Planning Department

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VIRTUAL ONLY, SEE NOTICE BELOW

PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, January 21, 2021
7:00 PM
VIRTUAL ONLY

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1. Call to Order and Pledge of Allegiance

2. Discussion and Action Regarding Approval of the August 20, 2020, September 17, 2020, October 15, 2020 and November 19, 2020 Meeting Minutes

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Benjamin Chudy to Operate a Chiropractic, Personal Training and Fitness Class Business Within an Existing Multi-Tenant Space Located at N8 W22520 Johnson Drive Unit D (PWC 0961997010)

4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Property Located at N16 W22420 Watertown Road for a 72-Unit Multiple-Family Apartment Use and an Amendment to the Existing Conditional Use Permit Granted to DBTM Associates, Dated February 24, 1993 and Amended June 25, 1999, to Remove the Property Located at N16 W22420 Watertown Road and the Existing Residential Planned Unit Development Use of 72 Condominium Units Used by the General Electric Medical Systems Division in Exclusive Conjunction with the Training Center (PWC 0957986)

5. Discussion and Action Regarding Approval of the Building Elevations for The Glen at Parkway Ridge Condominiums Located on Bluemound Road (PWC 0925990001)

6. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)

7. Adjournment

Ami Hurd
Deputy Clerk

1/14/2021

NOTICE

Due to City Hall being closed to the public due to the COVID virus, this meeting will only be held virtually.

To attend this meeting virtually or by phone please contact Nick Fuchs, City Planner, 262-691-6007, fuchs@pewaukee.wi.us **before 3 P.M.**

on the date of the meeting for directions. Meeting materials are available at https://pewaukee.novusagenda.com/AgendaPublic/.

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

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

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.

DATE: January 21, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the August 20, 2020, September 17, 2020, October 15, 2020 and November 19, 2020 Meeting Minutes

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

8.20.20 Minutes

9.17.20 Minutes

10.15.20 Minutes

11.19.20 Minutes

In attendance:
Alderman B. Bergman, T. Janka, D. Kiser, D. Linsmeier, S. Sullivan and C. Wunder.

Also in attendance:
City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner and Deputy Clerk A. Hurd

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding Approval of Meeting Minutes Dated May 21, 2020

   A motion was made and seconded (T. Janka, S. Sullivan) to approve the May 21, 2020 meeting minutes. Motion Passed: 5-For, 0-Against, 1-Abstention (Linsmeier).

3. Discussion and Action Regarding a Certified Survey Map for Swan View Farms Located at W239 N4024 Swan Road for the Purpose of Subdividing the Property Into Two Separate Lots in Order to Develop a 83 Lot Single-Family Residential Subdivision (PWC 0871996 & PWC 0871999)

   Mr. Fuchs stated the properties are part of the Swan View Farms single-family subdivision development. The applicant is proposing to carve out the existing farm house and the accessory structures on the property. It does conform to the approved preliminary plat.

   The applicant will be removing Lot 1 from the CSM, so it will remain as unplatted lands. The outlot will be changed to a lot to be part of the end development.

   Mr. Fuchs recommended approval subject to the revisions and addressing staff comments that were sent via email on July 28th.

   A motion was made and seconded (D. Linsmeier, D. Kiser) to approve the CSM contingent upon staff comments. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Waukesha County Department of Parks & Land Use to Rezone Vacant Land Located on North Avenue From LC Lowland Conservancy, UP Upland Conservancy and F-1 Floodplain to P-1 Park and Open Space, UC Upland Conservancy and F-1 Floodplain for the Purpose of Constructing a 5-Stall Parking Lot for the Waukesha County Pewaukee to Brookfield Recreational Trail and Trailhead (PWC 0959988001)

   Mr. Fuchs stated the project includes a five stall parking lot at the end of North Avenue. From the parking lot there will be a 10 foot wide asphalt trail that heads south into the regional trail located within the former railroad right-of-way owned by Waukesha County. The City is requesting to work with the County to rezone the rest of the future right-of-way, as there is a mix of zoning districts within the area. Mr. Fuchs proposed that the residential zoning districts be rezoned to P-1. He recommended approval contingent on the rezoning condition, an agreement with applicant on the portion of the drive within the City right-of-

way, a condition that the applicant receive all DNR approvals and any other agencies, and the final grading, erosion control and storm water review by the Engineering Department. Mr. Fuchs added that the Zoning Board of Appeals did approve the reduction in the floodplain and wetland setback, as well as the parking setback.

Commissioner Bergman opened the public hearing at 7:09pm.

Gary Raether (W226 N1455 North Avenue) stated he was against the proposal. He felt he would be responsible for the road damage from the construction and did not feel the road was set up for this. Mr. Raether stated the parking lot area is under water in the spring, and he felt the culverts in the area do not work. He was in favor of the bike lane on Watertown Road and felt this proposal would then be unnecessary.

Paul Petterson (W226 N1619 North Avenue) was concerned about safety. He felt the intersection had very heavy traffic and was the most dangerous intersection in the City, and crossing it would cause a death. Mr. Petterson felt if the road is damaged with all of the cars and trucks, it would fall on the home owners to pay the special assessments to fix the road. He also referred to the parking spots and felt five was not enough, so people would park along the road and on people's lawns. He stated there are no plans for lighting, police patrol or garbage pickup. Mr. Petterson suggested delaying this until spring, or turning it down or terminating the trail on the north side of Watertown Road.

Patrick Cullen (W278 N2337 Prospect Avenue) stated he was the property manager for a home at the end of North Avenue and questioned if the railroad driveway was staying. He felt there was not a lot of room there for a parking lot. He previously requested no parking signs in the area because of dumping. He questioned how the flow of water would be controlled. Mr. Cullen was also concerned about trespassing, hunting and poaching on the property, and he questioned if any fencing was being proposed.

David Davies (W226 N1350 North Avenue) stated people are constantly parked at the end of the road doing drugs or dumping. He has had a gun pointed at him and people crossing his property with a knife. He also noted there is a homeless camp in the area constantly having the police come up the road. He questioned who would protect them and pay for the extra police and the pickup of trash.

Gerald Raether stated he owns the property to north of the area and noted there is a drainage swail that comes thru from the second property over. He stated if the driveway is put where the culvert is, it will create a dam for him.

City Alderman Brian Dziwulski (N24 W22637 Meadowood Lane) felt the road was in bad repair and it did not make sense to put a parking lot at the end of it. He felt the trail should end at Watertown Road because it is a commercial area, and a lot more than five cars could be put in that spot. He was not in favor of having it go across Watertown Road, as he felt it would ruin the area.

City Alderman Jerry Wamser (N18 W25036 Wamser Drive) stated the same thing happened in his area and there were poachers in his area. He felt the trail should stop at Watertown Road and veer to the west on Highway M.

Mark Gaffney (W226 N1479 North Avenue) felt this was being built on a swamp, and so it is limited on the size it can be. He felt this was a poor design.

Todd Kelley (W226 N1569 North Avenue) stated he was opposed to the parking lot but was not opposed to the bike trail. He felt the parking lot and trailhead would cause damming. Mr. Kelley also felt the excess traffic would pose a safety issue for the children that live on the road.

Karen Raether (W226 N1455 North Avenue) questioned who would maintain the area and clean it up. She questioned if there would be a gate and she questioned if there would be lighting.

Linda Wallen (W226 N1651 North Avenue) stated all of the families on the road walk up and down North Avenue and she was concerned about safety and crime with the increased traffic. She was opposed to this and was also concerned about the road maintenance and how it would impact her taxes.

Sandy Walker (W226 N1509 North Avenue) stated she has 23 grandchildren and she was concerned about the traffic. She felt this was not well thought through.

Carrie Marincic (W226 N1719 North Avenue) felt it was unfair that they moved into a remote area and now all this extra traffic and questionable people will be brought in.

Steve Walker (W226 N1509 North Avenue) stated his driveway was sloped and his grandchildren's bikes will end up in the road. He objected to the project because of the risk.

Sandy Kelly (W226 N1569 North Avenue) stated it was not the bike trail she was opposed to, but where the parking lot is being put. The condition of the road for additional traffic is horrible and there are no street lights and limited access for the Police Department. She stated the traffic on Watertown Road and North Avenue was an issue and she suggested finding a different spot for the parking lot, possibly on Watertown Road.

Commissioner Bergman closed the public hearing at 7:59pm.

Steven Siodlarz with Waukesha County stated there has been a proposed trail in the County's Comprehensive Plan, Parks and Open Space Plan and Bike Plan that would link the northern part of Waukesha County connecting Brookfield and Pewaukee and into Waukesha near Frame Park. This will not be the only segment of the trail and the goal is to expand it both north and southwest. Discussion took place regarding the entire trail project throughout Waukesha County.

Discussion took place regarding the storm water issue and the cross sections of the plans. It was noted that they would not be building a dam or cutting off the culvert.

It was noted that there was a reduction in the number of parking spaces because the County wanted to be environmentally sensitive to avoid the neighbor's concerns about increasing the floodplain. The DNR has issued the permit for the wetland and they are attempting to minimize the environmental impacts.

It was also noted that any roadway damage would not be on the property owners and would be on the contractor. Video and photos are taken before and after the project to track the damage done by a contractor.

Discussion then took place regarding the construction equipment and construction specifications.

Commissioner Kiser questioned when in 2021 the project would begin, and it was noted that the contractor would decide when the project was started.

Commissioner Bergman questioned why this site was chosen, and Mr. Siodlarz noted this specific site was chosen because purchasing a piece of land will be more expensive than the acquisition of this piece of property. It was based around budget and land availability in general.

Commissioner Bergman questioned if there were plans for lighting and gating. Mr. Siodlarz stated there would not be a gate for the entrance of the parking lot. There will be a gate for the access road down to the vacant North Avenue stretch. There currently is no lighting plan, but it could be considered.

Mr. Siodlarz then discussed the routine maintenance of the trail.

Commissioner Sullivan stated he was fine with trail but did not see the possibility of getting south of I-94 in the future. He stated he was 100 percent against the parking lot and felt it was a horrible location with no benefit. Commissioner Wunder agreed and stated she did not hear one person speak in favor of it. Commissioner Janka felt cars would be parked on North Avenue once the five stalls were full and he was against this. Commissioner Kiser stated he was in favor of the entire segment but not the parking lot at this time. He felt without the plan, nothing would ever happen. Commissioner Linsmeier felt he could be in favor of this if it would help solve some of the problems the neighbors were having. He did not think it would generate a lot of traffic, but he had concerns about storm water management. He stated he was in favor of hiking and biking trails but he did not see this working out well as a trailhead. Commissioner Bergman felt the trail was a great idea, but needs an access point closer to Watertown Road. He felt it would be a problem with parking on North Avenue.

A motion was made and seconded (T. Janka, C. Wunder) to deny the rezoning petition. Motion Passed: 5-For, 1-Against (Kiser).

5. Discussion and Action Regarding the Site and Building Plans for Waukesha County Parks & Land Use for Vacant Land on North Avenue for the Purpose of Constructing a 5-Stall Parking Lot for the Waukesha County Pewaukee to Brookfield Recreational Trail and Trailhead (PWC 0959988001)

A motion was made and seconded (T. Janka, C. Wunder) to deny the site and building plans for the 5-stall parking lot including the connecting trail from North Avenue to the railroad easement. Motion Passed: 6-For, 0-Against.

It was noted that the motion would still allow the construction of the trail within the right-of-way that the County owns.

6. Adjournment

A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 8:40pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:
Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier, C. Wunder and D. Kiser.

Also in attendance:
City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding Approval of Meeting Minutes Dated June 18, 2020

   A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the June 18, 2020 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Mitigation Plan for the Marc & Severine McAllister Property Located at N28 W26954 Woodland Drive (PWC 0930066)

   Ms. Wagner stated the applicant submitted revised plans, as they had double calculated some of their impervious area. They are still over their allowable 35 percent mitigation area by about 94 square feet, but they are planning to remove that extra amount and send a revised plan tomorrow. Ms. Wagner recommended approving the plan contingent upon staff receiving and reviewing the plan with the reduced area, as well as the plan and Plan Commission minutes being recorded at Waukesha County.

   Chairman Bierce questioned what a new homeowner would do with a mitigation plan. Ms. Wagner noted the City requires it to be recorded with the County so that it is discoverable by any property owner that buys the lot. The City could order it back in with the new owners and they would have no recourse because it is a public document.

   A motion was made and seconded (B. Bergman, D. Kiser) to approve the to-be-submitted revised mitigation plan subject to Engineering review and compliance with the City's code. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Certified Survey Map for the Pewaukee 16-94 South Proposed Industrial Development Located at N17 W25045 Bluemound Road in Order to Reconfigure Two Lots Into One Lot and an Outlot (PWC 0948985003 & PWC 0945989001)

   Mr. Fuchs stated this was for a multi-tenant industrial spec building and the tenants are not known currently. As they come in, they would need to go thru the typical process of either getting a conditional use permit or a Business Plan of Operation. The site is about 42.6 acres and the CSM will create one lot and an outlot. The larger wetland area will be contained within the outlot, and the other wetland areas on site will be filled. The building and parking will be located on Lot 1. The building itself is about 218,000 square feet, and Lot 1

will have approximately 46 percent green space. Mr. Fuchs recommended approval with conditions including grading, erosion control, storm water plans, no outdoor storage other than the trailers within the designated trailer parking area, and review of the fire suppression system and safety plan by the Fire Chief, as the building is exceeding the 30 foot height maximum of the M-6 District. There is also a condition that states if the rooftop mechanicals are visible, they must be screened. The final condition is regarding the landscaping and existing trees on site. The applicant is removing a significant amount of trees on site and the condition allows staff to work with the applicant afterwards to add plantings if necessary.

Discussion took place regarding the filling of the wetlands and the process required by the DNR.

Action was taken in Item 5.

5. Discussion and Action Regarding the Site and Building Plans for a Proposed 218,000 Square Foot Multi-Tenant Building for the Pewaukee 16-94 South Industrial Development Located at N17 W25045 Bluemound Road (PWC 0948985003 & PWC 0945989001)

Chairman Bierce felt the building seemed a bit drab and his biggest concern was the semi-trucks pointed and idling near the neighbors.

Commissioner Bergman referred to the east property line and questioned how much of the existing tree line would be preserved.

David Heller, landscape architect for the project, felt at least half or more of the trees would be coming down based on the grading limits, and once the trees are removed, the City and the developer will meet on site and supplement the trees. He noted that they are trying to save the buffer. Further discussion took place regarding the screening of the building with the trees.

Commissioner Kiser questioned the easterly orientation of the trucks versus the westerly orientation. Dominic Ferrante with Briohn Builders stated it was determined that the office orientation facing Highway 16 presented itself better. Commissioner Kiser felt with the way it was orientated on Bluemound Road, people would be looking at the docks. Mr. Ferrante noted it was orientated so that people would see the north side more than the east side, and they also added a screening wall on the northeast corner of the building.

Discussion took place regarding the building elevations and screening, as well as the architecture of the building itself. Mr. Ferrante explained the design and aesthetics of the building and the site.

Commissioner Kiser was concerned that everyone traveling Bluemound Road would see the truck docks. Mr. Ferrante noted that City staff would have the opportunity to review the tree screening after the project is complete, in the event they wanted to add more.

Continued discussion took place regarding the views of the building from the road, and the possible screening solutions. Commissioner Bergman requested adding some staggered clear story windows, since that elevation will be viewable on the east side, and the applicant agreed and stated they could work with City staff on that.

Chairman Bierce was concerned about the view of the front of the building, and felt it was one of the faces of the City. He questioned the expansive parking lot in the front and suggested adding more decorative areas that could be seen from the street.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the Certified Survey Map. Motion Passed: 6-For, 0-Against.

A motion was made and seconded (T. Janka, C. Wunder) to approve the site and building plans contingent upon the inclusion of clear story windows on the entire east elevation to be worked out with City staff, City staff making sure the landscape screening is done to City expectations, the conditions included in the staff report, tree removal, and having the signage comply with the City zoning code and reviewed by the Plan Commission. Motion Passed: 4-For, 2-Against (Kiser, Linsmeier).

Commissioner Kiser felt this was too big to approve without any tenants.

6. Adjournment

A motion was made and seconded (T. Janka, C. Wunder) to adjourn the meeting at 8:21pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:
Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier, S. Sullivan, C. Wunder and D. Kiser.

Also in attendance:
City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, Utility Manager Jane Mueller and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

   Chairman Bierce called the meeting to order at 7:00pm

2. Discussion and Action Regarding Approval of Meeting Minutes Dated July 16, 2020

   A motion was made and seconded (C. Wunder, B. Bergman) to approve the July 16, 2020 meeting minutes. Motion Passed: 5-For, 0-Against, 1-Abstain (Linsmeier).

3. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)

   Mr. Fuchs stated the applicant requested their submittal be tabled to the November meeting in order to address the staff comments and recommendations.

   A motion was made and seconded (B. Bergman, C. Wunder) to table the request until the November 19th Plan Commission meeting. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding the Final Plat for the Proposed Swan View Farms Subdivision Located at W239 N4024 Swan Road (PWC 0871996)

   Mr. Fuchs stated the applicant submitted a final plat for Phase 1 of the Swan View Subdivision. There are 59 lots, which are the southern lots, and it includes ten outlots. The preliminary plat and rezoning were previously approved on October 15th, 2018. Mr. Fuchs noted that the final plat was in substantial conformance with the preliminary plat, so staff was recommending approval.

   Mr. Fuchs questioned if the City had any interest in acquiring the wetlands that are directly south of Balmer Park on northwest side of the subdivision. He stated it was brought up by Waukesha County when they reviewed the plat. It is all wetland so there is limited use for the lands. Parks & Recreation Director Nick Phalin did not have a strong opinion and did not think it could be used for active park use or recreation.

   Ms. Wagner noted that approval should be contingent on the first lift of asphalt. She discussed the applicant's progress on the storm water work.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the final plat conditioned upon City staff comments including both the lateral and the first lift of asphalt being installed. Motion Passed: 6-For, 0-Against.

5. Discussion and Action Regarding the Site and Building Plans for a Proposed Addition to the Well No. 5 HMO Treatment Facility Located at the North End of Northmound Road (PWC 0962998004)

Mr. Fuchs stated there are two proposed additions, with a 2,392 square foot addition on the east side of the existing building, and a 561 square foot addition on the west side for a filter room. The additions will match the existing brick building and a landscape plan is included with nine spruce trees across the front of the property adjacent to Northmound Road. The setbacks are in conformance with the I-2 zoning district.

Ms. Wagner stated this well needs a treatment system installed in order to come into compliance with radium limits. The building addition will house that equipment, and the storage garage will hold a future piece of equipment that the Utility is looking at purchasing next year. She noted that the gray storage tank area is underground and there is grass on top of it.

The funds will come out of the Water Utility and will be paid back through a safe water drinking loan.

Chairman Bierce felt he would not be in favor of this building if it were for a private person. Ms. Wagner noted they have received a lot of pushback from the PSC on the amount of landscaping and upgrades to the facade of the buildings, which they are not allowing to be paid back thru the rates because the updates are for aesthetics and not for the intended use of the building. She felt the PSC would disallow about $1 million from being paid through the rates because they believe the improvements are excessive. The disallowed cost would then have to be paid for by something other than the Utility.

Mr. Fuchs noted the existing building was not visible from I-94, and there are existing trees to shield it.

Commission Bergman suggested adding a panel with a few lights to soften the building. Discussion took place regarding the building plans and the use of the buildings.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the site and building plans with the change to add lights on the garage door to soften the look from the street. Motion Passed: 6-For, 0-Against.

6. Adjournment

A motion was made and seconded (D. Linsmeier, C. Wunder) to adjourn the meeting at 7:21pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:
Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier, S. Sullivan, and C. Wunder.

Also in attendance:
Pewaukee Fire Chief K. Bierce, City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

   Chairman Bierce called the meeting to order at 7:01pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)

   Mr. Fuchs stated the applicant requested this item be tabled to the December meeting. They are still working to put plans together and address staff comments.

   No action was taken.

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Waukesha County Department of Public Works to Rezone Land Located on Watertown Road From UC Upland Conservancy, F-1 Floodplain, I-1 Urban Institutional, LC Lowland Conservancy, Rm-3 Multi-Family Residential, Rs-4 Single-Family Residential, M-2 Limited Industrial and B-6 Mixed Use Business To P-1 Park and Open Space, UC Upland Conservancy, F-1 Floodplain and LC Lowland Conservancy for the Purpose of Constructing a 5-Stall Parking Lot for the Regional Trail That Will be Built on the County-Owned Abandoned Railroad Corridor (PWC 0960988)

   Mr. Fuchs stated the applicant was looking to put the trail head and parking within their own property, which is the former railroad property south of Watertown Road, adjacent to the GE Healthcare facility. It is not near the residents that had a concern about the previous proposed location. He noted the rezoning is for the entire former railroad right-of-way but keeps the applicable environmental zoning districts. Mr. Fuchs stated staff was recommending approval with two conditions being that the applicant obtain and provide copies of all necessary DNR permits and any other approval agencies, as well as final grading, erosion control and storm water plans being submitted to the Engineering Department prior to any land disturbance.

   Chairman Bierce opened the public hearing at 7:05pm.

   Suzanne Hemenway (N15 W22294 Watertown Road) stated the parking lot would be next to her property. She was concerned about her safety and did not want strange people parking in her area.

   Stephen Siodlarz, landscape architect with Waukesha County, stated the parking lot will be on the south side of Watertown Road, so it will not be adjacent to her property, but the trail will be. He noted that they

have not had any issues with trail users on other trails going off the trails and entering other people's properties.

Chairman Bierce closed the public hearing at 7:10pm.

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

4. Discussion and Action Regarding the Site and Building Plans for Waukesha County Department of Public Works for Land Located on Watertown Road for the Purpose of Constructing a 5-Stall Parking Lot for the Regional Trail That Will be Built on the County-Owned Abandoned Railroad Corridor (PWC 0960988)

Mr. Fuchs stated there are two conditions of approval. The applicant must obtain the necessary permits and have the final grading, erosion control and storm water reviewed by the Engineering Department. Mr. Fuchs recommended approval of the site and building plans.

Chairman Bierce questioned the tree removal, and Mr. Fuchs noted the County would be removing trees for the trailhead itself and the railroad right-of-way to construct the trail. They will limit the disturbance as much as possible.

Mr. Siodlarz noted this was the first segment of the proposed larger Fox River trail system. It is about 3.5 miles and is the first segment they are attempting to construct. As of right now, this trail would not connect further than Pewaukee to Brookfield. The trail would go from Watertown Road across Springdale Road and end at Brookfield Road and Riverview Drive in Brookfield. Mr. Siodlarz stated they plan to start construction in late spring and finish before the end of the year, by September or October.

Commissioner Bergman questioned if there would be signage for the parking lot. Mr. Siodlarz stated Waukesha County has standard signage that is used at other trailhead facilities. It is a wood sign and would not be lit.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the site and building plans subject to the conditions listed in the staff report. Motion Passed: 6-For, 0-Against.

5. Discussion and Possible Action Regarding Potential Amendments to Chapter 17 - Zoning of the City's Municipal Code Related to the Maximum Allowed Residential Building Heights

Mr. Fuchs stated staff was contacted by Carl Tomich, developer of the Swan View Farms subdivision, with a concern related to the City's building height standards and definitions. Staff compared height definitions and requirements of other municipalities and amended Section 17.0900 adding sub g. to allow the Plan Commission to approve a maximum height of three stories, or 42 feet, as opposed to the 35 feet that is typical for single-family residential districts. Mr. Fuchs noted there was a caveat that there be 40 feet of building separation, which would apply primarily to the Rs-1, Rs-2, Rs-3 and Rs-4 districts which require a 20 foot side yard setback.

Carl Tomich of Westridge Builders stated the homes they build are much taller than the 35-foot maximum. He felt there were many homes in the Broken Hill subdivision that exceed that limit but were not enforced. Mr. Tomich felt it would be a problem with Swan View Farms. He clarified that most of the three-story homes were measuring from the back of the house with full walk-out basements, and not at the front of the house.

Commissioner Janka felt it was almost impossible to build a house in compliance with the 35-foot requirement and he felt 42 feet would be minimal. He suggested somewhere between 42 and 48 feet, and he felt the language needed to be clear because it was difficult to understand.

Chairman Bierce felt if the City had been letting this go in the past, it would almost be unfair to adhere to the 35-foot requirement now. He did not believe they knew enough yet to make a decision.

Discussion took place regarding the use of retaining walls at the side yard to reduce the building height.

Shelly Basso, President of the Metropolitan Builders Association, stated the Parade of Homes will take place in Swan Views Farms in 2021. She noted they need to start construction by January for the Parade of Homes deadline.

The Commission was in agreement that this should move forward. Mr. Fuchs questioned if this should go back to the Plan Commission, and questioned if there were thoughts on what the height number should be.

Commissioner Bergman questioned if this would be just for primary structures or if it would include auxiliary buildings. Mr. Fuchs stated right now this would be for primary structures, but the height of accessory buildings may need to take different approach.

6. Adjournment

A motion was made and seconded (C. Wunder, T. Janka) to adjourn the meeting at 7:40pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.

DATE: January 21, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Benjamin Chudy to Operate a Chiropractic, Personal Training and Fitness Class Business Within an Existing Multi-Tenant Space Located at N8 W22520 Johnson Drive Unit D (PWC 0961997010)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Benjamin Chudy Conditional Use Staff Report
Benjamin Chudy Conditional Use Narrative
Benjamin Chudy Conditional Use Site Plan
Benjamin Chudy Conditional Use Site Plan 2
Benjamin Chudy Conditional Use Permit
Chudy conditional use emails

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

REPORT TO THE PLAN COMMISSION

Meeting of January 21, 2021

Date: January 11, 2021

Project Name: Benjamin Chudy Conditional Use Application

Project Address/Tax Key No.: N8W22520 Johnson Drive, Unit D/PWC 0961997010

Applicant: Benjamin Chudy

Property Owner: E&J Property, Inc./Supermound Business Center West Condominium

Current Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: I-94 to the north and industrial to the south, east, and west

Introduction

The applicant, Benjamin Chudy, filed a Conditional Use Permit Application requesting approval to locate a chiropractic office and personal training center business use within an existing condominium unit located at N8W22520 Johnson Drive, Unit D.

This multi-tenant building is zoned M-2 Limited Industrial District and designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan map.

The M-2 District allows "physical fitness and training centers" as a Conditional Use. The chiropractic office business use is not specifically listed within the M-2 District. Therefore, a Conditional Use is required per Section 17.0504, which allows unspecified uses to proceed through the Conditional Use process.

It can also be noted that Section 17.0209d. allows 'unclassified uses' to be permitted by the Plan Commission provided "that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."

Project Description/Analysis

According to the applicant's project narrative, hours of operations will be from 8:30 a.m. to 6:00 p.m. Monday, Wednesday and Thursday and from 8:30 a.m. to 12:00 p.m. on Fridays. There will also be personal training hours on Tuesdays, Thursdays, and Saturdays between 8:30 a.m. and 12:00 p.m.

The front office of the tenant space will be used for chiropractic services, which is about 640 square feet. The remaining 1,920 square feet of warehouse space will be used for fitness classes.

The applicant is also proposing to hold fitness classes outside if permitted by the condominium association. These would be held on the west side of the building and will accommodate a maximum

of 10 people at a time. The applicant has indicated that orange cones and construction markers would be utilized to designate the roughly 15-foot by 60-foot area while in use.

Fitness classes are anticipated to have a maximum of 15 people. The chiropractic services portion of the business would include a maximum of 6 people within the office at any given time.

The applicant is not proposing any exterior site or building modifications.

Recommendation

Although the proposed use is not industrial in nature, it is allowed as a Conditional Use per the M-2 District, and the use does not have any anticipated adverse impacts on other tenants, condominium owners, or the surrounding properties. Therefore, approval of the Conditional Use Application is recommended.

Project Narrative for N8W22520 Johnson Drive Unit D

1. Project Description

I, Benjamin Chudy am proposing a change in zoning for the property listed above. This would enable the location and building to be used for healthcare services to the surrounding community. More specifically, a chiropractic office as well as personal training center would be established in Unit D.

Building Dimensions:

- Warehouse is measured at 1,920 square feet. This space would serve as the "fitness center" for personal training and indoor fitness classes as well as storage space for fitness equipment.

- Office front is measured at 640 square feet. This is where the chiropractic treatments and manual therapies would be provided. The office front would be used for the chiropractic work, receptionist desk, and waiting area.

Building use:

- Warehouse use would include fitness classes/personal training and exercise rehabilitation.

- If permitted by the city as well as the condominium board, a small 20-30 minute portion of the fitness classes/personal training would be offered in the Summer-Fall months of the year only. These classes or outside workout sessions would be located on the west side of the building in an area about 5 yards wide and 20 yards long. Outdoor use would only be offered in the mornings (8 am - 4 pm) or early to midafternoon because natural light would be needed. Bright cones and construction markers would be used to section off the workout space in order to provide client safety.

  →The exercise space would NOT take up any available parking spaces and it would also be close enough to the west side of the building to allow for traffic to drive safely through that side without disruption of the class.

- Office space use would be used for chiropractic services, patient waiting area, and receptionist work station.

  ➔ The only businesses or services occupying UNIT D CONDOMINIUM would be the chiropractic services, soft tissue treatments/manual therapies, and the fitness classes. All of these services/businesses are rendered and owned by myself, Benjamin L. Chudy.

Project Narrative for N8W22520 Johnson Drive Unit D

Chiropractic Hours of Operation:

- Monday, Wednesday, and Thursday → 8:30 AM to 12:00 PM & 2:00 PM to 6:00 PM
- Friday → 8:30 AM – 12:00 PM

Personal Training Hours of Operation:

- Tuesday & Thursday 8:30 am – 12:00 PM
- Saturday 8:30 am – 12:00 PM

Building capacity:

- Warehouse capacity would include MAXIMUM of 15 people inside at one time.
  - ➔ Outside fitness classes would include a maximum of 10 people at one time.

- Office front capacity would include a maximum of 6 people in the office at once (1 receptionist, 1 doctor, and the largest family that would receive care or group of people receiving care).

  →Patients are scheduled in 15-30 minute blocks therefore whenever a new patient arrives the previous patient would leave right away. This is the pattern for the entire work day.

  →Maximum work days for the past 4 years have shown 10-18 patients for the ENTIRE workday.

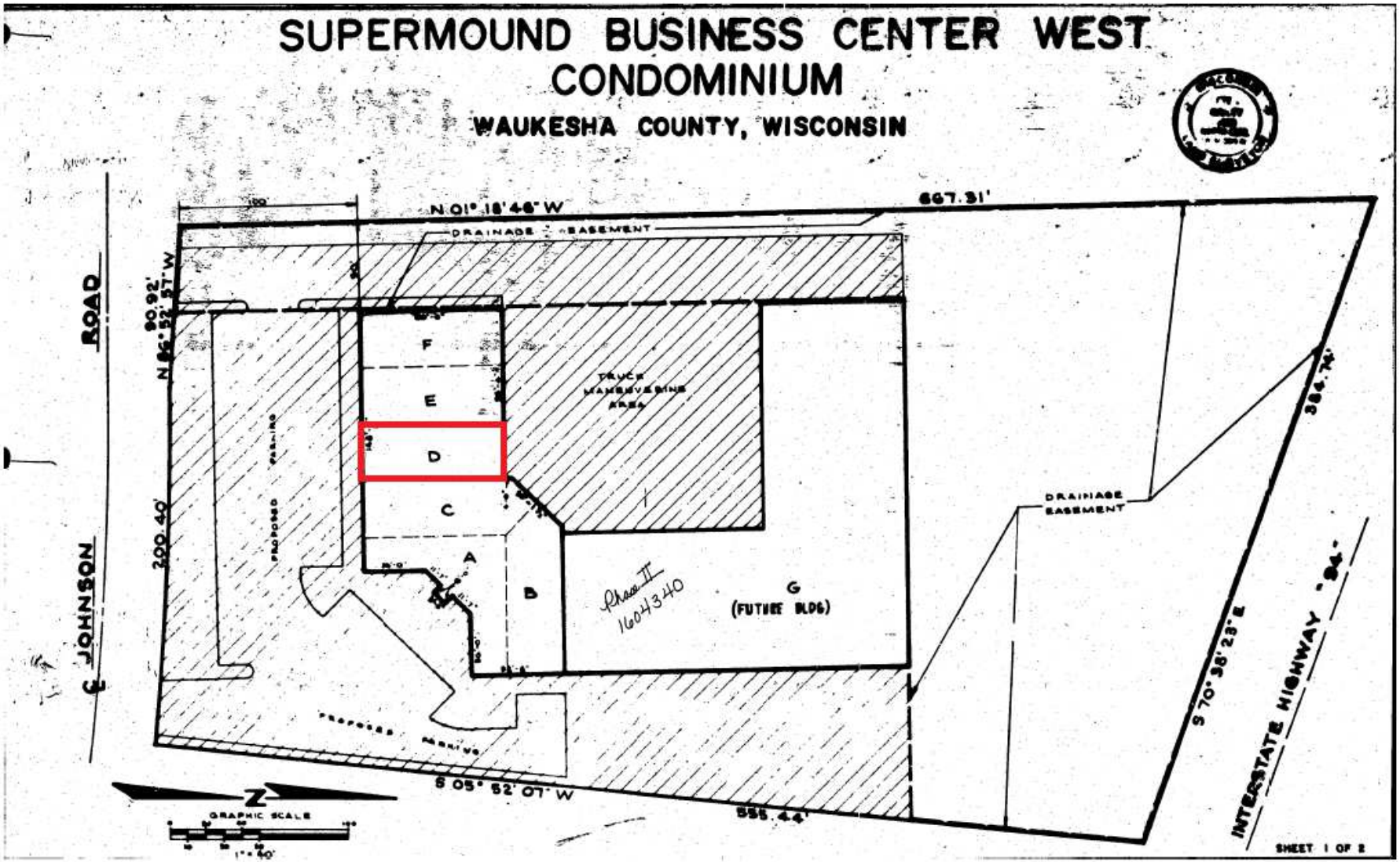
2. Project Goals & Outcomes

The primary goal for this building is a seamless transition of my chiropractic business from my old location into this one. Unit D is completely ready for use. I want to take all of my weight lifting equipment & chiropractic equipment and simply transfer them into the existing building. The deadline for the move is the first week in February 2021 if all contingencies on my offer pass, including this petition.

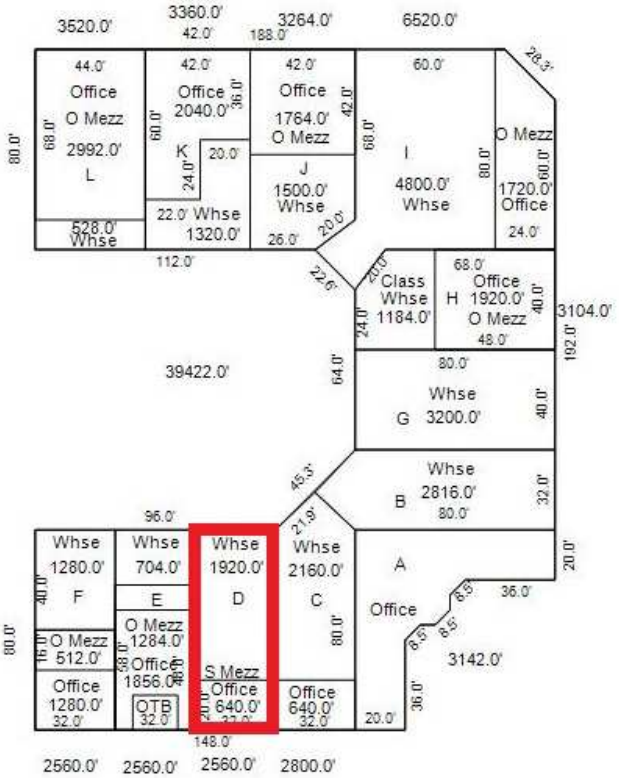
Per condominium bylaws, the outside of the property cannot be changed in anyway by a condominium owner but rather the condo association is in charge of that. This means that landscaping, garbage disposal, roofing, parking lot changes, signage, water, electric, etc. is out of my individual control. Furthermore, there are no changes that need to be made to the outside of the property. Therefore, I have no changes to include for the outside of the property.

Per condominium bylaws, the inside of the unit is allowed to be changed to the liking of the owner. The inside of this unit does not require any major changes whatsoever. My goal is to use the building as is to the best of my ability. Minor changes such as new ceiling fan and space heaters would be the extent of my renovations or building plans. I do not have a deadline set for replacing these parts of the interior. As explained before I'm attempting to use the building "as is" until I'm established as a business there. The prices are as follows:

- Industrial ceiling fan (2) → $2,600.00
- Space heaters (4) → $600.00


SUPERMOUND BUSINESS CENTER WEST
CONDOMINIUM
WAUKESHA COUNTY, WISCONSIN
N 01° 18' 46" W
667.31'
DRAINAGE EASEMENT
S 86° 52' 57" W
90.92'
200.40'
F
E
D
C
A
B
TRUCK MANEUVERING AREA
PROPOSED PAVING
Phase II
1604340
G
(FUTURE BLDG)
DRAINAGE EASEMENT
384.74'
S 70° 38' 28" E
INTERSTATE HIGHWAY "94"
S 05° 52' 07" W
555.44'
PROPOSED PAVING
C JOHNSON ROAD
GRAPHIC SCALE
1" = 40'
SHEET 1 OF 2

Supermound Business Center Condominium West
Pewaukee, Wisconsin



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

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

CONDITIONAL USE PERMIT: NO. CUP-21-1-2

PWC 0961997010

LEGAL DESCRIPTION:

UNIT D SUPERMOUND BUSINESS CENTER WEST CONDO PT NE1/4 SEC 25 T7N R19E LOT 1 BLK 1 CERT SURV 5266 VOL 42/512 :: DOC# 4279541

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

Benjamin Chudy

Recording area

_____

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

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

WHEREAS, The City Plan Commission has held a meeting on January 21, 2021; has reviewed the various elements of the petitioners proposal; and has recommended that a Conditional Use Permit be granted to the above named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council, held a public hearing meeting held on February 1, 2021.

NOW, THEREFORE, let it be known that the City Common Council by its action on February 1, 2021 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a chiropractic, personal training and fitness class business, including outdoor use of the site for classes.

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

1.

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

_____	_____
Attest:	Signature of equitable owner
	_____
	Date
_____	_____
Kelly Tarczewski City Clerk	Steve Bierce Mayor, City of Pewaukee
	_____
	Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2021 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

	_____
(Seal)	Ami Hurd My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

From: Dick Landvatter
To: Hurd, Ami
Cc: Jan Reichert
Subject: January 21st Planning Commission Hearing
Date: Wednesday, January 13, 2021 11:35:51 AM

Hi Ami.

My name is Richard Landvatter and I, along with my wife own Unit I in the Super Mound Business Center, now referred to as the Johnson Dr. Corporate Center. We are opposed to the proposal on the table to rezone our unit along with the entire complex as a whole. We feel that rezoning would have a negative impact on our properties. Parking, property values and insurance ramifications to name a few. We feel that our current zoning of M-2 Limited Industrial should be maintained. We oppose the request to rezone the Super Mound Business Center, now referred to as the Johnson Dr Corporate Center.
We would like to be updated for the meeting location and details of the Common Council virtual meeting being held on Monday, February 1, 2021 at 7:00 p.m..

Thank you for your time. If you should have any questions please feel free to contact me.

Dick Landvatter
Doodle Properties LLC
N8 W22520-I Johnson Dr.
Waukesha, WI. 53186
dicklandvatter@gmail.com
262-391-8050 Cell

From: Steve Garritson
To: Hurd, Ami
Subject: Conditional Use Permit unit D
Date: Wednesday, January 13, 2021 2:39:30 PM

MS Hurd

I am an owner of unit H in the Supermound Business Center and the reason for this correspondence is to express my concern and disapproval of the rezoning of this building.
1. The increase of vehicle and pedestrian traffic is not safe if more is allowed .My company has experienced 2 separate vehicle accidents this year alone. Your police records should confirm this for both incidents were reported . Several companies one being my own will occasionally get deliveries from semi trucks again adding more traffic is not safe

2 Parking is limited to the owners and their employees any extra parking is designated to rear and some in the front there is not a lot of overflow

3 We have experienced a uptick in vehicle vandalism this past year As a owner I would have a better comfort level knowing that the personal in this complex are the owners and their employees for we all have a vested interest in keeping it safe

Thank you

--
Steve Garritson Owner

H&S Protection Systems, Inc.
N8 W22520 Johnson Drive
Pewaukee, WI. 53186

office - 262.574.7777
fax - 262.574.9088

sgarritson@hsprotection.net
www.hsprotection.net

Follow us now on social media!

From:	Tom Gensch - Wisconsin Control Corporation
To:	Hurd, Ami
Subject:	Notice of conditional use Public hearing
Date:	Wednesday, January 13, 2021 4:25:56 PM
Attachments:	DOC011321-001.pdf

Ami Hurd

I am writing you in regard to the attached Notice.

I am Thomas Gensch the owner of unit A&B in the Johnson Drive Corporate Center. I would like to go on recorder as opposing the rezoning of the unit.

The 4 major reason for opposing are:

1. Due to the limited parking spaces for this unit.

2. At present the primary personal in this complex are the owners and their employee who have a vested interest in maintaining the complex.

3. Increase of vehicle and pedestrian traffic will be unsafe

4. With more people the chance of an increase of vandalism will occur.

Thanks,

Tom Gensch

wisconsin control corp.

THOMAS GENSCH
N8 W22520-A JOHNSON DR.
WAUKESHA, WI 53186
PHONE: 262-542-1588 FAX: 262-542-7995

VISIT US AT OUR WEBSITE: WWW.WCCSALES.COM

From:	Bret Reichert
To:	Wamser, Jerry; Dziwulski, Brian; Mayor; Bergman, Brandon; Hurd, Ami
Cc:	tgensch@wccsales.com; Brandon Kerns; carlt@westridgebuilders.com; Dick Landvatter; Don Gumieny; Jay Humbert; Mike Jasinki; Steve Garritson; Jan Reichert; Bret Reichert
Subject:	CONDITIONAL USE HEARING FOR SUPERMOUND BUSINESS CENTER
Date:	Wednesday, January 20, 2021 1:31:48 PM
Attachments:	image001.png image002.png image003.png image004.png
Importance:	High

I am the owner of Spectrum Lighting. I am writing to express my concern for the proposed conditional use permit being discussed before the Pewaukee Common Council on February 1, 2021 (hearing notice link below). I also write on behalf of my mother, Janis Reichert, the owner of Unit E where my company resides.

This proposal would have a negative effect on our business and our property. We are located next to Unit D, and we share a common interior wall. We are a sales organization providing professional services that has been in this location for over two decades. We do not cater to the general public and we chose this location because of the professional nature of the area, low traffic, and the lack of exposure to retail and service-oriented businesses.

The construction of our space allows for the easy transmittal of noise from the unit next door. The nature of the business being proposed would be inherently noisy, which would be very distracting to my business and to my employees. Parking, crime, and a higher volume of traffic in and around our business are also major concerns.

We strongly oppose the request to rezone the Super Mound Business Center and will take all necessary steps to maintain the integrity of the property.

Thank you for your help and support. Please do not hesitate to reach out with any questions.

I'm using Adobe Acrobat.
You can view "Unit D hearing.pdf" at: https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:84d945aa-32dc-45c5-82b3-042a0c15a0f7

Bret Reichert
President

2629700300 | 2627516174
br@spectrumltg.com
www.spectrumltg.com

SPECTRUM
lighting & controls

From: Fuchs, Nick
To: Hurd, Ami
Subject: FW: Rebuttal to Spectrum Lighting
Date: Thursday, January 21, 2021 4:11:14 PM
Attachments: image001.png

See below.

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

This message originates from the City of Pewaukee. It contains information that may be confidential or privileged and is intended only for the individual named above. It is prohibited for anyone to disclose, copy, distribute, or use the contents of this message without permission, except as allowed by the Wisconsin Public Record Law. If this message is sent to a quorum of a governmental body, my intent is the same as though it were sent by regular mail and further e-mail distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent and may not be copied or distributed with this disclaimer. If you have received this message in error please notify me immediately.

From: Benjamin Chudy [mailto:chudbl14@gmail.com]
Sent: Thursday, January 21, 2021 3:01 PM
To: Fuchs, Nick <fuchs@pewaukee.wi.us>
Subject: Rebuttal to Spectrum Lighting

Hey Nick,

I've included a few bullet points to serve as further clarification to the objections brought against my conditional use change:

1. This is a doctors office serving the healthcare community and it operates under the professional guidelines that any healthcare Office would (i.e. HIPPA privacy, doctor patient relationship/confidentiality, ADA disability guidelines, etc.). Professionalism is NOT going to be compromised in any way shape or form. Furthermore, the doctor (myself) is the one performing any classes, rehabilitation, or personal training. Again, I'm ensuring that a professional doctor - client relationship exists inside the building or outside the building.

2. Traffic will not be anymore of an issue than what already exists. Patients are booked 15-30 min apart, sometimes more. When one car / patient shows up another one leaves. I also have a 2 hour lunch break and only work chiropractic 3 days a week. This allows for huge gaps in the day where there will be little to no traffic or parking "congestion".

3. Again, the warehouse portion of the building would be used as a rehabilitation and sports performance center. It is not a 24/7 anytime fitness or massage parlor. There's no existing data that shows correlation between personal training studios/ doctor's offices & crime rates

increasing.

4. I am attempting to put in astro turf and/or rubber gym flooring which deadens sound significantly. Also, medicine balls, sand bags, tractor tires are all made up of rubber which will contribute to sound deadening.

Thank you for your time,

Dr. Benjamin L. Chudy
2304 N. Grandview Blvd.
Waukesha, WI 53188
262-542-6900
teamchudy@gmail.com

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.

DATE: January 21, 2021

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Property Located at N16 W22420 Watertown Road for a 72-Unit Multiple-Family Apartment Use and an Amendment to the Existing Conditional Use Permit Granted to DBTM Associates, Dated February 24, 1993 and Amended June 25, 1999, to Remove the Property Located at N16 W22420 Watertown Road and the Existing Residential Planned Unit Development Use of 72 Condominium Units Used by the General Electric Medical Systems Division in Exclusive Conjunction with the Training Center (PWC 0957986)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Rivers Edge Staff Report
Rivers Edge Conditional Use Narrative
Rivers Edge Site Plans pages 1-20
Rivers Edge Site Plans pages 21-34
Rivers Edge Draft Conditional Use Permit
GE Draft Conditional Use Permit Amendment

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

REPORT TO THE PLAN COMMISSION

Meeting of January 21, 2021

Date: January 11, 2021

Project Name: River Edge Apartments Conditional Use Application and Amendment

Project Address/Tax Key No.: N16W22420 Watertown Road/PWC 0957986

Applicant: Rivers Edge Holdings, LLC

Property Owner: GE Precision Healthcare LLC

Current Zoning: Rm-3 Multiple-Family Residential District

2050 Land Use Map Designation: Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: The Fox River to the north and west, Waukesha County Pewaukee to Brookfield trail corridor to the south, and City of Brookfield to the east

Project Description/Analysis

The applicant, Rivers Edge Holdings, LLC, filed a Conditional Use Permit Application requesting approval to utilize the existing GE Condominiums as market rate apartments. As part of this request, the existing Conditional Use Permit for DBTM Associates/GE Medical Systems Division must be amended to remove the condominium use and that land from the existing Permit.

The applicant is in the process of purchasing the subject development from GE Precision Healthcare, LLC. The current allowed use of this property per an existing Conditional Use Permit is for a residential planned unit development of 72 condominium units to be used by the General Electric Medical Systems Division in exclusive conjunction with the Training Center.

The subject property is zoned Rm-3 Multiple-Family Residential District and designated as Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas on the City's Year 2050 Land Use/Transportation Plan map.

The subject development consists of 4 buildings on the parcel, each with 18 units, for a total of 72 units.

The Rm-3 District allows, as a permitted use, three to eight unit multiple-family structures with one 2-car attached or detached garage. As these are 12-unit buildings they are not permitted as a matter of right. They are, however, allowed via Conditional Use Permit under Section 17.0416(c), which allows individual buildings to contain up to 40 units in the Rm-3 District.

As part of the sale of this property, the current property owner will be requesting to fill and close off the existing tunnel under Watertown Road to eliminate the connection between the two developments.

Staff does not necessarily object to this, but details of the closure will need to be submitted and reviewed and approved by the Engineering Department.

The applicant also plans to add a decorative fence around the storm water management pond. Staff finds that this is a minor change and may be reviewed by staff under a Zoning Permit or a Minor Site Plan Amendment.

The applicant has stated that in the future they may propose multi-family residential buildings, a clubhouse and a pool on the property. This has not been reviewed by staff. There is floodplain on the property, which requires a 75-foot setback. Lot coverage, density, building separation requirements may also be issues with additional development at this location. In general, staff is not aware at this time if there is sufficient developable space for these improvements. Moreover, storm water management requirements must be met if additional impervious surface is being added to the site. The applicant has been made aware that future improvements will require review and approval by the City.

Recommendation

A motion to approve the request for a Conditional Use and Conditional Use Amendment to operate the existing River Edge multiple-family development as market rate apartments.

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

PETITION FOR CONDITIONAL USE

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin for a Conditional Use Permit for the purpose of: See Attached Project Narrative

Legal description of property – Please attach.

Common property description or name: RiversEdge Apartments

Property Address: N16W22330-N16W22360, and N16W22420 **Tax Key Number(s):** PWC 0957986

Property owner(s) (Full Legal Name): Watertown Rd. GE Precision Healthcare LLC

Owner's Address: 3000 N Grandview Blvd. **City/State/Zip:** Waukesha, WI 53188

Phone: 518-281-2088 **Email:** karol.augspurger@ge.com

Applicant (Full Legal Name):

Name: Rivers Edge Holdings, LLC

Company:

Address: 614 W. Brown Deer Road #300

City/State/Zip: Bayside, WI 53214

Phone: 414-332-8080

Email: daniel@katzprop.com

Contact Person (Full Legal Name):

Name: Bret A. Roge, Esq.

Company: Michael Best & Friedrich LLP

Address: 790 N. Water Street, Ste. 2500

City/State/Zip: Milwaukee, WI 53202

Phone: 414-271-6560

Email: baroge@michaelbest.com

Conditional Use submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
  - $400.00, plus cost for publication, notice and all attorney fees related to project
- ☐ Five (5) complete collated sets of Application materials to include:
  - A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
  - Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.

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

The applicant and property owner(s) hereby certify that:

1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
2) the applicant and property owner(s) has/have read and understand all information in this application; and
3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ day of _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ day of _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ day of _____, _____.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: $_____. Date: _____.

RiversEdge Apartments – Project Narrative

Overview:

Rivers Edge Holdings, LLC ("Applicant") is acquiring the property commonly known as the RiversEdge Apartments located at N16W22420 Watertown Road, Pewaukee, WI 53186-1034912, tax parcel identification number PWC 0957-986 ("Property"). The Property is comprised of four (4) buildings, each with eighteen (18) residential units, located on approximately 46 acres of land. The Applicant requests that the City amend the existing Conditional Use Permit ("CUP") for the Property so that it no longer affects the Property and issue a new CUP permitting the Property to be operated as long-term multi-family housing as described in more detail below. The existing CUP would remain in effect with regard to all land it currently covers other than the Property.

Current and Future Land Use Regulations:

There are two factors currently governing the use of the Property. First, the Property is subject to a CUP recorded as Reel 1663, Image 0342 in the Waukesha County, WI Register's Office, as amended by amendment recorded as Reel 2976, Image 0973 therein ("Existing CUP"). The Existing CUP allows the Property to be used as transient housing for employees of General Electric ("GE") who are training at the GE facility located across Watertown Road from the Property. Second, the Property is zoned RM-3, which allows for multi-family residential development of buildings up to eight (8) units each pursuant to Section 17.0416 of City of Pewaukee ordinances.

The Applicant is requesting two changes to the current land use plan for the Property. First, the Applicant requests that the City amend the Existing CUP to remove the Property so that the Property can be used for multi-family housing. Second, because the buildings on the Property have eighteen (18) units each, use of the Property for multi-family use would be a conditional use pursuant to Section 17.0500 of City of Pewaukee ordinances, permitting "Residential planned unit development (PUD) . . . with no individual building containing more than 40 dwelling units." As such, the Applicant requests that the City issue a new CUP allowing the Property to be operated as multi-family housing pursuant to Section 17.0500 of City of Pewaukee ordinances.

Project and Applicant Details:

The Applicant is an affiliate of Milwaukee-based Katz Properties, Inc., a very experienced multi-family property manager that has developed and owned thousands of units of multi-family property over the past several decades. The Applicant will acquire the existing buildings and all land comprising the Property as depicted and described in the enclosed elevations, site plans, drainage plans, and other materials. The Applicant will convert the Property from its current use as transient housing into multi-family housing. Rents for the Property will be at market rates. Upon acquisition of the Property, the Applicant will make various improvements to the interior and exterior of the existing buildings to make them more marketable and compatible with multi-family use, including but not limited to remodeling kitchens and/or bathrooms in the residential units and upgrades to common areas. Based on the Applicant's review of the Property, certain upgrades may also be made to the area around the stormwater retention pond on the south side of the Property, which improvements may include the construction of a decorative fence around the pond for safety reasons. Also, there is currently a tunnel under Watertown Road connecting the Property with the GE facility on the other side of Watertown Road, allowing persons staying at the Property to get to

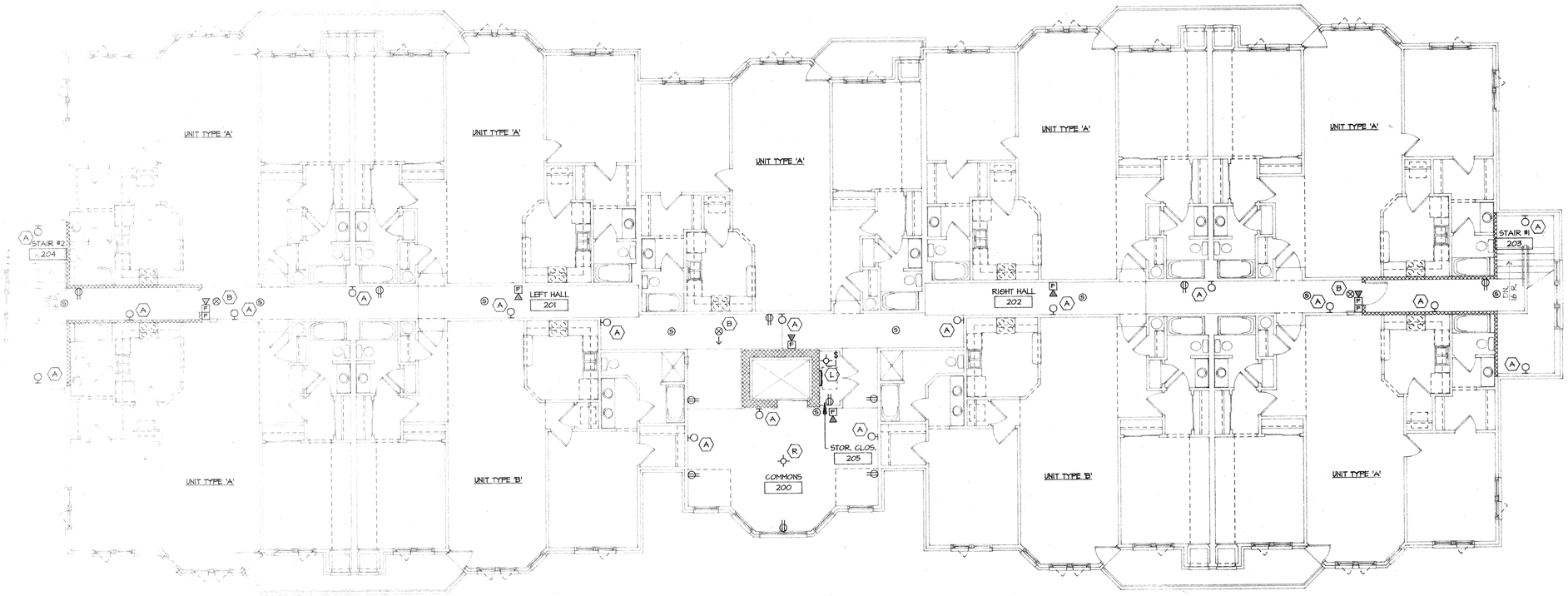
the GE facility without having to cross Watertown Road. GE will be filling this tunnel with concrete to eliminate future direct access between the two properties.

The Applicant expects that it will complete its initial improvements to the Property within several months after acquiring the Property. After completing such improvements, the Applicant expects that the value of the Property will be increased from the purchase price of $12,800,000.00. In addition, though not part of this application, the Applicant expects that it will seek future approvals from the City to construct additional multi-family residential buildings on the Property, which would further increase the value of the Property.

LEGAL DESCRIPTION

ALL THAT PART OF THE SOUTHEAST 1/4 AND NORTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 89° 15' 01" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4, 795.95 FEET TO POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE W.I.C.T. RAILROAD AND THE PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED LANDS; THENCE 888.55 FEET ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 2324.83 FEET; WHOSE CHORD BEARS SOUTH 65° 44' 50" WEST, 883.15 FEET TO A POINT; THENCE NORTH 58° 15' 59" WEST, 81.22 FEET TO A POINT; THENCE SOUTH 52° 51' 24" WEST, 138.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF WATERTOWN ROAD; THENCE NORTH 58° 15' 59" WEST ALONG SAID RIGHT-OF-WAY LINE, 643.37 FEET TO A MEANDER LINE ALONG THE FOX RIVER; THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSES; THENCE NORTH 27° 41' 58" EAST, 154.96 FEET TO A POINT; THENCE NORTH 33° 12' 09" EAST, 215.57 TO A POINT; THENCE NORTH 15° 55' 45" EAST, 299.50 FEET TO A POINT; THENCE NORTH 01° 03' 51" WEST, 151.09 FEET TO A POINT; THENCE NORTH 07° 26' 51" WEST, 148.52 FEET TO A POINT; THENCE NORTH 07° 38' 09" WEST, 140.66 FEET TO A POINT; THENCE NORTH 44° 25' 14" EAST, 121.32 FEET TO A POINT; THENCE SOUTH 76° 31' 48" EAST, 39.04 FEET TO A POINT; THENCE SOUTH 12° 40' 40" EAST, 185.52 FEET TO A POINT; THENCE SOUTH 47° 03' 52" EAST, 149.79 FEET TO A POINT; THENCE SOUTH 59° 56' 11" EAST, 131.91 FEET TO A POINT; THENCE NORTH 76° 47' 52" EAST, 175.42 FEET TO A POINT; THENCE NORTH 46° 47' 13" EAST, 247.02 FEET TO A POINT; THENCE NORTH 71° 47' 38" EAST, 249.58 FEET TO A POINT; THENCE SOUTH 58° 33' 45" EAST, 766.34 FEET TO A POINT; THENCE SOUTH 23° 44' 53" EAST, 296.55 FEET TO A POINT; THENCE NORTH 62° 02' 33" EAST, 216.32 FEET TO A POINT; THENCE NORTH 25° 22' 00" WEST, 125.44 FEET TO A POINT; THENCE SOUTH 86° 25' 37" WEST, 95.73 FEET TO A POINT; THENCE NORTH 01° 16' 27" EAST, 134.26 FEET TO A POINT; THENCE SOUTH 88° 10' 11" EAST, 251.31 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SPRINGDALE ROAD; THENCE SOUTH 01° 25' 18" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 561.87 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID W.I.C.T. RAILROAD; THENCE SOUTH 84° 19' 37" WEST, ALONG SAID RIGHT-OF-WAY LINE, 455.67 FEET TO A POINT; THENCE 309.59 FEET, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 2324.83 FEET; WHOSE CHORD BEARS SOUTH 80° 30' 43" WEST, 309.36 FEET TO THE POINT OF BEGINNING. INCLUDING HEREIN ANY LAND LYING BETWEEN SAID MEANDER LINE AND THE ORDINARY HIGH WATER MARK OF THE FOX RIVER. EXCEPTING THEREFROM THOSE LANDS CONVEYED TO WAUKESHA COUNTY IN WARRANTY DEED RECORDED DECEMBER 03, 2008 AS DOCUMENT NO. 3613235.



SECOND FLOOR ELECTRICAL PLAN

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

N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

SHEET E-3

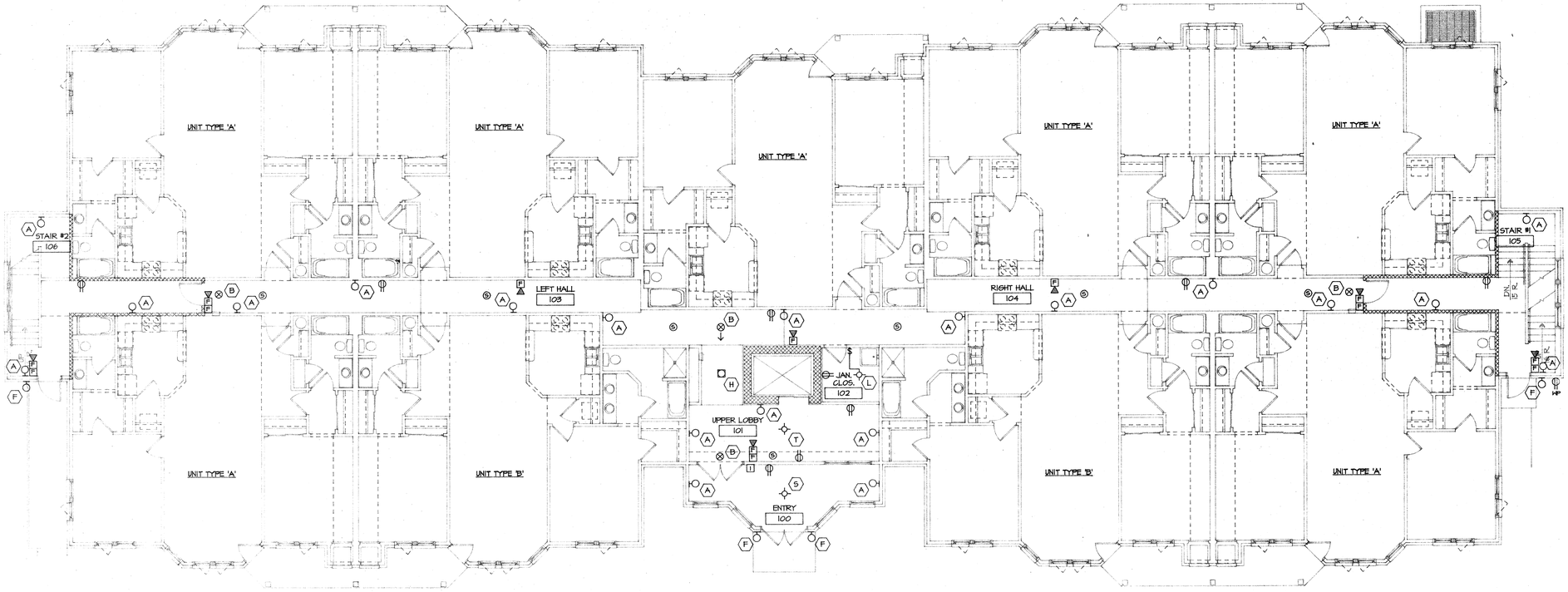
DATE ISSUED 08 JULY '93
DATE DRAWN 30 JUNE '93
DRAWN BY
JOB #

PROJECT NO. 94-03

PROJECT: RIVER EDGE CONDOMINIUMS
KATERTOWN ROAD
TOWN OF MUKWONEGO, WISCONSIN

TITLE: OVERALL SECOND FLOOR ELECTRICAL PLAN

DESIGNER RESERVES ALL COPYRIGHTS TO THESE DRAWINGS WHICH ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF TDI ASSOCIATES, INC. ©



FIRST FLOOR ELECTRICAL PLAN

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

N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

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PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

SHEET E-2
PROJECT NO. 1443
DATE ISSUED 06 JULY '93
DATE DRAWN 30 JUNE '93
DRAWN BY

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF MENASHE, WISCONSIN
TITLE: OVERALL FIRST FLOOR ELECTRICAL PLAN

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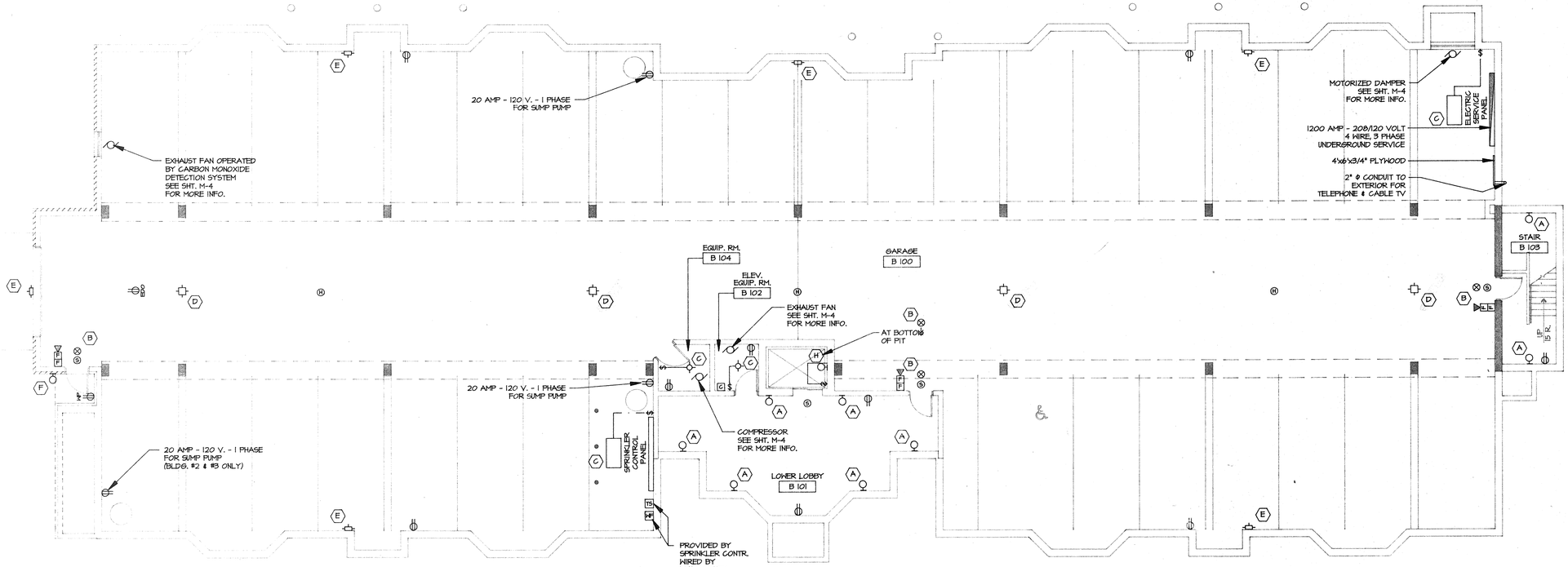

N O T E :

SEE SHEETS M-1 thru M-5 FOR ELECTRICAL REQUIREMENTS FOR H.V.A.C. EQUIPMENT INCLUDING ELECTRC HEAT

BASEMENT / GARAGE ELECTRICAL PLAN

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

SYMBOL LEGEND

PLAN SYMBOL	DESCRIPTION	PLAN SYMBOL	DESCRIPTION	PLAN SYMBOL	DESCRIPTION	PLAN SYMBOL	DESCRIPTION
	DUPLEX OUTLET		CEILING MOUNTED LAMP FIXTURE		TELEPHONE JACK	WF	WATER FLOW MONITOR
220 V	220 VOLT SERVICE		RECESSED CAN FIXTURE	TD	TELEPHONE / DATA JACK	TS	TEMPER SWITCH
WP	WEATHER PROTECTED OUTLET		WALL MOUNTED LAMP FIXTURE	TV	CABLE TV JACK	F	FIRE ALARM PULL STATION
	ELECTRIC DOOR OPENER		EXIT LIGHT	I	INTERCOM	FH	FIRE ALARM HORN W/STROBE
$	SINGLE POLE SWITCH		DIRECTIONAL EXIT LIGHT		CLOSED CIRCUIT VIDEO	S	SMOKE DETECTOR
$3	THREE-WAY SWITCH		CHANDELIER	T	HEAT SENSITIVE SWITCH	H	HEAT DETECTOR
$D	DIMMER SWITCH		HIGH-PRESSURE SODIUM FIXTURE - CL'G. MNT.	SNI	PHONE JUNCTION BOX	C	CONTROL MODULE
$T	TIMER SWITCH		HIGH-PRESSURE SODIUM FIXTURE - WALL MNT.		DEDICATED COMPUTER OUTLET	FAP	FIRE DEPARTMENT ACCESS PANEL
	ELECTRIC MOTOR		FLOURESCENT TUBE FIXTURE				

Skipped 7/18

B/O Kitchen
B/O Vanity

LIGHT FIXTURE SCHEDULE

TYPE	LAMPS NO.	LAMPS DRD. ABB.	DESCRIPTION	MANUFACTURER	CATALOG NO.	GLASS or SHEILDING	FINISH	MOUNTING	COMMENTS
A	1	75 W. INCAND.	WALL FIXTURE	BROWNLEE	DUNDEE 119	GLASS	BRASS	WALL	
B	1	W. FLOUR.	EXIT LIGHT	LITHONIA	FA5 2 RC	FIBERGLASS	BLACK	CEILING	
C	2	40 W. FLOUR.	4' - (2) TUBE STRIP	LITHONIA	LB 240 A	ACRYLIC	WHITE	CEILING	
D	1	150 W. HPS	CEILING PACK	BROWNLEE	HAWK TIT	POLYCARBONATE	BRONZE	CEILING	
E	1	150 W. HPS	WALL PACK	BROWNLEE	HAWK TIT	POLYCARBONATE	BRONZE	WALL	
F	1	100 W. INCAND.	WALL LANTERN	-	-	-	-	WALL	EXTERIOR
G	1	75 W. INCAND.	WALL LANTERN Exterior	BROWNLEE	WASHINGTON 114	POLYCARBONATE	BLACK	WALL	
H	1	100 W. INCAND.	RECESSED CAN FIXTURE	-	-	-	WHITE	CEILING	
I	1	75 W. INCAND.	CEILING FIXTURE	STARLIGHT	LP 1000	ACRYLIC	WHITE	CEILING	
J	1	75 W. INCAND.	WALL FIXTURE	-	-	-	BRASS	WALL	
K	3	60 W. INCAND.	FAN / LIGHT	-	-	-	-	CEILING	SELECTION BY OWNER
L	1	150 W. INCAND.	PORCELAIN SOCKET	P/S	-	NONE	WHITE	CEILING	
M	1	40 W. FLOUR.	CEILING FIXTURE	STARLIGHT	SL 7052-59	ACRYLIC	BLEACHED OAK	CEILING	
N	1	75 W. INCAND.	WALL FIXTURE	STARLIGHT	SL 7434-58	GLASS	BRASS	WALL	
O	1	75 W. INCAND.	CEILING FIXTURE	STARLIGHT	SL 8610-01	WHITE GLASS	BRASS	CEILING	
P	-	W. INCAND.	CHANDELIER 35 of 36	STARLIGHT	SL 8042	GLASS	BRASS	CEILING	
Q	1	100 W. INCAND.	PORCELAIN SOCKET	P/S	-	NONE	WHITE	WALL	
R	-	W. INCAND.	CHANDELIER	-	-	-	-	CEILING	SELECTION BY OWNER
S	-	W. INCAND.	CHANDELIER	-	-	-	-	CEILING	SELECTION BY OWNER
T	-	W. INCAND.	CHANDELIER	-	-	-	-	CEILING	SELECTION BY OWNER

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REVISIONS: 10 SEPT. '98 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: BASEMENT / GARAGE ELECTRICAL PLAN

DATE ISSUED 08 JULY '98
DATE DRAWN 08 JULY '98
DRAWN BY MDL

SHEET E-1
PROJECT NO. 394-98

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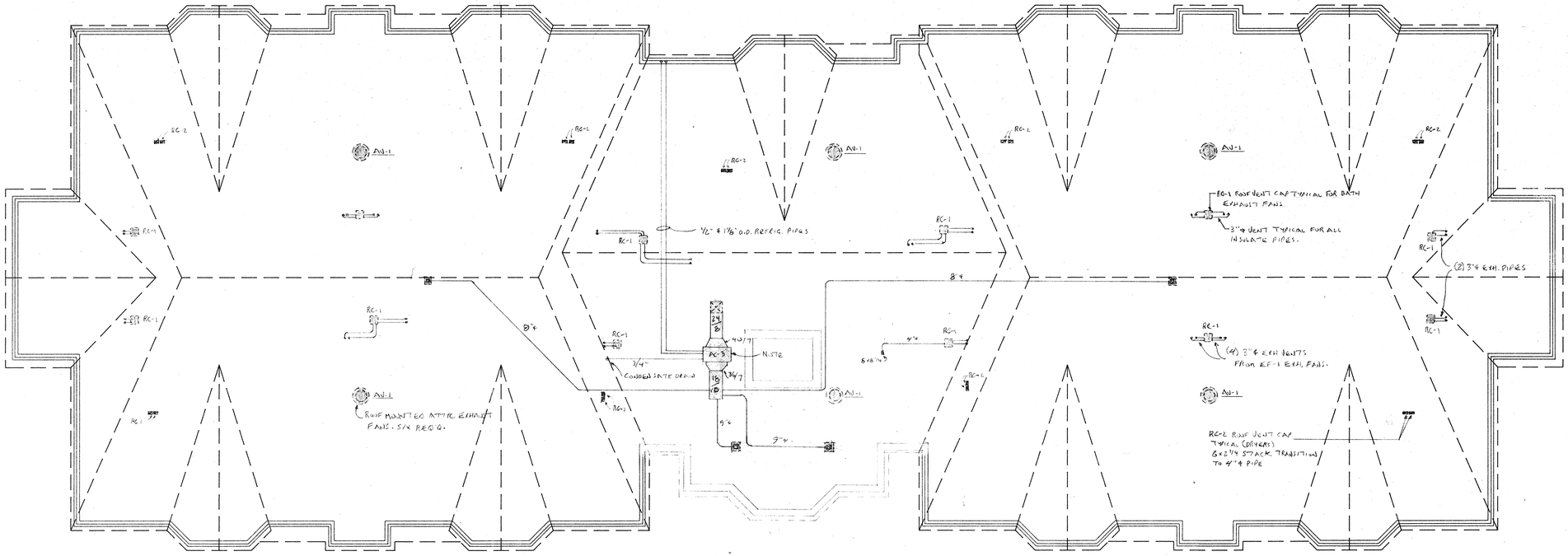

ATTIC H.V.A.C. PLAN

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

NOTE:

REFER TO SHEET M-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND EQUIPMENT SPECIFICATIONS.

SET AC-3 ON MIN. 1/2" THICK PLYWOOD ON TRUSS CHORD SET UNIT ON VIBRATION ISOLATORS. 125 LBS. SECOND FLOOR UNIT FIRST FLOOR UNIT SUSPEND WITH VIBRATION ISOLATORS FROM CEILING JOIST.

REVISIONS: 17 SEPT. '93 GENERAL REVISIONS

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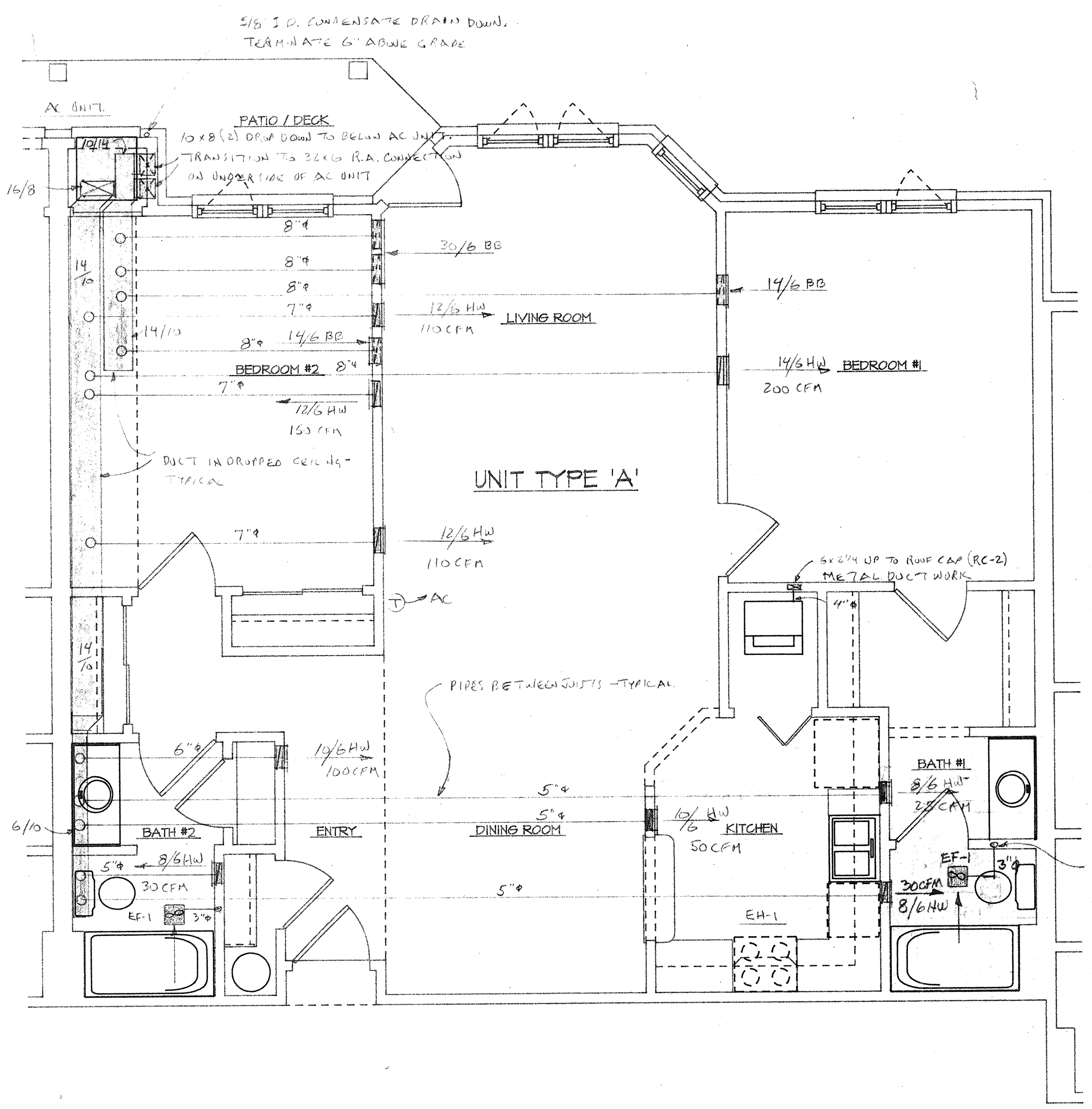
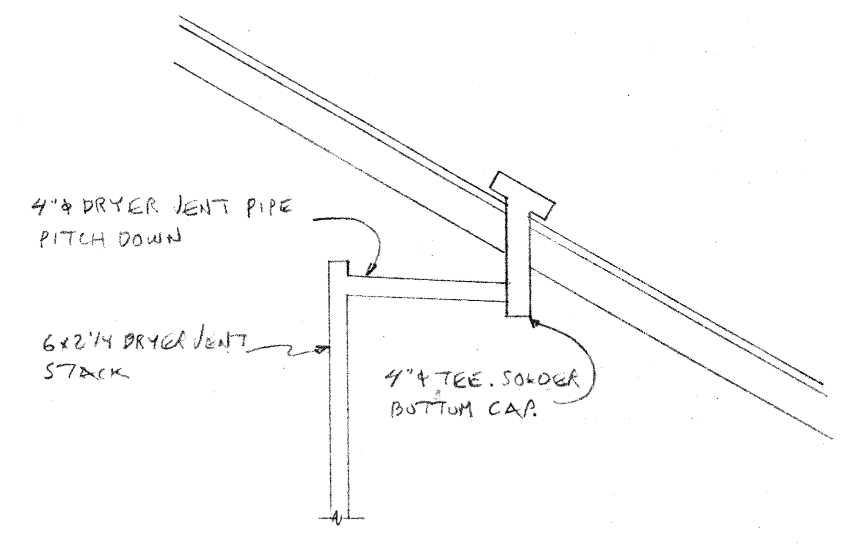
PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: ATTIC H.V.A.C. PLAN

DATE ISSUED
DATE DRAWN
7-7 MAR. '95
DRAWN BY
EJH

SHEET M-5
PROJECT NO. 194-93





DRYER VENT DETAIL. NO SCALE

Living Room
Both
110 cmF
10% open

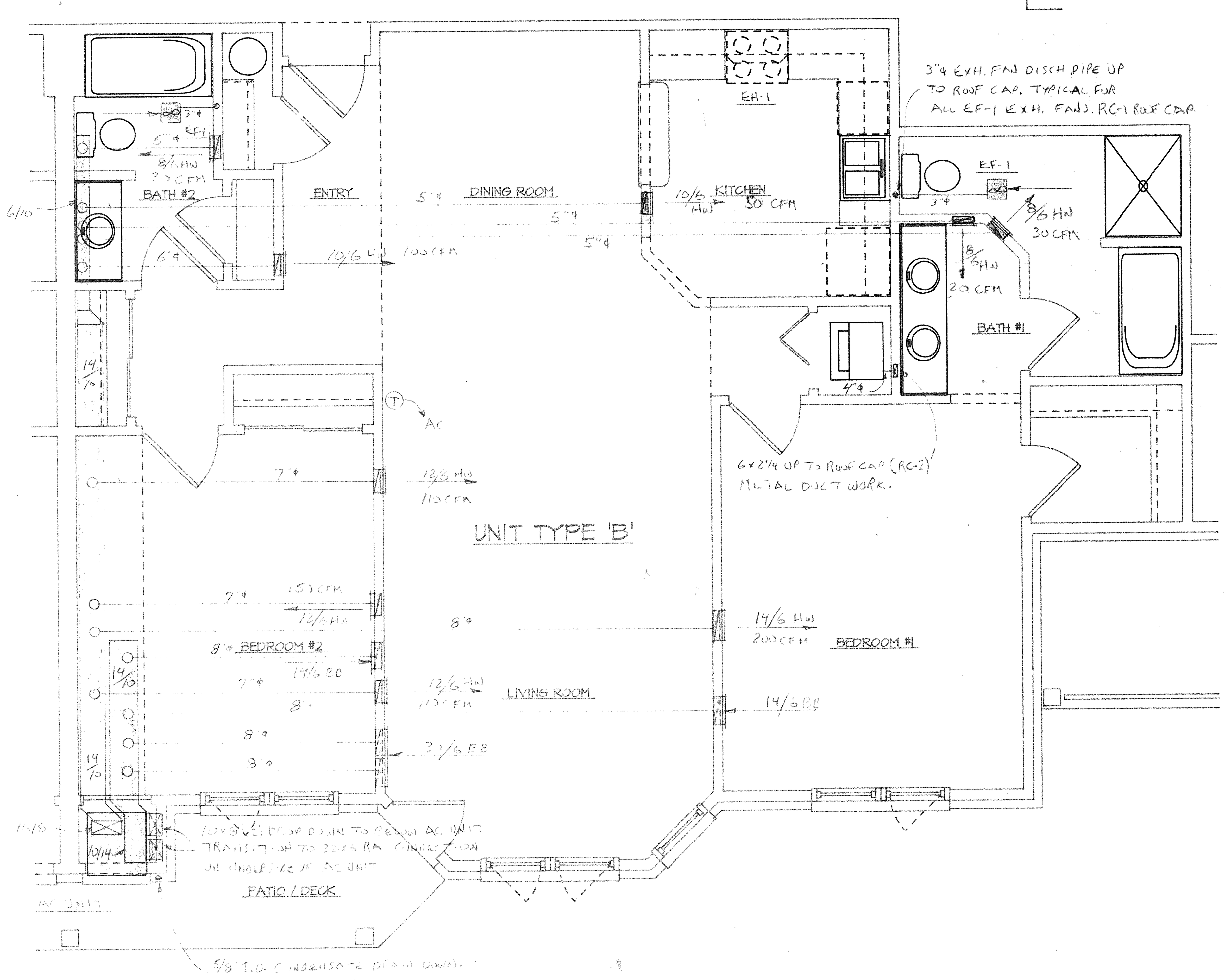
Kitchen 60 CFM
Closed

Entry
100 CFM
20% open

Bedroom w/o Heater
190 CFM
100% open

Bathroom
60 CFM
Closed

Heater Bedroom
150 CFM
10%
Bathroom
60 CFM
closed



UNIT H.V.A.C. PLANS

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

GENERAL NOTES AND SPECIFICATIONS:

1. HIGHWALL REGISTERS TO BE HART & COOLEY MODEL 661 REGISTERS WITH MULTI SHUTTER VALVE. DOVER WHITE FINISH. SIZES AS LISTED.
2. BASEBOARD RETURN AIR GRILLES TO BE HART & COOLEY MODEL 657. DOVER WHITE FINISH. SIZES AS LISTED.
3. DUCTS & PIPES LOCATED ABOVE SECOND FLOOR CEILING TO BE INSULATED WITH 1" MOISTURE BARRIER TYPE INSULATION. TAPE & SEAL ALL JOINTS AND EDGES.
   ALTERNATE NO. 1: USE FIBERGLAS DUCT BOARD
   ALTERNATE NO. 2: LOCATE SECOND FLOOR DUCTS & PIPES IN ATTIC TRUSSES ABOVE CEILING, BELOW INSULATION.
4. CONNECT EACH BATH EXHAUST FAN EF-1 INTO RESPECTIVE SWITCH CIRCUIT.
5. INSULATE DRYER EXHAUST VENT PIPE LOCATED IN ATTIC WITH MOISTURE BARRIER TYPE INSULATION. PITCH PIPES DOWN TO ROOF CAP.
6. PROVIDE & INSTALL CANVAS DUCT CONNECTORS BETWEEN AC UNIT AND DUCTS.
7. PROVIDE & INSTALL FLEXIBLE GAS PIPE CONNECTORS BETWEEN AC UNIT & GAS MAIN.
8. MOUNT AC UNIT IN WALL SLEEVE 20" ABOVE FLOOR. VERIFY WITH ARCHITECTURAL DRAWINGS.
9. DRYER VENT PIPES TO BE 4"φ PIPE OR 6"x2¼" STACK. METAL DUCTWORK. SEE DETAIL.
10. INSULATE REFRIGERANT SUCTION PIPING WITH ½" THICK CLOSED CELL INSULATION.
11. BASEMENT GARAGE EXHAUST FAN EF-4 TO OPERATE FROM A 24 HR - 7 DAY TIME CLOCK SET TO START AND OPERATE EXHAUST FAN 5 MINUTES IN EACH 30 MINUTE PERIOD. PROVIDE A SPACE MOUNTED CARBON MONOXIDE DETECTOR TO OVERRIDE TIME CLOCK AND START EXHAUST FAN TO RUN CONTINUOUSLY ON A RISE IN CARBON MONOXIDE LEVEL. INTERLOCK EXHAUST FAN, MTR OPERATED DISCH. DAMPER, AND O.A. INTAKE DAMPER. EXHAUST FAN WILL NOT START UNLESS ALL DAMPERS ARE ENERGISED AND OPEN, REFER TO DILHR 64.63(2)(c).
12. SUSPEND AC-3 AIR HANDLER FROM CEILING JOIST USING VIBRATION ISOLATION HANGERS. USE CANVAS DUCT CONNECTORS BETWEEN UNIT AND DUCTS. ALTERNATE 2ND FL.: SET ON ATTIC JOISTS.
13. EF-2 EXHAUST FANS TO OPERATE ON RISE IN SPACE TEMPERATURE. INTERLOCK WITH FIRE ALARM CIRCUIT.
14. EF-2 EXHAUST GRILLE TO BE HART & COOLEY OR EQUAL MODEL 672 CEILING GRILLE.
15. VERIFY LOCATION OF ALL DUCTS, GRILLES AND EQUIPMENT AT JOB SITE.
16. INSTALL SYSTEM TO COMPLY WITH ALL STATE AND LOCAL CODES.
17. PIPE AC-3 AIR HANDLER CONDENSATE DRAIN PIPE INTO SANITARY SEWER DRAIN. REFER TO P DRAWINGS
18. CEILING DIFFUSERS TO BE HART & COOLEY MODEL AFF-4 FOUR WAY DISCHARGE TYPE WITH O.B.D. WHITE FINISH. SIZES LISTED.

EQUIPMENT SPECIFICATIONS:

AC-1: ARMSTRONG MAGIC PAC MODEL 38 HWC-242 HEAT-COOL UNIT. NAT. GAS. 38.0 MBH INPUT. 30.0 MBH OUTPUT. 80% AFUE. 23.6 MBH COOL. 9.7 SEER. 10x4 BLWR. 1/3 H.P. MTR. 800 CFM @ .30" ESP. 208/230-1-60. 18.6 MIN CIRC. AMPACITY. CA239 WALL SLEEVE. FILTER. T87F/Q539A THERMOSTAT.

AC-2: ARMSTRONG MAGIC PAC MODEL 38 HWC-182 HEAT-COOL UNIT. NAT. GAS. 38.0 MBH INPUT. 30.0 MBH OUTPUT. 80% AFUE. 17.8 MBH COOL. 9.7 SEER. 10x4 BLWR. 1/3 H.P. MTR. 800 CFM @ .30" ESP. 208/230-1-60. 15.4 MIN. CIRC. AMPACITY. CA239 WALL SLEEVE. FILTER. T87F/Q539A THERMOSTAT.

AC-3: FIRST CO. OR EQUAL MODEL 30 RCUA AIR HANDLER. 5.0 KW ELECTRIC HEATER. 17.0 MBH. 1000 CFM @ .25" ESP. 1/3 HP. 230-1-60. 24.0 FLA. MODEL 964-1 SOLID. PANEL. T87F/Q539A THERMOSTAT.
CARRIER OR EQUAL MODEL 38CK-030-301 AIR COOLED CONDENSING UNIT. 28.0 MBH @ A.R.I. CONDITIONS. 1/4" OD AND 3/4" O.D. LINE SIZE CONNECTIONS. 208/230-1-60. 15.0 FLA. 18.6 MIN. CIRC AMPACITY. CRANK CASE HEATER. FILTER DRIER. P.T.C. START ASSIST KIT.

EBB-0: MARKEL OR EQUAL SERIES 2500 ELECTRIC BASEBOARD UNITS. 240-1-60.
EBB-1: MODEL H2504N. 1000 WATTS. 48" LENGTH. A6281 RELAY. T87F THERMOSTAT. 2ND FLOOR STAIR
EBB-2: MODEL H2506N. 1500 WATTS. 72" LENGTH. A6281 RELAY. T87F THERMOSTAT. BASM'T STAIR.
EBB-3: MODEL H2508N. 2000 WATTS. 96" LENGTH. A6281 RELAY. T87F THERMOSTAT. 1ST FLOOR STAIR.
EBB-4: MODEL H2504N. 1000 WATTS. 48" LENGTH. LOUNGE. EBB-4&5: CONTROL FROM SINGLE T87F THERMOSTAT AND RELAY(S) TO OPERATE
EBB-5: MODEL H2506N. 1500 WATTS 72" LENGTH. LOUNGE. THREE UNITS SIMULTANEOUSLY.

EF-1: BROAN OR EQUAL MODEL 671 CEILING EXHAUST FAN. 70 CFM. 120-1-60. 1.2 FLA.
EF-2: GREENHECK OR EQUAL MODEL G-90-G EXHAUST FAN. 500 CFM @ .25" ESP. 1/25 HP. 1350 RPM. 120-1-60. CURB. B.D.D. BIRD SCR. SWITCH.
EF-3: BROAN OR EQUAL MODEL 512 WALL EXHAUST FAN 90 CFM. 120-1-60. 1.0 FLA. WITH HONEYWELL T6051A T'STAT. (MAKE ON RISE)
EF-4: GREENHECK OR EQUAL MODEL SPFE-30 EXHAUST FAN. 6653 CFM @ .25" S.P. 685 RPM. 3/4 H.P. MOTOR. 230-1-60. 6.9 FLA. 32x30 MTR OPERATED DAMPER. WEATHER HOOD. DISCONNECT SWITCH.

IL-1: VENT PRODUCTS OR EQUAL MODEL 2400-31-32-42-90 INLET LOUVER. 36"x42" MULTI SECTION. 72x42" OVERALL SIZE. HONEYWELL M845A TWO POSITION MOTOR. TRANSFORMER. END SWITCH. Q605 LINKAGE

RC-1: BROAN OR EQUAL MODEL 634 ROOF CAP.
RC-2: BROAN OR EQUAL MODEL 636 ROOF CAP.

EQUIPMENT SPECIFICATIONS CONTINUED:

CH-1: MARKEL OR EQUAL MODEL H1A634404R45C-F-. CABINET UNIT HEATER 4.0 KW. TWO STAGE. 4.0/2.0. 240-1-60. 18.7 FLA. FILTER. 540/260 CFM. LOWER LOBBY & ENTRY.

EH-1: BROAN OR EQUAL MODEL 77000. 30" DUCT DUCT FREE EXHAUST HOOD. MICROTEK FILTER. 200 CFM. 120-1-60.

AV-1: BROAN OR EQUAL MODEL 356 ROOF MOUNTED ATTIC VENTILATOR. 1600 CFM. 120-1-60. BUILT-IN THERMOSTAT.

EF-5: BROAN OR EQUAL MODEL 676 CEILING EXHAUST FAN. 110 CFM. 1.3 F.L.A. PILOT LIGHTED WALL SWITCH.

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

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PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: UNIT H.V.A.C. PLANS

DATE ISSUED
DATE DRAWN 25 MAR. '93
DRAWN BY GJH

SHEET M-4
PROJECT NO. 154-93

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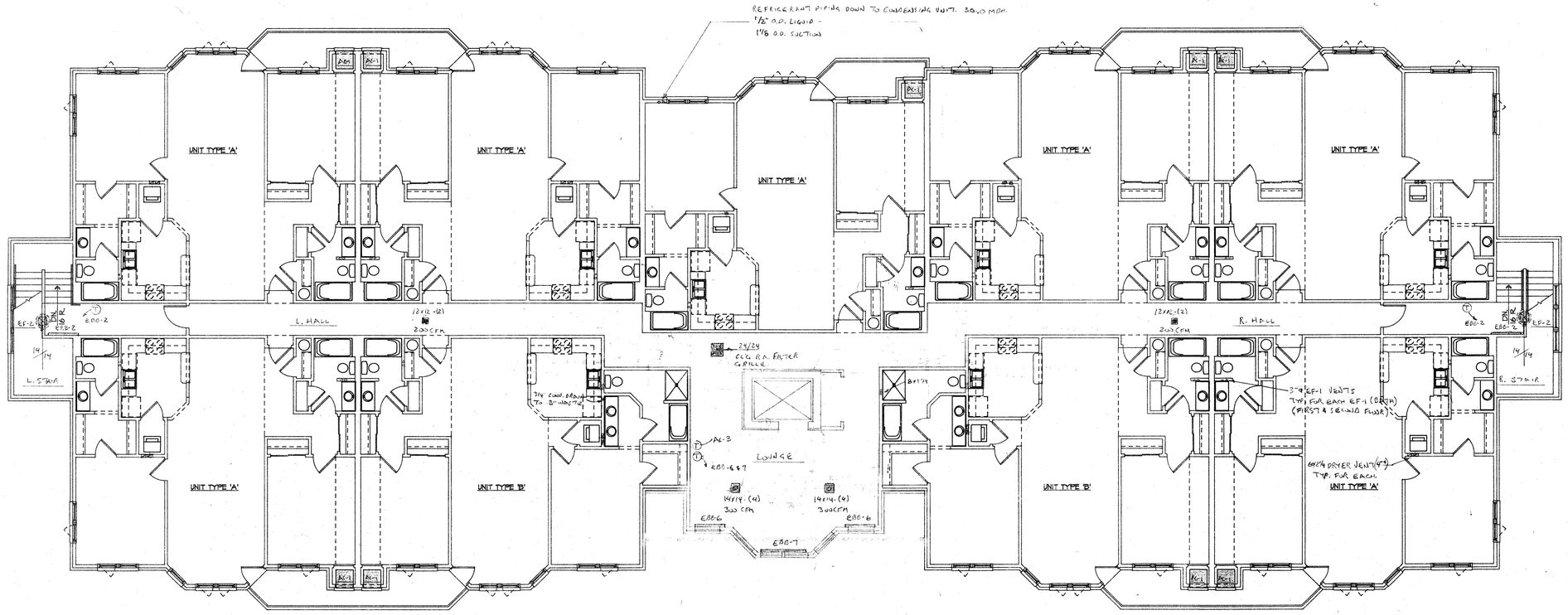

SECOND FLOOR H.V.A.C. PLAN

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

NOTE:

COMBINE FOUR (4) EF-1 VENTS INTO ONE ROOF CAP RC-1.

COMBINE TWO (2) EF-1 VENTS INTO ONE ROOF CAP RC-1.

EACH DRYER VENT TO TERMINATE INTO ONE ROOF CAP. RC-2.

REFER TO SHEET M-4 FOR ALL GENERAL NOTES AND SPECIFICATIONS AND EQUIPMENT SPECIFICATIONS.

REFER TO SHEET M-4 FOR UNIT A AND B 1/4" SCALE DRAWINGS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: IC SEPT. '93 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
PATERSON ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: SECOND FLOOR H.V.A.C. PLAN

DATE ISSUED
DATE DRAWN
22 MAR. '93
DRAWN BY
GJH

SHEET M-3
PROJECT NO. 154-93

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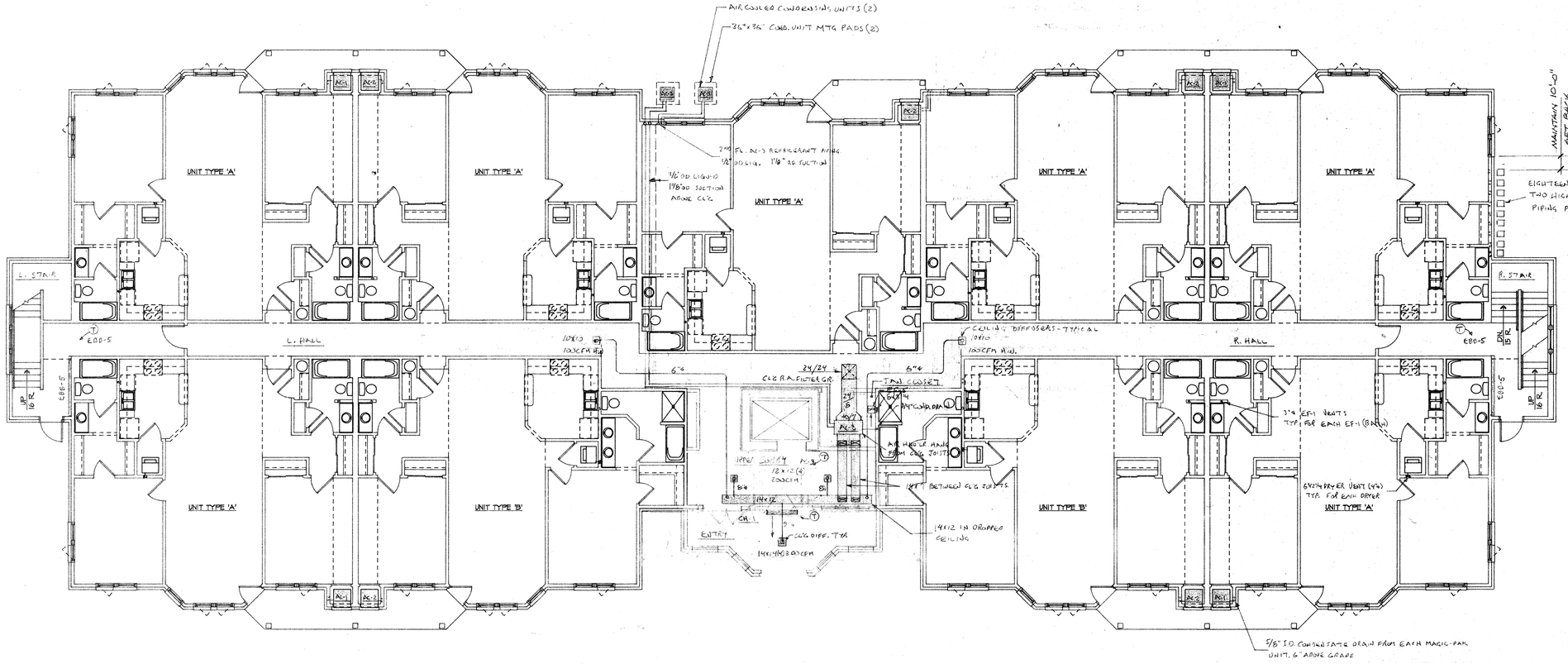

FIRST FLOOR H.V.A.C. PLAN

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

NOTE:

REFER TO SHEET M-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND SCHEDULES

REFER TO SHEET M-4 FOR UNIT A AND B 1/4" SCALE DRAWINGS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: FIRST FLOOR H.V.A.C. PLAN

DATE ISSUED

DATE DRAWN
3-2 MAR. '15
DRAWN BY
GJH

SHEET M-2

PROJECT NO.
1514-15

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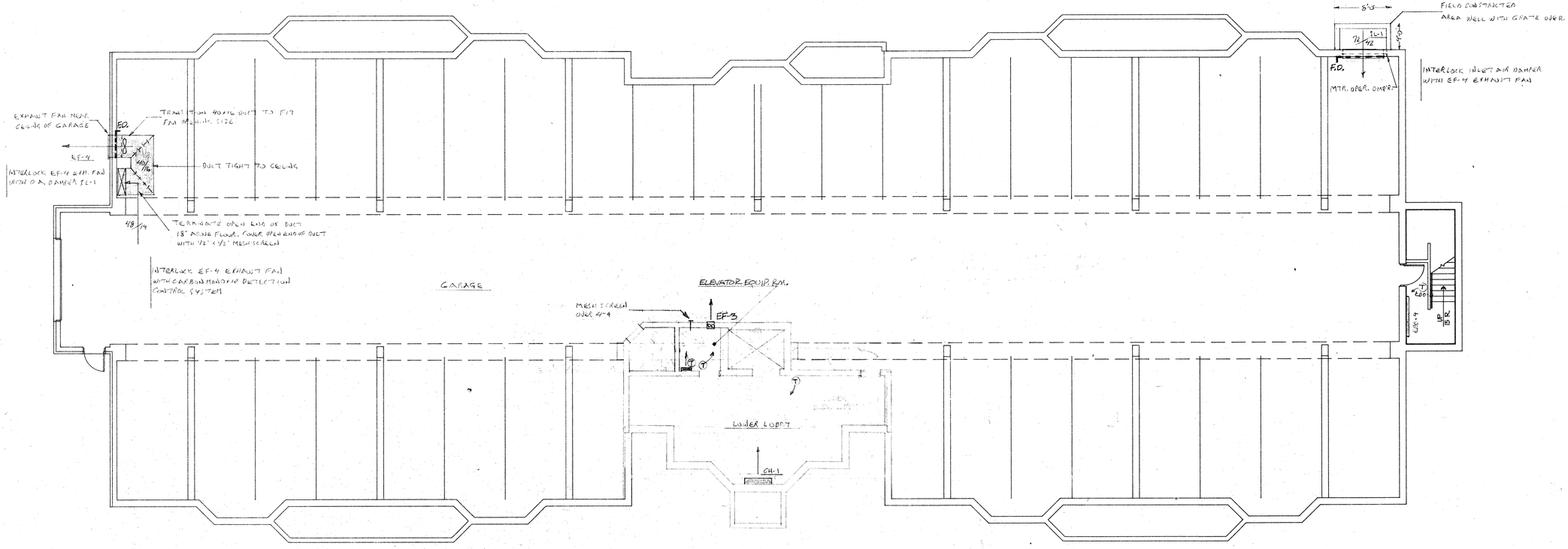

BASEMENT / GARAGE H.V.A.C. PLAN

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

NOTE:

REFER TO SHEET M-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND EQUIPMENT SCHEDULE.

REVISIONS: 10 SEPT '13 GENERAL REVISIONS

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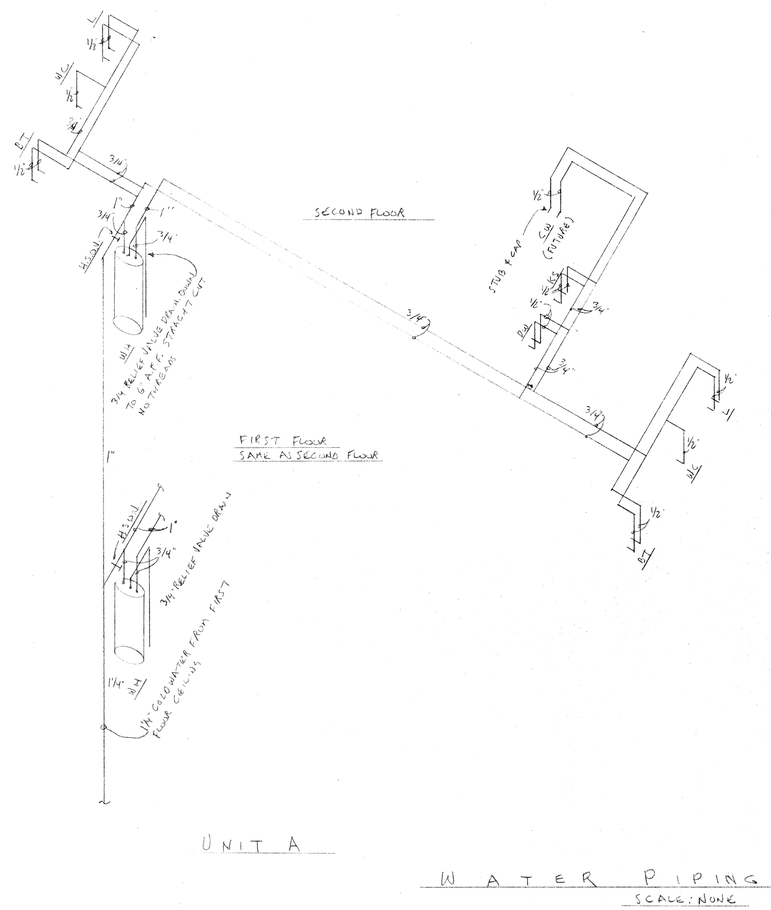
PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF MENOMONEE, WISCONSIN

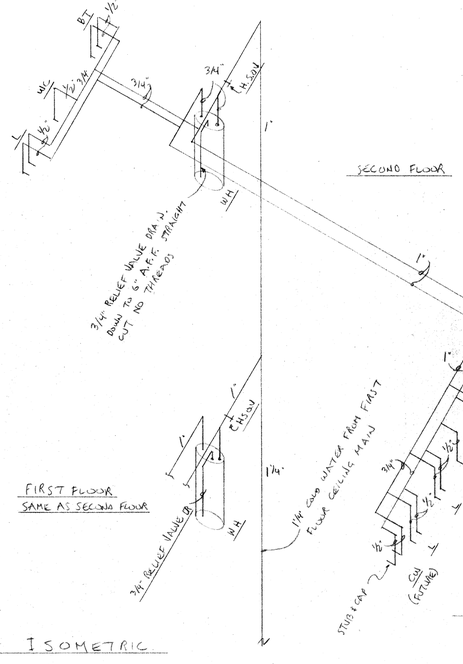
TITLE: BASEMENT / GARAGE H.V.A.C. PLAN

DATE ISSUED
DATE DRAWN
13 MAR '13
DRAWN BY
GJH

SHEET M-1

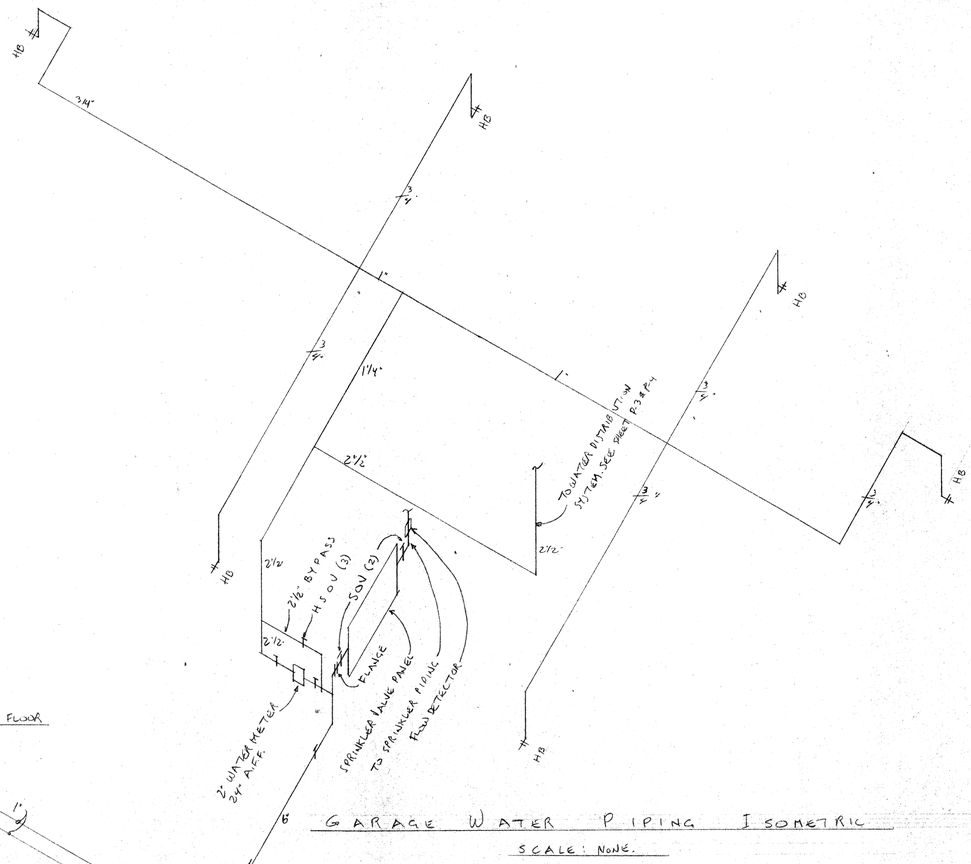
PROJECT NO. 194-13





WATER PIPING ISOMETRIC

SCALE: NONE



GARAGE WATER PIPING ISOMETRIC

SCALE: NONE.

TDI Associates, Inc.
Architects, Engineers, Planners
1285 Sunnyridge Road
Pewaukee, WI 53072 (414) 691-3400

REVISIONS 12 SEPT 08 GENERAL REVISIONS

PROJECT RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD - TOWN OF PEWAUKEE, WISCONSIN

TITLE PIPING ISOMETRIC

DATE ISSUED
DATE 7-25-08
DRAWN BY
CAH

SHEET P.7

PROJECT NO 08-93

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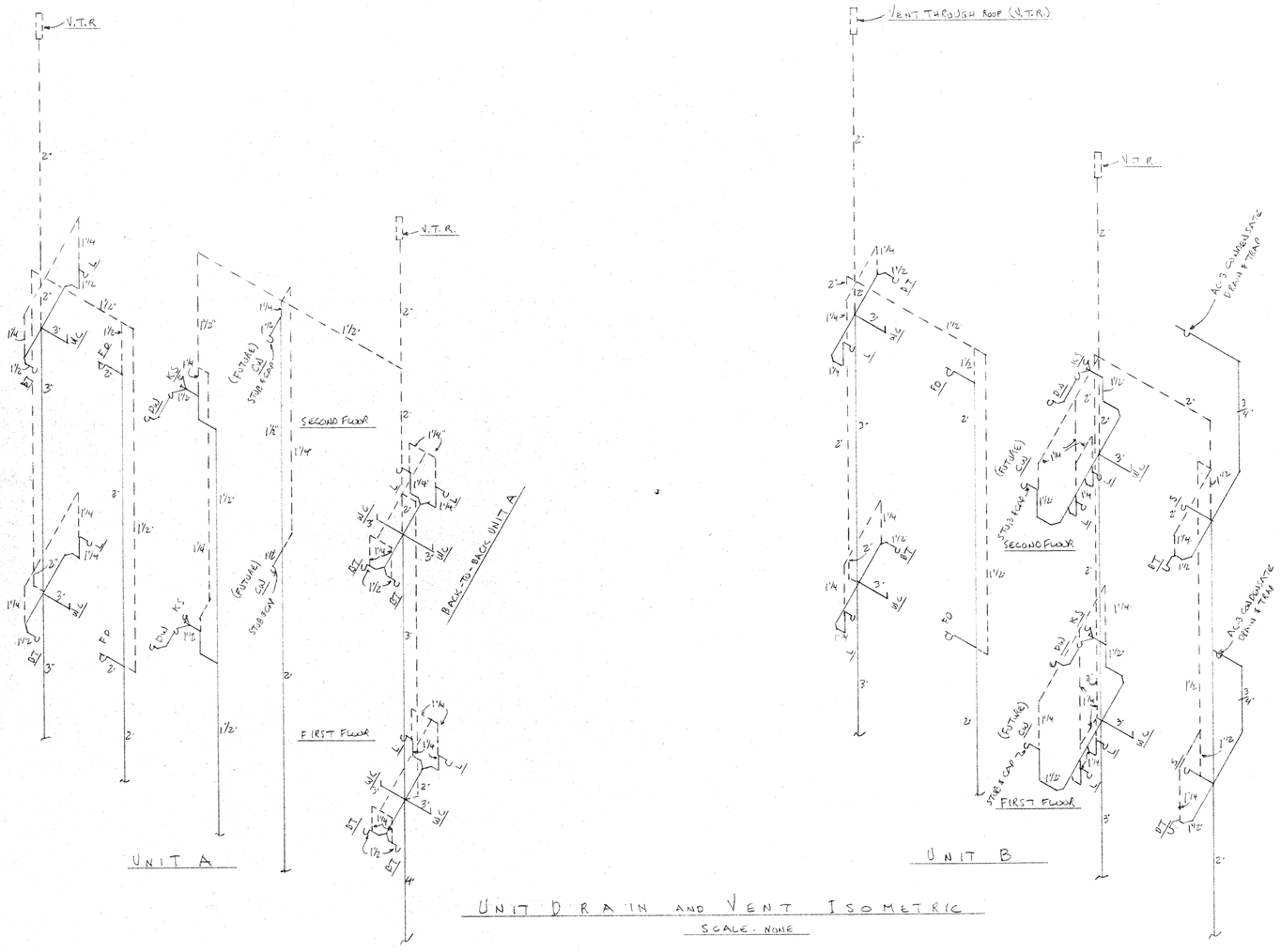
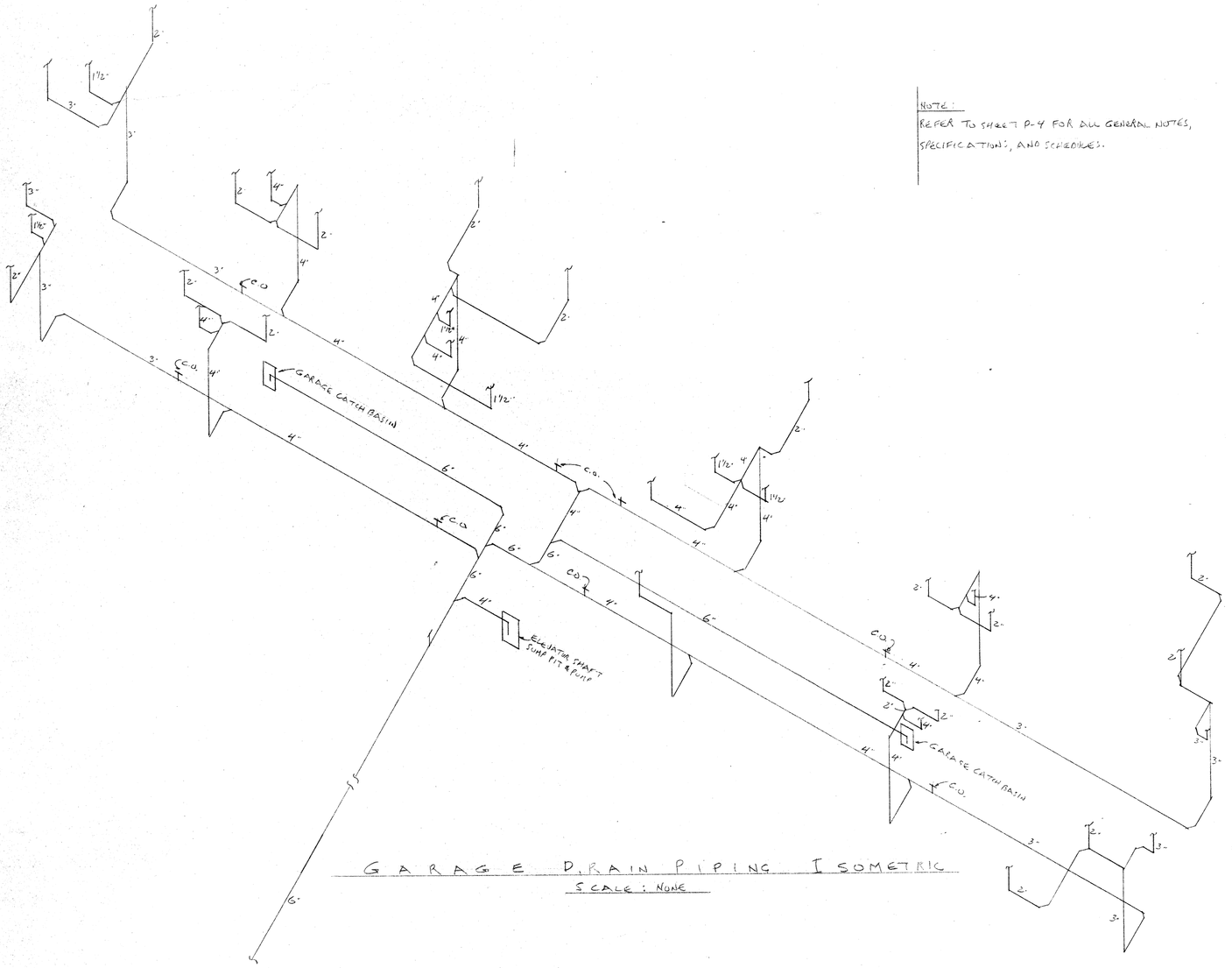


UNIT DRAIN AND VENT ISOMETRIC

SCALE: NONE

NOTE:
REFER TO SHEET P-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND SCHEDULES.



GARAGE DRAIN PIPING ISOMETRIC

SCALE: NONE

SHEET P-6	DATE ISSUED	PROJECT	RIVER EDGE CONDOMINIUMS. GENERAL ELECTRIC MEDICAL SYSTEMS WATERTOWN ROAD; TOWN OF PEWAUKEE, WISCONSIN
PROJECT NO 159-93	DATE DRAWN 7-7-93	TITLE	PIPING ISOMETRIC'S.
	DRAWN BY GJH		

TDI Associates, Inc.
Architects, Engineers, Planners
1285 Sunnyridge Road
Pewaukee, WI 53072 (414) 691-3400

REVISIONS 10 SEPT. 93 GENERAL REVISIONS

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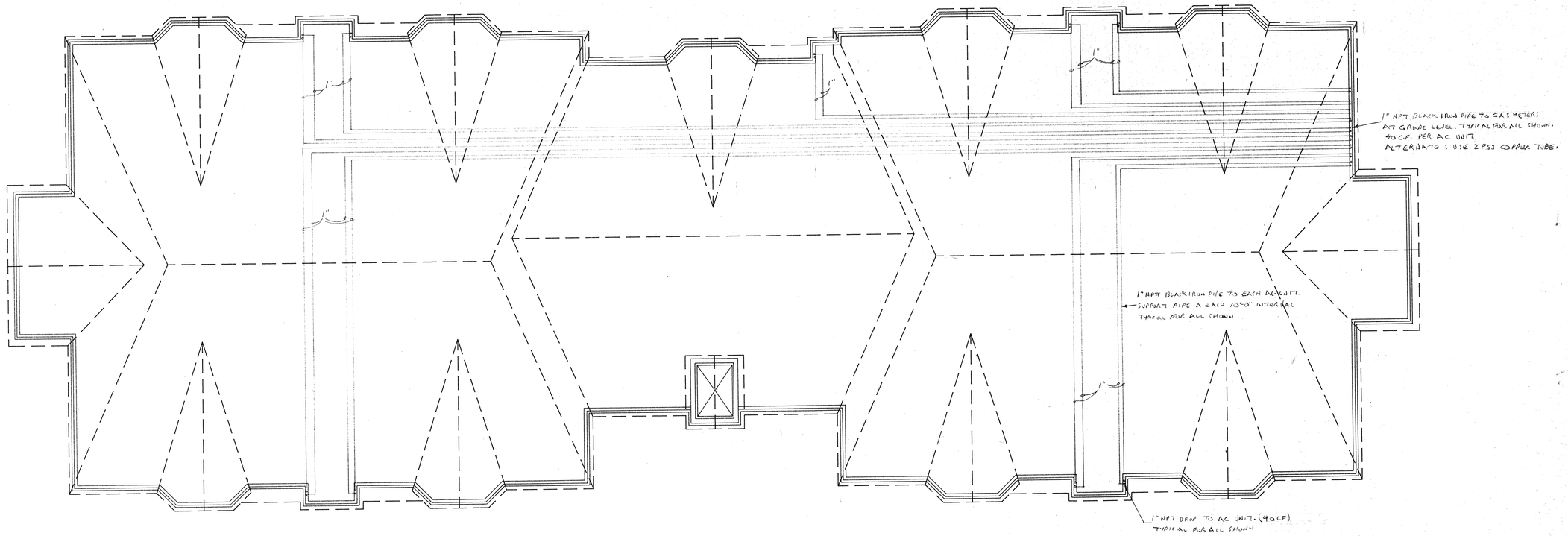

ATTIC PLUMBING PLAN

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

NOTE :

REFER TO SHEET P-9 FOR ALL GENERAL NOTES, SPECIFICATIONS AND SCHEDULES.

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
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PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 1 SEPT. '93 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: ATTIC PLUMBING PLAN

DATE ISSUED
DATE DRAWN
22 MAR '93
DRAWN BY
GJH

SHEET P-5

PROJECT NO. 9348

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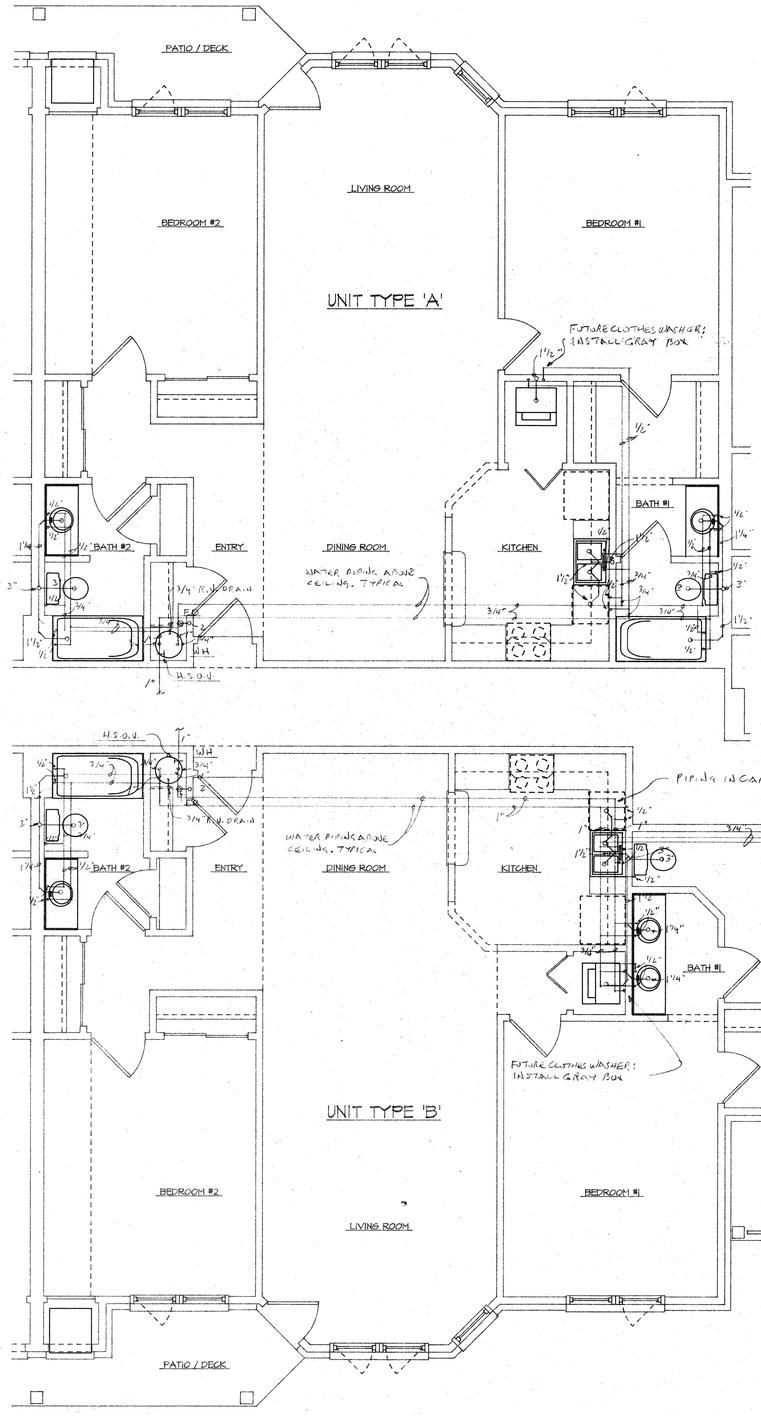

UNIT PLUMBING PLANS

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

PLUMBING SPECIFICATIONS:

PROVIDE ALL PLUMBING LABOR AND MATERIALS NECESSARY TO COMPLETE INSTALLATION PER WISCONSIN PLUMBING CODE. SECURE ALL PERMITS AND PAY ALL FEES AS REQUIRED TO PERFORM THIS WORK.

PIPE AND FITTINGS:
SANITARY BUILDING DRAIN, WASTE, AND VENT PIPING TO BE SCH. 40 PVC PLASTIC PIPE AND FITTINGS WITH SOLVENT JOINTS.
WATER PIPING ABOVE GRADE TO BE COPPER TYPE L WITH NO LEAD SOLDER JOINTS. USE IN GARAGE, OVRC PIPE IN WALLS
WATER PIPING BELOW GRADE TO BE COPPER TYPE K WITH NO LEAD SOLDER JOINTS.
GAS PIPING TO BE BLACK IRON PIPE WITH MALLEABLE BLACK IRON FITTINGS. PROVIDE DRIP LEG, SHUT-OFF COCK AND GROUND JOINT UNION AT EACH AC UNIT CONNECTION. ALTERNATE: 2PSI COPPER.

INSULATE WATER PIPING ABOVE CEILING WITH ½" THICK CLOSED CELL INSULATION. COLD WATER ONLY

PLUMBING FIXTURES:

KS: KOHLER OR EQUAL MODEL K 3247 STAINLESS STEEL KITCHEN SINK WITH KOHLER MODEL K15174 FAUCET WITH SPRAY UNIT AND BADGER I DISPOSAL. AIR GAP.

WC: KOHLER OR EQUAL 'WELLWORTH 14' MODEL K 3504 WATER CLOSET WITH LUSTRA SEAT. SHUT OFF VALVE.

BT: KOHLER OR EQUAL MODEL K1956 ACRYLIC BATH WITH KOHLER MODEL K 6900 OR K6905 FAUCET.

S: KOHLER OR EQUAL MODEL K1577 SHOWER WITH KOHLER MODEL K 6900 OR K6905 FAUCET. USE ONE PIECE MODEL

L: KOHLER OR EQUAL MODEL K-2905 FARMINGTON LAVATORY WITH K15181 FAUCET. SELF RIMMING.

FD: WADE OR EQUAL MODEL W-1100 FLOOR DRAIN WITH SATIN BRONZE FINISH TOP. ELIMINATE HARD PIPE RELIEF VALVE DRAIN TO GARAGE & CONNECT TO COMMON DRAIN.

GD: SYMMONS OR EQUAL MODEL W 600 LAUNDRY MATE AUTOMATIC CLOTHES WASHER SUPPLY VALVE AND DRAIN. 1½" P TRAP. (FOR FUTURE CLOTHES WASHER)

WH: A.O. SMITH OR EQUAL MODEL DEC-52 ELECTRIC WATER HEATER. 50 GALLON CAPACITY. 4500/4500 WATT ELEMENTS. 208-1-60. PRESSURE RELIEF VALVE.

VALVES (H.S.O.V.) TO BE KITZ OR EQUAL CLASS 600 BRONZE BALL VALVES.

INSTALL WATER HAMMER ARRESTORS AT DISHWASHER AND CLOTHES WASHER PER 82.40(6)(F)

INSTALL KITCHEN SINK PIPING PER 82.40(4)(C)10.

INSTALL THERMOSTATIC MIXING VALVE FOR SHOWER AND BATH TUB PER 82.40(8)(G).

PIPE SIZE SCHEDULE

DEVICE	MARK	UNIT A	UNIT B	DFU	DRAIN	VENT	WSFU A	WSFU B	COLD	HOT	GAL
KITCHEN SINK	KS	1	1	2	1½	1¼	1.5	1.5	½	½	
DISH WASHER	DW	1	1	2	1½	1¼	1.0	1.0	½	½	
LAVATORY	L	2	3	1	1¼	1¼	1.0	1.0	½	½	
WATER CLOSET	WC	2	2	4	3	2	2.0	2.0	½	—	
BATH TUB	BT	2	2	2	1½	1¼	2.0	2.0	½	½	
SHOWER	S	—	1	2	2	1½	—	1.5	½	½	
*CLOTHES WASHER	CW	1	1	3	1½	1¼	1.5	1.5	½	½	
FLOOR DRAIN	FD	1	1	2	2	1½	—	—	—	—	
WATER HEATER	WH	1	1	—	¾	—	—	—	¾	¾	50
TOTAL	T	11	13	23-27	3	2	14	16.5	1	1	11-12
CORPORATION COCK	CC								2½		
CURB STOP	CS								2½		
HOSE BIBB	HB	6					½		¾		

16 UNITS x 23 DFU + 2 UNITS x 27 DFU = 422 DFU = 6" SAN. SEWER @ ⅛"/1'-0" PITCH.
16 UNITS x 14 WSFU + 2 UNITS x 16.5 WSFU = 257 WSFU
6 HB x 4 WSFU = 24 WSFU
281 WSFU = 81 GAL (TABLE 82.40-3)

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 8 SEPT. '93 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC/MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: UNIT PLUMBING PLANS

DATE ISSUED
DATE DRAWN 1 MAR '93
DRAWN BY GJH

SHEET P-4
PROJECT NO. 1941-93

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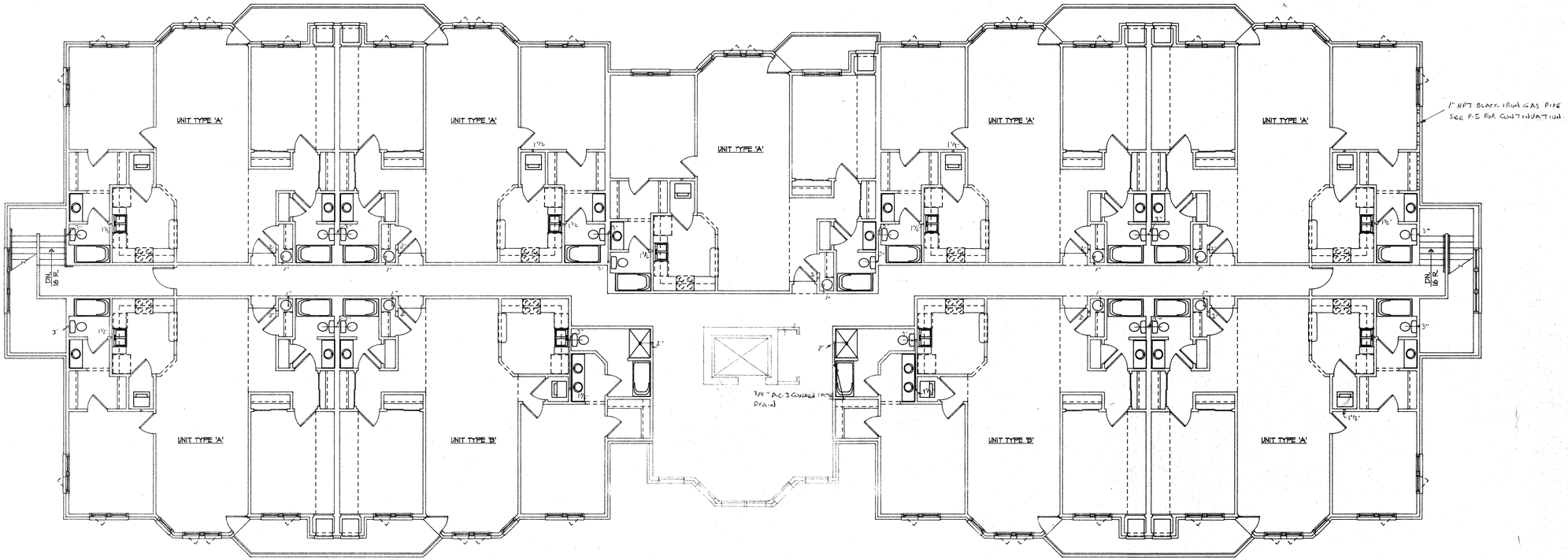

SECOND FLOOR PLUMBING PLAN

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

NOTE:

REFER TO SHEET P-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND SCHEDULES

REFER TO SHEET P-4 FOR 1/4" SCALE UNIT TYPE A AND B DRAWINGS.

REFER TO SHEET P-6 FOR PLUMBING ISOMETRICS.

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: SECOND FLOOR PLUMBING PLAN

DATE ISSUED
DATE DRAWN 25 MAR. '93
DRAWN BY GJH

SHEET P-3
PROJECT NO. 9345

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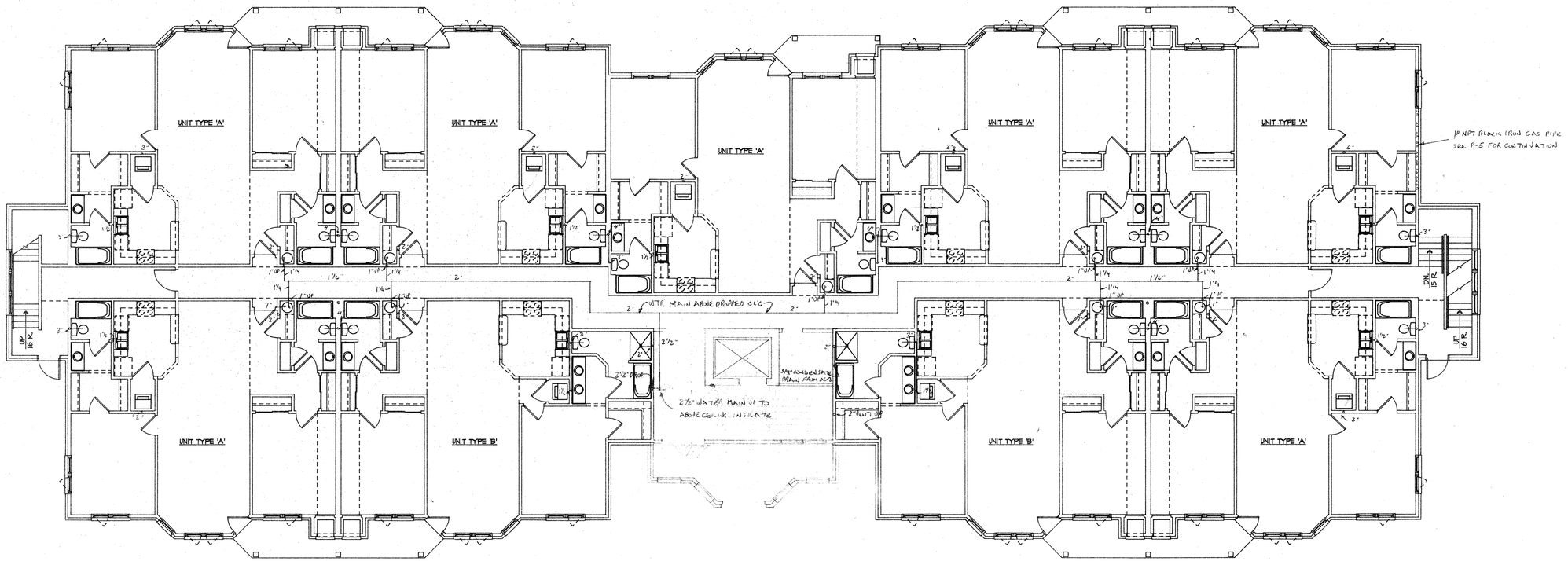

FIRST FLOOR PLUMBING PLAN

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

NOTE:

REFER TO SHEET P-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND SCHEDULES.

REFER TO SHEET P-4 FOR 1/4" SCALE UNIT TYPE A AND B DRAWINGS.

REFER TO SHEET P-6 FOR PLUMBING ISOMETRIC'S.

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: FIRST FLOOR PLUMBING PLAN

DATE ISSUED
DATE DRAWN 25 MAR. '93
DRAWN BY GJH

SHEET P-2
PROJECT NO. 9341B

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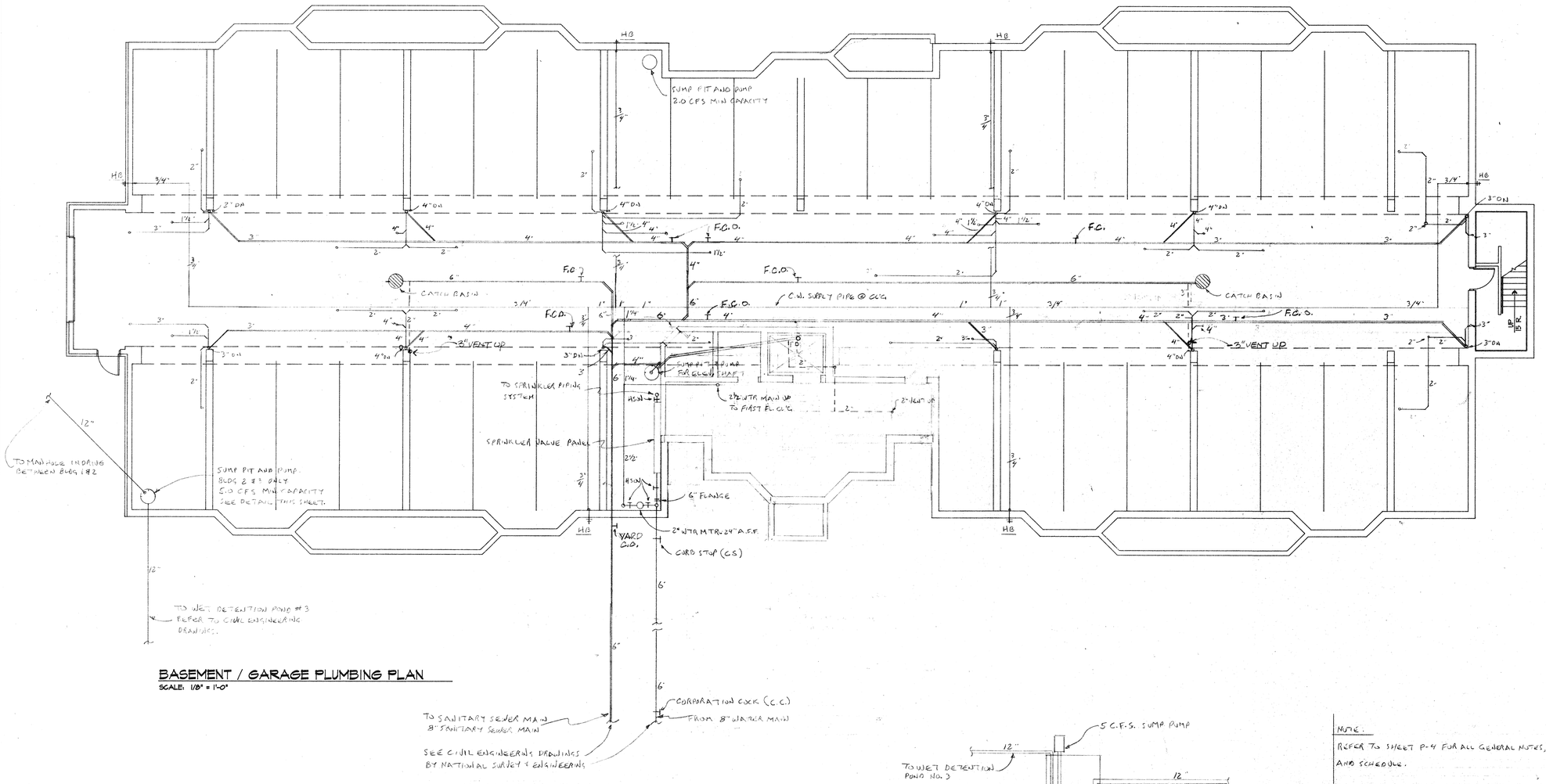
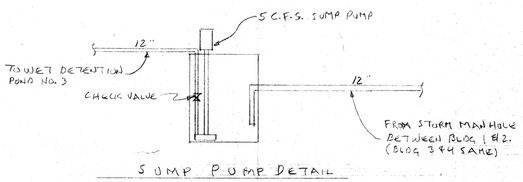


BASEMENT / GARAGE PLUMBING PLAN

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



SUMP PUMP DETAIL

NO SCALE

NOTE:

REFER TO SHEET P-4 FOR ALL GENERAL NOTES, SPECIFICATIONS, AND SCHEDULE.

REFER TO SHEET P-4 FOR ¼" SCALE UNIT TYPE A AND B DRAWINGS.

REFER TO SHEET P-6 FOR PLUMBING ISOMETRIC'S.

PROVIDE DRY SPRINKLER SYSTEM IN ELEVATOR EQUPT. RM. AND ELEVATOR SHAFT.

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS
9-16-93 ADD SUMP PUMP DETAIL

PROJECT: RIVER EDGE CONDOMINIUMS
GENERAL ELECTRIC MEDICAL SYSTEMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: BASEMENT / GARAGE PLUMBING PLAN

DATE ISSUED
DATE DRAWN MAR. '93
DRAWN BY GJH

SHEET P-1
PROJECT NO. 94-93

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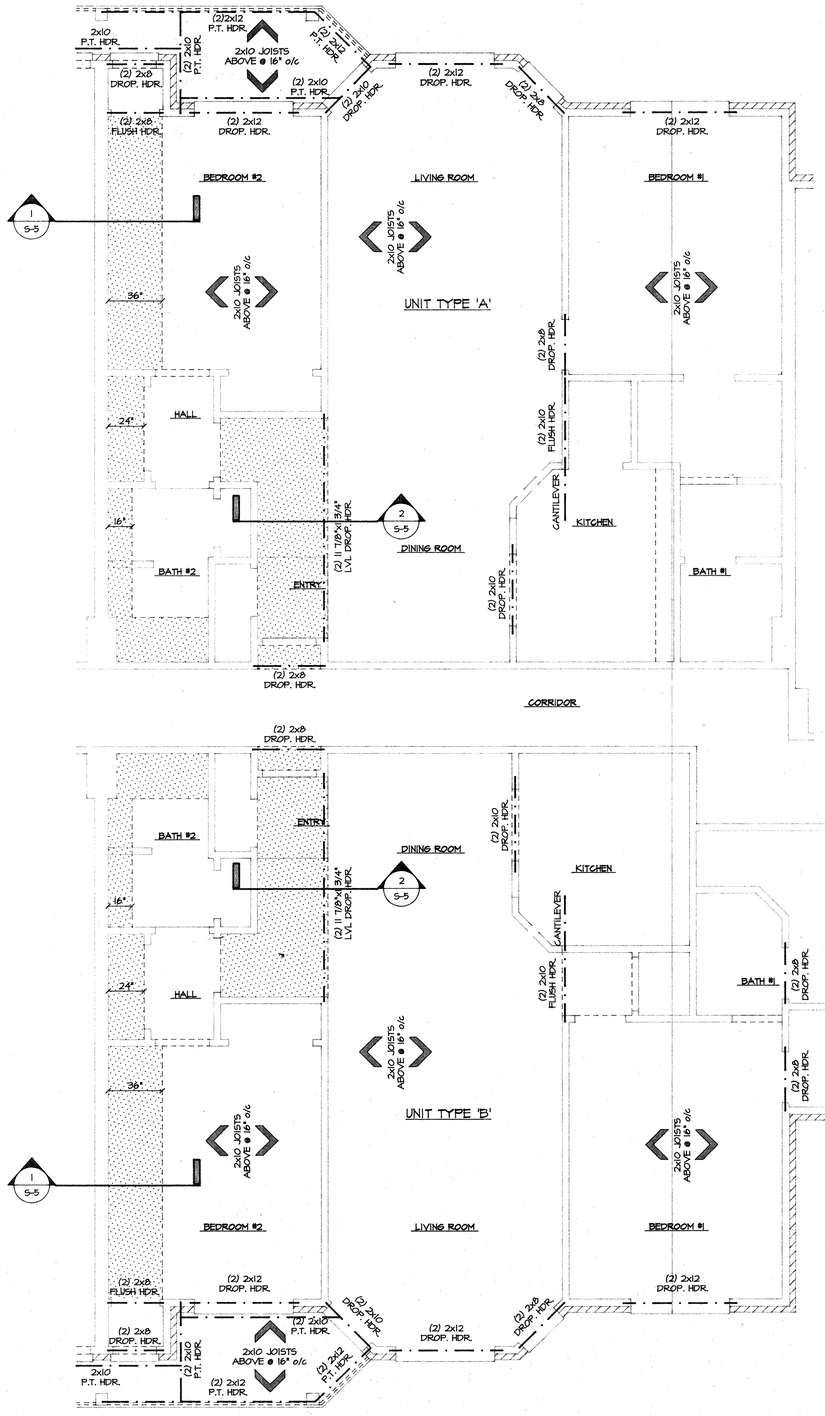
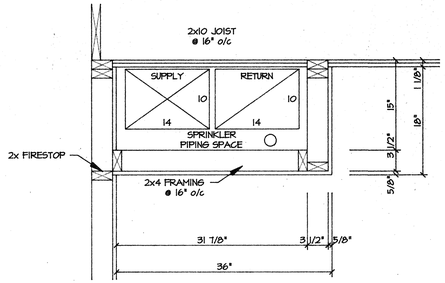


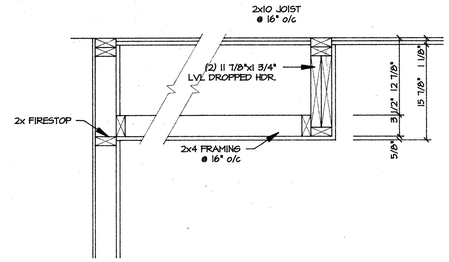
TYPICAL UNIT FRAMING PLANS

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



1 S-5 SOFFIT DETAIL

SCALE : 1" = 1'-0"



2 S-5 SOFFIT DETAIL

SCALE : 1" = 1'-0"

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

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ARCHITECTS, ENGINEERS, PLANNERS
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PEWAUKEE, WI 53072 (414) 691-3400

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PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: UNIT FRAMING PLANS

DATE ISSUED
06 JULY '15
DATE DRAWN
29 JUNE '15
DRAWN BY
MDL

SHEET S-5

PROJECT NO. 15-125

ROOF FRAMING PLAN

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

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: ROOF FRAMING PLAN

DATE ISSUED 06 JULY '15
DATE DRAWN 24 JUNE '15
DRAWN BY KDS

SHEET S-4

PROJECT NO. 15-19

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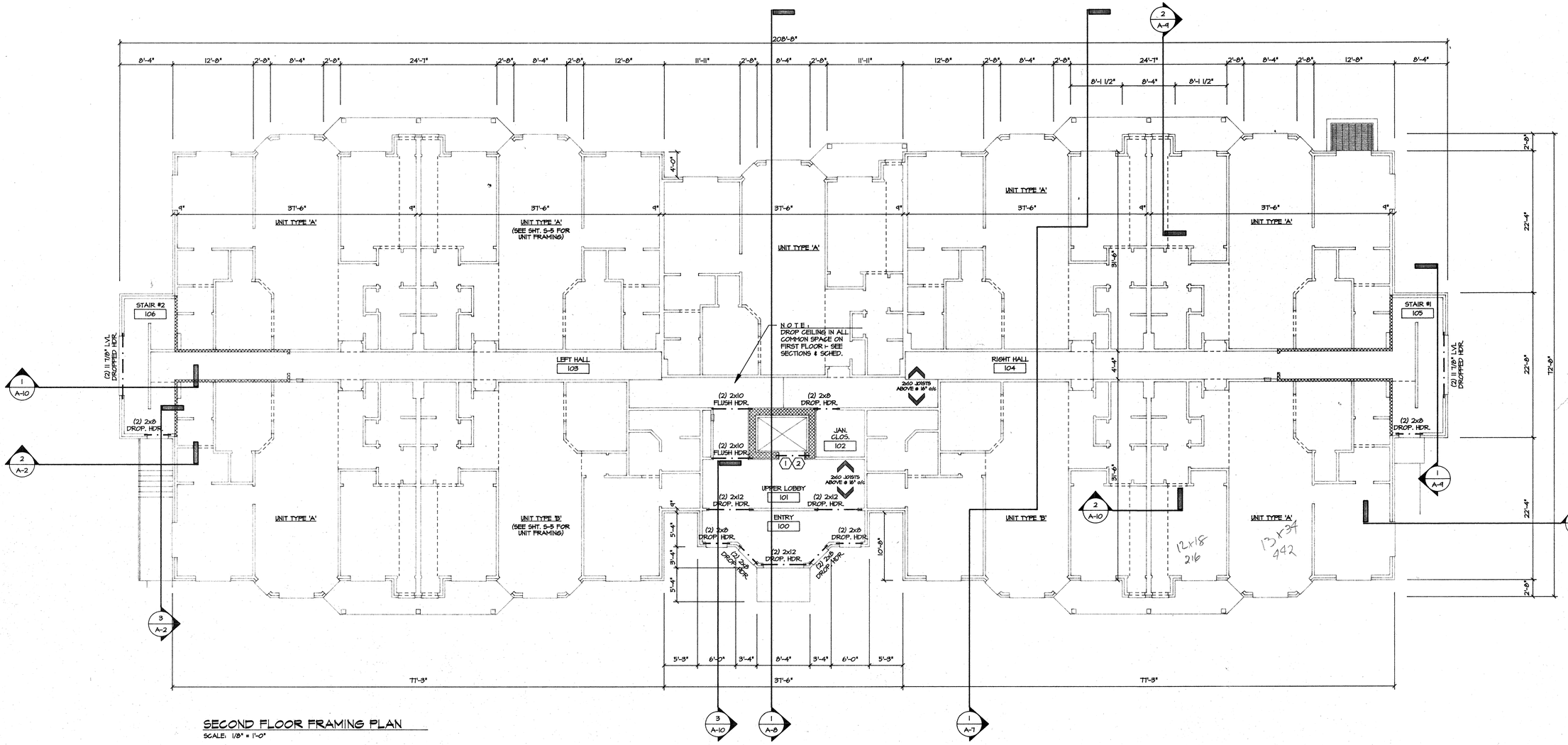

SECOND FLOOR FRAMING PLAN

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

N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
HATTERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: SECOND FLOOR FRAMING PLAN

DATE ISSUED 24 JULY '15
DATE DRAWN 24 JUNE '15
DRAWN BY MDL

SHEET S-3

PROJECT NO. 154-15

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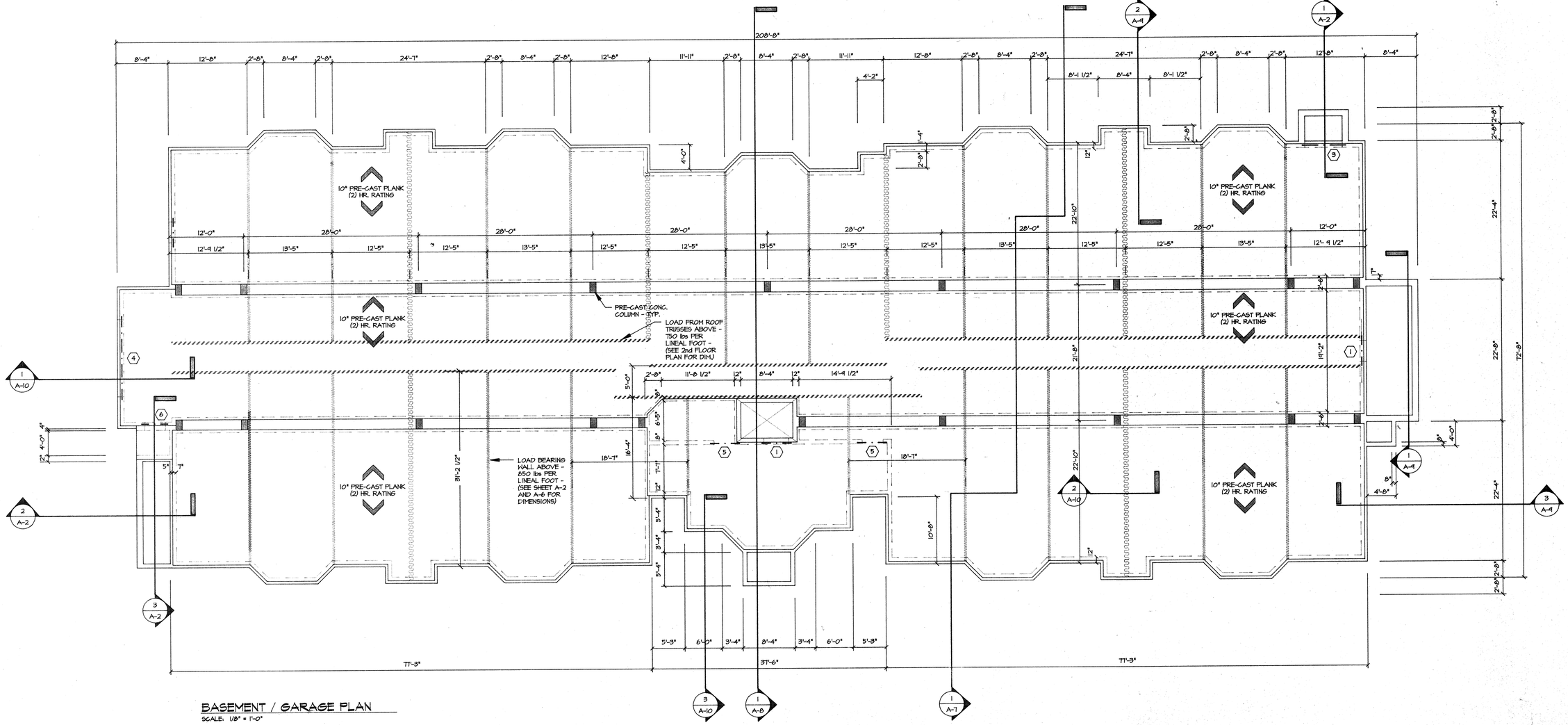

BASEMENT / GARAGE PLAN

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

LINTEL SCHEDULE			
(#)	TYPE	SIZE	BRG.
1	PRE-CAST	(2) 5 5/8" x 7 5/8" W/(4) - #5 BARS	8"
2	STEEL	W8x21 STL. BEAM W/11 1/4" x 5/16" PLATE ON BOTTOM	8"
3	STEEL	W8x28 STL. BEAM W/11 1/4" x 5/16" PLATE ON TOP	8"
4	STEEL	W16x31 STL. BEAM W/11 1/4" x 5/16" PLATE ON BOTTOM OFFSET PLATE FOR BRICK	12"
5	PRE-CAST	(1) T 5/8"x7 5/8" W/ (4) #5 BARS	8"
6	PRE-CAST STEEL	(1) T 5/8"x7 5/8" W/ (4) #5 BARS (1) ∠ 4"x3 1/2"x5/16" L.L.V.	8"

N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
NEW BERLIN, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF MENOMONEE, WISCONSIN
TITLE: FIRST FLOOR FRAMING PLAN

DATE ISSUED
06 JULY '93
LAST REVISED
08 SEPT '93
DRAWN BY
MDL

SHEET S-2
PROJECT NO. 154-93

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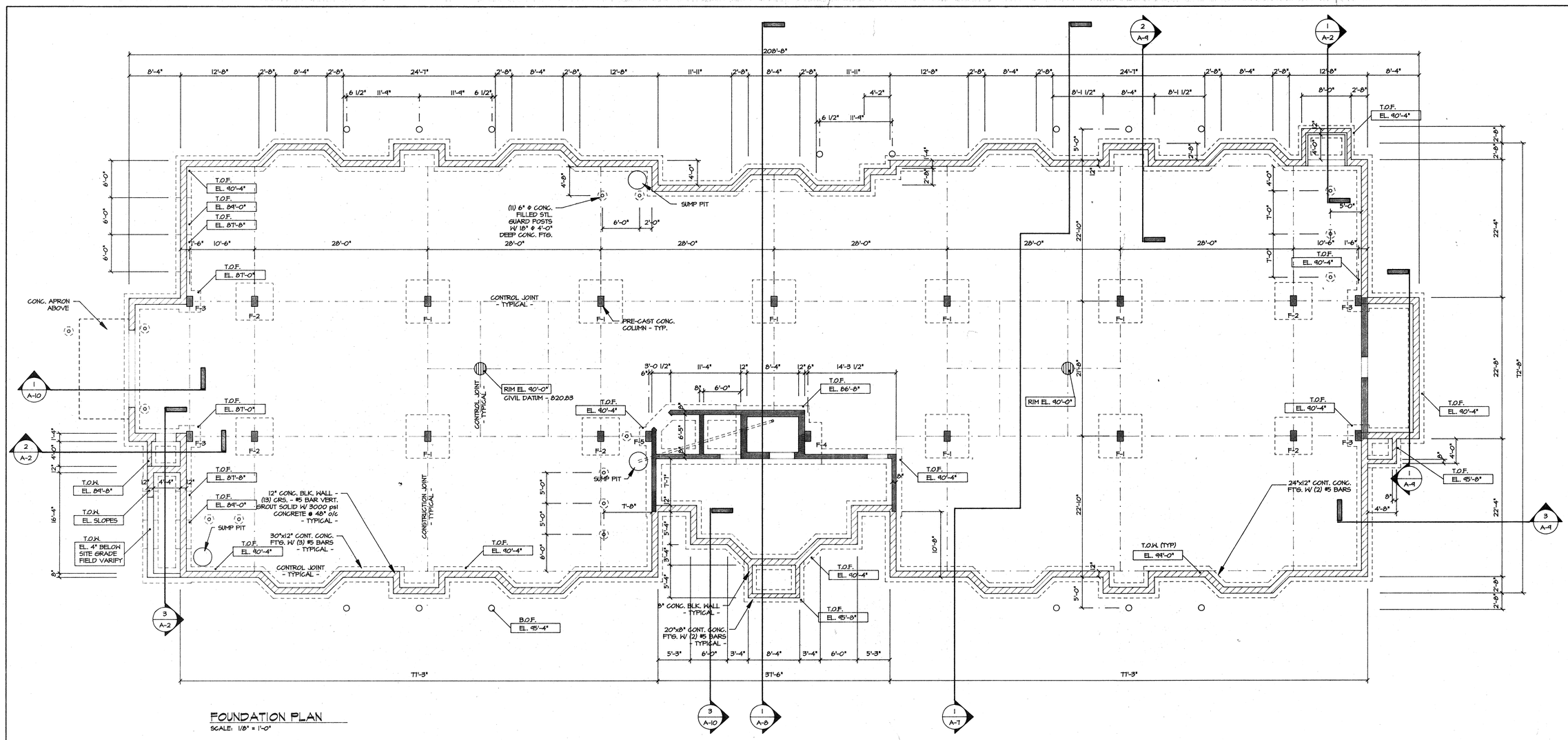


FOUNDATION PLAN

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

FOOTING SCHEDULE			
#	SIZE	LOADS	T.O.F. ELEV.
F-1	7'-0"x7'-0"x18" W/ (7) #6 BARS EACH WAY	172 KIPS	88'-4"
F-2	6'-0"x6'-0"x15" W/ (6) #6 BARS WACH WAY	124 KIPS	88'-4"
F-3	3'-6"x3'-6"x12" W/ (4) #5 BARS EACH WAY	40 KIPS	SEE PLAN
F-4	4'-6"x4'-6"x12" W/ (5) #5 BARS EACH WAY	76 KIPS	86'-8"
F-5	3'-0"x3'-0"x12" W/ (3) #5 BARS EACH WAY	28 KIPS	88'-4"
-	30"x12" CONT. W/ (3) #5 BARS - SEE PLAN	-	SEE PLAN
-	20"x8" CONT. W/ (2) #5 BARS - SEE PLAN	-	SEE PLAN

LOAD TABLES :

ROOF :

LIVE LOAD		30 PSF
DEAD LOAD		15 PSF

2nd FLOOR :

LIVE LOAD	(UNITS)	40 PSF
	(CORRIDOR)	80 PSF
DEAD LOAD		25 PSF

1st FLOOR :

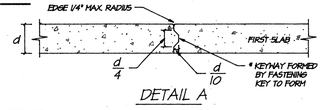
LIVE LOAD	(UNITS)	40 PSF
	(CORRIDOR)	80 PSF
DEAD LOAD		115 PSF

JOINT CROSS-SECTIONS

CONSTRUCTION JOINT - LONGITUDINAL or TRANSVERSE

CREATED LONGITUDINALLY BY THE EDGES OF PAVING LANES OR TRANSVERSELY AT THE END OF A DAY'S WORK.

AVAILABLE KEYS MAY VARY. KEYWAY MAY ALSO BE FORMED WITH HALF-ROUND MATERIAL OF APPROXIMATELY THE SAME DIMENSIONS.

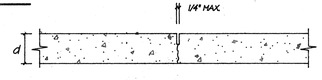


DETAIL A

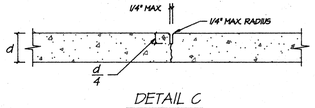
CONTRACTION JOINT - LONGITUDINAL or TRANSVERSE

LONGITUDINAL CONTRACTION JOINT: SAWED, HAND-FORMED, OR PREMOLDED FILLER PLACED IN THE CENTER OF PAVING LANES WIDER THAN 15'.

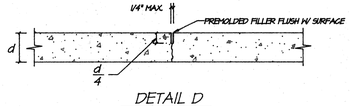
TRANSVERSE CONTRACTION JOINT: SAWED, HAND-FORMED, OR PREMOLDED FILLER PLACED TRANS-VERSELY AT 10'-15' INTERVALS.



DETAIL B
SAWED JOINT



DETAIL C
HAND-FORMED JOINT



DETAIL D
PREMOLDED FILLER JOINT

NOTE - ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

PROJECT: RIVER EDGE CONDOMINIUMS
HAYERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: FOUNDATION PLAN

DATE ISSUED
26 JULY '15
LAST DRAWN
24 JUNE '15
DRAWN BY
MDL

SHEET S-1
PROJECT NO. 154-15

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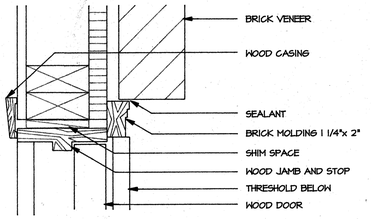
ROOM FINISH SCHEDULE

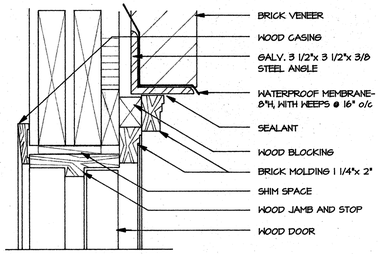
	NO.	ROOM NAME	FLOOR MATERIAL	BASE MATERIAL	WALL MATERIAL	WALL FINISH	CEILING MATERIAL	CEILING FINISH	HEIGHT	REMARKS
BASEMENT	B-100	GARAGE	CONCRETE		CONCRETE BLOCK	PAINT	CONCRETE	PAINT	8'-4"	
	B-101	LOWER LOBBY	CONCRETE		CONCRETE BLOCK	PAINT	CONCRETE	PAINT	8'-4"	
	B-102	ELEVATOR EQUIPMENT ROOM	CONCRETE		CONCRETE BLOCK	PAINT	CONCRETE	PAINT	8'-4"	
	B-103	STAIR #1	CONCRETE		CONCRETE BLOCK	PAINT	CONCRETE	PAINT	8'-4"	
	B-104	EQUIPMENT ROOM	CONCRETE		CONCRETE BLOCK	PAINT	CONCRETE	PAINT	8'-4"	
FIRST FLOOR	100	ENTRY	QUARRY TILE	QUARRY TILE	DRYWALL	PAINT	DRYWALL	PAINT	8'-0"	
	101	UPPER LOBBY	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	8'-0" (*)	(*) DROPPED SOFFIT FOR H.V.A.C. DUCTS - SEE 1st FLR. PLAN FOR LOCATION
	102	JANITOR CLOSET	CERAMIC TILE	CERAMIC TILE	M.R. DRYWALL	PAINT	M.R. DRYWALL	PAINT	7'-6"	
	103	HALL #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	8'-0" (*)	ALLOWANCE FOR WALLPAPER
	104	HALL #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	8'-0" (*)	ALLOWANCE FOR WALLPAPER
	105	STAIR #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
	106	STAIR #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
SECOND FLOOR	200	COMMONS	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0" (*)	(*) SOME SLOPED CEILING - SEE 2nd FLOOR PLAN FOR LOCATIONS
	201	HALL #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	ALLOWANCE FOR WALLPAPER
	202	HALL #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	ALLOWANCE FOR WALLPAPER
	203	STAIR #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
	204	STAIR #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
	205	STORAGE	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
UNIT 'A'		ENTRY	SHT. VINYL	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	7'-7"	DROPPED CEILING
		DINING ROOM	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		KITCHEN	SHT. VINYL	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		LIVING ROOM	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		BEDROOM #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		BATH #1	SHT. VINYL	VINYL	M.R. DRYWALL	PAINT	M.R. DRYWALL	PAINT	9'-0"	
		BEDROOM #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0" (*)	(*) DROPPED SOFFIT FOR H.V.A.C. DUCTS - SEE UNIT PLANS FOR LOCATION
		BATH #2	SHT. VINYL	VINYL	M.R. DRYWALL	PAINT	DRYWALL	PAINT	9'-0" (*)	(*) DROPPED SOFFIT FOR H.V.A.C. DUCTS - SEE UNIT PLANS FOR LOCATION
		HALL	CARPET	VINYL	DRYWALL	PAINT	M.R. DRYWALL	PAINT	9'-0"	
UNIT 'B'		ENTRY	SHT. VINYL	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	7'-7"	DROPPED CEILING
		DINING ROOM	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		KITCHEN	SHT. VINYL	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		LIVING ROOM	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		BEDROOM #1	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0"	
		BATH #1	SHT. VINYL	VINYL	M.R. DRYWALL	PAINT	M.R. DRYWALL	PAINT	9'-0"	
		BEDROOM #2	CARPET	VINYL	DRYWALL	PAINT	DRYWALL	PAINT	9'-0" (*)	(*) DROPPED SOFFIT FOR H.V.A.C. DUCTS - SEE UNIT PLANS FOR LOCATION
		BATH #2	SHT. VINYL	VINYL	M.R. DRYWALL	PAINT	DRYWALL	PAINT	9'-0" (*)	(*) DROPPED SOFFIT FOR H.V.A.C. DUCTS - SEE UNIT PLANS FOR LOCATION
		HALL	CARPET	VINYL	DRYWALL	PAINT	M.R. DRYWALL	PAINT	9'-0"	

DOOR SCHEDULE

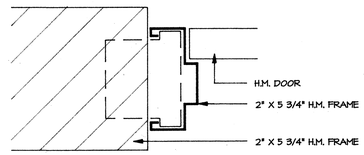
	NO.	DOOR SIZE	TYPE	MAT'L	FINISH	LABEL	FRAME TYPE	FRAME MAT'L	FRAME FINISH	HEAD	JAMB	SILL	HDW	REMARKS
BASEMENT	B-1	12'-0"x7'-0"	A	STEEL	PRE-FIN.			STEEL	PRE-FIN.					LOW LIFT HARDWARE - INSULATED
	B-2	3'-0"x7'-0"	B	H. M.	PAINT		F-1	H. M.	PAINT				HG 12	
	B-3	3'-0"x7'-0"	B	H.M.	PAINT	'B'	F-1	H.M.	PAINT				HG 11	RATED FRAME
	B-4	4'-0"x7'-0"	◄				BY ELEVATOR CONTRACTOR						►	
	B-5	3'-0"x7'-0"	B	H.M.	PAINT	'B'	F-1	H.M.	PAINT				HG 10	
	B-6	3'-6"x7'-0"	B	H.M.	PAINT	'B'	F-1	H.M.	PAINT				HG 11	RATED FRAME
COMMON AREAS	C-1	(2) 3'-0"x6'-8"	C	WOOD	STAIN		F-2	WOOD	STAIN				HG 8	
	C-2	(2) 3'-0"x6'-8"	C	WOOD	STAIN		F-3	WOOD	STAIN				HG 9	
	C-3	3'-0"x6'-8"	D	WOOD	STAIN		F-3	WOOD	STAIN				HG 10	
	C-4	4'-0"x7'-0"	◄				BY ELEVATOR CONTRACTOR						►	
	C-5	3'-0"x6'-8"	D	WOOD	STAIN	'C'	F-3	WOOD	STAIN				HG 11	RATED FRAME
	C-6	3'-0"x6'-8"	C	WOOD	STAIN		F-2	WOOD	STAIN				HG 12	
	C-7	(2) 3'-0"x6'-8"	D	WOOD	STAIN		F-3	WOOD	STAIN				HG 13	
UNIT 'A'	1	3'-0"x6'-8"	D	WOOD	STAIN	20 MIN.	F-3	WOOD	STAIN				HG 1	20 MIN. FRAME
	2	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 2	
	3	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 5	
	4	2'-8"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 6	
	5	3'-0"x6'-8"	C	WOOD	STAIN		F-2	WOOD	STAIN				HG 7	
	6	(2) 2'-4"x6'-8"	E	WOOD	STAIN		F-3	WOOD	STAIN				HG 3	
	7	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 4	
UNIT 'B'	1	3'-0"x6'-8"	D	WOOD	STAIN	20 MIN.	F-3	WOOD	STAIN				HG 1	20 MIN. FRAME
	2	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 2	
	3	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 5	
	4	2'-8"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 6	
	5	3'-0"x6'-8"	C	WOOD	STAIN		F-2	WOOD	STAIN				HG 7	
	6	(2) 2'-4"x6'-8"	E	WOOD	STAIN		F-3	WOOD	STAIN				HG 3	
	6	3'-0"x6'-8"	F	WOOD	STAIN		F-3	WOOD	STAIN				HG 4	



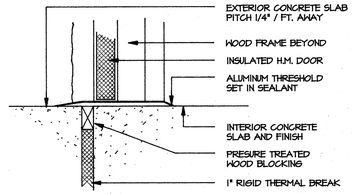
1 / A-11 EXTERIOR DOOR JAMB
SCALE : 3" = 1'-0"



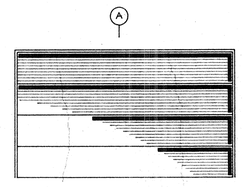
2 / A-11 EXTERIOR DOOR HEAD
SCALE : 3" = 1'-0"

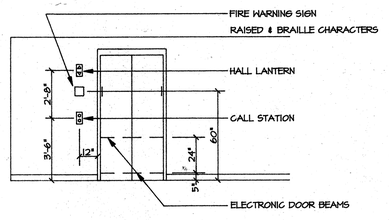


3 / A-11 INTERIOR DOOR JAMB @ CMU
SCALE : 3" = 1'-0"

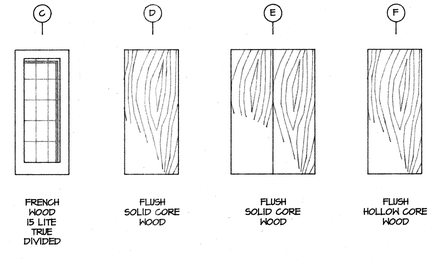


4 / A-11 EXTERIOR DOOR SILL
SCALE : 1 1/2" = 1'-0"

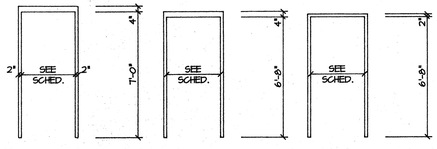




7 / A-11 TYPICAL ELEVATOR ELEVATION
SCALE : 1/4" = 1'-0"



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



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

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

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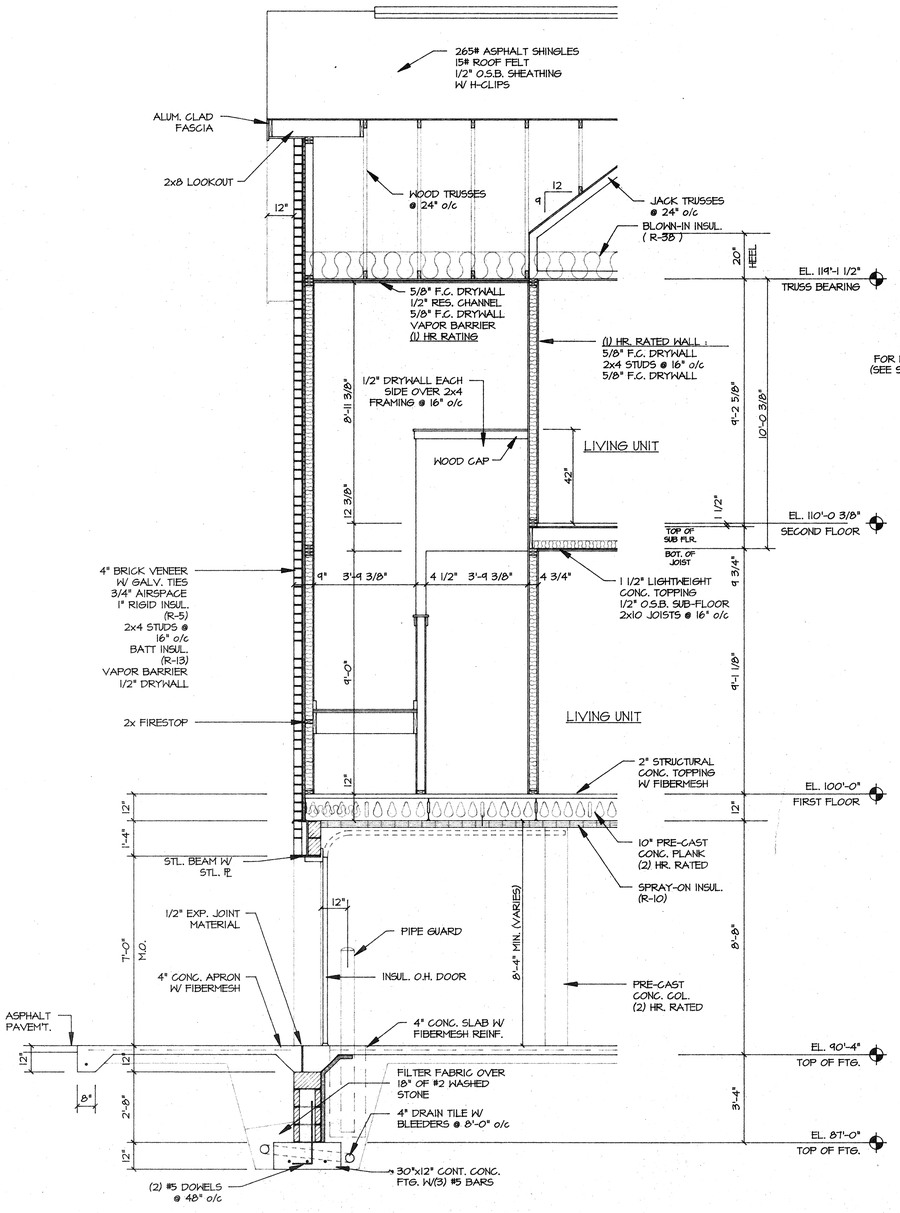
PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: SCHEDULES

DATE ISSUED
OF JULY '15
AND JUNE '15
DRAWN BY
MDL

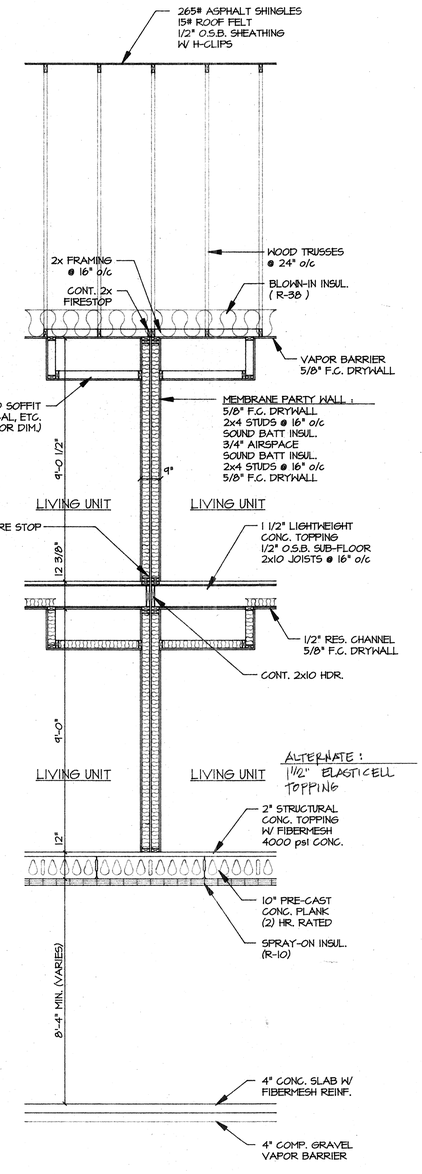
SHEET A-11
PROJECT NO. 1514-15

DESIGNER RESERVES



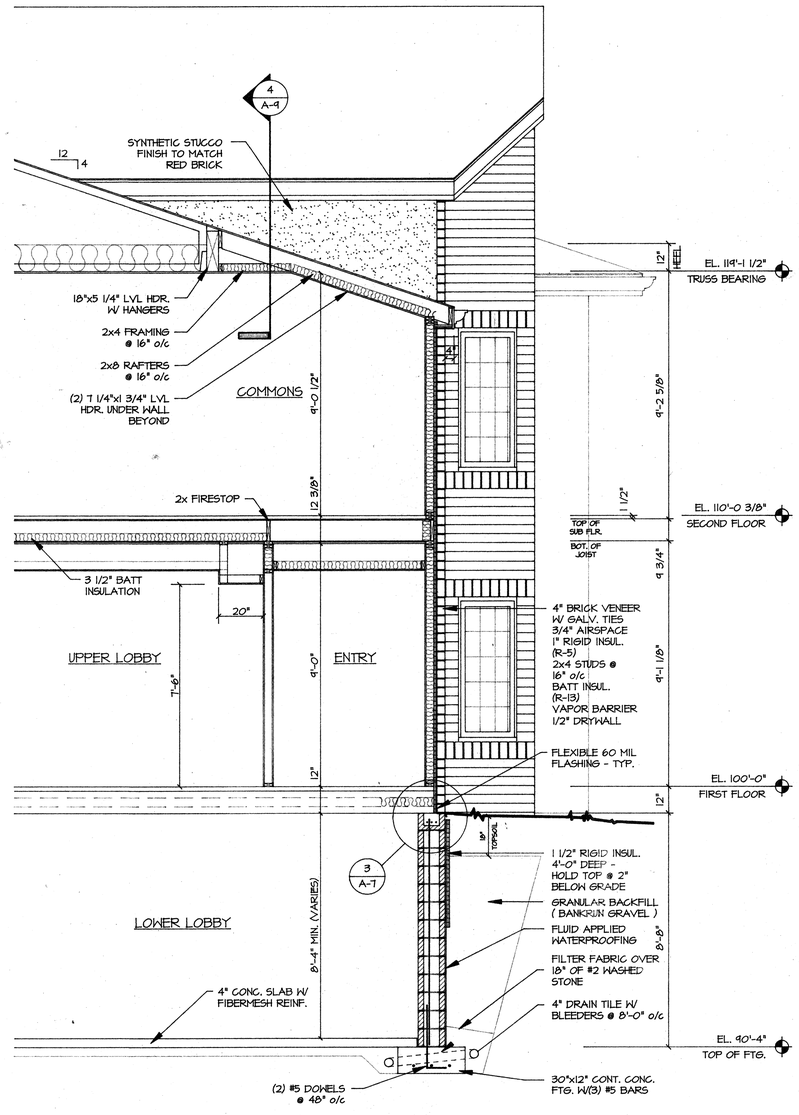
1 A-10 **WALL SECTION**

SCALE : 3/8" = 1'-0"



2 A-10 **WALL SECTION**

SCALE : 3/8" = 1'-0"



3 A-10 **WALL SECTION**

SCALE : 3/8" = 1'-0"

N.O.T.E. : ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED.

SHEET A-10

PROJECT NO. 154-93

DATE ISSUED 4 JULY '93

DATE DRAWN 22 JUNE '93

DRAWN BY MDL

PROJECT: RIVER EDGE CONDOMINIUMS

KATERTOWN ROAD
TOWN OF MENAUKEE, WISCONSIN

TITLE: SECTIONS

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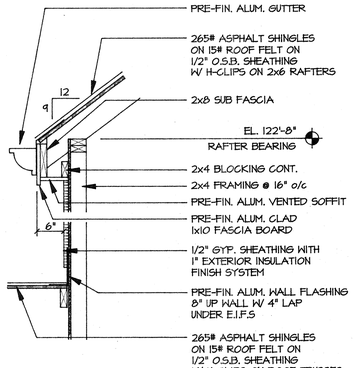
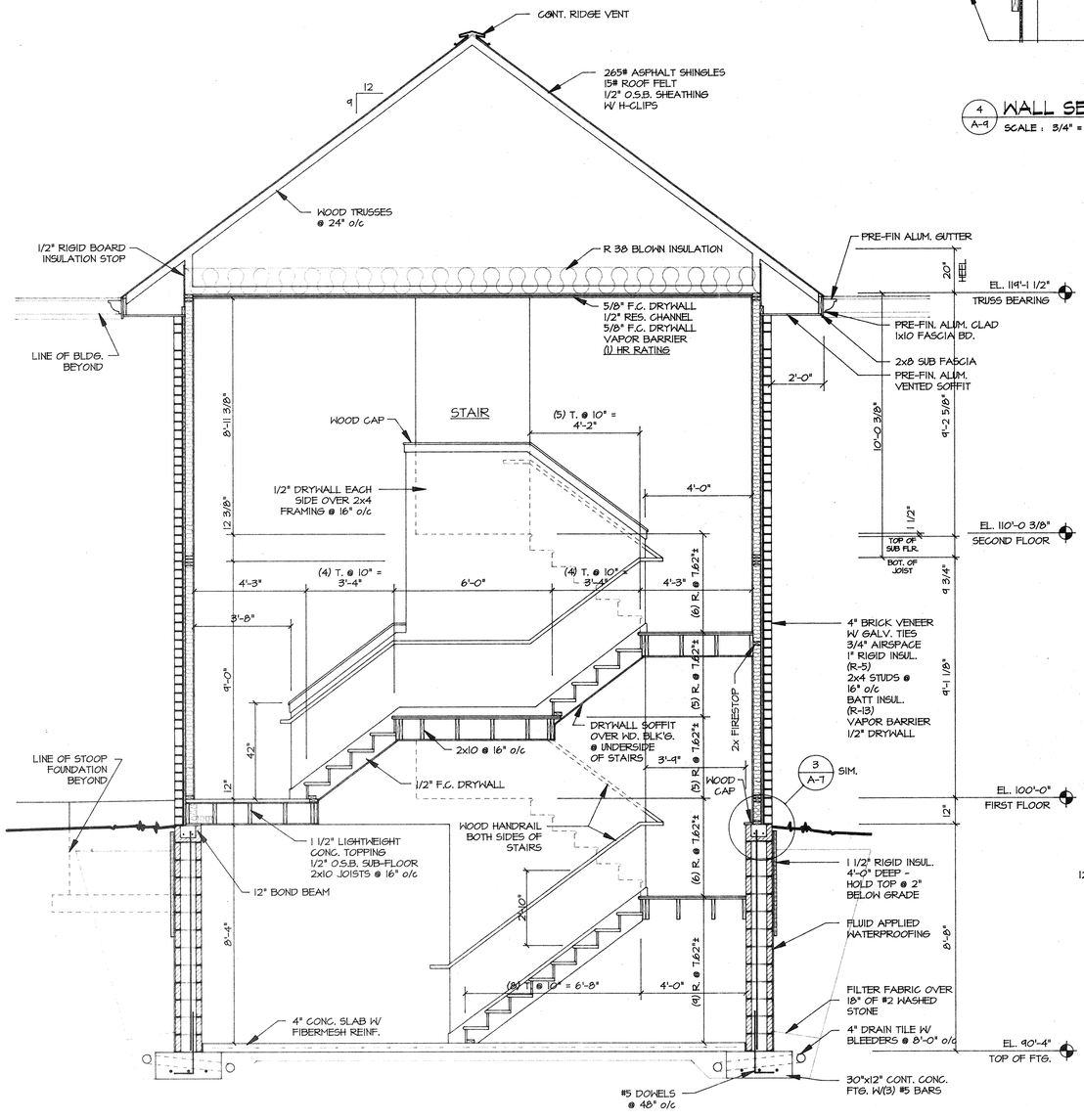
REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400



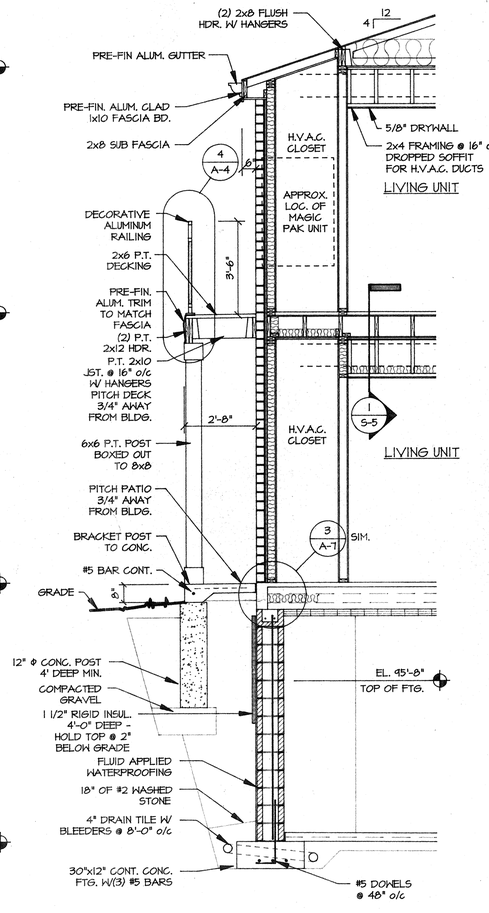
4 / A-9 WALL SECTION

SCALE : 3/4" = 1'-0"



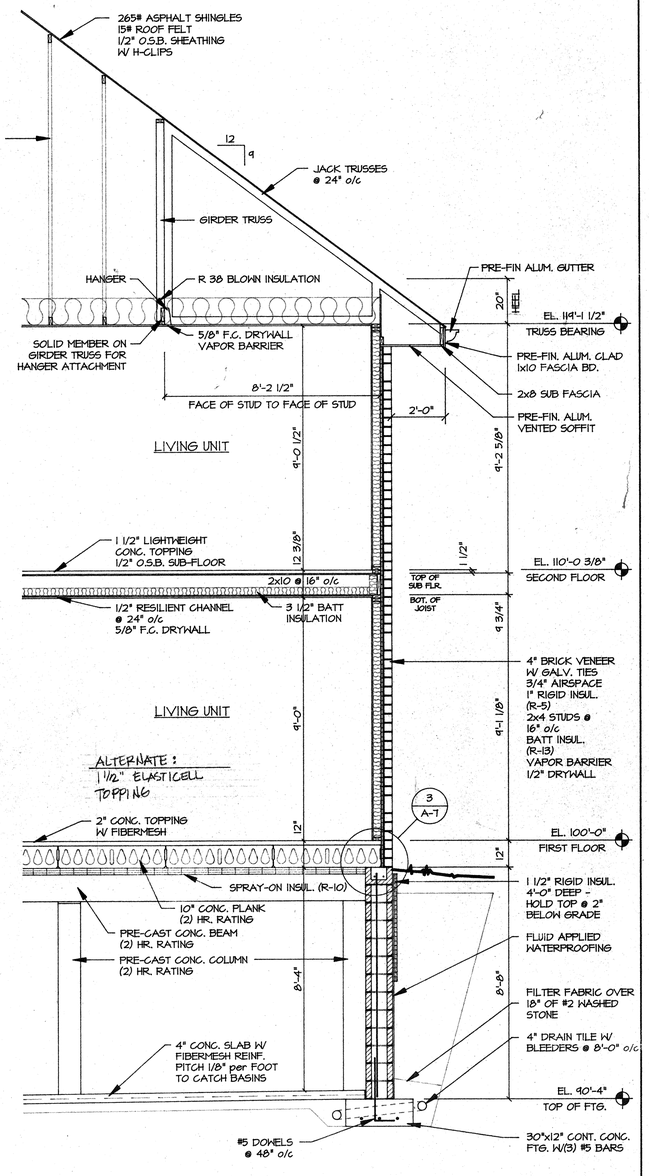
1 / A-9 STAIR SECTION

SCALE : 3/8" = 1'-0"



2 / A-9 WALL SECTION

SCALE : 3/8" = 1'-0"



3 / A-9 WALL SECTION

SCALE : 3/8" = 1'-0"

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

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PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: SECTIONS

SHEET A-9

DATE ISSUED 06 JULY '93
DATE DRAWN 21 JUNE '93
DRAWN BY MDH

PROJECT NO. 194-93

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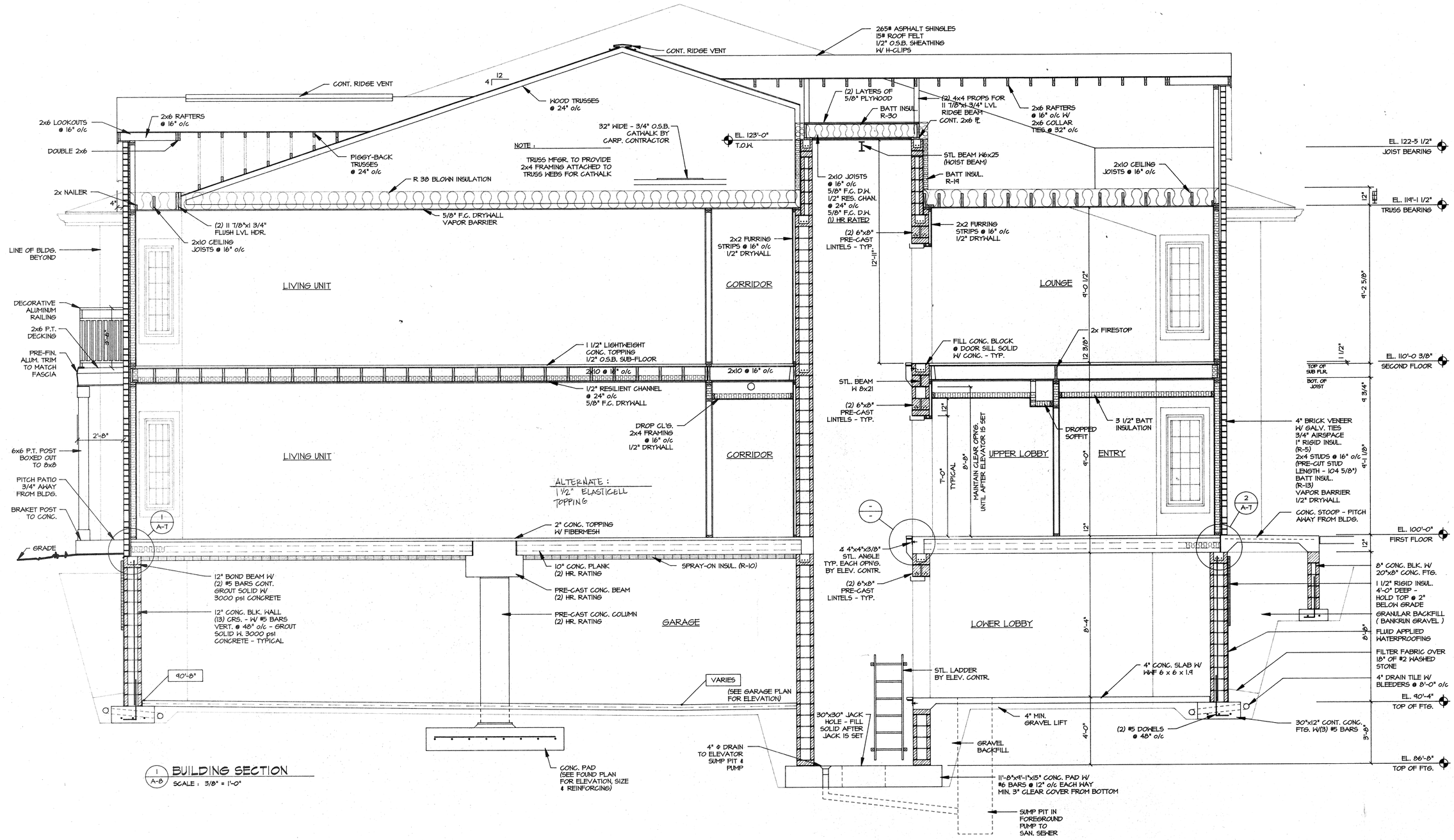

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REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

PROJECT: RIVER EDGE CONDOMINIUMS
HARTFORD ROAD
TOWN OF MENOMONEE, WISCONSIN

TITLE: BUILDING SECTION

DATE ISSUED 08 JULY '15
DATE DRAWN AS NOTED
DRAWN BY MDL

SHEET A-8

PROJECT NO. 154-15

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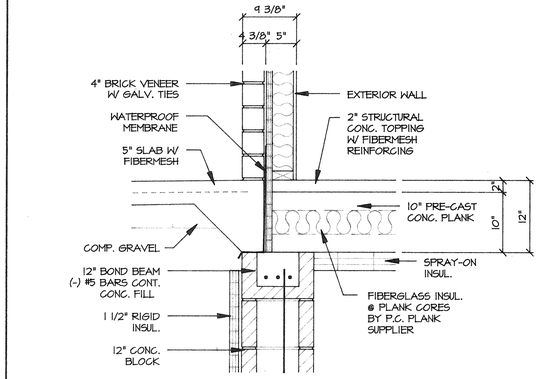
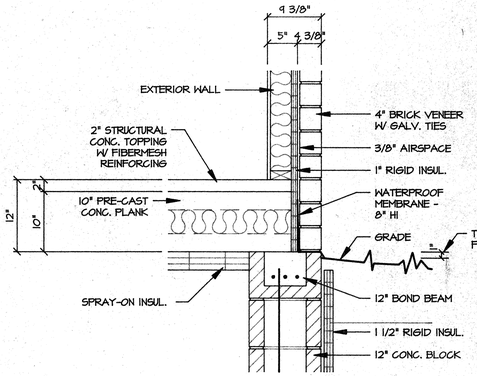
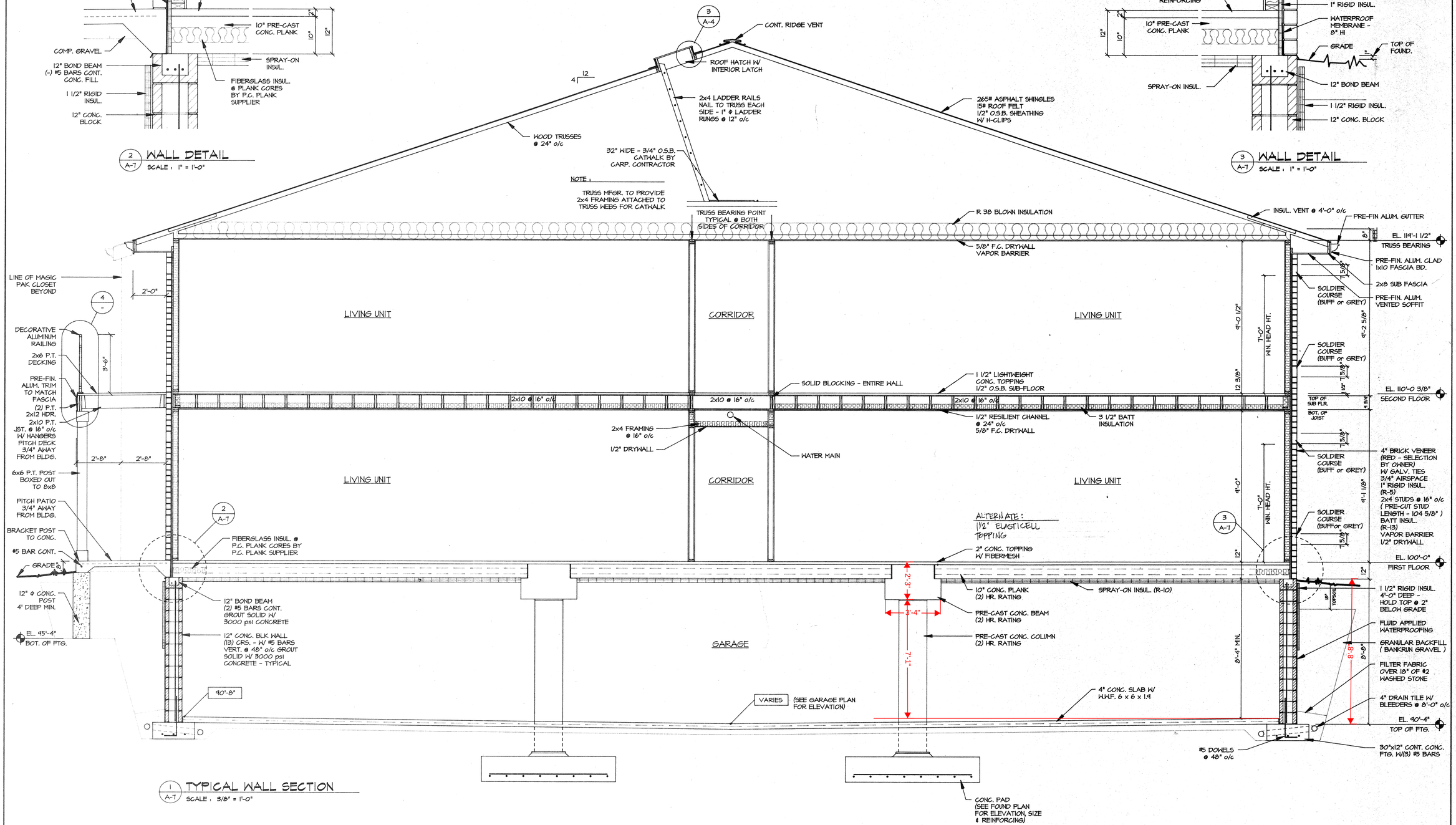


2 / A-7 WALL DETAIL
SCALE : 1" = 1'-0"



3 / A-7 WALL DETAIL
SCALE : 1" = 1'-0"



1 / A-7 TYPICAL WALL SECTION
SCALE : 3/8" = 1'-0"

NOTE : ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED.

TDI ASSOCIATES, INC.
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1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
HATHERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: BUILDING SECTION

DATE ISSUED 08 JULY '93
DATE DRAWN 16 JUNE '93
DRAWN BY MDL

SHEET A-7

PROJECT NO. 1314-93

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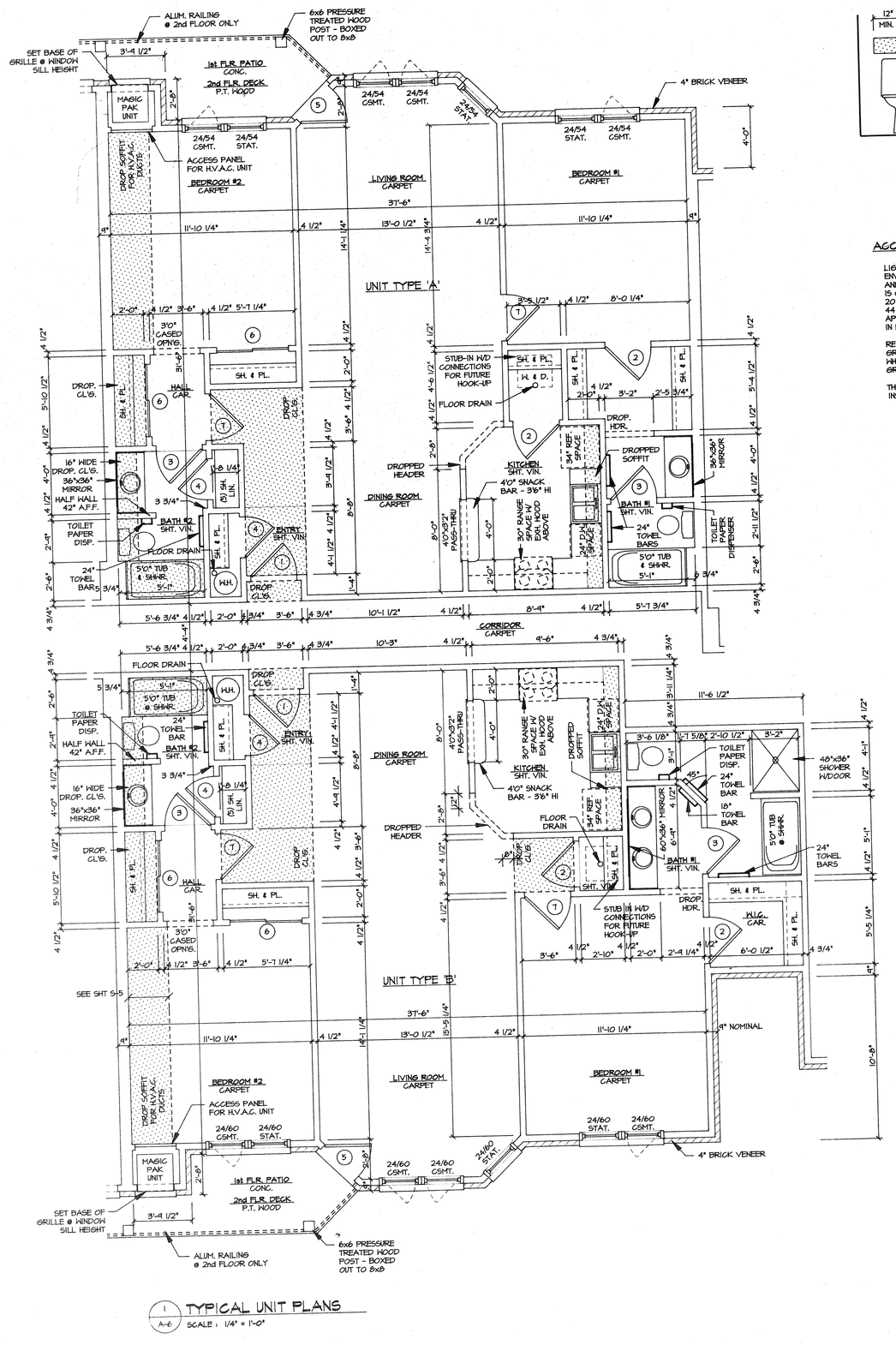
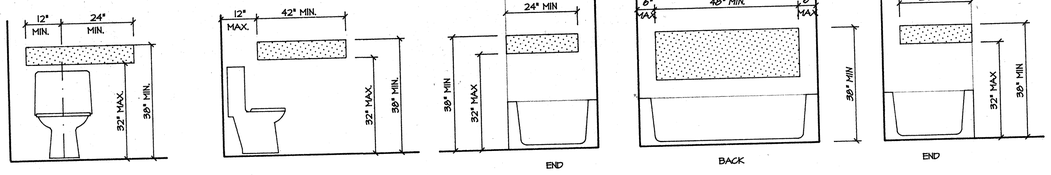


1 / A-6 TYPICAL UNIT PLANS
SCALE : 1/4" = 1'-0"



REINFORCED AREAS FOR INSTALLATION OF GRAB BARS @ WATER CLOSETS IN ADAPTABLE BATHROOMS

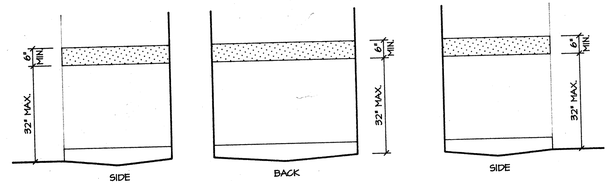
LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE BATHTUBS

ACCESSIBLITY GUIDELINES - (1st floor units) :

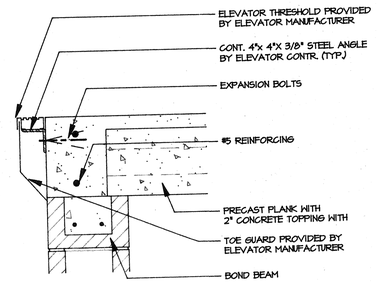
LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES, ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION (FOR EXAMPLE, KITCHEN CABINETS BETWEEN 20 AND 25 INCHES IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44 INCHES FOR FORWARD APPROACH OR 46 INCHES FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24 INCHES IN DEPTH).

REINFORCED BATHROOM WALLS TO ALLOW LATER INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB, SHOWER & SHOWER SEAT WHEN THESE FACILITIES ARE PROVIDED. REINFORCEMENT FOR GRAB BARS MAY BE PROVIDED BY PLYWOOD OR WOOD BLOCKING.

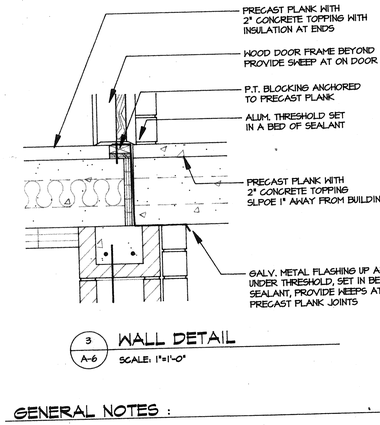
THE AREAS OUTLINED IN DASHED LINES REPRESENT LOCATIONS FOR FUTURE INSTALLATION OF GRAB BARS FOR TYPICAL FIXTURE CONFIGURATIONS.



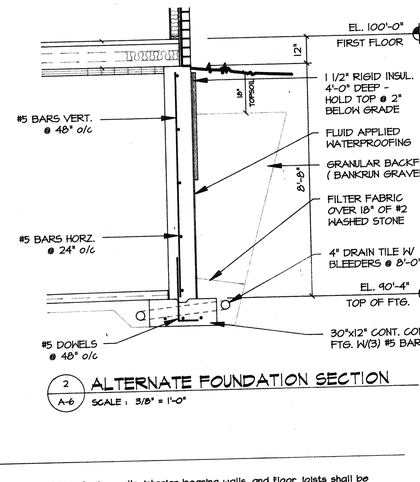
LOCATION OF GRAB BAR REINFORCEMENTS FOR ADAPTABLE SHOWERS



3 / A-6 WALL DETAIL
SCALE: 1"=1'-0"



3 / A-6 WALL DETAIL
SCALE: 1"=1'-0"



2 / A-6 ALTERNATE FOUNDATION SECTION
SCALE : 3/8" = 1'-0"

GENERAL NOTES :

1. All State of Wisconsin, Local and O.S.H.A. Safety Codes shall be a part of these plans, and it shall be the responsibility of the General Contractor to see that all parties that work at or visit the job site comply with same.

2. The design of the roof truss system shall be by the truss supplier. State of Wisconsin approval shall be by truss supplier. State of Wisconsin plan examination fees shall be figured in the truss suppliers bid. All items that are to be supplied by others including location and size of all bridging, and any other items that may be required for a complete roof system shall be noted on the truss suppliers drawings. Erection of the roof truss system shall be by carpentry contractor. State of Wisconsin approved tie downs shall be installed at all bearing walls for the roof truss system. Ties shall be installed at 4'-0" o.c., and supplied by carpentry contractor. Care shall be taken in toe-nailing roof trusses to top 2x4 plates, so that bottom chord of truss does not split thereby makin the connection ineffective. Owner and A/E shall receive copies of State Approved plans. A/E will supervise truss installation.

3. 1/2" oxboard shall be nailed to trusses at a maximum of 8" o.c.. Steel H-clips shall be used on all sides of oxboard.

4. All wood for exterior walls, interior bearing walls, and floor joists shall be #2 Douglas Fir and Larch or better with fb rep. = 1105 (for 2x10's). All wood required to complete the roof shall be the same as above.

5. Design Data:
Live Load Roof 30#/sq.ft. Wind Load 20#/sq.ft.
Live Load Floor 40#/sq.ft. Live Load Stairs 80#/sq.ft.
Concrete 3000 PSI
Reinforced Steel Yield 60,000 PSI. CRSI Specifications.
Assumed Soil Pressure 3000 PSF.
Compaction of any fill required under floor shall be to 95% maximum density as determined by Modified Procotor Test (ASTM 1557). Third party tests shall be required to be furnished to A/E to insure that the compaction is per above.

6. All concrete block shall be State of Wisconsin approved. Brick shall be securely attached to wood framing with 22 gauge corrugated galvanized sheet metal ties - 7/8" wide with at least one anchor in every 2 square feet of wall. Mortar shall be type "M".

N.O.T.E. - ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED.

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

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PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: UNIT PLANS

DATE ISSUED 06 JULY '15
DATE DRAWN 08 FEB '15
DRAWN BY MSC

SHEET A-6
PROJECT NO. 15-15

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

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ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

N.O.T.E.: ALL DIMENSIONS ARE FROM FACE OF FINISHED WALL UNLESS OTHERWISE NOTED

PROJECT: RIVER EDGE CONDOMINIUMS
HAYERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: ATTIC PLAN

DATE ISSUED: 24 JUNE '93
DATE DRAWN: 24 JUNE '93
DRAWN BY: MDL

SHEET: A-5
PROJECT NO.: 1941-93

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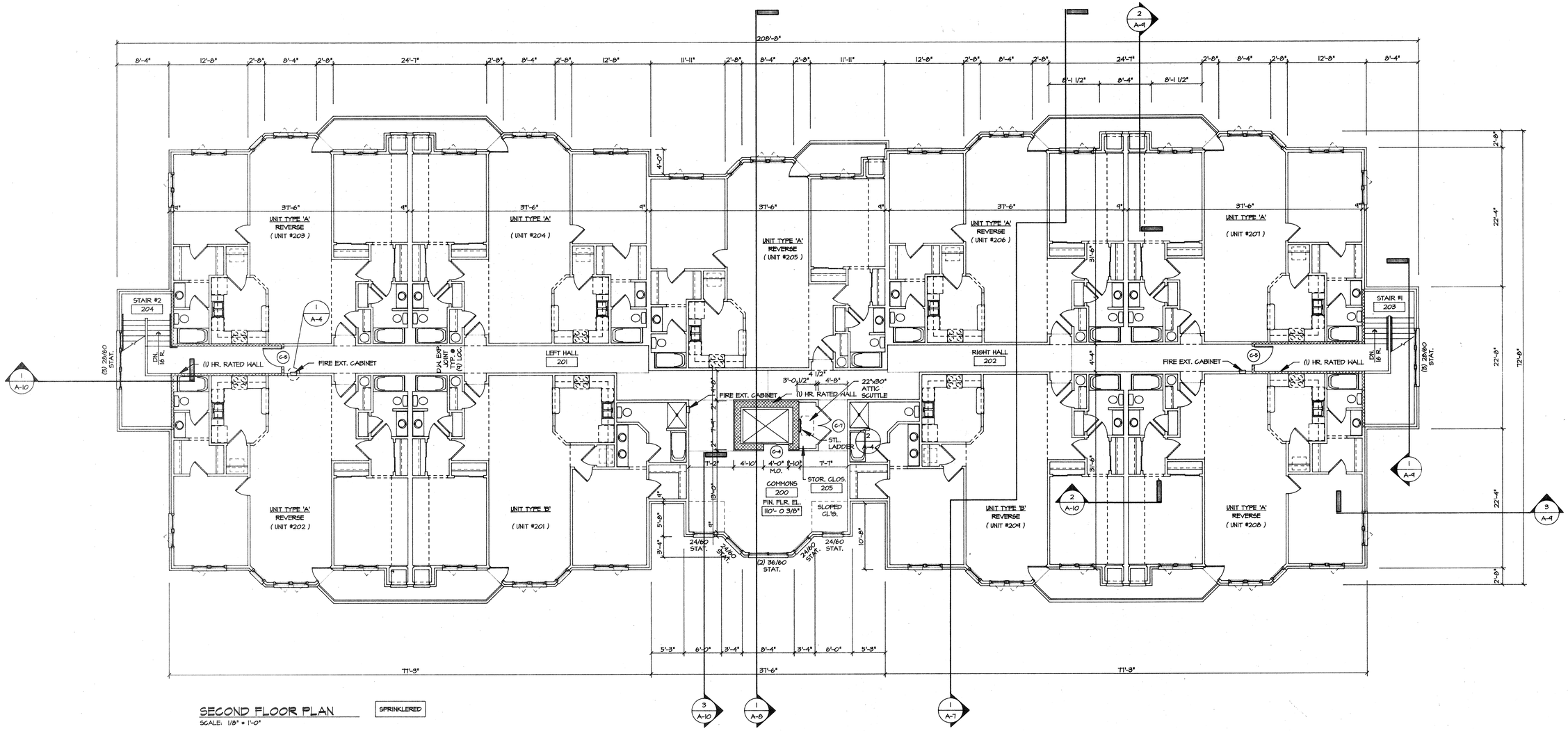
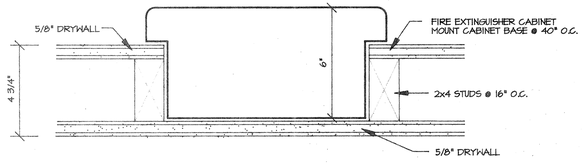


SECOND FLOOR PLAN

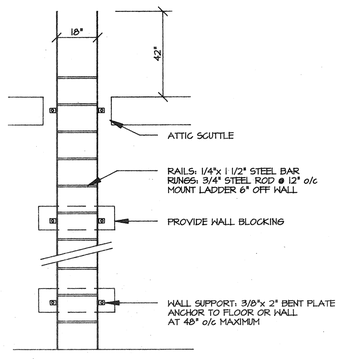
SCALE: 1/8" = 1'-0"

SPRINKLERED



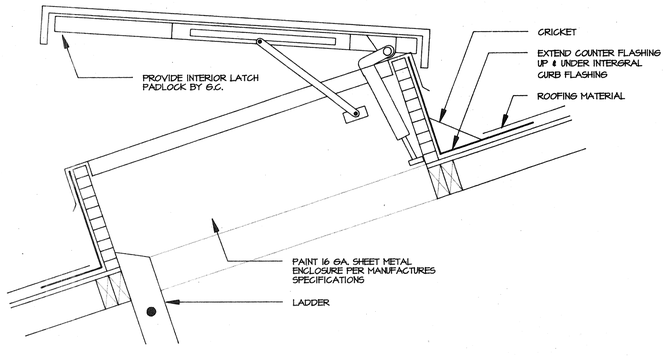
1 / A-4 FIRE EXTINGUISHER CABINET DETAIL

SCALE: 3"=1'-0"



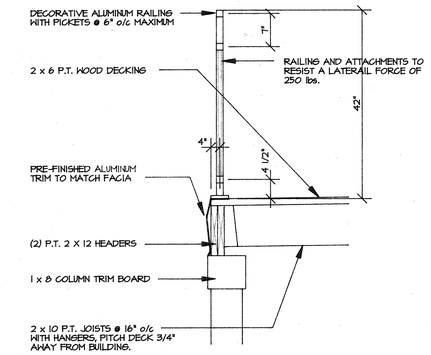
2 / A-4 STEEL LADDER

SCALE: 3/8"=1'-0"



3 / A-4 ROOF HATCH DETAIL

SCALE: 1 1/2"=1'-0"



4 / A-4 DECK RAILING DETAIL

SCALE: 3/4"=1'-0"

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ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '15 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
MATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: OVERALL SECOND FLOOR PLAN

DATE ISSUED
08 JAN '15
DATE REVISED
05 FEB '15
DRAWN BY
MDL

SHEET A-4

PROJECT NO. 1514-15

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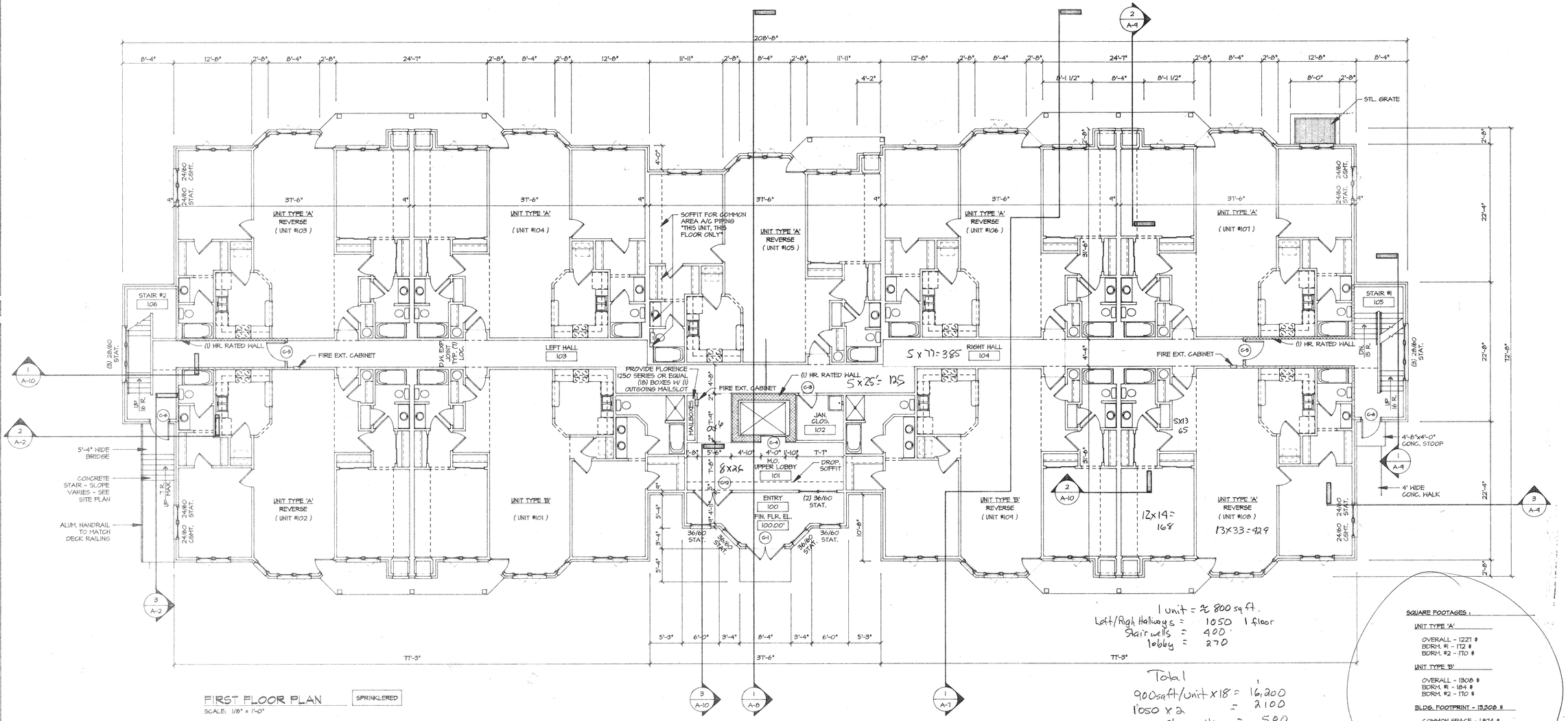


FIRST FLOOR PLAN — SPRINKLERED

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

1 unit = ± 800 sq ft.

Left/Right Hallways = 1050 1 floor
Stairwells = 400
lobby = 270

Total
900 sqft/unit x 18 = 16,200
1050 x 2 = 2100
stairwells = 500
270 x 2 = 550
19,350

20000 x 4.50 = 90K

SQUARE FOOTAGES :

UNIT TYPE 'A'

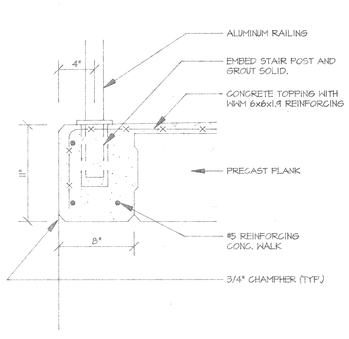
OVERALL - 1227 #
BDRM. #1 - 172 #
BDRM. #2 - 170 #

UNIT TYPE 'B'

OVERALL - 1308 #
BDRM. #1 - 184 #
BDRM. #2 - 170 #

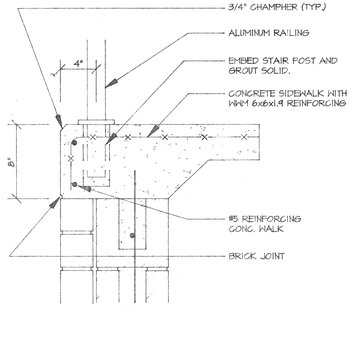
BLDG. FOOTPRINT - 13308 #

COMMON SPACE - 1874 #



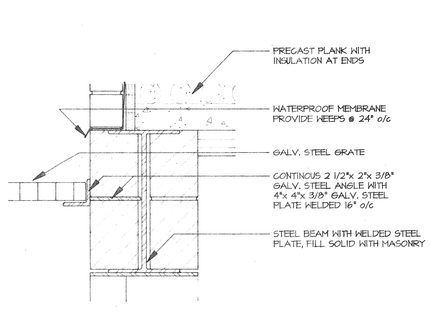
1 A-3 RAILING DETAIL

SCALE: 1 1/2"=1'-0"



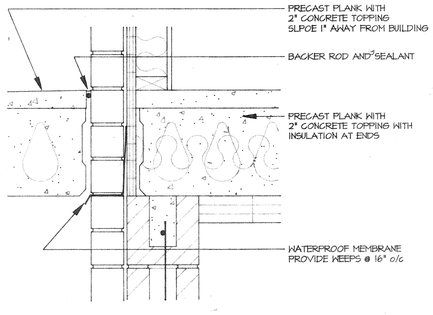
2 A-3 RAILING DETAIL

SCALE: 1 1/2"=1'-0"



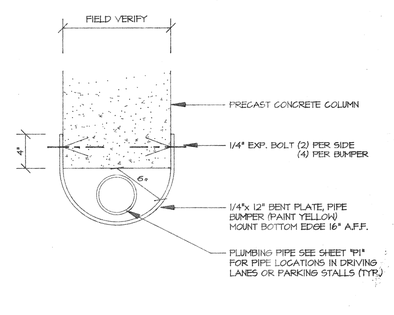
3 A-3 GRATE DETAIL

SCALE: 1 1/2"=1'-0"



4 A-3 WALL DETAIL

SCALE: 1 1/2"=1'-0"



5 A-3 PIPE BUMPER (ALTERNATE)

SCALE: 1 1/2"=1'-0"

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TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '03 GENERAL REVISIONS

DATE ISSUED: 04 JULY '03
DATE DRAWN: 05 FEB '03
DRAWN BY: MDL

SHEET: A-3

PROJECT NO. 99-43

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: OVERALL FIRST FLOOR PLAN

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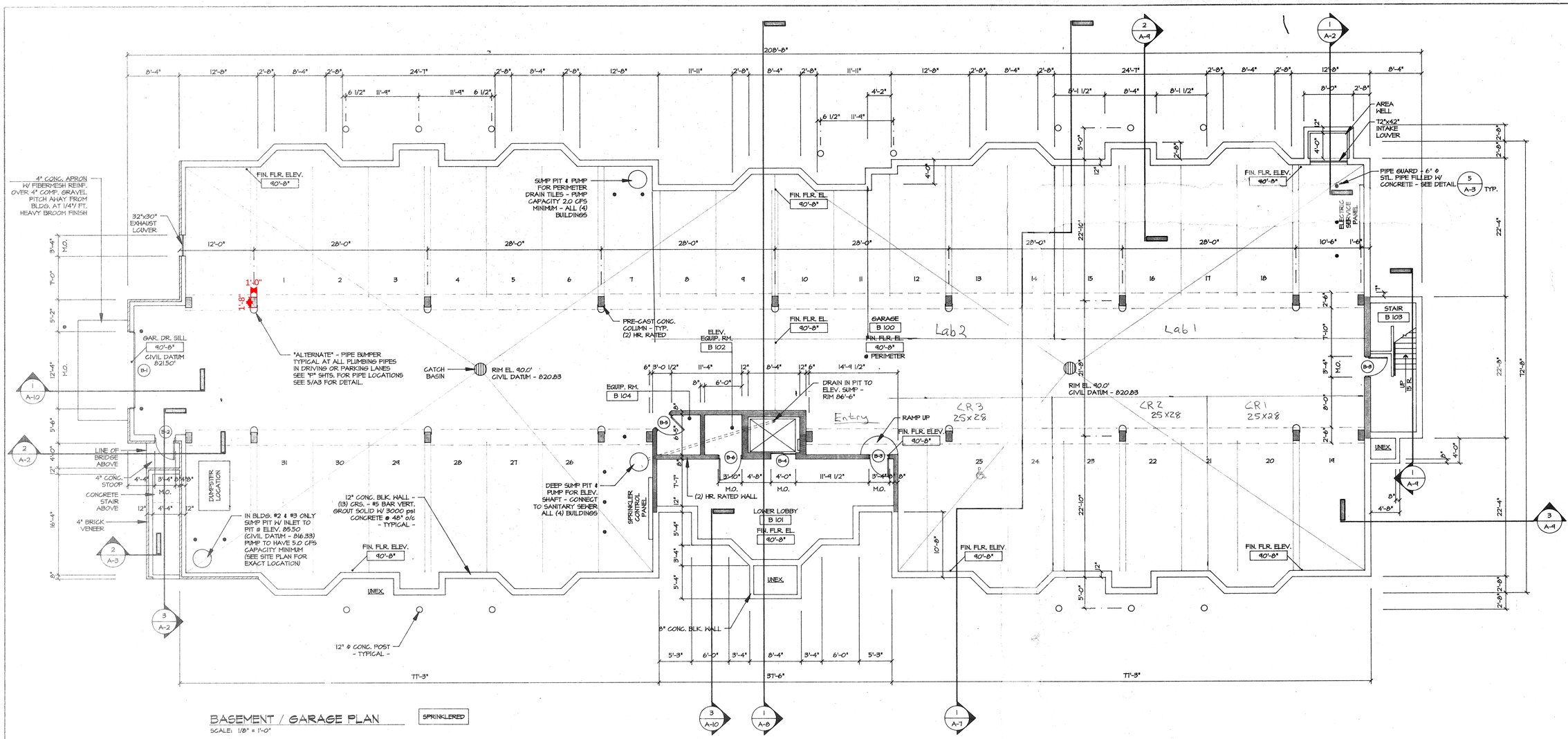
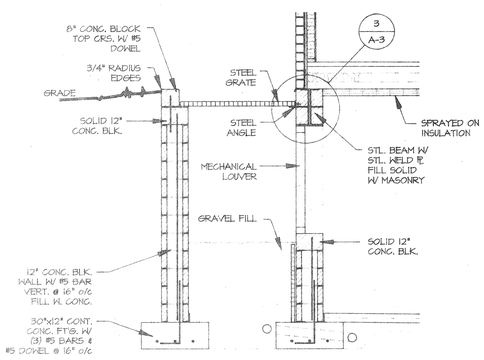


BASEMENT / GARAGE PLAN

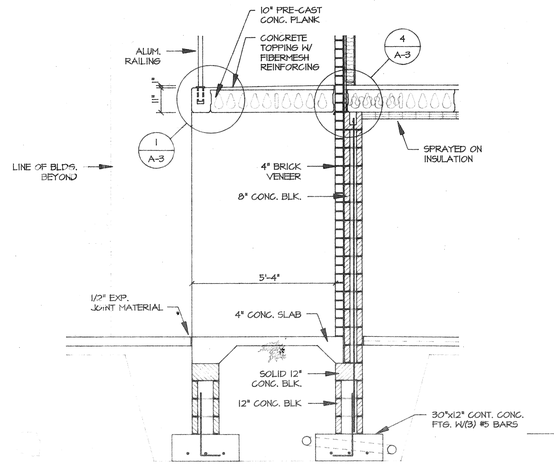
SPRINKLERED

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



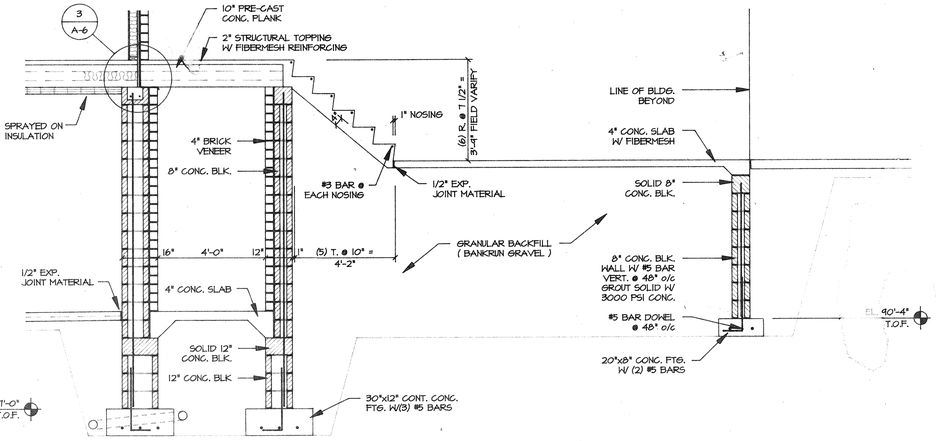
1/A-2 WALL DETAIL

SCALE: 3/8" = 1'-0"



2/A-2 WALL DETAIL

SCALE: 3/8" = 1'-0"



3/A-2 WALL DETAIL

SCALE: 3/8" = 1'-0"

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ARCHITECTS, ENGINEERS, PLANNERS
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P.EWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '13 GENERAL REVISIONS

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

TITLE: BASEMENT / GARAGE PLAN

DATE ISSUED 08 JULY '13
DATE DRAWN 08 FEB '13
DRAWN BY MDL

SHEET A-2
PROJECT NO. 194-13

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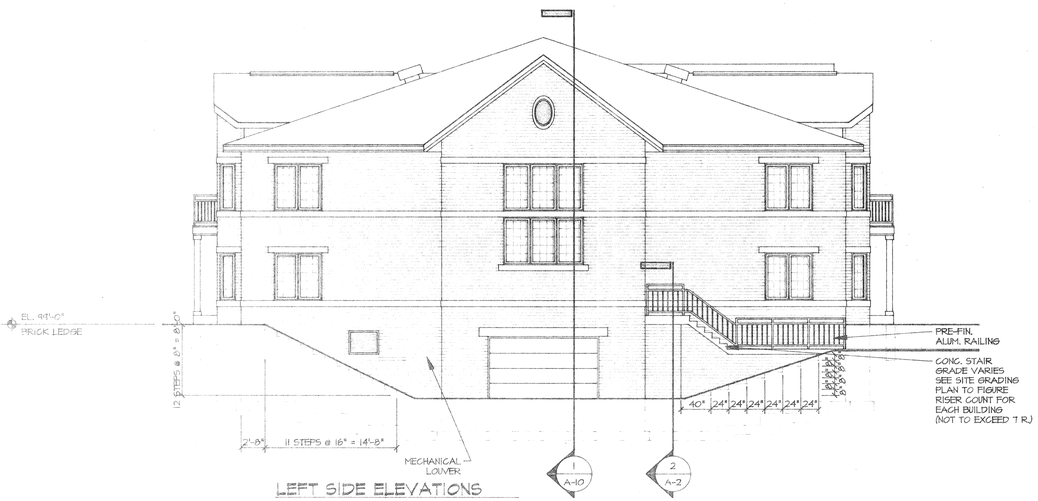
FRONT ELEVATION

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

REAR ELEVATION

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



LEFT SIDE ELEVATIONS

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

RIGHT SIDE ELEVATIONS

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

REVISIONS: 10 SEPT. '13 GENERAL REVISIONS

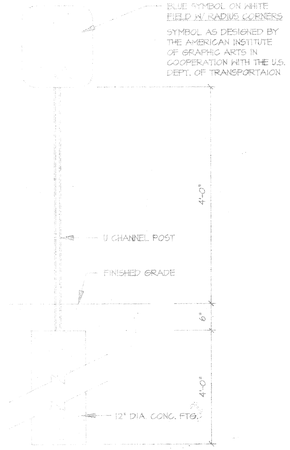
TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

PROJECT: RIVER EDGE CONDOMINIUMS
KATERTOWN ROAD
TOWN OF MENOMONEE, WISCONSIN
TITLE: EXTERIOR ELEVATIONS

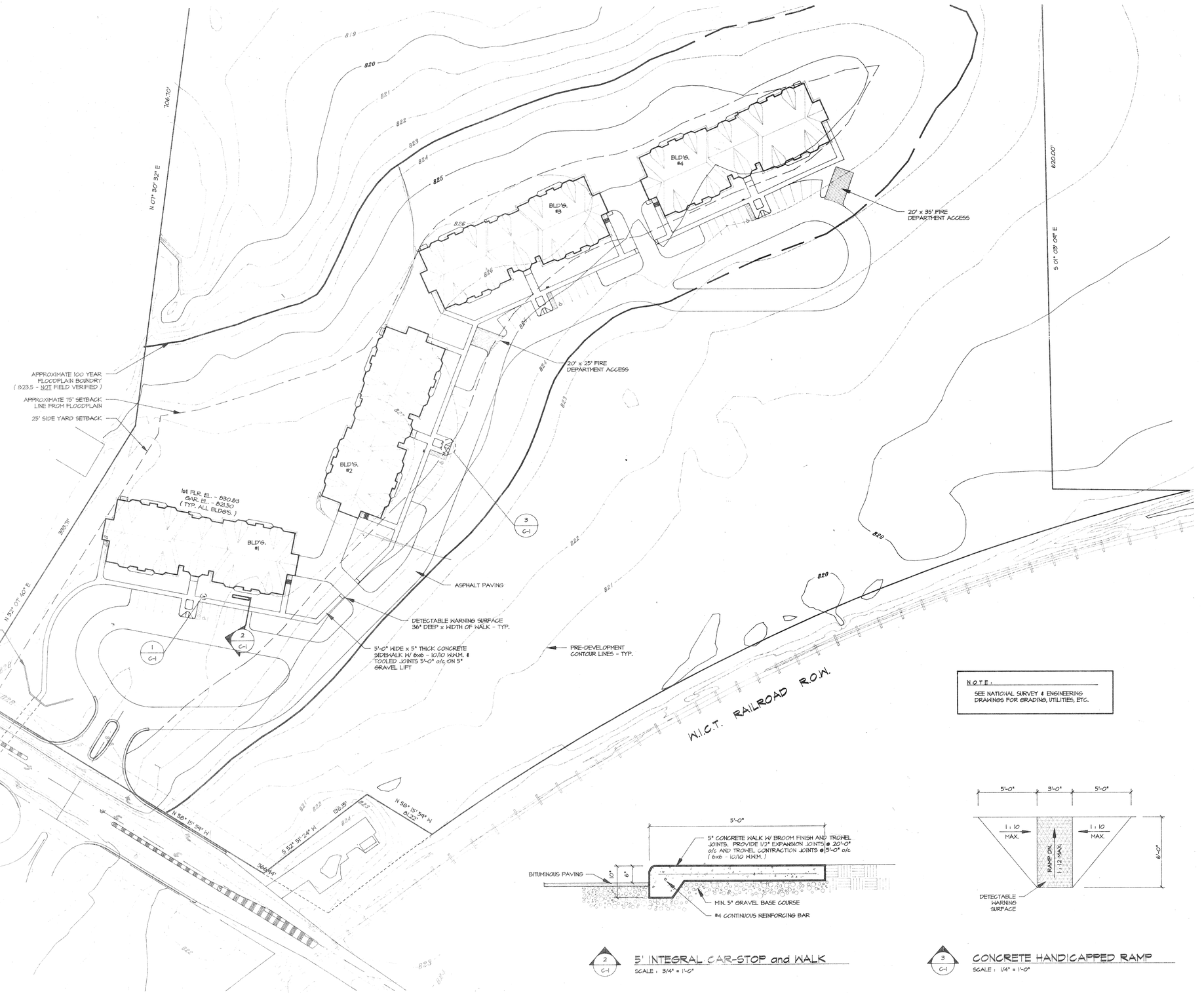
DATE ISSUED
OR LAST REVS
DATE DRAWN
05 FEB '13
DRAWN BY
MDL

SHEET A-1
PROJECT NO. 1341-13

DESIGNER RESERVES ALL COPYRIGHTS TO THESE DRAWINGS WHICH ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF TDI ASSOCIATES, INC. ©



HANDICAP PARKING SIGN
SCALE : 3/4" = 1'-0"



NOTE :
SEE NATIONAL SURVEY & ENGINEERING DRAWINGS FOR GRADING, UTILITIES, ETC.

2 C-1 5' INTEGRAL CAR-STOP and WALK
SCALE : 3/4" = 1'-0"

3 C-1 CONCRETE HANDICAPPED RAMP
SCALE : 1/4" = 1'-0"

SITE DEVELOPMENT PLAN
1" = 50'
0 50' 100' 150'

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1285 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '93 GENERAL REVISIONS

Bob Williams, owner TDI
Direct #: (262) 437-0420

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN

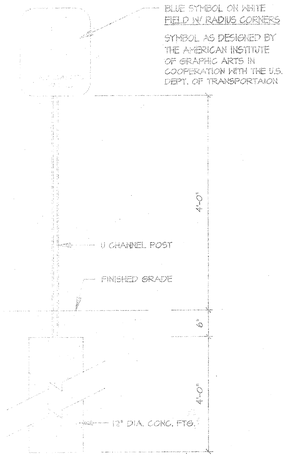
TITLE: SITE DEVELOPMENT PLAN

DATE ISSUED: 26 JULY '93
DATE DRAWN: 29 APR '93
DRAWN BY: MDL

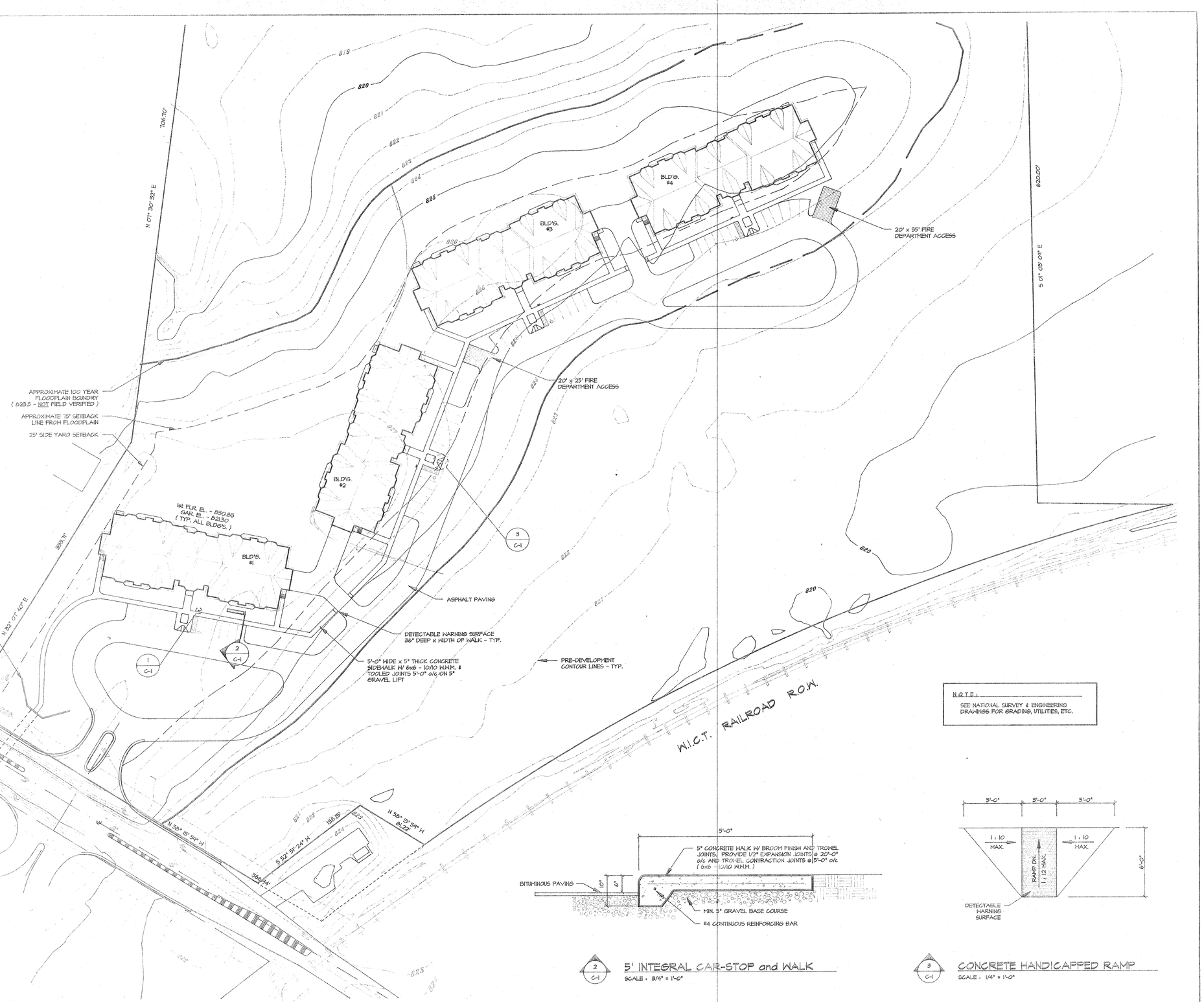
SHEET C-1

PROJECT NO. 9345

THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF TDI ASSOCIATES, INC. ©
ALL RIGHTS RESERVED ALL COPYRIGHTS TO THESE TDI



HANDICAP PARKING SIGN
SCALE : 3/4" = 1'-0"



SITE DEVELOPMENT PLAN
SCALE : 1" = 50'-0"
0 50' 100' 150'

NOTE:
SEE NATIONAL SURVEY & ENGINEERING DRAWINGS FOR GRADING, UTILITIES, ETC.

2 C-1 5' INTEGRAL CAR-STOP and WALK
SCALE : 3/4" = 1'-0"

3 C-1 CONCRETE HANDICAPPED RAMP
SCALE : 1/4" = 1'-0"

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS
1265 SUNNYRIDGE ROAD
PEWAUKEE, WI 53072 (414) 691-3400

REVISIONS: 10 SEPT. '98 GENERAL REVISIONS

Bob Williams, owner TDI
Direct #: (262) 437-0430

PROJECT: RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
TOWN OF PEWAUKEE, WISCONSIN
TITLE: SITE DEVELOPMENT PLAN

DATE ISSUED: 06 JULY '98
DRAWN BY: CHK APR '98
JOB NO.:
SHEET NO.: C-1

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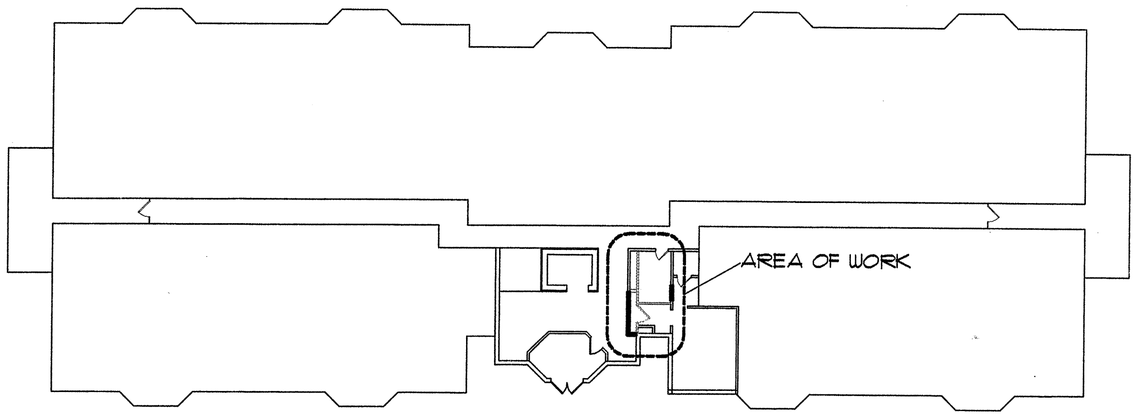
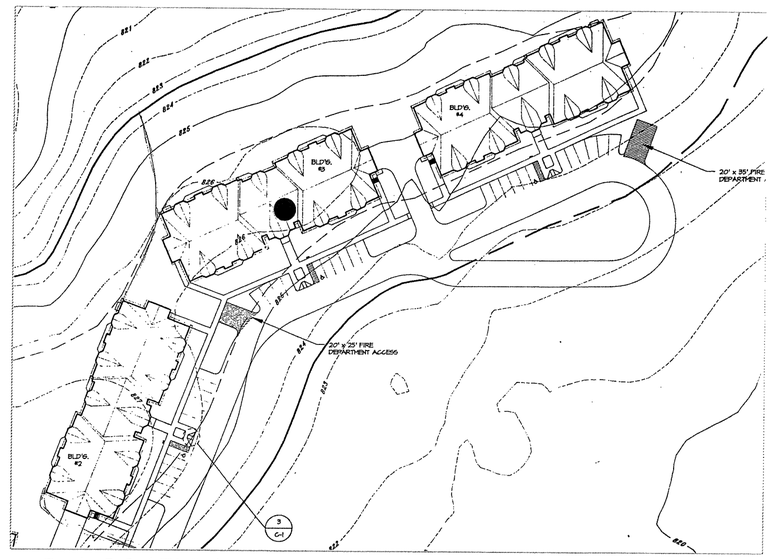
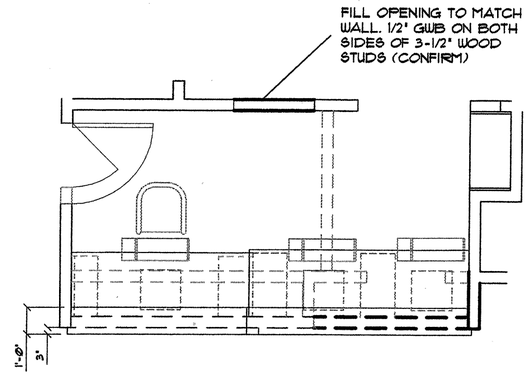


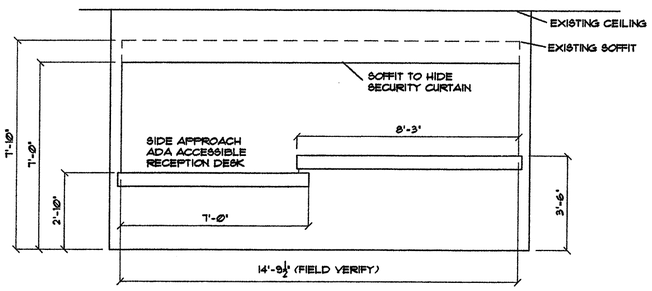
1 AREA OF WORK
SCALE: 1" = 20'-0"



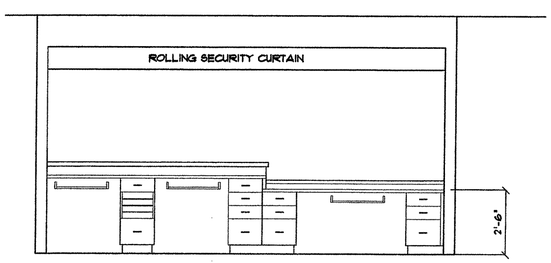
7 LOCATION OF WORK
SCALE: N.T.S.



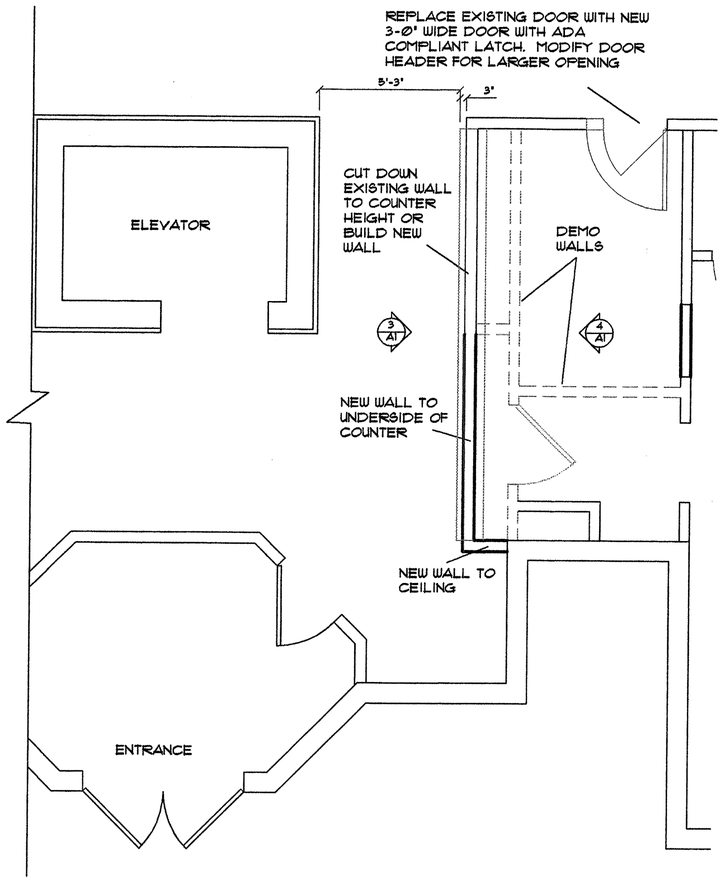
2 FLOOR / FURNITURE PLAN
SCALE: 1/4" = 1'-0"



3 FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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

GENERAL NOTES

CONTRACTOR IS TO CONFIRM AND CORRELATE DIMENSIONS ON SITE. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES.

ELECTRICAL, HVAC, PLUMBING, AND FIRE-PROTECTION DESIGN ARE NOT PART OF THESE PLANS.

FIRE-PROTECTION SYSTEM TO BE MODIFIED IN ACCORDANCE WITH CURRENT IBC AND IFC CODES.

BUILDING INFORMATION

OCCUPANCY - R-1 RESIDENTIAL
TYPE OF WORK - ALTERATION
AREA OF WORK - 120 SQ FT
CONSTRUCTION TYPE - TYPE V
FIRE PROTECTION - FULL SPRINLER SYSTEM

Revisions

JOHN SCHROEDER ARCHITECTS
225 E. St. Paul Avenue
Suite 303
Milwaukee, Wisconsin 53202
414-271-9161

RECEPTION DESK REMODELING
50 Building GE HEALTH CARE INSTITUTE
RIVER EDGE CONDOMINIUMS
WATERTOWN ROAD
ABCO Contr. TOWN OF PEWAUKEE, WISCONSIN

Description
Floor Plans and Elevations

Project	03-129
Date	5/14/03
Drawn by	JTS
Approved	

Sheet
A1

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

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

CONDITIONAL USE PERMIT: NO. CUP-21-1-1

PWC 0957986

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

PT NE1/4 & SE1/4 SEC 24 T7N R19E; COM E1/4 COR SEC 24; N89°15'01"W ALG S LI OF SAID NE1/4 795.95 FT TO NWLY R.O.W. LI OF R.R. THE BGN; 888.55 FT ALG R.O.W. LI, ARC CURVE TO LEFT, RADIUS 2324.83 FT, CHORD BEARS S65°44'50"W 883.15 FT; N58°15'59"W 81.22 FT; S52°51'24"W 138.15 FT TO NWLY R.O.W. LI OF WATERTOWN RD; N58°15'59"W ALG R.O.W. LI 643.37 FT TO MEANDER LI ALG RIVER; ALG MEANDER LI N27°41'58"E 154.96 FT; N33°12'09"E 215.57 FT; N15°55'45"E 299.50 FT; N01°03'51"W 151.09 FT; N07°26'51"W 148.52 FT; N07°38'09"W 140.66 FT; N44°25'14"E 121.32 FT; S76°31'48"E 39.04 FT; S12°40'40"E 185.52 FT; S47°03'52"E 149.79 FT; S59°56'11"E 131.91 FT; N76°47'52"E 175.42 FT; N46°47'13"E 247.02 FT; N71°47'38"E 249.58 FT; S58°33'45"E 766.34 FT; S23°44'53"E 296.55 FT; N62°02'33"E 216.32 FT; N25°22'00"W 125.44 FT; S86°25'37"W 95.73 FT; N01°16'27"E 134.26 FT; S88°10'11"E 251.31 FT TO WLY R.O.W. LI OF SPRINGDALE RD; S01°25'18"E ALG WLY R.O.W. LI 561.87 FT TO NWLY R.O.W. LI OF R.R.; S84°19'37"W ALG R.O.W. LI 455.67 FT; 309.59 FT, ALG R.O.W. LI & ARC CURVE TO LEFT, RADIUS 2324.83 FT, CHORD BEARS S80°30'43"W 309.36 FT TO BGN :: ALSO INCLUDING LANDS LYING BETWEEN SAID MEANDER LI & ORDINARY HIGH WATER MARK OF FOX RIVER :: EX DOC #3613235 :: DOC #4378168

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

Rivers Edge Apartments

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

WHEREAS, The City Plan Commission has held a meeting on January 21, 2021; has reviewed the various elements of the petitioners proposal; and has recommended that a Conditional Use Permit be granted to the above named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council, held a public hearing meeting held on February 1, 2021.

NOW, THEREFORE, let it be known that the City Common Council by its action on February 1, 2021 has, hereby, granted a Conditional Use Permit for the following use(s):

Multi-family market rate apartment use.

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

1. _____

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

_____
Attest:

_____
Signature of equitable owner

_____
Date

_____
Kelly Tarczewski
City Clerk

_____
Steve Bierce
Mayor, City of Pewaukee

_____
Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2021 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

_____
(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

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

TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED: **PWC 0957986**

CONDITIONAL USE PERMIT: NO. CUP-21-1-1

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

LEGAL DESCRIPTION:

PT SE1/4 & SW1/4 SEC 24 T7N R19E; COM NW COR OF SE1/4 SEC 24; S89?15'01""E ALG N LI OF SE 1/4 OF SEC 24, 85.362 FT TO SLY R/W LI OF HWY; S53?10'54""E ALG SAID SLY R/W LI 191.815 FT TO CNTR OF FOX RIVER THE BGN; IN A SWLY DIRECTION ALG CNTR OF FOX RIVER THE FOLLOWING COURSES; S58?03'17""W 413.219 FT; S25?39'01""W 371.240 FT; S42?49'01""W 131.620 FT; S60?44'01""W 248.130 FT; S31?31'01""W 194.820 FT; S04?47'59""E 628.880 FT TO NLY R/W OF R/R; N52?32'01""E ALG NLY R/W LI 1932.838 FT TO A POINT ON SLY R/W LI OF HWY; N58?15'59""W ALG SLY R/W LI 574.08 FT; N62?55'47""W ALG SLY R/W LI 209.10 FT TO BGN

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

DBTM ASSOCIATES

WHEREAS, on February 15, 1993 the Town of Pewaukee granted a Conditional Use Permit to DBTM Associates for the purpose of the development of an education/training center for the General Electric Medical Systems Division; and,

WHEREAS, on June 7, 1999, the Town of Pewaukee granted an amendment to Section I of the Permit to allow for the ownership of the subject land to be owned by a party other then DBTM or GE; and,

WHEREAS, the petition request is to remove the lands and use related to the 72 condominium units to allow the sale of said unit as market rate apartments; and,

WHEREAS, all other provisions of the February 23, 1993 and June 25, 1999 Conditional Use Permits remain in effect; and,

WHEREAS, The City Plan Commission has held a meeting on January 21, 2020; has reviewed the various elements of the petitioners proposal; and has recommended that a Conditional Use Permit be granted to the above named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council, held a public hearing meeting held on February 1, 2021.

NOW, THEREFORE, let it be known that the City Common Council by its action on February 1, 2021 has, hereby, granted a Conditional Use Permit for the following use(s):

Amend the existing Conditional Use Permit granted to DBTM Associates dated February 24, 1993 and amended June 25, 1999 to remove the 72 unit condominium use and land located at N16W22420 Watertown Road.

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

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

_____
Attest:

_____
Signature of equitable owner

_____
Date

_____
Kelly Tarczewski
City Clerk

_____
Steve Bierce
Mayor, City of Pewaukee

_____
Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2021 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

_____
(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.

DATE: January 21, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the Building Elevations for The Glen at Parkway Ridge Condominiums Located on Bluemound Road (PWC 0925990001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Glen at Parkway Ridge Staff Report

Glen at Parkway Ridge Concept Renderings

Glen at Parkway Ridge previous 4 family

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

REPORT TO THE PLAN COMMISSION

Meeting of January 21, 2021

Date: January 13, 2021

Project Name: The Glen at Parkway Ridge Building Elevations

Project Address/Tax Key No.: N27W25250 Bluemound Road/PWC 0925990001

Applicant: Neumann Developments Inc.

Property Owner: The Glen at Parkway Ridge LLC

Current Zoning: Rm-1 Multiple-Family District

2050 Land Use Map Designation: Medium Density Residential

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

Introduction/Analysis

The Plan Commission and Common Council previously approved a Conditional Use Permit for The Glen at Parkway Ridge condominium development that included a condition stating, "Final architectural elevations shall be submitted for City staff review and approval, prior to issuance of a Building Permit."

As such, the applicant submitted building elevations for staff review, which were approved by staff on January 11, 2019.

Following staff review and approval, the applicant further revised those building elevations. Staff has not found that the current elevations are in substantial conformance with the previously approved elevations and, following discussions with the applicant, are requesting that the Plan Commission review the revised elevations.

The Plan Commission may choose to approve the proposed elevations or provide feedback and ask for revisions.

Note that Sheets A1 and A2 by Halen Homes are the proposed elevations. The elevations that were initially submitted to and approved by staff are labeled A2.1 and were designed by TDI Associates, Inc.

Recommendation

Review of the proposed building elevations submitted by Neumann Developments, Inc.

HALEN HOMES

MATERIAL BREAKDOWN

Proposed Plans

Aspen Plan:

1863 SF (Includes Sunroom Standard)
Exterior Stone = 170 SF
Shake Siding = 140 SF
Craftsman Gable Brackets = 5
19 Windows (6 are transoms)

Breckenridge Plan:

1979 SF (Includes Sunroom & Den Standard)
Stone = 170 SF
Shake Siding = 182 SF
Craftsman Gable Brackets = 4
18 Windows (6 are transoms)

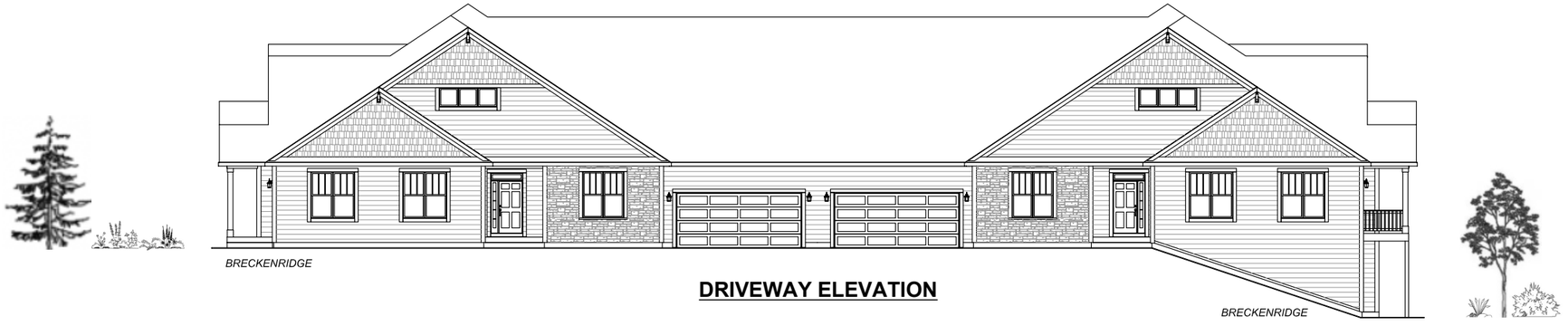
Previously Approved Plans

Standard Unit

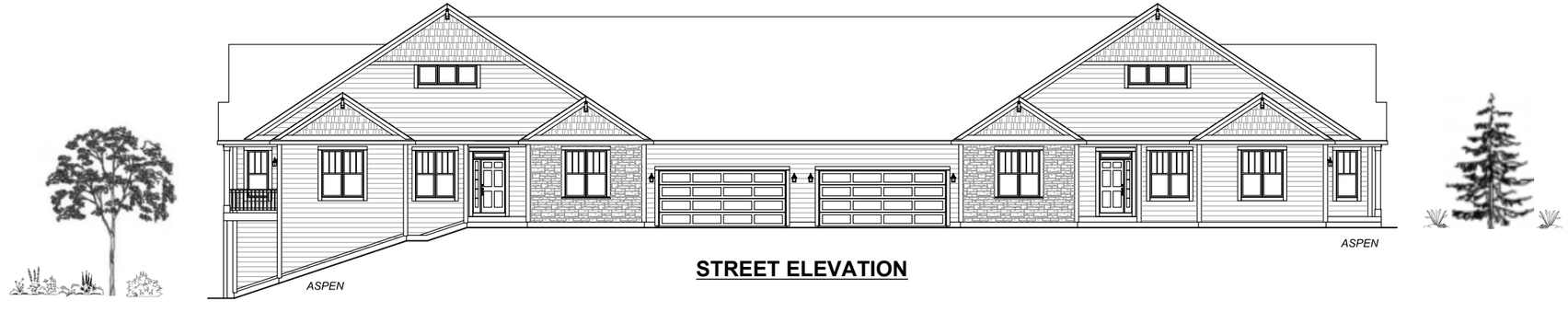
1719 SF - 2015 SF (Sunroom & Den Optional)
Exterior Stone = 100 SF
Shake Siding = 290 SF
Craftsman Gable Brackets = 2 - 3
14 Windows (5 are transoms)

LEFT ELEVATION

RIGHT ELEVATION



DRIVEWAY ELEVATION



STREET ELEVATION

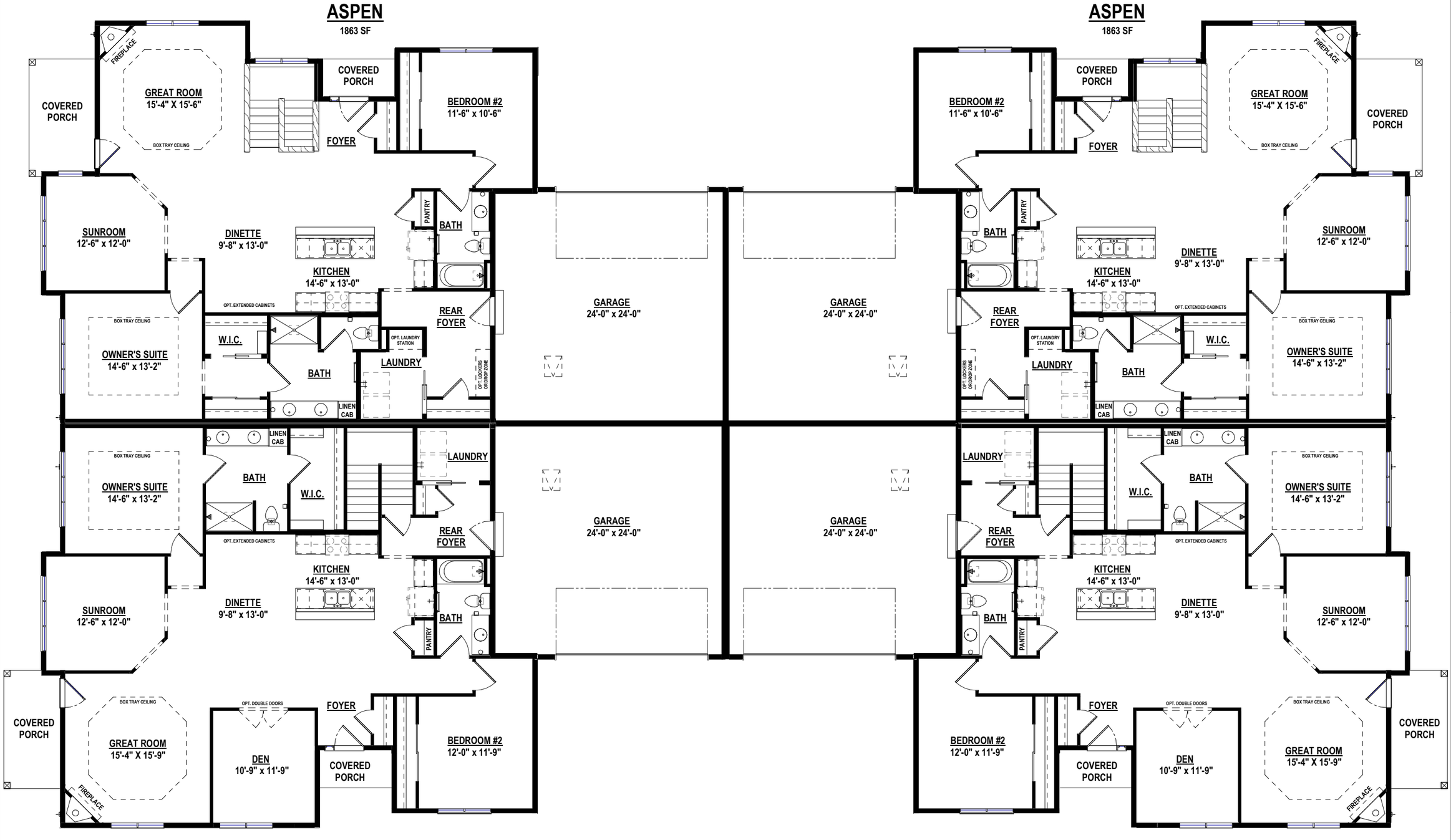
HALEN HOMES

ELEVATIONS

PARKWAY RIDGE
PEWAUKEE, WI

DATE
01/11/2021

SHEET NUMBER
A1



BRECKENRIDGE
1979 SF

BRECKENRIDGE
1979 SF

FIRST FLOOR PLANS (SCALE 1" = 10')

CONFIGURATION FOR CONCEPTUAL PURPOSES ONLY. UNIT PLANS ARE INTERCHANGABLE WITHIN THE BUILDING FOOTPRINT

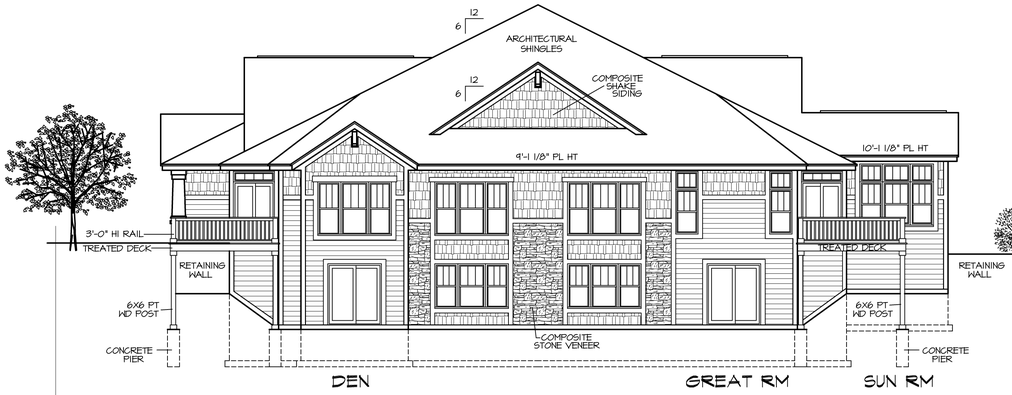
HALEN HOMES

TYPICAL FLOORPLANS

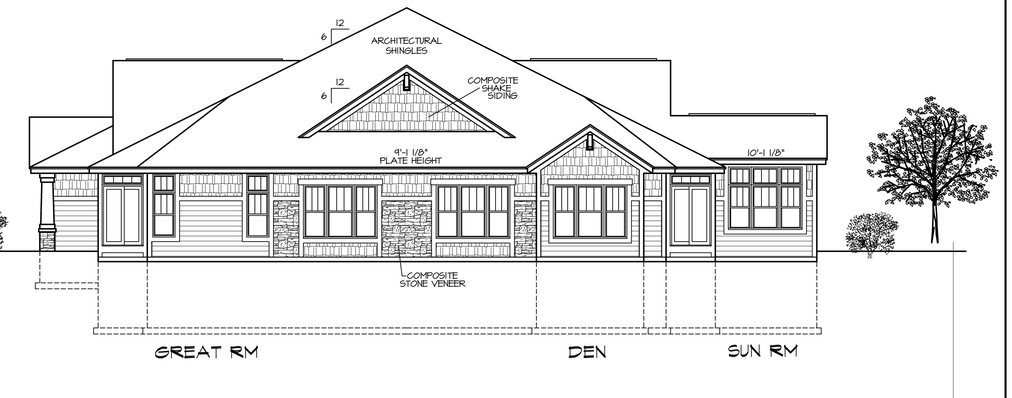
PARKWAY RIDGE
PEWAUKEE, WI

DATE
01/11/2021

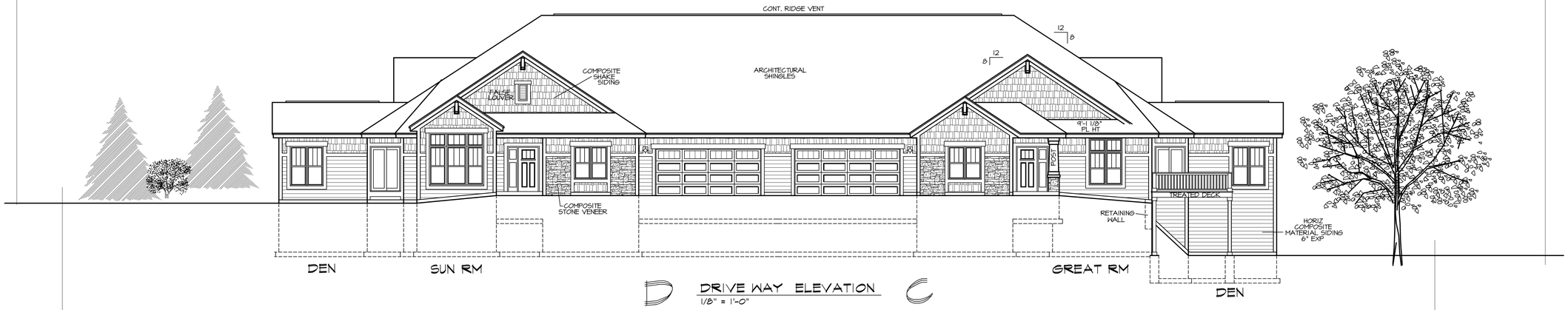
SHEET NUMBER
A2



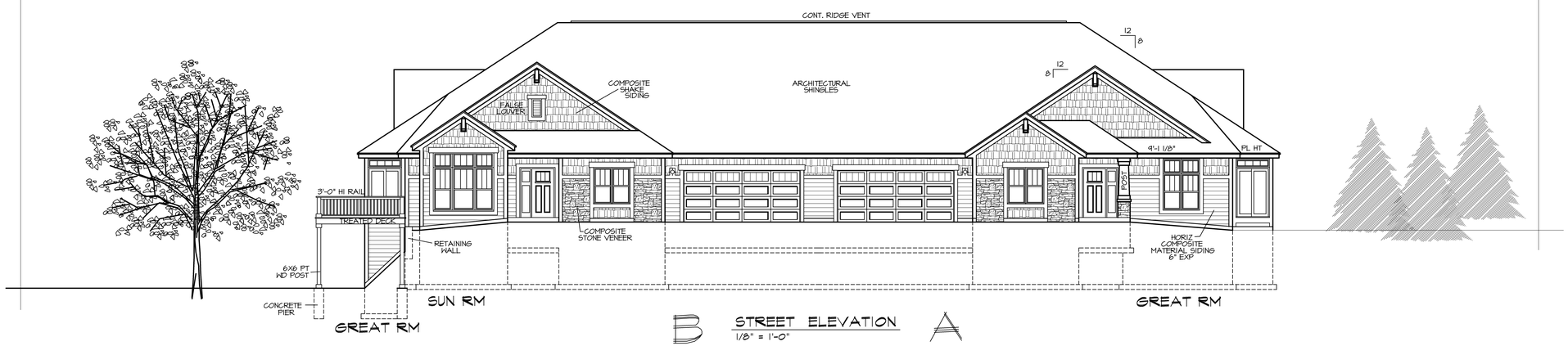
C LEFT ELEVATION B
1/8" = 1'-0"



A RIGHT ELEVATION D
1/8" = 1'-0"



D DRIVE WAY ELEVATION C
1/8" = 1'-0"



B STREET ELEVATION A
1/8" = 1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

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

THE GLEN AT PARKWAY RIDGE LLC
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN

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

TDI ASSOCIATES, INC
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OWNERSHIP OF DOCUMENTS

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Sheet Title
EXTERIOR ELEVATIONS

Issued For:	Date:
REV	-

Date:	4 DEC, 2018
Job NO.:	18-402
Drawn By:	LS

Sheet No.
A2.1

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.

DATE: January 21, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Waukesha Gun Club Staff Report

Waukesha Gun Club Drawings

Waukesha Gun Club Site Plans

Waukesha Gun Club Wetland

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

REPORT TO THE PLAN COMMISSION

Meeting of January 21, 2021

Date: January 11, 2021

Project Name: Waukesha Gun Club Site & Building Plans

Project Address/Tax Key No.: N22W23170 Watertown Road/PWC 0920998

Applicant: Patrick Gerbensky, Waukesha Gun Club

Property Owner: Waukesha Gun Club

Current Zoning: I-2 Rural Institutional District and Lowland Conservancy District

Proposed Zoning: Same

2050 Land Use Map Designation: Public or Private Park and Recreation and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Industrial properties zoned M-4 to the north, Lowland Conservancy zoned lands to the south, nonresidential properties zoned M-2, B-6 and B-5 to the east, and B-4, LC and M-2 zoned lands to the west

Project Description/Analysis

The applicant submitted Site and Building Plans for a five-stand shooting structure at the Waukesha Gun Club. As part of this project, an existing building will also be relocated further west from its current location. The new building and the existing building to be moved are both illustrated on the attached site plan prepared by the applicant.

The Waukesha Gun club development spans three separate parcels (Tax Key Nos. 0920997, 0920998, and 0920999). The Waukesha Gun Club also owns a 2.76-acre parcel directly to the east (PWC 0919998004) as well as a 10.43-acre parcel on the south side of Watertown Road (PWC 0953989).

The new building and the building to be moved are both located at N22W23170 Watertown Road (Tax Key No. 0920998). As the Gun Club is a single development, *it is recommended that, prior to issuance of a Building Permit, a Certified Survey Map be submitted for review and approval to combine the properties bearing Tax Key Nos. 0920997, 0920998, and 0920999 into a single parcel. If the parcel bearing Tax Key No. 0919998004 is planned to be utilized as part of the Waukesha Gun Club development, it is recommended that that parcel be included as part of the CSM as well. Note that PWC 0919998004 is zoned B-4 District and would be required to be rezoned to I-2 to be combined with the adjacent Waukesha Gun Club properties*.

Site & Building Plans

The property containing the proposed and relocated buildings (PWC 0920998) is approximately 26.25-acres and zoned I-2 Rural Institutional District. The three sites noted above comprising of the Gun Club have a combined acreage of approximately 75.38-acres. The majority of the site is greenspace.

The applicant is proposing a 56-foot by 12-foot (672 square foot) building. The building locations both conform to the I-2 District development standards.

The property does contain protected natural resources; however, the proposed and relocated buildings do not appear to encroach into any protected resources or setbacks based on a site plan provided by the applicant as well as WDNR mapped wetlands and SEWRPC Regional Mapping.

The proposed building primarily consists of steel siding and overhead doors. The north elevation is left open for shooting and the south elevation includes five 7' x 7' overhead doors and two sets of patio doors. The east and west elevations each have a 10' x 7' overhead door.

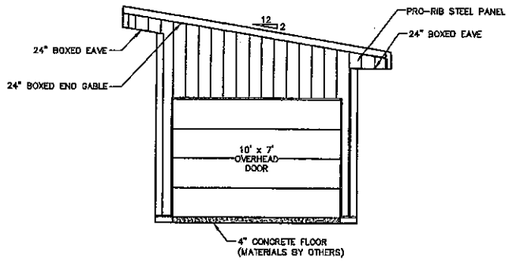
There are no proposed changes to parking, landscaping, lighting, or signage onsite. *Staff does recommend that final grading, erosion control and storm water management plans, as may be required, shall be submitted for approval by the Engineering Department prior to any land disturbance activities*.

As noise may be a concern with changes onsite, staff did ask the applicant if a noise study had ever been completed, particularly related to any effects from shooting indoor a structure like the one proposed compared to completely outdoors. It appears this has not been done or required in the past.

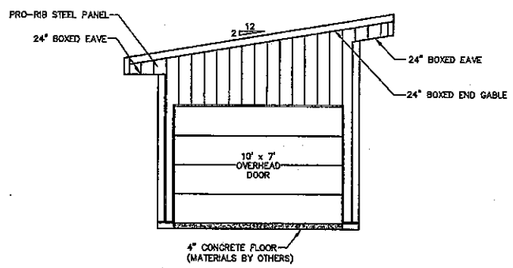
If noise is a concern, certain types of insulation may be considered, such as rubber or sound control blankets, which may reduce noise and reverberation.

Recommendation

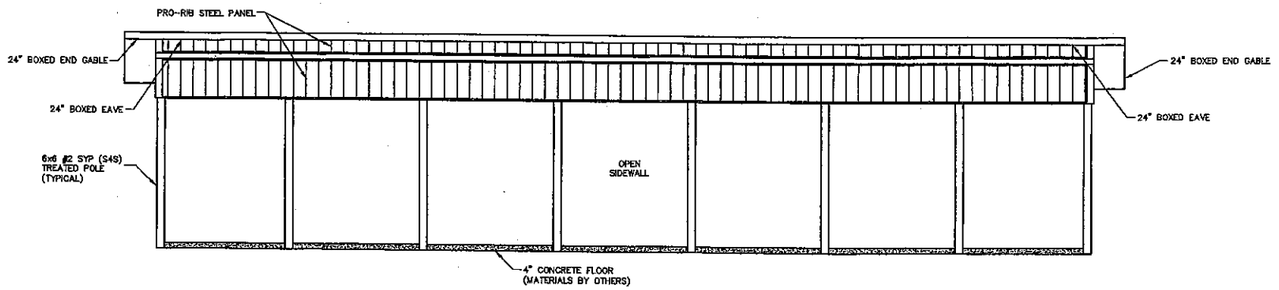
A motion to approve the Site & Building Plan Review Application for the Waukesha Gun Club, subject to staff's recommendations contained within this staff report.



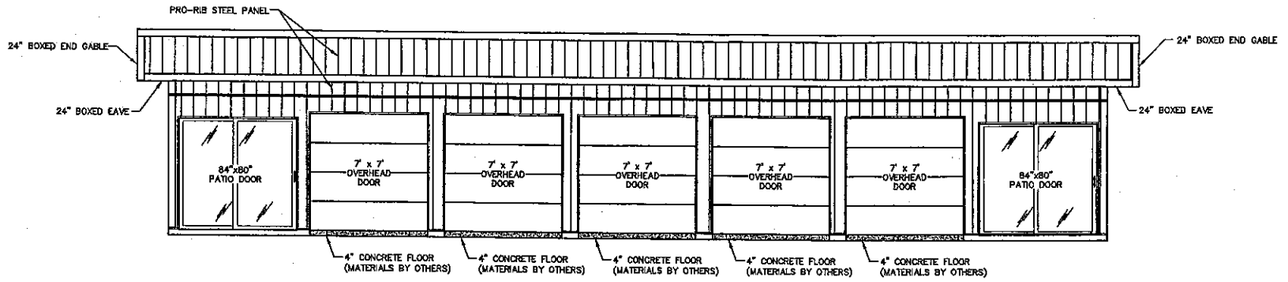
12'-0" WEST ENDWALL



12'-0" EAST ENDWALL

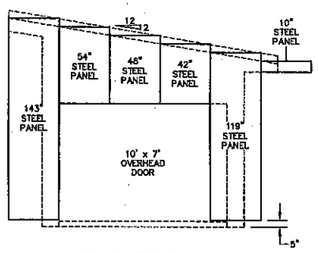


56'-0" NORTH SIDEWALL

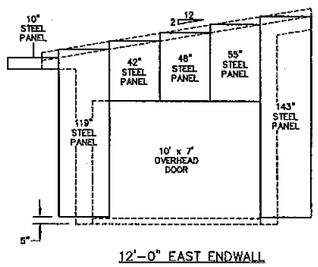


56'-0" SOUTH SIDEWALL

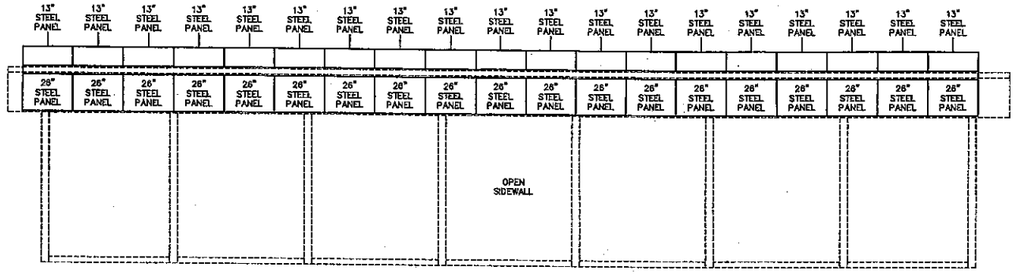
ELEVATIONS
SCALE: 1/4"=1'-0"



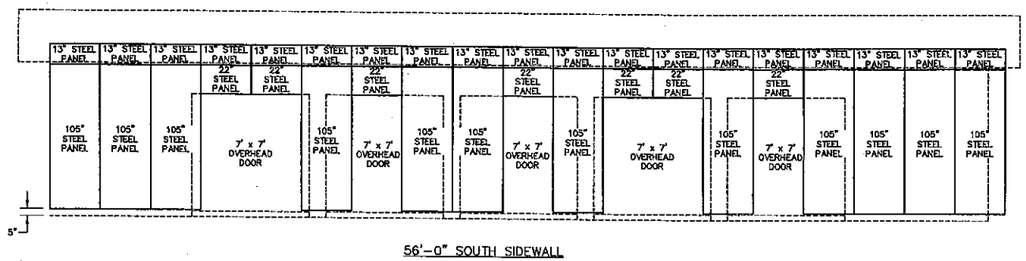
12'-0" WEST ENDWALL



12'-0" EAST ENDWALL



56'-0" NORTH SIDEWALL



56'-0" SOUTH SIDEWALL

WALL STEEL LAYOUTS
SCALE: 1/4"=1'-0"

ENGINEERING SERVICES
5811 HAMOE RD. EAU CLAIRE, WI 54703 (715) 876-2686
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: FRANCIS DEL VECCHIO
DRAWN BY: JMS
DATE: 8/3/2018
SCALE: AS NOTED

REVISIONS

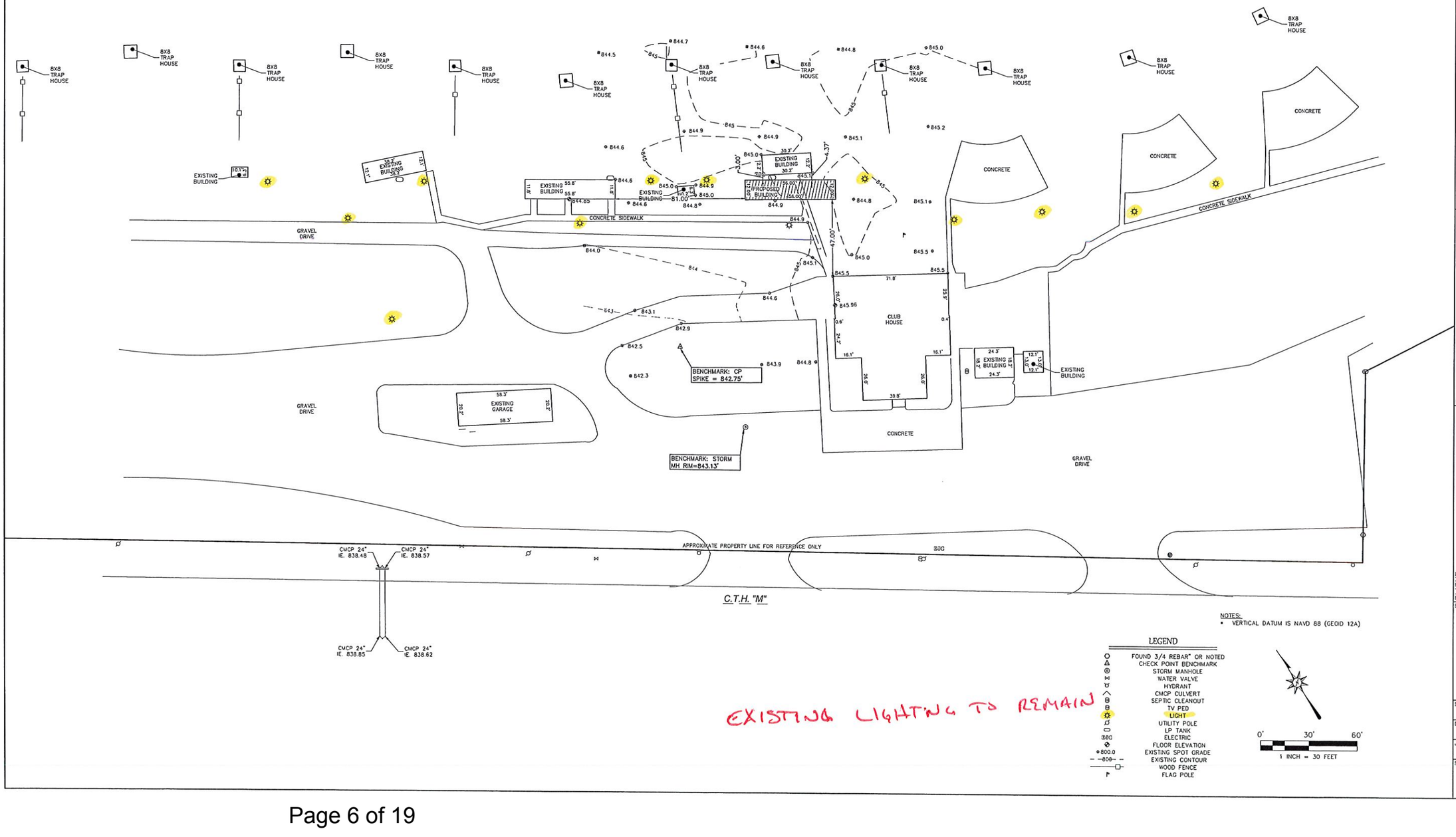
NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
ELEVATIONS AND WALL STEEL LAYOUTS

FILE NAME: U19118WI

SHEET NO.
S2

TOPOGRAPHIC SURVEY



NOTES:
- VERTICAL DATUM IS NAVD 88 (GEOID 12A)

LEGEND

○	FOUND 3/4 REBAR" OR NOTED
△	CHECK POINT BENCHMARK
Ⓢ	STORM MANHOLE
W	WATER VALVE
▽	HYDRANT
◇	CMCP CULVERT
Ⓢ	SEPTIC CLEANOUT
Ⓣ	TV PED
☼	LIGHT
▱	UTILITY POLE
▭	LP TANK
ⓔ	ELECTRIC
✦	FLOOR ELEVATION
800.0	EXISTING SPOT GRADE
800	EXISTING CONTOUR
—□—	WOOD FENCE
⚑	FLAG POLE

EXISTING LIGHTING TO REMAIN

0' 30' 60'
1 INCH = 30 FEET

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OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV. 07/08/2020 ADD PROP. BLDG.
REV.
REV.
REV.
REV.

LOCATION N22W23170 WATERTOWN RD. WAUKESHA, WI.

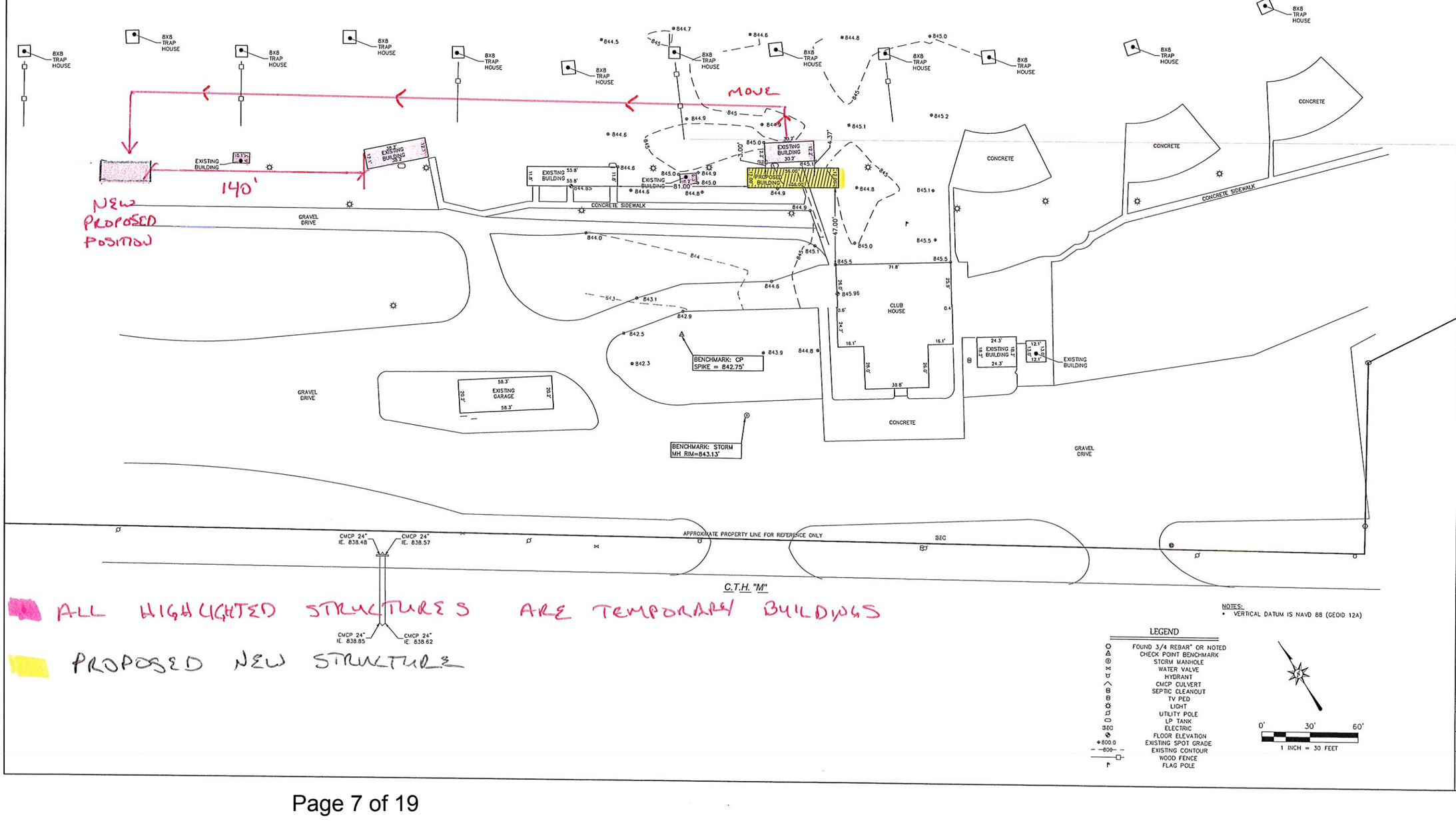
DRAWN BY LJS
CHECKED BY MTD

CLIENT ASCENT
PROJECT WAUKESHA GUN CLUB
LAYOUT PLAT OF SURVEY
DRAWING 20140_SURVEY.DWG

SEAL

SCALE 1:30
DATE 07/01/2020
JOB NO. 20140
SHEET 1 OF 1

TOPOGRAPHIC SURVEY



ALL HIGHLIGHTED STRUCTURES ARE TEMPORARY BUILDINGS

PROPOSED NEW STRUCTURE

NOTES:
- VERTICAL DATUM IS NAVD 88 (GEOID 12A)

LEGEND

○	FOUND 3/4 REBAR" OR NOTED
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Ⓢ	STORM MANHOLE
⋈	WATER VALVE
▽	HYDRANT
◇	CMCP CULVERT
Ⓢ	SEPTIC CLEANOUT
Ⓣ	TV PED
☼	LIGHT
⊡	UTILITY POLE
▭	LP TANK
⊠G	ELECTRIC
✥	FLOOR ELEVATION
⌖800.0	EXISTING SPOT GRADE
--808--	EXISTING CONTOUR
—□—	WOOD FENCE
⚑	FLAG POLE

0' 30' 60'
1 INCH = 30 FEET

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1360 DURWOOD DRIVE
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV. 07/08/2020 ADD PROP. BLD.
REV.
REV.
REV.
REV.

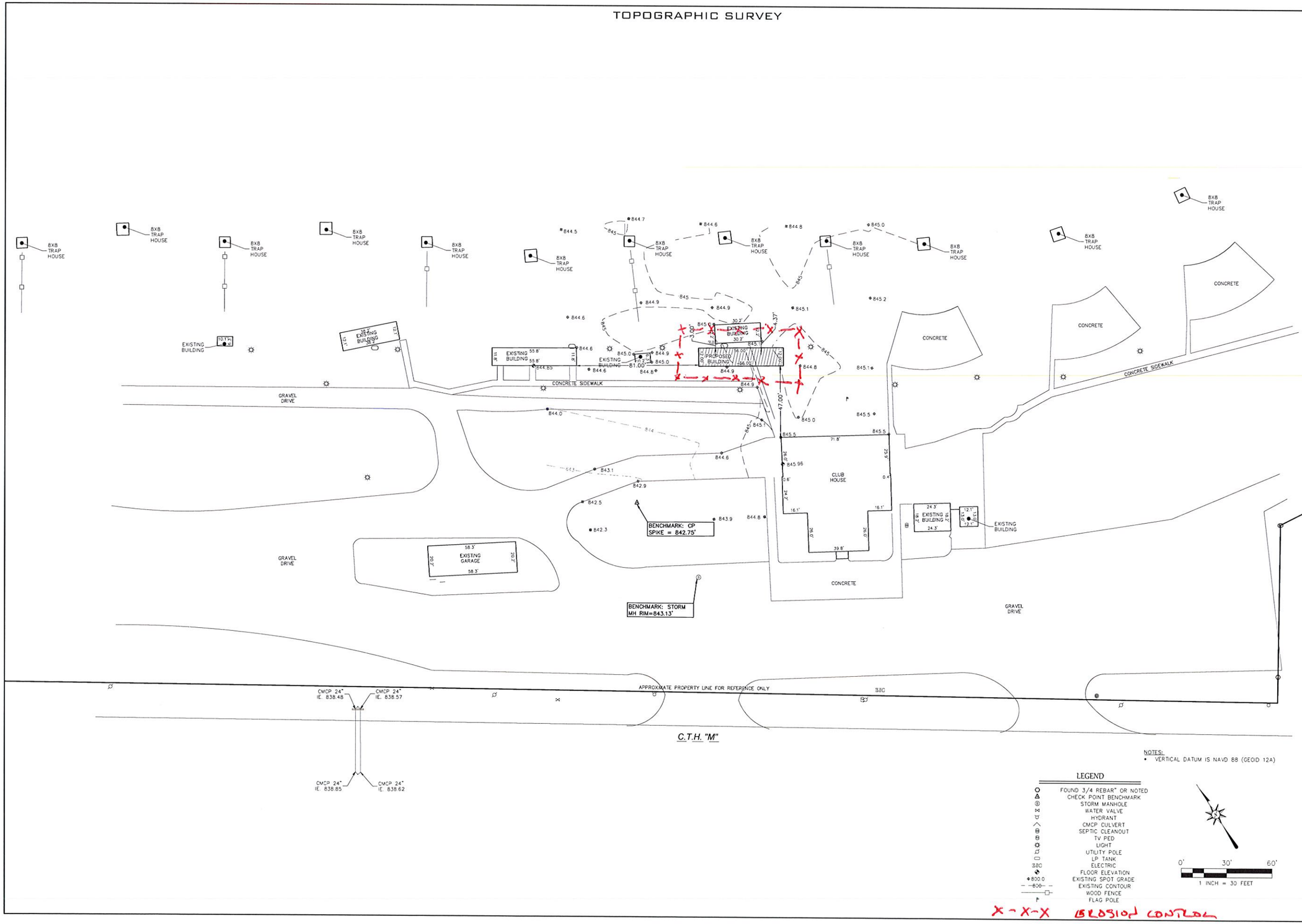
LOCATION N22W23170 WATERTOWN RD. WAUKESHA, WI.
DRAWN BY LJS
CHECKED BY MTD

CLIENT ASCENT
PROJECT WAUKESHA GUN CLUB
LAYOUT PLAT OF SURVEY
DRAWING 20140_SURVEY.DWG

SEAL

SCALE 1:30
DATE 07/01/2020
JOB NO. 20140
SHEET 1 OF 1

TOPOGRAPHIC SURVEY



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○	FOUND 3/4 REBAR" OR NOTED
△	CHECK POINT BENCHMARK
Ⓢ	STORM MANHOLE
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	CMCP CULVERT
	SEPTIC CLEANOUT
	TV PED
	LIGHT
	UTILITY POLE
	LP TANK
	ELECTRIC
	FLOOR ELEVATION
800.0	EXISTING SPOT GRADE
800	EXISTING CONTOUR
	WOOD FENCE
	FLAG POLE

X - X - X BLOCK CONTOUR

0' 30' 60'
1 INCH = 30 FEET

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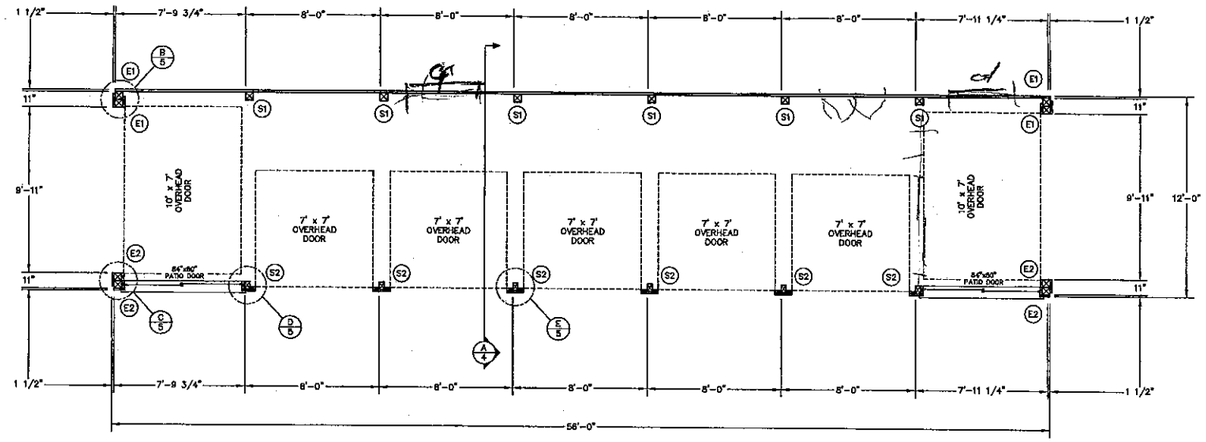
WWW.LANDTECHWI.COM
(262) 367-7599

REV.	REV.	REV.	REV.	REV.
07/08/2020 ADD PROP. BLD.				

LOCATION: N22W23170 WATERTOWN RD. WAUKESHA, WI.
DRAWN BY: LJS
CHECKED BY: MTO

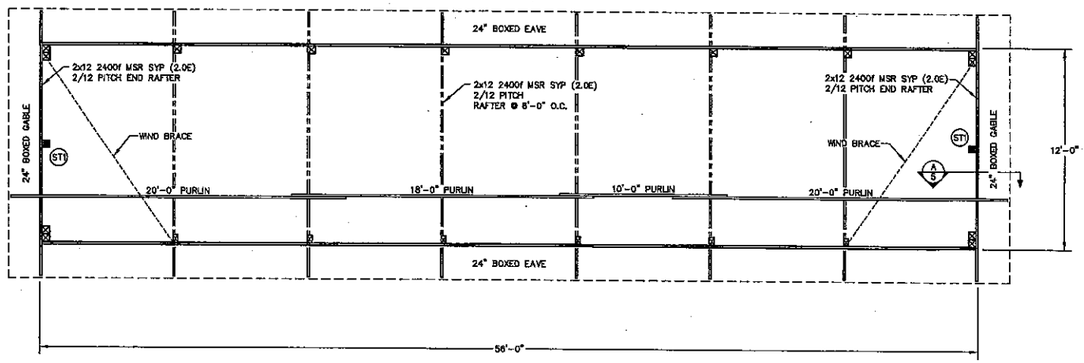
CLIENT: ASCENT
PROJECT: WAUKESHA GUN CLUB
LAYOUT: PLAT OF SURVEY
DRAWING: 20140_SURVEY.DWG
SEAL

SCALE: 1:30
DATE: 07/01/2020
JOB NO: 20140
SHEET: 1 OF 1



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

POLE & FOOTING SCHEDULE				
POLE LOCATION	POLE DESCRIPTION	EMBEDMENT	NUMBER OF POLES	FOOTING DESCRIPTION
S1	(18')-6x6 #1 SYP (S4S) TREATED POLE	4'-4"	6	14"dx4' CONCRETE FOOTING
S2	(16')-4x6 #2 SYP (S4S) TREATED POLE	4'-4"	6	14"dx4' CONCRETE FOOTING
E1	(18')-6x6 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"dx4' CONCRETE FOOTING (SHARED)
E2	(16')-6x6 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"dx4' CONCRETE FOOTING (SHARED)



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

STUB COLUMN SCHEDULE		
COLUMN LOCATION	COLUMN DESCRIPTION	NUMBER OF COLUMNS
ST1	3-PLY 2x6-(4') #2 SPF STUB COLUMN (CUT TO FIT)	2

NOTE:
WIND BRACE SHALL BE A 2x4 #2 SPF PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/(2)-30d THREADED HARDENED STEEL NAILS AT EACH END AND W/(1)-10d THREADED HARDENED STEEL NAIL AT EACH BRACE TO PURLIN LOCATION.

NOTE: LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.

NOTE:
2x4 #2 SPF ROOF PURLINS (ON-EDGE) @ 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE RAFTER W/(1)-80d THREADED HARDENED STEEL NAIL AT EACH PURLIN TO RAFTER LOCATION.
FOR PURLIN OVERLAP SEE DETAIL E/4.

ENGINEERING SERVICES
5011 LAKE RD. EAU CLAIRE, WI 54703 (715) 876-5566
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: FRANCIS DEL VECCHIO
DRAWN BY: JMS
DATE: 8/3/2018
SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
FLOOR PLAN AND ROOF FRAMING PLAN

FILE NAME: U19118WI
SHEET NO.
S3

WAUKESHA GUN CLUB

WAUKESHA, WI

BUILDING SPECIFICATIONS AND GENERAL NOTES

OWNERS INFORMATION:

- NAME: PAT GERBENSKY
- ADDRESS: N22W23170
- CITY: WAUKESHA
- STATE: WI
- ZIP: 53186

BUILDING DESIGN INFORMATION:

- DESIGN CODE: 2015 WI COMM BLDG CODE
- USE OF BUILDING: SHOOTING PAVILION
- OCCUPANCY CLASSIFICATION: GROUP (U)
- CONSTRUCTION TYPE: 5B
- RISK CATEGORY: II
- FIRE SUPPRESSION SYSTEM: NO

BUILDING AREA:

- AREA OF WORK: 672 SQFT
- EXISTING BUILDING AREA: 0 SQFT
- TOTAL BUILDING AREA: 672 SQFT

ALLOWABLE AREA:

- TABLE AREA: 8500 SQFT
- PERIMETER INCREASE: 4125 SQFT
- SPRINKLER INCREASE: 0 SQFT
- TOTAL ALLOWABLE AREA: 8625 SQFT

BUILDING DESIGN LOADS:

SNOW	WIND	SEISMIC	TRUSS DEAD LOADS
(Pg) = 30.0 PSF	B.W.S. = 115 MPH	- SEISMIC IMPORTANCE FACTOR: 1.00	DLTC = 4 PSF
(Ce) = 0.80	EXPOSURE = C	- SPECTRA RESPONSE COEFFICIENT SDS: 0.093	DLBC = 5 PSF
(Is) = 1.00		- SPECTRA RESPONSE COEFFICIENT SD1: 0.074	
(Ct) = 1.20		- SITE CLASSIFICATION: D	
(Pf) = 22.68 PSF		- SEISMIC DESIGN CATEGORY: B	
(Ce) = 1.00			
(Ps) = 22.68 PSF			
(Lr) = 30.00 PSF			

*WITH UNBALANCED LOADS AS REQUIRED

PLEASE NOTE:

- DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ASCERTAINING TO CODE COMPLIANCE.
- THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
- NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.
- WHERE LACK OF INFORMATION, OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- IMPORTANT!! THIS BUILDING IS DESIGNED USING THE ROOF AS A DIAPHRAGM (DEEP THIN BEAM) TO TRANSFER SIDEWALL AND ROOF WIND LOADS TO THE ENDWALL SHEAR WALLS. STEEL PANELS ARE AN INTREGAL PART OF THE BUILDING STRUCTURE AND ANY FUTURE FIELD MODIFICATIONS MADE MAY BE DETRIMENTAL TO THE BUILDING'S STRUCTURAL PERFORMANCE.

SOIL:

- SOIL CLASSIFICATION #4 (FIRM) BASED ON ASABE EP486.1 (CLASS OF MATERIAL: SW, SP, SM, SC, GM, AND GC.)
- A SOIL BEARING VALUE ASSUMED AT 2000 PSF. ALL FOOTINGS AND SLAB TO BEAR ON UNDISTURBED INORGANIC SOIL OR SOIL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32.
- OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.

CONCRETE:

- CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL REBAR SHALL MEET A615 GRADE 40 OR BETTER.

LUMBER:

- ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL LUMBER IN CONTACT WITH CONCRETE OR SOIL ABOVE GRADE SHALL BE TREATED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AWPA U1 UC3B REQUIREMENTS OR BETTER.
- ALL LUMBER BELOW GRADE SHALL BE TREATED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AWPA U1 UC4B REQUIREMENTS OR BETTER.

COLUMNS:

- ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.

TRUSSES:

- DESIGNED IN ACCORDANCE TO 2015 WI COMM BLDG CODE
  TPI APPROVED
  THIRD PARTY INSPECTED
- LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.

STEEL PANEL:

- PRO-RIB STEEL PANEL
  .0142" MINIMUM THICKNESS BEFORE PAINTING
  .0165" NOMINAL THICKNESS AFTER PAINTING
  G60 GALVANIZED COATING PLUS ZINC PHOSPHATE
  40 YEAR PAINT WARRANTY
  STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL)
  82000 PSI MINIMUM TENSILE STRENGTH

STEEL TRIMS:

- COLOR MATCHED STEEL TRIMS
  CERAM-A-STAR 1050 PAINT SYSTEM

FRAMING FASTENERS:

- GALVANIZED THREADED HARDENED STEEL RINGSHANK NAILS, UNLESS NOTED OTHERWISE.

PANEL FASTENERS:

- COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #10 DIAMETER, 1/4" HEX HEAD.

HANDLING AND STORING:

- ALL STEEL PANELS AND TRUSS PRODUCTS SHOULD BE HANDLED AND STORED PER MANUFACTURER SPECIFICATIONS.

GRADE:

- ALL GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 2% GRADE FOR PROPER DRAINAGE.

CONSTRUCTION BRACING:

- TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTORS' RESPONSIBILITY. REFER TO BCSI-B1 AND/OR B10 SUMMARY SHEET "GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TPI) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTCA).

HVAC:

- HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE APPROVED BY LOCAL OFFICIALS.

PLUMBING:

- PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.

ELECTRICAL:

- ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.

N

NOTE: THE OWNER SHALL PROVIDE AN ALL WEATHER HARD SURFACE AREA 30 FEET OR MORE IN WIDTH EXTENDING AT LEAST 50% OF THE LENGTH OF ONE SIDE OF THE PROPOSED STRUCTURE AND MUST BE ACCESSIBLE TO FIRE FIGHTING EQUIPMENT.

96" MIN
96" MIN
96" MIN

NOTE: PARKING LOT REQUIRES HANDICAP ACCESSIBLE PARKING STALLS. (ANSI 502) FOR NUMBER OF STALLS REQUIRED, SEE WISCONSIN CODE SECTION 1106

NOTE: THE OWNER SHALL PROVIDE DESIGNATED SPACE WITHIN OR ADJACENT TO STRUCTURE FOR THE COLLECTION OF RECYCLABLE MATERIALS AS PER SPS 382.0403(2)

NOTE: OWNER/CONTRACTOR SHALL VERIFY ALL SETBACKS WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION.

BUILDING INFORMATION:
NAME: WAUKESHA GUN CLUB
ADDRESS: N22W23170 WATERTOWN ROAD
CITY: WAUKESHA
STATE: WI
ZIP: 53186
COUNTY: WAUKESHA

NOTE: ALL GRADES SLOPE AWAY FROM THE BUILDING @ A MIN. 2% SLOPE

NOTE: IF MORE THAN ONE ACRE OF LAND IS DISTURBED BY BUILDING ERECTION AND/OR PARKING AND ACCESS DRIVE SURFACE, THE OWNER/CONTRACTOR SHALL SUBMIT A WATER RESOURCES APPLICATION FOR PROJECT PERMITS (WRAPP) AS PER NR 216.

NOTE: FLOOR ELEVATION @ ALL SERVICE DOORS SHALL BE LEVEL AND FLUSH WITH ADJACENT INSIDE AND OUTSIDE FLOORS AS PER IBC 1008.1.5

NOTE: EACH SERVICE DOOR @ EACH UNIT SHALL BE EQUIPPED WITH LEVER OPERATED HANDLES AS PER ADAAG 4.13.9

NOTE: CURB RAMPS COMPLYING W/ ADAAG 4.7 ARE REQUIRED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.

WISCONSIN
JEFFREY J MURRAY
E-37360
EAU CLAIRE WIS.
PROFESSIONAL ENGINEER
8-7-18

Digitally signed by Jeffrey J Murray
Date: 2018.08.07 11:11:51 -05'00'

SHEET INDEX

SHEET #	SHEET DESCRIPTION
S1	GENERAL NOTES AND SITE PLAN
S2	ELEVATIONS AND WALL STEEL LAYOUTS
S3	FLOOR PLAN AND ROOF FRAMING PLAN
S4	SIDEWALL SECTION AND SECTION DETAILS
S5	OVERHEAD DOOR AND JAMB FRAME DETAILS
S6	STEEL APPLICATION DETAILS

ENGINEERING SERVICES
6051 GARD RD. EAU CLAIRE, WI 54701 (715) 876-6555
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

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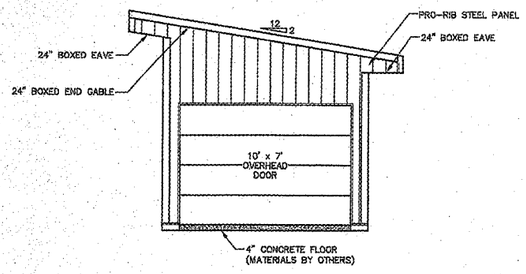
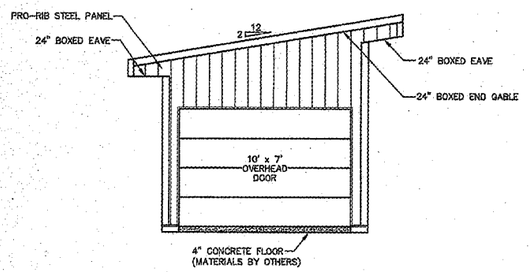
2			

SHEET TITLE:
GENERAL NOTES AND SITE PLAN

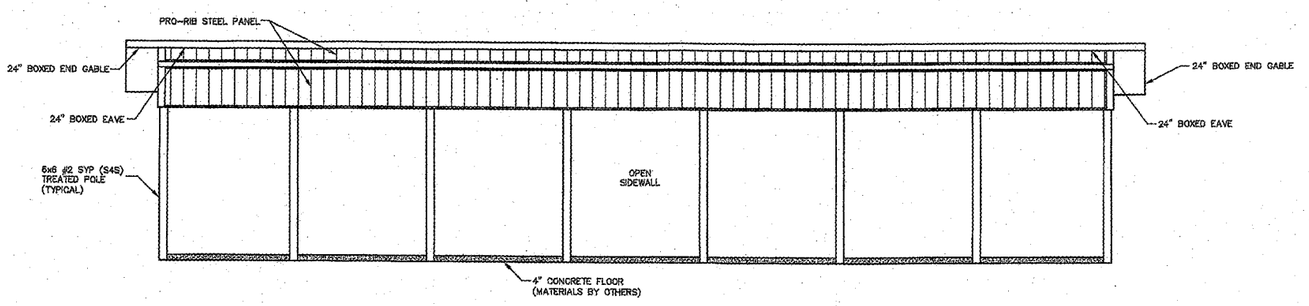
FILE NAME: U19118WI
SHEET NO.
S1



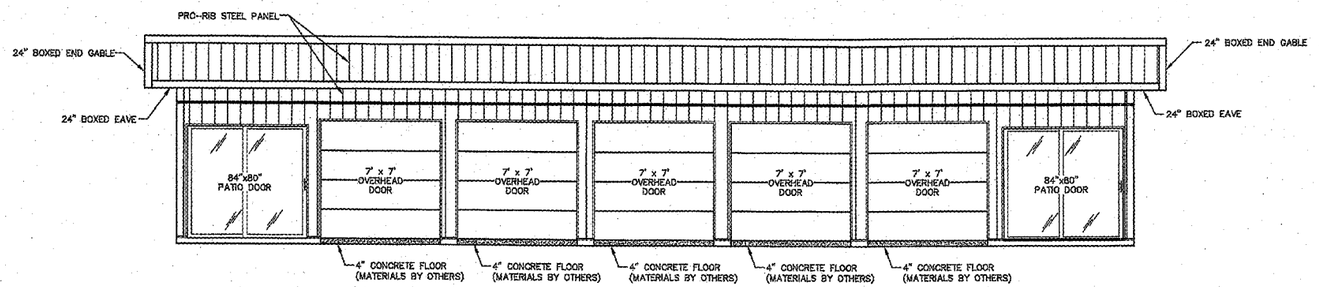
12'-0" WEST ENDWALL



12'-0" EAST ENDWALL



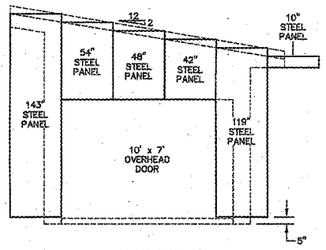
56'-0" NORTH SIDEWALL



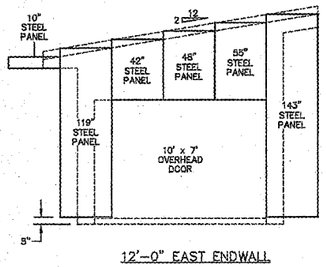
56'-0" SOUTH SIDEWALL

ELEVATIONS

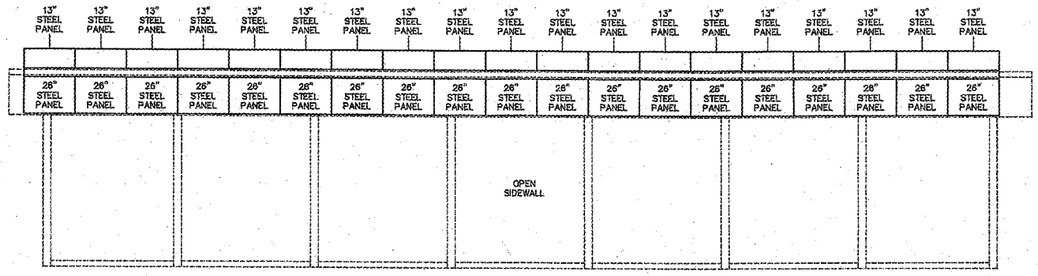
SCALE: 1/4"=1'-0"



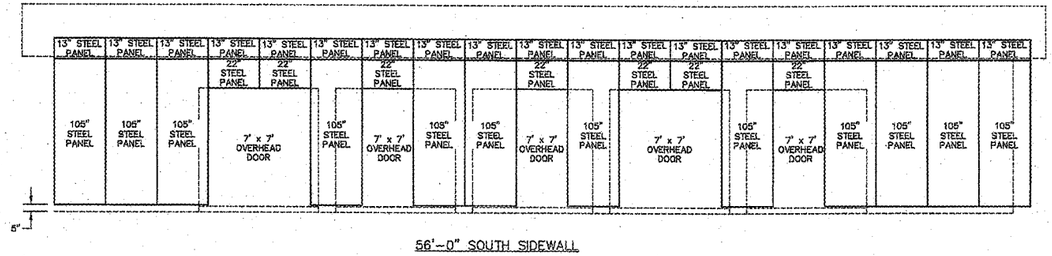
12'-0" WEST ENDWALL



12'-0" EAST ENDWALL



56'-0" NORTH SIDEWALL



56'-0" SOUTH SIDEWALL

WALL STEEL LAYOUTS

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

ENGINEERING SERVICES

5032 RANGE RD. 2357 CLAYTON, WI 54703 (715) 979-9505

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:

WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: FRANCIS DEL VECCHIO

DRAWN BY: JMS

DATE: 8/3/2018

SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

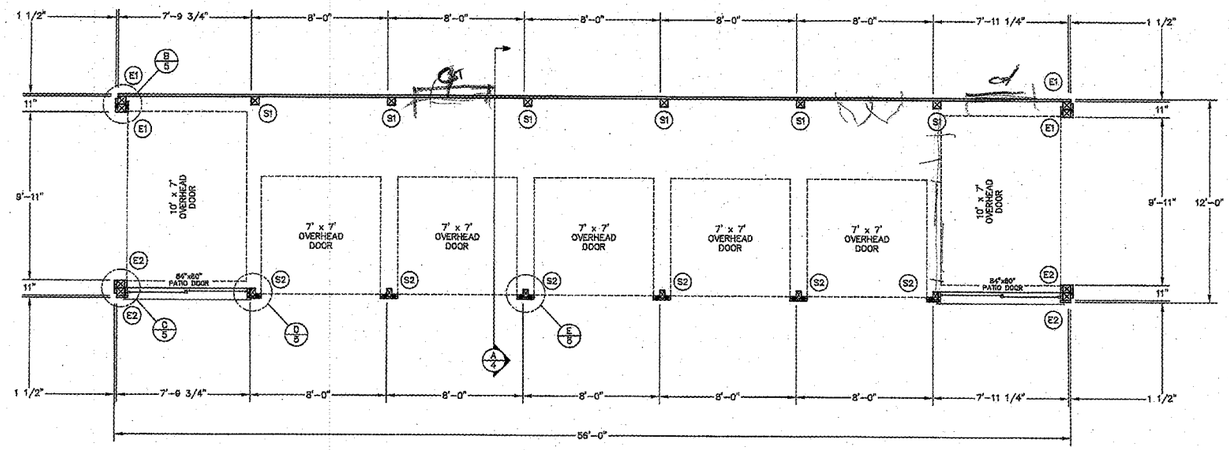
SHEET TITLE:

ELEVATIONS AND WALL STEEL LAYOUTS

FILE NAME: U19118WI

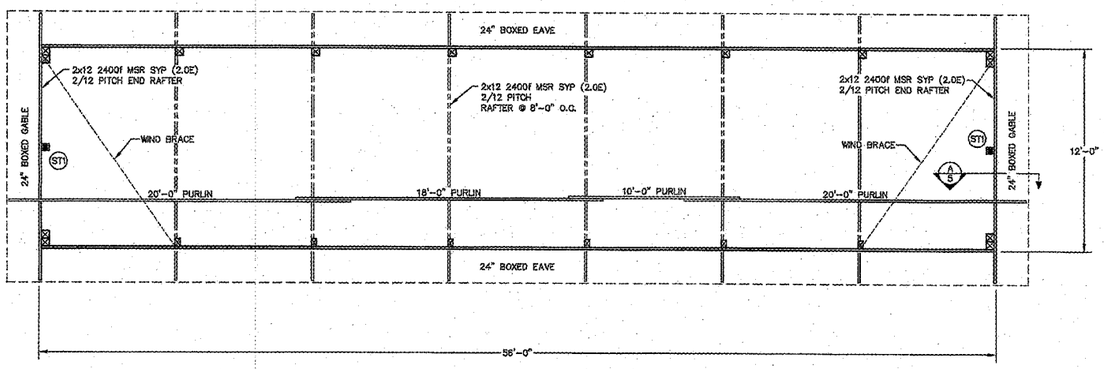
SHEET NO.

S2



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

POLE & FOOTING SCHEDULE				
POLE LOCATION	POLE DESCRIPTION	EMBEDMENT	NUMBER OF POLES	FOOTING DESCRIPTION
S1	(18')-6x6 #1 SYP (S4S) TREATED POLE	4'-4"	6	14"Øx4" CONCRETE FOOTING
S2	(18')-4x6 #2 SYP (S4S) TREATED POLE	4'-4"	6	14"Øx4" CONCRETE FOOTING
E1	(15')-6x6 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"Øx4" CONCRETE FOOTING (SHARED)
E2	(16')-6x6 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"Øx4" CONCRETE FOOTING (SHARED)



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

STUB COLUMN SCHEDULE		
COLUMN LOCATION	COLUMN DESCRIPTION	NUMBER OF COLUMNS
ST1	3-PLY 2x6-(4') #2 SPF STUB COLUMN (CUT TO FIT)	2

NOTE:
WIND BRACE SHALL BE A 2x4 #2 SPF PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/(2)-30d THREADED HARDENED STEEL NAILS AT EACH END AND W/(1)-10d THREADED HARDENED STEEL NAIL AT EACH BRACE TO PURLIN LOCATION.

NOTE: LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.

NOTE:
2x4 #2 SPF ROOF PURLINS (ON-EDGE) @ 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE RAFTER W/(1)-80d THREADED HARDENED STEEL NAIL AT EACH PURLIN TO RAFTER LOCATION.
FOR PURLIN OVERLAP SEE DETAIL E/4.

ENGINEERING SERVICES
8303 EAST SD. 200 CLOSE, WI 54703 (715) 876-5858

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: FRANCIS DEL VECCHIO

DRAWN BY: JMS

DATE: 8/3/2018

SCALE: AS NOTED

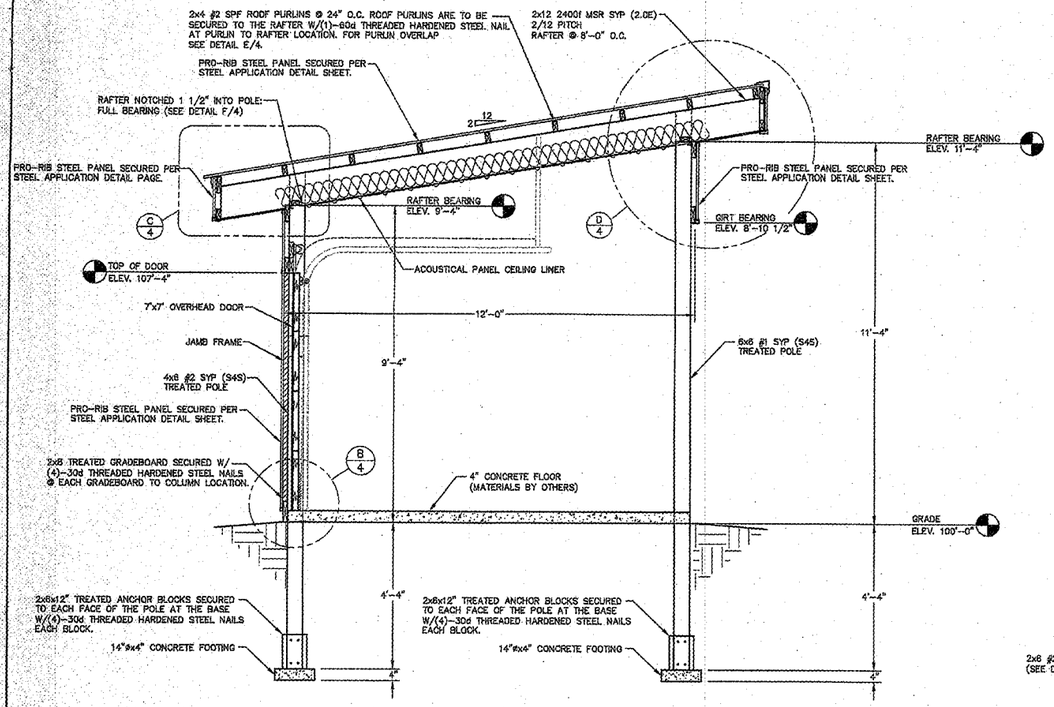
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

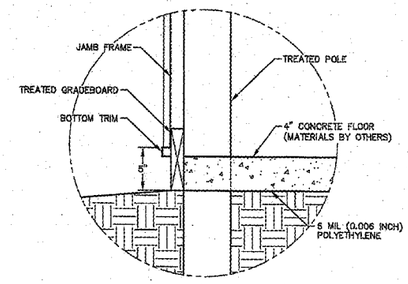
SHEET TITLE:
FLOOR PLAN AND ROOF FRAMING PLAN

FILE NAME: U19118WI

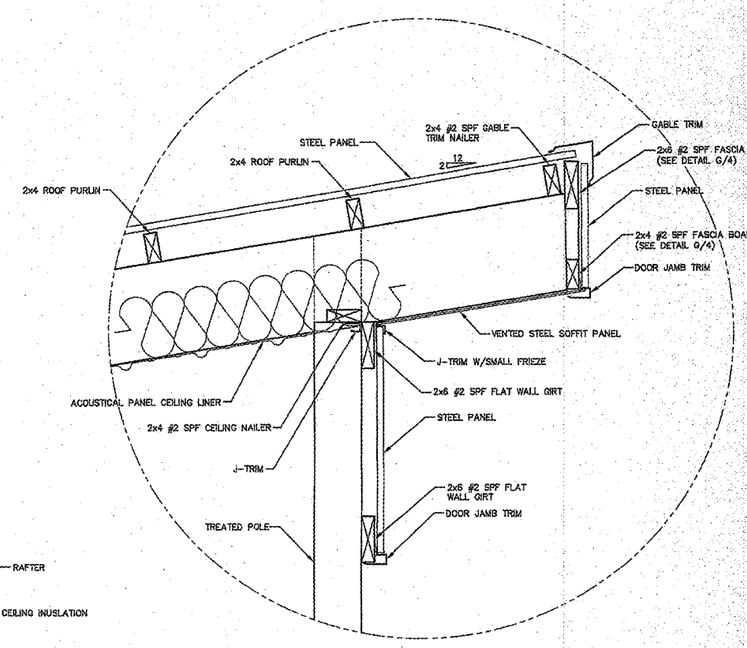
SHEET NO.
S3



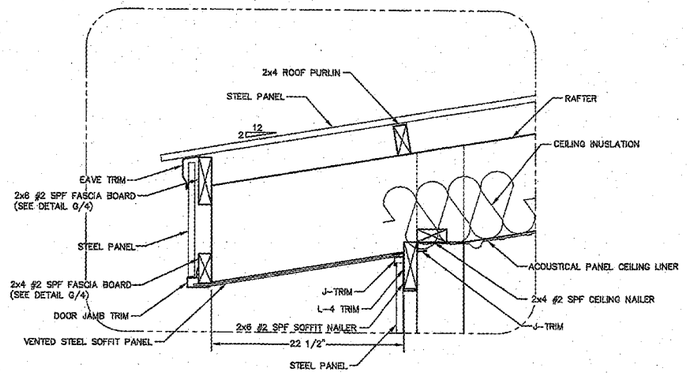
A/4 BUILDING SECTION
SCALE: 1/2"=1'-0"



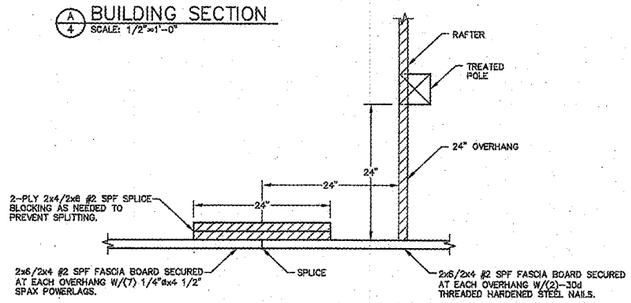
B/4 GRADE DETAIL
SCALE: 1 1/2"=1'-0"



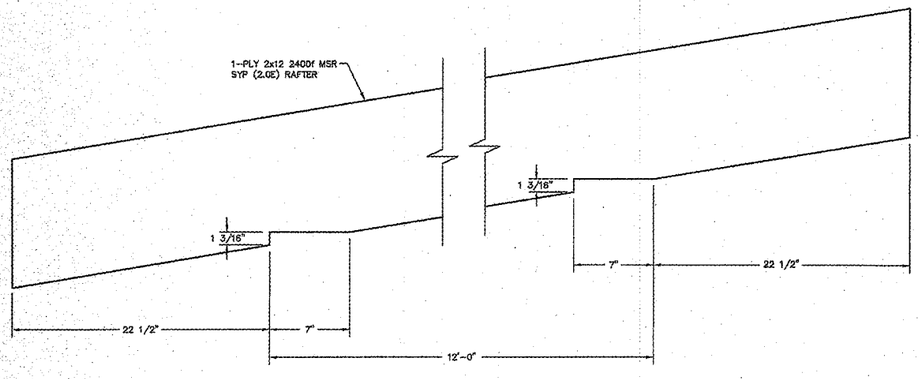
D/4 UPPER EAVE TRIM DETAIL
SCALE: 1/2"=1'-0"



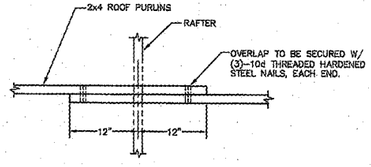
C/4 LOWER EAVE TRIM DETAIL
SCALE: 1 1/2"=1'-0"



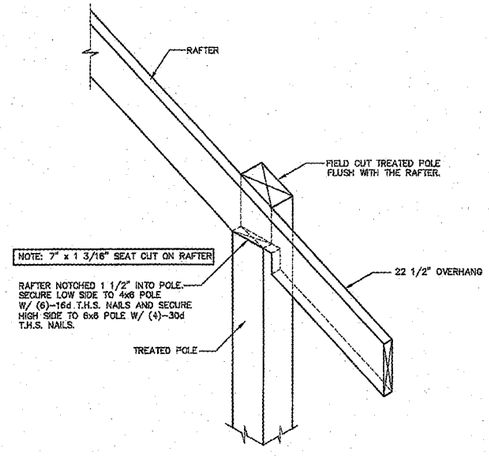
G/4 FASCIA BOARD DETAIL
SCALE: 1"=1'-0"



RAFTER NOTCH DETAIL
SCALE: 2"=1'-0"



E/4 PURLIN OVERLAP DETAIL
SCALE: 1"=1'-0"



F/4 TRUSS INSTALLATION
NOT TO SCALE

ENGINEERING SERVICES
6211 KANSAS RD. RACINE, WI 53406 (262) 878-1388
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	FRANCIS DEL VECCHIO
DRAWN BY:	JMS
DATE:	8/3/2018
SCALE:	AS NOTED

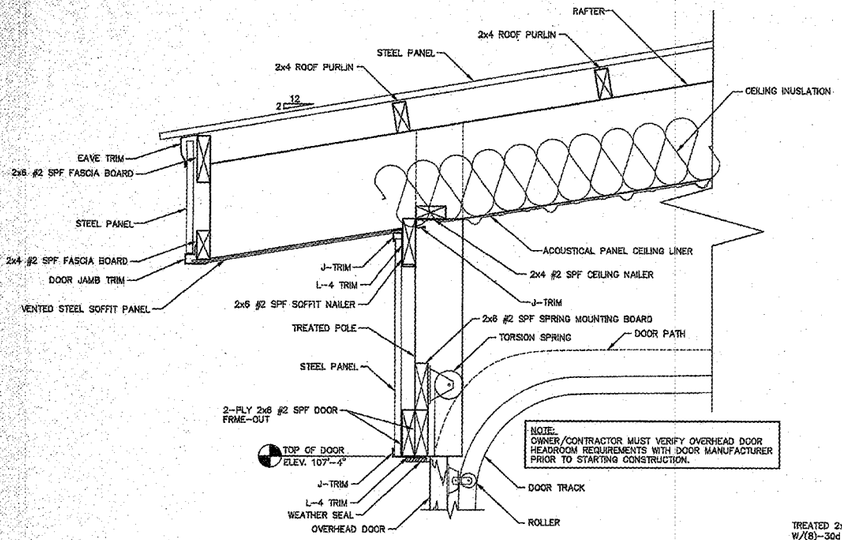
REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

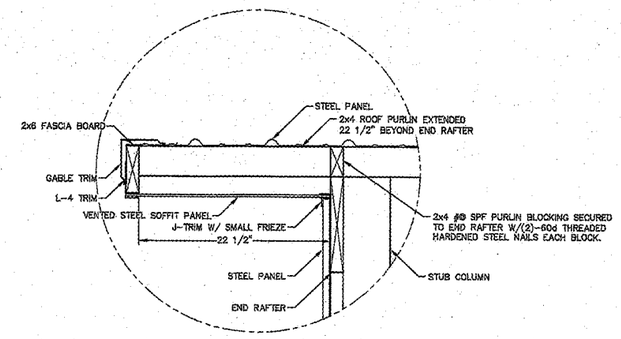
SHEET TITLE:
SIDEWALL SECTIONS AND SECTION DETAILS

FILE NAME: U19118WI

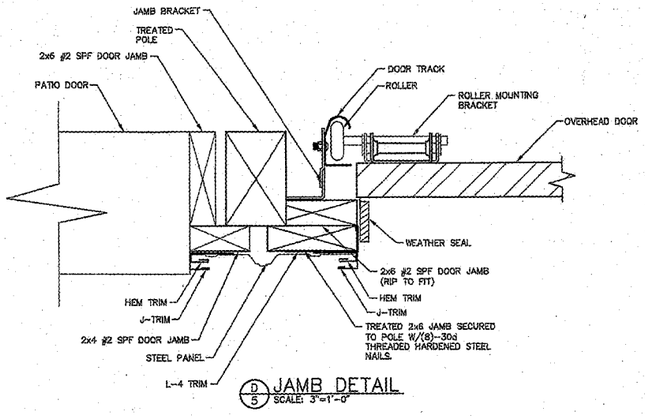
SHEET NO.
S4



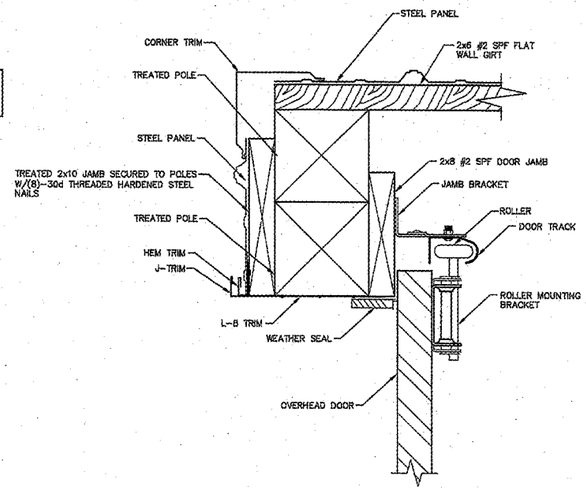
SIDEWALL OVERHEAD DOOR FRAME-OUT DETAIL
SCALE: 1 1/2"=1'-0"



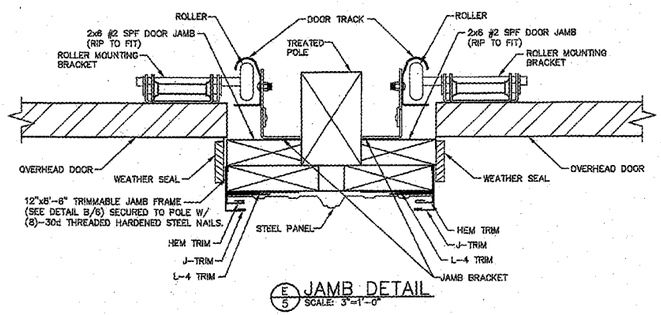
A/5 24" BOXED GABLE DETAIL
SCALE: 1 1/2"=1'-0"



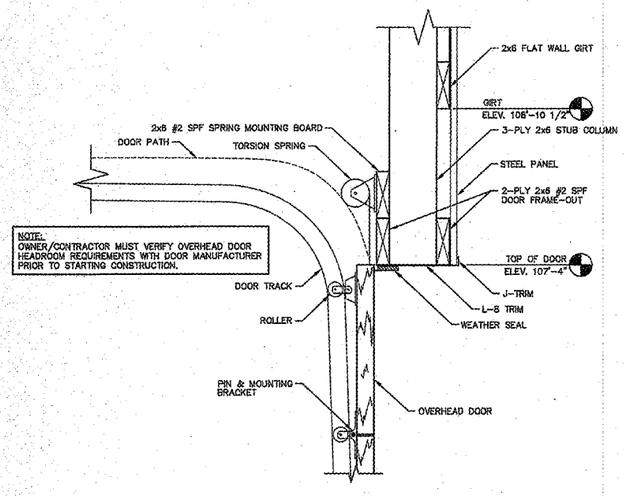
D/5 JAMB DETAIL
SCALE: 3"=1'-0"



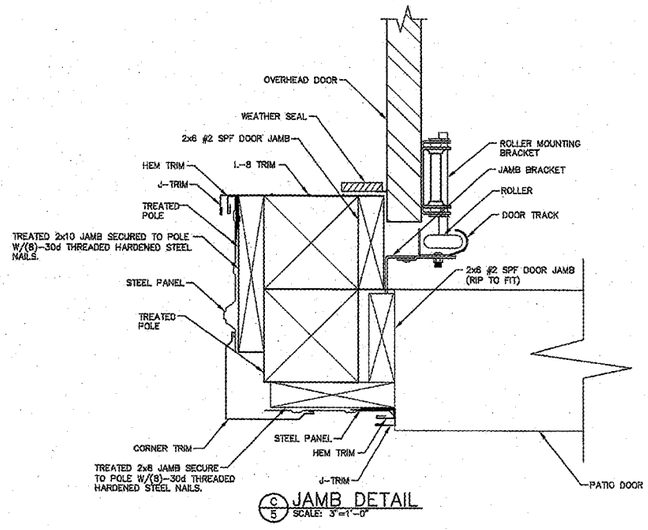
B/5 JAMB DETAIL
SCALE: 3"=1'-0"



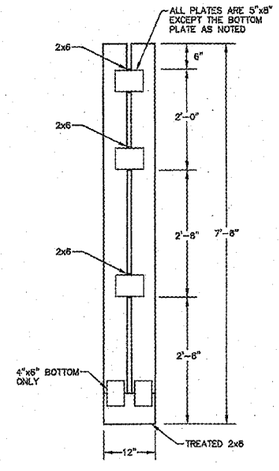
E/5 JAMB DETAIL
SCALE: 3"=1'-0"



ENDWALL OVERHEAD DOOR FRAME-OUT DETAIL
SCALE: 1 1/2"=1'-0"



C/5 JAMB DETAIL
SCALE: 3"=1'-0"



F/5 12" JAMB FRAME
SCALE: 3/4"=1'-0"

ENGINEERING SERVICES
5551 KOHL RD. NEW GLARUS, WI 53574 (715) 616-2365

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	FRANCIS DEL VECCHIO
DRAWN BY:	JMS
DATE:	8/3/2016
SCALE:	AS NOTED

REVISIONS

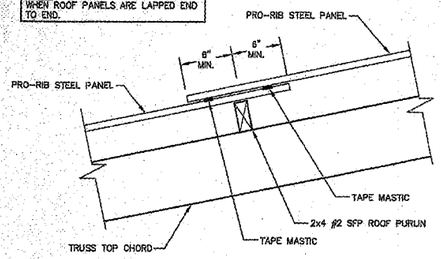
NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
OVERHEAD DOOR AND JAMB FRAME DETAILS

FILE NAME: U19118WI

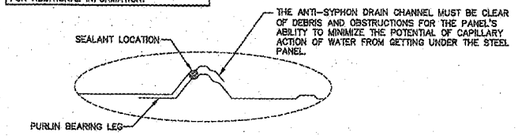
SHEET NO.
S5

NOTE: TAPE MASTIC IS ONLY REQUIRED WHEN ROOF PANELS ARE LAPPED END TO END.

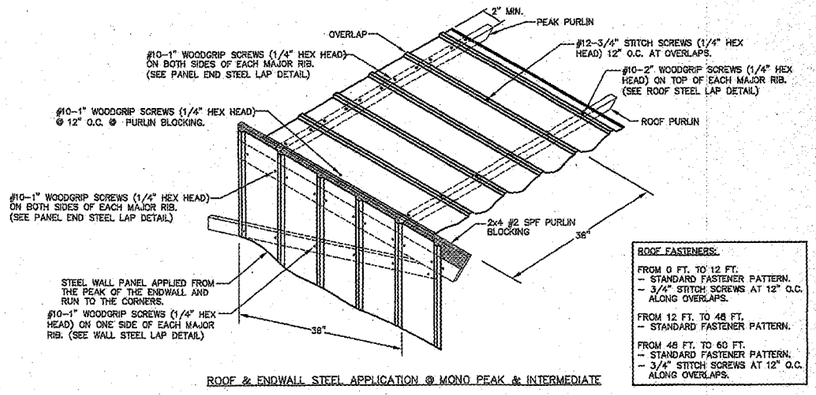


TAPE MASTIC DETAIL
SCALE: 1 1/2" = 1'-0"

NOTE: BEAD MASTIC IS REQUIRED FOR LOW SLOPED ROOFS ONLY. SEE IBC CHAPTER 15 FOR ADDITIONAL INFORMATION.



BEAD MASTIC DETAIL
NOT TO SCALE



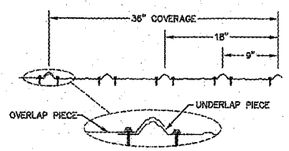
ROOF & ENDWALL STEEL APPLICATION @ MONO PEAK & INTERMEDIATE

ROOF FASTENERS:

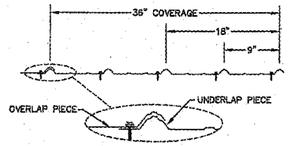
FROM 0 FT. TO 12 FT.
- STANDARD FASTENER PATTERN.
- 3/4" STITCH SCREWS AT 12" O.C. ALONG OVERLAPS.

FROM 12 FT. TO 48 FT.
- STANDARD FASTENER PATTERN.

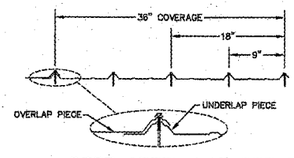
FROM 48 FT. TO 60 FT.
- STANDARD FASTENER PATTERN.
- 3/4" STITCH SCREWS AT 12" O.C. ALONG OVERLAPS.



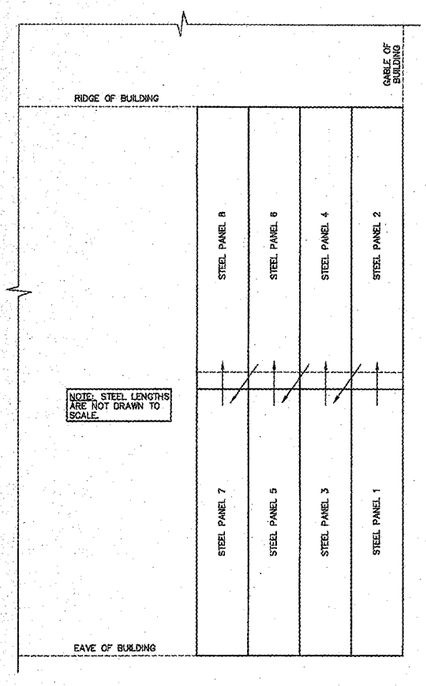
PANEL END STEEL LAP DETAIL
NOT TO SCALE



WALL STEEL LAP DETAIL
NOT TO SCALE



ROOF STEEL LAP DETAIL
NOT TO SCALE



ROOF STEEL APPLICATION SEQUENCE
SCALE: 1 1/2" = 1'-0"

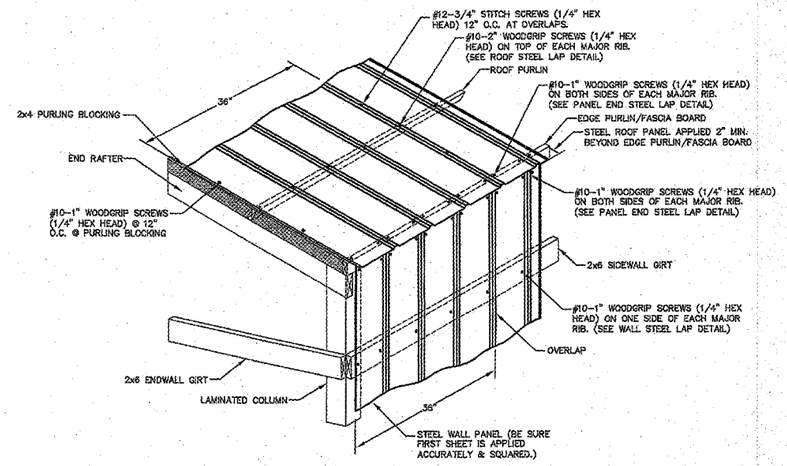
STEEL PANEL INSTALLATION GENERAL NOTES:

1) PROPER LAPPING OF STEEL PANEL IS VERY IMPORTANT IN THE PANEL'S ABILITY TO PREVENT LEAKING. OVERSEATING AND UNDERSEATING OF LAP IS NOT PERMITTED.

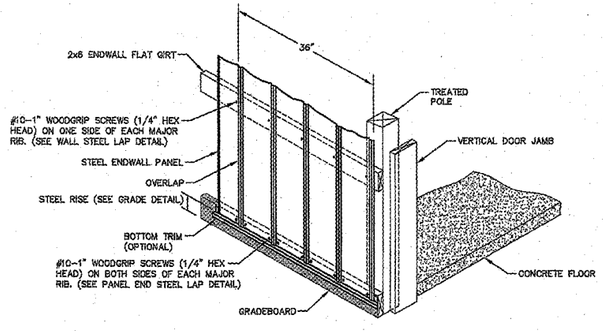
2) FASTENER TIGHTNESS IS CRITICAL IN THE LONGEVITY OF THE FASTENER'S ABILITY TO HELP PREVENT LEAKS AND STRUCTURAL LOAD CARRYING CAPACITY. OVER-TORQUING OF SCREWS WILL REDUCE THE SCREW'S WITHDRAWAL CAPACITY, REGARDLESS OF THE CONSTRUCTION MATERIALS INVOLVED. UNDER-TORQUING OF SCREWS WILL INCREASE THE POTENTIAL OF ROOF LEAKS.

3) FASTENER LOCATION IS CRITICAL FOR INSTALLERS TO MINIMIZE THE POTENTIAL OF OIL CANNING, DIMPLES, AND OTHER APPEARANCE RELATED ISSUES.

4) THE ANTI-SYPHON DRAIN CHANNEL MUST BE CLEAR OF DEBRIS AND OBSTRUCTIONS FOR THE PANEL'S ABILITY TO MINIMIZE THE POTENTIAL OF CAPILLARY ACTION OF WATER FROM GETTING UNDER THE STEEL PANEL.



ROOF & SIDEWALL STEEL APPLICATION @ EAVE



WALL STEEL APPLICATION @ GRADEBOARD

STEEL APPLICATION DETAILS

ENGINEERING SERVICES
8011 KANE RD. EAU CLAIRE, WI 54701 (715) 979-1580

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER:	JEFF MURRAY
PLAN DESIGNER:	FRANCIS DEL VECCHIO
DRAWN BY:	JMS
DATE:	8/3/2018
SCALE:	AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
STEEL APPLICATION DETAILS

FILE NAME: U19118WI

SHEET NO.
S6

NOTES:

1. EXTERIOR BOUNDARY AND TOPOGRAPHY DATA TAKEN FROM THE PLAT OF SURVEY/ALTA SURVEY PREPARED BY AMERICAN SURVEYING COMPANY, INC. ON 6/22/2004 AND PROVIDED BY THE CLIENT.
2. THE WAUKESHA GUN CLUB CONSISTS OF TAX KEY NUMBER PWC 0920997, PWC 0920998 AND PWC 0920999.

REFERENCE BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF SOUTH 03°58'02" EAST PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

BENCHMARK: 844.44 (USGS) THE TOP OF A CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST.

SITE PLAN
RE: WAUKESHA GUN CLUB
PART OF THE SE 1/4 OF SECTION 14, T7N, R19E
AND PART OF THE NE 1/4 OF SECTION 23, T7N, R19E
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA,WI.53188
TEL (262) 542-5797 FAX (262) 542-7698

SCALE: 1" = 100'		DATE: OCTOBER 11, 2012
DRAWN BY: B.R.	CHECKED BY: A.S.Z.	FILE NO.: PEWAUKEE 1070
BOOK:	JOB: S-8057	SHEET 1 OF 4

FILE NAME:S:\PROJECTS\S8057\DWG\S8057.DWG

SITE PLAN
RE: WAUKESHA GUN CLUB
PART OF THE SE 1/4 OF SECTION 14, T7N, R19E
AND PART OF THE NE 1/4 OF SECTION 23, T7N, R19E
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA,WI.53188
TEL. (262) 542-6797 FAX (262) 542-7660

SCALE: 1" = 40'	DATE: OCTOBER 11, 2012
DRAWN BY: B.R.	CHECKED BY: A.S.Z.
	FILE NO.: PEWAUKEE 1070
BOOK:	JOB: S-6057 SHEET 2 OF 4

NOTES:
1. EXTERIOR BOUNDARY AND TOPOGRAPHY DATA TAKEN FROM THE PLAT OF SURVEY/ALTA SURVEY PREPARED BY AMERICAN SURVEYING COMPANY, INC. ON 6/22/2004 AND PROVIDED BY THE CLIENT.
2. THE WAUKESHA GUN CLUB CONSISTS OF TAX KEY NUMBER PWC 0920997, PWC 0920998 AND PWC 0920999.

REFERENCE BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF SOUTH 03°59'02" EAST PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

BENCHMARK: 844.44 (USGS) THE TOP OF A CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST.

FILE NAME:S:\PROJECTS\S6057\DWG\S6057.DWG

SCALE IN FEET
40' 0 40'

FILE NAME:S:\PROJECTS\S8057\DWG\S8057.DWG

SITE PLAN
RE: WAUKESHA GUN CLUB
PART OF THE SE 1/4 OF SECTION 14, T7N, R19E
AND PART OF THE NE 1/4 OF SECTION 23, T7N, R19E
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA, WI.53188
TEL (262) 542-5797 FAX (262) 542-7698

SCALE: 1" = 40' | DATE: OCTOBER 11, 2012
DRAWN BY: B.R. | CHECKED BY: A.S.Z. | FILE NO.: PEWAUKEE 1070
BOOK: | JOB: S-8057 | SHEET 3 OF 4

NOTES:
1. EXTERIOR BOUNDARY AND TOPOGRAPHY DATA TAKEN FROM THE PLAT OF SURVEY/ALTA SURVEY PREPARED BY AMERICAN SURVEYING COMPANY, INC. ON 6/22/2004 AND PROVIDED BY THE CLIENT.
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REFERENCE BEARING: THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF SOUTH 03°58'02" EAST PER THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

BENCHMARK: 844.44 (USGS) THE TOP OF A CONCRETE MONUMENT WITH BRASS CAP MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 14, TOWN 7 NORTH, RANGE 19 EAST.

LOT 1 C.S.M. No. 6285
TAX KEY: PWC 0920994
OWNER: PEWAUKEE MAPLE GROVE LLC
C/O FIRST INDUSTRIAL REALTY TRUST INC
ADDRESS: N25 W23255 PAUL RD

LOT 2 C.S.M. No. 4768
TAX KEY: PWC 0920995
OWNER: PAUL ROAD PROPERTIES LLC
ADDRESS: N25 W23131 PAUL RD

OUTLOT 1 C.S.M. No. 4768
TAX KEY: PWC 0920992
OWNER: PEWAUKEE BUSINESS CENTER OWNERS ASSOCIATION INC

UNPLATTED LANDS
TAX KEY: PWC 0920999
OWNER: WAUKESHA GUN CLUB

DRAINAGE EASEMENT (DETENTION POND)

POSSIBLE WETLAND PER WIS DNR WETLAND INVENTORY MAPPING

FUTURE 8' WIDE GRAVEL PATH (MATCH EXISTING ELEVATIONS)

EX. 42" CMP INV=839.85

EX. 42" CMP INV=840.09

FUTURE 8'-10' HIGH UNDULATING BERMS (TYP.)

FUTURE 8'-10' HIGH UNDULATING BERMS (TYP.)

EX. SAN MH RIM=844.89 18" NE=834.19 18" SW=834.36

POSSIBLE WETLAND PER WIS DNR WETLAND INVENTORY MAPPING

40' DRAINAGE EASEMENT

25' SANITARY EASEMENT

POSSIBLE WETLAND PER WIS DNR WETLAND INVENTORY MAPPING

EX. 36" RCP INV=839.75

EX. SAN MH RIM=842.36 18" NE=833.23 18" S=831.70

DRAINAGE EASEMENT FOR TILE LINES

EXISTING PATH

EXISTING GRAVEL

FUTURE EXPANSION

EXISTING SERVICE GARAGE

EX. 36" RCP INV=839.55

POSSIBLE WETLAND PER WIS DNR WETLAND INVENTORY MAPPING

EXISTING GRAVEL

UTILITY EASEMENT

ACCESS POINT

FUTURE R-O-W

C.T.H. "M"

UNPLATTED LANDS
TAX KEY: PWC 0919997
OWNER: RIDGEVIEW LLC

UNPLATTED LANDS
TAX KEY: PWC 0953990
OWNER: PARK RIDGE CENTRE LLC

UNPLATTED LANDS
TAX KEY: PWC 0920999001
OWNER: CITY OF PEWAUKEE
C/O TREASURER

UNPLATTED LANDS
TAX KEY: PWC 0953995
OWNER: PARK RIDGE CENTRE LLC

FILE NAME: S:\PROJECTS\S8057\DWG\S8057.DWG

SITE PLAN
RE: WAUKESHA GUN CLUB
PART OF THE SE 1/4 OF SECTION 14, T7N, R19E
AND PART OF THE NE 1/4 OF SECTION 23, T7N, R19E
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

JAHNKE & JAHNKE ASSOCIATES INC.
PLANNERS & PROFESSIONAL ENGINEERS
711 W. MORELAND BLVD.-WAUKESHA,WI.53188
TEL (262) 542-5797 FAX (262) 542-7688

SCALE: 1" = 40' | DATE: OCTOBER 11, 2012
DRAWN BY: B.R. | CHECKED BY: A.S.Z. | FILE NO.: PEWAUKEE 1070
BOOK: | JOB: S-8057 | SHEET 4 OF 4

N E S W

SCALE IN FEET
40' 0 40'

NOTES:
1. EXTERIOR BOUNDARY AND TOPOGRAPHY DATA TAKEN FROM THE PLAT OF SURVEY/ALTA SURVEY PREPARED BY AMERICAN SURVEYING COMPANY, INC. ON 6/22/2004 AND PROVIDED BY THE CLIENT.
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LOT 2 C.S.M. No. 5405
TAX KEY: PWC 0920993002
OWNER: OSB PROPERTIES LLC
C/O ID TECHNOLOGY
ADDRESS: N26 W23323 PAUL RD

LOT 2 C.S.M. No. 6470
TAX KEY: PWC 0920993004
OWNER: R&K REAL ESTATE LTD PARTNERS
ADDRESS: N26 W23315 PAUL RD

LOT 1 C.S.M. No. 6470
TAX KEY: PWC 0920993
OWNER: RICHARD F LAYO
ADDRESS: N26 W23287 PAUL RD

LOT 1 C.S.M. No. 6285
TAX KEY: PWC 0920994
OWNER: PEWAUKEE MAPLE GROVE LLC
C/O FIRST INDUSTRIAL REALTY TRUST INC
ADDRESS: N25 W23255 PAUL RD

OUTLOT 1 C.S.M. No. 4788
TAX KEY: PWC 0920992
OWNER: PEWAUKEE BUSINESS CENTER OWNERS ASSOCIATION INC

DRAINAGE EASEMENT (DETENTION POND)

POSSIBLE WETLAND PER WIS DNR WETLAND INVENTORY MAPPING

EXISTING PATH

FUTURE 8'-10' HIGH UNDULATING BERMS (TYP.)

FUTURE 8'-10' HIGH UNDULATING BERMS (TYP.)

UNPLATTED LANDS
TAX KEY: PWC 0920999
OWNER: WAUKESHA GUN CLUB

POSSIBLE WETLAND PER WIS DNR WETLAND INVENTORY MAPPING

WOODED AREA

LOT 1 C.S.M. No. 10447
TAX KEY: PWC 0918992005
OWNER: WOODVIEW COMMERCE CENTER LLC
C/O ZIEGLER DEVELOPMENT CORP

LOT 2 C.S.M. No. 10447
TAX KEY: PWC 0918992004
OWNER: WOODVIEW COMMERCE CENTER LLC
C/O ZIEGLER DEVELOPMENT CORP

EXISTING GRAVEL

UTILITY EASEMENT

FUTURE R-O-W

50'

C.T.H. "M"

UNPLATTED LANDS
TAX KEY: PWC 0918997
OWNER: RIDGEVIEW LLC