

## Planning Department

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

### **PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, January 20, 2022 6:00 PM**

Common Council Chambers ~ Pewaukee City Hall  
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

- 
1. Call to Order and Pledge of Allegiance
  2. Discussion and Action Regarding Approval of the November 18, 2021 Meeting Minutes
  3. Discussion and Action and Public Hearing Regarding a Rezoning Petition for H & F Properties to Rezone Property Located on Duplainville Road from A-1 Agricultural, A-2 Agricultural, UC Upland Conservancy and F-1 Floodplain to Rs-6 Single-Family Residential, UC Upland Conservancy and F-1 Floodplain (PWC 0868994)
  4. Discussion and Action Regarding a Certified Survey Map for H & F Properties for Property Located on Duplainville Road for the Purpose of Creating Two New Lots (PWC 0868994)
  5. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Brookfield Center for the Arts for Property Located at N30 W23383 Green Road Unit E & F for the Purpose of Operating a Dance Studio and Prop Storage and Rental Business (PWC 0913998003)
  6. Continued Discussion and Action Regarding a Rezoning Petition for Ba(en)2 Acres, LLC/Michael Baenen to Rezone Property Located at N8 W27947 Northview Road from Rs-1 Single-Family Residential, Rs-2 Single-Family Residential and A-1 Agricultural to Rs-2 Single-Family Residential, LC Lowland Conservancy and UC Upland Conservancy for the Purpose of Subdividing the Property to Create Five Single-Family Lots (PWC 0982997)
  7. Continued Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Dividing the Property Into Two Lots and One Outlot (PWC 0982997)
  8. Continued Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Creating Four Lots for a Single-Family Home Development (PWC 0982997)
  9. Adjournment

Ami Hurd  
Deputy Clerk

1/13/2022

**NOTICE**

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

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

**CITY OF PEWAUKEE  
PLAN COMMISSION AGENDA ITEM 2.**

**DATE:** January 20, 2022

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding Approval of the November 18, 2021 Meeting Minutes

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

11.18.21 Plan Commission Minutes

**In attendance:**

Mayor S. Bierce, Alderwoman C. Brown, 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

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Revised Certified Survey Map for Debra Aukofer for Property Located at N6 W27539 Northview Road for the Purpose of Dividing the Property Into Two Lots (PWC 0983999005)

Mr. Fuchs stated this property was previously discussed at the June Plan Commission meeting. There were initially three lots proposed, but after approval the property owner decided to go with just two lots. The lots conform to the Rs-4 District. Staff recommended the existing home and the new home to be built on Lot 1 connect to public sewer. Engineering will have to review the grading and utility plans, and there is also a recommendation for a drainage swale along the east side of the property.

**A motion was made and seconded (S. Sullivan, C. Brown) to approve the Certified Survey Map.**

Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding a Mitigation Plan for a Detached Garage for the Dawn & Bret Myers Property Located at N37 W26773 Kopmeier Drive (PWC 0894016001)

Ms. Wagner stated the property would be over the 27.5 percent allowable impervious area for the code due to the addition of a secondary structure. The homeowners will be installing infiltration trenches and will need to submit a grading plan.

Ms. Brown questioned if the landscaping of the new garage was in the right-of-way. Mr. Fuchs confirmed that it was not, but that the homeowners could landscape in a setback.

Ms. Wagner mentioned that the property was only 2.5 percent over the 27.5 percent impervious surface. The water from the new garage will drain into the infiltration trenches and go directly into the ground.

**A motion was made and seconded (C. Brown, S. Sullivan) to approve the mitigation plan with the Engineer's contingencies.**

Motion Passed: 4-For, 0-Against.

4. Adjournment

**A motion was made and seconded (C. Brown, S. Bierce) to adjourn the meeting at 6:12pm.** Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd  
Deputy Clerk

**CITY OF PEWAUKEE  
PLAN COMMISSION AGENDA ITEM 3.**

**DATE:** January 20, 2022

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action and Public Hearing Regarding a Rezoning Petition for H & F Properties to Rezone Property Located on Duplainville Road from A-1 Agricultural, A-2 Agricultural, UC Upland Conservancy and F-1 Floodplain to Rs-6 Single-Family Residential, UC Upland Conservancy and F-1 Floodplain (PWC 0868994)

***BACKGROUND:***

***FINANCIAL IMPACT:***

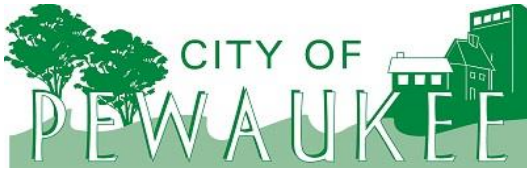
***RECOMMENDED MOTION:***

**ATTACHMENTS:**

Description

H & F Properties Staff Report 1.20.22

H & F Properties rezoning map



**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](mailto:fuchs@pewaukee.wi.us)

## REPORT TO THE PLAN COMMISSION

Meeting of January 20, 2022

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**Date:** January 12, 2022

**Project Name:** H&F Properties Rezoning and Certified Survey Map

**Project Address/Tax Key No.:** Not Assigned/Tax Key No. 0868994

**Applicant:** Jack Wenstrom

**Property Owner:** H& F Properties LLC

**Current Zoning:** A-1 Agricultural District, A-2 Agricultural District, UC Upland Conservancy District, F-1 Floodplain District

**Proposed Zoning:** Rs-6 Single-Family Residential District, UC Upland Conservancy District and F-1 Floodplain District

**2050 Land Use Map Designation:** Low Density Residential and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas

**Use of Surrounding Properties:** Single-family to the north and south, upland conservancy and floodplain to the east and vacant agricultural land to the west

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### **Project Description**

#### **Rezoning:**

The applicant filed a Rezoning Application requesting approval to rezone property located to the south of Planetree Trail and the Woodleaf Reserve subdivision from A-1 Agricultural District, A-2 Agricultural District, UC Upland Conservancy District, F-1 Floodplain District to Rs-6 Single-Family Residential District, UC Upland Conservancy District and F-1 Floodplain District.

During the review of the rezoning request, staff found that portions of wetlands extend outside of the floodplain area. As such, it is recommended that wetland areas outside of the 100-year floodplain boundary shall be zoned LC Lowland Conservancy District.

The property is designated as Low Density Residential and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas on the City's Year 2050 Land Use/Transportation Plan; therefore, the rezoning is consistent with the City's Comprehensive Master Plan.

#### **Certified Survey Map:**

A Certified Survey Map was also submitted requesting to create two new lots from the existing approximately 121-acre property, while leaving the remaining bulk of the property as unplatted lands. Lot 1 has an area of 9.16-acres and Lot 2 has an area of 7.46-acres.

Both lots contain wetlands, floodplains and a creek that runs through the property; however, both lots also contain sufficient area to build for a single-family development based upon the delineations shown on the CSM. With that said, it is recommended that the applicant have the wetlands nearest the buildable areas on the lots field delineated, prior to recording the CSM with the Waukesha County Register of Deeds. Note that there must continue to be sufficient area to build the homes. Otherwise, the CSM will not be signed or recorded without revisions to the CSM, which, if significant, will require Plan Commission review and approval.

Staff is also recommending that the existing access across the creek be removed as part of the development of these lots. The applicant shall obtain all necessary WDNR and US Army Corps permits and approvals prior to any land disturbance activities to remove this access.

Both lots comply with Rs-6 District minimum lot size of 12,500 square feet. As the lots abut City right-of-way to the south, the width of each lot at 30-feet back from the right-of-way shall be a minimum of 90-feet to comply with the Rs-6 minimum lot width standard. It should be noted that the access to each lot will be from a shared driveway extending from Plantree Trail to the north of the proposed lots.

Staff is further recommending that the southern portion of these properties not be developed in the future as access to this area is only through a limited railroad crossing. As such, the CSM contains a note stating such. Staff recommends that note be revised to read, "There shall be no access, development, or further land divisions of Lot 1 and Lot 2 for the area south and west of the creek without Common Council approval and full, non-restricted railroad access being provided."

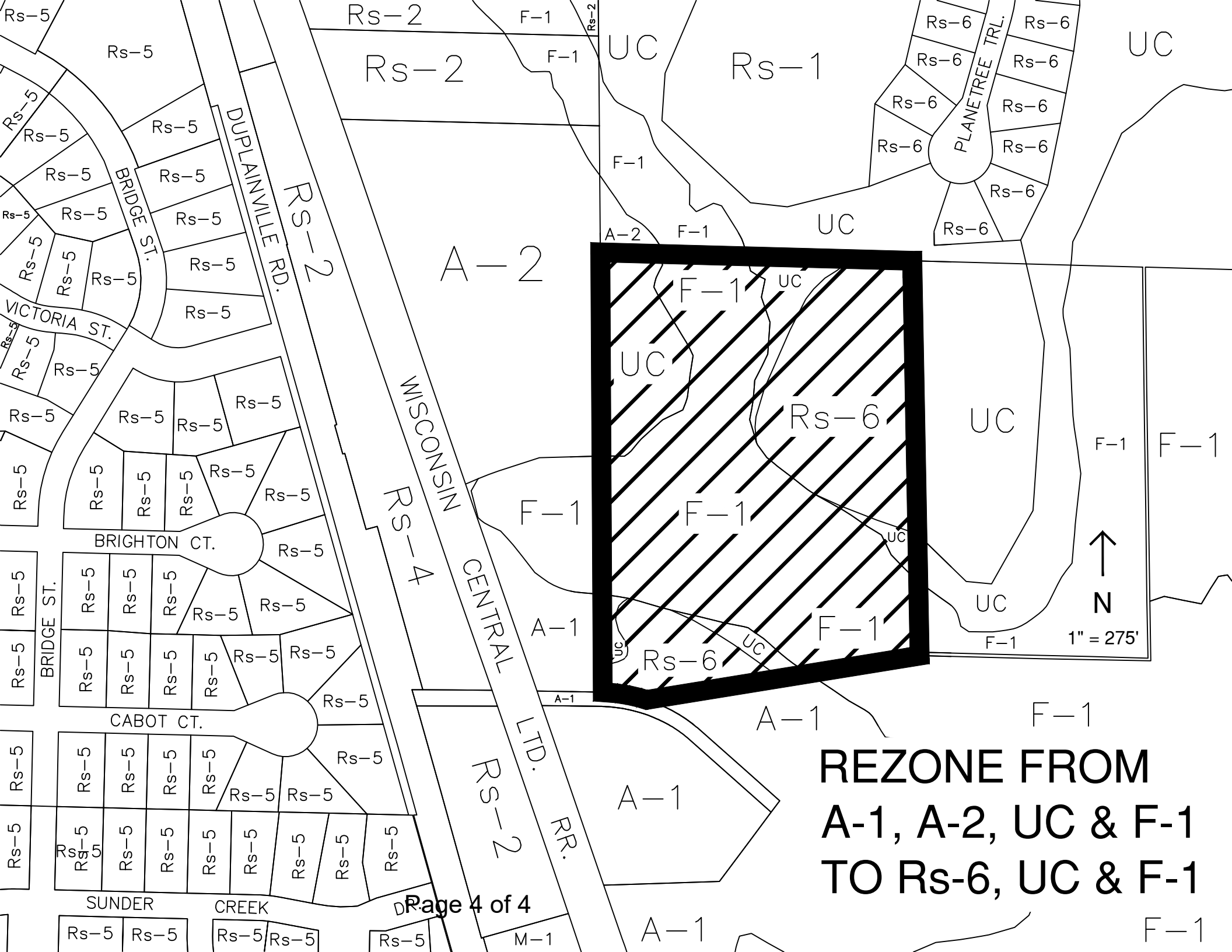
The homes to be constructed on these lots will connect to public sewer and water, which is available through the Woodleaf Reserve Subdivision.

### **Recommendation**

A motion recommending approval of the rezoning request to rezone property located to the south of Planetree Trail and the Woodleaf Reserve subdivision from A-1 Agricultural District, A-2 Agricultural District, UC Upland Conservancy District, F-1 Floodplain District to Rs-6 Single-Family Residential District, UC Upland Conservancy District and F-1 Floodplain District, subject to wetland areas outside of the 100-year floodplain boundary shall be zoned LC Lowland Conservancy District.

A motion recommending approval of a 2 Lot Certified Survey Map, subject to the staff conditions within this report.





**CITY OF PEWAUKEE  
PLAN COMMISSION AGENDA ITEM 4.**

**DATE:** January 20, 2022

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding a Certified Survey Map for H & F Properties for Property Located on Duplainville Road for the Purpose of Creating Two New Lots (PWC 0868994)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

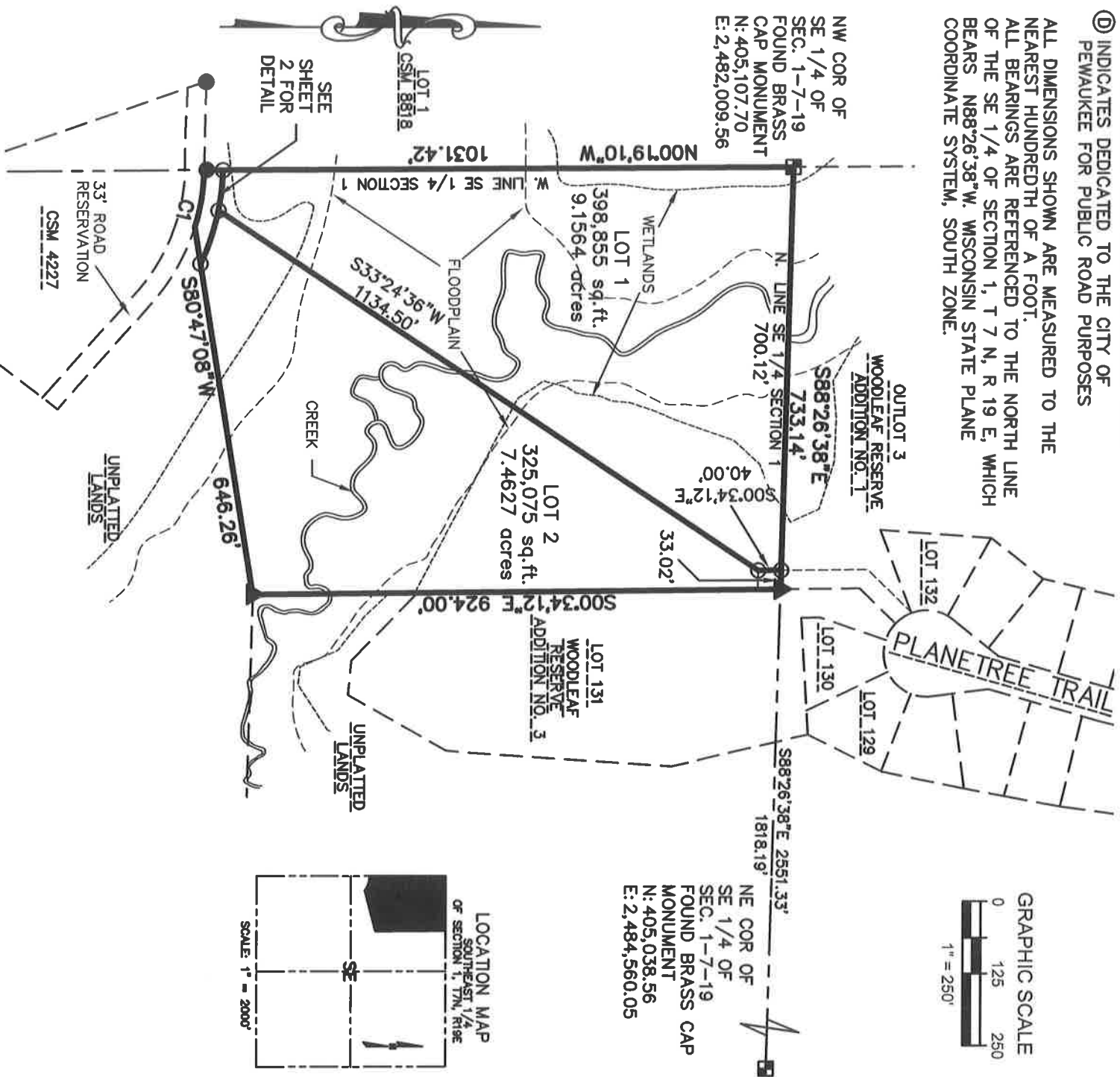
Description

Revised H & F Properties CSM 1.17.22

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

- ▲ INDICATES FOUND 1 1/4" IRON ROD  
● INDICATES FOUND 1" IRON PIPE  
○ INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.  
① INDICATES DEDICATED TO THE CITY OF PEWAUKEE FOR PUBLIC ROAD PURPOSES

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.  
ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SE 1/4 OF SECTION 1, T 7 N, R 19 E, WHICH BEARS N88°26'38"W. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



WETLANDS SHOWN PER WAUKESHA COUNTY GIS MAP.

NO ACCESS, BUILDING AND FURTHER LANDS DIVISION  
MAY TAKE PLACE SOUTH AND WEST OF THE CREEK  
WITHOUT COMMON COUNCIL APPROVAL

**OWNER:**  
H&F PROPERTIES, LLC  
734 RIVER RESERVE DRIVE  
HARTLAND, WI, 53029

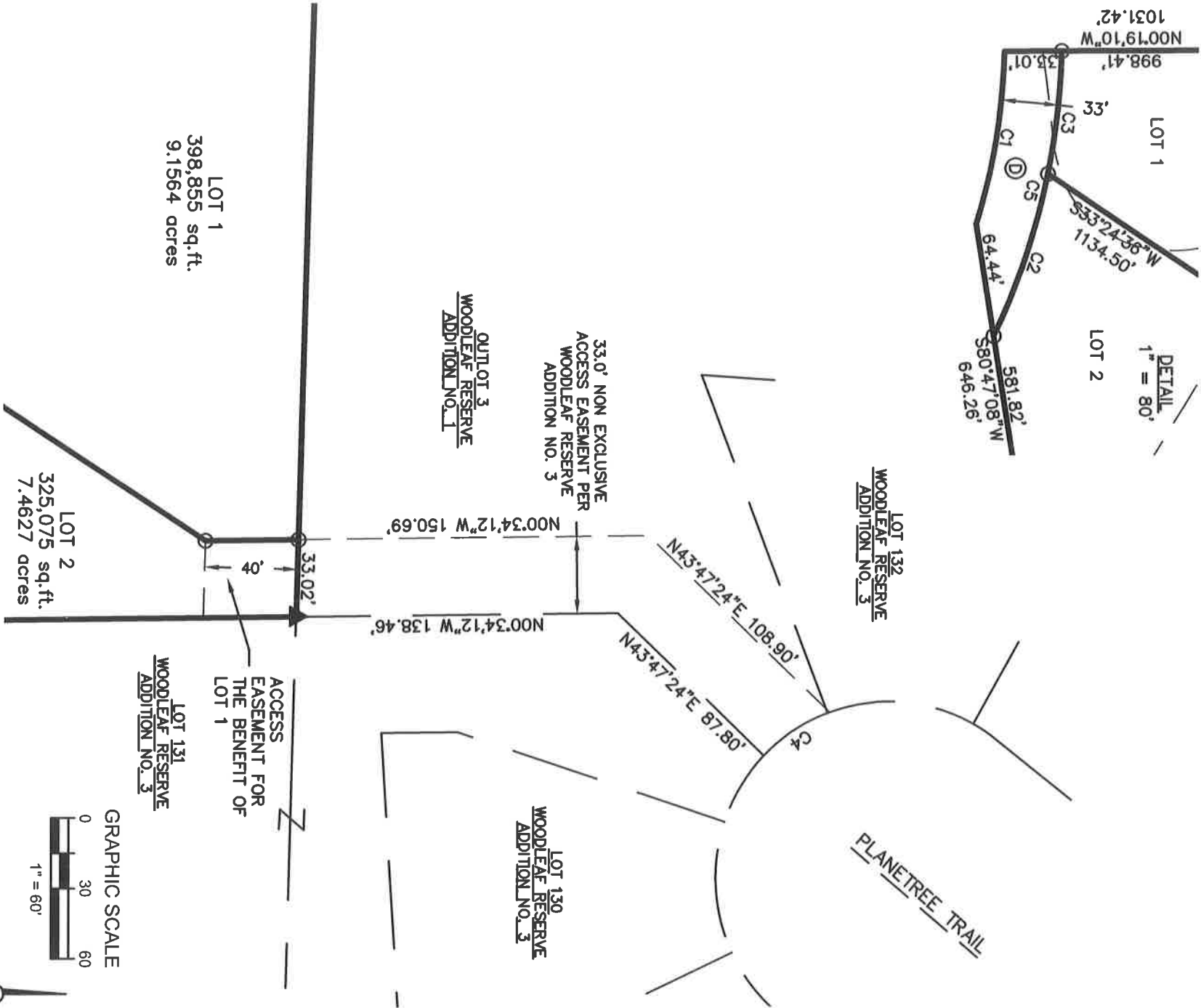
S:\5168518\DWG\CS111L.dwg / SHEET 1

**rasSmith**  
CREATIVITY BEYOND ENGINEERING

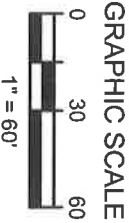
16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
[rasSmith.com](http://rasSmith.com)

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

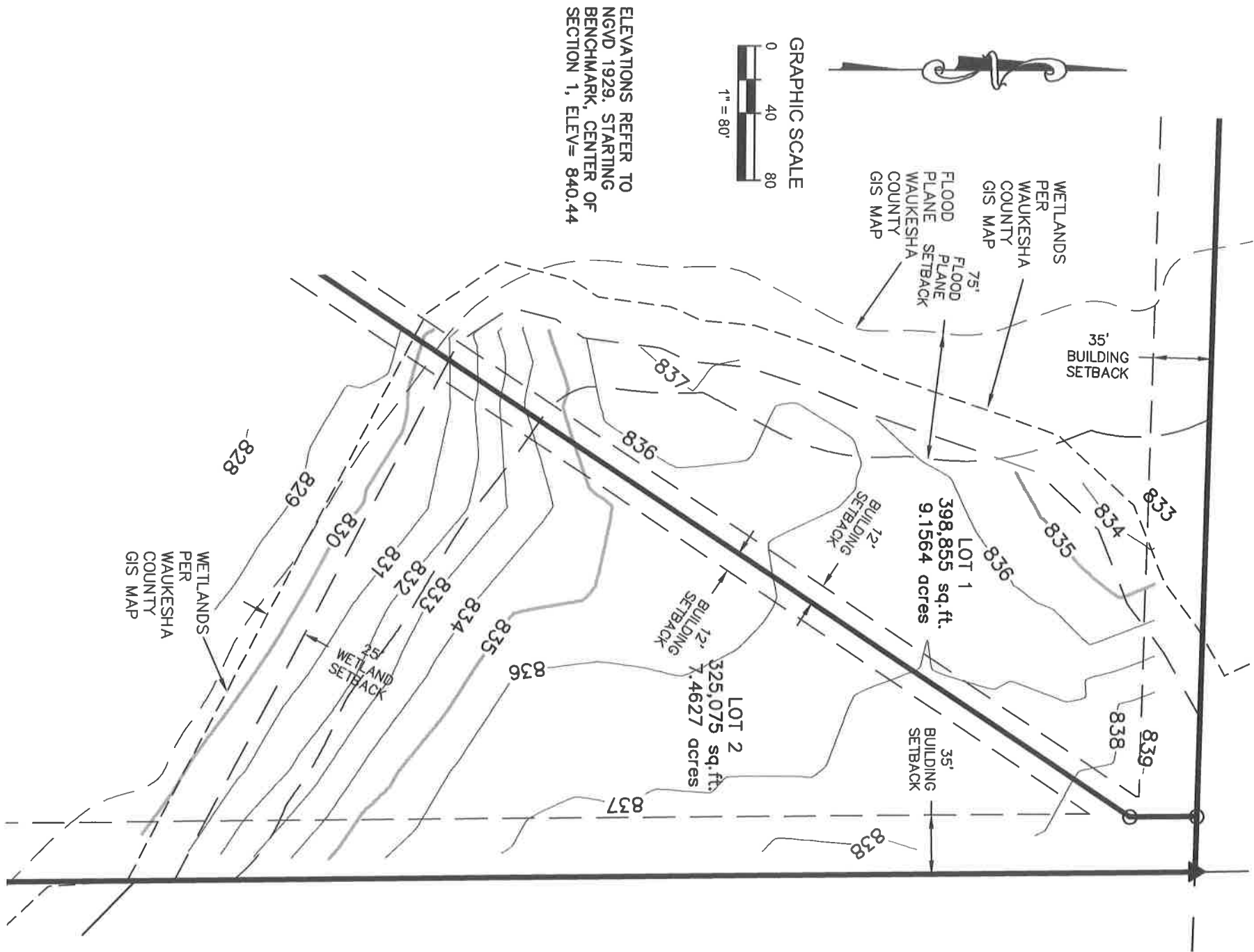


| Curve Table |        |        |               |        |             |             |
|-------------|--------|--------|---------------|--------|-------------|-------------|
| Curve #     | Length | Radius | Chord Bearing | Chord  | Tangent In  | Tangent Out |
| C1          | 100.00 | 356.54 | N80°47'47"W   | 99.67  | N72°45'41"W | N88°49'54"W |
| C2          | 97.50  | 389.54 | N71°24'55"W   | 97.25  | N64°14'41"W | N78°35'09"W |
| C3          | 70.52  | 389.54 | N83°46'18"W   | 70.42  | N78°35'09"W | N88°57'27"W |
| C4          | 34.17  | 75.00  | S33°09'29"E   | 33.88  | S20°06'22"E | S46°12'36"E |
| C5          | 168.02 | 389.54 | N76°36'04"W   | 166.72 | N64°14'41"W | N88°57'27"W |
| Delta       |        |        |               |        |             |             |
|             |        |        |               |        |             | 16°04'12"   |
|             |        |        |               |        |             | 14°20'28"   |
|             |        |        |               |        |             | 10°22'19"   |
|             |        |        |               |        |             | 26°06'14"   |
|             |        |        |               |        |             | 24°42'47"   |



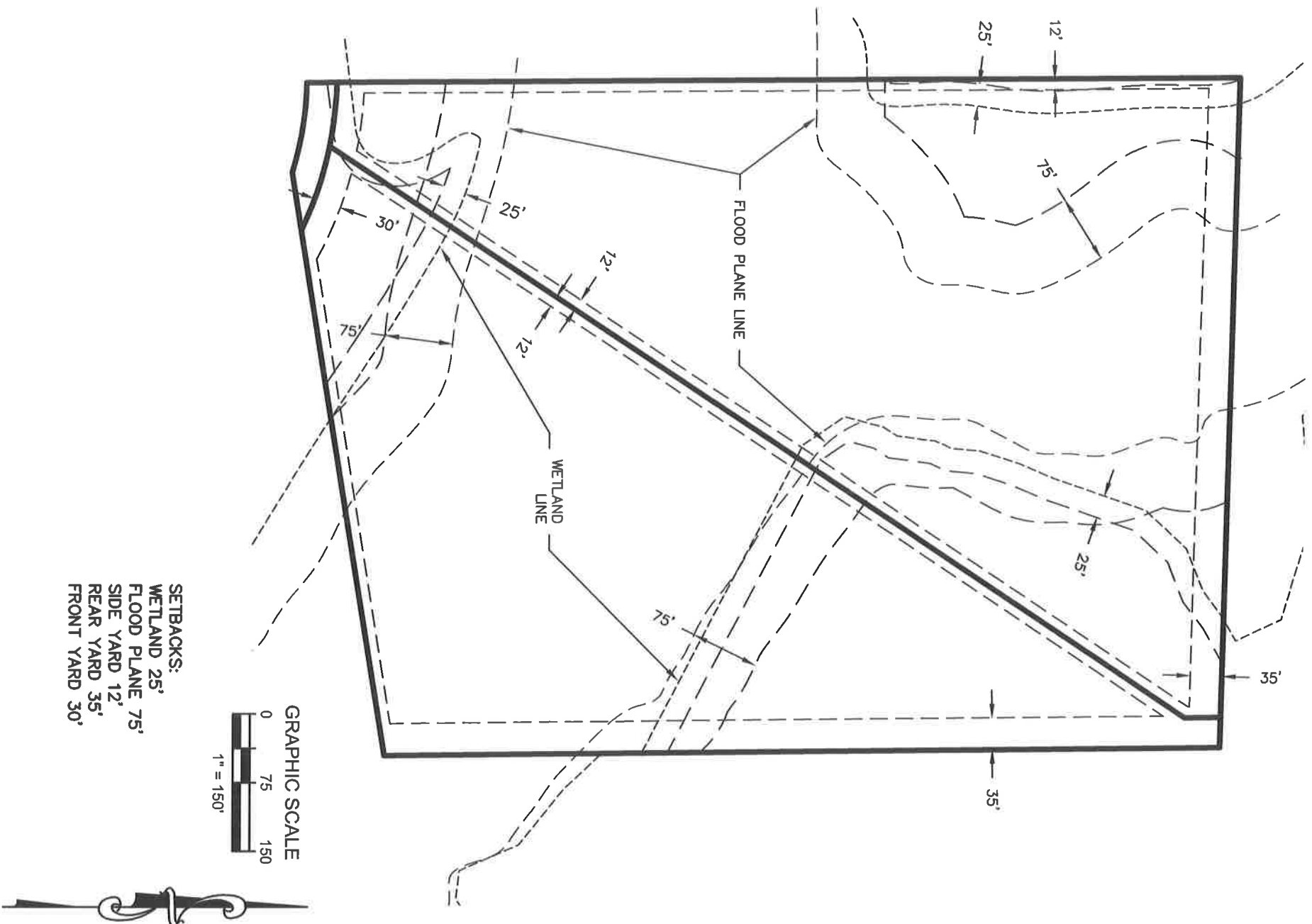
CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

|                    |     |                               |
|--------------------|-----|-------------------------------|
| STATE OF WISCONSIN | }   | <u>SURVEYOR'S CERTIFICATE</u> |
|                    | :SS |                               |
| WAUKESHA COUNTY    | }   |                               |

I, MICHAEL J. RATZBURG, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Southeast 1/4; thence North 88° 26' 38" West on and along the North line of said Southeast 1/4 a distance of 1818.19 feet to a point in the West line of Lot 131 in Woodleaf Reserve Addition No.3 and the point of beginning of lands to be described; thence South 00° 34' 12" East on and along said West line and its extension 924.00 feet to a point; thence South 80° 47' 08" West, 646.26 feet to a point in the North line of Certified Survey Map No. 4227; thence Northwesterly 100.00 feet on and along said North line and an arc of a curve whose center lies to the Southwest, whose radius is 356.54 feet, and whose chord bears North 80° 47' 47" West, 99.67 feet to a point in the West line of said Southeast 1/4; thence North 00° 19' 10" West on and along said West line 1031.42 feet to the Northwest corner of said Southeast 1/4; thence South 88° 26' 38" East on and along the North line of said Southeast 1/4, 733.14 feet to the point of beginning.

Containing 16.7215 acres or 728,398 square.

THAT I have made this survey, land division and map by the direction of H & F PROPERTIES, LLC, owner of said lands.

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

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

|      |       |                                   |        |
|------|-------|-----------------------------------|--------|
| DATE | _____ | <u>MICHAEL J. RATZBURG</u>        | (SEAL) |
|      |       | PROFESSIONAL LAND SURVEYOR S-2236 |        |

CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

H & F PROPERTIES, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, and mapped as represented on this map in accordance with the subdivision regulations of the City of Pewaukee.

H & F PROPERTIES, LLC, does further certify that this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: City of Pewaukee.

IN Witness Whereof, H & F PROPERTIES, LLC, has caused these presents to be signed by \_\_\_\_\_ its Sole Member on this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_

STATE OF \_\_\_\_\_ }  
:SS  
\_\_\_\_\_ COUNTY }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ of the above named H & F PROPERTIES, LLC, to me known as the person who executed the foregoing instrument, and to me known to be the \_\_\_\_\_ of said H & F PROPERTIES, LLC, and acknowledged that he executed the foregoing instrument as such officer as the deed of the company, by its authority.

\_\_\_\_\_

NOTARY PUBLIC, STATE OF WISCONSIN  
MY COMMISSION EXPIRES \_\_\_\_\_



CERTIFIED SURVEY MAP NO. \_\_\_\_\_

A division of a part of the Northwest 1/4 of the Southeast 1/4 of Section 1, in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

COMMON COUNCIL APPROVAL

APPROVED by the Common Council of the City of Pewaukee on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
MAYOR  
  
\_\_\_\_\_  
CLERK

PLAN COMMISSION APPROVAL

APPROVED by the Planning Commission of the City of Pewaukee on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIRPERSON  
  
\_\_\_\_\_  
SECRETARY

**CITY OF PEWAUKEE  
PLAN COMMISSION AGENDA ITEM 5.**

**DATE:** January 20, 2022

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Brookfield Center for the Arts for Property Located at N30 W23383 Green Road Unit E & F for the Purpose of Operating a Dance Studio and Prop Storage and Rental Business (PWC 0913998003)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

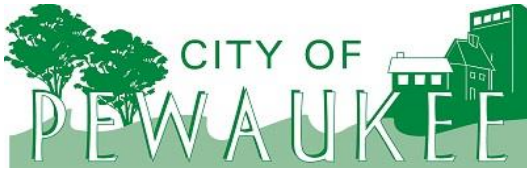
Description

Brookfield Center for the Arts Staff Report 1.20.22

Brookfield Center for the Arts Draft Conditional Use Permit

Brookfield Center for the Arts narrative

Brookfield Center for the Arts first floor plans



**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](mailto:fuchs@pewaukee.wi.us)

## REPORT TO THE PLAN COMMISSION

Meeting of January 20, 2022

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**Date:** January 12, 2022

**Project Name:** Brookfield Center for the Arts Conditional Use Application

**Project Address/Tax Key No.:** N30W22383 Green Road, Units E & F/PWC 0913998003

**Applicant:** Brookfield Center for the Arts

**Property Owner:** GREEN ROAD BUILDING LLC

**Current Zoning:** M-2 Limited Industrial District

**2050 Land Use Map Designation:** Manufacturing/Fabrication/Warehousing

**Use of Surrounding Properties:** Industrial zoned properties to the north, south, east and west

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### **Project Description**

The applicant, Brookfield Academy of the Arts filed a Conditional Use Permit Application requesting approval to locate within two existing tenant spaces at N30W2283 Green Road. These spaces will be combined into a single space for their use.

The property is zoned M-2 Limited Industrial District and is designated as Manufacturing/Fabrication/Warehousing on the City's 2035 Future Land Use Map. The proposed use may be allowed within the M-2 District as a Conditional Use.

Brookfield Center for the Arts intends to utilize a portion of the space for operating the dance studio and a small office. The remaining tenant space will be used for prop storage and a prop rental business. The proposal involves interior renovations only.

Other uses within this multi-tenant building include:

- Nelsons Automotive of Pewaukee
- Patterson Companies, Inc. (Patterson Dental, Patterson Veterinary, Patterson Scientific)

### **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 the surrounding properties. Furthermore, similar service type or non-industrial type uses are located within the same building and area. Therefore, approval of the Conditional Use is recommended.

**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-22-1-1**

**PWC 0913998003**

**LEGAL DESCRIPTION:**

LOT 1 CERT SURV 7552 VOL 64/236 REC AS DOC# 1127327 PT  
NE1/4 SEC 13 T7N R19E :: DOC# 2108815

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

Brookfield Center for the Arts

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 20, 2022; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

**WHEREAS,** The City Common Council held a public hearing meeting on February 7, 2022.

**NOW, THEREFORE,** let it be known that the City Common Council, by its action on February 7, 2022 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a dance studio, storage of props, and a prop rental business.

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

1. No conditions

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 \_\_\_\_\_, 2022 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 - SITE & BUILDING PLAN REVIEW

### PROJECT NARRATIVE

On behalf of the property owner of N30W22383 Green Rd, Unit E & F the following narrative is to request the conditional use in zone M-2 outlined in the municipal code:

*17.0424, c (2) as follows:*

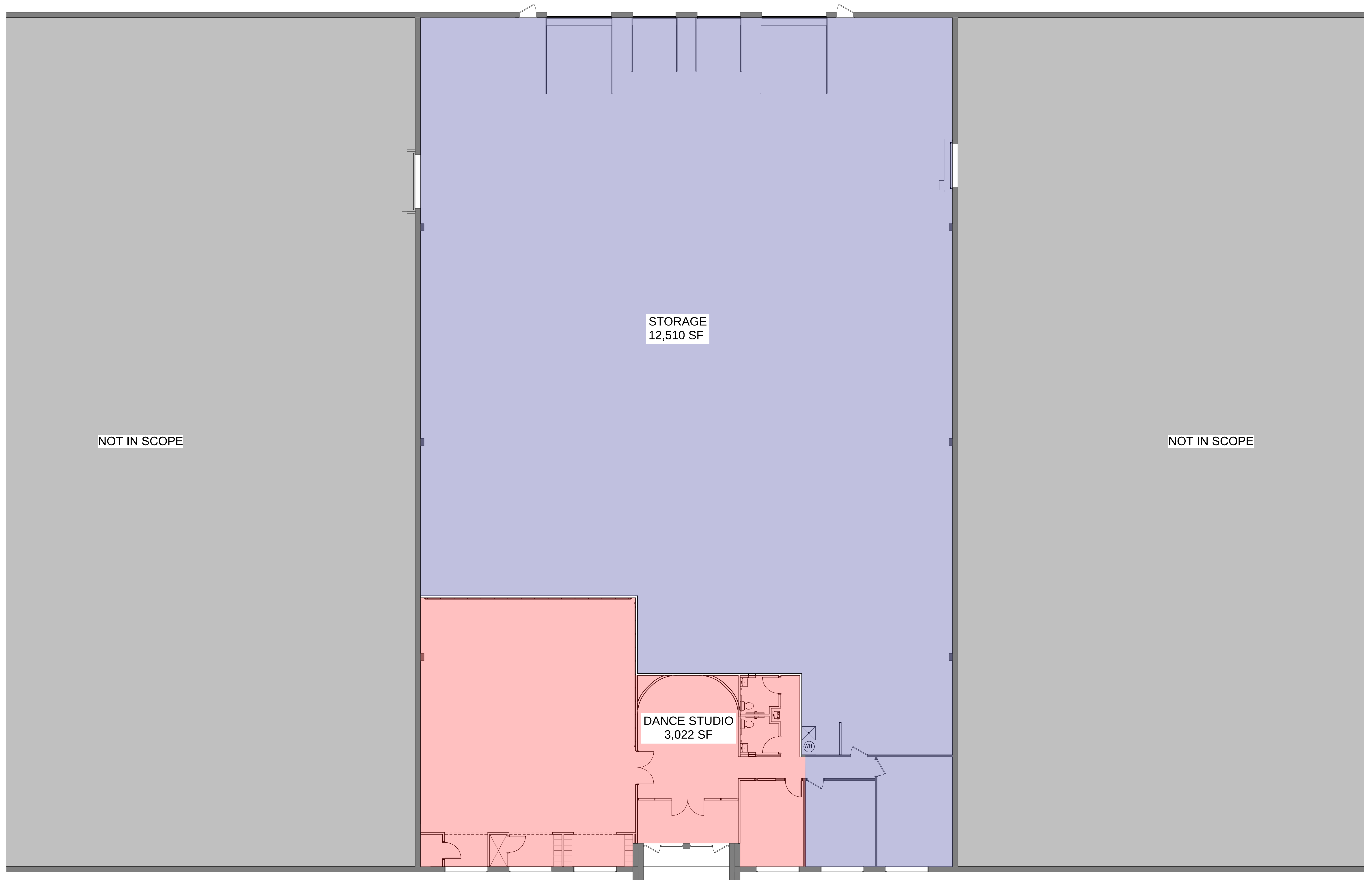
(2) Day care operations, wellness centers, physical fitness and training centers.

The project will operate under a Business occupancy as a single dance studio accompanied by a small office space. The remaining space will be an accessory use utilized as prop storage and rental. The two businesses will act individually from each other with the prop business predominantly having day-time operations and the dance studio operating at night after typical business hours.

The extent of design and development will be retained to the interior of the existing structure. The interior design intent includes the formation of a 40' x 50' dance studio, an additional bathroom, and a small lobby space.

The estimated construction start date is February 2022. Construction end date is TBD. The estimated project value is TBD.





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

**CITY OF PEWAUKEE  
PLAN COMMISSION AGENDA ITEM 6.**

**DATE:** January 20, 2022

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Continued Discussion and Action Regarding a Rezoning Petition for Ba(en)2 Acres, LLC/Michael Baenen to Rezone Property Located at N8 W27947 Northview Road from Rs-1 Single-Family Residential, Rs-2 Single-Family Residential and A-1 Agricultural to Rs-2 Single-Family Residential, LC Lowland Conservancy and UC Upland Conservancy for the Purpose of Subdividing the Property to Create Five Single-Family Lots (PWC 0982997)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

**ATTACHMENTS:**

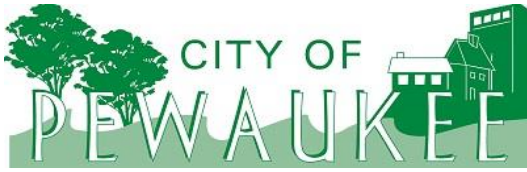
Description

Baenen Staff Report 12.16.21

Baenen Revised Rezoning Exhibit

Baenen Staff Comment Responses





**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](mailto:fuchs@pewaukee.wi.us)

## REPORT TO THE PLAN COMMISSION

Meeting of December 16, 2021

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**Date:** 12/9/2021

**Project Name:** Baenen Rezoning and Certified Survey Map

**Project Address/Tax Key No.:** PWC 0982997

**Applicant:** Michael Baenen

**Property Owner:** BA(EN)2 ACRES LLC

**Current Zoning:** Rs-1 Single-Family Residential, Rs-2 Single-Family Residential, and A-1 Agricultural District

**Proposed Zoning:** Rs-2 Single-Family Residential District

**2050 Land Use Map Designation:** Low-Medium Density Residential (1/2 Ac. - 2 Ac. / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

**Use of Surrounding Properties:** Single-family to the north, east and west and agricultural to the south

---

### **Project Description**

#### **Rezoning**

The applicant filed a Rezoning Application requesting approval to rezone property located at N8W27947 Northview Road to the Rs-2 Single-Family Residential District, LC Lowland Conservancy District and UC Upland Conservancy District to allow for the creation and development of five single-family lots.

The subject property, previously zoned agricultural, was changed to include portions of the property as Rs-1 and Rs-2 to accommodate the creation of three single-family lots; however, the property owner did not move forward with the certified survey map at that time.

The currently proposed rezoning would protect the natural areas under the LC and UC zoning districts and allow the remainder of the property to be developed with private utility service under the Rs-2 District zoning.

The property is designated as Low-Medium Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas on the City's Year 2050 Land Use/Transportation Plan; therefore, the rezoning is consistent with the City's Comprehensive Master Plan.

#### **Certified Survey Maps**

The applicant is proposing to record two consecutive certified survey maps to accomplish the land division. A certified survey map may not include more than four lots. As such, the applicant is

proposing to subdivide the property into two lots and one outlot and then record a second certified survey map to create four smaller lots. This is allowed with the lot sizes proposed.

The first CSM will divide the existing 13.832-acre property into two lots and one outlot. Lot 1 has an area of 2.11-acres and includes the existing home on the property, as well as a detached garage and three smaller sheds. The outlot will be utilized for storm water management purposes.

These lots conform to the Rs-2 District development standards. Furthermore, the existing home and detached accessory structures meet the Rs-2 District setbacks.

The second CSM creates four lots for single-family development. All lots comply with the Rs-2 District minimum lot size of 2-acres and a minimum lot width at the setback line of 220-feet.

Regarding the 4-Lot CSM, the lot configuration is atypical as the lot lines angle as the lots extend back towards the rear property lines. Lot 5 also contains a narrow strip of land behind Outlot 1. This was done so each lot would meet the minimum lot size and width requirements of the Rs-2 District. It can also be noted that the Rs-2 District is necessary as it allows newly created lots to have private sewer and water facilities. Zoning districts that would allow for smaller lot sizes and widths require public sewer and water. Additionally, the lots exceed the maximum depth to width ratio of 2:1.

Generally, staff prefers regularly shaped parcels; however, is not objecting to the proposed 4-Lot CSM considering the property location, shape, proposed lot sizes, location of natural resources onsite and that only a limited number of parcels are being created.

### **Recommendation**

A motion recommending approval of the rezoning request to rezone property located at N8W27947 Northview Road to Rs-2 Single-Family Residential District, LC Lowland Conservancy District and UC Upland Conservancy District.

A motion recommending approval of a 2-Lot, 1-Outlot Certified Survey Map for property located at N8W27947 Northview Road.

A motion recommending approval of a 4-Lot Certified Survey Map for property located at N8W27947 Northview Road, subject to:

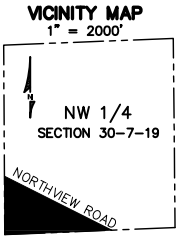
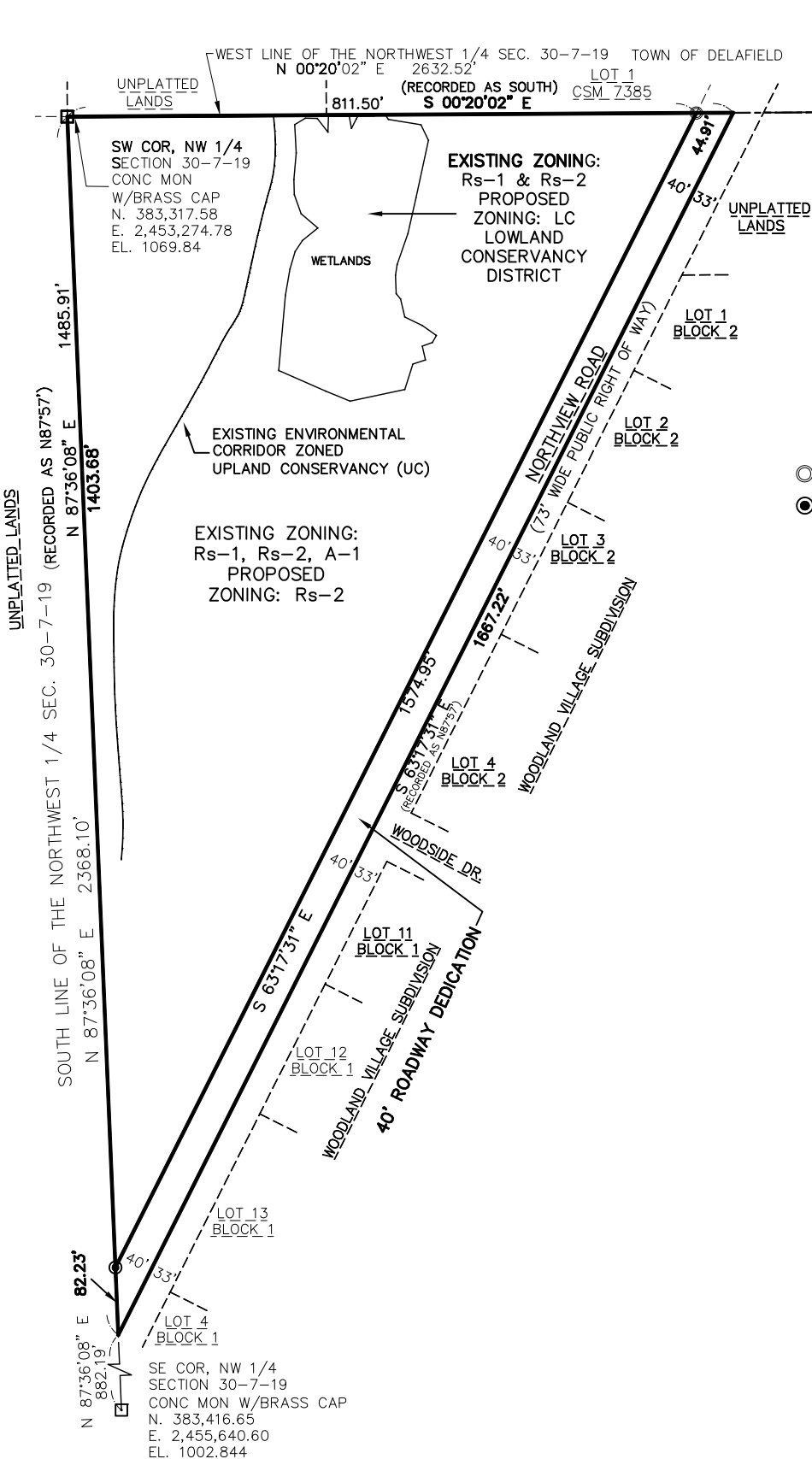
1. Final grading, erosion control, and storm water management plans shall be reviewed and approved by the Engineering Department prior to recording the certified survey map with the Waukesha County Register of Deeds.
2. All lots shall receive approval from the City for access to Northview Road.
3. Signage or other forms of demarcation, as approved by the City Planner, shall be placed on each lot to identify the natural resource boundary onsite.

REZONING EXHIBIT

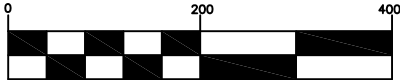
PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, BEING A CONCRETE MONUMENT WITH A BRASS CAP AND THE POINT OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; THENCE N 87°36'08" E ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, 1485.91 FEET TO A POINT IN THE CENTERLINE OF NORTHVIEW ROAD; THENCE N 63°27'31" W ALONG SAID CENTERLINE OF NORTHVIEW ROAD; 1667.22 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE S 00°20'02" E ALONG SAID WEST LINE, 811.50 FEET TO THE POINT OF BEGINNING.

DEDICATING THE SOUTHEAST 40.00 FEET FOR PUBLIC RIGHT-OF-WAY PURPOSES.

SAID LANDS CONTAINING 602,517 SQUARE FEET OF LAND OR 13.832 ACRES (GROSS).  
537,674 SQUARE FEET OF LAND OR 12.343 ACRES (NET-AFTER ROW DEDICATION)



GRAPHIC SCALE



1 INCH = 200 FT.

- ⊙ INDICATES IRON PIPE FOUND
- ⦿ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFER TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30-7-19, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, BEARING OF S 00°20'02" E.

Rs-2 SETBACKS  
FRONT/STREET YARD: 45 FT  
SIDE YARD: 25 FT  
REAR YARD: 35 FT  
WETLAND SETBACK: 25 FT

Prepared for:  
BA(en)-2 acres, LLC  
N8W27947 Northview Rd.  
Waukesha, WI 53188

Prepared by:  
Christopher A. Jackson, PLS  
CJ Engineering, LLC  
9205 W. Center St., Suite 214  
Milwaukee, WI 53222  
(414) 443-1312  
chris@cj-engineering.com



9205 W. Center Street  
Suite 214  
Milwaukee, WI 53222  
(414) 443-1312

## City Review Response Memorandum:

**To: City of Pewaukee**

**Project: Baenen Development**

**Project Address: N8W27947 Northview Road (Tax Key: 0982997)**

**Comments Received: 11-22-2021**

**Note: Comment responses pertaining to CJ Engineering are shown in *Red Italics*.**

### Comments and Recommendations:

Below are comments and recommendations for the proposed development application for property located at N8W27947 Northview Road (Tax Key No. 0982997).

1. Regarding the rezoning, staff recommends that the UC Upland Conservancy District boundary line be straightened/rounded off, opposed to the jagged line.  
*Response: Rezoning Exhibit has been revised to show UC Upland Conservancy District boundary line as a smooth, rounded off line.*
2. Please review both certified survey maps as follows:
  - a. Please include the date of the CSM on Sheet 1.  
*Response: Date has been included on both sheets*
  - b. Please note and/or dimension the Rs-2 District minimum setback distances on the CSM.
    - i. Front/Street Yard: 45-feet
    - ii. Side Yard: 25-feet
    - iii. Rear Yard: 35-feet
    - iv. Wetland Setback: 25-feet*Response: Setback distances noted on both CSM in notes column on page 1*
  - c. Please revise the Plan Commission secretary name from Ami Hurd to Colleen Brown on Sheet 4.  
*Response: Plan commission secretary name has been updated.*
3. On the 2-Lot, 1-Outlot Certified Survey Map under the Common Council Approval on Sheet 4, please add "and dedication accepted" after "Approved."  
*Response: Additional text added to sheet 4 of applicable CSM in requested location.*
4. Should the numbering of lots on the 4-Lot Certified Survey Map, as a separate CSM, start with Lot 1, opposed to a Lot 2?  
*Response: The lot numbers in the CSM do not need to start with lot 1 and we would like to avoid the confusion with two lot 1's in this development.*

**CITY OF PEWAUKEE  
PLAN COMMISSION AGENDA ITEM 7.**

**DATE:** January 20, 2022

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Continued Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Dividing the Property Into Two Lots and One Outlot (PWC 0982997)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

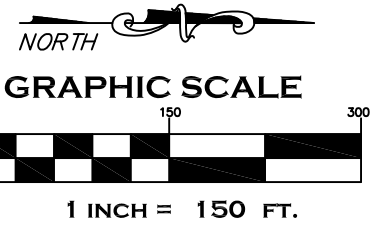
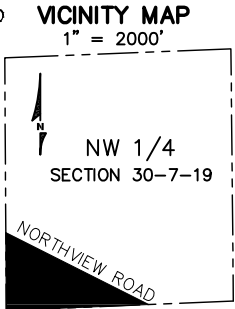
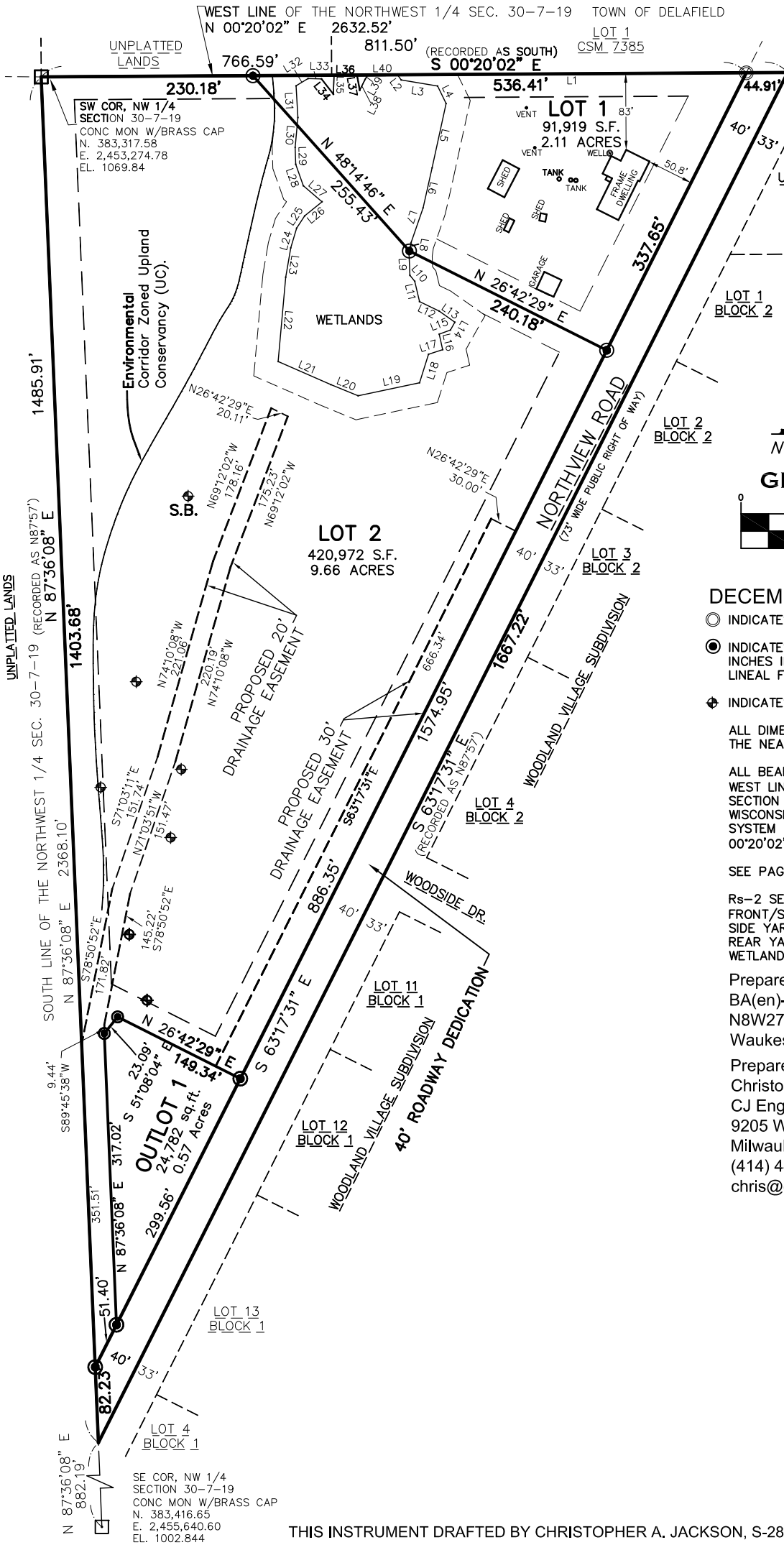
**ATTACHMENTS:**

Description

Baenen CSM 1

CERTIFIED SURVEY MAP No.

BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



DECEMBER 16, 2021

- INDICATES IRON PIPE FOUND
- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.
- ◆ INDICATES SOIL BORING LOCATION

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFER TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 30-7-19, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, BEARING OF S 00°20'02" E.

SEE PAGE 2 FOR WETLAND LINE TABLE.

Rs-2 SETBACKS  
FRONT/STREET YARD: 45 FT  
SIDE YARD: 25 FT  
REAR YARD: 35 FT  
WETLAND SETBACK: 25 FT

Prepared for:  
BA(en)-2 acres, LLC  
N8W27947 Northview Rd.  
Waukesha, WI 53188

Prepared by:  
Christopher A. Jackson, PLS  
CJ Engineering, LLC  
9205 W. Center St., Suite 214  
Milwaukee, WI 53222  
(414) 443-1312  
chris@cj-engineering.com

CERTIFIED SURVEY MAP No. \_\_\_\_\_  
BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30,  
TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Christopher A. Jackson, Professional Wisconsin Land Surveyor, hereby certify:  
That I have surveyed, divided and mapped and dedicated all that part of the Southwest Quarter and Southeast Quarter of the Northwest Quarter of Section 30, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin being more particularly described as follows: Commencing at the Southwest Corner of said Northwest Quarter, being a concrete monument with a brass cap and the point of beginning of the lands hereinafter described; thence N 87°36'08" E along the South line of said Northwest Quarter, 1485.91 feet to a point in the centerline of Northview Road; thence N 63°27'31" W along said centerline of Northview Road; 1667.22 feet to a point on the West line of said Northwest Quarter; thence S 00°20'02" E along said West line, 811.50 feet to the point of beginning.

Said Lands containing: 602,517 square feet of land or 13.832 acres.

That I have made such survey, land division by the direction of BA(en)2-Acres, LLC, Mike Baenen, Member, Owner of said land.

That such map is a true representation of all of the boundaries of the land surveyed and divided.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land division ordinance of the City of Pewaukee, in surveying, dividing and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHRISTOPHER A. JACKSON  
PROFESSIONAL LAND SURVEYOR, S-2851  
STATE OF WISCONSIN

- NOTES:
- Wetland delineation performed by Dave Meyer, Wetland and Waterway Consulting, LLC on October 04, 2021.
  - Environmental Zoned Upland Conservancy (UC) traced from Waukesha County GIS mapping.

| WETLAND LINE TABLE |        |             |
|--------------------|--------|-------------|
| LINE               | LENGTH | BEARING     |
| L1                 | 379.18 | N00°20'02"W |
| L2                 | 6.80   | S54°18'13"W |
| L3                 | 40.08  | S09°29'30"W |
| L4                 | 21.12  | S63°53'22"W |
| L5                 | 71.61  | N77°41'40"W |
| L6                 | 44.61  | N77°20'33"W |
| L7                 | 40.07  | N70°52'25"W |
| L8                 | 13.31  | N81°05'17"W |
| L9                 | 22.27  | S87°54'10"W |
| L10                | 8.42   | S50°52'40"W |
| L11                | 22.70  | S76°45'11"W |
| L12                | 23.63  | S25°49'39"W |
| L13                | 20.99  | S35°07'58"W |
| L14                | 9.81   | N60°33'15"W |
| L15                | 13.04  | N20°04'19"W |
| L16                | 17.33  | S77°21'04"W |
| L17                | 16.14  | N17°45'52"W |
| L18                | 32.57  | N72°29'10"W |
| L19                | 68.18  | N11°56'05"W |
| L20                | 32.09  | N22°14'55"E |

| WETLAND LINE TABLE |        |             |
|--------------------|--------|-------------|
| LINE               | LENGTH | BEARING     |
| L21                | 62.57  | N23°40'45"E |
| L22                | 92.03  | S84°52'19"E |
| L23                | 32.36  | S80°07'54"E |
| L24                | 22.32  | S73°37'21"E |
| L25                | 16.01  | S56°33'13"E |
| L26                | 24.30  | S39°09'47"E |
| L27                | 26.79  | N40°28'30"E |
| L28                | 24.70  | N70°30'37"E |
| L29                | 18.44  | N88°12'11"E |
| L30                | 32.58  | S84°51'26"E |
| L31                | 34.52  | N86°44'30"E |
| L32                | 15.24  | S31°12'40"E |
| L33                | 14.55  | S01°16'21"W |
| L34                | 21.17  | S52°11'05"W |
| L35                | 20.68  | N88°10'10"W |
| L36                | 25.07  | N00°20'02"W |
| L37                | 16.61  | S79°44'58"W |
| L38                | 12.91  | S63°16'27"E |
| L39                | 5.61   | S60°34'49"E |
| L40                | 32.52  | N00°20'02"W |

CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30,  
TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

BA(en)2-Acres, LLC, acting through its sole Member, Mike Baenen, does hereby certify that it has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map. It also certifies that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1.) City of Pewaukee

WITNESS the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mike Baenen, Member  
BA(en)2- Acres, LLC

State of Wisconsin)  
Waukesha County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and the above named BA(en)2-Acres, LLC, Mike Baenen, Member, to me known to be the same person whom executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
( Notary Seal)  
Notary Public, \_\_\_\_\_, Wisconsin.

My commission expires, \_\_\_\_\_ .



CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30,  
TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Pewaukee this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Steve Bierce - Chairperson

\_\_\_\_\_  
Colleen Brown - Secretary

COMMON COUNCIL APPROVAL

Approved and dedication accepted by the Common Council of the City of Pewaukee on this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Steve Bierce - Mayor

\_\_\_\_\_  
Kelly Tarczewski- Clerk

**CITY OF PEWAUKEE  
PLAN COMMISSION AGENDA ITEM 8.**

**DATE:** January 20, 2022

**DEPARTMENT:** Planning

**PROVIDED BY:**

***SUBJECT:***

Continued Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Creating Four Lots for a Single-Family Home Development (PWC 0982997)

***BACKGROUND:***

***FINANCIAL IMPACT:***

***RECOMMENDED MOTION:***

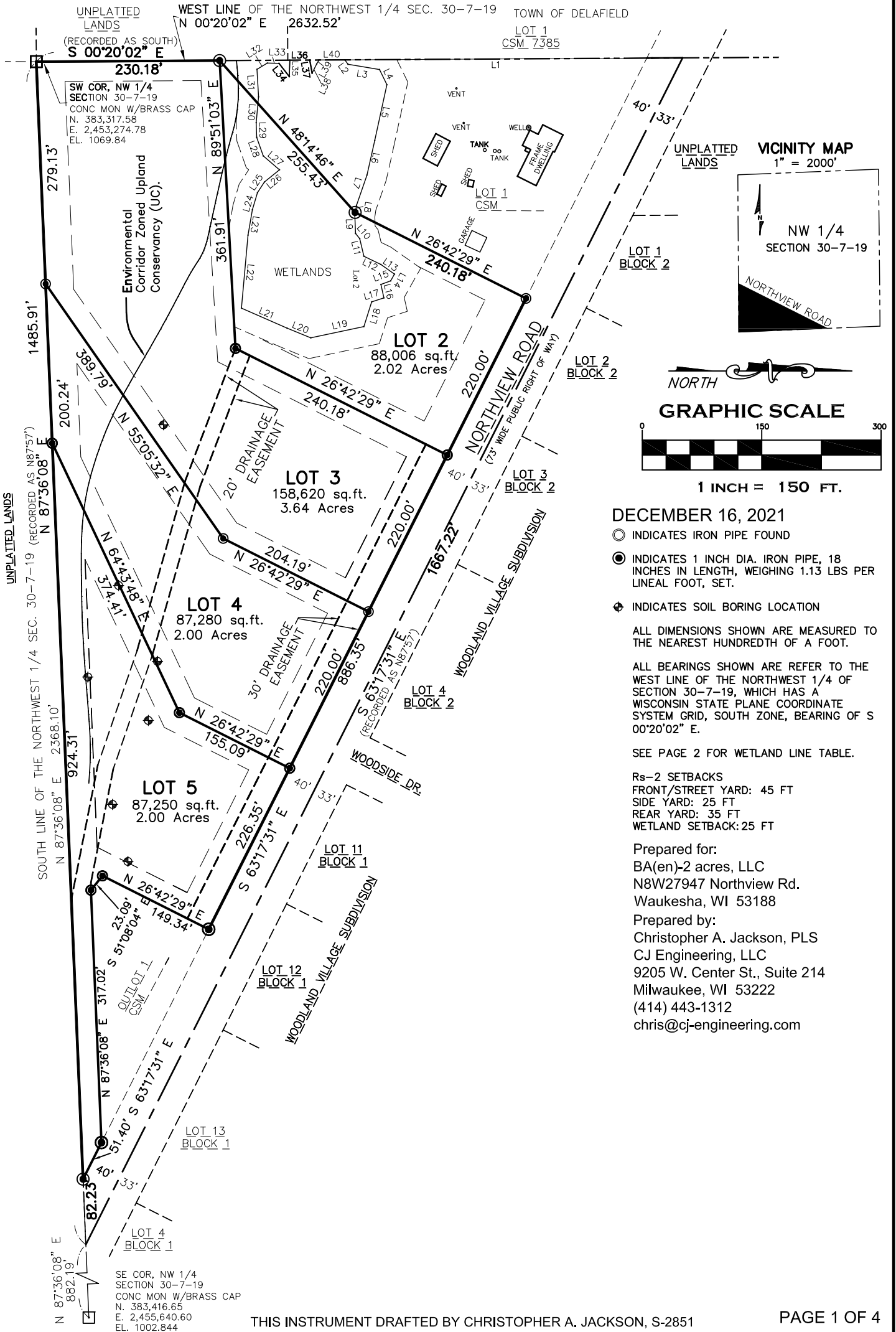
**ATTACHMENTS:**

Description

Baenen CSM 2

# CERTIFIED SURVEY MAP No.

BEING A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Christopher A. Jackson, Professional Wisconsin Land Surveyor, hereby certify:

That I have surveyed, divided and mapped Lot 2 of the Certified Survey Map No. \_\_\_\_\_, being a part of the Southwest Quarter and Southeast Quarter of the Northwest Quarter of Section 30, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin .

Said Lands containing: 420,972 square feet of land or 9.664 acres.

That I have made such survey, land division by the direction of BA(en)2-Acres, LLC, Mike Baenen, Member, Owner of said land.

That such map is a true representation of all of the boundaries of the land surveyed and divided.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Land division ordinance of the City of Pewaukee, in surveying, dividing and mapping the same.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

CHRISTOPHER A. JACKSON  
PROFESSIONAL LAND SURVEYOR, S-2851  
STATE OF WISCONSIN

- NOTES:
- Wetland delineation performed by Dave Meyer, Wetland and Waterway Consulting, LLC on October 04, 2021.
  - Environmental Zoned Upland Conservancy (UC) traced from Waukesha County GIS mapping.

| WETLAND LINE TABLE |        |             |
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| LINE               | LENGTH | BEARING     |
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| L4                 | 21.12  | S63°53'22"W |
| L5                 | 71.61  | N77°41'40"W |
| L6                 | 44.61  | N77°20'33"W |
| L7                 | 40.07  | N70°52'25"W |
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| L23                | 32.36  | S80°07'54"E |
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| L25                | 16.01  | S56°33'13"E |
| L26                | 24.30  | S39°09'47"E |
| L27                | 26.79  | N40°28'30"E |
| L28                | 24.70  | N70°30'37"E |
| L29                | 18.44  | N88°12'11"E |
| L30                | 32.58  | S84°51'26"E |
| L31                | 34.52  | N86°44'30"E |
| L32                | 15.24  | S31°12'40"E |
| L33                | 14.55  | S01°16'21"W |
| L34                | 21.17  | S52°11'05"W |
| L35                | 20.68  | N88°10'10"W |
| L36                | 25.07  | N00°20'02"W |
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| L38                | 12.91  | S63°16'27"E |
| L39                | 5.61   | S60°34'49"E |
| L40                | 32.52  | N00°20'02"W |

CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

BA(en)2-Acres, LLC, acting through its sole Member, Mike Baenen, does hereby certify that it has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on the map. It also certifies that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1.) City of Pewaukee

WITNESS the hand and seal of said owner(s) this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Mike Baenen, Member  
BA(en)2- Acres, LLC

State of Wisconsin)  
Waukesha County)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, and the above named BA(en)2-Acres, LLC, Mike Baenen, Member, to me known to be the same person whom executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
( Notary Seal)  
Notary Public, \_\_\_\_\_ , Wisconsin.

My commission expires, \_\_\_\_\_ .

CERTIFIED SURVEY MAP No. \_\_\_\_\_

BEING A DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. \_\_\_\_\_, BEING PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Pewaukee this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Steve Bierce - Chairperson

\_\_\_\_\_  
Colleen Brown - Secretary

COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Pewaukee on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Steve Bierce - Mayor

\_\_\_\_\_  
Kelly Tarczewski- Clerk