



Office of the Clerk/Treasurer

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

REVISED

**COMMON COUNCIL
MEETING NOTICE AND AGENDA**

Monday, December 20, 2021

6:30 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. Discussion and Possible Action Regarding the Accounts Payable Listing Dated December 20th, 2021 [Tarczewski]
 4. Discussion and Possible Action to Waive the Second Reading and Approve **Ordinance 21-13** Related to the Salaries of Non-Union Employees [Woldanski]
 5. Discussion and Possible Action Regarding **Resolution 21-12-46** Establishing the 2022 Fee Schedule [Tarczewski]
 6. Discussion and Possible Action Regarding **Ordinance 21-14** Amending Chapter 5 - Traffic to Add Hawks Meadow Drive, Kestrel Drive, Talon Drive, and Waters Lane to Section 5.05(3)(b) [Wagner]
 7. Discussion and Possible Action regarding **Resolution 21-12-47** Relocation Order for the Duplainville Road Reconstruction and Trail Extension Project [Wagner]
 8. Discussion and Possible Action to Approve a Development Agreement Amendment for the Swan View Farms Phase 2 [Wagner]
 9. Discussion and Possible Action Regarding the Final Plat for Swan View Farms Subdivision Addition No. 1 (PWC 0871-068) [Fuchs]
 10. Discussion and Possible Action Regarding Re-Approval of a Preliminary Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road (PWC 0919-995) for the Purpose of Creating Two Lots and Dedicating Public Rights-of-Way (Originally Approved by Plan Commission on 11/21/2019) [Fuchs]
 11. Discussion and Action Regarding Re-Approval of a Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road (PWC 0919-991 & PWC 0919-995) for the Purpose of Creating Three Lots (Originally Approved by Plan Commission on 11/21/2019) [Fuchs]
 12. **Happy Holidays!**

13. 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.

14. Adjournment

Kelly Tarczewski
Clerk/Treasurer

December 17, 2021

NOTICE

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

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

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

DATE: December 20, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Accounts Payable Listing Dated December 20th, 2021 [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

A/P 12/20/2021

Check Date	Check	Vendor Name	Description	Amount
Bank 100 GENERAL FUND CHECKING				
12/03/2021	570(E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	342.30
12/10/2021	580(E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	1,086.96
12/08/2021	581(E)	DELTA DENTAL	DENTAL CLEARING	973.90
12/07/2021	582(E)	WI DEPT OF REVENUE/SALES TAX	SALES TAX DUE STATE	32.58
			SALES TAX DISCOUNT	(10.00)
				22.58
12/03/2021	583(E)	GREAT WEST TRUST - WDC	DEFERRED COMPENSATION	2,700.00
			DEF COMP - ROTH 457	1,960.00
				4,660.00
12/15/2021	584(E)	DELTA DENTAL	DENTAL CLEARING	2,780.00
12/14/2021	585(E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	8,347.79
12/02/2021	133448	10-8 VIDEO	FD CAMERA FOR COMMAND CAR	1,003.95
12/02/2021	133449	ABSOLUTE CONSTRUCTION	DPW GARAGE CONSTRUCTION	90,566.35
12/02/2021	133450	AIR ONE EQUIPMENT	FD BATTERY	10.61
			FD BATTERY	10.61
				21.22
12/02/2021	133451	AIRGAS USA	FD OXYGEN	352.41
12/02/2021	133452	ARCOA	IT RECYCLE	1,073.70
12/02/2021	133453	ASSESSMENTS USA	HR EXAMS	1,883.00
12/02/2021	133454	BARRIENTOS DESIGN & CONSULTING	DPW GARAGE FINAL DESIGN	5,270.00
12/02/2021	133455	BS&A SOFTWARE	BLD TRAINING WITH SOFTWARE	4,530.00
12/02/2021	133456	CHERRIE LARSON	P&R ADULT GIFT MAKING PROGRAM	50.00
12/02/2021	133457	CHRISTOPHER ROZENBERGER	PLC BADGES AND BUDDIES REIMBURSEMENT	25.20
12/02/2021	133458	CUMMINS SALES & SERVICE	SW WELL 3 SERVICE	742.97
			SW GUN CLUB LIFT STATION SERVICE	644.54
				1,387.51
12/02/2021	133459	DAN PLAUTZ CLEANING SERVICE	HR CLEANING SERVICE	2,873.00
12/02/2021	133460	DEAN EPPLER	BLD MILEAGE REIMBURSEMENT	115.36
12/02/2021	133461	DIGITAL OFFICE SOLUTIONS	BLD MANAGED PRINT SERVICES	22.76
			BLD MANAGED PRINT SERVICES	30.81
			BLD MANAGED PRINT SERVICES	44.66
			BLD MANAGED PRINT SERVICES	27.12
			BLD MANAGED PRINT SERVICES	32.07
				157.42
12/02/2021	133462	DIVERSIFIED BENEFIT SERVICES, INC.	NOVEMBER 2021 FLEX ADMIN FEE	214.70
12/02/2021	133463	GGLEAGUES INC	P&R SHIRTS	378.00
12/02/2021	133464	GRAINGER	SW LOW VOLT PROG TSTAT	41.93
12/02/2021	133465	HAWKINS, INC.	SW INJ/CK VALVE	439.42
			SW CHEMICALS	1,027.39
				1,466.81
12/02/2021	133466	HEARTLAND BUSINESS SYSTEMS	IT NETWORK MONITORING SUPPORT	92.00
12/02/2021	133467	HEIN ELECTRIC SUPPLY	FD SWITCH LA BOX	16.99
12/02/2021	133468	KAEREK HOMES INC	BLD 200896 EROSION BOND REFUND	2,000.00
12/02/2021	133469	KD GLASS LLC	CT RELEASE DEVELOPER DEPOSIT	26,400.00

Check Date	Check	Vendor Name	Description	Amount
12/02/2021	133470	KMB ELECTRIC	FD ELECTRICAL WORK IT NEW PHONE LINES CH ELECTRICAL WORK	397.50 284.60 2,607.21 <u>3,289.31</u>
12/02/2021	133471	KORNDORFER HOMES	BLD 210255 OCCUPANCY BOND REFUND BLD 210355 OCCUPANCY BOND REFUND BLD 210218 OCCUPANCY BOND REFUND	500.00 500.00 500.00 <u>1,500.00</u>
12/02/2021	133472	LAURA WORCESTER	P&R PROGRAM REFUND	36.00
12/02/2021	133473	LIFE-ASSIST INC	FD SAFETY RESTOCK FD SAFETY RESTOCK FD CYLINDER RACK	996.86 788.37 71.50 <u>1,856.73</u>
12/02/2021	133474	MARTHA FURST	P&R SUB CHAIR YOGA	30.00
12/02/2021	133475	MASTERGRAPHICS	ENG PRINTER INK	1,315.80
12/02/2021	133476	MENARDS	P&R KEYPAD FLEXLOCK P&R DRIVEWAY MARKERS, LT ASSORTMENT P&R DRIVEWAY MARKERS, VALVE STEM PLC CFL TUBE	119.98 54.25 60.32 31.96 <u>266.51</u>
12/02/2021	133477	MUNICIPAL LAW & LITIGATION GROUP S.	CT LEGAL FEES	10,688.20
12/02/2021	133478	NATIONAL FIRE PROTECTION ASSOC	FD INSTALLATION OF SPRINKLER	115.65
12/02/2021	133479	PREMIER FLOOR COATING SOLUTIONS	P&R EPOXY FLAKE FLOORING	5,650.00
12/02/2021	133480	PUBLIC SERVICE COMMISSION OF WI	SW PSC DIRECT ASSESSMENT	600.96
12/02/2021	133481	ROMENS PLUMBING LLC	BLD CROSS CONNECTION TESTING	400.00
12/02/2021	133482	SCHOOL DISTRICT OF MENOMONEE FALLS	P&R REC PROGRAM	1,139.00
12/02/2021	133483	STEINHAFELS	DEVELOPER PYMT FOR SP ASSMT PAYOFF #0966	3,578.18
12/02/2021	133484	TRI-COUNTY WATERWORKS ASSOC.	SW CHRISTMAS MEETING	40.00
12/02/2021	133485	US BANK EQUIPMENT FINANCE	IT ENGINEERING PLOTTER LEASE IT ENGINEERING PLOTTER LEASE	972.74 1,037.48 <u>2,010.22</u>
12/02/2021	133486	WAUKESHA CO TREASURER	PLC POLICE OVERTIME PLC MUNICIPAL PATROL	13,360.72 248,986.29 <u>262,347.01</u>
12/02/2021	133487	WELLSPRING CONSTRUCTION GROUP	DPW BUILDING CONSTRUCTION MGMT DPW BUILDING CONSTRUCTION MGMT	20,192.00 21,614.00 <u>41,806.00</u>
12/02/2021	133488	XYLEM WATER SOLUTIONS U.S.A. INC	SW VALVE FLUSH	4,306.00
12/10/2021	133489	1ST AYD	FD TOWELS AND TOILET TISSUE	585.53
12/10/2021	133490	ADP SCREENING & SELECTION SERVICES	HR EXAMS	56.00
12/10/2021	133491	AECOM TECHNICAL SERVICES, INC	ENG EMERALD LN FLOOD ANALYSIS ENG PEWAUKEE STORMWATER PLAN REVIEW	782.16 21,274.35 <u>22,056.51</u>

Check Date	Check	Vendor Name	Description	Amount
12/10/2021	133492	AIRGAS USA	FD OXYGEN FD OXYGEN FD OXYGEN FD OXYGEN	150.92 219.24 81.64 81.64 <u>533.44</u>
12/10/2021	133493	AUCA CHICAGO MC LOCKBOX	HWY UNIFORMS HWY UNIFORMS HWY UNIFORMS	88.40 88.40 88.40 <u>265.20</u>
12/10/2021	133494	BUELOW VETTER BUIKEMA OLSON & VLIET	HR LEGAL	270.00
12/10/2021	133495	CERTIFIED LABORATORIES	HWY AEROSOL,	863.40
12/10/2021	133496	CHICAGO TITLE COMPANY	ENG ALTA OWNERS POLICY 0909999002	475.00
12/10/2021	133497	COREY OIL	HWY CLEAR DIESEL HWY UNLEADED GASOLINE	765.93 838.40 <u>1,604.33</u>
12/10/2021	133498	DIVERSIFIED BENEFIT SERVICES, INC.	DECEMBER 2021 HRA	339.85
12/10/2021	133499	DTN LLC	HWY WEATHER SERVICES	3,804.00
12/10/2021	133500	FIRE & POLICE SELECTION, INC	HR EXAMS	60.00
12/10/2021	133501	FIRE RESCUE SUPPLY LLC	FD FOAM	620.00
12/10/2021	133502	FIRE SERVICE INC	FD REPAIRS	3,849.80
12/10/2021	133503	GEAR WASH	FD CLOTHING	651.95
12/10/2021	133504	GRENZ SERVICE CO. LLC	FD 2022 MAINTENANCE PROGRAM FD FILTERS AND REPAIRS	5,500.00 1,736.30 <u>7,236.30</u>
12/10/2021	133505	HUMPHREY SERVICE PARTS, INC	HWY AIR FILTER	17.35
12/10/2021	133506	J.F. AHERN COMPANY	FD BUILDING REPAIRS	463.40
12/10/2021	133507	JENSEN EQUIPMENT	FD SHARPEN CHAINSAW CHAIN HWY OIL	15.50 58.20 <u>73.70</u>
12/10/2021	133508	JK LAWN SERVICE	FD LAWN SERVICE FD LAWN SERVICE	59.00 144.00 <u>203.00</u>
12/10/2021	133509	JOHN'S DISPOSAL SERVICE	ENG GARBAGE	52,133.70
12/10/2021	133510	JX ENTERPRISES, INC.	HWY MIRROR TRIPOD HWY FUEL CAP PARTS	51.24 71.07 <u>122.31</u>
12/10/2021	133511	KAEREK HOMES INC	BLD 201181 EROSION BOND REFUND	2,000.00
12/10/2021	133512	KWIK TRIP INC.	FD FUEL FD FUEL	7,874.83 3,938.36 <u>11,813.19</u>
12/10/2021	133513	LAFARGE AGGREGATES ILLINOIS, INC.	HWY STONE	257.50

Check Date	Check	Vendor Name	Description	Amount
			HWY STONE	51.50
				309.00
12/10/2021	133514	LANGE ENTERPRISES, INC	HWY SIGNS	64.23
12/10/2021	133515	LANNON STONE PRODUCTS	HWY CRUSHED STONE	74.42
12/10/2021	133516	LIFE-ASSIST INC	FD SAFETY RESTOCK	612.95
12/10/2021	133517	MATRIX TRUST COMPANY	LOAN REPAYMENT PD 12/3/21	50.00
12/10/2021	133518	MENARDS	HWY HEX BOLT	2.48
			HWY DRIVEWAY MARKERS	792.00
			HWY DRIVEWAY MARKER	110.00
			HWY DRIVEWAY MARKER	99.00
			HWY DUCK TAPE, FOLDING KNIFE, PROJECT PA	31.24
			HWY SPONGE, SCREWS, SOAP	25.16
			HWY AC FOAM GRAY	17.92
				1,077.80
12/10/2021	133519	MIDWEST PAVING	HWY BURNER, CHAMBER GASKET	976.14
12/10/2021	133520	NATIONWIDE RETIREMENT SOLUTIONS	RETIREMENT PAYDATE 12-3-21	1,904.09
12/10/2021	133521	OFFICE COPYING EQUIPMENT, LTD	BLD SHARP MX3071 CONTRACT	152.96
			CT SHARP MX7580N CONTRACT	145.70
			FD SHARP MX3070N CONTRACT	44.89
			CRT SHARP MX3571 CONTRACT	17.50
			ENG CONTRACT MX4070N CONTRACT	255.10
				616.15
12/10/2021	133522	OFFICE DEPOT	BLD BATTERIES	25.59
			BLD PAPER	19.64
			CT TOWELS AND TISSUES	791.12
			CT TOWELS	93.98
			CT DEDORIZERS	55.58
				985.91
12/10/2021	133523	PARKING LOT MAINTENANCE	HWY PATCHING PER CONTRACT	49,765.00
			HWY PATCHING PER CONTRACT	11,915.00
				61,680.00
12/10/2021	133524	PAYNE & DOLAN	HWY ASPHALT	267.67
12/10/2021	133525	PREMIUM WATERS, INC	CRT WATER	67.74
			HWY WATER	45.00
				112.74
12/10/2021	133526	PRINTER WORLD	CRT INK CARTRIDGES	57.99
12/10/2021	133527	PROHEALTH PHARMACY WAUKESHA	FD PHARMACY TRANSFERS	1,470.29
12/10/2021	133528	PROVEN POWER, INC.	HWY AIR FILTER	108.20
12/10/2021	133529	RODNEY HOMERDING	FD FLEET MAINTENANCE	1,550.00
12/10/2021	133530	RUEKERT & MIELKE, INC.	ENG WOODLEAF RESERVE	1,999.50
			ENG OAK AND PENINSULA CONSTRUCTION ADMIN	7,281.00
			ENG PAUL RD CONSTRUCTION ADMIN	7,477.20
			ENG NORTHMOUND INDUSTRIAL EROSION CONTRO	57.60
			ENG KLEIN DICKERT EROSION CONTROL	57.60
			ENG KINDERCARE EROSION CONTROL	57.60
			ENG INLET REPAIR	1,707.00
			ENG SWAN VIEW CONSTRUCTION REVIEW	3,182.40

Check Date	Check	Vendor Name	Description	Amount
			ENG SWAN VIEW CONSTRUCTION REVIEW	16,883.80
			ENG GLEN AT PARKWAY RIDGE CONSTRUCTION A	1,000.80
			ENG JOSEPH RD CONSTRUCTION ADMIN	1,956.00
			ENG ZIGNEGO CONSTRUCTION OBSERVATION	631.80
			ENG MEADOWBROOK CONSTRUCTION SERVICES	250.00
			ENG PEWAUKEE SOUTH CONSTRUCTION REVIEW	743.40
			ENG WATERS CONSTRUCTION REVIEW	1,524.80
			ENG GREENLAND SUBDIVISION CONSTRUCTION O	608.40
			ENG ROUNDY CIR CONSTRUCTION OBSERVATION	689.40
			ENG CENTURY FENCE CONSTRUCTION OBSERVATI	202.60
				<u>46,310.90</u>
12/10/2021	133531	SAFETY-KLEEN CORP	HWY SOLVENT	200.00
			HWY OIL SERVICE	202.00
			HWY OIL SERVICE	217.00
			HWY OIL SERVICE	90.00
			HWY OIL SERVICE	180.00
				<u>889.00</u>
12/10/2021	133532	SCHWAAB, INC	CT DATER PADS	21.00
12/10/2021	133533	SHAWNS DEER PICK UP	HWY DEER PICKUP	680.08
12/10/2021	133534	SIGNS & LINES BY STRETCH	FD VEHICLE WRAP	2,406.09
12/10/2021	133535	STATE OF WI COURT FINES & ASSMTS	CRT STATES SHARE OF COURT COSTS AND ASSE	7,518.26
12/10/2021	133536	UNIFIRST CORP	FD MATS	50.01
			FD MATS	50.01
			FD MATS	50.01
			FD MATS	50.01
			FD MATS	50.01
			FD MATS	80.50
			FD MATS	80.50
			FD MATS	80.50
				<u>491.55</u>
12/10/2021	133537	VERIZON	FD TELEPHONE	168.34
			FD MDC AIR CARDS	63.28
				<u>231.62</u>
12/10/2021	133538	VILLAGE OF PEWAUKEE	LUIFEQUEST COLLECTIONS NOV 2021	17,593.88
			CT LAKE PATROL - 2021 QTR 4	6,381.20
			BLD NOV BUILDING PERMITS	2,284.23
			MONTHLY P&R INCOME SPLIT	170.56
				<u>26,429.87</u>
12/10/2021	133539	WASTE MANAGEMENT	HWY RECYCABLES	1,157.09
12/10/2021	133540	WAUKESHA CO TECHNICAL COLLEGE	FD TRAINING	264.38
12/10/2021	133541	WAUKESHA CO TREASURER	CRT COUNTY JAIL ASSESSMENTS AND DRIVER I	2,686.61
12/10/2021	133542	WELDERS SUPPLY COMPANY	HWY PAINT	10.20
12/10/2021	133543	WI DEPT TRANSPORTATION	ENG DUPLAINVILLE RD	1,219.45
12/10/2021	133544	WOODLEAF INVESTMENTS LLC	DEVELOPER DEPOSIT REFUND	152,937.28
12/10/2021	133545	WPRA	HR JOB POSTING	75.00
12/13/2021	133546	CASH	PETTY CASH - TAX COLLECTION	500.00
				<u>500.00</u>

100 TOTALS:

Check Date	Check	Vendor Name	Description	Amount
Total of 106 Disbursements:				924,952.57

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

DATE: December 20, 2021

DEPARTMENT: Employee Services

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Waive the Second Reading and Approve **Ordinance 21-13** Related to the Salaries of Non-Union Employees [Woldanski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

21.13 Non-Union Wages & Salaries

ORDINANCE NO. 21-13**ORDINANCE TO FIX AND ESTABLISH THE AMOUNT OF SALARIES, WAGES AND ALLOWANCES WHICH SHALL BE PAID BY THE CITY OF PEWAUKEE TO ITS NON-UNION EMPLOYEES**

The Common Council of the City of Pewaukee does ordain as follows:

SECTION 1. Beginning January 1, 2022, and every two weeks thereafter, the annual, bi-weekly, and hourly rates of the elected and appointed officials of the City of Pewaukee, and certain special allowances to be paid, are hereby fixed at the following rates:

(A) ELECTED OFFICIALS**ANNUAL**

Mayor	\$ 10,500.00
Aldermen	\$ 6,500.00
Municipal Judge Elect	\$ 16,589.00

(B) ELECTION OFFICIALS**PER HOUR**

Chief Inspectors	\$12.00
Special Voting Deputy	\$10.00
Poll Workers	\$ 8.50

(C) APPOINTED OFFICIALS**ANNUAL**

Administrator	\$110,870.00
Assessor	\$ 91,227.00
Deputy Assessor	\$ 72,218.00
Clerk/Treasurer	\$ 92,320.00
Chief of Fire Department	\$129,430.00
Assistant Fire Chief	\$111,860.00
Deputy Fire Chief	\$ 99,143.00
Division Chief EMS	\$ 93,775.00
Battalion Chiefs FT	\$ 90,588.00 – \$95,708
DPW Director	\$117,246.00
Chief Engineer - Utility	\$ 91,520.00
Chief Engineer – Streets & Development	\$ 88,000.00
Civil Engineer	\$ 63,550.00
Director of People & Culture	\$106,666.00
IT Director	\$ 92,227.00
Park/Recreation Director	\$ 83,117.00
Recreation Supervisor	\$ 74,084.00
Parks Maintenance Supervisor	\$ 67,879.00
Planner/Community Development Director	\$108,742.00
Utility Manager	\$ 92,087.00

(D) HOURLY EMPLOYEES

	<u>HOURLY</u>
Appraiser	\$ 25.75
Building Services Office Coordinator	\$ 25.25
Building Inspector – FT	\$ 33.01 - \$34.75
Accountant	\$ 37.29
Clerk Treasurer Administrative Assistant	\$ 22.38
Court Administrator	\$ 28.06
Clerk – Court PT	\$ 21.27 - \$21.48
Deputy Clerk/Comm. Dev. Coordinator	\$ 30.29
Deputy Treasurer	\$ 25.13
Park and Rec/Building Insp. Administrative Assistant	\$ 20.97
Senior Engineering Technician	\$ 30.54 - \$31.30
Engineering Technician	\$ 28.09
Administrative Clerk – Police/Fire	\$ 20.97
Employee Services Coordinator PT	\$ 27.35
Fire Inspector – PT	\$ 22.19
Fire Paid-On Premise ~ EMT/FF	\$ 16.00
Fire Paid-On Premise ~ Paramedic	\$ 22.00
Paid-On-Premise ~ Holiday Stipend	\$ 75.00 per 12-hr Duty Shift
Battalion Chief Shift Premium	\$395.00 per 12-hr Duty Shift
Parks Foreman	\$ 26.59
Parks Laborer	\$ 19.95 - \$20.52
Parks Maintenance – Seasonal PT	\$ 9.00 - \$14.00
Recreation Staff – Seasonal PT	\$ 8.00 - \$35.00
Recycling Attendant – PT	\$ 15.71 - \$16.24
Street Superintendent	\$ 41.47
Highway – Seasonal	\$ 26.19 - \$28.32
Highway – Streets Crew Leader	\$ 33.10
Highway – Mechanic	\$ 32.45
Highway – Laborer	\$ 24.55 - \$32.05
Utility Superintendent	\$ 37.38
Water Operator	\$ 28.87 - \$32.11
Utility Billing Specialist	\$ 26.41
Public Works – Administrative Assistant	\$ 24.47

SECTION 2. The amounts herein before specified shall be the salaries and wages in full per year, per bi-weekly, per hour, or as specified, for the various officials and employees, subject to the following:

MILEAGE: Reimbursement for mileage shall be paid to all employees who are authorized by their department head/supervisor to use their personal vehicles for city purposes, and who do not currently receive a monthly/ quarterly car allowance. Reimbursement shall be made at the current federal rate, for actual mileage incurred. A Mileage Reimbursement form shall

be filed with the City Clerk on a monthly basis for all reimbursement requests before any such payment shall be made.

The Mayor will receive an annual mileage stipend of \$1,350.00 and each Common Council Members will receive an annual mileage stipend of \$800.00.

SECTION 3. Employees shall be covered under the State of Wisconsin Retirement System (“WRS”) effective January 1, 2011. The City will pay the employer contribution to the WRS as required by law, which effective January 1, 2022 is 6.50% for general employees.

SECTION 4. Effective January 1, 2013, all non-union employees opting to participate in the City’s health, dental and/or vision insurance plans, shall contribute fifteen (15%) percent towards their monthly health, dental and vision insurance premium costs via payroll deduction on a biweekly basis. If the employee (and spouse where applicable) participates in the City’s wellness program, benefited non-union employees may qualify for health insurance premium discounts as outlined in the City’s wellness plan.

SECTION 5. This ordinance shall not be printed or published as part of the Pewaukee Municipal Code.

SECTION 6. This ordinance shall take effect beginning January 1, 2022.

Dated this 20th day of December, 2021.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: December 20, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Resolution 21-12-46** Establishing the 2022 Fee Schedule [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Resolution 21.12.46

Phalin Recommendations

Fuchs Recommendations

RESOLUTION 21-12-46

**A RESOLUTION TO ESTABLISH A PERMIT FEE SCHEDULE FOR 2021
FOR THE CITY OF PEWAUKEE
PURSUANT TO SECTIONS 62 AND 236 OF WISCONSIN STATUTES**

WHEREAS, the City of Pewaukee Common Council has created a City Code of Ordinances; and

WHEREAS, the City of Pewaukee requires certain fees for services provided by the city as currently outlined in the sections of the Municipal Code. From time to time, these fees for such approved activities within the City may be modified by the City Common Council by resolution; and

WHEREAS, the City Common Council has an obligation to the taxpayers in the City of Pewaukee to establish fair fees, cash bonds, and letters of credit requirements to offset the services and actual cost of City employees for review and inspection; and

WHEREAS, the City Common Council wishes to create for the benefit of property owners and citizens, by this resolution, a full schedule of fees, cash bonds, and letters of credit related to the aforementioned activities that will be reviewed on an annual basis.

NOW THEREFORE, the Common Council of the City of Pewaukee, **DOES HEREBY RESOLVE AS FOLLOWS**:

I. ADMINISTRATIVE PERMITS AND FEES

A. HOTEL, ENTERTAINMENT AND ALCOHOLIC BEVERAGE LICENSES	
1. Hotel license (§11.04)	No Charge
2. Class A Beer license (§11.01)	\$100.00 / year or fraction thereof
3. Class A Liquor license (§11.01)	\$500.00 / year or fraction thereof
4. Class B Beer license (§11.01)	\$100.00 / year or fraction thereof
5. Class B Liquor license (§11.01)	\$500.00 / year or fraction thereof
6. Class C Wine license (§11.01)	\$100.00 / year or fraction thereof
7. Temporary Class B license (§11.01)	\$10.00
8. Partial Year Licensing fee (§11.01)	\$25.00 / year Minimum
9. Reserve Alcohol Beverage Sales license (§11.01)	\$10,000.00 (one-time fee)
10. Petition for Appeal of Suspension/Revocation of Operators license (§11.01)	\$100.00
11. Change of Agent (§11.01)	\$10.00
12. Publication Fee (§11.01)	Actual cost (to be billed)
13. Original Bartenders license (§11.01)	\$30.00 / year
14. Renewal of Bartenders license (§11.01)	\$25.00 / year
15. Provisional Bartenders license (§11.01)	\$10.00 / year
16. Temporary Bartenders license (§11.01)	\$10.00 / year
17. Replacement Bartender license (§11.01)	\$5.00
18. Outdoor Entertainment (§11.02)	\$30.00 / year
19. Cigarette license (§11.13)	\$100.00 / year
20. Amusement Device license (§11.03)	\$10.00 / device/year
21. License for Adult-Oriented Establishment (§11.12)	\$500.00 / year
22. Background Investigation Fee for Establishment (§11.12)	\$75.00 / year

23. Name Change Fee for Adult-Oriented Establishment (§11.12)	\$500.00 / year
24. License for Employees of Adult-Oriented Establishment (§11.12)	\$50.00 / year
25. Background Investigation Fee for Employee License (§11.12)	\$60.00 / year
26. Escort or Escort Service License (§11.10)	
➤ Initial	\$250.00 / year
➤ Renewal	\$250.00 / year
➤ Late Renewal Penalty (in addition to renewal fee)	\$100.00 / year
B. DOG LICENSES	
1. Dog license (§11.05)	
➤ Spayed/Neutered	\$12.00 / year
➤ Not spayed/neutered	\$17.00 / year
2. Late Payment penalty (§11.05)	\$5.00 April 1 st or Later
3. Commercial Kennel license (3 or more dogs) (§11.05)	\$45.00 / year after Plan Commission Approval
4. Hobby Kennel license (4 or more dogs) (§11.05)	\$35.00 / year after Plan Commission Approval
5. Replacement Tag	\$1.00 each
C. OTHER ADMINISTRATIVE LICENSES/FEES	
1. Peddler License Application (§11.06)	\$10.00 investigation fee
	\$20.00 / per day; \$100.00 / per week
	\$250.00 / per month; \$1,000 per year
2. Special Event Permit (<i>Required if more than 150 people</i>) (§11.07)	
➤ Class I Event*	\$300.00 / per day
➤ Class II Event	\$150.00 / per day
➤ Electrical Inspection	\$60.00 / per inspection
➤ EMS Service (ambulance on site)	\$250.00 / per hour
➤ Barricades	
o Up to 6 barricades	\$35.00
o Over 6 barricades	\$70.00
➤ Fireworks Permit (§6.13)	No Charge, State & Local Permit Required
➤ Garbage Cans (55 gallon)	\$5.00 per garbage can
➤ Park Rental Permit	To Be Determined by Joint Park/Rec Board
➤ Pre-event Safety Inspection	\$75.00 per hour
➤ Security Deposit	\$200.00 per day, additional if using a park facility
➤ Temporary Bartender License	\$10.00
➤ Temporary Class B (Picnic) Beer & Wine Licenses	\$10.00
➤ Tent Inspection	\$31.65 if under 2500 sq. ft.; per tent / per inspection
➤ Fee for Filing of Application less than 90 days from date of event / Failure to File Application Non-Residential	\$500.00 plus permit costs
*With regard to Class I events that are held over a period in excess of five days, the Common Council may limit the total assessment of the daily fee to five days upon a showing that the impact on City services justifies the reduction	

3. Copy Charge	
➤ Photocopy	
o Less than 11" x 17"	.10¢ per page plus tax
o 11" x 17"	.25¢ per page plus tax
o Larger than 11" x 17"	\$ 5.00 per page plus tax
➤ CD	\$10.00 minimum per disk/CD plus staff time (No outside media will be accepted)
4. NSF or Overdraft charge	\$29.00
5. Burning permit (§4.16)	No Charge
6. Fireworks permit (§6.13)	No Charge
7. Maps - Zoning, School District, Aldermanic District	\$10.00 each
8. Street Atlas Map	\$ 1.00 each
9. Special Assessment Letter (Completion in 3 to 5 business days)	\$50.00 (split 50/50 with Water/Sewer)
10. Charges/Fees for Pilgrim's Rest Cemetery (§20)	
➤ Grave Site	
o Resident	\$400.00* plus \$600 / site opening/closing charge for full burials or \$250 for cremains
o Non-resident	\$600.00* plus \$600 / site opening/closing charge for full burials or \$250 for cremains
➤ Crematory Niche (includes bronze plaque)	
o Resident	\$785.00* plus \$150 / site opening/closing charge
o Non-resident	\$885.00* plus \$150 / site opening/closing charge
➤ Opening/Closing on weekends & City-recognized holidays or any time outside normal business hours	\$500.00 / Site Additional Charge
* Prices include Perpetual Care: Two-thirds (2/3) of the fee for every full size site sale shall be allocated to the perpetual care fund. One-half (1/2) of the fee for every columbarium site sale is allocated to the perpetual care fund.	
11. Special Meeting with Common Council	\$500.00

II. BUILDING/CONSTRUCTION/DEVELOPMENT FEES AND CHARGES

Re-Inspection Fee for Inspections that are scheduled but not ready for inspection and require return inspection(s)	\$75.00 / inspection
A. RESIDENTIAL BUILDING PERMITS/FEES - (Chapter 14 and Chapter 17)	
1. State Seal	\$43.00
2. New Residential Building & Additions	
➤ Finished Areas & Garages	Base/Plan Review Fee \$275.00 plus .35¢ / sq. ft. / floor
➤ Unfinished areas – attached decks, porches, basement, crawl spaces.	Base Fee \$275.00 plus .25¢ /sq. ft. / floor

3. Detached Accessory Buildings or Structures	Base Fee 120.00 plus .25¢ / sq. ft. / floor
4. Remodel and Alteration to Residential Buildings	Base Fee \$150.00 plus .30¢ / sq. ft.
5. Early Start	\$150.00
6. Occupancy Certification Unit for New Residential Building & Additions	\$ 60.00
7. Erosion Control (Sites of less than 1.0 acres and a storm water management plan is not required)	.05¢ / square foot of all estimated disturbed land surface – Minimum \$50.00, maximum \$2,000.00
8. Impact Fee – Also Zoning Ordinance §17.0302	
Total Residential Impact Fee \$953.00 / dwelling unit	
Total Non-Residential Impact Fee .24¢ per square foot	
➤ Impact Fee to be used for Parks, Playgrounds and Athletic fields:	
o Residential buildings:	\$912.00 / dwelling unit
➤ Impact Fee to be used for Fire and Rescue facilities:	
o Non-residential buildings:	\$215.00 / per acre
o Residential buildings:	\$88.00 / dwelling unit
➤ Impact Fee to be used for Hike/Bike Trails:	
o Non-residential buildings:	\$1,672.00 / per acre
o Residential buildings:	\$435.00 / dwelling unit
9. Garbage Collection/Recycling Rate (\$6.145)	\$166.00 per unit <u>for applicable properties</u>
➤ Up-the-Drive Service – Additional Subscription Rate (Residents can apply for Special Hardship if Handicapped or Disabled)	\$21.81/ per month
10. Minimum Permit Fee for All Permits & Inspections	\$60.00
B. NON-RESIDENTIAL BUILDING PERMITS - (Chapter 14 & 17)	
1. New Buildings/Additions	
➤ Unfinished Areas/Warehouse Areas, Shells	Base/Plan Review Fee \$400.00 plus .25¢ / sq. ft. / floor
➤ Finished Areas, Office, Retail, etc.	Base/Plan Review Fee \$400.00 plus .35¢ / sq. ft.
2. Remodel/Alterations/Build-outs	Base/ Plan Review Fee \$250.00 plus .30¢ / sq. ft.
3. Detached Accessory Building and/or Structures	Base/ Plan Review Fee \$200.00 plus .25¢ / sq. ft. / floor
4. Agricultural Buildings and Additions	.25¢ / square foot minimum \$100.00 per item B.1.
5. Early Start	\$300.00
6. Occupancy Certification	\$100.00 for whole building
7. Erosion Control (Sites of less than 1.0 acres and a storm water management plan is not required)	.05¢ / square foot of all estimated a storm water management plan is not required) disturbed land surface minimum \$75.00 – maximum \$2,000.00
8. Minimum Permit Fee for All Permits & Inspections	\$100.00

C. PLUMBING PERMITS – (Chapter 14)		
1. GENERAL		
➤ 1 & 2 Family New Building Base Fee		\$125.00 each
➤ 1 & 2 Family Addition Base Fee		\$75.00 each
➤ 1 & 2 Family Alteration Base Fee		\$50.00 each
➤ 3 or More family Residential Building New/Additions Base Fee		\$150.00 plus \$5.00 per unit
➤ Non-Residential/Commercial Building New Or Addition Base Fee		\$250.00 each
➤ Non-Residential/Commercial Building Alteration Base Fee		\$125.00 each
2. WATER SYSTEM		
➤ Water Service Lateral		\$60.00 / inspection
➤ Back Flow Device – Fire, R.P. Valves, etc.		\$60.00 / inspection
➤ Water Distribution System (domestic)		\$60.00 / inspection
3. SANITARY SYSTEM		
➤ Sanitary Sewer Lateral		\$60.00 / inspection
➤ Sanitary Building Drain Underground - Interior		\$60.00 / inspection
➤ Sanitary Drain & Vent System - Interior		\$60.00 / inspection
4. STORM SEWER SYSTEM		
➤ Storm Sewer Lateral		\$60.00 / inspection
➤ Sewer Drain System – Interior		\$60.00 / inspection
5. PLUMBING FIXTURES		
➤ All plumbing fixtures including, but not limited to, faucets, lavatories, toilets, tubs, AAV's, dishwashers, hose bibs, etc.		\$12.00 / fixture
6. MISCELLANEOUS PLUMBING		
➤ Gas Piping Inspections		\$60.00 / inspection
➤ Private Well Inspection – Inspection or Abandonment		\$60.00 / inspection
➤ Fire Suppression – Check Valves		\$60.00 / inspection
7. Minimum Permit Fee All Permits		Residential: \$60.00 / Inspection Commercial: \$100.00 / Inspection
D. ELECTRICAL PERMITS – (Chapter 14)		
1. GENERAL		
➤ All Building Types – New Buildings & Additions		\$100.00 base fee plus .07¢ / square foot / floor not including electric service
➤ Alterations - Residential		Residential \$120.00 base fee
➤ Alterations - Commercial		Commercial \$50.00 base fee plus .07¢ per sq. ft.
➤ Services & Feeders		\$75.00 first 200 amps, \$10.00 per 100 amps above 200 amps
➤ Low Voltage-Multi-Family & Non- Residential Buildings		\$50.00 plus .01¢ / square foot
➤ Minimum Permit Fee All Permits		Residential: \$60.00 / Inspection Commercial: \$100.00 / Inspection
E. HEATING, VENTILATION AND AIR CONDITIONING (HVAC) PERMITS (Chapter 14)		
1. GENERAL		
➤ Commercial Buildings - New Buildings, Additions & Alterations		\$50.00 base fee plus .05¢ / square foot / floor

➤ Residential Buildings – New Buildings and Additions	\$50.00 base fee plus .05¢ / square foot / floor
➤ Residential Buildings – Alterations	\$60.00 / inspection
➤ New Furnace unit, additions or replacements	\$60.00 / unit
➤ New A/C unit, additions or replacements	\$60.00 / unit
➤ Fireplaces, Wood burning Appliances	\$60.00 each
➤ Commercial Exhaust Units	\$150.00 first unit, \$ 25.00 each additional unit
➤ Commercial Application / Review – New or additions to commercial buildings	\$75.00
➤ Minimum Permit Fee All Permits	Residential: \$60.00 / Inspection Commercial: \$100.00 / Inspection
F. CONSTRUCTION SITE EROSION CONTROL PERMITS - (Chapter 19)	
1. GENERAL	
➤ For sites less than 1.0 acre of disturbance or 15 or less cubic yards of fill or excavation, a storm water management plan or permit is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing more than 1.0 acres or more than 15 cubic yards of fill, or requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$50.00 base fee plus a fee equal to the actual cost to the City for all work incurred in connection with the review of the submittal or as otherwise specified in a developers agreement
2. LETTER OF CREDIT OR CASH BOND*	
➤ For sites less than 1.0 acre of disturbance or 15 or less cubic yards of fill or excavation, a storm water management plan is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing 1.0 to 10.0 acres or more than 15 cubic yards of fill or excavation, requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$2,000.00, or as otherwise specified in a developer's agreement.
➤ For sites disturbing 10.1 to 25.0 acres, requiring a Notice of Intent (NOI), or a storm water management plan.	\$3,500.00, or as otherwise specified in a developers agreement.
➤ For sites disturbing in excess of 25.0 acres, requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$5,000.00, or as otherwise specified in a developers agreement.
G. STORM WATER MANAGEMENT - (Chapter 19)	
1. GENERAL	
➤ For sites less than 1.0 acre of disturbance <u>or 15 or less cubic yards of fill or excavation</u> , a storm water management plan is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing in excess of 1.0 acres <u>or 15 cubic yards of fill or excavation</u> , requiring a Notice of Intent (NOI), or requiring a storm water management plan.	\$50.00 base fee plus a fee equal to the actual cost to the City for all work incurred in connection with the review of the submittal or as otherwise specified in a developers agreement.

2. LETTER OF CREDIT OR CASH BOND*	
➤ For sites less than 1.0 acre of disturbance - storm water management plan is not required.	See sections II.A. and II.B. of this resolution.
➤ For sites disturbing in excess of 1.0 acres, requiring a Notice of Intent (NOI), or requiring a storm water management plan.	As set forth in Sections or as otherwise specified in a developers agreement.
*PLEASE NOTE: ALL OR PART OF CASH PERFORMANCES BONDS MAY BE REIMBURSED IF NO COST HAS BEEN INCURRED BY THE CITY. EROSION BONDS SHALL BE FORFEITED IF COMPLAINT IS NOT MET WITHIN 12 MONTHS OF OCCUPANCY.	
H. MISCELLANEOUS BUILDING/STRUCTURE FEES	
1. GENERAL	
➤ Razing of Res Buildings / Interior	\$200.00
➤ Razing of Accessory Buildings > 180 sq. ft.	\$ 75.00
➤ Razing of Commercial Buildings / Interior	\$300.00
➤ Moving of Buildings > 180 sq. ft. (Submit bond plus proof of insurance)	\$300.00
➤ Miscellaneous Permits – minor repairs	\$ 60.00 / inspection
➤ Re-inspections	\$ 60.00
➤ Special Inspections	\$100.00 / hour
➤ Pools – above ground pools	\$100.00
➤ Pools – in-ground pools	\$150.00
➤ Re-roofing or Residing	\$ 60.00
➤ Erosion Control – Development Major Land Division > 5 lots	\$500.00
➤ Development Minor Land Division < 5 lots	\$200.00
➤ Misc. Land Division over 2000 sq. ft.	\$100.00
➤ Foundation repairs/damp proofing	\$100.00
➤ Filling Permit (§6.10(4))	\$100.00
➤ Culverts	\$150.00
➤ House Number Set	\$ 15.50
PLEASE NOTE: A MINIMUM CHARGE OF UP TO \$500.00 OR TRIPLE THE PERMIT FEE< WHICHEVER IS GREATER, MAY APPLY IF WORK IS BEGUN WITHOUT A PERMIT. • A Minimum Permit Fee is \$60.00 per inspection unless otherwise stated. • Building square footage calculations shall include all floor levels, crawl spaces, basements, open and closed porches. The measurement shall be outside perimeter dimensions. • Accessory <u>structures</u> are structures without roofs and walls such as decks. • Accessory <u>buildings</u> are structures with roofs and/or walls such as gazebos, sunrooms, porches, garages, and sheds. • Applicable City impact fees will be assessed at time of building permit application.	
I. COMMERCIAL PLAN REVIEW FEE SCHEDULE – BUILDING/HVAC/FIRE ALARM/FIRE SUPPRESSION	
1. New construction, additions, alterations and parking lots fees are computed per this table.	
2. New construction and additions are calculated based on total gross floor area of the structure.	
3. A separate plan review fee is charged for each type of plan review.	

Area (Square Feet)	Building Plans	HVAC Plans	Fire Alarm System Plans	Fire Suppression System Plans
Less than 2,500	\$250	\$150	\$30	\$30
2,500 - 5,000	\$300	\$200	\$60	\$60
5,001 - 10,000	\$500	\$300	\$100	\$100
10,001 - 20,000	\$700	\$400	\$150	\$150
20,001 - 30,000	\$1,100	\$500	\$200	\$200
30,001 - 40,000	\$1,400	\$800	\$350	\$350
40,001 - 50,000	\$1,900	\$1,100	\$500	\$500
50,001 - 75,000	\$2,600	\$1,400	\$700	\$700
75,001 - 100,000	\$3,300	\$2,000	\$1,000	\$1,000
100,001 - 200,000	\$5,400	\$2,600	\$1,200	\$1,200
200,001 - 300,000	\$9,500	\$6,100	\$3,000	\$3,000
300,001 - 400,000	\$14,000	\$8,800	\$4,400	\$4,400
400,001 - 500,000	\$16,700	\$10,800	\$5,600	\$5,600
Over 500,000	\$18,000	\$12,100	\$6,400	\$6,400
Note:	1. A Plan Entry Fee of \$100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.			
	2. At the Sole discretion of the Supervisor of Building Inspection and Plans Examiner; Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.			
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and			

	all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.			
Structural Plans and other Component Submittals	When submitted separately from the general building plans, the review fee for structural plans, precast concrete, laminate wood, beams, cladding elements, other facade features or other structural elements, the review fee is \$250.00 per plan with an additional \$100.00 plan entry fee per each plan set.			
Accessory Buildings and Misc. Structures	The plan review fee for accessory buildings and miscellaneous structures (i.e. towers, billboards, etc.) less than 500 square feet shall be \$125.00 with the plan entry fee waived.			
Early Start	The plan review fee for permission for “early start” construction shall be \$75.00 for all structures less than 2,500 sf. All other structures shall be \$150.00. The square footage shall be computed as the first floor of the building or structure.			
Plan Examination Extensions	The fee for the extension of an approved plan review shall be 50% of the original plan review fee, not to exceed \$3,000.00.			
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.			
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees, structural components and base fees applied to a project.			
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.			
J. COMMERCIAL PLAN REVIEW FEE SCHEDULE – PLUMBING				
1. New construction, alterations and remodeling fees are computed per the following table				
2. New construction fee is calculated based on square footage of the area constructed.				
3. Alterations and remodeling fee is based on the number of plumbing fixtures.				
Area (Square Feet) (New Construction & Additions)	Plumbing Plan Review Fee		Number of Fixtures (Alteration & Remodeling)	Plumbing Plan Review Fee

Less than 3,000	\$300		<15	\$200
3,001 - 4,000	\$400		16-25	\$300
4,001 - 5,000	\$550		26-35	\$450
5,001 – 6,000	\$650		36-50	\$550
6,001 – 7,500	\$700		51-75	\$800
7,501 – 10,000	\$850		76-100	\$900
10,001 – 15,000	\$900		101-125	\$1,050
15,001 – 20,000	\$950		126-150	\$1,150
20,001 – 30,000	\$1,100		>151	\$1,150
30,001 – 40,000	\$1,250		Plus \$160 for each additional 25 fixtures (rounded up) beyond 150 Fixtures	
40,001 – 50,000	\$1,550			
50,001 – 75,000	\$2,100			
Over 75,000	\$2,500			
Plus \$0.0072 per each additional sq. ft. over 75,000 sq. ft.				
Note:	1. A Plan Entry Fee of \$100.00 shall be submitted with each submittal of plans in addition to the plan review and inspection fees.			
	2. At the Sole discretion of the Supervisor of Building Inspection and Plans Examiner; Fees may be modified, reduced or waived based on scope of services, project type, or other relevant factors.			
Determination of Area	The area of a floor is the area bounded by the exterior surface of the building walls or the outside face of columns where there is no wall. Area includes all floor levels such as subbasements, basements, ground floors, mezzanines, balconies, lofts, all stories, and all roofed areas including porches and garages, except for cantilevered canopies on the building wall. Use the roof area for free standing canopies.			
Resubmittals & revisions to approved plans	When deemed by the reviewer to be a minor revision from previously reviewed and/or approved plans, the review fee shall be \$75.00. Any significant changes or alterations beyond minor amendments as determined by the Plans Examiner and Building Inspection Department may result in additional charges as appropriate.			
Submittal of plans after construction	Where plans are submitted after construction, the standard late submittal fee of \$250.00 will be assessed per each review type that occurred after construction. This is in addition to any other plan entry fees and base fees applied to a project.			
Expedited Priority Plan Review	The fee for a priority plan review, which expedites completion of the plan review in less than the normal processing time when the plan is considered ready for review, shall be 200% of the fees specified in these provisions.			

III. PLANNING REVIEW AND ZONING ADMINISTRATION

A. ZONING - (Chapter 17)

1. Zoning ordinance or district map amendment	\$400.00 plus Cost for Publication, Notice & All Attorney Fees Related to Project
2. Conditional Use Permit	\$400.00 plus Cost for Publication, Notice & All Attorney Fees Related to Project
3. Zoning Board of Appeals	\$400.00 plus Cost for Publication, Notice & All Attorney Fees Related to Project
4. Special Meeting with Plan Commission	\$500.00
5. Signs (<u>requiring a permit</u>)	\$50.00 plus \$2.00 / square foot – Maximum \$500.00 (electric permit not included)
6. Zoning Permit (Fences/Sheds/Patio Slabs/Gazebo/Play Structures/Driveway & Other as determined by the Building Inspector	\$ 75.00
7. Zoning Compliance Letter *	\$ 50.00
*Additional Fee for Processing Letter to be Available within two business days	\$ 25.00
8. Lot Line Adjustment, Lot Split	\$250.00
9. Business Plan of Operations	\$100.00
10. Site or Building Plan Review by Plan Commission	\$500.00
11. Site or Plan Amendment Review by Plan Commission	\$250.00
12. Site or Building Plan Review by Staff	\$ 75.00
13. Conceptual Review Application	\$200.00
B. LAND DIVISION - (Chapter 18)	
1. Preliminary Plat	\$750.00 plus \$20.00 for each proposed lot or parcel created
2. Final Plat	\$350.00 plus \$10.00 for each proposed lot or parcel created
3. Final CSM with No Public Facilities	\$200.00 plus \$10.00 for each lot or parcel created
4. Final CSM with Public Facilities	\$350.00 plus \$10.00 for each lot or parcel created
5. Replat	Same as final plat
C. CASH PERFORMANCE BONDS*	
1. Occupancy Cash Bond – Residential	\$ 500.00
2. Occupancy Cash Bond – Commercial	\$2,500.00
3. Erosion Cash Bond - 1 & 2 Family	\$2,000.00
4. Erosion Cash Bond – Commercial & Other Construction	\$5,000.00
5. Erosion Cash Bond – Major Land Division – Plats, Subdivisions	\$4,000.00
6. Erosion Cash Bond – Minor Land Division – (CSM) Less than 6 parcels	\$2,500.00
*PLEASE NOTE: ALL OR PART OF CASH PERFORMANCES BONDS MAY BE REIMBURSED IF NO COST HAS BEEN INCURRED BY THE CITY. EROSION BONDS SHALL BE FORFEITED IF COMPLIANCE IS NOT MET WITHIN 12 MONTHS OF OCCUPANCY.	

IV. FIRE/RESCUE EMERGENCY FEES/CHARGES

A. FIRE/RESCUE CALL CHARGES – (§4.19)	
1. ALS1 (Advanced Life Saving) Emergency Rescue Charge	
➤ Resident	\$1,050.00
➤ Non-Resident	\$1,100.00
2. ALS2 (Advanced Life Saving) Base Rate	
➤ Resident	\$1,050.00
➤ Non-Resident	\$1,150.00
3. ALS (Advanced Life Saving) On Scene Care	
➤ Resident	\$ 300.00
➤ Non-Resident	\$ 400.00
4. BLS (Basic Life Saving) Rescue Charge	
➤ Resident	\$ 700.00
➤ Non-Resident	\$ 800.00
5. BLS (Basic Life Saving) On Scene Care	
➤ Resident	\$ 200.00
➤ Non-Resident	\$ 250.00
6. Mileage Charge for Rescue	\$ 25.00
7. Supply Charge for Rescue	\$ 100.00
8. Drugs/IV Charge for Rescue	\$ 100.00
B. FIRE ALARM ACTIVATION CHARGE - (§4.12)	
False Alarm Activations within Calendar Year	
➤ First False Alarm Activation	No Charge
➤ Second or Third False Alarm Activations	\$ 350.00 each
➤ Four or More False Alarm Activations	\$ 750.00 each
C. INSPECTION AND SPECIAL SERVICES – (§4.17)	
1. Storage Tank Installation/Relining	
➤ Plan review	\$ 175.00
➤ 2 nd thru 10 th system	\$ 60.00 each
➤ Component	\$ 100.00 each (\$150.00 max)
➤ Site inspection	\$ 100.00 / each tank system or component
➤ Relining (includes Inspection Fee)	\$ 150.00 /tank
➤ New Construction/Conversion to Self-service Key card Code	\$ 135.00 / tank
2. Storage Tank Upgrade for Leak, Spill, Corrosion, & Overfill Protection	
➤ Plan review	\$ 35.00 / tank
➤ Site inspection	\$ 100.00 / tank
➤ Plan revision review	\$ 100.00
➤ UST/AST removal inspection	\$ 150.00 / tank
D. UNIFORM FEE STRUCTURE FOR FIRE APPARATUS RESPONSE ON STATE AND FEDERAL HIGHWAYS – (§4.25)	
1. Engine Company (minimum staffing 3)	\$ 558.00 / hour
2. Ladder Company (minimum staffing 3)	\$ 742.00 / hour
3. Tanker (minimum staffing 1)	\$ 369.00 / hour
4. Ambulance Other (minimum staffing 2)	\$ 184.00 / hour

5. Ambulance BLS (minimum staffing 2)	\$ 250.00 / hour
6. Ambulance ALS (minimum staffing 3)	\$ 350.00 / hour
7. Other Apparatus	\$ 184.00 / hour
8. Command Vehicle	\$ 250.00 / hour
E. SPRINKLER & FIRE ALARM SYSTEMS – (\$4.15)	
1. Basic Fire Sprinkler and Fire Alarm Plan Review Fee	\$ 325.00
2. Fire Sprinkler with Fire Pump	\$ 475.00
3. Fire Sprinkler Plans Review with Hydraulic Calculations	\$ 275.00
4. Fire Sprinkler Hydraulic Calculations – Verification Only	\$ 185.00
5. Each Additional Review of the Same System	\$ 185.00
6. Site Inspection of Fire Sprinkler and Fire Alarm Installations during Installation	\$ 225.00 / visit
7. Witness Final Acceptance Tests of Fire Sprinkler and Fire Alarm Systems	\$ 225.00 / visit
8. Small Additions and Changes	\$ 175.00
9. Small Additions and Changes under 20 heads	\$ 175.00
F. FIRE INSPECTION OF COMMERCIAL STRUCTURES (TWO PER YEAR) – (\$4.22)	
All buildings that fall under the Wisconsin Commercial Code shall be assessed a charge based on the square footage of the building (square footage is the total floor area of any building or structure):	
1. Up to 2,500 square feet	\$ 31.65
2. 2,501 to 5,000 square feet	\$ 47.44
3. 5,001 to 10,000 square feet	\$ 94.82
4. 10,001 to 25,000 square feet	\$ 189.67
5. 25,001 to 50,000 square feet	\$ 379.28
6. 50,001 to 100,000 square feet	\$ 758.56
7. 100,001 square feet and over	\$1,517.12
8. Residential Multi-Family Structures	\$ 12.00 / per unit

V. LAW ENFORCEMENT

A. False Alarms (excluding Fire Alarms)	
➤ First three (3) False Alarms	No Charge
➤ Fourth False Alarm	\$ 70.00 plus court costs
➤ Fifth False Alarm	\$ 100.00 plus court costs
➤ Sixth and Subsequent False Alarms	\$ 150.00 plus court costs
B. Winter Parking Restrictions (\$5.09)	
➤ Improper Parking; No Parking Zone; Parked On Private Property; No Boat Launch Permit; And Other Violations	\$ 20.00
➤ Parked at Fire Hydrant; Parked in Handicapped Zone	\$ 100.00
C. Pewaukee Lake (§21.01 & §21.02)	
➤ Launch Fee	\$ 7.00 / each launch
➤ Seasonal Launch Permit	\$ 50.00 plus tax
➤ Permit for Summer Recurrent and Lake Activities	\$ 20.00 / per year
➤ Permit for Winter Recurrent Activities	\$ 20.00 / per year
D. Forfeiture Amount for Violations Regarding E 9-1-1 Calls (\$6.15)	
➤ First three unintentional E 9-1-1 Calls	No Charge
➤ Fourth unintentional E 9-1-1 Call	\$ 70.00 plus court costs
➤ Fifth unintentional E 9-1-1 Call	\$ 100.00 plus court costs

➤ Sixth and subsequent unintentional E 9-1-1 Calls	\$150.00 plus court costs
E. Municipal Court Costs Assessed on Each Citation (§23.09(2))	\$38.00
F. Community Police Program	\$6.00 - \$10.00 / program / occurrence for Non-Residents
G. Violation of Watercraft Launch Restrictions (§21.06)	
➤ First Occurrence	\$1,000.00 plus court costs
➤ Second and Subsequent Occurrences	\$2,000.00 each plus court costs
H. Escort Without License (§11.10)	\$500.00 plus court costs

VI. PARKS DEPARTMENT FEES & CHARGES*

A. BUILDING RESERVATIONS					
	Resident	Non-Resident	Business Resident	Business Non-Resident	Deposit
Wagner	\$40.00 / hour	\$80.00 / hour	\$50.00 / hour	\$180.00 / hour	\$200.00
Nettesheim	\$25.00 / hour	\$50.00 / hour	\$40.00 / hour	\$160.00 / hour	\$200.00
South	\$25.00 / hour	\$50.00 / hour	\$40.00 / hour	\$160.00 / hour	\$200.00
Balmer	\$50.00 / day	\$100.00 / day	\$85.00 / day	\$430.00 / day	\$200.00
B. PICNIC AREA RENTALS					
	Resident	Non-Resident	Business Resident	Business Non-Resident	Deposit
50 people	\$50.00	\$150.00	\$100.00	\$400.00	\$100.00
100 people	\$70.00	\$210.00	\$140.00	\$600.00	\$100.00
200 people	\$125.00	\$375.00	\$250.00	\$1,000.00	\$200.00
C. FIELD USE FEES AND FEES FOR SPORTS COMPLEX					
Security deposits will range from \$300.00 -\$500.00 dependent upon portions of park					
Single Ball Diamond					
➤ Un-prepped				\$15.00 resident / \$20.00 non-resident per hour	
➤ Prepped				\$25.00 resident / \$30.00 non-resident per hour	
Single Soccer Field					
➤ Up to U8 size				\$10.00 resident / \$15.00 non-resident per hour	
➤ Size U8 & over				\$15.00 resident / \$20.00 non-resident per hour	
Sports Complex					
➤ Ball Diamond fees				See Single Ball Diamond	
Single Soccer Field fee				See Single Soccer Field	
Entire Soccer Side for a day				\$1,400.00 resident / \$2,100.00 non-resident	
Concession Stand				\$500.00 for a day tournament otherwise \$50.00 per hour	
* - Does not include individual recreation programs/project fees					

VII. PUBLIC WORKS FEES AND CHARGES

A. Public Street/Highway Opening Permit (\$10.05)	\$ 50.00
B. Sewerage Sludge Disposal Permit (\$9.07)	\$ 300.00 per site / year
C. Holding Tank Deposit (\$9.08)	
➤ Residential	\$ 500.00
➤ Commercial or Industrial	\$1,000.00
➤ Commercial or Industrial Dispensing Food	\$1,500.00
D. Noxious Weed Abatement	All Labor Costs (at the minimum of 2 hours) & Equipment Costs

VIII. WATER/SEWER FEES AND CHARGES

As outlined in the Municipal Code, Reserve Capacity Assessments (RCA) are area assessment being served by the reserve capacity of the system. Additionally special assessments may be levied against properties for sanitary sewer or water infrastructure. A detailed fee schedule for RCS and other special assessments is available from the Water/Sewer Utility.

IX. STORM WATER UTILITY

As outlined in the Municipal Code, the City has adopted a Storm Water Utility for the entire City. Properties with at least 267 square feet of impervious surface are subject to an annual Storm Water Utility Fee of \$120.00 per Equivalent Runoff Unit.

SECTION 2: SEVERABILITY.

The several sections of this resolution are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the resolution. The remainder of the resolution shall remain in full force and effect. Any other resolutions whose terms are in conflict with the provisions of this resolution are hereby repealed as to those terms that conflict.

SECTION 3: EFFECTIVE DATE.

This resolution shall take effect January 1st, 2022.

Dated this 20th day of December, 2021.

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

Kelly Tarczewski, Clerk/Treasurer

Tarczewski, Kelly

From: Phalin, Nick
Sent: Wednesday, October 20, 2021 8:23 AM
To: Tarczewski, Kelly
Subject: RE: 2022 Fee Schedule

Hi Kelly,

Park rental fees (page 14)

- Wagner – resident \$40/hour, non-resident - \$80/hour
- Nettesheim & South – resident - \$25/hour, non-resident – \$50/hour
- Balmer – no change

Thanks,

Nick Phalin, CPRP

Director of Parks & Recreation

☎ 262.691.7275 | 📠 262.691.6078 | ✉ phalin@pewaukee.wi.us

[Find Parks & Recreation on Facebook](#)

[Find the City on Facebook](#)



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From: Tarczewski, Kelly <tarczewski@pewaukee.wi.us>
Sent: Tuesday, October 19, 2021 3:40 PM
To: Department Heads <DepartmentHeads@pewaukee.wi.us>
Cc: Olson, Shawn <olson@pewaukee.wi.us>; Sazama, Carol <sazama@pewaukee.wi.us>; Hurd, Ami <hurd@pewaukee.wi.us>; McMillian, Nadine <mcmillian@pewaukee.wi.us>; Grandinetti, Tia <grandinetti@pewaukee.wi.us>; Kaskey, Monica <kaskey@pewaukee.wi.us>; Vick, Barb <VickB@pewaukee.wi.us>
Subject: 2022 Fee Schedule
Importance: High

Hello Everyone!

Attached is our current fee schedule. Please review it carefully and let me know if you would like any changes made for 2022. THANKS! If you can get me your suggestions by November 1st that would be fantastic.

THANK YOU!

K

Tarczewski, Kelly

From: Fuchs, Nick
Sent: Friday, October 22, 2021 8:58 AM
To: Tarczewski, Kelly; Hurd, Ami; Building Services
Subject: RE: 2022 Fee Schedule

Below are my suggested changes, along with a couple questions for Building staff to respond. If anyone has any thoughts or comments let me know.

Kelly, Do we need new fees for short-term rentals?

Thanks.

- II.A.8. – It doesn't look like the total amounts got changed.

8. Impact Fee – Also Zoning Ordinance §17.0302	
Total Residential Impact Fee	\$953.00 / dwelling unit \$1,435.00 / dwelling unit
Total Non-Residential Impact Fee	24¢ per square foot \$1,887.00 / acre
➤ Impact Fee to be used for Parks, Playgrounds and Athletic fields:	
➤ Residential buildings:	\$912.00 / dwelling unit
➤ Impact Fee to be used for Fire and Rescue facilities:	
○ Non-residential buildings:	\$215.00 / per acre
○ Residential buildings:	\$88.00 / dwelling unit
➤ Impact Fee to be used for Hike/Bike Trails:	
○ Non-residential buildings:	\$1,672.00 / per acre
○ Residential buildings:	\$435.00 / dwelling unit

- II.D. – Delete base fee. It doesn't seem needed in this case.

➤ Alterations – Residential	Residential \$120.00 base fee
-----------------------------	--

- Do we need an electrical permit fee listed for solar panels and/or generators under II.D.? Is a plan review fee needed for solar panels?...I don't think solar has come up a lot, but I know we've had some.
- II.E. – I think just saying new or replacement covers everything.

➤ New Furnace unit, additions or replacements	\$60.00 / unit
➤ New A/C unit, additions or replacements	\$60.00 / unit

- What is the below fee used for under II.E.?

➤ Commercial Application / Review – New or additions to commercial buildings	\$75.00
--	---------

- III.A.7. – Increase this fee to \$100

7. Zoning Compliance Letter *	\$ 50.00 100.00
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- III.A.8. – Delete this fee. I don't think we need to charge for lot line adjustments and lot splits require a CSM.

8. Lot Line Adjustment, Lot Split	\$250.00
--	---------------------

- III.B.3. & 4. – Recommending just one CSM fee for \$350, plus \$10 per lot.

3. Final CSM with No Public Facilities Certified Survey Map	\$200.00 350.00 plus \$10.00 for each lot or parcel created
4. Final CSM with Public Facilities	\$350.00 plus \$10.00 for each lot or parcel created

Nick Fuchs
 Planner & Community Development Director
[City of Pewaukee](#)
 W240N3065 Pewaukee Road
 Pewaukee, WI 53072
 262-691-6007
fuchs@pewaukee.wi.us



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To: Department Heads <DepartmentHeads@pewaukee.wi.us>
Cc: Olson, Shawn <olson@pewaukee.wi.us>; Sazama, Carol <sazama@pewaukee.wi.us>; Hurd, Ami <hurd@pewaukee.wi.us>; McMillian, Nadine <mcmillian@pewaukee.wi.us>; Grandinetti, Tia <grandinetti@pewaukee.wi.us>; Kaskey, Monica <kaskey@pewaukee.wi.us>; Vick, Barb <VickB@pewaukee.wi.us>
Subject: 2022 Fee Schedule
Importance: High

Hello Everyone!

Attached is our current fee schedule. Please review it carefully and let me know if you would like any changes made for 2022. THANKS! If you can get me your suggestions by November 1st that would be fantastic.

THANK YOU!

K

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

DATE: December 20, 2021

DEPARTMENT: Public Works

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 21-14** Amending Chapter 5 - Traffic to Add Hawks Meadow Drive, Kestrel Drive, Talon Drive, and Waters Lane to Section 5.05(3)(b) [Wagner]

BACKGROUND:

Hawks Meadow is a subdivision directly south of The Waters Development which is currently under construction. The City has been receiving complaints about construction traffic turning around within the Hawks Meadow Subdivision (specifically the Hawks Meadow Drive boulevard) to reach The Waters construction entrance. The Plan Commission and Common Council approved the development with the prohibition of the Hawks Meadow Subdivision roads being used during construction. We have worked with the Developer, Builders, and Suppliers to stop this, however, we continue to have this issue.

I am recommending we amend Ordinance Chapter 5, specifically Section 5.05(3)(b), to add Hawks Meadow Drive from Pewaukee Road (STH 164) to Talon Drive, Kestrel Drive from Ridgeview Parkway to Talon Drive, Talon Drive from Kestrel Drive to the cul-de-sac, and Waters Lane from Hawks Meadow Drive to its termini. See attached map. These are the entrances to the Hawks Meadow Subdivision. If trucks over 12,000 lbs (6 TONS) use these roadways, they can now be cited for Weight Limit violations if they do not have a specific address within the Hawks Meadow subdivision as a destination.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Common Council adopt the amendment to Ordinance Chapter 5.05(3)(b)

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

DATE: December 20, 2021

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action regarding **Resolution 21-12-47** Relocation Order for the Duplainville Road Reconstruction and Trail Extension Project [Wagner]

BACKGROUND:

During the design of the Duplainville Road Reconstruction and Trail Extension, it was determined the City needs 209 SF of right of way from 1 parcel and 5 permanent easements of varying sizes. The right of way will support the installation of the trail along Duplainville Road. The easements are all for storm sewer end sections which fall onto private property. These are extended onto private property due to the location of the trail extending existing culvert or drainage discharge locations.

This resolution begins the acquisition process which includes a title search, easement document, and an appraisal. Once the appraisal is approved by the Council, we will approach the property owners regarding these easements.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Council approve Resolution 21-12-47.

ATTACHMENTS:

Description

Revised Resolution 21-12-47

Exhibit A-1 to A-4 Easement Plat

Exhibit A-5

**COMMON COUNCIL – CITY OF PEWAUKEE
RESOLUTION #21-12-47**

**RELOCATION ORDER OF THE CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN
(Duplainville Road Reconstruction and Trail Extension)**

NOW COMES the City of Pewaukee, Waukesha County, Wisconsin, by its Common Council and for its Relocation Order hereby resolves as follows:

1. That this Resolution is a Relocation Order in accordance with §32.05(1), Wisconsin Statutes, for the purposes of the within described public improvement project and it is also a determination of necessity for that project in accordance with §32.07(2), Wisconsin Statutes.
2. That the City of Pewaukee hereby determines that it is a necessary and public purpose to construct public improvements as shown on the maps attached hereto, made a part hereof and marked Exhibit “A-1” through “A-5”.
3. That said public improvements (road, trail, and drainage improvements) will be built as set forth on the maps which are annexed to this Relocation Order as Exhibits “A-1” through “A-5” and are incorporated herein.
4. That the sites of said public improvements (road, trail, and drainage improvements) are contained in Exhibits “A-1” and “A-5” which are incorporated herein; that the legal descriptions to said site are attached hereto, made a part hereof and marked Exhibits “A-2” and “A-5”.
5. That the City of Pewaukee will acquire permanent easements or right of way for public improvements (road, trail, and drainage improvements) as indicated on Exhibits “A-1” through “A-5”.

Passed and approved this 20th day of December, 2021.

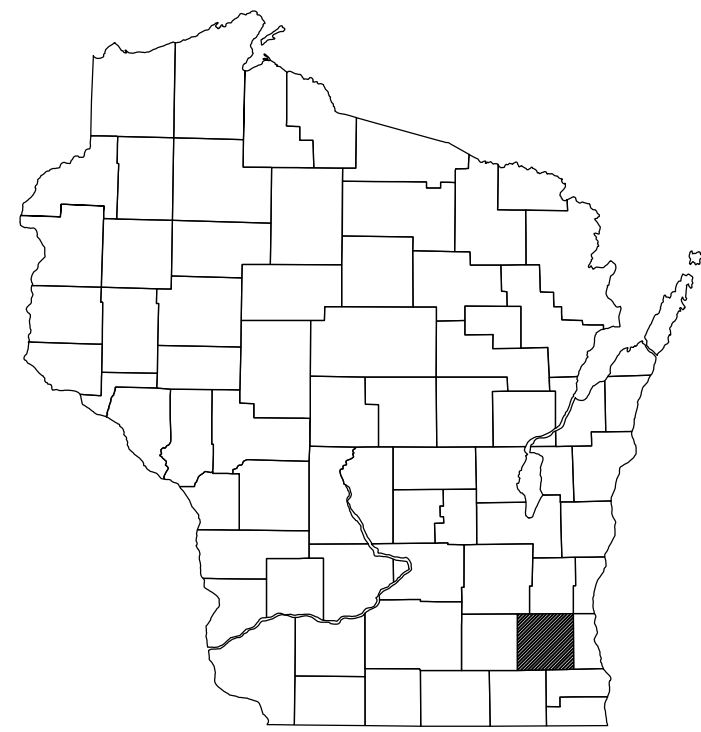
I hereby certify that on this 20th day of December, 2021, the within Relocation Order was adopted by a vote of ____ ayes to ____ nays by the Common Council of the City of Pewaukee, Waukesha County, Wisconsin.

APPROVED: CITY OF PEWAUKEE

Steven Bierce, Mayor

ATTEST:

Kelly Tarczewski, Clerk



TRANSPORTATION PROJECT PLAT TITLE SHEET

21-01

DUPLAINVILLE ROAD

(CANADIAN PACIFIC RAILROAD TO WEYER ROAD)

CITY OF PEWAUKEE

WAUKESHA COUNTY

CONVENTIONAL SYMBOLS

SECTION LINE	---	SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	●
QUARTER LINE	---	SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	○
SIXTEENTH LINE	---	GEODETIC SURVEY MONUMENT		FOUND IRON PIN (1-INCH UNLESS NOTED)	IP ●
NEW REFERENCE LINE		SIXTEENTH CORNER MONUMENT		OFF-PREMISE SIGN	
NEW R/W LINE		SIGN			
EXISTING R/W OR HE LINE	---				
PROPERTY LINE	---				
LOT, TIE & OTHER MINOR LINES	---				
SLOPE INTERCEPT	---				
CORPORATE LIMITS	---				
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)	---				
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)	---				
TEMPORARY LIMITED EASEMENT AREA	---				
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	---				
TRANSMISSION STRUCTURES	---				
BUILDING	---				
TO BE REMOVED	---				
BRIDGE	---				
CULVERT	---				
PARALLEL OFFSETS	---				

CONVENTIONAL ABBREVIATIONS

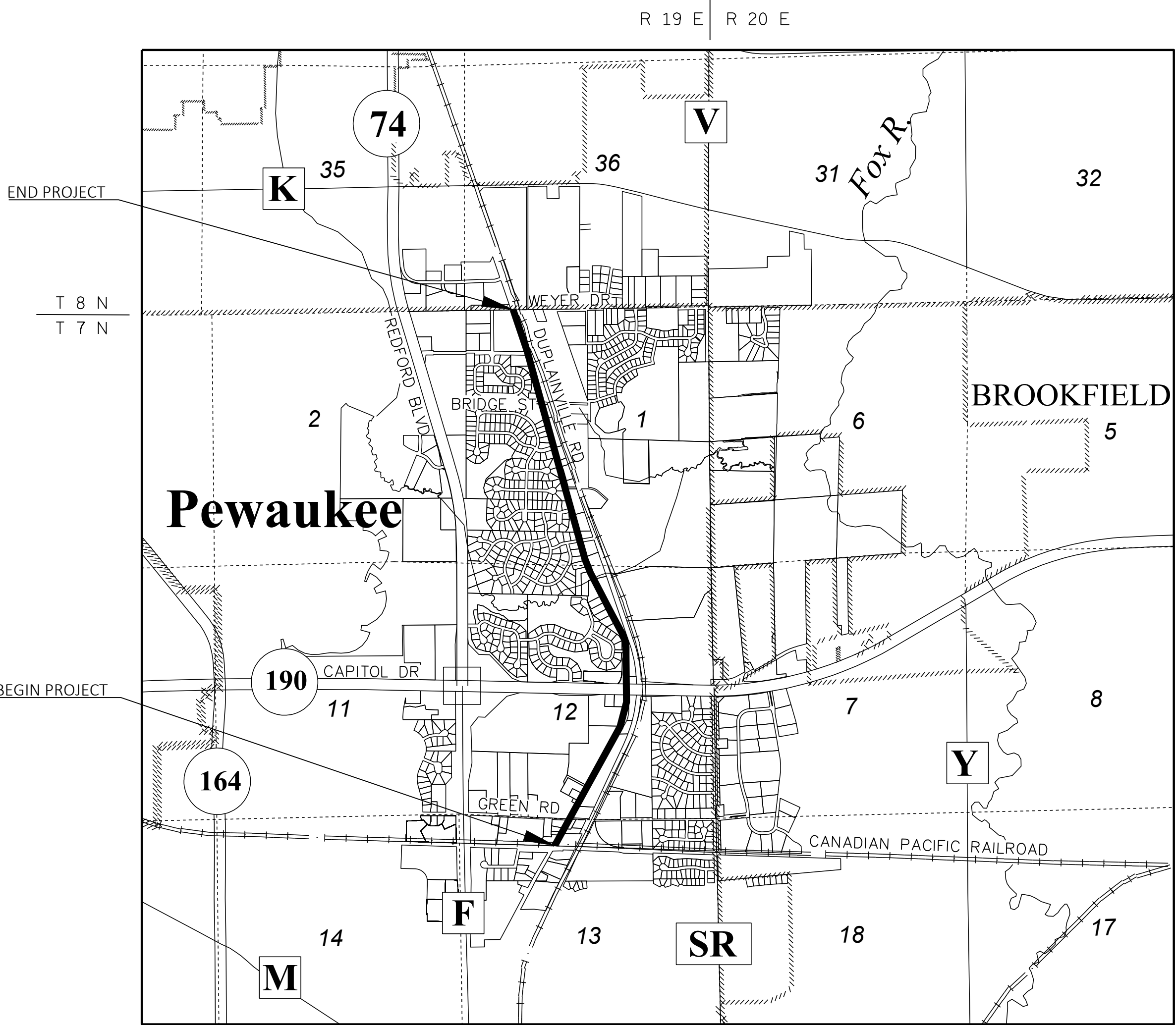
ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED	TLE
GRID NORTH	GN	EASEMENT	
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB

CONVENTIONAL UTILITY SYMBOLS

WATER	---
GAS	---
TELEPHONE	---
OVERHEAD TRANSMISSION LINES	---
ELECTRIC	---
CABLE TELEVISION	---
FIBER OPTIC	---
SANITARY SEWER	---
STORM SEWER	---
ELECTRIC TOWER	---



THE NOTES, CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 21-01.

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WAUKESHA COUNTY, NAD83(2012), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, OR FROM CENTERLINE OF EXISTING PAVEMENTS.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS" OF PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.

AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPATIONAL LINES. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION CONTACT THE CITY OF PEWAUKEE

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE TPP DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE TPP DETAIL PAGES.

PROJECT NUMBER 21-01-4.01
SHEET 2 OF 2
AMENDMENT NO:

THAT PART OF PARCEL 1 OF CSM 2531 IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 12, TOWN 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF PEWAUKEE DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF PEWAUKEE HEREBY ORDERS THAT:

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.

2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF PEWAUKEE, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

PI STA = 62+18.65
Y = 188103.311
X = 693650.824
DELTA = 28°18'09" LT
D = 7°38'22"
T = 189.10'
L = 370.48'
R = 750.00'
PC STA = 60+29.55
Y = 187914.277
X = 693645.835
PT STA = 64+00.02
Y = 188272.113
X = 693655.590
BK = N01°30'42"E
AH = N26°47'27"W

I, HEATHER S. BARTELT, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF MADISON, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

THIS PLAT AND RELOCATION ORDER ARE APPROVED
FOR THE CITY OF PEWAUKEE

PRINT NAME:

FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED IN THE OFFICE OF
REGISTER OF DEEDS IN DANE COUNTY AS SHEET 2 OF 2 OF THIS DOCUMENT.

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 21-01-4.01
SHEET 1 OF 2

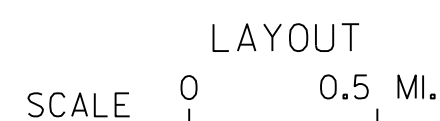


COURSE TABLE		
COURSE	BEARING	DISTANCE
110 - 100	S07° 28' 12"W	33.13'
100 - 101	S00° 56' 02"E	15.35'
101 - 102	S06° 58' 59"E	20.46'
102 - 103	S00° 37' 59"E	94.94'
103 - 104	S89° 06' 29"W	26.00'
104 - 105	N00° 37' 59"W	165.06'
105 - 106	N00° 37' 59"W	31.83'
106 - 107	N01° 30' 42"E	853.01'
107 - 108	N83° 50' 32"E	43.17'
108 - 109	S01° 22' 49"W	747.86'
109 - 110	S07° 28' 12"W	143.95'
108 - PLE100	S88° 54' 17"E	25.20'
PLE100 - PLE101	S01° 28' 16"W	30.49'
PLE101 - PLE102	N88° 29' 18"W	25.15'
PLE102 - 108	N01° 22' 49"E	30.31'

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES
ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE
TRANSFER OF LAND INTERESTS TO THE CITY OF PEWAUKEE.

UTILITY NUMBER	UTILITY OWNER(S)	INTERESTS REQUIRED
100	WE ENERGIES-ELECTRIC	RELEASE OF RIGHTS
101	SANITARY DISTRICT #3 TOWN OF PEWAUKEE	RELEASE OF RIGHTS

HWY	BASIS OF EXIST. R/W
DUPLAINVILLE ROAD	PREVIOUS PROJECT: S0805(4), F 06-1(39), WETHERSFIELD, CSM 1295, CSM 2531, CSM 9589
STH 190 (CAPITOL DRIVE)	PREVIOUS PROJECT: S0805(4), F 06-1(39) CSM 1295, CSM 9589



TRANSPORTATION PROJECT PLAT NO: 21-01-4.02

THAT PART OF PARCEL A OF CSM 2100 AND PART OF CSM 544 LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 12, TOWN 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

RELOCATION ORDER DUPLAINVILLE ROAD (CANADIAN PACIFIC RAILROAD TO WEYER ROAD) WAUKESHA COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF PEWAUKEE DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF PEWAUKEE HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS Laid OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF PEWAUKEE, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

COMPUTED FROM SEWRPC
CONTROL SURVEY SUMMARY
DIAGRAM SHEET
Y = 189821.666
X = 690318.931

SCHEDULE OF LANDS & INTERESTS REQUIRED

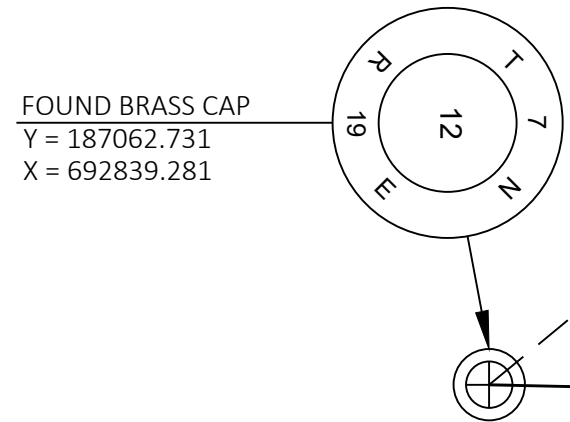
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W NEW	S.F. REQUIRED EXISTING	S.F. REQUIRED TOTAL	PLE S.F.
3	KURT D. & KATIE L. NETTESHEIM	PLE	---	---	---	786
4	DEBORAH J. DOLLAK	PLE	---	---	---	437

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	UTILITY OWNER(S)	INTERESTS REQUIRED
100	WE ENERGIES - ELECTRIC	RELEASE OF RIGHTS

(100) WE ENERGIES - ELECTRIC (MILWAUKEE ELECTRIC RAILWAY & LIGHT) BLANKET EASEMENT (SOUTH 1/2 SECTION 1, NE 1/4 SECTION 12) DOC. 147540 PARCELS 3 & 4

(100) WE ENERGIES - ELECTRIC (MILWAUKEE ELECTRIC RAILWAY & LIGHT) BLANKET EASEMENT (ALONG STH 164 IN THE EAST 1/2 SEC. 12) DOC. 147537 PARCELS 3 & 4



FOUND BRASS CAP
Y = 192362.470
X = 692932.282

FOUND BRASS CAP
Y = 187062.731
X = 692839.281

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WAUKESHA COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

HWY	BASIS OF EXIST. R/W
DUPLAINVILLE ROAD	PREVIOUS PROJECT: S0805(4), VALLEYBROOK, CSM 59, CSM 544, CSM 2100

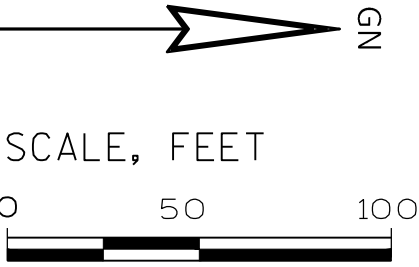
STRAND ASSOCIATES, INC. ®
910 WEST WINGRA DRIVE, MADISON, WI 53715
(608) 251-4843

I, HEATHER S. BARTELT, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF MADISON, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: *Heather S. Bartelt* DATE: 12/13/21
PRINT NAME: HEATHER S. BARTELT
REGISTRATION NUMBER: S-2797
THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF PEWAUKEE
SIGNATURE: _____ DATE: _____
PRINT NAME: _____

RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 21-01-4.02

FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED IN THE OFFICE OF REGISTER OF DEEDS IN DANE COUNTY AS SHEET 2 OF 2 OF DOCUMENT



COURSE TABLE		
COURSE	BEARING	DISTANCE
200 - 201	SEE CURVE DATA	
201 - 202	N67° 01' 27"E	15.25'
202 - 203	SEE CURVE DATA	
203 - 204	S26° 50' 23"E	72.69'
204 - 205	N77° 40' 56"E	5.17'
205 - 206	S26° 50' 23"E	160.94'
206 - 207	S63° 12' 33"W	44.80'
207 - 208	N26° 47' 27"W	279.16'
208 - 209	SEE CURVE DATA	
209 - 200	N01° 06' 54"E	70.69'
PLE200 - PLE201	N65° 21' 49"E	14.28'
PLE201 - PLE202	S24° 29' 58"E	30.00'
PLE202 - PLE203	S65° 21' 49"W	14.77'
PLE203 - PLE200	SEE CURVE DATA	
PLE204 - PLE205	N63° 12' 33"E	26.22'
PLE205 - PLE206	S26° 47' 27"E	30.00'
PLE206 - 206	S63° 12' 33"W	26.20'
206 - PLE204	N26° 50' 23"W	30.00'
205 - PLE204	S26° 50' 23"E	130.94'
200 - PLE200	SEE CURVE DATA	
PLE203 - 203	SEE CURVE DATA	

STATION & OFFSET TABLE				
POINT	STATION	OFFSET	Y COORDS	X COORDS
200	79+75.53	27.94'	189692.821	692890.466
201	78+76.83	26.57'	189602.346	692926.655
202	78+76.58	41.81'	189608.298	692940.695
203	77+24.92	39.60'	189472.647	693003.766
204	76+52.23	39.67'	189407.784	693036.588
205	76+50.94	44.67'	189408.886	693041.634
206	74+90.04	44.80'	189265.285	693114.297
207	74+90.00	0.00'	189245.090	693074.301
208	77+69.16	0.00'	189494.282	692948.476
209	79+10.17	0.00'	189622.148	692889.090
PLE200	78+70.40	41.72'	189602.725	692943.073
PLE201	78+70.54	56.00'	189608.678	692956.054
PLE202	78+39.73	56.00'	189581.379	692968.495
PLE203	78+39.80	41.23'	189575.223	692955.071
PLE204	75+20.00	44.78'	189292.053	693100.752
PLE205	75+20.00	71.00'	189303.871	693124.158
PLE206	74+90.00	71.00'	189277.092	693137.680

200-201
R=2267.08'
L=97.45'
LCH=97.44'
LCB=S21° 48' 03"E

202-203
R=2251.83'
L=149.62'
LCH=149.60'
LCB=S24° 56' 10"E

208-209
R=2150.00'
L=141.01'
LCH=140.98'
LCB=N24° 54' 43"W

202-PLE200
R=2251.83'
L=6.06'
LCH=6.06'
LCB=S23° 06' 35"E

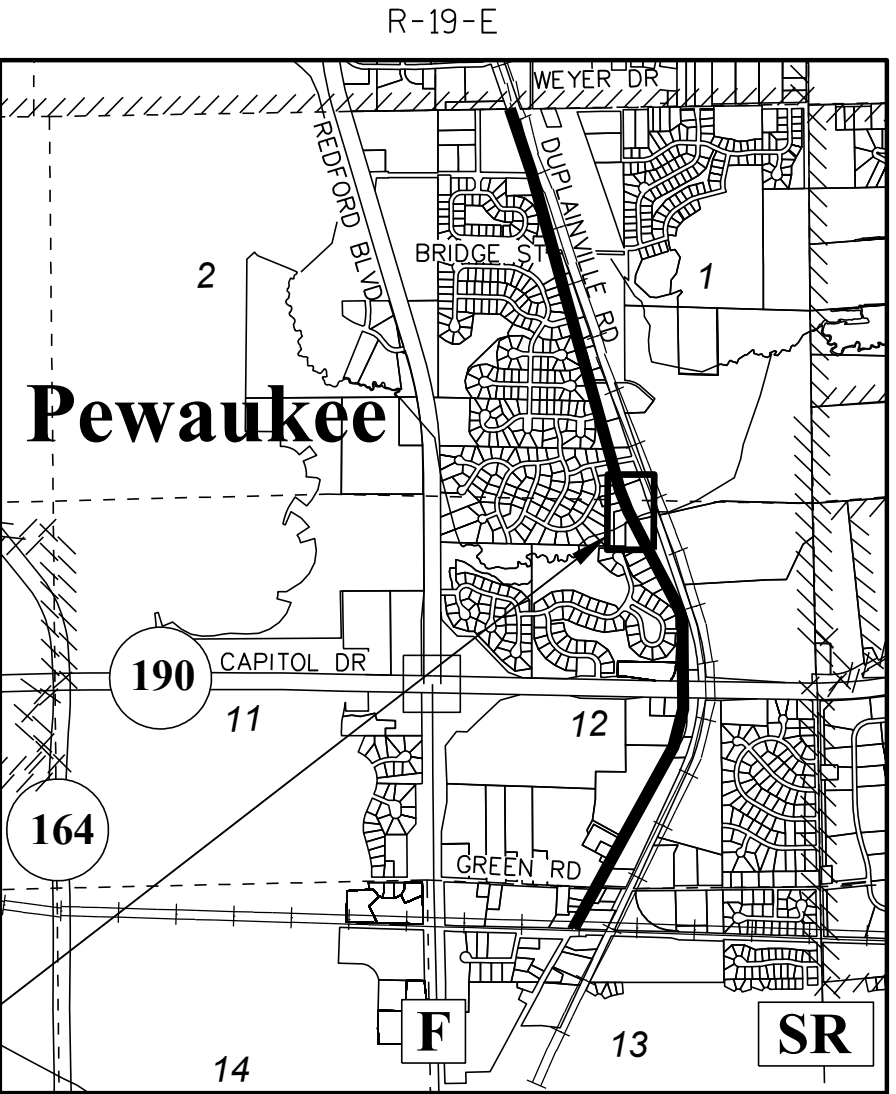
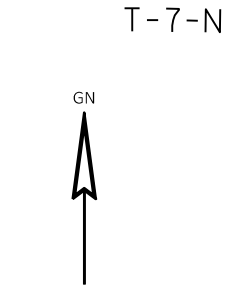
PLE203-PLE200
R=2251.83'
L=30.01'
LCH=30.01'
LCB=N23° 34' 07"W

PLE203-203
R=2251.83'
L=113.56'
LCH=113.55'
LCB=S25° 23' 42"E

PI STA = 62+18.65
Y = 188103.311
X = 693650.824
DELTA = 28°18'09" LT
D = 7°38'22"
T = 189.10'
L = 370.48'
R = 750.00'
PC STA = 60+29.55
Y = 187914.277
X = 693645.835
PT STA = 64+00.02
Y = 188272.113
X = 693565.590
BK = N01°30'42"E
AH = N26°47'27"W

PI STA = 80+04.92
Y = 189704.735
X = 692842.211
DELTA = 12°30'56"
D = 2°39'54"
T = 235.76'
L = 469.64'
R = 2150.00'
PC STA = 77+69.16
Y = 189494.282
X = 692948.476
PT STA = 82+38.80
Y = 189933.216
X = 692784.077
BK = N26°47'27"W
AH = N14°16'30"W

PI STA. 98+57.73
Y=191502.159
X=692384.885



LAYOUT
SCALE 0 0.5 MI.

TRANSPORTATION PROJECT PLAT NO: 21-01-4.03

THAT PART OF CSM 3152 AND OTHER LANDS LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 1, TOWN 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

RELOCATION ORDER DUPLAINVILLE ROAD (CANADIAN PACIFIC RAILROAD TO WEYER ROAD) WAUKESHA COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF PEWAUKEE DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

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1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
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SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF PEWAUKEE.

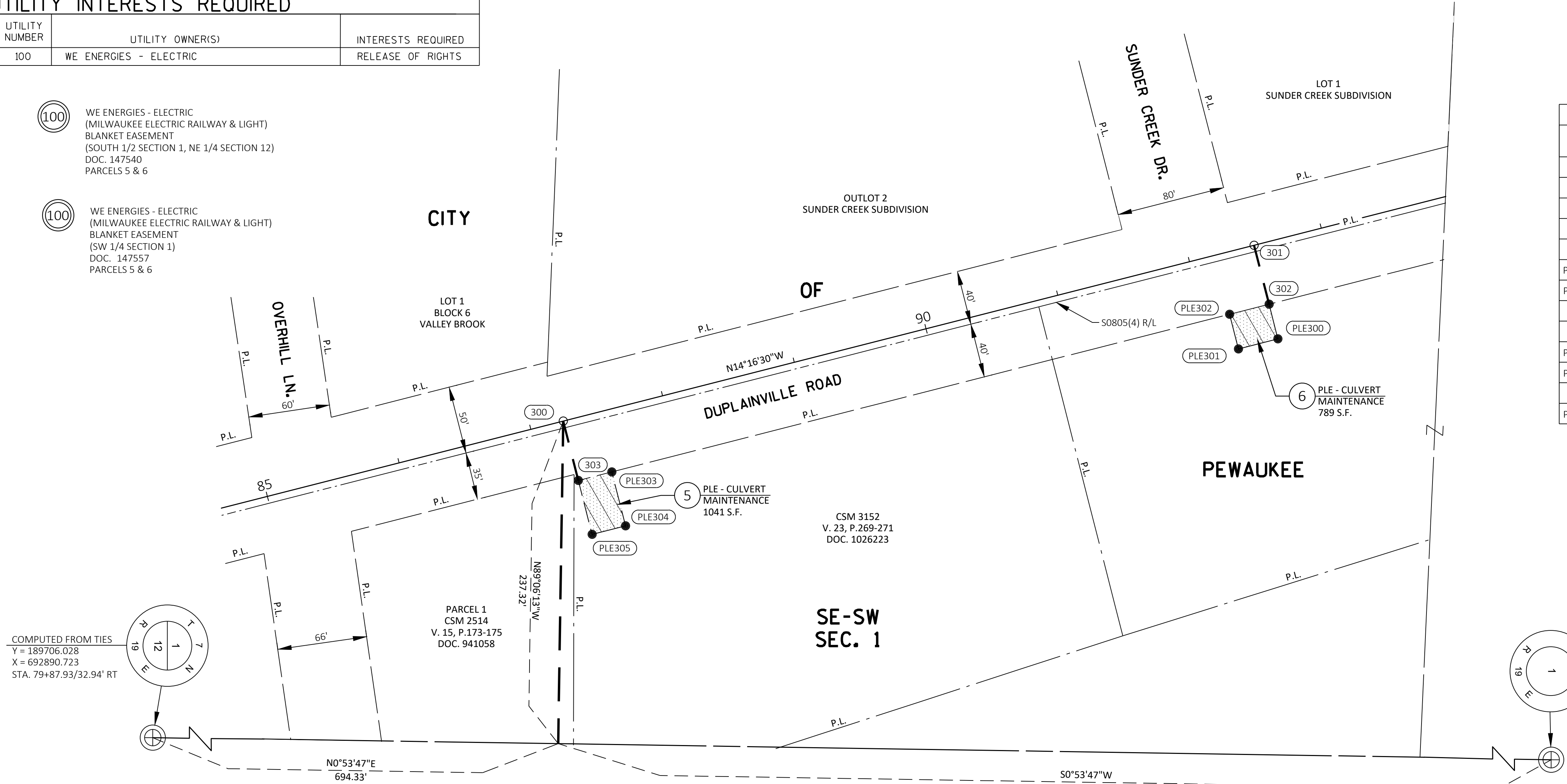
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W	S.F. REQUIRED		PLE S.F.
			NEW	EXISTING	TOTAL	
5	EDWARD A. & PENNY A. WISTL	PLE	---	---	---	1041
6	THOMAS E. & MARCIA K. MUELLER	PLE	---	---	---	789

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	UTILITY OWNER(S)	INTERESTS REQUIRED
100	WE ENERGIES - ELECTRIC	RELEASE OF RIGHTS

(100) WE ENERGIES - ELECTRIC (MILWAUKEE ELECTRIC RAILWAY & LIGHT) BLANKET EASEMENT (SOUTH 1/2 SECTION 1, NE 1/4 SECTION 12) DOC. 147540 PARCELS 5 & 6

(100) WE ENERGIES - ELECTRIC (MILWAUKEE ELECTRIC RAILWAY & LIGHT) BLANKET EASEMENT (SW 1/4 SECTION 1) DOC. 147557 PARCELS 5 & 6



POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WAUKESHA COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

HWY	BASIS OF EXIST. R/W
DUPLAINVILLE ROAD	PREVIOUS PROJECT: S0805(4), VALLEYBROOK, SUNDER CREEK SUBDIVISION, CSM 2514, CSM 3152
OVERHILL LANE	VALLEYBROOK, & CSM 2514
SUNDER CREEK DRIVE	SUNDER CREEK SUBDIVISION

PI STA = 80+04.92
Y = 189704.735
X = 692842.211
DELTA = 12°30'56"
D = 2°39'54"
T = 235.76'
L = 469.64'
R = 2150.00'
PC STA = 77+69.16
Y = 189494.282
X = 692948.476
PT STA = 82+38.80
Y = 189933.216
X = 692784.077
BK = N26°47'27"W
AH = N14°16'30"W

PI STA. 98+57.73
Y=191502.159
X=692384.885

STRAND ASSOCIATES, INC. ®
910 WEST WINGRA DRIVE, MADISON, WI 53715
(608) 251-4843

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SIGNATURE: *Heather S. Bartelt* DATE: 12/13/21
PRINT NAME: HEATHER S. BARTELT
REGISTRATION NUMBER: S-2797

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF PEWAUKEE

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

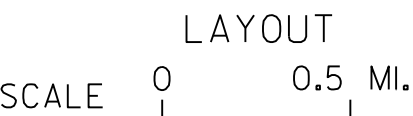
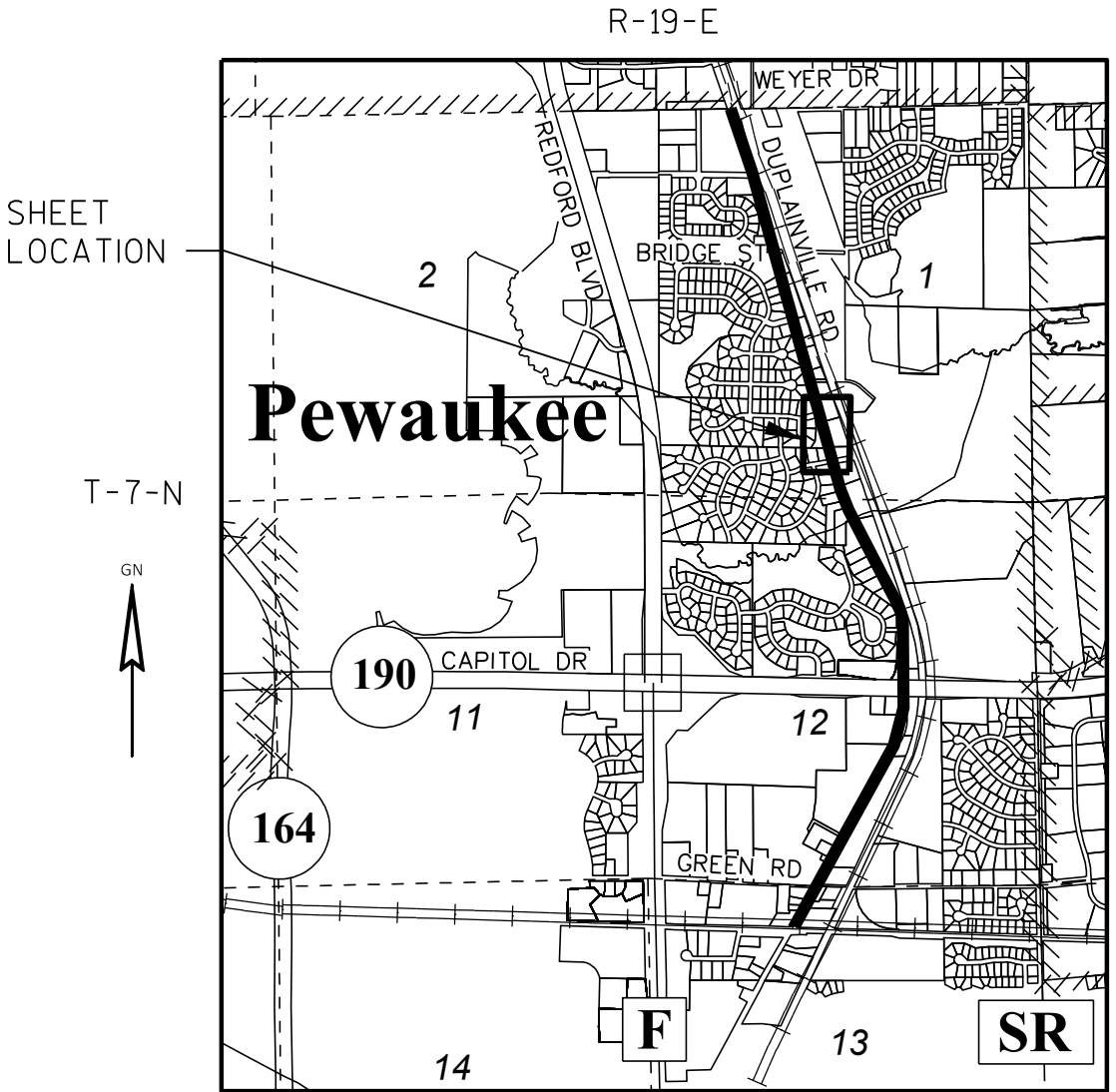
RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 21-01-4.03

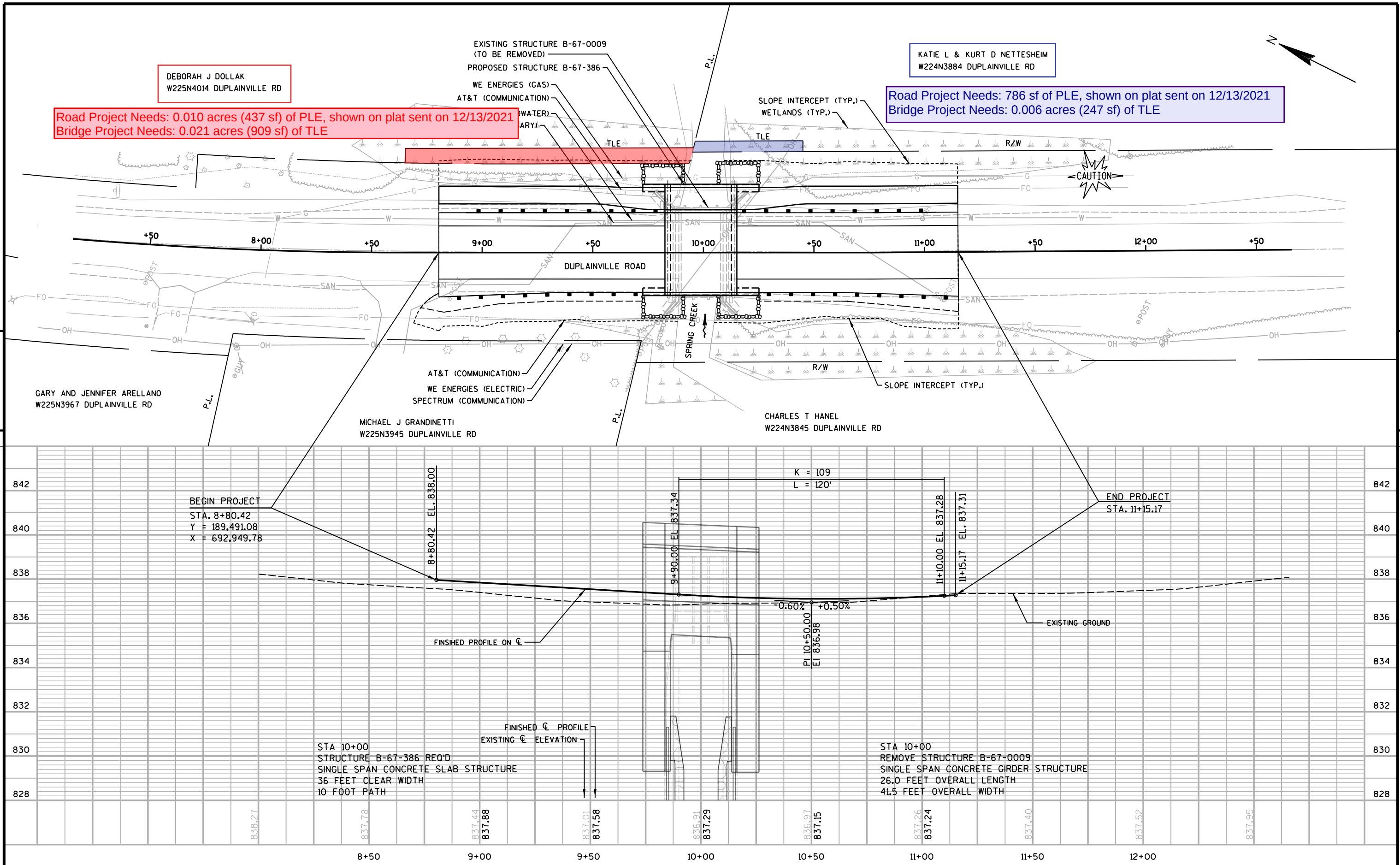
FOR ADDITIONAL INFORMATION REFER TO THE TITLE SHEET, RECORDED IN THE OFFICE OF REGISTER OF DEEDS IN DANE COUNTY AS SHEET 2 OF 2 OF DOCUMENT



COURSE TABLE		
COURSE	BEARING	DISTANCE
300 - 301	N14° 16' 30"W	524.43'
301 - 302	N75° 43' 30"E	44.68'
302 - 303	S14° 18' 58"E	524.43'
303 - 300	S75° 43' 30"W	45.06'
303 - PLE303	N14° 18' 58"W	25.43'
PLE303 - PLE304	N75° 43' 30"E	40.96'
PLE304 - PLE305	S14° 16' 30"E	25.43'
PLE305 - 303	S75° 43' 30"W	40.94'
302 - PLE300	N75° 43' 30"E	26.32'
PLE300 - PLE301	S14° 16' 30"E	30.00'
PLE301 - PLE302	S75° 43' 30"W	26.30'
PLE302 - 302	N14° 18' 58"W	30.00'
PLE302 - PLE303	S14° 18' 58"E	469.00'

STATION & OFFSET TABLE				
POINT	STATION	OFFSET	Y COORDS	X COORDS
300	87+24.57	0.00'	190403.985	692664.298
301	92+49.00	0.00'	190912.222	692534.985
302	92+49.00	44.68'	190923.240	692578.286
303	87+24.57	45.06'	190415.095	692707.962
PLE300	92+49.00	71.00'	190929.730	692603.792
PLE301	92+19.00	71.00'	190900.656	692611.190
PLE302	92+19.00	44.70'	190894.171	692585.704
PLE303	87+50.00	45.04'	190439.735	692701.674
PLE304	87+50.00	86.00'	190449.836	692741.372
PLE305	87+24.57	86.00'	190425.191	692747.642





Road Project Needs: 0.010 acres (437 sf) of PLE, shown on plat sent on 12/13/2021
Bridge Project Needs: 0.021 acres (909 sf) of TLE

KATIE L & KURT D NETTESHEIM
W224N3884 DUPLAINVILLE RD

Road Project Needs: 786 sf of PLE, shown on plat sent on 12/13/2021
Bridge Project Needs: 0.006 acres (247 sf) of TLE

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

DATE: December 20, 2021

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action to Approve a Development Agreement Amendment for the Swan View Farms Phase 2 [Wagner]

BACKGROUND:

Swan View Farms Phase 2 has been under construction for the past several months. The Development has the first lift of asphalt paved throughout Phase 2. However, the private utilities (electric, gas, telephone, cable, etc.) have not been installed. It is the understanding from the Utility companies that they will not be installed until approximately March 2022 due to the large volume of developments they are serving. The Developer has requested to be able to receive final plat approval so he may sell the lots and home construction may begin ahead of the Utilities being installed. This is not allowed under the current Developer's Agreement. The proposed amendment would allow the final plat to be approved and recorded ahead of the Utility installation and home construction to begin, but would not allow occupancy of any structure until the utilities are installed and operational.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Council approve the Swan View Farms Phase 2 Developer's Agreement Amendment contingent on final City Engineer and City Attorney review and approval.

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

DATE: December 20, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Final Plat for Swan View Farms Subdivision Addition No. 1 (PWC 0871-068) [Fuchs]

BACKGROUND:

The applicant, BWC Investments, LLC, filed a Final Plat Application for the second and final phase of the Swan View Farms single-family residential subdivision development located at approximately W239N4024 Swan Road. Phase 2 consists of the 23 northernmost lots and a total of 4 outlots. All lots continue to conform to the RS-4 minimum lot area of 20,000 square feet and, according to the applicant, all lots have a width of at least 110 feet at the building setback line.

Overall, staff finds that the Final Plat is in substantial conformance with the Preliminary Plat.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to recommend approval of the Swan View Farms Addition No. 1 Final Plat.

ATTACHMENTS:

Description

Swan View Farms Addition No. 1 Final Plat

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates Found 0.75" Reinforcing Bar.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the North line of the S.W. 1/4 of Section 2, Town 7 North, Range 19 East, bears North 89°39'44" East.
- Stormwater Management Facilities are located on Outlots 12 and 13 of this Subdivision. The Owners of the residential Lots within this Subdivision and owners of Swan View Farms shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and any previous phase.
- The Owners of all Lots within this Subdivision and Swan View Farms own an equal undivided fractional interest in Outlots 12, 13 and 14 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Outlot 12 is for stormwater management facilities, P.E.C., multi-use trail purposes, open space and landscaping.
- Outlot 13 is for stormwater management facilities, multi-use trail purposes, open space and landscaping.
- Outlot 14 is for wetlands, multi-use Trail purposes, open Space and landscaping.
- Wetland boundaries shown hereon marked and located by OTIE, Scott M. Horzen, Wetland Ecologist on May 2, 2016 and provided to Trio Engineering, LLC in digital format.
- The Primary Environmental Corridor was taken from 2010 SEWRPC records.
- The Public Sanitary Sewer, Watermain, Storm Sewer and Drainage Easements are herein granted to the City of Pewaukee.
- All electric, telephone, and communication distribution lines and laterals including CATV cables, constructed after November 15, 2016 shall be placed underground.
- There is a 5' wide "No Touch" Zone on all side and rear lot lines that is established to provide for the unobstructed flow of storm water runoff from the adjacent and upstream properties. Owners of the lots which these zones exist shall be responsible for keeping these areas free of any obstructions or grading that may restrict or block flow.
- Building Height = 45' (max)

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

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

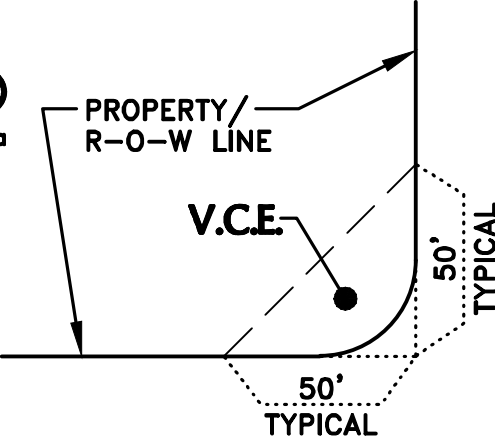
BASEMENT RESTRICTION FOR BEDROCK NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single and multi-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer be consulted regarding the construction of basements in these area where bedrock may be present near the ground surface. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

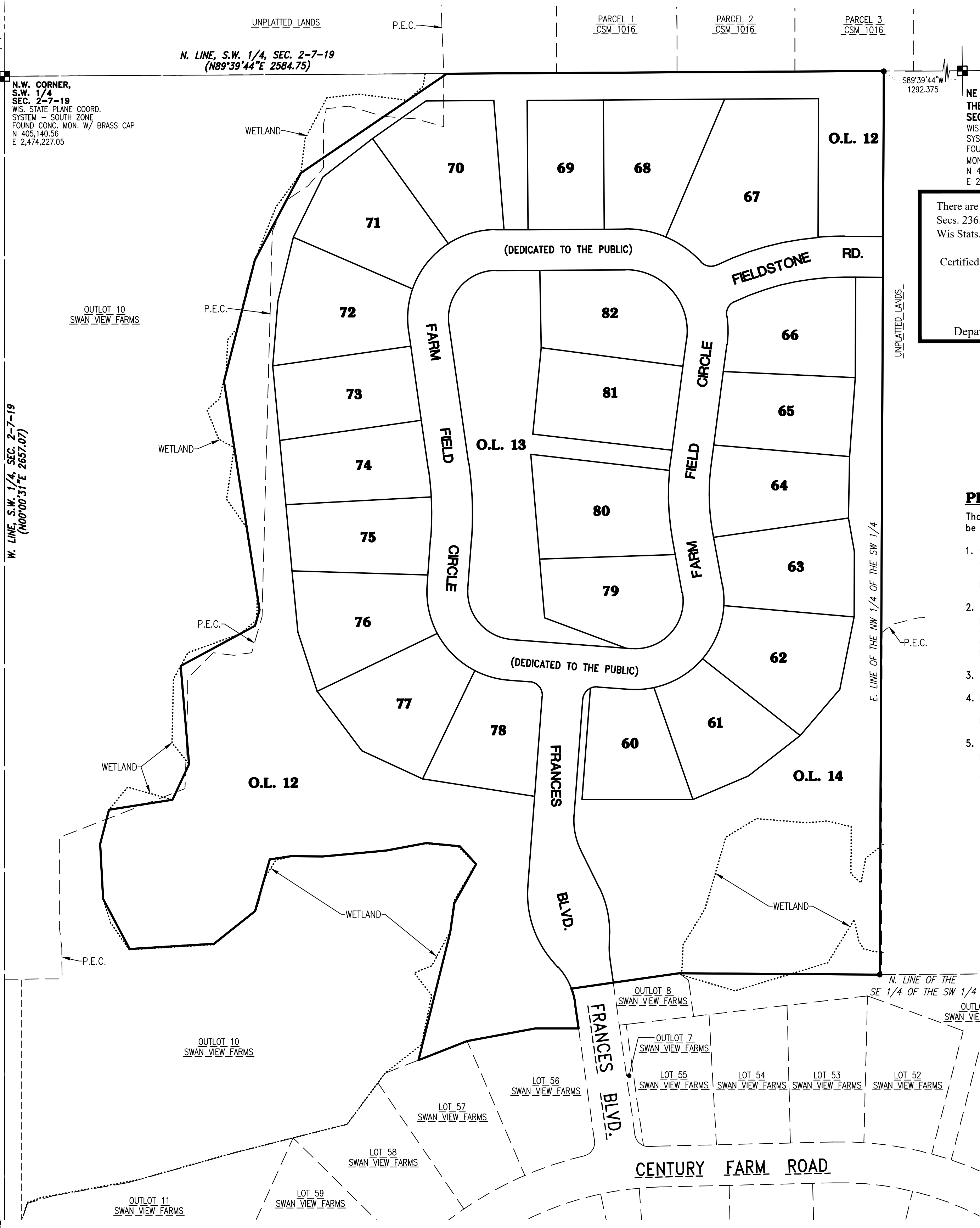
VISION CORNER EASEMENT: (V.C.E.)

Lots 60, 66, 67, and 78 and Outlot 14 are herein subject to a Vision Corner Easement as shown on this plot in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

VISION CORNER EASEMENT DETAIL



"OVERALL DETAIL SHEET"



SWAN VIEW FARMS ADDITION NO. 1

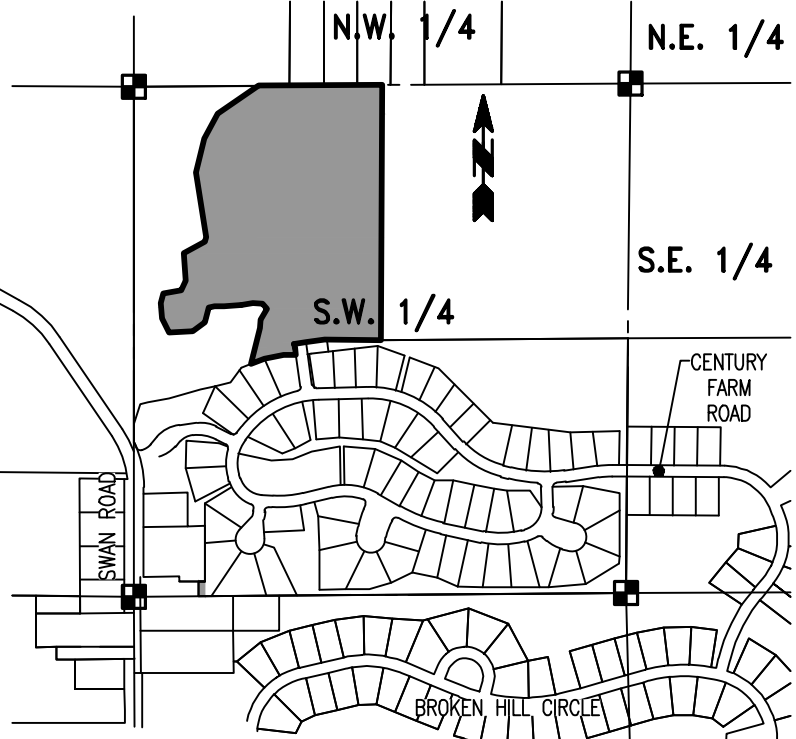
BEING A REDIVISION OF OUTLOT 9 OF SWAN VIEW FARMS RECORDED AS DOCUMENT NUMBER 4546090, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

NE COR. OF THE SW 1/4 CORNER, SEC. 2-7-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND CONC. MON. W/ BRASS CAP
N 405,155.80
E 2,476,811.50

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



LOCALITY MAP:

SW 1/4, SEC. 2, T. 7 N., R. 19 E.
SCALE: 1"=1000'

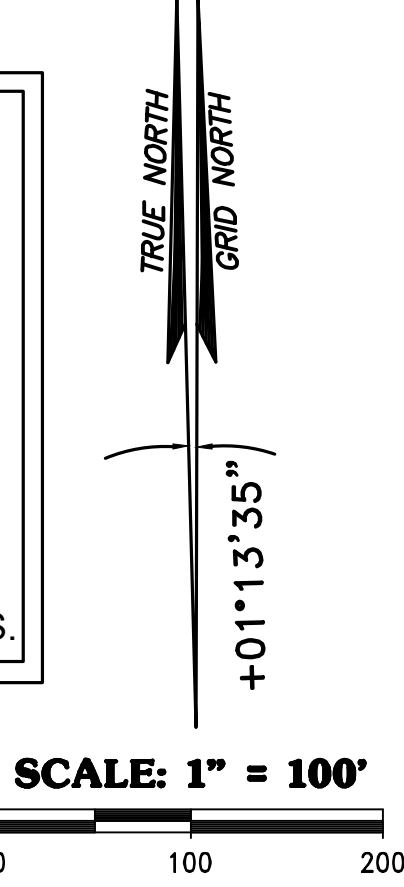
PRESERVATION RESTRICTIONS:

Those areas identified as Wetland and Primary Environmental Corridor (P.E.C.) on this Plat shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed multi-use trail, unless specifically authorized by the City of Pewaukee, the Wisconsin Department of Natural Resources and the Army Corps of Engineers in Wetland areas.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the City of Pewaukee. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the City of Pewaukee, shall also be permitted.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the City of Pewaukee and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings, patios, decks, and other structures and impervious surfaces is prohibited in Wetland areas. The construction of the approved multi-use trail and other impervious surfaces approved on the construction plans in the upland Primary Environmental Corridor will be permitted.

SINGLE-FAMILY
RESIDENTIAL DISTRICT Rs-4
LOT AREA = 20,000 s.f. min.
LOT WIDTH = 110 feet (at setback)
SETBACK
Street = (minimum) 40 feet
Side = 20 feet
Rear = 35 feet
Wetland = 25 feet
Building Height = See Notes
CORNER LOTS WILL HAVE TWO ROAD SETBACKS AND TWO SIDE YARD SETBACKS.

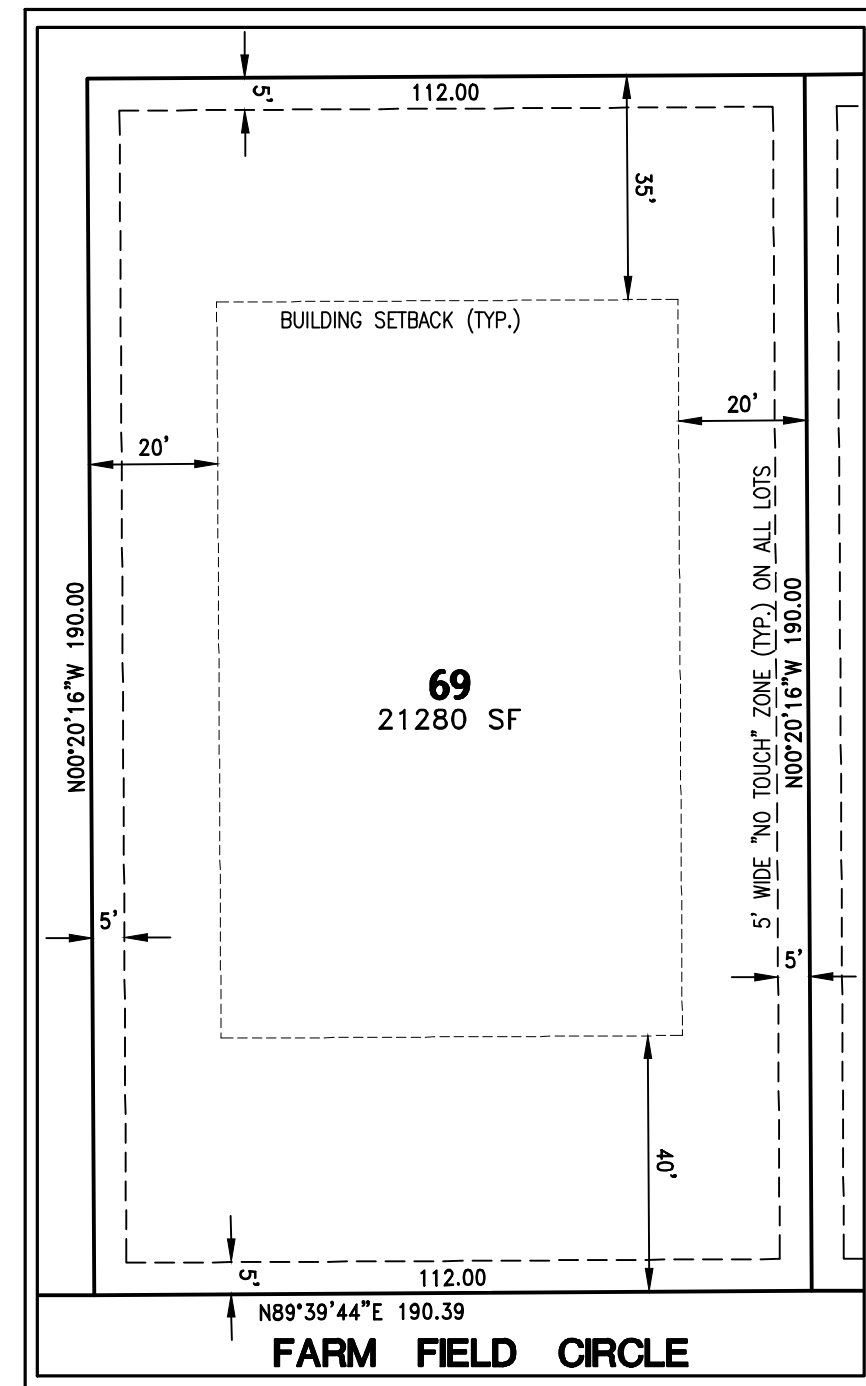
OWNER:
BWC INVESTMENTS, LLC.
N8 W22520 JOHNSON DR., STE. "L"
WAUKESHA, WI 53186-1668
PHONE: (262) 547-0326



4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

SWAN VIEW FARMS ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 9 OF SWAN VIEW FARMS RECORDED AS DOCUMENT NUMBER 4546090, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



LOT DETAIL
SCALE 1" = 30'

OUTLOT 10
SWAN VIEW FARMS

WETLAND

TRUE NORTH
GRID NORTH
+01°13'35"

SCALE: 1" = 50'

0 50 100

TRIO
CIVIL ENGINEERING

4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

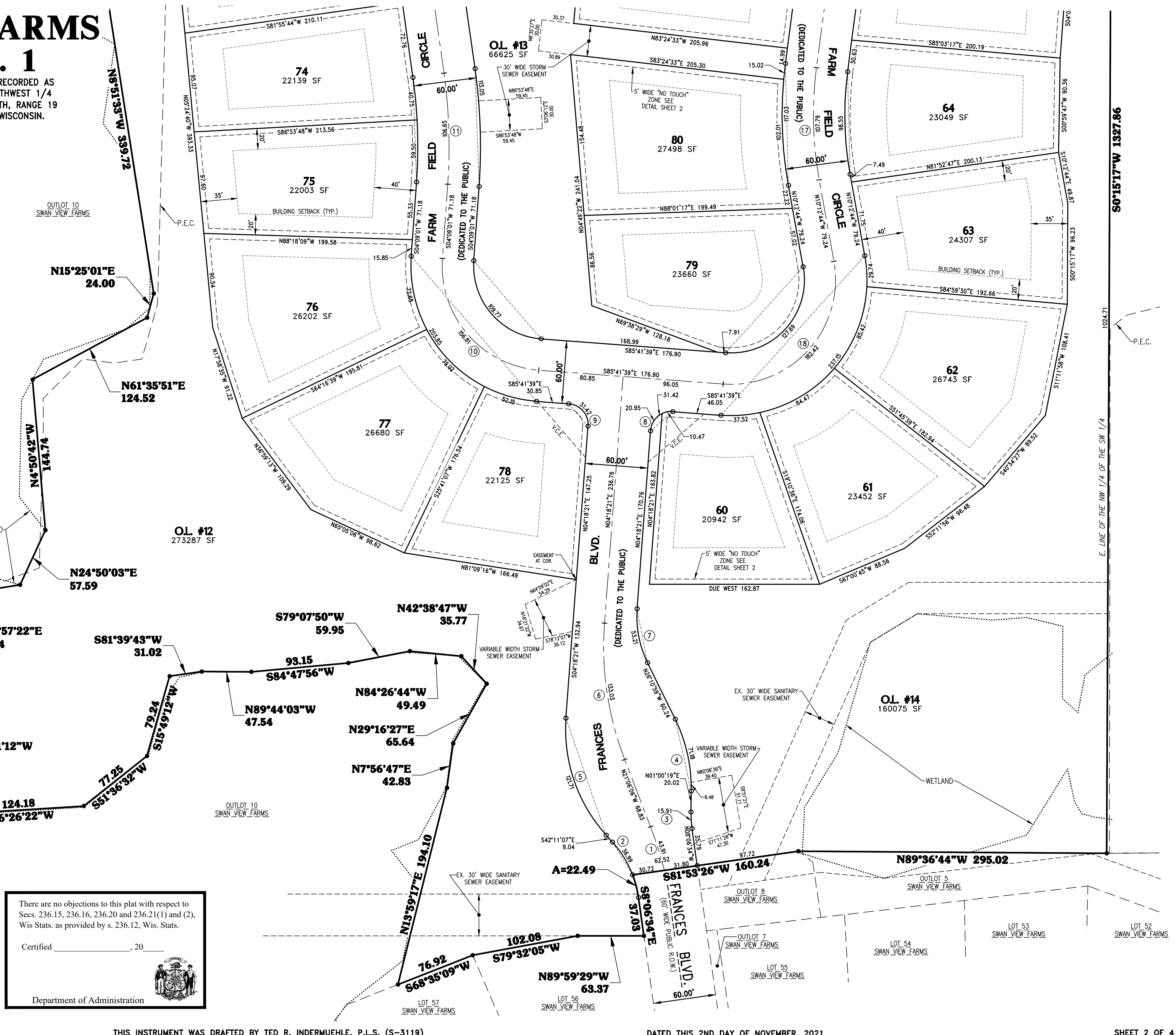
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

DATED THIS 2ND DAY OF NOVEMBER, 2021

SHEET 2 OF 4

16-024-789-01

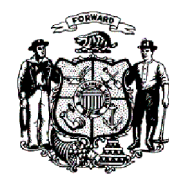
Page 3 of 5



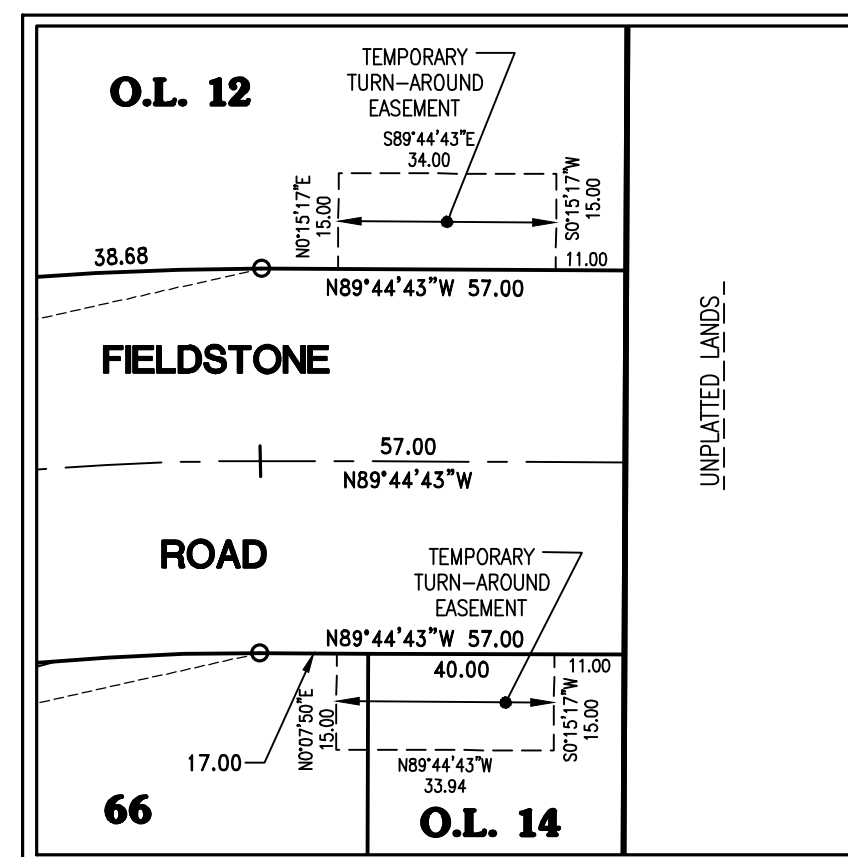
BEING A REDIVISION OF OUTLOT 9 OF SWAN VIEW FARMS RECORDED AS
DOCUMENT NUMBER 4546090, BEING A PART OF THE NORTHWEST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 19
EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration



TURN-AROUND EASEMENT DETAIL
SCALE 1" = 30'



**4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481**

16-024-789-01

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

DATED THIS 2ND DAY OF NOVEMBER, 2021

SHEET 3 OF 4

SWAN VIEW FARMS ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 9 OF SWAN VIEW FARMS RECORDED AS DOCUMENT NUMBER 4546090, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 9 of Swan View Farms, recorded in the office of the Register of Deeds for Waukesha County on January 7, 2021, in Book 55 of Plats, on Pages 115 through 120 inclusive, as Document No. 4546090, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Said Land contains 1,238,391 Square Feet (or 28.4295 Acres) of land, more or less.

That I have made such survey, land division, dedication and map by the direction of BWC INVESTMENTS LLC, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Pewaukee, Waukesha County, Wisconsin in surveying, dividing and mapping the same.

Dated this ____ Day of ____, 20 ____.

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CITY TREASURER CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Kelly Tarczewski, being duly elected, qualified and acting City Treasurer of the City of Pewaukee, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this ____ Day of ____, 20____ on any of the land included in the Plat of "SWAN VIEW FARMS ADDITION NO. 1".

Dated this ____ Day of ____, 20 ____.

Kelly Tarczewski, City Treasurer

COUNTY TREASURER CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ Day of ____, 20____ on any of the land included in the Plat of "SWAN VIEW FARMS ADDITION NO. 1".

Dated this ____ Day of ____, 20 ____.

Pamela F. Reeves, County Treasurer

COMMON COUNCIL APPROVAL:

Resolved that this Plat known as "SWAN VIEW FARMS ADDITION NO. 1", in the City of Pewaukee, Waukesha County, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of Pewaukee on the ____ Day of ____, 20 ____.

Date:_____

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk

CONSENT OF CORPORATE MORTGAGEE:

TOWN BANK, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat, and does hereby consent to the above certificate of BWC INVESTMENTS LLC, owner, this ____ day of ____, 20 ____.

TOWN BANK

William Stone, Senior Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this ____ day of ____, 20____, the above named William Stone, ____ of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such ____ of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BWC INVESTMENTS LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. City of Pewaukee

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Waukesha County, Department of Parks and Land Use

Witness the hand and seal of said Owner this ____ day of ____, 20____.

BWC INVESTMENTS LLC

Carl Tomich, President of
BWC INVESTMENTS LLC, its Sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of ____, 20____, the above named Carl Tomich, President of BWC INVESTMENTS LLC, its Sole Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, Waukesha County, WI
My Commission Expires: _____

UTILITY EASEMENT PROVISIONS:

An easement for electric, natural gas, and communications service is hereby granted by

BWC INVESTMENTS LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, and WISCONSIN BELL, INC. doing business as AT&T WISCONSIN, a Wisconsin corporation, and SPECTRUM MID-AMERICA, LLC, Grantee, AND

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

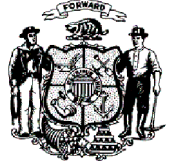
CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	CENTERLINE	350.00	7°11'20"	43.91	43.88	N17°30'26"W	N13°54'46"W	N21°06'06"W
2	OUTLOT 12	100.00	21°11'32"	36.99	36.78	N31°35'21"W	N20°59'35"W	N42°11'07"W
3	OUTLOT 14	100.00	9°06'53"	15.91	15.89	S03°33'07.5"E	S01°00'19"W	S08°06'34"E
4	OUTLOT 14	150.00	27°11'18"	71.18	70.51	N12°35'20"W	N01°00'19"E	N26°10'59"W
5	OUTLOT 12	150.00	46°29'28"	121.71	118.40	S18°56'23"E	S04°18'21"W	S42°11'07"E
6	CENTERLINE	300.00	25°24'27"	133.03	131.95	N08°23'52.5"W	N21°06'06"W	N04°18'21"E
7	OUTLOT 14	100.00	30°29'20"	53.21	52.59	S10°56'19"E	S04°18'21"W	S26°10'59"E
8	E. R.O.W.	20.00	90°00'00"	31.42	28.28	S49°18'21"W	N85°41'39"W	S04°18'21"W
	OUTLOT 14	20.00	60°00'00"	20.95	20.00	S34°18'21"W	S64°18'21"W	S04°18'21"W
	60	20.00	30°00'00"	10.47	10.35	S79°18'21"W	N85°41'39"W	S64°18'21"W
9	78	20.00	90°00'00"	31.42	28.28	S40°41'39"E	S85°41'39"E	S04°18'21"W
10	CENTERLINE	100.00	89°50'40"	156.81	141.23	S40°46'19"E	S04°09'01"W	S85°41'39"E
	W. R.O.W.	130.00	89°50'40"	203.85	183.60	S40°46'19"E	S04°09'01"W	S85°41'39"E
	78	130.00	22°59'02"	52.15	51.80	S74°12'08"E	S62°42'37"E	S85°41'39"E
	77	130.00	34°49'38"	79.02	77.81	S45°17'48"E	S27°52'59"E	S62°42'37"E
	76	130.00	32°02'00"	72.68	71.74	S11°51'59"E	S04°09'01"W	S27°52'59"E
	OUTLOT 13	70.00	89°50'40"	109.77	98.86	N40°46'19"W	N85°41'39"W	N04°09'01"E
11	CENTERLINE	500.00	12°13'17"	106.65	106.45	S01°57'37.5"E	S08°04'16"E	S04°09'01"W
	W. R.O.W.	470.00	12°13'17"	100.25	100.06	N01°57'37.5"W	N04°09'01"E	N08°04'16"W
	75	470.00	7°15'13"	59.50	58.46	N00°31'24.5"E	N04°09'01"E	N03°06'12"W
	74	470.00	4°58'04"	40.75	40.74	N05°35'14"W	N03°06'12"W	N08°04'16"W
	OUTLOT 13	530.00	12°13'17"	113.05	112.84	N01°57'37.5"W	N04°09'01"E	N08°04'16"W
12	CENTERLINE	100.00	97°44'00"	170.58	150.64	S40°47'44"W	S89°39'44"W	S08°04'16"E
	W. R.O.W.	130.00	97°44'00"	221.75	195.83	S40°47'44"W	S89°39'44"W	S08°04'16"E
	72	130.00	27°28'15"	62.33	61.73	S05°39'51.5"W	S19°23'59"W	S08°04'16"E
	71	130.00	37°56'45"	86.10	84.53	S38°22'21.5"W	S57°20'44"W	S19°23'59"W
	70	130.00	32°19'00"	73.32	72.36	S73°30'14"W	S89°39'44"W	S57°20'44"W
	OUTLOT 13	70.00	97°44'00"	119.40	105.45	S40°47'44"W	S89°39'44"W	S08°04'16"E
13	CENTERLINE	120.00	97°46'17"	204.77	180.82	N41°27'07.5"W	N07°26'01"E	S89°39'44"W
	NORTH	120.00	64°46'08"	135.65	128.54	N57°57'12"W	N25°34'08"W	S89°39'44"W
	SOUTH	120.00	33°00'09"	69.12	68.17	N09°04'03.5"W	N07°26'01"E	N25°34'08"W
	82	90.00	97°46'17"	153.58	135.61	N41°27'07.5"W	N07°26'01"E	S89°39'44"W
	N.E. R.O.W.	150.00	47°39'52"	124.78	121.22	N66°30'20"W	N42°40'24"W	S89°39'44"W
	68	150.00	23°26'44"	61.38	60.95	N78°36'54"W	N66°53'32"W	S89°39'44"W
	67	150.00	24°13'08"	63.40	62.93	N54°46'58"W	N42°40'24"W	N66°53'32"W
	66	150.00	15°53'52"	41.62	41.49	N00°30'55"W	N07°26'01"E	N08°27°51"W
14	67	20.00	72°54'44"	25.45	23.77	N79°07'46"W	S64°24'52"W	N42°40'24"W
15	66	20.00	72°52'26"	25.44	23.76	N27°58'22"E	N08°27°51"W	N64°24'35"E
16	CENTERLINE	400.00	25°49'25"	180.28	178.76	S77°20'34.5"W	N89°44'43"W	S64°25'52"W
	66	370.00	25°50'42"	166.90	165.49	N77°19'56"E	N64°24'35"E	S89°44'43"E
	S. R.O.W	430.00	25°50'25"	193.93	192.29	S77°20'04.5"W	N89°44'43"W	S64°24'52"W
	67	430.00	20°41'10"	155.25	154.41	S74°45'27"W	S85°06'02"W	S64°24'52"W
	OUTLOT 12	430.00	5°09'15"	38.68	38.67	S87°40'39.5"W	N89°44'43"W	S85°06'02"W
17	CENTERLINE	350.00	17°38'45"	107.79	107.37	N01°23'21.5"W	N10°12'44"W	N07°26'01"E
	W. R.O.W.	380.00	17°38'45"	117.03	116.57	S01°23'21.5"E	S07°26'01"W	S10°12'44"E
	OUTLOT 13	380.00	2°15'52"	15.02	15.02	S06°18'05"W	S07°26'01"W	S05°10'09"W
	80	380.00	15°22'53"	102.01	101.71	S02°31'17.5"E	S05°10'09"W	S10°12'44"E
	64	320.00	17°38'45"	98.55	98.16	S01°23'21.5"E	S07°26'01"W	S10°12'44"E
18	CENTERLINE	100.00	104°31'05"	182.42	158.16	N42°02'48.5"E	S85°41'39"E	N10°12'44"W
	79	70.00	104°31'05"	127.69	110.71	S42°02'48.5"W	S10°12'44"E	N85°41'39"W
	E. R.O.W.	130.00	104°31'05"	237.15	205.60	N42°02'48.5"E	S85°41'39"E	N10°12'44"W
	60	130.00	16°32'12"	37.52	37.39	S86°02'15"W	S77°46'09"W	N85°41'39"W
	61	130.00	37°13'37"	84.47	82.99	S59°09'20.5"W	S40°32'32"W	S77°46'09"W
	62	130.00	37°38'50"	85.42	83.89	S21°43'07"W	S02°53'42"W	S40°32'32"W
	63	130.00	13°06'26"	29.74	29.68	S03°39'31"E	S10°12'44"E	S02°53'42"W

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____

Department of Administration



16-024-789-01



4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

DATED THIS 2ND DAY OF NOVEMBER, 2021

SHEET 4 OF 4

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 10.**

DATE: December 20, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding Re-Approval of a Preliminary Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road (PWC 0919-995) for the Purpose of Creating Two Lots and Dedicating Public Rights-of-Way (Originally Approved by Plan Commission on 11/21/2019) [Fuchs]

BACKGROUND:

The applicant is requesting re-approval of the certified survey maps related to the development of The Waters senior living development as the maps were not recorded within the required timeframe of Wis. Stat. 236.34(2)(b)1 (below) due to project delays. As such, the City must re-approve the certified survey maps in order for the maps to be recorded by the applicant.

“The certified survey map is offered for record within 12 months after the date of the last approval of the map and within 36 months after the date of the first approval of the map.”

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to recommend approval of the 2-Lot Certified Survey Map for The Waters senior living community for property located at approximately W239N2540 Dahlia Boulevard.

ATTACHMENTS:

Description

The Waters Preliminary CSM

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

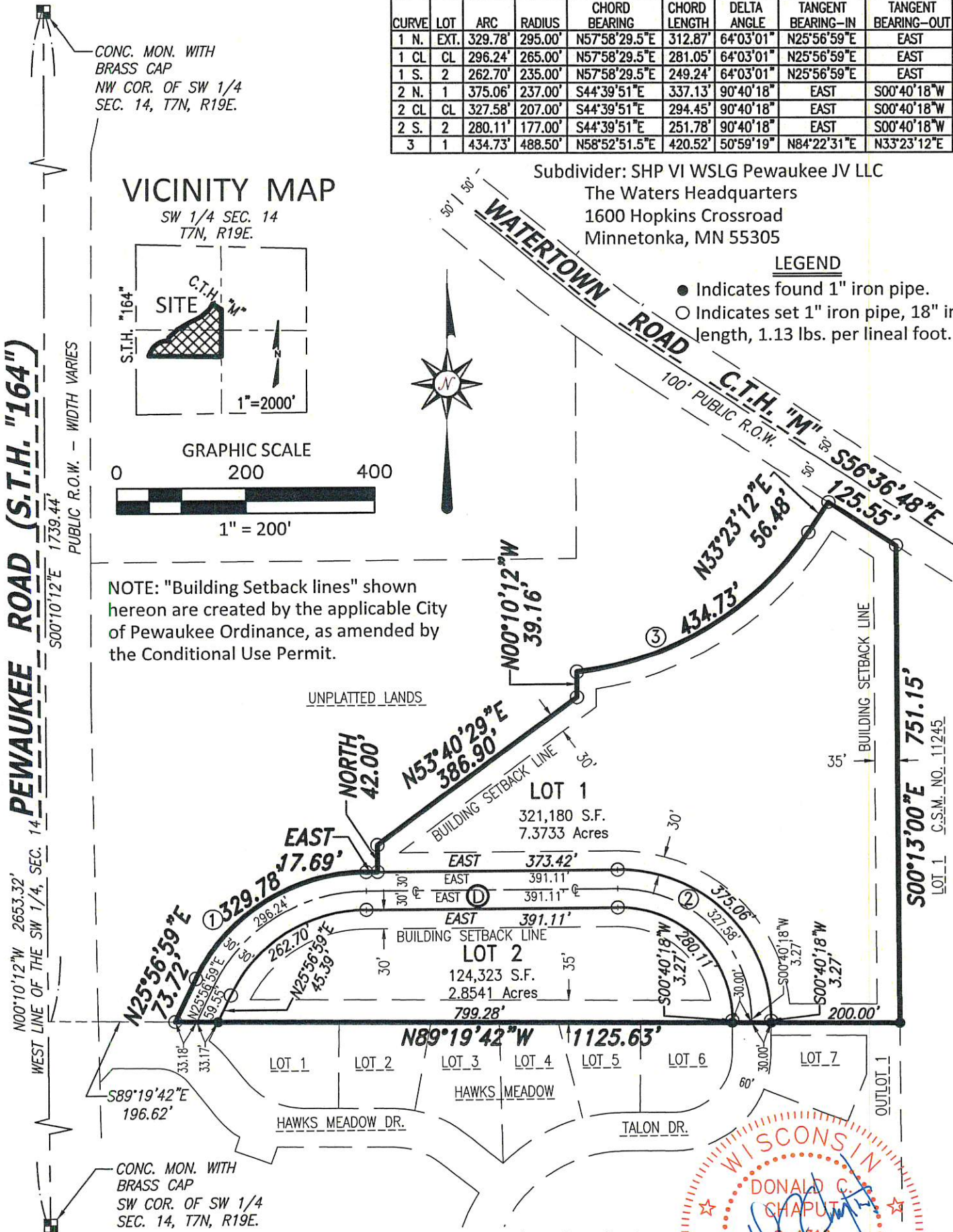
CURVE TABLE

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
1 N.	EXT.	329.78'	295.00'	N57°58'29.5"E	312.87'	64°03'01"	N25°56'59"E	EAST
1 CL	CL	296.24'	265.00'	N57°58'29.5"E	281.05'	64°03'01"	N25°56'59"E	EAST
1 S.	2	262.70'	235.00'	N57°58'29.5"E	249.24'	64°03'01"	N25°56'59"E	EAST
2 N.	1	375.06'	237.00'	S44°39'51"E	337.13'	90°40'18"	EAST	S00°40'18"W
2 CL	CL	327.58'	207.00'	S44°39'51"E	294.45'	90°40'18"	EAST	S00°40'18"W
2 S.	2	280.11'	177.00'	S44°39'51"E	251.78'	90°40'18"	EAST	S00°40'18"W
3	1	434.73'	488.50'	N58°52'51.5"E	420.52'	50°59'19"	N84°22'31"E	N33°23'12"E

Subdivider: SHP VI WSLG Pewaukee JV LLC
The Waters Headquarters
1600 Hopkins Crossroad
Minnetonka, MN 55305

LEGEND

- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.

CHAPUT
LAND SURVEYS

See sheet 2 for wetland information.

Ⓢ Indicates lands dedicated to the public for street purposes.

Date: September 21, 2021
Drawing No. 3308-1-grb
Sheet 1 of 10 Sheets

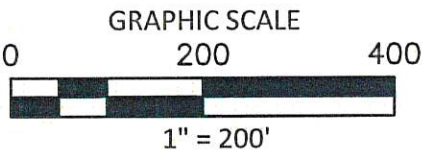
CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

WETLANDS

PEWAUKEE ROAD (S.T.H. "164")

WATERTOWN ROAD C.T.H. "M"

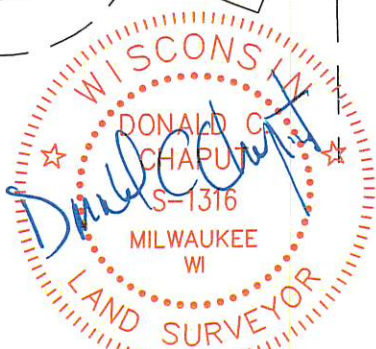


NOTE: Wetlands shown hereon are as delineated by Stantec Consulting Services Inc. and as detailed in a Wetland Delineation Report entitled "Pewaukee Parcel" -Stantec Project No. 193806559, dated September 9, 2019. The setback line from wetlands as shown hereon are created by applicable City of Pewaukee Zoning Ordinance.

LOT 1

25' SETBACK LINE FROM WETLANDS

LOT 2



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: September 21, 2021
Drawing No. 3308-1-grb
Sheet 2 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

STORM WATER POND ACCESS EASEMENT

Easements by separate document. They are shown for reference only.

LINE TABLE

LINE	BEARING	DIST.
L1	S43°58'23"E	99.84'
L2	N48°55'02"E	11.64'
L3	N42°00'00"E	90.84'
L4	S58°39'03"E	27.86'
L5	S09°59'08"E	46.76'
L6	S00°48'37"E	58.74'
L7	S10°39'28"W	41.41'
L8	S56°14'20"W	22.28'
L9	S50°01'19"W	29.00'
L10	S75°12'50"W	42.00'
L11	N74°54'56"W	116.19'
L12	N15°05'04"E	20.89'
L13	N51°36'52"E	85.71'
L14	N48°55'02"E	14.85'
L15	N43°58'23"W	138.53'

LINE TABLE

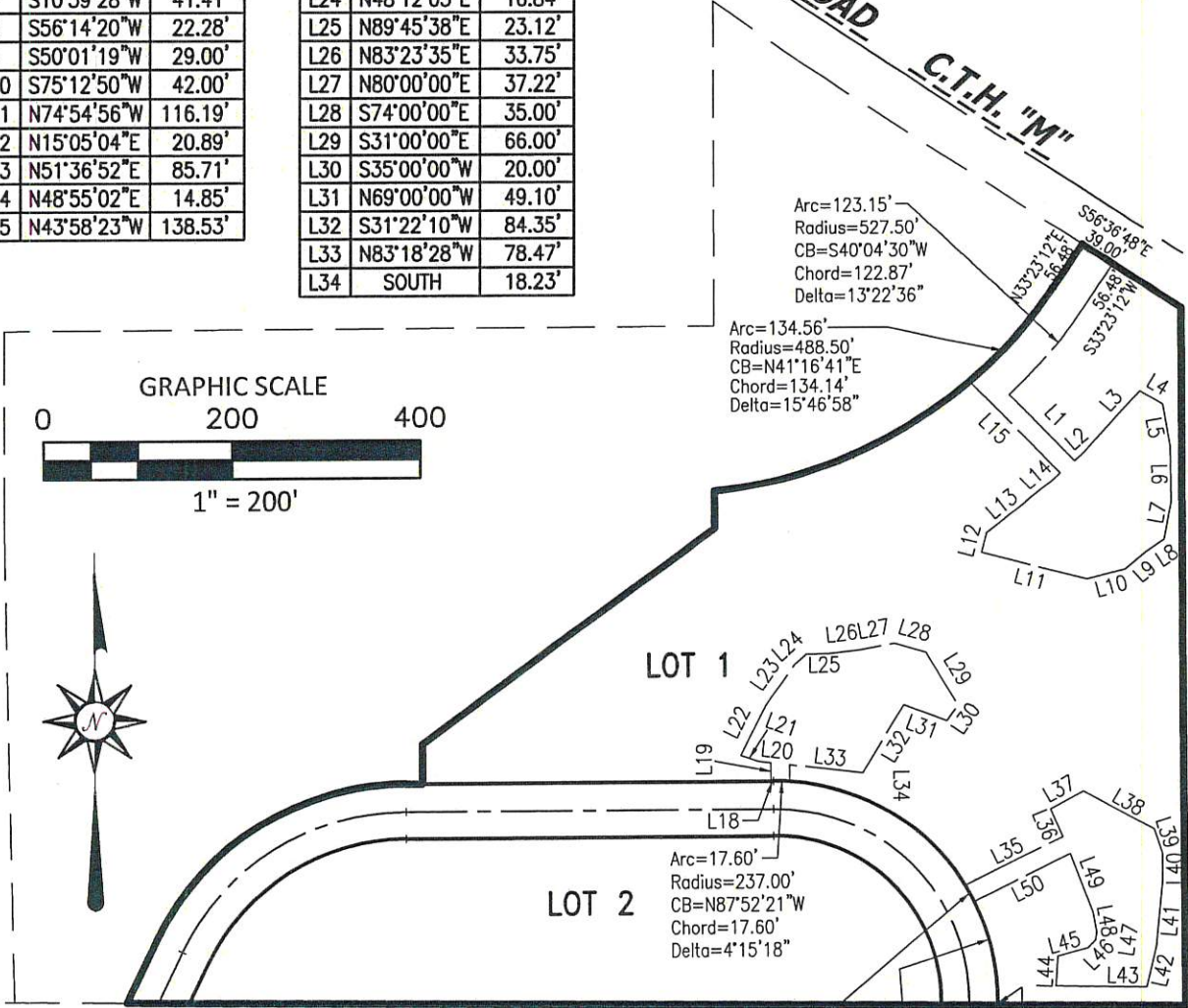
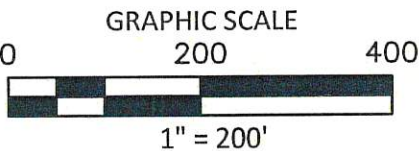
LINE	BEARING	DIST.
L18	WEST	2.42'
L19	NORTH	19.93'
L20	N83°18'28"W	13.60'
L21	N70°00'46"W	19.31'
L22	N26°46'54"E	59.27'
L23	N35°35'15"E	52.60'
L24	N48°12'05"E	16.84'
L25	N89°45'38"E	23.12'
L26	N83°23'35"E	33.75'
L27	N80°00'00"E	37.22'
L28	S74°00'00"E	35.00'
L29	S31°00'00"E	66.00'
L30	S35°00'00"W	20.00'
L31	N69°00'00"W	49.10'
L32	S31°22'10"W	84.35'
L33	N83°18'28"W	78.47'
L34	SOUTH	18.23'

LINE TABLE

LINE	BEARING	DIST.
L35	N63°49'40"E	116.18'
L36	N22°59'38"W	33.56'
L37	N61°16'45"E	40.54'
L38	S60°26'14"E	85.75'
L39	S17°56'27"E	28.08'
L40	S00°09'13"W	29.41'
L41	S05°34'08"W	70.84'
L42	S13°44'55"W	44.14'
L43	N88°48'39"W	96.28'
L44	N03°40'12"E	31.74'
L45	N75°09'26"E	33.92'
L46	N43°46'34"E	10.49'
L47	N08°16'57"E	8.96'
L48	N09°28'11"W	21.57'
L49	N20°50'57"W	67.34'
L50	S63°49'40"W	114.22'

PEWAUKEE ROAD (S.T.H. "164")

WATERTOWN ROAD C.T.H. "M"



CHAPUT LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

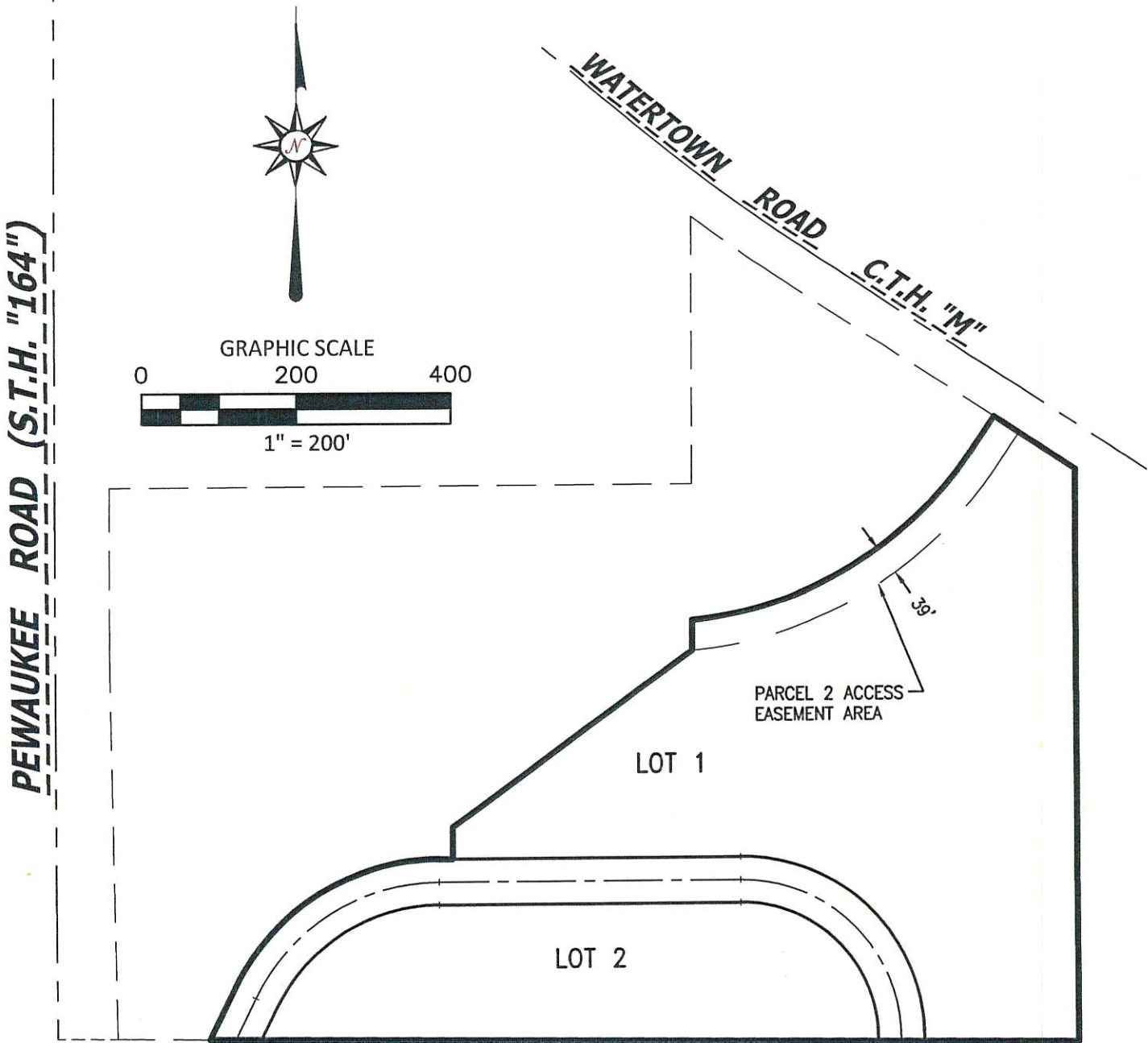
Drawing No. 3308-1-grb Sheet 3 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

ACCESS EASEMENT

Easements by separate document. They are shown for reference only.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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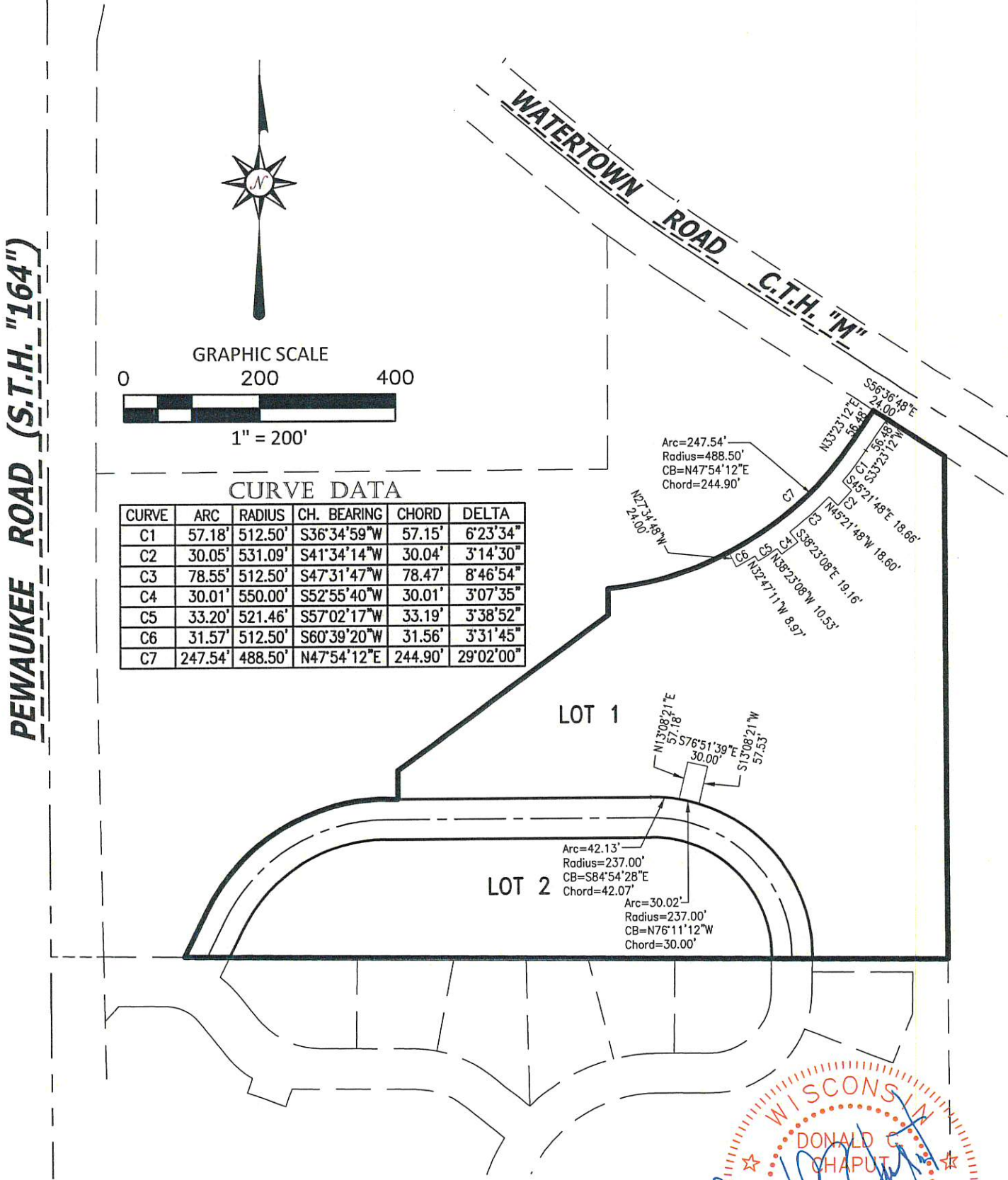
Date: September 21, 2021
Drawing No. 3308-1-grb
Sheet 4 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

PUBLIC UTILITY EASEMENT

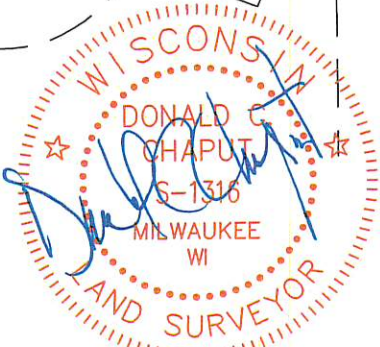
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CHAPUT
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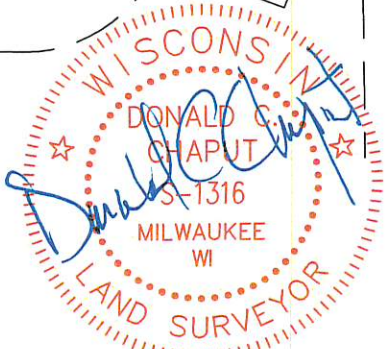
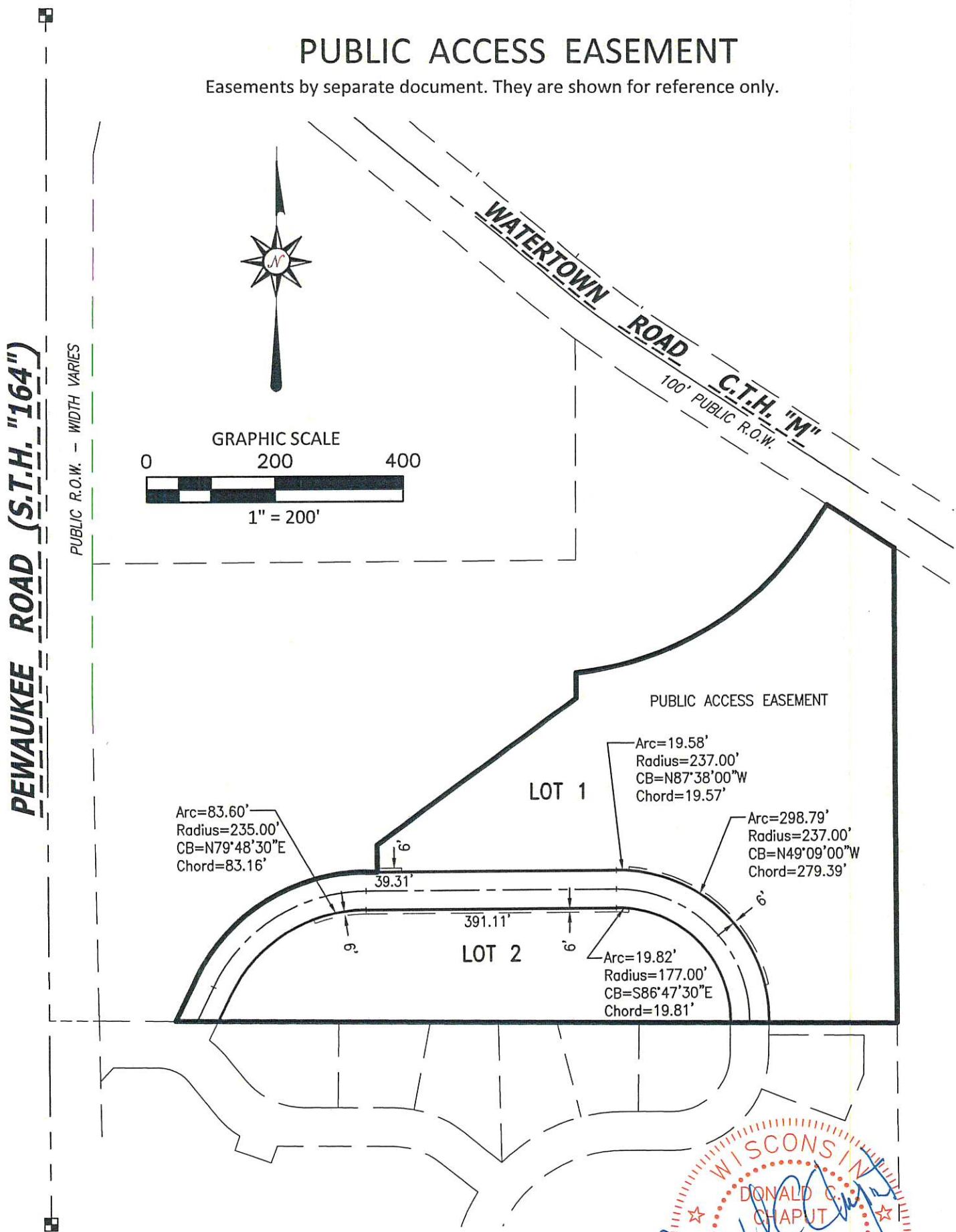
Date: September 21, 2021
Drawing No. 3308-1-grb
Sheet 5 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

PUBLIC ACCESS EASEMENT

Easements by separate document. They are shown for reference only.



CHAPUT
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Professional Land Surveyor S-1316

Date: September 21, 2021

Drawing No. 3308-1-grb
Sheet 6 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section, thence South 00°10'12" East along the West line of said 1/4 Section 1739.44 feet to a point on the North line of Hawk's Meadow, a recorded subdivision and its extension; thence South 89°19'42" East along said North line 196.62 feet to the point of beginning of the lands hereinafter described; thence North 25°56'59" East 73.72 feet to a point; thence Northeasterly 329.78 feet along an arc of a curve, whose center lies to the Southeast, whose radius is 295.00 feet, and whose chord bears North 57°58'29.5" East 312.87 feet to a point; thence East 17.69 feet to a point; thence North 42.00 feet to a point; thence North 53°40'29" East 386.90 feet to a point; thence North 00°10'12" West 39.16 feet to a point of curvature; thence Northeasterly 434.73 feet along the arc of a curve whose radius is 488.50 feet, whose center lies to the Northwest and whose chord bears North 58°52'51.5" East 420.52 feet to a point; thence North 33°23'12" East 56.48 feet to a point on the South line of Watertown Road (C.T.H. "M"); thence South 56°36'48" East along said South line 125.55 feet to a point on the West line of Lot 1 in Certified Survey Map No. 11245; thence South 00°13'00" East along said West line 751.15 feet to a point marking the Northeast corner of Hawk's Meadow; thence North 89°19'42" West along the North line of Hawk's Meadow 1125.63 feet to the point of beginning.

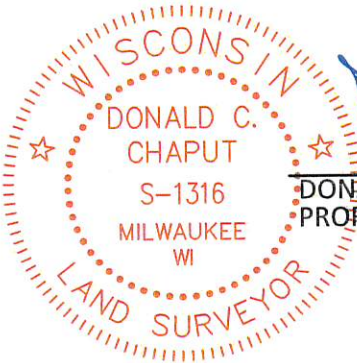
Said lands contain 510,168 square feet, or 11.7118 acres.

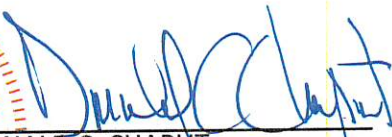
THAT I have made the survey, land division and map by the direction of SHP VI WSLG Pewaukee JV LLC, Subdivider.

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

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

Date: September 21, 2021
DATE




DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

SHP VI WSLG Pewaukee JV LLC, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Delaware, as Subdivider, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Pewaukee.

SHP VI WSLG Pewaukee JV LLC, as Subdivider, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Pewaukee.

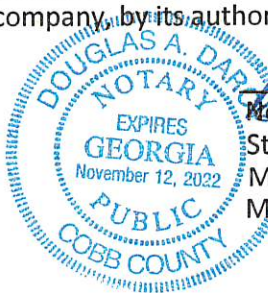
IN WITNESS WHEREOF, SHP VI WSLG Pewaukee JV LLC, has caused these presents to be signed by the hand of Luke Gabay, on this _____ day of _____, 2021.

By: SHP VI Pewaukee Investor LLC, a Delaware limited liability company, its Managing Member

By: _____
Name: Luke Gabay
Title: Vice President

STATE OF GEORGIA }
:SS
COBB COUNTY}

Personally came before me this 18 day of October, 2021, Luke Gabay, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.



Notary Public
State of Georgia
My commission expires. 11-12-22
My commission is permanent.



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-2-grb
Sheet 8 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Regions Bank, an Alabama banking corporation duly organized and existing under and by virtue of the laws of the State of ALABAMA, as mortgagee of the above described land, consent to the surveying, dividing, mapping, restricting and dedication of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: OCTOBER 18, 2021

Entity Name: REGIONS BANK

Signature: [Signature]

Type or Print Name: CHRISTOPHERE E. HANN

Title: MANAGING DIRECTOR

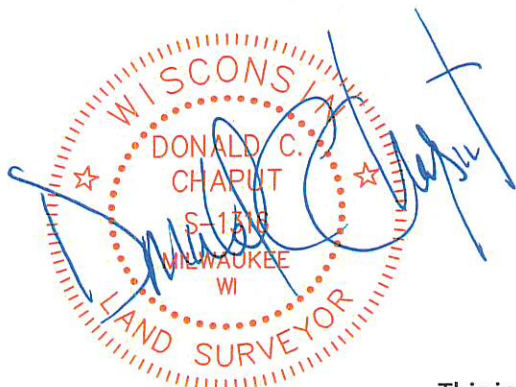
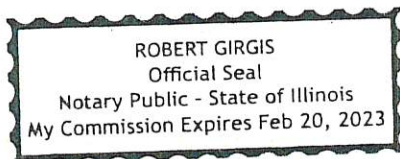
STATE OF Illinois }
:SS
DuPage COUNTY

Personally came before me this 18th day of October, 2021, Christopher Hann, of the above names entity, to me known as the persons who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: [Signature]

Print Notary Name: Robert Girgis

Notary Public, State of Illinois. My commission expires. 02/20/2023



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

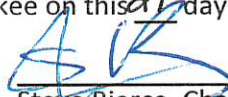
Drawing No. 3308-2-grb
Sheet 9 of 10 Sheets

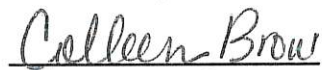
CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Pewaukee on this 21st day of November, 2019.

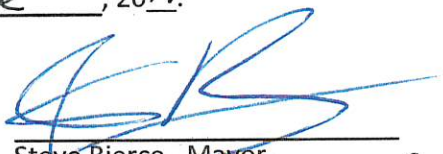
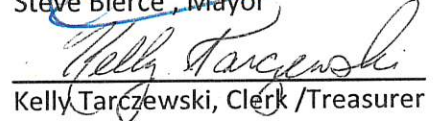

Steve Bierce, Chairperson


Colleen Brown, Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved and Dedication accepted by the Common Council of the City of Pewaukee in accordance with the Resolution adopted on, this 2nd day of December, 2019.




Steve Bierce, Mayor

Kelly Tarczewski, Clerk /Treasurer



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-1-grb
Sheet 10 of 10 Sheets

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 11.**

DATE: December 20, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Re-Approval of a Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road (PWC 0919-991 & PWC 0919-995) for the Purpose of Creating Three Lots (Originally Approved by Plan Commission on 11/21/2019) [Fuchs]

BACKGROUND:

The applicant is requesting re-approval of the certified survey maps related to the development of The Waters senior living development as the maps were not recorded within the required timeframe of Wis. Stat. 236.34(2)(b)1 (below) due to project delays. As such, the City must re-approve the certified survey maps in order for the maps to be recorded by the applicant.

“The certified survey map is offered for record within 12 months after the date of the last approval of the map and within 36 months after the date of the first approval of the map.”

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to recommend approval of the 3-Lot Certified Survey Map for The Waters senior living community for property located at approximately N24W23986 Waters Lane.

ATTACHMENTS:

Description

The Waters CSM

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

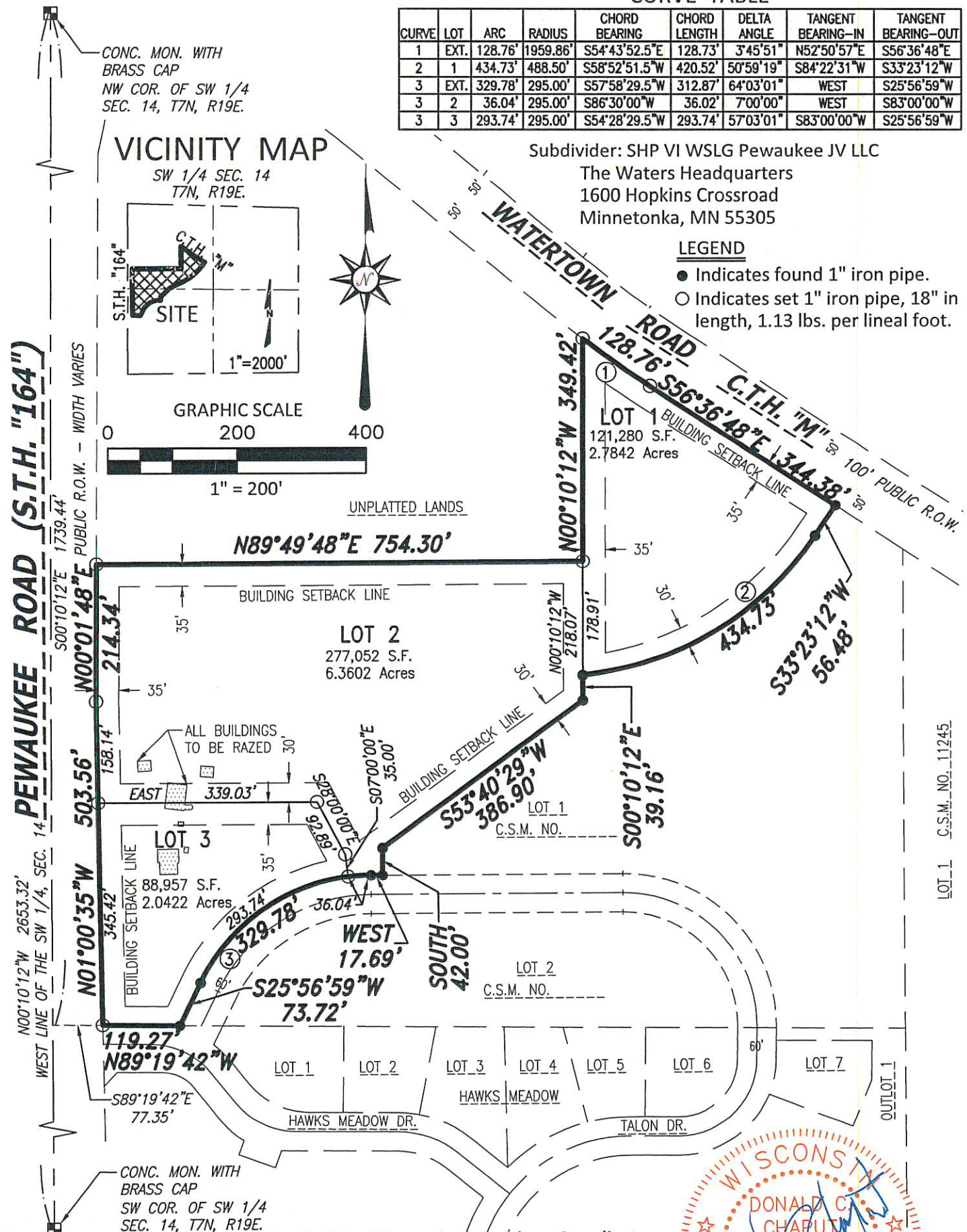
CURVE TABLE

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
1	EXT.	128.76'	1959.86'	S54°43'52.5"E	128.73'	3°45'51"	N52°50'57"E	S56°36'48"E
2	1	434.73'	488.50'	S58°52'51.5"W	420.52'	50°59'19"	S84°22'31"W	S33°23'12"W
3	EXT.	329.78'	295.00'	S57°58'29.5"W	312.87'	64°03'01"	WEST	S25°56'59"W
3	2	36.04'	295.00'	S86°30'00"W	36.02'	7°00'00"	WEST	S83°00'00"W
3	3	293.74'	295.00'	S54°28'29.5"W	293.74'	57°03'01"	S83°00'00"W	S25°56'59"W

Subdivider: SHP VI WSLG Pewaukee JV LLC
The Waters Headquarters
1600 Hopkins Crossroad
Minnetonka, MN 55305

LEGEND

- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.

Note: "Building Setback lines" shown hereon are created by the applicable City of Pewaukee Ordinance, as amended by the Conditional Use Permit.

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

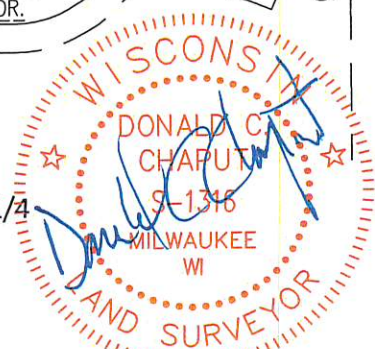
Date: September 21, 2021

Drawing No. 3308-2-grb
Sheet 1 of 10 Sheets

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com



CERTIFIED SURVEY MAP NO. _____

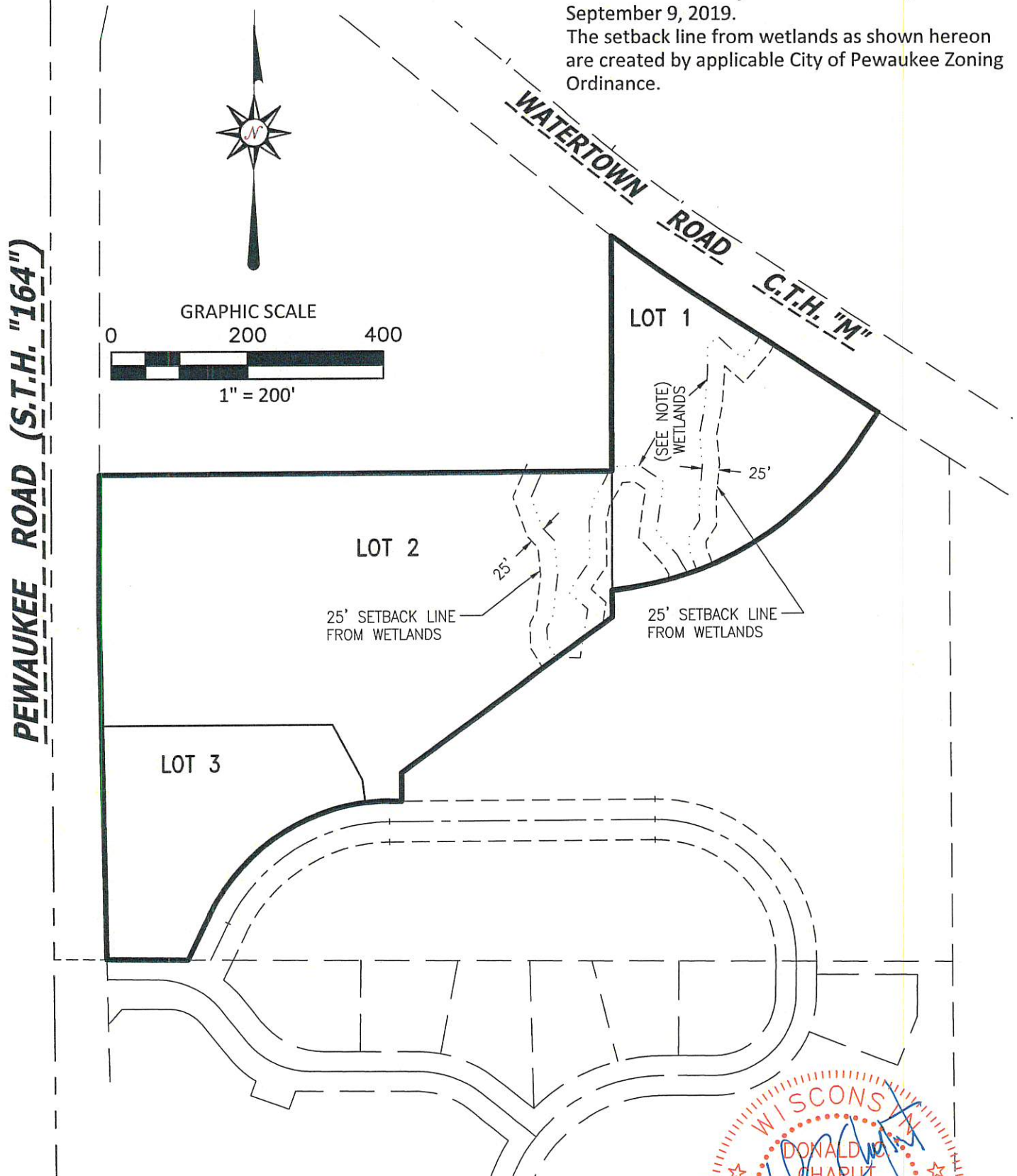
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WETLANDS

NOTE:

Wetlands shown hereon are as delineated by Stantec Consulting Services Inc. and as detailed in a Wetland Delineation Report entitled "Pewaukee Parcel" -Stantec Project No. 193806559, dated September 9, 2019.

The setback line from wetlands as shown hereon are created by applicable City of Pewaukee Zoning Ordinance.

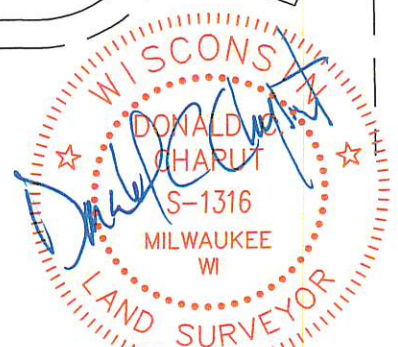


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Date: September 21, 2021

Drawing No. 3308-2-grb
Sheet 2 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

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LINE TABLE

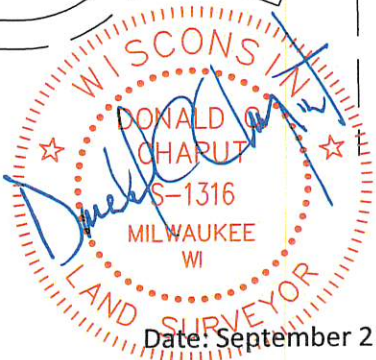
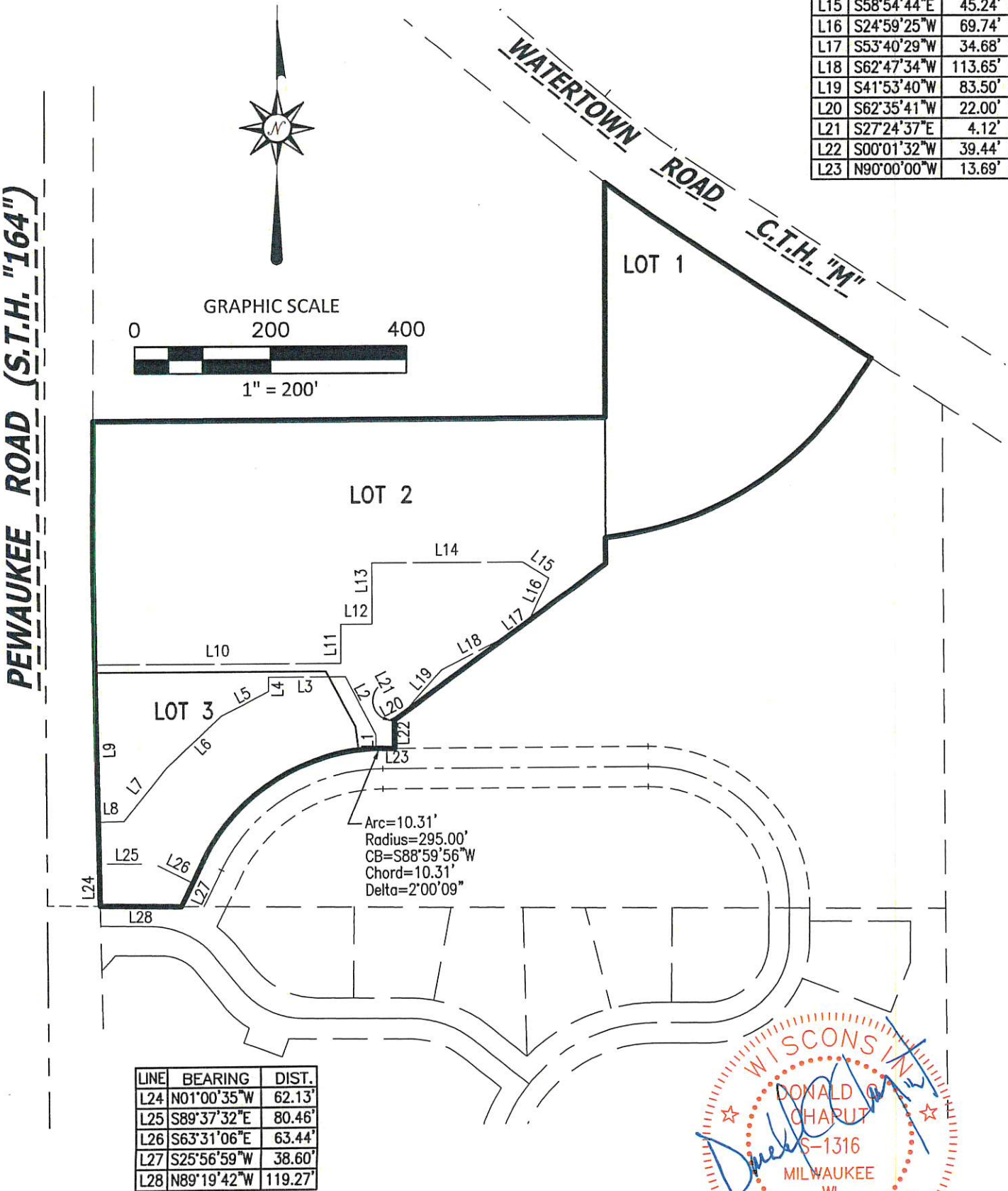
LINE	BEARING	DIST.
L1	N00°01'32"E	20.74'
L2	N27°24'19"W	96.72'
L3	N90°00'00"W	113.38'
L4	S00°00'00"E	21.33'
L5	S62°36'37"W	77.49'
L6	S46°49'43"W	108.78'

LINE TABLE

LINE	BEARING	DIST.
L7	S38°43'05"W	103.73'
L8	S88°59'25"W	37.74'
L9	N01°00'35"W	233.04'
L10	N90°00'00"E	361.46'
L11	N00°00'56"W	58.06'
L12	S89°57'46"E	46.02'
L13	N00°02'24"E	90.00'
L14	N90°00'00"E	222.38'
L15	S58°54'44"E	45.24'
L16	S24°59'25"W	69.74'
L17	S53°40'29"W	34.68'
L18	S62°47'34"W	113.65'
L19	S41°53'40"W	83.50'
L20	S62°35'41"W	22.00'
L21	S27°24'37"E	4.12'
L22	S00°01'32"W	39.44'
L23	N90°00'00"W	13.69'

STORM WATER POND ACCESS EASEMENT

Easements by separate document. They are shown for reference only.



Date: September 21, 2021

CHAPUT
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www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

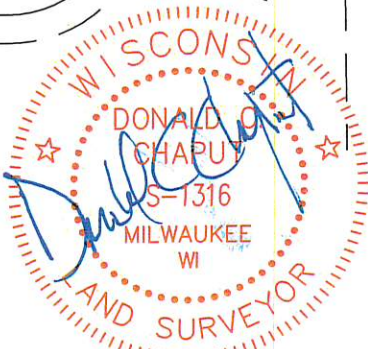
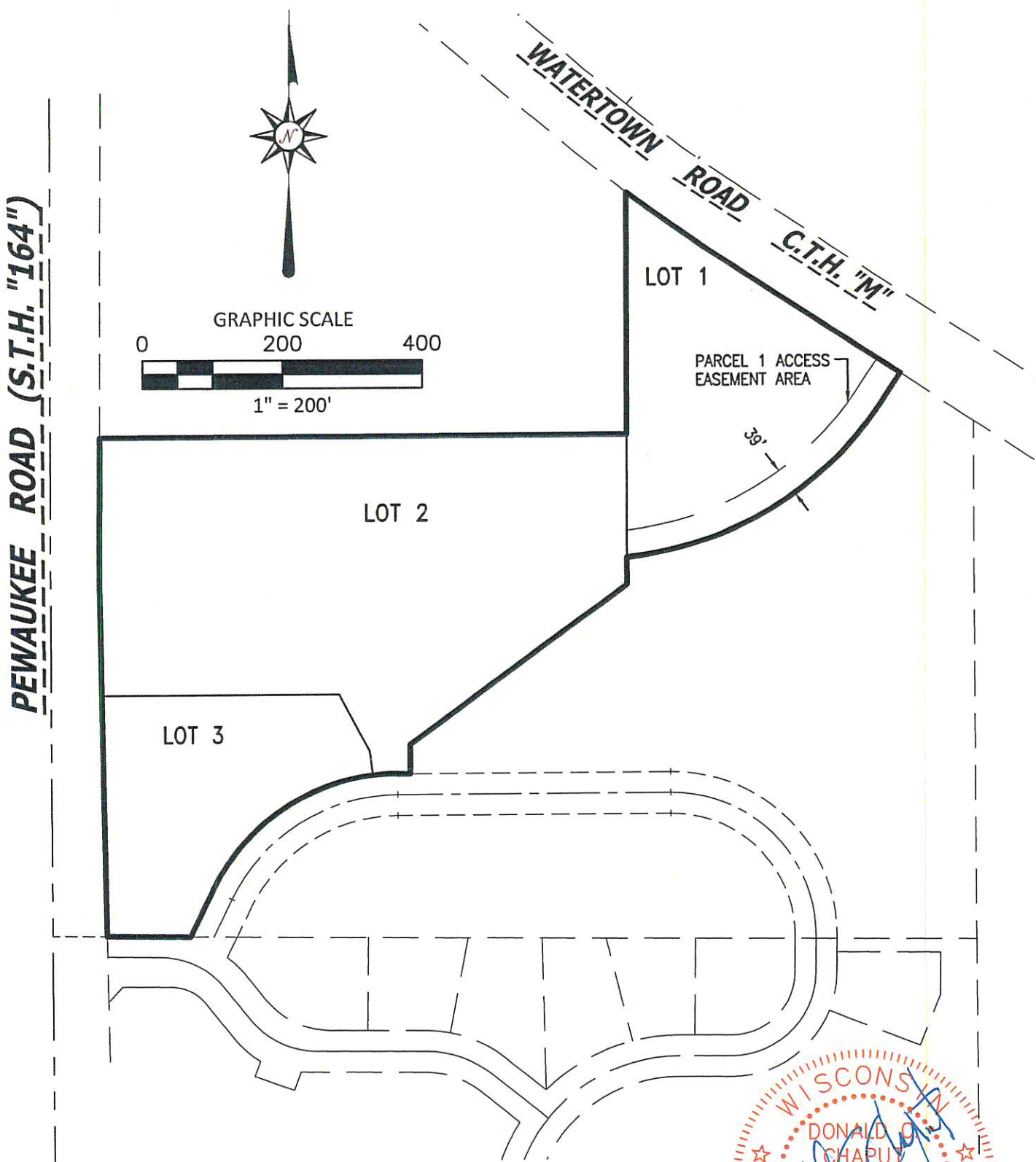
Drawing No. 3308-2-grb
Sheet 3 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

ACCESS EASEMENT

Easements by separate document. They are shown for reference only.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
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Date: September 21, 2021
Drawing No. 3308-2-grb
Sheet 4 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

PUBLIC UTILITY EASEMENT

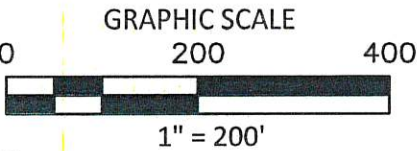
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LINE TABLE

LINE	BEARING	DIST.
L1	N14°37'02"W	16.75'
L2	S86°44'07"W	34.89'
L3	N03°15'53"W	30.00'
L4	N86°44'07"E	84.35'
L5	N38°38'42"E	24.55'
L6	S64°03'01"E	5.08'
L7	S25°56'59"W	52.46'
L8	S86°44'07"W	14.09'
L9	S14°35'13"E	18.92'
L10	N89°19'42"W	31.09'

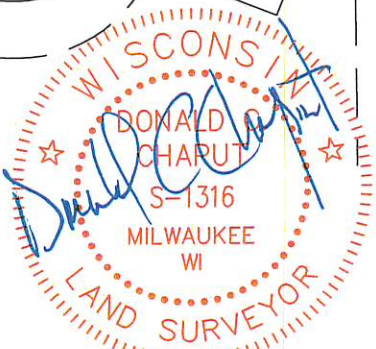
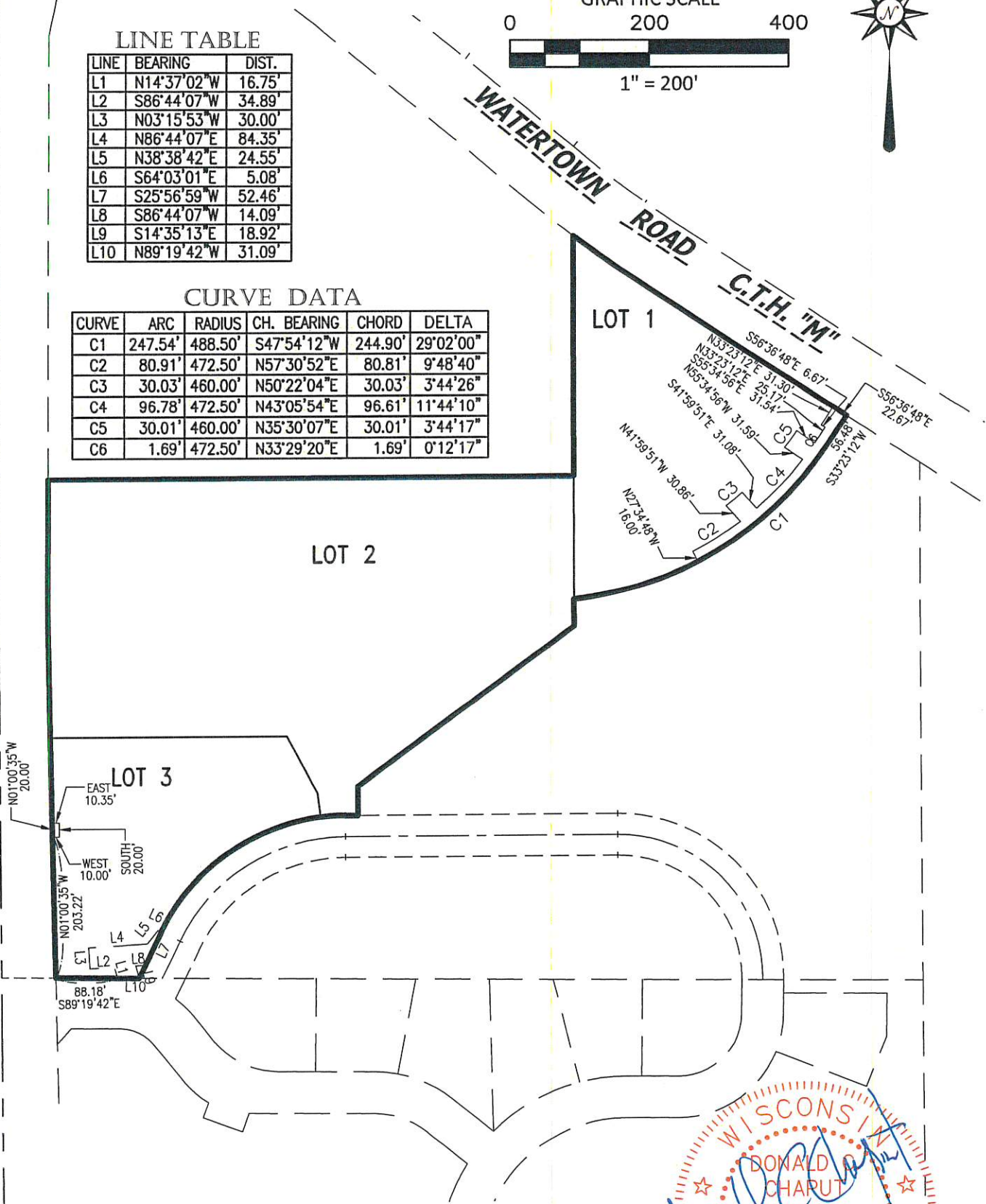
CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	247.54'	488.50'	S47°54'12"W	244.90'	29°02'00"
C2	80.91'	472.50'	N57°30'52"E	80.81'	9°48'40"
C3	30.03'	460.00'	N50°22'04"E	30.03'	3°44'26"
C4	96.78'	472.50'	N43°05'54"E	96.61'	11°44'10"
C5	30.01'	460.00'	N35°30'07"E	30.01'	3°44'17"
C6	1.69'	472.50'	N33°29'20"E	1.69'	0°12'17"



PEWAUKEE ROAD (S.T.H. "164")

WATERTOWN ROAD C.T.H. "M"



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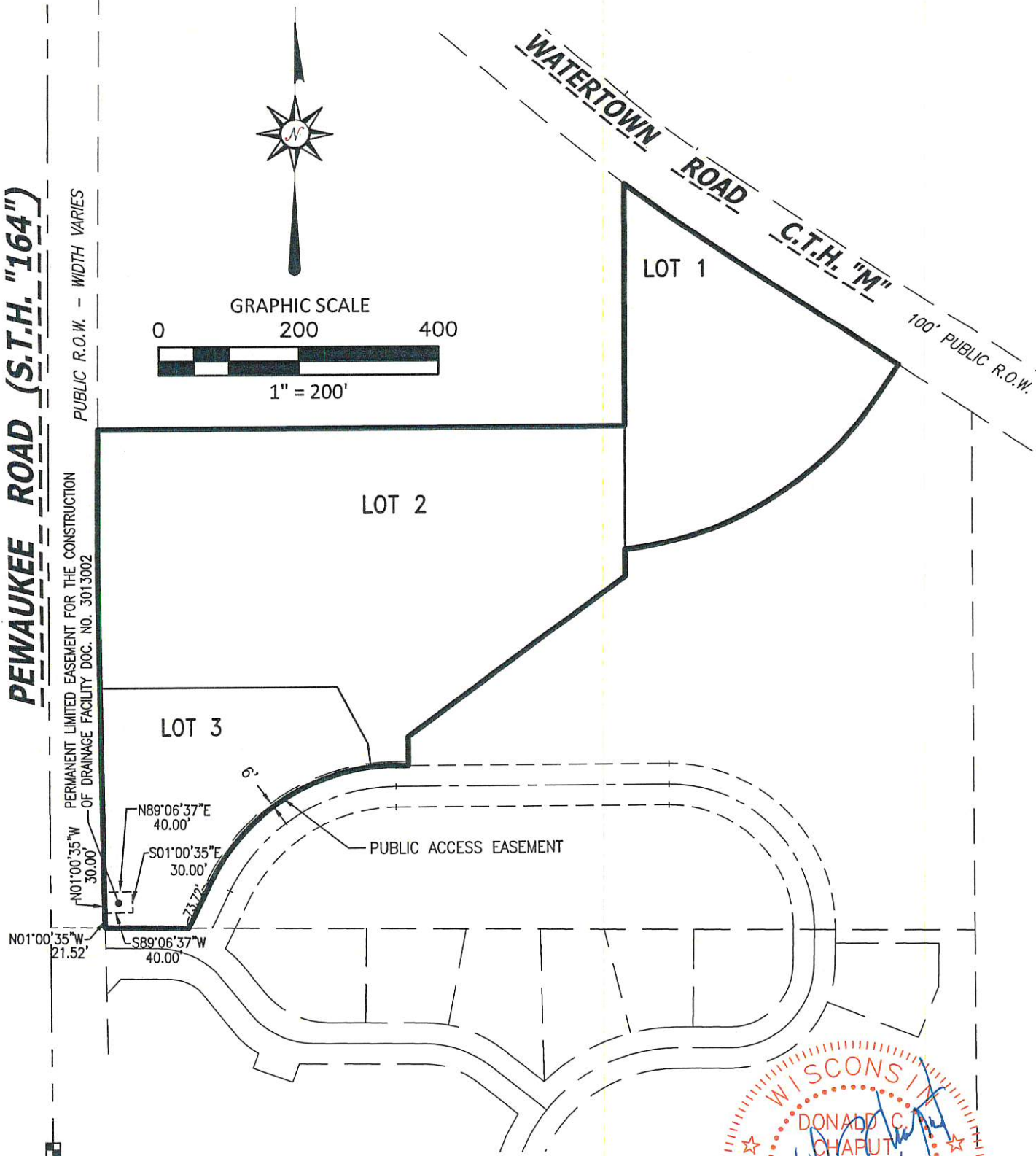
Date: September 21, 2021
Drawing No. 3308-2-grb
Sheet 5 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

PUBLIC ACCESS EASEMENT
AND
EXISTING PERMANENT LIMITED EASEMENT

Easements by separate document. They are shown for reference only.

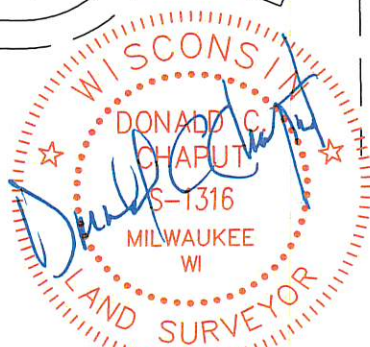


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Date: September 21, 2021

Drawing No. 3308-2-grb
Sheet 6 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section, thence South 00°10'12" East along the West line of said 1/4 Section 1739.44 feet to a point; thence South 89°19'42" East 77.35 feet to a point on the East line of Pewaukee Road (S.T.H. "164") and the Northwest corner of Hawk's Meadow, a recorded subdivision and the point of beginning of lands hereinafter described; thence North 01°00'35" West along said East line 503.56 feet to a point; thence North 00°01'48" East along said East line 214.34 feet to a point; thence North 89°49'48" East 754.30 feet to a point; thence North 00°10'12" West 349.42 feet to a point on the South line of Watertown Road (C.T.H. "M"); thence Southeasterly 128.76 feet along said South line and arc of a curve, whose center lies to the Northeast, whose radius is 1959.86 feet, and whose chord bears South 54°43'52.5" East 128.73 feet to a point; thence South 56°36'48" East along said South line 344.38 feet to a point; thence South 33°23'12" West 56.48 feet to a point; thence Southwesterly 434.73 feet along an arc of a curve, whose center lies to the Northwest, whose radius is 488.50 feet, and whose chord bears South 58°52'51.5" West 420.52 feet to a point; thence South 00°10'12" East 39.16 feet to a point; thence South 53°40'29" West 386.90 feet to a point; thence South 42.00 feet to a point on the North line of a public street; thence West along said North line 17.69 feet to a point; thence Southwesterly 329.78 feet along said North line and arc of a curve, whose center lies to the Southeast, whose radius is 295.00 feet, and whose chord bears South 57°58'29.5" West 312.87 feet to a point; thence South 25°56'59" West along said North line 73.72 feet to a point on the North line of Hawk's Meadow; thence North 89°19'42" West along said North line 119.27 feet to the point of beginning.

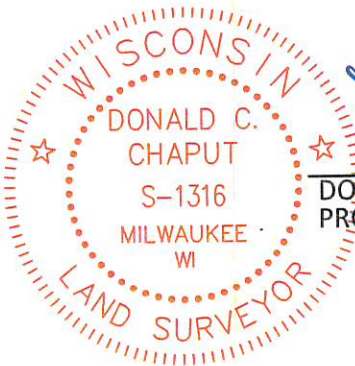
Said lands contain 487,289 square feet, or 11.1866 acres.

THAT I have made the survey, land division and map by the direction of SHP VI WSLG Pewaukee JV LLC, Subdivider.

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

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

Date: September 21, 2021
DATE




DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

SHP VI WSLG PEWAUKEE JV LLC, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Delaware, as Subdivider, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Pewaukee.

SHP VI WSLG PEWAUKEE JV LLC, as Subdivider, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Pewaukee.

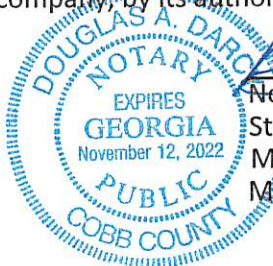
IN WITNESS WHEREOF, **SHP VI WSLG PEWAUKEE JV LLC**, has caused these presents to be signed by the hand of Luke Gabay, on this _____ day of _____, 2021.

By: SHP VI Pewaukee Investor LLC, a Delaware limited liability company, its Managing Member

By: _____
Name: Luke Gabay
Title: Vice President

STATE OF GEORGIA }
 :SS
COBB COUNTY }

Personally came before me this 18 day of October, 2021, Luke Gabay, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.



Notary Public
State of Georgia
My commission expires. 11-12-22
My commission is permanent.



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-1-grb
Sheet 8 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Regions Bank, an Alabama banking corporation duly organized and existing under and by virtue of the laws of the State of ALABAMA, as mortgagee of the above described land, consent to the surveying, dividing, mapping, restricting and dedication of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: OCTOBER 18, 2021

Entity Name: REGIONS BANK

Signature: [Signature]

Type or Print Name: CHRISTOPHER E. HANN

Title: MANAGING DIRECTOR

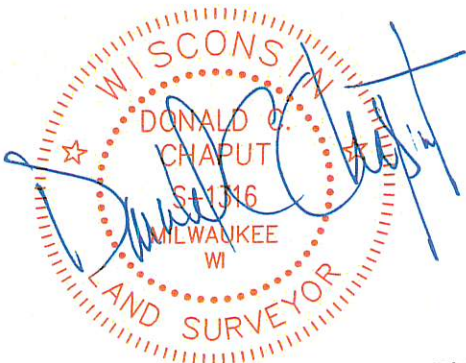
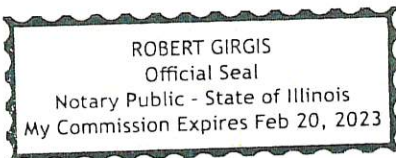
STATE OF Illinois }
:SS
DuPage COUNTY }

Personally came before me this 18th day of October, 2021, Christopher Hann, of the above names entity, to me known as the persons who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: [Signature]

Print Notary Name: Robert Girgis

Notary Public, State of Illinois. My commission expires. 02/20/2023



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

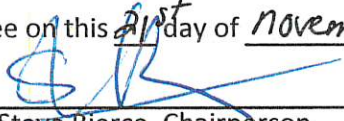
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Sheet 9 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

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PLANNING COMMISSION CERTIFICATE OF APPROVAL

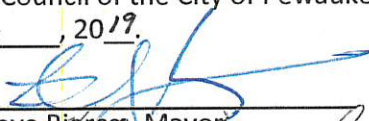
APPROVED by the Planning Commission of the City of Pewaukee on this 21st day of November, 2019.

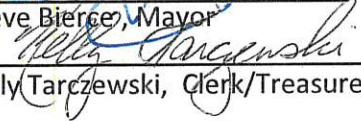

Steve Bierce, Chairperson

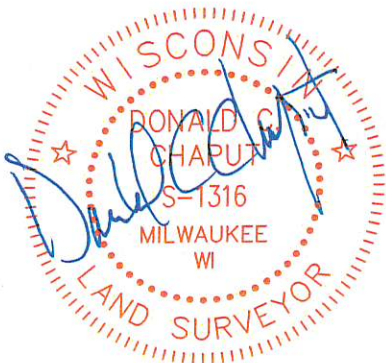

Colleen Brown, Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved and Dedication accepted by the Common Council of the City of Pewaukee in accordance with the Resolution adopted on, this 2nd day of December, 2019.


Steve Bierce, Mayor


Kelly Tarczewski, Clerk/Treasurer



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-2-grb
Sheet 10 of 10 Sheets

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 12.**

DATE: December 20, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Happy Holidays!

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: