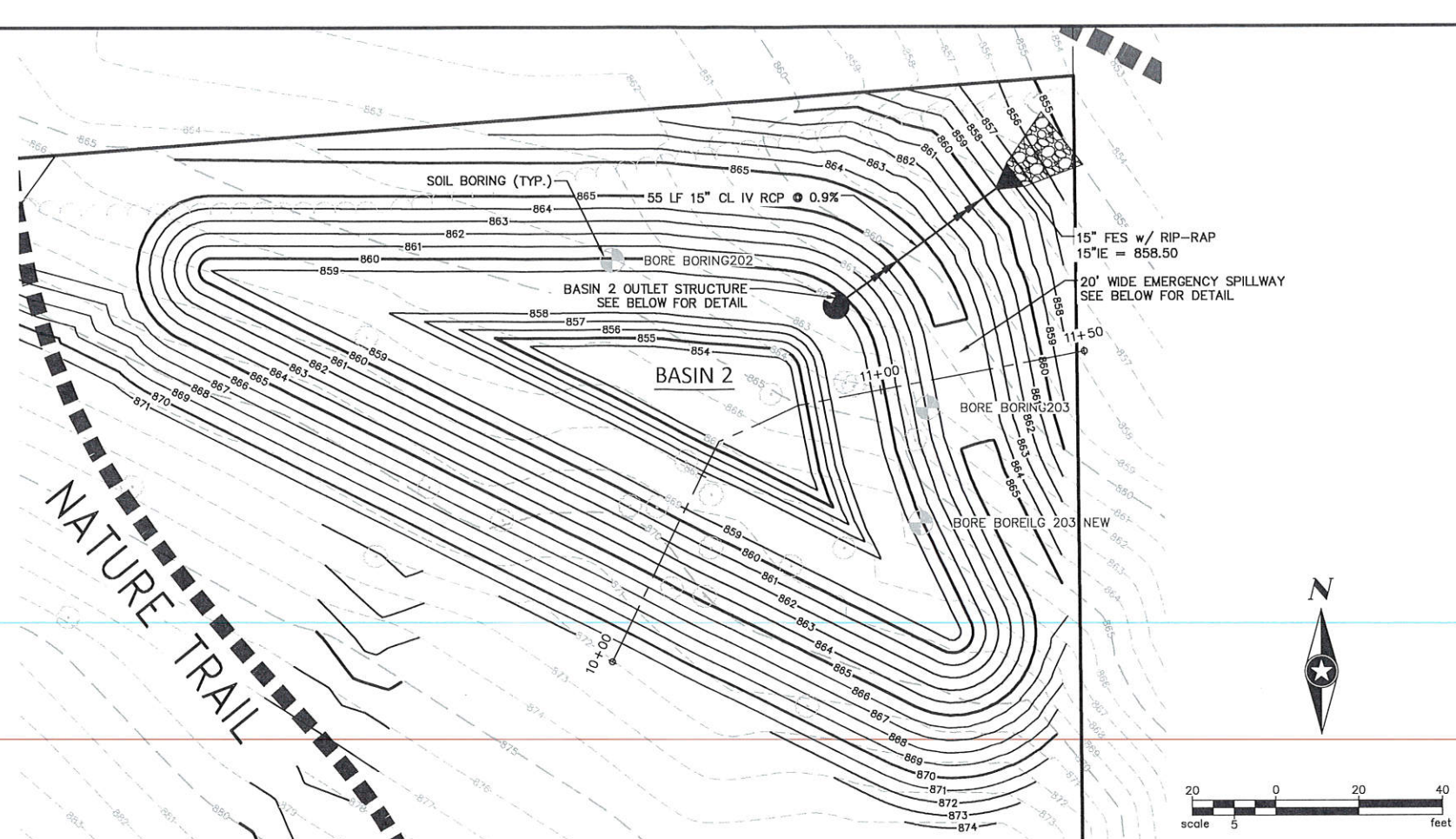
THE GLEN AT PARKWAY RIDGE
CITY OF PEWAUKEE, WI

PRELIMINARY BASIN DETAIL - BASIN 1

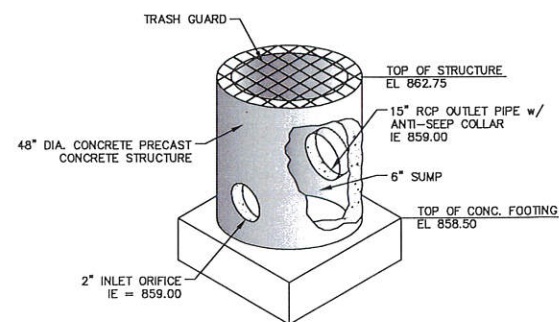
FILE NO.
146322
DATE
12/18/2018

C 1.02
OF 7

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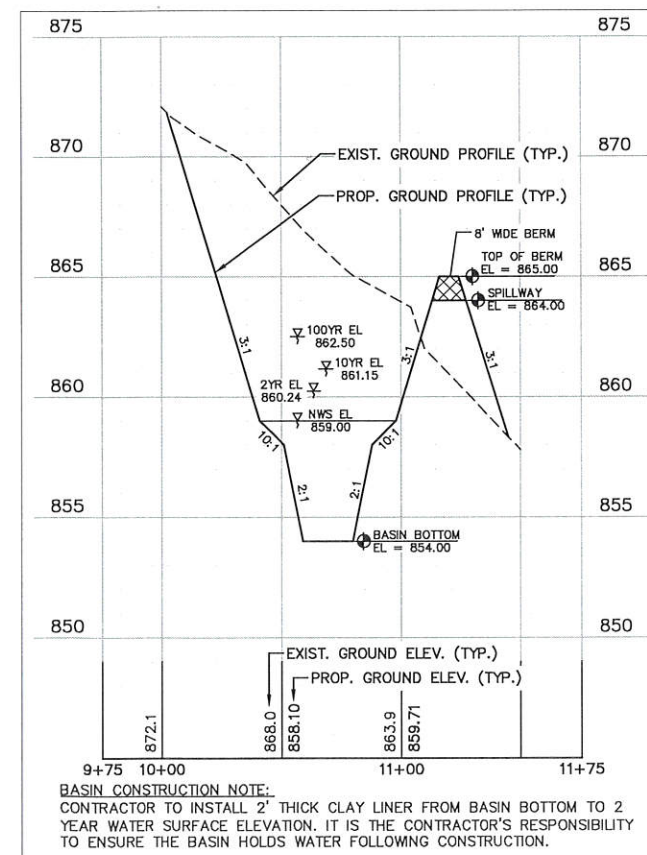


BASIN 2 EMERGENCY SPILLWAY DETAIL
(N.T.S.)



- STRUCTURE CONSTRUCTION NOTES:
1. INSTALL RISER VERTICALLY ON TOP OF GRAVEL BASE
 2. POUR FOOTING AROUND BASE OF STRUCTURE (EXTEND 4\"/>
 3. FILL RISER WITH CONCRETE TO SUMP ELEVATION

BASIN 2 OUTLET STRUCTURE DETAIL
(N.T.S.)

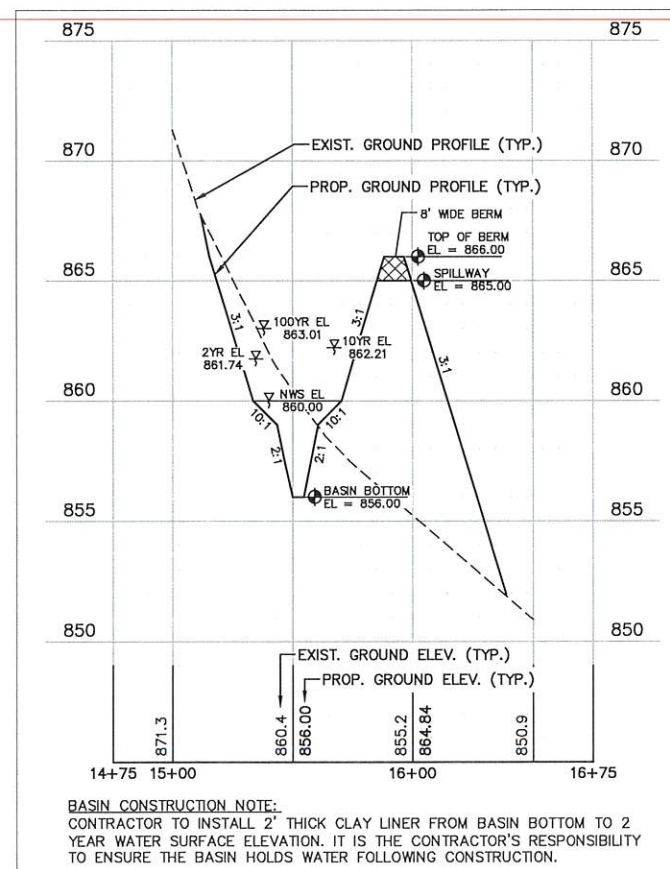
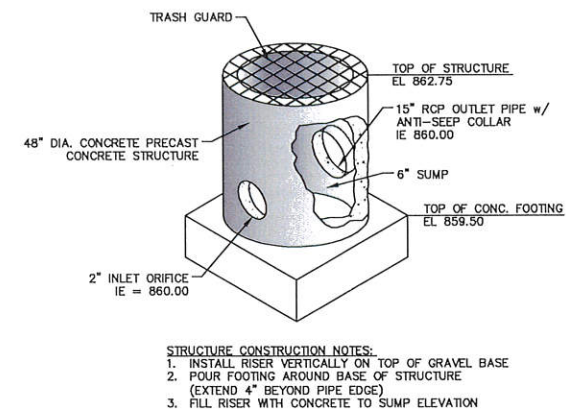
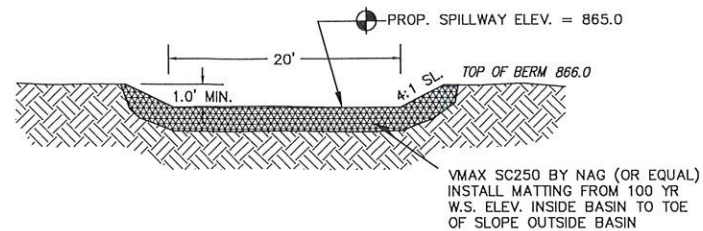
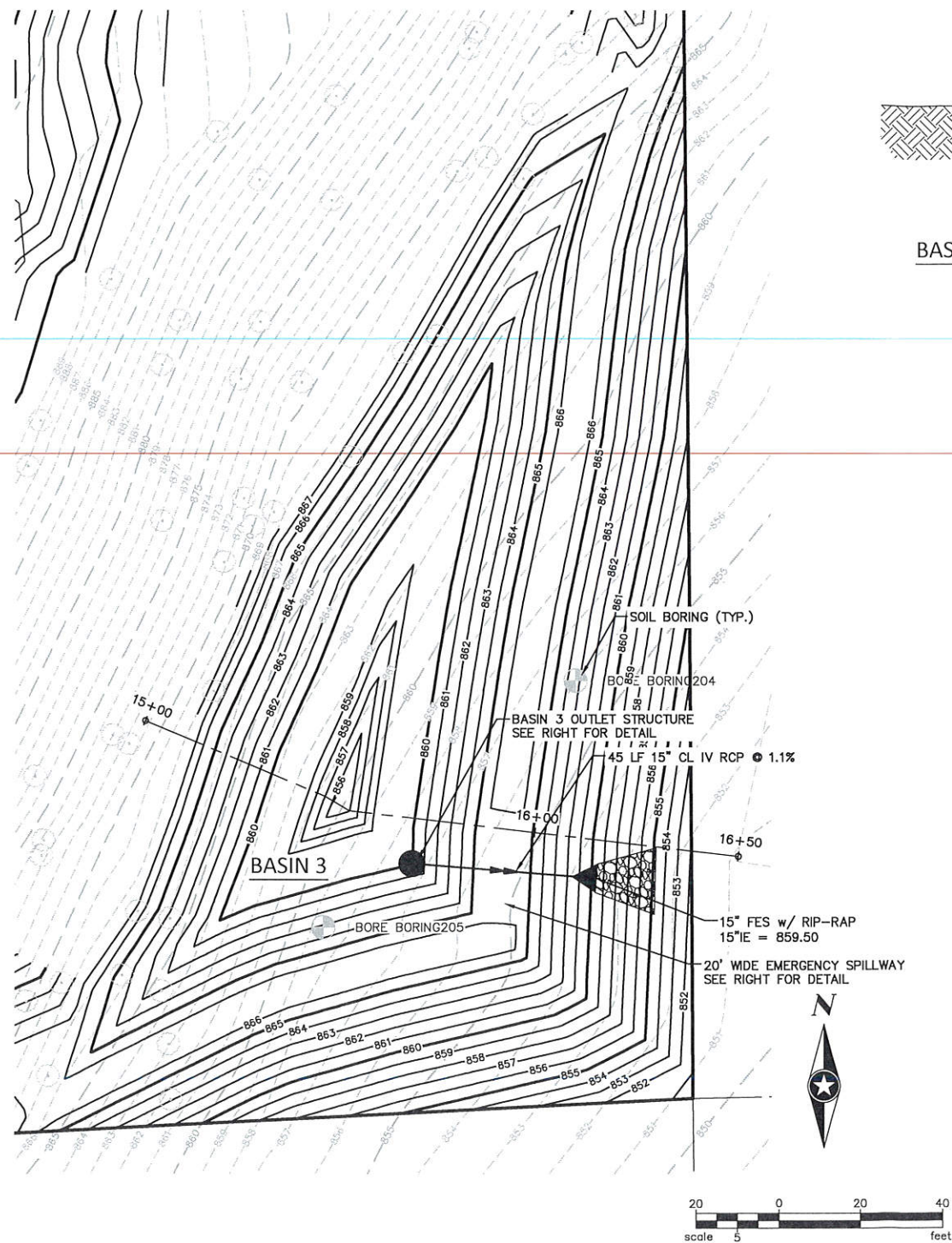


BASIN 2 CROSS SECTION
VERT. SCALE: 1\"/>

DRAWN BY: ZJH
DESIGNER: ---
CHECKED BY: J. VAYNBERG
DESIGN TEAM

NO.	BY	DATE

Q:\NOV\NEUMA\146322\5-FINAL-DSGN\51-DRAWINGS\10-CIVIL\CAD\DWG\146322_BSN_DET.DWG 12/13/2018 5:04 PM ZHOCHHEVAR



DRAWN BY: ZJH
DESIGNER: ---
CHECKED BY: J. VAYNBERG
DESIGN TEAM

NO.	BY	DATE

Page 34 of 43

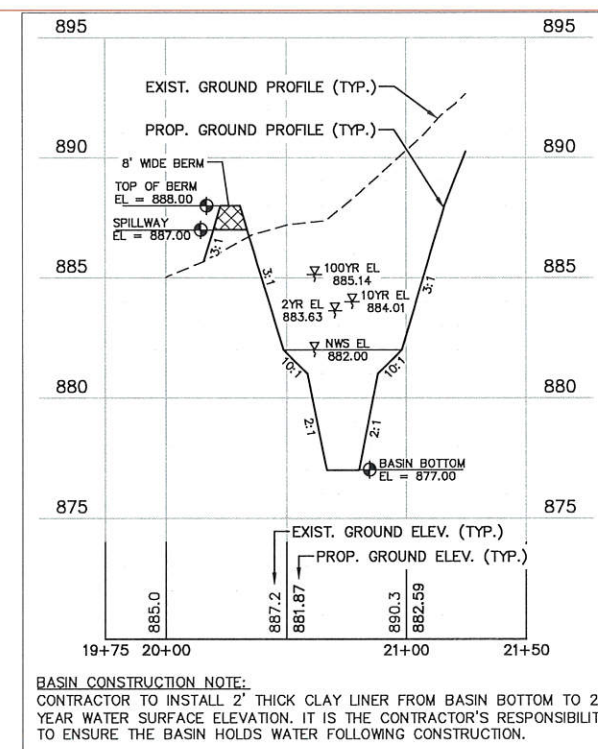
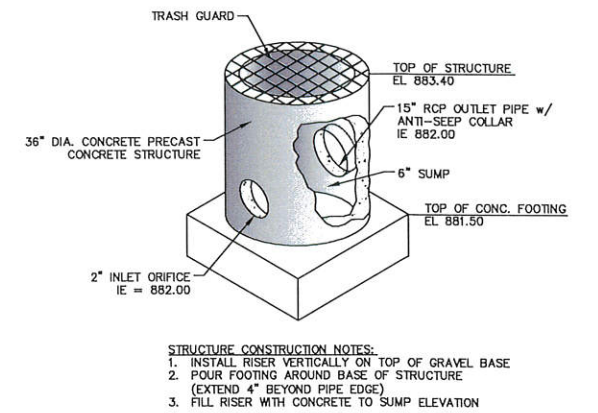
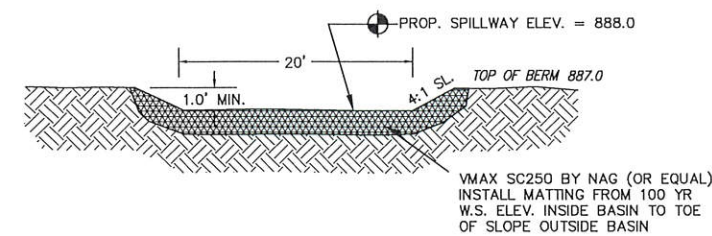
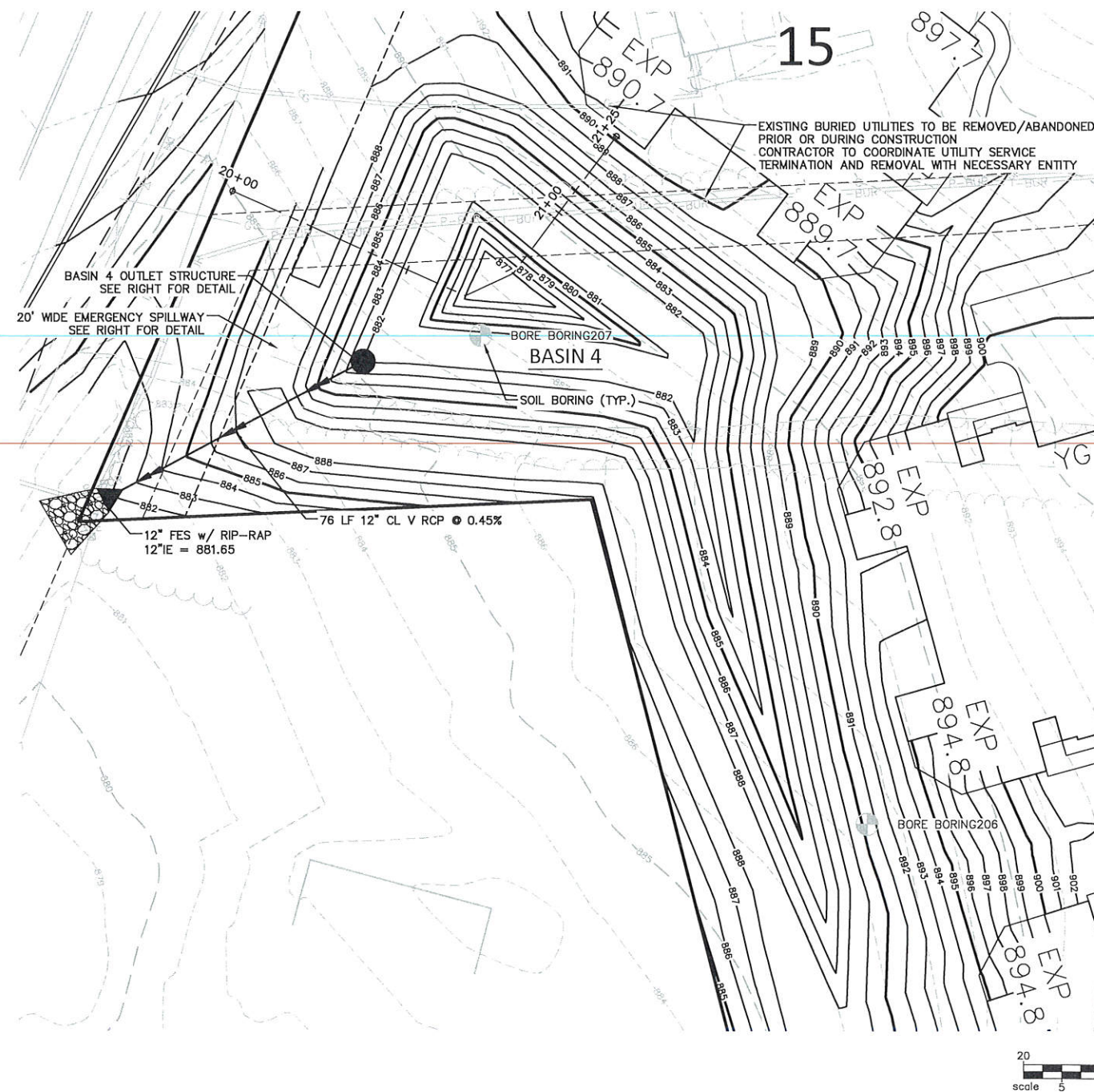
SEH
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

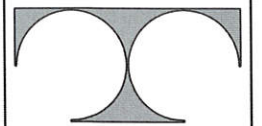
THE GLEN AT PARKWAY RIDGE
CITY OF PEWAUKEE, WI

PRELIMINARY BASIN DETAIL - BASIN 3

FILE NO.
146322
DATE
12/18/2018

C 1.04
OF 7





TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

THE GLEN AT PARKWAY RIDGE LLC
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN
DEVELOPED BY: CORNERSTONE COMMUNITIES LLC
MANAGED BY: NEUMANN DEVELOPMENTS INC
OFFICE ADDRESS: N27 W 24025 PAUL CT, SUITE 100
PEWAUKEE, WISCONSIN 53072

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Sheet Title
EXTERIOR
ELEVATIONS

Issued For: Date:
REV: -

Date: 4 DEC, 2018

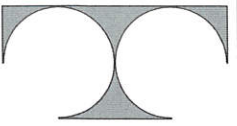
Job NO.: 18-402

Drawn By: LS

Sheet No.

A2.1





TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

THE GLEN AT PARKWAY RIDGE LLC
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN
DEVELOPED BY: CORNERSTONE COMMUNITIES LLC
MANAGED BY: NEUMANN DEVELOPMENTS INC
OFFICE ADDRESS: N27 W 24025 PAUL CT, SUITE 100
PEWAUKEE, WISCONSIN 53072

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Sheet Title
BUILDING #1
FLOOR PLAN

Issued For: Date:
REV: -

Date: 4 DEC, 2018

Job NO.: 18-402

Drawn By: LS

Sheet No.

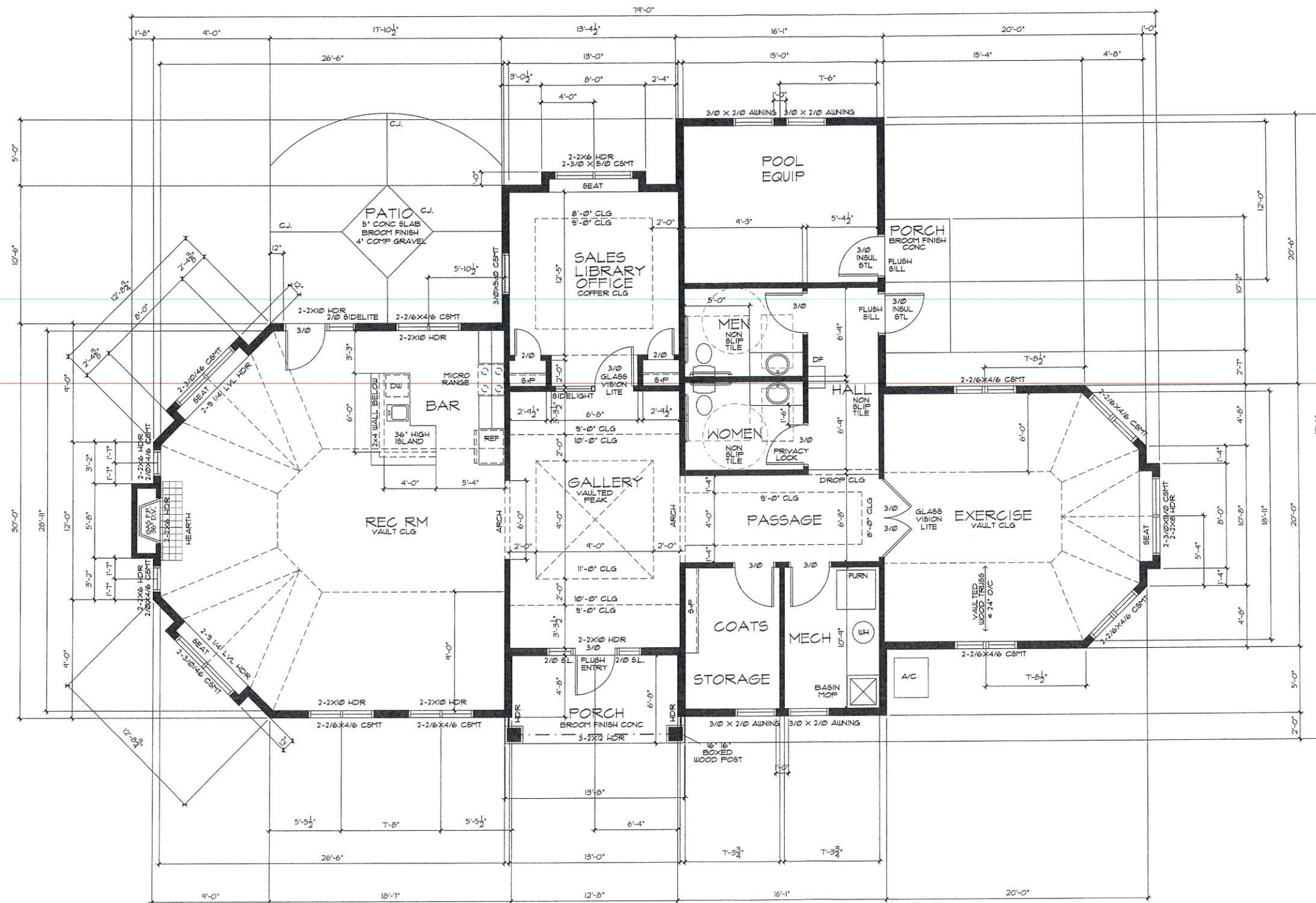
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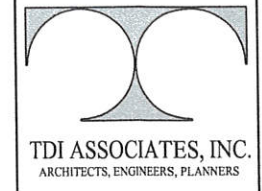
FIRST FLOOR PLAN
1/8" = 1'-0"

Garage
515 SF





FLOOR PLAN
SCALE: 1/4" = 1'-0" 2328 6F



N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401

THE GLEN AT PARKWAY RIDGE LLC
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN
DEVELOPED BY: CORNERSTONE COMMUNITIES LLC
MANAGED BY: NEUMANN DEVELOPMENTS INC
OFFICE ADDRESS: N27 W 24025 PAUL CT, SUITE 100
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Sheet Title
CLUBHOUSE
FLOOR PLAN

Revisions	
REVISION	-

Issued Date:	
Date:	25 OCT, 2016
Job NO.:	18-367
Drawn By:	LS
Sheet No.	

A3

WISCONSIN'S LARGEST
TREE TRANSPLANTERS

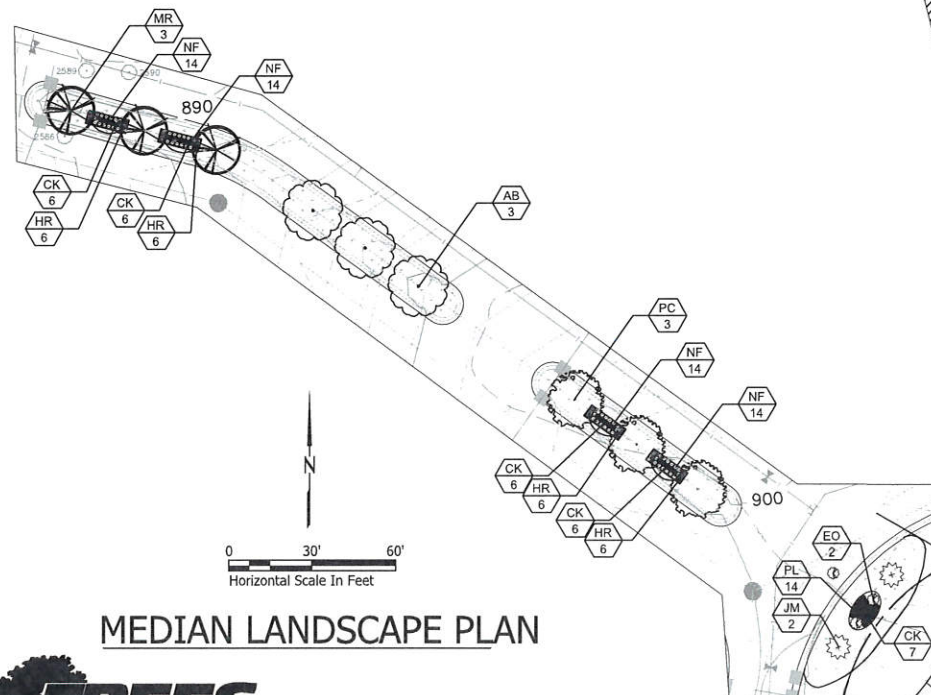
TO OBTAIN LOCATIONS OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN



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

Overall Tree & Median Plant Schedule

Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
SHADE TREES						
AW	Acer rubrum 'Northwood'	Northwood Red Maple	5	3' Cal.	B&B	as shown
AR	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	8	3' Cal.	B&B	as shown
AG	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	10	3' Cal.	B&B	as shown
AB	Acer x freemani 'Jefferson' Autumn Blaze®	Autumn Blaze Maple	13	3' Cal.	B&B	as shown
GT	Gleditsia tricanthos 'Shademaster'	Shademaster Honeylocust	9	3' Cal.	B&B	as shown
GD	Gymnocladus dioicus	Kentucky Coffee tree	3	3' Cal.	B&B	as shown
PL	Populus tremuloides	Quaking Aspen	11	3' Cal.	B&B	as shown
QS	Quercus bicolor	Swamp White Oak	4	3' Cal.	B&B	as shown
QR	Quercus rubra	Northem Red Oak	3	3' Cal.	B&B	as shown
TM	Tilia americana	American Linden	7	3' Cal.	B&B	as shown
UR	Ulmus 'Regal'	Regal Elm	6	3' Cal.	B&B	as shown
ORNAMENTAL TREES						
CW	Crataegus phenopyrum	Washington Hawthorn	7	2-2.5' Cal.	B&B	as shown
MI	Malus 'Indian Summer'	Indian Summer Crab	6	2-2.5' Cal.	B&B	as shown
MR	Malus 'Prairiefire'	Prairiefire Crab	2	2-2.5' Cal.	B&B	as shown
MR	Malus 'Royal Raindrops'	Royal Raindrops Crab	3	2-2.5' Cal.	B&B	as shown
PC	Pyrus calleryana 'Autumn Blaze®'	Autumn Blaze Pear	12	3' Cal.	B&B	as shown
SR	Syringa reticulata 'hory Silk'	hory Silk Tree Lilac		3' Cal.	B&B	as shown
EVERGREEN TREES						
JM	Juniperus chinensis 'Mountainbatten'	Mountainbatten Juniper	2	5' High	B&B	as shown
PA	Picea abies	Norway Spruce	14	7' High	B&B	as shown
PD	Picea glauca 'Densaata'	Flat Albts Blue Spruce	6	7' High	B&B	as shown
PF	Picea pungens 'Fat Albert'	Fat Albert Colorado Spruce	2	7' High	B&B	as shown
PS	Pinus strobus	Eastern White Pine	16	7' High	B&B	as shown
DECIDUOUS SHRUBS						
EO	Euonymus alatus 'Odor Little Moses'	Little Moses Dwarf Burning Bush	2	18" High	B&B	as shown
PERENNIALS						
CK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	31	1 Gal.	Container	20" o.c.
HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	24	1 Gal.	Container	18" o.c.
NF	Nepeta faassenii 'Walker's Low'	Walker's Low Cat Mint	56	1 Gal.	Container	15" o.c.
PL	Perovskia 'Little Spire'	Little Spire Russian Sage	14	1 Gal.	Container	24" o.c.



MEDIAN LANDSCAPE PLAN



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Edward A. Rewofino

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MANAGED BY:
OFFICE ADDRESS:

CORNERSTONE COMMUNITIES LLC
NEUMANN DEVELOPMENTS INC
N27 W 24025 PAUL CT,SUITE 100
PEWAUKEE, WISCONSIN 53072

TREE LANDSCAPE PLAN

PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.



Premier Landscapes

LANDSCAPE DEVELOPMENT FOR
THE GLEN AT PARKWAY RIDGE
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN

LANDSCAPE
ARCHITECTURE

DRAWN BY: GAR

JOB NO.:

DATE: 12/06/2018

REVISÉ:

SCALE: 1"=50'-0"

SHEET: L1.00

TREES

ON THE MOVE

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New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com



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DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-4511
MUN. AREA 255-1181
WIS. STATUTE 182.17(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



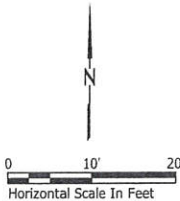
4 Unit Plant Schedule

Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
ORNAMENTAL TREES						
MR	Malus 'Royal Raindrops'	Royal Raindrops Crab	1	2.5" Cal.	B&B	as shown
EVERGREEN SHRUBS						
BM	Buxus microphylla var. 'Green Velvet'	Green Velvet Boxwood	24	15" High	Container	30" o.c.
JB	Juniperus sabina 'Buffalo'	Buffalo Juniper	6	18" spread	Container	48" o.c.
JC	Juniperus chinensis 'Sargentii'	Sargent Green Juniper	6	18"	#5 Cont.	48" o.c.
TB	Thuja occidentalis 'Ball-John'	Technito Arborvitae	5	4' High	B&B	as shown
DECIDUOUS SHRUBS						
AL	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Aronia	13	18" High	Container	20" o.c.
DG	Deutzia gracilis 'Chardonnay Pearls'	Chardonnay Pearls Deutzia	8	18" High	Container	36" o.c.
DO	Dierilla 'Kodiac Orange'	Kodiac Orange Dierilla	9	18" High	Container	48" o.c.
HO	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	9	24" High	#5 Cont.	48" o.c.
SG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	20	15" High	Container	48" o.c.
SP	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	4	36" High	Container	48" o.c.
PERENNIALS						
AD	Astilbe x arendsii 'Deutschland'	Deutschland False Spirea	32	4.5"	Container	18" o.c.
CK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	14	1 Gal.	Container	20" o.c.
HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	30	1 Gal.	Container	18" o.c.
HV	Hosta 'Victory'	Victory Hosta	8	1 Gal.	Pot	30" o.c.
PS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	9	1Gal.	Container	24" o.c.



Gerard A. Rewolinski

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MANAGED BY: NEUMANN DEVELOPMENTS INC
OFFICE ADDRESS: N27 W 24025 PAUL CT, SUITE 100
PEWAUKEE, WISCONSIN 53072



TYPICAL 4 UNIT
LANDSCAPE PLAN

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LANDSCAPE DEVELOPMENT FOR
THE GLEN AT PARKWAY RIDGE
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN

LANDSCAPE
ARCHITECTURE

DRAWN BY: GAR

JOB NO.:

DATE: 12/17/2018

REVISED:

SCALE: 1"=10'-0"

SHEET: L1.10

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CALL DIGGERS HOTLINE
811 or 1-800-242-4511
MUN. AREA 250-1181
WIS. STATUTE 182.017(1)(974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



Premier Landscapes

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THE GLEN AT PARKWAY RIDGE
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN

LANDSCAPE
ARCHITECTURE

DRAWN BY: GAR

JOB NO.:

DATE: 12/17/2018

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SCALE: 1"=10'-0"

SHEET: L1.20

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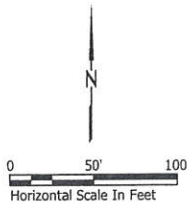
Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
2 Unit Plant Schedule						
ORNAMENTAL TREES						
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2	2.5" Cal.	B&B	as shown
EVERGREEN TREES						
JB	Juniperus scopulorum 'Blue Haven'	Blue Haven Juniper	2	5' High	B&B	as shown
EVERGREEN SHRUBS						
BM	Buxus microphylla var. 'Green Velvet'	Green Velvet Boxwood	8	15" High	Container	30" o.c.
JS	Juniperus sabina 'Buffalo'	Buffalo Juniper	6	18" spread	Container	48" o.c.
TH	Taxus x media 'Hicksii'	Hicks Yew	6	30" High	B&B	as shown
TB	Thuja occidentalis 'Bail-John'	Technito Arborvitae	2	4' High	B&B	as shown
DECIDUOUS SHRUBS						
DG	Deutzia gracilis 'Chardonay Pearls'	Chardonay Pearls Deutzia	6	18" High	Container	36" o.c.
HO	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	10	24" High	#5 Cont.	48" o.c.
RK	Rosa 'Rainbow Knock Out'	Rainbow Knock Out Rose	6	2 yr.	Container	36" o.c.
RR	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Rose	14	18" High	Container	48" o.c.
SG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	15	15" High	Container	48" o.c.
SP	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	4	36" High	Container	48" o.c.
VM	Viburnum lantana 'Mohican'	Mohican Viburnum	2	48" High	B&B	48" o.c.
PERENNIALS						
AD	Astilbe x arendsii 'Deutschland'	Deutschland False Spirea	12	1 Gal.	Container	18" o.c.
CK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	28	1 Gal.	Container	20" o.c.
FG	Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	10	1 Gal.	Container	18" o.c.
HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	14	1 Gal.	Container	18" o.c.
HV	Hosta 'Victory'	Victory Hosta	6	1 Gal.	Container	30" o.c.
NF	Nepeta faassenii 'Walker's Low'	Walker's Low Cat Mint	26	1 Gal.	Container	15" o.c.
PS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	10	1 Gal.	Container	24" o.c.
SH	Sporobolus heterolepis	Prairie Dropseed	32	1 Gal.	Container	20" o.c.



Gerard A. Rewolinski

DEVELOPED BY:
MANAGED BY:
OFFICE ADDRESS:

CORNERSTONE COMMUNITIES LLC
NEUMANN DEVELOPMENTS INC
N27 W 24025 PAUL CT, SUITE 100
PEWAUKEE, WISCONSIN 53072



**TYPICAL 2 UNIT
LANDSCAPE PLAN**

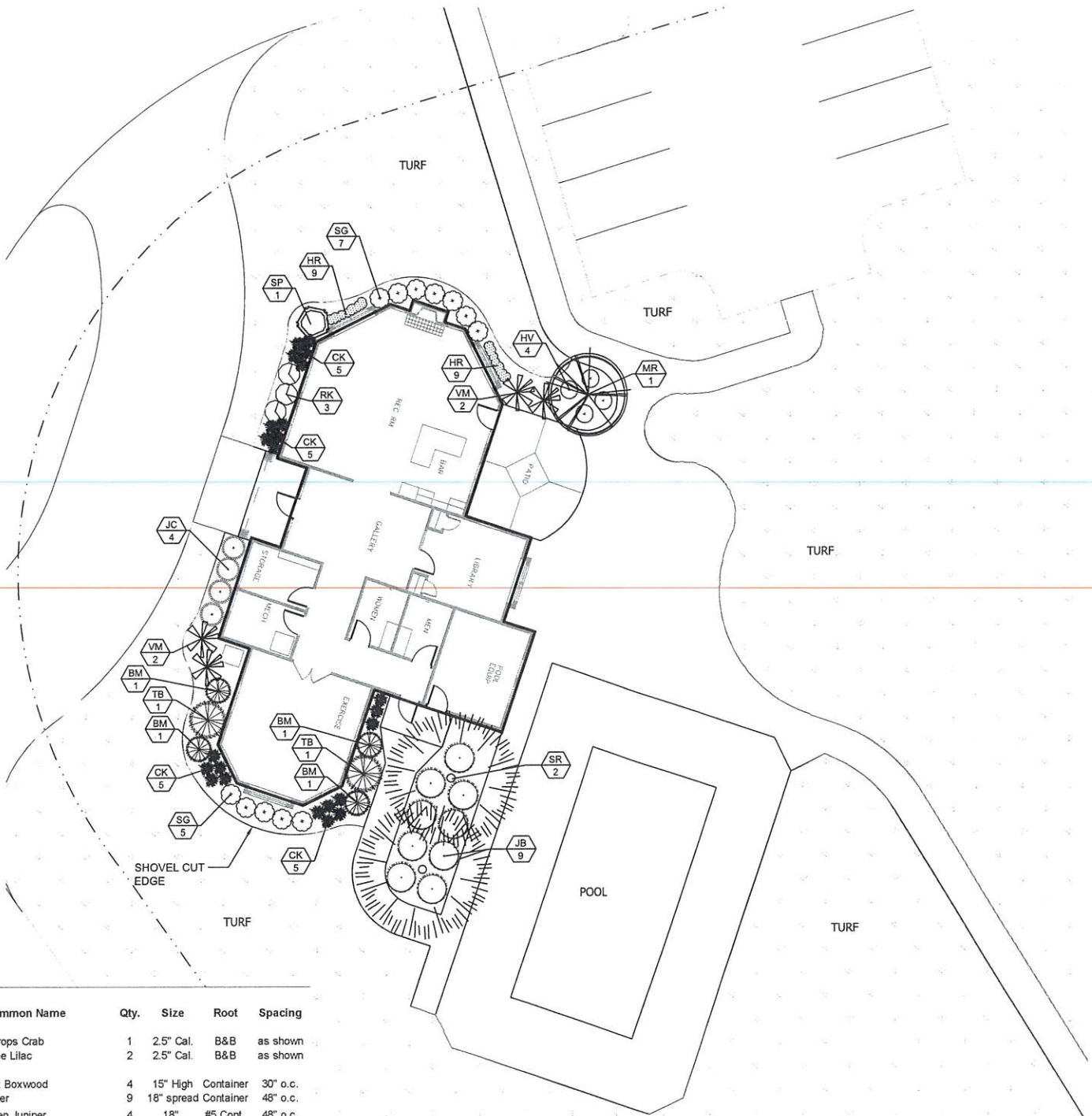


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Clubhouse Plant Schedule

Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
ORNAMENTAL TREES						
MR	Morus 'Royal Raindrops'	Royal Raindrops Crab	1	2.5" Cal.	B&B	as shown
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2	2.5" Cal.	B&B	as shown
EVERGREEN SHRUBS						
BM	Buxus microphylla var. 'Green Velvet'	Green Velvet Boxwood	4	15" High	Container	30" o.c.
JB	Juniperus sabina 'Buffalo'	Buffalo Juniper	9	18" spread	Container	48" o.c.
JC	Juniperus chinensis 'Sargentii'	Sargent Green Juniper	4	18"	#5 Cont.	48" o.c.
TB	Thuja occidentalis 'Bail-John'	Technito Arborvitae	2	4' High	B&B	as shown
DECIDUOUS SHRUBS						
RK	Rosa 'Rainbow Knock Out'	Rainbow Knock Out Rose	3	2 yr.	Container	36" o.c.
SG	Spiraea x bumalda 'Goldflame'	Goldflame Spirea	12	15" High	Container	48" o.c.
SP	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	1	36" High	Container	48" o.c.
VM	Viburnum lantana 'Mohican'	Mohican Viburnum	4	48" High	B&B	48" o.c.
PERENNIALS						
CK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	23	1 Gal.	Container	20" o.c.
HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	18	1 Gal.	Container	18" o.c.
HV	Hosta 'Victory'	Victory Hosta	4	1 Gal.	Container	30" o.c.

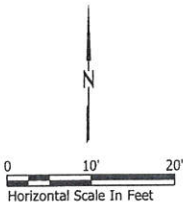


Gerard A. Rewolinski

DEVELOPED BY:
MANAGED BY:
OFFICE ADDRESS:

CORNERSTONE COMMUNITIES LLC
NEUMANN DEVELOPMENTS INC
N27 W 24025 PAUL CT, SUITE 100
PEWAUKEE, WISCONSIN 53072

CLUBHOUSE LANDSCAPE PLAN



Premier Landscapes

LANDSCAPE DEVELOPMENT FOR
THE GLEN AT PARKWAY RIDGE
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN

LANDSCAPE
ARCHITECTURE

DRAWN BY: GAR

JOB NO.:

DATE: 12/17/2018

REVISED:

SCALE: 1"=10'-0"

SHEET: L1.30

TREES
ON THE MOVE

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New Berlin, WI 53151
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**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: February 4, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Concur with the Plan Commission (1/17/2019) and Approve the Final 2-Lot Certified Survey Map for the Property Located Along the East Side of Bluemound Road (PWC 0925-993, PWC 0925-990, PWC 0925-992) With Public Street Dedications as Requested by Neumann Companies for The Glen at Parkway Ridge Condominium Development [S. Klein].

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

The Glen at Parkway Ridge CSM

The Glen at Parkway Ridge Site Plan

The Glen at Parkway Ridge Staff Report

CERTIFIED SURVEY MAP NO.

A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. _____ BEING A PART OF THE SE. _____
1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN.

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

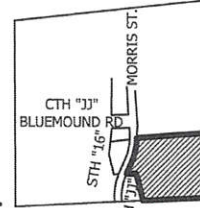
SUBDIVIDER/LAND OWNER:
CORNERSTONE COMMUNITIES, LLC
N27 W24025 PAUL CT.,
STE 100
PEWAUKEE, WI, 53072
(262) 542-9200

OVERALL DETAIL

LEGEND

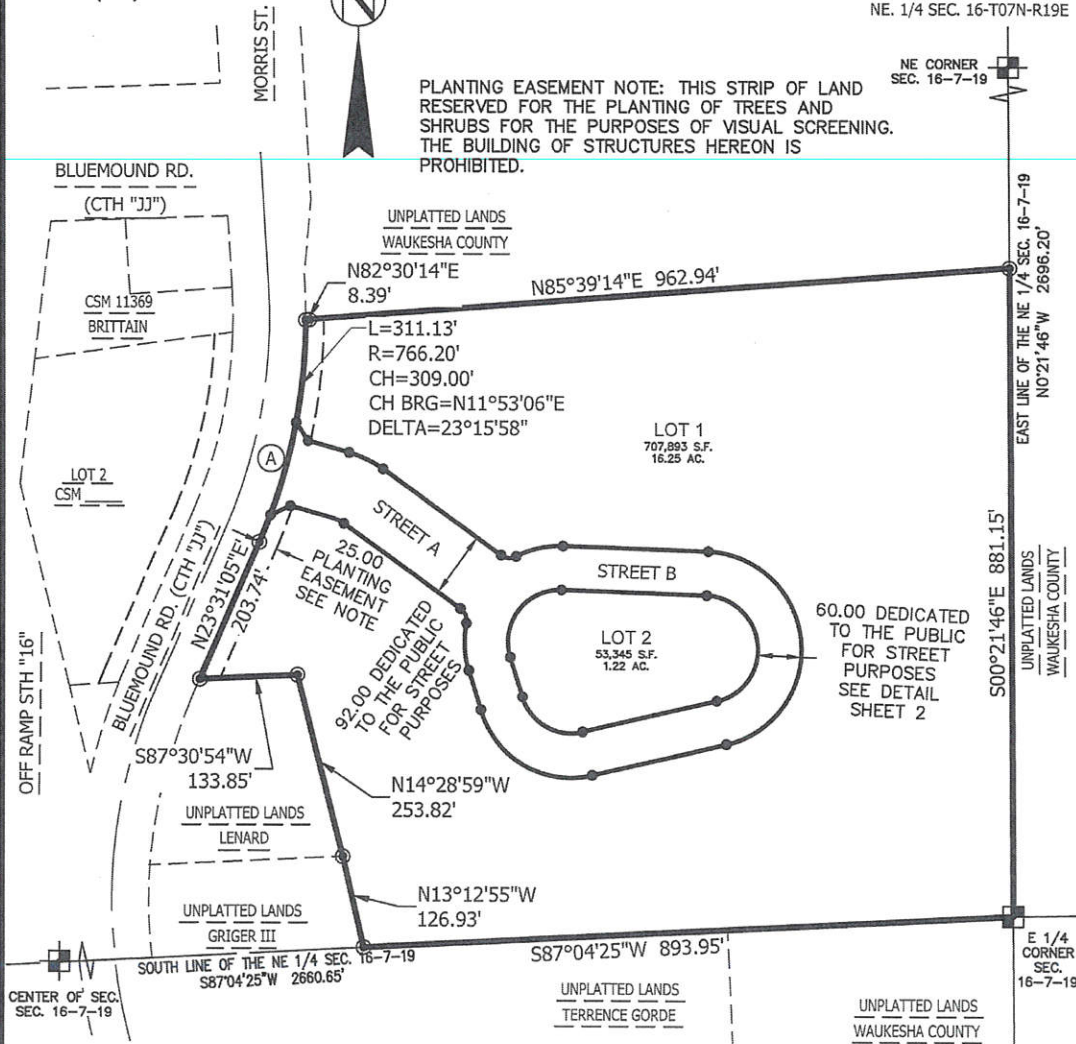
- CONC. MON. W/ BRASS CAP FND.
- 11/16" REBAR FOUND
(UNLESS OTHERWISE STATED)
- 11/16" REBAR SET, 18" LONG,
WT. = 1.13 LBS./LIN. FT.

LOCATION MAP



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

PLANTING EASEMENT NOTE: THIS STRIP OF LAND
RESERVED FOR THE PLANTING OF TREES AND
SHRUBS FOR THE PURPOSES OF VISUAL SCREENING.
THE BUILDING OF STRUCTURES HEREON IS
PROHIBITED.



SCALE: 1" = 100'



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



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

PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 1 OF 5

DRAFT

CERTIFIED SURVEY MAP NO.

A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. _____ BEING A PART OF THE SE.
1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN.

SURVEYOR:
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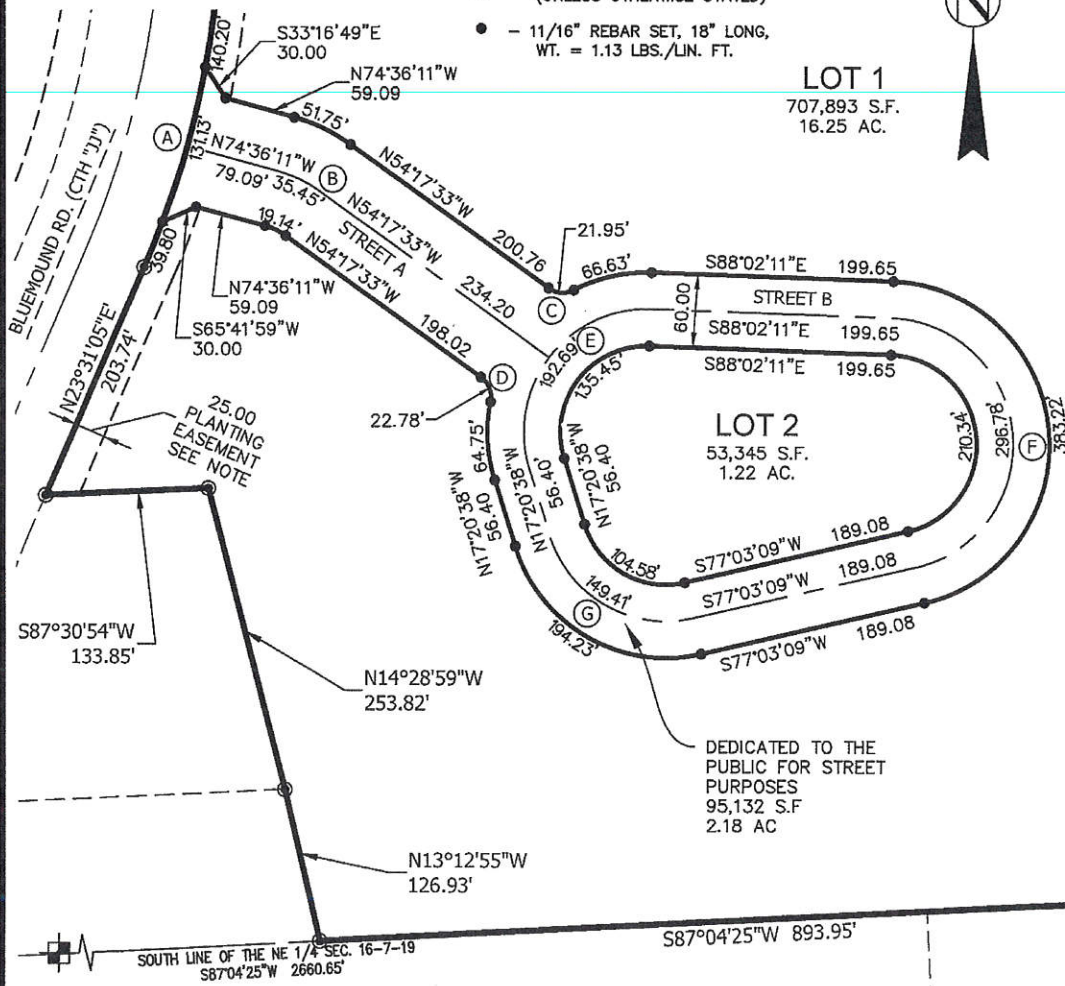
STREET DEDICATION
DETAIL

PLANTING EASEMENT NOTE: THIS STRIP OF LAND
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THE BUILDING OF STRUCTURES HEREON IS
PROHIBITED.

LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 11/16" REBAR FOUND
(UNLESS OTHERWISE STATED)
- 11/16" REBAR SET, 18" LONG,
WT. = 1.13 LBS./LIN. FT.

LOT 1
707,893 S.F.
16.25 AC.



CENTER OF SEC.
SEC. 16-7-19

SCALE: 1" = 120'



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PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. _____ BEING A PART OF THE SE.
1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

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

That I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. _____ being part of the Southeast 1/4 of the Northeast 1/4 and of Section 16, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, more particularly described as follows:

All of Lot 1 of Certified Survey Map No. _____

Said Lands Contain 856,370 square feet or 19.65 acres.

That I have made such survey, land division and Certified Survey Map by the direction of Cornerstone Communities, LLC, owner of said lands.

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

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

Dated this ____th day of _____, 2018.



Keith A. Kindred, PLS S-2082

Curve Table							
	CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1
A	EXTERIOR	766.20	23°15'58"	311.13	309.00	N11°53'06"E	N23°31'05"E
	SOUTH	766.20	2°58'35"	39.80	39.80	N22°01'48"E	N23°31'05"E
	STREET	766.20	9°48'21"	131.13	130.97	N15°38'20"E	N20°32'31"E
	NORTH	766.20	10°29'02"	140.20	140.00	N05°29'38"E	N10°44'09"E
B	C/L	100.00	20°18'38"	35.45	35.26	N64°26'52"W	N54°17'33"W
	N R/W	146.00	20°18'38"	51.75	51.48	N64°26'52"W	N54°17'33"W
	S R/W	54.00	20°18'38"	19.14	19.04	N64°26'52"W	N54°17'33"W
C	N R/W	20.00	62°53'04"	21.95	20.87	S85°44'05"E	S54°17'33"E
D	S R/W	20.00	65°16'03"	22.78	21.57	N21°39'31"W	N10°58'30"E
E	C/L	101.00	109°18'28"	192.68	164.77	N37°18'35"E	N17°20'38"W
		101.00	54°39'14"	96.34	92.73	S64°38'12"W	N88°02'11"W
		101.00	54°39'14"	96.34	92.73	S09°58'58"W	S37°18'35"W
	N R/W	131.00	29°08'25"	66.63	65.91	S77°23'36"W	N88°02'11"W
	S R/W	131.00	28°19'08"	64.75	64.09	S03°11'04"E	S10°58'30"W
	E R/W	71.00	109°18'28"	135.45	115.83	N37°18'35"E	N17°20'38"W
							S88°02'11"E
F	C/L	103.00	165°05'20"	296.78	204.26	S05°29'31"E	S88°02'11"E
	E R/W	133.00	165°05'20"	383.22	263.75	N05°29'31"W	N77°03'09"E
	W R/W	73.00	165°05'20"	210.34	144.77	S05°29'31"E	S88°02'11"E
G	C/L	100.00	85°36'13"	149.41	135.89	N60°08'45"W	S77°03'09"W
	N R/W	130.00	85°36'13"	194.23	176.66	S60°08'45"E	S17°20'38"E
	S R/W	70.00	85°36'13"	104.58	95.12	N60°08'45"W	S77°03'09"W

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. _____ BEING A PART OF THE SE.
1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

The Cornerstone Communities, LLC, a Wisconsin Limited Liability Company, as owner of the Glen at Parkway Ridge, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

The Cornerstone Communities, LLC does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) City of Pewaukee

The Glen at Parkway Ridge, LLC

Steven DeCleene, Member Manager

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

Notary Public

Waukesha County, Wisconsin

My Commission Expires _____



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

PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

A DIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. _____ BEING A PART OF THE SE.
1/4 OF THE NE. 1/4 OF SECTION 16, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL:

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

Date: _____ Signed _____
Steve Bierce, Chairman

Date: _____ Signed _____
Nick Fuchs, Recording Secretary

COMMON COUNCIL APPROVAL:

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

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk



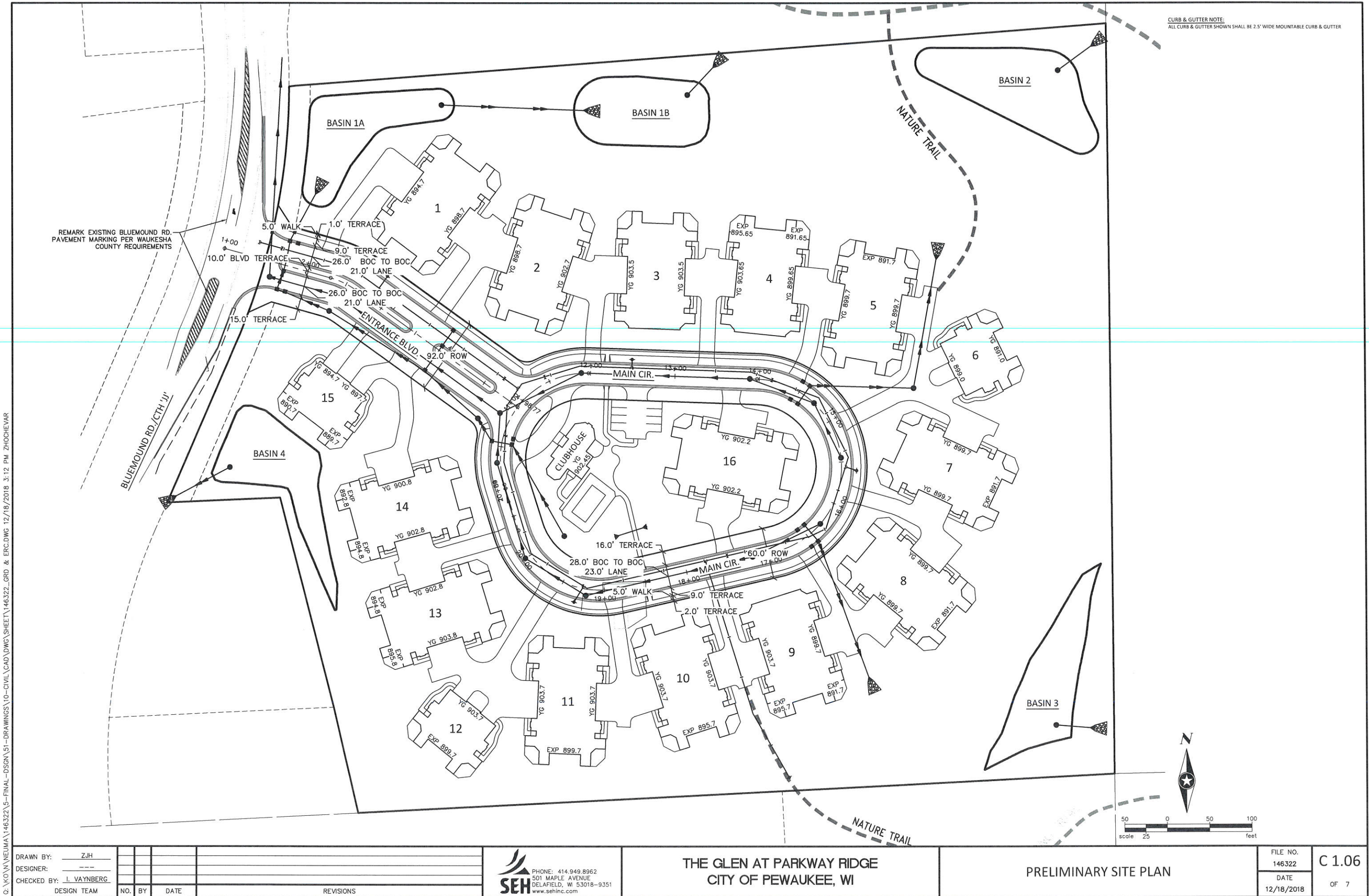
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PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 5 OF 5

CURB & GUTTER NOTE:
ALL CURB & GUTTER SHOWN SHALL BE 2.5' WIDE MOUNTABLE CURB & GUTTER





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 January 17, 2019

Date: January 11, 2019

Project Name: The Glen at Parkway Ridge Rezoning, Certified Survey Map, Conditional Use, and Site and Building Plans

Project Address/Tax Key No.: N27W25250, N27W25284 and N28W25206 Bluemound Road/PWC 0925990, 0925992, 0925993

Applicant: Neumann Developments Inc.

Property Owner: The Glen at Parkway Ridge LLC

Current Zoning: Rs-1 Single-Family Residential District

Proposed Zoning: Rm-1 Multiple-Family District

2050 Land Use Map Designation: Medium Density Residential

Use of Surrounding Properties: Waukesha County park land/Village of Pewaukee to the north and east and single-family residential to the south and west

Introduction/Analysis

The applicant, Neumann Developments, Inc., filed Applications for Rezoning, Conditional Use, two Certified Survey Maps, and Building and Site Plans for the development of fifty-eight (58) condominium units located at N27W25250, N27W25284 and N28W25206 Bluemound Road. Note the initial request was for 60-units; however, the developer eliminated a two-unit building. The current site plan contains thirteen 4-unit buildings and three 2-unit buildings.

Below lists the previous actions taken by the Plan Commission and Common Council related to these matters. Please be aware that there are conditions attached to the approvals that occurred. Also note that Certified Survey Map (CSM) #1 refers to the 2-Lot CSM that combined lots along the east and west sides of Bluemound Road. CSM #2 refers to the 2-Lot CSM that includes the land on the east side of Bluemound Road and dedicates the public right-of-way for the development.

June 21 st Plan Commission	CSM #1 (west and east sides of Bluemound Road) recommended for approval
	CSM #2 (east side only) recommended for approval
	Rezoning recommended for approval
July 16 th Common Council	CSM #1 – no action
	CSM #2 – no action
	Rezoning – no action
August 16 th Plan Commission	Conditional Use recommended for approval
	Site and building plans approved
September 10 th Common Council	CSM #1 approved
	Preliminary CSM #2 approved
	Conditional Use tabled
	Rezoning tabled

Based on the above actions, the January 17, 2019 Plan Commission agenda includes final review of the 2-Lot Certified Survey Map that includes the dedication of the proposed streets (a.k.a. CSM #2) only.

Please also be aware that a public hearing notice was published in error for the January 17, 2019 Plan Commission meeting for the rezoning request. That hearing notice is not required as the Plan Commission already held and closed a public hearing on the rezoning, and recommended approval thereof, all at their June 21, 2018 meeting. A note stating such was included on the agenda to clarify to the public. If anyone wishes to speak on the matter they may attend the February 4, 2019 Common Council meeting and speak during the citizens comment period.

Project Description

The proposed CSM further subdivides Lot 1 of the previously recorded CSM by Neumann (a.k.a. CSM #1) into 2 lots. Lot 1 has an area of 16.25 acres and Lot 2 has an area of 1.22 acres. As indicated, the CSM also includes a Street A and Street B to be dedicated to the City.

Recommendation

Staff recommends a motion recommending approval of the 2-Lot Certified Survey Map and public street dedications for properties located at N27W25250, N27W25284 and N28W25206 Bluemound Road, subject to the following conditions:

1. Per Section 18.0603b. of the Land Division Ordinance, the following information shall be shown on the face of the CSM as may be applicable:
 - Setbacks or Building Setback Lines required by the Plan Commission or other City or County Ordinances;
 - Utility, drainage, and access easements;
 - Name and Address of the owner, subdivider, and surveyor (property owners are not listed);
 - A Required Preliminary CSM shall include existing and proposed contours as set forth in Section 18.0601.;
 - The Elevation at each lot; and,
 - Utilities, showing their exact location and depth.
2. The existing structures located on the proposed Lot 1, east of Bluemound Road, shall be razed prior to recording the CSM, or a time frame as otherwise set by the Plan Commission.
3. The following information shall be added to the CSM in accordance with Sections 18.0601a., 18.0301 and 18.0302:
 - a. Soil characteristics or interpretations secured from detailed soil maps prepared by the U.S.D.A - Soil Conservation Service (SCS);
 - b. The limits of woodland cover, designated wetlands and 100 year recurrence interval (base flood) floodplain on the entire parcel; and
 - a. Areas of steep slope conditions (12 percent or more), high water table conditions, and potential drainage and erosion problems (if any);
4. In consideration of Section 17.0605, a no access restriction along Bluemound Road shall be added.
5. The vision triangle, per Section 17.0603 of the Zoning Code, shall be shown on Sheet 1 of the CSM.
6. The CSM shall be revised to include the proposed street names for staff review and approval.

7. Storm sewers shall be located within outlots or easements and shown on the CSM. The width and setbacks from the easement or outlot shall be reviewed and approved by the City Engineer.
8. Sidewalks shall be located within condominium association owned property and not within City right-of-way.
9. The CSM shall not be recorded until public streets and infrastructure are installed and accepted by the City.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.**

DATE: February 4, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 19-06** (*Third Reading*) to Rezone the Neumann Development, Inc. Property Located on the East Side of Bluemound Road from Rs-1, Single-Family Residential to Rm-1, Multi-Family Residential for the Purpose of Creating a Condominium Plat (PWC 0925-993, PWC 0925-990, PWC 0925-992) [S. Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Ordinance 19-06

Parkway Ridge Rezoning Map

Parkway Ridge Rezoning

Parkway Ridge Condominium Plan

Neumann Development Memo

ORDINANCE 19-06**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: RS-1 SINGLE FAMILY RESIDENTIAL

TO: RM-1 MULTI-FAMILY RESIDENTIAL

SECTION 1 – DESCRIPTION

The following described property:

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

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

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

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

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

SECTION 2 –SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 21th day of January, 2019

COMMON COUNCIL OF THE CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

VILLAGE OF PEWAUKEE
CITY OF PEWAUKEE

↑
N
1" = 200'

REZONE FROM Rs-1 TO Rm-1 P.U.D.

S.T.H. "16"

Rd-2

Rs-3

Rs-3

Rs-3

Rs-3

Rs-5

Rs-5

Rs-3

Rs-3

Rs-3

Rs-3

BLUEMOUND RD.

Rs-2

Rs-2

Rs-3

Rs-3

Rs-5

Rs-5

LC

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

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

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of the property to be rezoned:

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

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

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

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

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

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: developing a duplex condominium community.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, June 21st, 2018** at or after **7:00 PM.**

Dated this 18th day of May, 2018.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee

D:\WORK\NEUMA\146322\5-FINAL-DSGN\51-DRAWINGS\10-CIVIL\CAD\DWG\146322-ENG.DWG 5/4/2018 12:59 PM ZHOICHEVAR



DRAWN BY: ZJH					
DESIGNER:					
CHECKED BY: J. VAYNBERG					
DESIGN TEAM	NO.	BY	DATE	REVISIONS	



THE GLEN AT PARKWAY RIDGE
City of Pewaukee, Wisconsin

CONDOMINIUM PLAN

FILE NO. 146322	1
DATE 05/10/2018	OF 1



May 16, 2018

City of Pewaukee
W240 N3065 Pewaukee Rd.
Pewaukee, WI 53072

RE: Parkway Ridge Subdivision
Condominium Plan Submission
Bluemound Rd. & HWY 16

Neumann Developments, Inc is hereby re-submitting a land division CSM, Condo CSM and Re-Zoning petition and Preliminary Condominium Plan for The Glen at Parkway Ridge, condominium community. This information is being submitted in response to direction from the Plan Commission in the April 19th meeting, to develop the site as a duplex condominium project.

We are requesting action on the following items:

1. Re-Zoning – modify zoning to Rm-1 PUD; for duplex & double-duplex condominiums
2. Land Division CSM – combine/divide the 3 existing parcels into two parcels
3. Condo CSM – divide condo area from ROW
4. Preliminary Condo Plan – initial layout plan for a 60-unit condo community (14 – double-duplex, 2 – duplex units and a clubhouse building)

As part of this request; we are requesting a WAIVER/VARIANCE from the zoning code Section 17.0414 as follows:

1. Section a.(1) – states “three to eight unit multiple-family structures”
 - 1.1. We request Two to Four unit multiple-family structures
2. Section c.(1) - states “The minimum PUD development area shall be 25 acres.”
 - 2.1. Our lot is 19.66 acres
3. Section c.(2) – states “The minimum PUD lot or space area shall not be less than 0.33 acre with not less than 4,840 sf per dwelling unit”.
 - 3.1. Our project (60 units) is 0.328 units per acre.
 - 3.2. A condo unit is 1,200sf to 1,800sf/unit; we request a minimum of 1,200sf/unit (2,400sf per duplex & 4,800sf for a double-duplex)



4. Section c.(5) – states “no detached principal structure shall be located closer than 40 feet “
 - 4.1. Our request is that no structure shall be located closer than 20 feet from another structure.
5. Section d – lot area and width. We request clarification that this entire section is not applicable as our condo project will not have individual lots.
6. Section e.(3) – a table is provided with minimum areas based on the number of bedrooms.
 - 6.1. We request this table not apply and the minimum area is set at 1,200sf per condo unit.
7. Section f.(1) – states “a minimum building (or street) setback of 35 feet from the street right-of-way”.
 - 7.1. We request a minimum “front” setback of 10 feet from the right-of-way.
 - 7.2. A minimum of 35’ setback from Bluemound Road
8. Section f.(2) – clarification that this does not apply since no lot lines/side yards
9. Section f.(3) – states a “rear yard (setback) of not less than 35 feet”
 - 9.1. We request changing to a 35’ setback from property lines, excluding the right-of-way for a street setback which is requested as 10’.

Please place these items on the June 19th Plan Commission Agenda for action and recommendation to the Common Council. Enclosed with this letter is fifteen (15) copies of each submission and attachment documents. A pdf file of each will also be emailed to Amy Hurd and Harlan Clinkenbeard.

Please advise if any further information is required concerning this submittal. If you have any additional questions or concerns, please feel free to contact me at 262-542-9200.

Sincerely,

Kevin Anderson
Neumann Developments, Inc.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.**

DATE: February 4, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 19-04** (*Second Reading*) Rezoning the Property Located at W220 N1051 Springdale Road (PWC 0961-998) From A-2 Agricultural and UC Upland Conservancy to M-6 Mixed Industrial, UC Upland Conservancy & LC Lowland Conservancy for the Purpose of Building an Office and Light Manufacturing Building at the Request of Briohn Building [S. Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Briohn Building Rezoning Map

Briohn Building Rezoning Petition

Briohn Building Staff Report

Ordinance 19-04

↑
N
1" = 300'

LC

Rm-3

REZONE FROM A-2 & UC TO M-6 & UC & LC

A-2

LC

Rs-2

Rs-2

A-2

UC

I - 94

C.T.H. SR

M-2

M-2

M-2

M-1

SPRINGDALE
ROAD

JOHNSON ROAD

SARATOGA ROAD

CHEANEY ROAD

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF: BECKER SPRINGDALE, LLC TO REZONE FROM: A-2 AGRICULTURAL & UC UPLAND CONSERVANCY TO: M-6 MIXED INDUSTRIAL, UC UPLAND CONSERVANCY & LC LOWLAND CONSERVANCY

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of the property to be rezoned:

Legal Description of the Land to be Rezoned from UC to LC:

All that part of the Northwest Quarter (NW 1/4) and Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter (NE 1/4); thence South 00°51'23" East along the east line of said Northeast Quarter (NE 1/4) and the centerline of Springdale Road (CTH SR), 216.52 feet; thence North 89°23'54" West, 50.02 feet to the west right-of-way line of Springdale Road (CTH SR) and the place of beginning of the land hereinafter to be described; thence South 00°51'23" East along said west right-of-way line, 288.56 feet; thence South 51°49'44" West, 18.87 feet; thence South 65°45'13" West, 31.94 feet; thence South 80°58'02" West, 44.02 feet; thence South 54°59'02" West, 38.71 feet; thence South 69°43'15" West, 36.78 feet; thence South 60°16'56" West, 52.99 feet; thence South 42°57'40" West, 49.86 feet; thence South 05°14'23" East, 34.01 feet; thence South 42°18'07" West, 62.82 feet; thence South 15°18'37" West, 33.58 feet; thence South 20°40'14" West, 50.34 feet; thence South 34°51'26" West, 49.44 feet; thence South 16°37'18" West, 16.84 feet; thence North 80°44'08" West, 57.27 feet; thence South 74°13'53" West, 33.97 feet; thence North 70°09'39" West, 14.64 feet; thence North 33°22'56" West, 36.58 feet; thence North 51°47'41" West, 49.25 feet; thence North 67°32'08" West, 79.63 feet; thence North 82°44'33" West, 41.61 feet; thence North 78°37'41" West, 63.08 feet; thence North 42°28'28" West, 27.48 feet; thence North 64°02'00" West, 36.07 feet; thence North 82°44'23" West, 48.75 feet; thence North 46°38'20" West, 66.07 feet; thence North 82°59'34" West, 78.81 feet; thence South 72°59'45" West, 34.20 feet; thence South 53°17'45" West, 63.56 feet; thence South 72°44'50" West, 43.33 feet; thence South 66°36'27" West, 78.43 feet; thence South 39°33'34" West, 21.30 feet; thence South 67°51'12" West, 45.83 feet; thence South 82°42'21" West, 55.17 feet; thence South 86°52'01" West, 29.40 feet; thence North 73°25'28" West, 55.51 feet; thence North 83°54'30" West, 37.38 feet; thence North 88°07'08" West, 42.22 feet; thence South 61°08'10" West, 46.62 feet; thence North 39°32'11" West, 57.72 feet; thence North 65°17'09" West, 46.61 feet; thence North 89°05'16" West, 15.16 feet; thence North 01°04'42" West, 600.78 feet; thence South 60°50'48" East, 55.44 feet; thence North 69°58'34" East, 79.61 feet; thence North 42°41'16" East, 58.94 feet; thence North 13°13'11" East, 21.38 feet; thence South 89°23'54" East, 291.80 feet; thence South 59°08'02" East, 310.42 feet; thence South 89°23'54" East, 782.14 feet to the place of beginning. Containing 839,562 square feet (19.2737 acres).

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Common Description: W220 N1051 Springdale Road

Tax Key Number: PWC 0961998

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: properly zoning delineated wetlands from UC to LC and to rezone the A-2 area to M-6 to allow for business office.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, January 17th, 2019** at or after **7:00 PM.**

Dated this 18th day of December, 2018.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee



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 January 17, 2019

Date: January 11, 2019

Project Name: Briohn Building Corporation I-94 & Springdale Road Rezoning and Building & Site Plans

Project Address/Tax Key No.: W220N1051 Springdale Road/PWC0961998

Applicant: Briohn Building Corporation

Property Owner: Becker Springdale LLC

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

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

Use of Surrounding Properties: Single-family residential to the north and west, I-94 and industrial to the north and Town of Brookfield (industrial) to the east

Project Description/Analysis:

The applicant has submitted a Rezoning Application and detailed site and building plans for a proposed office/industrial building for property located at W220N1051 Springdale Road. The property is located at the northwest corner of I-94 and Springdale Road. According to the applicant, the proposed user, The Angelus Corporation, is roughly 30% office. The remainder of the use is manufacturing, an engineering lab as well as some storage areas.

Rezoning

The applicant is proposing to rezone the property from A-2 Agricultural District and UC Upland Conservancy District to M-6 Mixed Industrial District, UC Upland Conservancy District and LC Lowland Conservancy District. The property is designated as Office Commercial, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas and Water on the City's Year 2050 Land Use/Transportation Plan map.

Note that staff determined a Comprehensive Master Plan Amendment is not needed as part of the rezoning request as the M-6 District allows for this type of use as well as office and other commercial uses, which is consistent with the Future Land Use designation.

Please be aware that Common Council action to approve the rezoning is subject to Section 17.1106b. of the Zoning Code (below), which allows the City to rezone the parcel if construction has not commenced within 24 months following notice to the property owner. Note that the rezoning process, including a public hearing, must be followed to revert the zoning back to the previous zoning district or to rezone the property to any other zoning district.

17.1106 CITY COMMON COUNCIL ACTION

a. Following such hearing and after careful consideration of the Plan Commission's recommendation(s), the Common Council shall take action on the proposed change or amendment.

b. Action by the Common Council to rezone a parcel(s) of land for residential, commercial, industrial or institutional purposes is to be construed as zoning for a period not to exceed 24 months from the effective date of the rezoning unless approved physical construction or development has been substantially commenced on the parcel(s) during the intervening 24 month period, in which case the zoning will be continued. If no approved physical construction or development is commenced by the end of the 24 month period and the owner or developer has not requested and been granted an extension by the Plan Commission, the owner will be requested to attend a specified meeting of the Plan Commission to give good reason why the zoning should not be reverted to the most restrictive zoning for a parcel of the size involved or, the zoning extended. If, after due notice, the owner has not come forward or responded to the request or, after such response the Plan Commission finds that there is not sufficient reason to extend the zoning period, the Plan Commission will take formal action to hold a public hearing for the purpose of reverting the zoning to the previous zoning of the land or to the most restrictive zoning compatible with the parcel size, the surrounding uses and the existing use of the parcel at that time, after which hearing the Plan Commission and Common Council may take action to make such reversion.

Site and Building Plans

The subject property is approximately 34-acres. The site currently contains a single-family home and is wooded with a significant amount of wetlands located on the north half of the site. The entire property is located within a SEWRPC Primary Environmental Corridor.

The site plan includes a 40,600 square foot building with a potential future building addition (roughly 60,000 square feet), 94 parking spaces, including 6 ADA accessible spaces, and future parking areas (approximately 94 spaces). The site is in conformance with M-6 District standards as well as the City's greenspace requirements.

The building primarily consists of painted precast concrete panels and includes a significant amount of windows and a prominent entrance feature.

A Tree Growth Plan and tree inventory has been provided by the applicant for Plan Commission approval as part of the site and building plans. The applicant inventoried 1,007 trees with a six inch dbh or larger within and directly adjacent to the proposed disturbance limits.

It should be noted that Ash trees were not included or inventoried, which are prevalent throughout the site. According to the applicant 75 of the first 150 trees inventoried were Ash trees. The applicant indicated that most of these trees were infested with the Emerald Ash Borer. Staff agrees that dead, dying and diseased trees do not need to be part of the Tree Growth Plan.

Overall, Phase 1 will remove 507 of the trees inventoried. The future phase as anticipated would remove an additional 321 of the trees surveyed. In review of the tree inventory provided by the

applicant, and for anecdotal information only, below is a summary of some of the larger trees being impacted onsite.

- 64 of the 1,007 trees inventoried have a dbh of 20” or more
- 45 of those 64 will be removed, leaving 19 trees with a dbh of 20” or more to remain
- 7 trees being removed within Phase 1 that have a dbh of 30” or more.
- Phase 2 will remove 3 trees with a 30” or more dbh, including an Oak Tree with a dbh of 49” (#862).

Landscape Plan

The proposed Landscape Plan includes 55 deciduous trees, 32 evergreens, 50 ornamental trees and 232 shrubs.

Signage

The renderings provided show conceptual wall signs and locations. Additional details will be needed for final sign approval. Per Section 17.0210d.(7) below, and as a prominent site with high visibility, staff has included a condition that signage be brought back for Plan Commission review and approval. If the Plan Commission is comfortable with the general sign details provided by the applicant, that condition may be revised to require staff review and approval only.

(7) STANDARD NO. SD-7

Signage of uses and buildings on the site shall be limited by the Plan Commission in number, size, height and type so as not to detract from the visual attractiveness of the site or architecture, or be a distraction to the traveling public or the neighborhood in general. (See **section 17.0700**)

Conditions

1. Staff shall review and approve a rooftop screening plan prior to issuance of a Building Permit.
2. Final grading, erosion control and storm water management plans shall be submitted for approval by the Engineering Department prior to any land disturbance.
3. Prior to issuance of a Building Permit, the applicant must receive Waukesha County approval of the ingress/egress location to Springdale Road (CTH SR).
4. A Business Plan of Operation shall be submitted for review and approval, prior to Occupancy.
5. The future phase is shown for reference only, is subject to change, and requires separate review and approval if and when it’s proposed in the future.
6. The Landscape Plan shall be revised to include a minimum planting size of 3-inches for shade/canopy trees and 2.5” for ornamental trees.

Recommendation:

A motion to approve the proposed rezoning of property located at W220N1051 Springdale Road from A-2 Agricultural District and UC Upland Conservancy District to M-6 Mixed Industrial District, UC Upland Conservancy District and LC Lowland Conservancy District.

A motion to approve building and site development plans submitted by Briohn Building Corporation for the property located at W220N1051 Springdale Road, subject to the conditions within the Plan Commission staff report dated January 11, 2019.

ORDINANCE 19-04

**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **A-2 AGRICULTURAL and UC UPLAND CONSERVANCY**

TO: **M-6 MIXED INDUSTRIAL, UC UPLAND CONSERVANCY and
LC LOWLAND CONSERVANCY**

SECTION 1 - DESCRIPTION

The following described property:

Legal Description of the Land to be Rezoned from UC to LC:

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Common Description: W220 N1051 Springdale Road

Tax Key Number: PWC 0961-998

SECTION 2 –SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 21st day of January, 2019

COMMON COUNCIL OF THE CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.**

DATE: February 4, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Resolution 19-02-03** Authorizing Amendments to \$3,875,000 City of Pewaukee, Wisconsin Industrial Development Revenue Bonds, Series 2006 (HFM Packaging, Ltd and JRPM Properties, LLC Project) [S. Riffle]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Resolution 19-02-03

Amendment to Bond Agreement

COMMON COUNCIL OF
CITY OF PEWAUKEE, WISCONSIN

RESOLUTION NO. 19-02-03

RESOLUTION AUTHORIZING AMENDMENTS TO
\$3,875,000 CITY OF PEWAUKEE, WISCONSIN
INDUSTRIAL DEVELOPMENT REVENUE BONDS,
SERIES 2006 (HFM PACKAGING, LTD. AND
JRPM PROPERTIES, LLC PROJECT)
ISSUED ON NOVEMBER 21, 2006

WHEREAS, the City of Pewaukee, Wisconsin (the “Issuer”) entered into a Bond Agreement dated as of November 1, 2006 (the “Bond Agreement”) by and among the Issuer, HFM Packaging, Ltd., a Wisconsin corporation (“HFM”), JRPM Properties, LLC, a Wisconsin limited liability company (“JRPM”), BMO Harris Bank N.A., successor by merger to M&I Marshall and Ilsley Bank, as trustee (the “Trustee”), and BMO Harris Bank N.A., successor by merger to M&I Marshall and Ilsley Bank, as purchaser (the “Original Purchaser”), relating to the issuance of \$3,875,000 City of Pewaukee, Wisconsin Industrial Development Revenue Bonds, Series 2006 (HFM Packaging, Ltd. and JRPM Properties, LLC Project) (the “Bonds”); and

WHEREAS, the Issuer loaned the proceeds of the Bonds (the “Bond Proceeds”) to HFM and JRPM for the purpose of financing a project consisting of the construction and equipping of an approximately 33,600 square-foot manufacturing facility located at N26 W23322 Paul Road in the City of Pewaukee, Wisconsin to be owned by JRPM and leased to HFM and used in connection with its manufacturing business; and

WHEREAS, to evidence the loan of Bond Proceeds from the Issuer, HFM and JRPM have executed and delivered a Promissory Note dated November 21, 2006 (the “Promissory Note”) payable to the Issuer, which the Issuer has assigned to the Trustee; and

WHEREAS, HFM, JRPM and the Original Purchaser wish to amend the Bond Agreement pursuant to a First Amendment to Bond Agreement to be effective as of February 1, 2019 (the “Amendment”) to terminate and release HFM of all its obligations under the Bond Agreement and the Promissory Note, and as a result, JRPM will be the sole borrower (the “Borrower”) under the Bond Agreement and Promissory Note; and

WHEREAS, it is a requirement of the Bond Agreement that any such amendment of the Bond Agreement be approved by the Issuer.

NOW THEREFORE, BE IT RESOLVED by the governing body of the Issuer as follows:

Section 1. Findings and Determinations.

It is hereby found and determined that under the provisions of Section 66.1103 of the Wisconsin Statutes, the Bonds shall remain limited obligations of the Issuer, and the Bonds do not constitute an indebtedness of the Issuer within the meaning of any state constitutional or statutory provision, and do not constitute nor give rise to a charge against its general credit or taxing powers or a pecuniary liability of the Issuer.

Section 2. Approvals and Authorizations.

2.01. The Amendment is hereby approved. The Mayor and the City Clerk are authorized and directed in the name and on behalf of the Issuer to execute the Amendment, to which the Issuer is a party, and either one of them or both of them are authorized and directed to execute the such other documents, agreements, instruments or certificates as are deemed necessary or desirable by the Issuer's counsel and bond counsel.

2.02. The Mayor, the City Clerk and other officers of the Issuer are authorized to prepare and furnish to the Trustee and bond counsel certified copies of all proceedings and records of the Issuer relating to the Amendment, and such other affidavits and certificates as may be required by the Trustee and bond counsel to show the facts relating to the legality and marketability of the Bonds as such facts appear from the books and records in the officers' custody and control or as otherwise known to them.

2.03. The approval given to the various documents referred to in this resolution includes the approval of such additional details therein as may be necessary and appropriate for their completion and such modifications thereto, deletions therefrom and additions thereto as may be approved by the Issuer's counsel and bond counsel. The execution of any document by the appropriate officer or officers of the Issuer herein authorized shall be conclusive evidence of the approval by the Issuer of such document in accordance with the terms hereof.

2.04. The Bonds shall continue to be limited obligations of the Issuer payable by it solely from revenues and income derived by or for the account of the Issuer from or for the account of JRPM, as the sole Borrower, pursuant to the Bond Agreement, as amended. As security for the payment of the principal of, premium, if any, and interest on the Bonds, the Issuer has pledged and assigned to the Trustee all of its right, title and interest in and to the trust estate described in the Bond Agreement.

Passed and adopted at a regular meeting of the Common Council of the City of Pewaukee this 4th day of February, 2019.

APPROVED:

Steve Bierce, Mayor

ATTEST:

Kelly Tarczewski, City Clerk

CERTIFICATION BY CITY CLERK

I, Kelly Tarczewski, being first duly sworn, hereby certify that I am the duly qualified City Clerk of the City of Pewaukee, Wisconsin (the "Issuer"), and as such I have in my possession, or have access to, the complete corporate records of the Issuer and of its Common Council; that I have carefully compared the transcript attached hereto with the aforesaid records; and that said transcript attached hereto is a true, correct and complete copy of all the records in relation to the adoption of Resolution No. 19-02-03 entitled:

RESOLUTION AUTHORIZING AMENDMENTS TO
\$3,875,000 CITY OF PEWAUKEE, WISCONSIN
INDUSTRIAL DEVELOPMENT REVENUE BONDS,
SERIES 2006 (HFM PACKAGING, LTD. AND
JRPM PROPERTIES, LLC PROJECT) ISSUED ON NOVEMBER 21, 2006

I hereby further certify as follows:

1. Said Resolution was considered for adoption by the Common Council of the Issuer at a meeting held at City Hall, W240 N3065 Pewaukee Road, Pewaukee, Wisconsin at 7:00 p.m. on February 4, 2019 at a regular meeting of the Common Council and was held in open session.

2. Said Resolution was on the agenda for said meeting and public notice thereof was given not less than twenty-four (24) hours prior to the commencement of said meeting in compliance with Section 19.84 of the Wisconsin Statutes, including, without limitation, by posting on the bulletin board in the City Hall, by notice to those news media who have filed a written request for notice of meetings, and by notice to the official newspaper of the Issuer.

3. Said meeting was called to order by Mayor Bierce, who chaired the meeting. Upon roll, I noted and recorded that the following alderpersons were present:

_____	_____
_____	_____
_____	_____
_____	_____

and that the following alderpersons were absent:

C. Brown	_____
_____	_____
_____	_____

I noted and recorded that a quorum was present. Various matters and business were taken up during the course of the meeting without intervention of any closed session. One of the matters taken up was said Resolution, which was introduced, and its adoption was moved by _____ and seconded by _____. Following discussion and after all alderpersons who desired to do so had expressed their views for or against said Resolution, the

question was called, and upon roll being called and the continued presence of a quorum being noted, the recorded vote was as follows:

AYE:

_____	_____
_____	_____
_____	_____

NAY:

_____	_____
_____	_____

ABSTAINED:

_____	_____
_____	_____

Whereupon the meeting chair declared said Resolution adopted, and I so recorded it.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the Issuer hereto on this 4th day of February, 2019.

CITY OF PEWAUKEE, WISCONSIN

[SEAL]

By: _____
Kelly Tarczewski, City Clerk

\$3,875,000
City of Pewaukee, Wisconsin
Industrial Development Revenue Bonds, Series 2006
(HFM Packaging, Ltd. and JRPM Properties, LLC Project)

FIRST AMENDMENT TO BOND AGREEMENT

This First Amendment to Bond Agreement (the “Amendment”) is made and entered into as of February 1, 2019 by and among the CITY OF PEWAUKEE, WISCONSIN (the “Issuer”), HFM PACKAGING, LTD., a Wisconsin corporation (“HFM”), JRPM Properties, LLC, a Wisconsin limited liability company (“JRPM” and together with HFM, the “Original Borrowers”), BMO HARRIS BANK N.A., successor by merger to M&I Marshall and Ilsley Bank, as trustee (the “Trustee”), and BMO HARRIS BANK N.A., successor by merger to M&I Marshall and Ilsley Bank, as original purchaser (the “Original Purchaser”), in conjunction with the \$3,875,000 City of Pewaukee, Wisconsin Industrial Development Revenue Bonds, Series 2006 (HFM Packaging, Ltd. and JRPM Properties, LLC Project) (the “Bonds”).

RECITALS

WHEREAS, the Bonds were issued on November 21, 2006 pursuant to a Bond Agreement dated as of November 1, 2006 by and among the Issuer, the Original Borrowers, the Original Purchaser, and the Trustee (as amended by this Amendment, the “Bond Agreement”) to finance a project on behalf of the Original Borrowers consisting of the construction and equipping of an approximately 33,600 square-foot manufacturing facility located at N26 W23322 Paul Road in the City of Pewaukee, Wisconsin (the “Facility”) to be owned by JRPM and leased to HFM and used in connection with its manufacturing business; and

WHEREAS, to evidence the loan of Bond Proceeds from the Issuer, the Original Borrowers have executed and delivered a Promissory Note dated November 21, 2006 (the “Promissory Note”) payable to the Issuer, and the Issuer has assigned the Promissory Note to the Trustee; and

WHEREAS, effective as of February 1, 2019 (the “Termination Date”), HFM desires to terminate all of its loans, indebtedness, commitments and obligations (collectively, the “Obligations”) owing to the Original Purchaser, including but not limited to, its obligations under the Bond Agreement and the Promissory Note; and

WHEREAS, HFM and the Original Purchaser have entered into a letter agreement to terminate such Obligations effective on the Termination Date, and as a result of such termination, JRPM will be the sole borrower (the “Borrower”) under the Bond Agreement and the Promissory Note; and

WHEREAS, Section 10.02 of the Bond Agreement provides that the Bond Agreement may be amended with the consent of the Original Borrowers and approved by requisite consent of the bondowners, and the Original Borrowers and the Original Purchaser, as the sole bondowner, have

given such consent as evidenced by their respective signatures to this Amendment.

AGREEMENT

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Issuer, the Original Borrowers, the Original Purchaser and the Trustee amend the Bond Agreement as follows:

1. **Amendment to Definition of Borrower.** The definition of “Borrower” set forth in Section 1.01 of the Bond Agreement is amended as follows:

“Borrower” means JRPM.”

2. **Deletion of the Definition of Borrowers.** The definition of “Borrowers” set forth in Section 1.01 of the Bond Agreement is deleted in its entirety. All references to “Borrowers” shall mean JRPM, as the sole Borrower.

3. **Deletion of the Definition of Company, References to Company, and HFM.** The definition of “Company” set forth in Section 1.01 of the Bond Agreement is deleted in its entirety. All references to “Company” and defined terms which contain the word “Company” as they relate to HFM are deleted. In addition, all references to “HFM Packaging, Ltd.” are deleted.

4. **Release of Obligations of HFM.** All obligations of HFM under the Bond Agreement and the Promissory Note are terminated and released as of the Effective Date.

5. **Terms of Bond Agreement Remain in Effect Except as Amended.** Except as specifically amended by this Amendment, the terms and provisions of the Bond Agreement issued pursuant thereto shall remain in full force and effect.

6. **Representations and Warranties of the Borrower.** JRPM, as the sole Borrower, represents and warrants that:

a. All of the representations and warranties made by the Borrower in the Bond Agreement are true and correct on the date of this Amendment;

b. No Default or Event of Default under the Bond Agreement has occurred and is continuing as of the date of this Amendment;

c. The execution and delivery of this Amendment and performance of and compliance with the terms of the Bond Agreement (as amended by this Amendment) have been duly authorized by the Borrower; and

d. The Borrower’s consent, pursuant to Section 10.03 of the Bond Agreement, to the amendment of the Bond Agreement by this Amendment, is evidenced by the Borrower’s execution of this Amendment.

7. **Representations and Warranties of HFM.** HFM represents and warrants that its consent, pursuant to Section 10.03 of the Bond Agreement, to the amendment of the Bond Agreement by this Amendment, is evidenced by its execution of this Amendment:

8. **Representations and Warranties of the Original Purchaser.** The Original Purchaser represents and warrants that:

a. Original Purchaser is the lawful holder of all (100%) of the Bonds issued pursuant to the Bond Agreement;

b. Original Purchaser hereby waives notice as required under Section 10.02 of the Bond Agreement;

c. Original Purchaser's execution and delivery of this Amendment has been duly authorized by all necessary action by Original Purchaser; and

d. Original Purchaser's consent, pursuant to Section 10.02 of the Bond Agreement, to the amendment of the Bond Agreement by this Amendment, is evidenced by the Original Purchaser's execution of this Amendment.

9. Representations and Warranties of the Trustee. The Trustee represents and warrants that the execution and delivery of this Amendment has been duly authorized by all necessary action by Trustee.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the undersigned have caused this First Amendment to Bond Agreement to be executed all as of the date first above written.

CITY OF PEWAUKEE, WISCONSIN

By: _____
Steve Bierce, Mayor

By: _____
Kelly Tarczewski, City Clerk

HFM PACKAGING, LTD.

By: _____
Name: _____
Title: _____

JRPM PROPERTIES, LLC

By: _____
Name: _____
Title: _____

BMO HARRIS BANK N.A., as Original Purchaser

By: _____
Name: _____
Title: _____

BMO HARRIS BANK N.A., as Trustee

By: _____
Name: _____
Title: _____

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 9.**

DATE: February 4, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Waive the Second Reading of **Ordinance 19-08** (*First Reading*) Reducing the Distance to Discharge Weapons on the Rocky Point Homeowners' Association Land from 100-Yards to 35-Yards [J. Kara]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: