

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA

Thursday, January 19, 2023

6:00 PM

Common Council Chambers
W240 N3065 Pewaukee Rd., Pewaukee, WI 53072

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1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of the May 19, 2022, June 16, 2022, July 21, 2022 and August 18, 2022 Meeting Minutes
 3. Discussion and Action Regarding the Site and Building Plans for WE Energies for Property Located at W240 N2989 Pewaukee Road for the Purpose of Replacing the Existing Storage Yard Light Poles and Fixtures (PWC 0921999 & PWC 0921998)
 4. Discussion and Action Regarding the Final Plat for Cardinal Meadow Subdivision (PWC 0928980)
 5. Discussion and Action Regarding Conceptual Review of a 50-Unit Self-Storage Facility Located at N29 W22817 Marjean Lane for Regal Development LLC (PWC 0914976)
 6. Adjournment

Ami Hurd
Deputy Clerk

1/12/2023

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 19, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the May 19, 2022, June 16, 2022, July 21, 2022 and August 18, 2022 Meeting Minutes

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

May 19, 2022 Meeting Minutes

June 16, 2022 Meeting Minutes

July 21, 2022 Meeting Minutes

August 18, 2022 Meeting Minutes

In attendance:

Alderwoman C. Brown, T. Janka, D. Kiser, and D. Linsmeier.

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 Brown called the meeting to order at 6:05pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Momentum Early Learning for Property Located at W238 N1660 Busse Road for the Purpose of Expanding Their Current Childcare Center Into a Second Building (PWC 0954998020)

Mr. Fuchs stated the applicant had occupied the northern-most building on the property, and now they would like to run the business out of the second building on the property. There are no exterior modifications planned and there will be interior renovations only. Mr. Fuchs recommended approval.

A motion was made and seconded (D. Kiser, T. Janka) to recommend approval of the Conditional Use Permit. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Ryan Leibfried for Property Located at N29 W27529 Peninsula Drive for the Purpose of Constructing a New Boathouse Structure (PWC 0933024)

Mr. Fuchs stated this is a 360 square foot boathouse, and meets all setback and lot coverage requirements. Mr. Fuchs recommended approval.

A motion was made and seconded (D. Kiser, T. Janka) to recommend approval of the Conditional Use Permit. Motion Passed: 4-For, 0-Against.

4. Discussion and Action and Public Hearing Regarding Proposed Text Amendments to Section 17.0435e.(7)(c) of the F-1 Floodplain Zoning District of the City of Pewaukee Zoning Ordinance

Mr. Fuchs stated the change reduces the 4 to 1 mitigation ratio when impacting a floodplain to a 1 to 1 ratio, making it equal in, equal out. Mr. Fuchs felt the 4 to 1 ratio was very restrictive, but the change provides flexibility. He noted that it does not have to occur on the same property, but it must be adjacent to it, as developments can include multiple properties.

Commissioner Brown opened the public hearing at 6:15pm. She then closed the public hearing at 6:16pm.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the text amendments to the F-1 Floodplain Zoning District. Motion Passed: 4-For, 0-Against.

5. Discussion Regarding a Review of Section 17.0209 of the City of Pewaukee Zoning Code Related to Accessory Structures and Temporary Use Standards and Related Definitions of Section 17.1400

Mr. Fuchs stated staff has been looking at the Zoning Code to make changes section by section, and this is being brought forward for discussion only. The majority of changes are attempting to clarify the code. Most of the standards have been left the same, but there are some changes. He noted there was a summary of the changes in the staff report.

Mr. Fuchs noted one of the changes was the quantity of accessory structures allowed. Multiple accessory structures of different sizes are allowed but limited. Three size categories were created to give less setbacks for smaller structures. Regulations are based on the size, not the use. In addition, accessory structure materials must match the principal structure, and no metal will be allowed.

Mr. Fuchs noted changes were also proposed for the number of detached garages allowed depending on property acreage.

Size limits were added for boathouses, and they are not to exceed 800 square feet. Mr. Fuchs mentioned that they do not want to make nonconforming situations and amend standards to have buildings and structures that no longer meet the code.

Another significant change was related to the parking of trailers and recreational vehicles. Parking will be allowed as an accessory use accompanied by a paved or graveled surface and screened.

Discussion took place regarding lean-tos and breezeways, and Mr. Fuchs noted they are not considered attached.

Regarding setbacks for pools, side setbacks were added for the property lines, which then changed the regulations for decks and patios.

Discussion took place regarding the parking of recreational vehicles and Mr. Fuchs noted the revised ordinance takes the 45 days down to 30 days for all temporary uses. It allows the potential for storing trailers and recreational vehicles year-round if on a paved surface and screened from public view. Further discussion took place regarding the various definitions of recreational vehicles.

Gary Rhodes (W223 N2277 Meadowood Lane) questioned how screening would be defined. Mr. Fuchs stated it was defined as a fencing or planting screen as approved by the Zoning Administrator. Discussion took place regarding the storage of recreational vehicles.

Ms. Wagner referred to the pool setbacks and felt there may be more conflicts if it goes down to 10 feet. Mr. Fuchs questioned if 10 feet was getting too close to the neighbors for patios and concrete around the pools. The Commissioners felt it was too close.

Mr. Fuchs questioned the metal siding for accessory structures and questioned if it should match the materials and roof of the principal structure, or if it would only have to be compatible, or if the language should be taken out. It was decided that anything over a certain size must look complimentary to the principal structure.

Mr. Fuchs summarized the Commission's preferences and noted that no metal buildings were allowed; the setback of 15 feet for pools and decks was to be kept, boathouses will be limited to 800 square feet as

a maximum size; trailers and recreational vehicles will be 45 days for temporary storage, and permanent storage can be revised to be more restrictive if necessary.

Mr. Fuchs stated he would bring back the final document for adoption.

6. Adjournment

A motion was made and seconded (D. Linsmeier, D. Kiser) to adjourn the meeting at 7:25pm. Motion
Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:

Mayor S. Bierce (arrived 6:04pm), Alderwoman C. Brown, T. Janka, D. Linsmeier, S. Sullivan and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, and Department of Public Works Director M. Wagner.

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding the Site and Building Plans for Kowal Investment Group for Property Located at N28 W25301 Bluemound Road (PWC 0925990003)

Mr. Fuchs stated the City previously reviewed and approved the Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map and Site and Building Plans for this project back in 2020. The applicant has since revised the building from a two-story to a single-story 14,807 square foot building, down from 24,000 square feet. The site plan is similar to what was previously submitted, with less parking. The only condition would be final Engineering review of grading, erosion control and storm water management plans. Mr. Fuchs recommended approval.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the Site and Building Plans for Kowal Investment Group. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding the Site and Building Plans for Spring Creek Church for Property Located at N35 W22000 Capitol Drive (PWC 0909999005)

Mr. Fuchs stated this project came before the Plan Commission in April for a conceptual review for an addition to the rear of the church and a pavilion to the west of the building. The applicant addressed the concerns of the Plan Commission regarding the north elevation and added some windows to the wall of concern. Mr. Fuchs recommended approval. He noted the church plans to complete the pavilion in phases.

Commissioner Brown questioned a possible height variance, and Mr. Fuchs confirmed that they are currently at 39 feet, as opposed to 35 feet, and it would be a Plan Commission-allowed modification.

A motion was made and seconded (C. Brown, C. Wunder) to approve the Site and Building Plans for Spring Creek Church. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding the Site and Building Plans for the City of Pewaukee DPW Salt Shed and Fueling Station for Property Located at W225 N3131 Duplainville Road (PWC 0911993006)

Mr. Klein stated there is a wellhead protection plan that requires the salt shed and fueling station to be located where they are. They preferred it be on the west side of the property, but this is the only location on the property that it can be located. The salt shed will be made of heavy timber with plank on the inside to retain the salt and manage the structural loading. The building will be landscaped quite a bit.

The fueling island will be to the west of the salt shed. It will be above-ground tanks with containment and a canopy over it. The recycling center will be located to the south of the fueling island and salt shed.

Mr. Klein discussed other aspects of the site as relates to landscaping and screening.

A motion was made and seconded (C. Wunder, T. Janka) to approve the Site and Building Plans for the City of Pewaukee. Motion Passed: 6-For, 0-Against.

5. Adjournment

A motion was made and seconded (C. Wunder, C. Brown) to adjourn the meeting. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:

Mayor S. Bierce, T. Janka, Doug 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

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

2. Discussion and Action Regarding Approval of the March 15, 2022 Meeting Minutes

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the March 15, 2022 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for William & Beverly Waltz for Property Located at W277 N2531 Rocky Point Road for the Purpose of Constructing a Boathouse (PWC 0934035)

Mr. Fuchs stated this was a 432 square foot boathouse and is in conjunction with agenda item No. 4 for a Mitigation Plan. The homeowners will exceed the lot coverage allowance, so they are mitigating to be able to go slightly over 34 percent. Mr. Fuchs recommended approval subject to approval of the mitigation plan, and that the boathouse not contain any plumbing fixtures. The plans currently show gas and water in the boathouse.

The applicant, Mr. Waltz, clarified that the water was intended to wash items off and was not a plumbing-related item. The gas would be used to heat the space for either storage or a warming hut for ice hockey.

Mr. Fuchs mentioned that the plumbing regulations are included in the State Statutes so that it cannot become a habitable space, as it is located within a floodplain. He felt the Plan Commission could move forward with the conditions in the staff report and if there is an allowance for it, it can be taken out.

Discussion took place regarding the building materials for the boathouse.

Chris Miracle, Landscaper for the project, stated they were proposing an infiltration chamber area that would be uphill, with vegetation between the chamber and the steps coming down. Further discussion took place regarding the infiltration.

A motion was made and seconded (D. Kiser, S. Sullivan) to recommend approval the Conditional Use Permit for William and Beverly Waltz. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Mitigation Plan for William & Beverly Waltz for Property

Located at W277 N2531 Rocky Point Road (PWC 0934035)

A motion was made and seconded (D. Kiser, C. Wunder) to approve the Mitigation Plan for William and Beverly Waltz. Motion Passed: 6-For, 0-Against.

5. Discussion and Action Regarding a Mitigation Plan for Matt & Amanda Klein for Property Located at N29 W26658 Peterson Drive (PWC 0930044)

Ms. Wagner stated the initial plan had some revisions that were required because the applicant was over the allowable 35 percent. Some of the impervious area is being removed to bring it down to the 35 percent maximum. Ms. Wagner recommended approval contingent on the plan being recorded, and the final design and grading plan will have to be included with the permit to make sure they meet the calculations.

A motion was made and seconded (S. Sullivan, D. Kiser) to approve the Mitigation Plan for Matt and Amanda Klein. Motion Passed: 6-For, 0-Against.

6. Discussion and Action Regarding a Certified Survey Map for Rodger and Rita Fedel for Property Located N4 W27327 Hilltop Drive for the Purpose of Moving the Common Lot Line and Creating Two Lots, and Removing the Outlot Designation of Outlot 2 of the Arrowhead Trails Subdivision Addition No. 2 (PWC 0984058 & PWC 0984060)

Mr. Fuchs stated the property owner owns Lot 8 and Outlot 2 and they are requesting to shift the internal property line further east. The owner is looking to add the wooded portion of the lot onto their lot and sell what is currently platted as an outlot as a buildable lot. They are requesting that the City remove the outlot designation. Mr. Fuchs stated it was originally platted as an outlot because sewer was not available at the time. He recommended approval.

Ms. Wagner added that it will be contingent upon a review of the sewer assessments in the area. The property owner would then have to extend the sewer lateral to the property.

Discussion took place regarding lot sizes in the area.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the Certified Survey Map for Rodger and Rita Fedel. Motion Passed: 6-For, 0-Against.

7. Discussion and Action Regarding the Final Plat for Woodleaf Reserve Addition No. 4 (PWC 0865992 & PWC 0865175)

Mr. Fuchs stated there are 27 lots and seven outlots on the Final Plat. It is an extension of Timber Drive to the south and includes the Timber loop. All lots conform to the Rs-6 minimum standards, and it is in substantial conformance with the Preliminary Plat. Mr. Fuchs recommended approval with a few technical corrections, including adding the floodplain setback to the plat.

Discussion took place regarding Timber Drive being extended to Springdale Road. It was noted there would be a guardrail on the side towards the end of the road to make people aware that the road will go through in the future.

A motion was made and seconded (T. Janka, C. Wunder) to approve the Final Plat contingent on staff's recommendations. Motion Passed: 6-For, 0-Against.

8. Adjournment

A motion was made and seconded (D. Kiser, C. Wunder) to adjourn the meeting at 6:31pm. Motion
Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:

Alderman C. Brown, Ted Janka, Doug Kiser, Sean Sullivan, and C. Wunder.

Also in attendance:

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

1. Call to Order and Pledge of Allegiance

In the absence of Chairman Bierce, Commissioner Brown called the meeting to order at 6:05pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Bridger Tower Corporation for Property Located at W229 N2467 Redford Boulevard for the Purpose of Constructing a Monopole Cell Tower (PWC 0915994004)

Mr. Fuchs stated this proposal was for a 120-foot-tall tower on the Jerry's Automotive property and would be located in a 50-foot by 50-foot fenced-in area. It is proposed to resemble an evergreen tree and can carry up to three wireless providers. Mr. Fuchs recommended approval.

Commissioner Kiser stated he did not want to call attention to the tower and would rather have it as a cell tower and not a tree. Michael Long, representing Bridger Tower Corporation, stated it was an aesthetic issue that the property owner requested they do. The property owner felt it would better harmonize the tower and hide the antennae.

Mr. Long added that there would be an ongoing maintenance obligation on the tree leaves. He stated he could speak to the property owner about doing a conventional-looking pole if the Plan Commission has concerns about the design and the look.

Ms. Wagner noted that Homewood Court is private roadway, and she was concerned about where the cables would be coming in and what impact that would have on utilities. Mr. Long noted the utility easement would run in congruence with the access easement. Ms. Wagner felt there would be some overlap in the easements and she was concerned about where the cables would be in relation to sewer and water. Mr. Long felt they would be buried along Homewood Court. Ms. Wagner requested the Plan Commission make it a condition of approval that the applicant must show where they will be installed to ensure that there are no conflicts with City utilities.

A motion was made and seconded (D. Kiser, T. Janka) to recommend approval of the Conditional Use Permit with the condition to ensure the City's easement is listed on the document, and direct staff to work with the applicant on whether or not they can go with a regular pole and not an evergreen. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Hydro-Thermal Corporation for Property Located at N22 W23977 Ridgeview Parkway

for the Purpose of Constructing a Demonstration Brewery (PWC 0954994)

Mr. Fuchs stated this was coming forward as a Conditional Use, as there will be an odor from the brewing operation, albeit smaller and less than a traditional brewery. The exterior modifications proposed will be on the south side of the building so they should be out of view from the street or public areas. There will be rooftop ventilation equipment and a 15-foot-tall carbon dioxide vessel that will be mounted on the south elevation.

Mr. Fuchs recommended approval with conditions including that the Conditional Use Permit be specific to Hydro-Thermal and not the land; an annual review if necessary if there are issues; limiting the hours of brewing between 8:00am and 6:00pm Monday through Friday and no weekend operations; the rooftop equipment must be fully screened; and obtaining any State licenses and any other needed licenses for the brewery.

Michelle Palmquist, CFO of Hydro-Thermal, stated the demonstration brewery will not be a traditional brewery and will not sell to the public. It will be used for technology and innovation purposes, and it is a new way of brewing beer. Ms. Palmquist discussed the methods of brewing beer. Approximately 14,000 square feet of the 30,000 square foot facility will be used. The technology is brand new, and they will be test-developing it to prove that it works. The brewery will not be open to the public, and once the technology is proven, it will just be business to business sales. Ms. Palmquist noted the hours of operation would be from 7:30am to 4:00pm.

Further discussion took place regarding the specifics of the brewing and the technology.

A motion was made and seconded (D. Kiser, C. Wunder) to recommend approval of the Conditional Use Permit with the recommendations by staff. Motion Passed: 5-For, 0-Against.

4. Discussion and Action and Public Hearing Regarding Changes Related to Accessory and Temporary Uses and Structures Within the Zoning District Standards, Sections 17.0208, 17.0209, 17.0902, and 17.1400

Mr. Fuchs stated that 17.0208 was a new section that Plan Commission has not seen that allows permitted projections in required yards.

Mr. Fuchs noted that the most recent changes were for setbacks for pools, decks, and patios, and it was changed to 15 feet unless otherwise required by the district. The least setback would apply.

The most revisions were made to boathouses. The square footage was reduced from 800 square feet to 600 square feet. The height was reduced to 15 feet, but railings were exempt from that regulation. The width may not exceed 20 feet along the shoreline, and there is a maximum distance from the shoreline of 35 feet. The requirements are now closer to the County's standards, but the City is also trying to balance what is existing and not causing what is already there to be non-conforming.

Mr. Fuchs stated trailers, recreational vehicles and temporary parking were also revised. The temporary parking was at 30 days, but the Plan Commission recommended 45 days. After considering the Plan Commission's comments, it was changed to 60 days to accommodate more summer-month parking.

Commission Brown opened the public hearing at 6:39pm and then closed the public hearing at 6:39pm.

Discussion took place regarding the possible changes and regulations. Commissioner Kiser suggested leaving the language at 45 days for the temporary parking. He felt subdivisions have self-regulated, as it has been a rule for so long.

A motion was made and seconded (D. Kiser, T. Janka) to keep the temporary parking regulation at 45 days. Motion Passed: 5-For, 0-Against.

5. Adjournment

A motion was made and seconded (D. Kiser, C. Wunder) to adjourn the meeting at 6:53pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: January 19, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for WE Energies for Property Located at W240 N2989 Pewaukee Road for the Purpose of Replacing the Existing Storage Yard Light Poles and Fixtures (PWC 0921999 & PWC 0921998)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

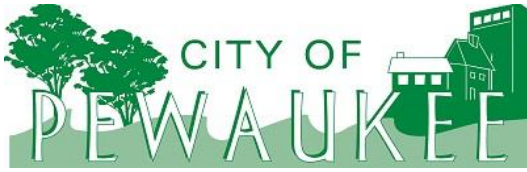
ATTACHMENTS:

Description

WE Energies staff report 1.19.23

WE Energies project narrative

WE Energies site lighting



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 19, 2023

Date: 1/10/2023

Project Name: Site & Building Plan Review Amendment

Project Address/Tax Key No.: Approximately W240N2989 Pewaukee Road/PWC 0921999 & PWC 0921998

Applicant: WE ENERGIES

Property Owner: WISCONSIN ELECTRIC POWER COMPANY

Current Zoning: M-1 General Wholesale Business/Warehouse District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: St. Bartholomew Episcopal Church to the south, Pewaukee Road to the east, residential to the west, and the CP railway system and Pewaukee City Hall to the north

Project Description/Analysis

The applicant filed a Site & Building Plan Review Amendment for the replacement of the existing storage yard light poles and fixtures at their properties located at approximately W240N2989 Pewaukee Road.

The subject properties are zoned M-1 General Wholesale Business/Warehouse District. The applicant is proposing to replace the existing light poles and fixtures, as the current light poles are deteriorating and beyond repairs. The applicant intends to replace the existing wood poles with metal poles mounted on concrete bases immediately adjacent to the wood poles. The proposed light poles are 30-feet, mounted on 3-foot concrete bases for total height above grade of 33-feet. This is consistent with the height of the existing lighting.

Regarding the light fixtures, the applicant seeks to replace the existing HPS light fixtures with LED fixtures in the same locations and orientation as the existing. The illumination of those fixtures equals roughly 400-watt high pressure sodium fixtures. These LED fixtures have lower temperature elements to provide a warmer light spectrum. The lights will also have manufactured visors on the fixture. Note the Zoning Code requires lighting greater than 150 watts to be approved by the Plan Commission when visible from adjacent streets or residential properties.

Additionally, as the light poles exceed the maximum allowed height of 20-feet, the applicant submitted a Variance Application, which was reviewed by the Board of Zoning Appeals at their November 5, 2022 meeting. At that meeting, the ZBA granted approval of a variance from Section 17.0210d(6)(a) to allow for the replacement of the existing storage yard light poles to be at 33-feet from ground level.

It can be further noted that staff suggested and discussed dimming options with the applicant in order to have flexibility with lighting if there were issues with light levels following installation. The applicant pointed out that their controls do not allow for dimming and that the WE Energies yard is a 24/7 operation. They indicated that staff must pick up equipment for emergencies anywhere in their service area at any given time of day or night. As such, dimming the lighting could cause a safety issue for their staff working in the yard area.

Recommendation

A motion to approve the Site & Building Plan Review Amendment submitted by WE Energies for the replacement of the storage yard light poles and light fixtures.

Attachment #1: Project Narrative

We Energies is committed to providing affordable, reliable and clean energy to our customers. To support this mission, we have undertaken a storage yard improvement project at our Pewaukee warehouse and distribution facility to improve efficiency and safety. The project is focused on repairing and replacing storm water drainage systems, pavements and transitions between different types of pavements, loading docks, fire hydrants, barricades, communication, security and lighting systems.

We Energies intends to replace the existing wood poles with metal poles mounted on concrete bases immediately adjacent to the wood poles. The poles would be 30' poles mounted on 3' concrete bases for a total height above grade of 33' which is consistent with the existing conditions. Furthermore, we would like to replace the existing high pressure sodium light fixtures with LED fixtures in the same locations and orientation as the existing fixtures.

Like existing conditions, perimeter lighting will be directed inward toward the storage yard to limit the light spilling to neighboring properties. The finish grade of the site is between 11' to 29' lower than adjacent properties to the North and East. In addition, view of the storage yard from the East is screened by the warehouse building. Therefore, views of the lights are obscured from the properties North and East of the yard. There is a significant vegetative natural buffer between the yard and neighbors to the South that are minimally 630' away from any proposed light source. And there is a partial 30' high berm that blocks the view of the yard from the Southern neighbors. The Manufacturing district to the West of the yard is screened by greenspace, and equipment storage. All the perimeter light fixtures will be directed into the yard. Therefore, visible elements may only be seen from the opposite side of the yard or on the center poles.

Work is progressing to complete all the improvements except replacing the lighting because replacing the existing poles and fixtures with equivalent height poles and fixtures requires the city to grant a variance to the Zoning Ordinance, Section 17.0210, d, (6) Standard Number SD-6. And Plan Commission approval specific to sub paragraph (b):

(b) Lighting of the site shall be of a design and height and be located and/or shielded so as to illuminate only the site and not be a beacon of distraction or potential hazard to traffic or to people working or living in the vicinity of the site and, specifically, the individual light source and the direct radiation from lights with wattage greater than 150 shall not be visible from adjacent streets or residential property unless specifically approved by the Plan Commission.

We obtained a zoning variance to replace the poles located at our facility located at W240N2989 Pewaukee Road in Pewaukee, WI on November 5, 2022. We would like to improve the efficiency of the storage yard lights by replacing the antiquated high pressure sodium lighting fixtures with LED fixtures.

This desire requires the approval of the Plan Commission due to the illumination of the LED fixtures roughly equal to 400 watt high pressure sodium fixtures.

We will order the LED light fixtures upon approval from the City of Pewaukee Plan Commission and expect to install the improvements by the second quarter of 2023. The cost of the proposed electrical improvements is approximately \$110,000.

We have prepared and attached the Plan Commission Application dated November 16, 2022, including the required documentation to request Plan Commission approval from the City of Pewaukee for this lighting project.

Thank you for your attention to this matter.



ONY W BRYANT
ICKORY STREET
EY: PWV 0921906

HONY W BRYANT
EY: PWC 0921997003

Scale: 1 inch= 60 Ft.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	1.14	6.9	0.1	11.40	69.00

Luminaire Schedule							
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts
□	58	OF1M	BEACON	VP-F-2-264L-260-35K8-4X4-UNV-K-DBT-BTS-40F	SINGLE	36295	261.7
□	4	S6	HUBBELL OUTDOOR	RD12-24L-50-4K7-3-UNV-DBT-SCP-20F	SINGLE	5819	48.6

1. Lighting Reflectance of 80/50/20 used unless noted otherwise
2. Interior calc points shown at 30" A.F.F. unless noted otherwise
3. Exterior calc points shown at grade unless noted otherwise
4. Emergency egress calc points shown at 0" A.F.F.
5. Photometric drawings are for Design purposes only, not for Construction documents

VIPER Floodlight

VIPER LUMINAIRE

MICROSTRIKE | **STRIKE** OPTICS

FEATURES

- Low profile LED floodlighting luminaire with a variety of NEMA distributions for lighting applications such as accent lighting, sign lighting, distribution center, and general area lighting.
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Vibration rated for high vibration applications including bridges and overpasses. All housing sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, Wiscap and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped



See Certification Specifications

CONTROL TECHNOLOGY

NX DISTRIBUTED™
INTELLIGENCE

wiSCAPE™

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (132, 264, 360, or 540 LED counts) maximize uniformity in retrofit applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new construction applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- One-piece silicone gasket ensures a weatherproof seal

INSTALLATION

- Mounting patterns for each arm can be found on page 8
- All mounting hardware included
- Knuckle arm fitter option available for 2-3/8" OD tenon
- Control options are only available on the knuckle mount option and must be installed on a vertical tenon
- Micro Strike flood configurations may be aimed up, but must have at least a 30° to allow for water to shed.

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised

CONTROLS

- Photo control, occupancy sensor programmable controls and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard and dimming leads are extended out of the luminaire unless control options require connection to the dimming leads. Must specify if wiring leads are to be greater than the 6" standard
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor
- wiSCAPE® available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- Meets the qualifications for DLC Premium
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product qualifies as a "designated country construction material" per FAR 52.225-11 Buy American-Construction Materials under Trade Agreements effective 04/23/2020. See [Buy American Solutions](#).

WARRANTY

- 5 year warranty
- See [HLI Commercial and Industrial Outdoor Lighting Warranty](#) for additional information

KEY DATA	
Lumen Range	5500–60000
Wattage Range	39–545
Efficacy Range (LPW)	92–152
Weight lbs. (kg.)	13.7-30.9 (6.2-13.9)

VIPER Floodlight

VIPER LUMINAIRE

MICRO STRIKE OPTICS – ORDERING GUIDE

Example: VP-F-2-132L-39 –3K8-4x4–UNV–AAU–BLT

CATALOG #

VP-F						
Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Voltage
VP-F Viper Flood	Microstrike	1 Size 1 ⁶	132L-39 5500 lumens 132L-55 7500 lumens 132L-75 10000 lumens 132L-100 12500 lumens 132L-120 15000 lumens 132L-135 18000 lumens 264L-130 18000 lumens 264L-155 21000 lumens 264L-175 24000 lumens 264L-205 27000 lumens 264L-235 30000 lumens 264L-260 33000 lumens 360L-270 36000 lumens 360L-310 40000 lumens 360L-345 44000 lumens 540L-350 48000 lumens 540L-390 52000 lumens 540L-415 55000 lumens 540L-460 60000 lumens ⁷ CLO Custom Lumen Output ¹	AP AP-Amber Phosphor Converted 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 35K8 3500K, 80 CRI 3K9 3000K, 90 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	2X2 Narrow Spot 4X4 Medium Spot 6X6 Wide Flood	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2				
		3 Size 3				
		4 Size 4				

Mounting	Color	Options	Network Control Options
AAU Adjustable Arm	BLT Black Matte Textured	F Fusing	NXSPW-14F NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' ^{1,3,4,8}
AA_U Adjustable arm mount for round pole ⁹	BLS Black Gloss Smooth	2PF Dual Power Feed ²	NXSPW-30F NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' ^{1,3,4,8}
K Knuckle	DBT Dark Bronze Matte Textured	2DR Dual Driver	NXSP-14F NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' ^{3,4,8}
T Trunnion	DBS Dark Bronze Gloss Smooth	TE Toolless Entry	NXSP-30F NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' ^{3,4,8}
	GTT Graphite Matte Textured	BC Backlight Control	NXWE NX Wireless Enabled (module + radio) ^{3,4,8}
	LGS Light Grey Gloss Smooth	TB Terminal Block	WIR wiSCAPE® In-Fixture Module ^{1,3,4,8}
	LGT Light Grey Gloss Textured		Stand Alone Sensors
	PSS Platinum Silver Smooth		BTS-14F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ^{4,8}
	WHT White Matte Textured		BTS-40F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ^{4,8}
	WHS White Gloss Smooth		BTSO-12F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height ^{4,8}
	VGt Verde Green Textured		Stand Alone Sensors
	LEG Legacy Colors		7PR 7-Pin Receptacle ⁴
	Color Option		7PR-SC 7-Pin Receptacle with shorting cap ⁴
	CC Custom Color		3PR 3-Pin twist lock ⁴
			3PR-SC 3-Pin receptacle with shorting cap ⁴
			3PR-TL 3-Pin PCR with photocontrol ⁴
			Programmed Controls
			ADD AutoDim Timer Based Dimming ⁴
			ADT AutoDim Time of Day Dimming ⁴
			Photocontrols
			PC Button Photocontrol ^{4,5}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
 2 – Not available with trunnion mount
 3 – Networked Controls cannot be combined with other control options and are limited based on mounting orientation
 4 – Not available with 2PF option
 5 – Not available with 480V
 6 – Not available with Dual Driver option

7 – Some voltage restrictions may apply when combined with controls
 8 – Control option not available in 130W or 155W configuration
 9 – Replace “_” with “2” for 2.5”-3.4” OD pole, “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

VIPER Floodlight

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP-F-ST-1-36L-39-3K7-3x3-UNV-AAU-BLT

CATALOG #

VP-F						
Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Voltage
VP-F Viper Flood	ST Strike	1 Size 1	36L-39 ⁷ 5500 lumens 36L-55 ⁷ 7500 lumens 36L-85 10000 lumens 36L-105 12500 lumens 36L-120 14000 lumens	AM monochromatic amber, 595nm 27K8 2700K, 80 CRI 3K7 3000K, 70 CRI 3K8 3000K, 80 CRI 3K9 3000K, 90 CRI 35K8 3500K, 80 CRI 4K7 4000K, 70 CRI 4K8 4000K, 80 CRI 4K9 4000K, 90 CRI 5K7 5000K, 70 CRI 5K8 5000K, 80 CRI	3X3 Narrow Flood 5X5 Medium Flood 4X6 Vertical Flood 6X4 Horizontal Flood	UNV 120-277V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V
		2 Size 2	72L-115 15000 lumens 72L-145 18000 lumens 72L-180 21000 lumens 72L-210 24000 lumens 72L-240 27000 lumens			
		3 Size 3	108L-215 ⁷ 27000 lumens 108L-250 30000 lumens 108L-280 33000 lumens 108L-325 36000 lumens 108L-365 40000 lumens			
		4 Size 4	162L-320 40000 lumens 162L-365 ⁹ 44000 lumens 162L-405 48000 lumens 162L-445 52000 lumens 162L-485 55000 lumens 162L-545 ⁷ 60000 lumens CLO Custom Lumen Output ¹			

Mounting	Color	Options	Network Control Options
AAU Adjustable Arm	BLT Black Matte Textured	F Fusing	NXSPW-14F NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' ^{1,3,4}
AA_U Adjustable arm mount for round pole ¹⁰	BLS Black Gloss Smooth	E Battery Backup ^{1,2,6,7,8}	NXSPW-30F NX Wireless, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' ^{1,3,4}
K Knuckle	DBT Dark Bronze Matte Textured	2PF Dual Power Feed ²	NXSP-14F NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 14' ^{3,4}
T Trunnion	DBS Dark Bronze Gloss Smooth	2DR Dual Driver	NXSP-30F NX, PIR Occupancy Sensor, Dimming Daylight Harvesting, 30' ^{3,4}
	GTT Graphite Matte Textured	TE Toolless Entry	NXWE NX Wireless Enabled ^{3,4}
	LGS Light Grey Gloss Smooth	BC Backlight Control	WIR wiSCAPE® In-Fixture Module ^{1,3,4}
	LGT Light Grey Gloss Textured	TB Terminal Block	Stand Alone Sensors
	PSS Platinum Silver Smooth		BTS-14F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ⁴
	WHT White Matte Textured		BTS-40F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor ⁴
	WHS White Gloss Smooth		BTSO-12F Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height ⁴
	VGt Verde Green Textured		Stand Alone Sensors
	LEG Legacy Colors		7PR 7-Pin Receptacle ⁴
	Color Option		7PR-SC 7-Pin Receptacle with shorting cap ⁴
	CC Custom Color		3PR 3-Pin twist lock ⁴
			3PR-SC 3-Pin receptacle with shorting cap ⁴
			3PR-TL 3-Pin PCR with photocontrol ⁴
			Programmed Controls
			ADD AutoDim Timer Based Dimming ⁴
			ADT AutoDim Time of Day Dimming ⁴
			Photocontrols
			PC Button Photocontrol ^{4,5}

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
 2 – Not available with trunnion mount
 3 – Networked Controls cannot be combined with other control options and are limited based on mounting orientation
 4 – Not available with 2PF option
 5 – Not available with 480V
 6 – Not available with 347 or 480V

7 – Not available with Dual Driver option
 8 – Only available in Size 1 housing
 9 – Some voltage restrictions may apply when combined with controls
 10 – Replace “_” with “2” for 2.5”-3.4” OD pole, “3” for 3.5”-4.13” OD pole, “4” for 4.18”-5.25” OD pole, “5” for 5.5”-6.5” OD pole

VIPER Floodlight

VIPER LUMINAIRE

ORDERING GUIDE (CONTINUED)

CATALOG #

Accessory Type	Size	Option	Color
SHD Shield	1 Size 1	VISOR Visor Accessory	BLS Black Gloss Smooth
	2 Size 2		BLT Black Matte Textured
	3 Size 3		DBS Dark Bronze Gloss Smooth
	4 Size 4		DBT Dark Bronze Matte Textured
MTG Mounting		A Arm Mount for square pole/flat surface	GTT Graphite Matte Textured
		ASQU Universal Arm Mount for square pole	LGS Light Gray Gloss Smooth
		AAU Adjustable Arm for pole mounting	PSS Platinum Silver Smooth
		ADU Decorative upswept Arm	WHS White Gloss Smooth
		RPA Round Pole Adapter	WHT White Matte Textured
		MAF Mast Arm Fitter for 2-3/8" OD horizontal arm	VGT Green Landscape Decorative
		K Knuckle	LEG Legacy Colors
		T Trunnion	Color Option
		WB Wall Bracket (compatible with universal arm mounts)	CC Custom Color

Accessory Type	Option
MSC Miscellaneous	BIRD SPK Bird Spike

Hubbell Control Solutions — Accessories (Sold Separately)

NX Distributed Intelligence™

☐ **NXOFM-1R1D-UNV** On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with HubbNET Radio and Bluetooth® Radio, 120–480VAC

wiSCAPE® Lighting Control

☐ **WIR-RME-L** On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with wiSCAPE Radio, 110–480VAC

For additional information related to these accessories please visit www.hubbellcontrolsolutions.com. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

CONTROLS

wiSCAPE™ NX DISTRIBUTED INTELLIGENCE™

Control Option	Sensor	Networkable	Scheduling	Occupancy	Daylight Harvesting	On/Off Control	Programming	Pair with Sensor	Sensor Mounting Height
NXWE	—	✓	✓	—	—	✓	✓	—	—
NXSPW_F	NXSM-P	✓	✓	✓	✓	✓	✓	—	14ft, 40ft
BTSO12F	BTSMP-OMNI	—	—	✓	✓	✓	Bluetooth	—	12ft
BTS_F	BTSMP	—	—	✓	✓	—	—	—	14ft, 40ft
ADD	—	—	✓	—	—	✓	—	✓	—
ADT	—	—	✓	—	—	✓	—	✓	—
7PR	—	Paired with external control	Paired with external control	—	Paired with external control	Paired with external control	—	✓	—
7PR-SC	—	—	—	—	—	—	—	✓	—
3PR	—	—	—	—	—	Paired with external control	—	✓	—
3PR-SC	—	—	—	—	—	—	—	✓	—
3PR-TL	—	—	—	—	✓	✓	—	✓	—
WIR	—	✓	✓	—	✓	✓	Gateway	—	—
WIRSC	BTSMP	✓	✓	✓	✓	✓	Gateway	—	14ft, 40ft

VIPER Floodlight

VIPER LUMINAIRE

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.hubbellighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L ₇₀ (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	132					
NOMINAL WATTAGE	39	55	75	100	120	135
SYSTEM POWER (W)	37.3	52.7	75.5	96.3	117.7	132.3
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	0.33	0.46	0.63	0.83	1.00	1.13
208	0.19	0.26	0.36	0.48	0.58	0.65
240	0.16	0.23	0.31	0.42	0.50	0.56
277	0.14	0.20	0.27	0.36	0.43	0.49
347	0.11	0.16	0.22	0.29	0.35	0.39
480	0.08	0.11	0.16	0.21	0.25	0.28

# OF LEDS	264					
NOMINAL WATTAGE	130	155	175	205	235	260
SYSTEM POWER (W)	126.5	150.7	178.4	207.2	232.7	261.7
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	1.08	1.29	1.46	1.71	1.96	2.17
208	0.63	0.75	0.84	0.99	1.13	1.25
240	0.54	0.65	0.73	0.85	0.98	1.08
277	0.47	0.56	0.63	0.74	0.85	0.94
347	0.37	0.45	0.50	0.59	0.68	0.75
480	0.27	0.32	0.36	0.43	0.49	0.54

ELECTRICAL DATA CONTINUED ONTO NEXT PAGE

VIPER Floodlight

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE (CONTINUED)

# OF LEDS	360			
NOMINAL WATTAGE	270	310	345	380
SYSTEM POWER (W)	271	311.6	345.2	380.2
INPUT VOLTAGE (V)	CURRENT (Amps)			
120	2.25	2.58	2.88	3.17
208	1.30	1.49	1.66	1.83
240	1.13	1.29	1.44	1.58
277	0.97	1.12	1.25	1.37
347	0.78	0.89	0.99	1.10
480	0.56	0.65	0.72	0.79

# OF LEDS	540					
NOMINAL WATTAGE	350	390	415	460	510	555
SYSTEM POWER (W)	347.7	389.3	415.2	449.9	509	552.8
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.92	3.25	3.46	3.83	4.25	4.63
208	1.68	1.88	2.00	2.21	2.45	2.67
240	1.46	1.63	1.73	1.92	2.13	2.31
277	1.26	1.41	1.50	1.66	1.84	2.00
347	1.01	1.12	1.20	1.33	1.47	1.60
480	0.73	0.81	0.86	0.96	1.06	1.16

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	108.2
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	1.00
208	0.19	0.26	0.41	0.50	0.58
240	0.16	0.23	0.35	0.44	0.50
277	0.14	0.20	0.31	0.38	0.43
347	0.11	0.16	0.24	0.30	0.35
480	0.08	0.11	0.18	0.22	0.25

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.96	1.21	1.50	1.75	2.00
208	0.55	0.70	0.87	1.01	1.15
240	0.48	0.60	0.75	0.88	1.00
277	0.42	0.52	0.65	0.76	0.87
347	0.33	0.42	0.52	0.61	0.69
480	0.24	0.30	0.38	0.44	0.50

ELECTRICAL DATA CONTINUED ONTO NEXT PAGE

VIPER Floodlight

VIPER LUMINAIRE

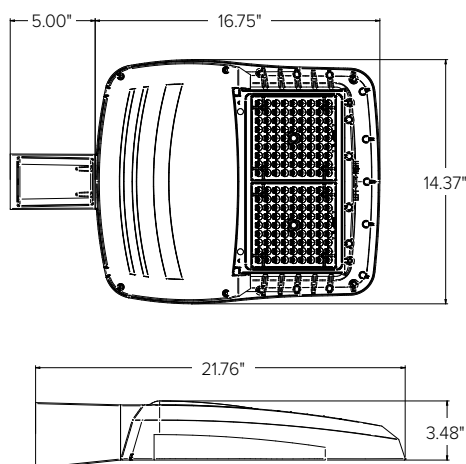
ELECTRICAL DATA: STRIKE (CONTINUED)

# OF LEDS	108					
NOMINAL WATTAGE	215	250	280	320	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	322.1	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	1.79	2.08	2.33	2.71	3.04	3.04
208	1.03	1.20	1.35	1.56	1.75	1.75
240	0.90	1.04	1.17	1.35	1.52	1.52
277	0.78	0.90	1.01	1.17	1.32	1.32
347	0.62	0.72	0.81	0.94	1.05	1.05
480	0.45	0.52	0.58	0.68	0.76	0.76

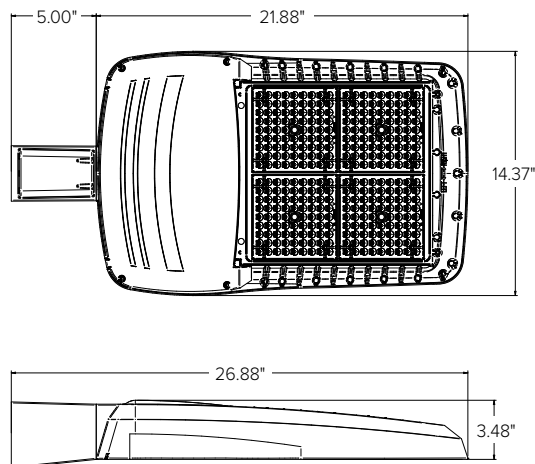
# OF LEDS	162					
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.67	2.67	3.38	3.71	4.04	4.54
208	1.54	1.54	1.95	2.14	2.33	2.62
240	1.33	1.33	1.69	1.85	2.02	2.27
277	1.16	1.16	1.46	1.61	1.75	1.97
347	0.92	0.92	1.17	1.28	1.40	1.57
480	0.67	0.67	0.84	0.93	1.01	1.14

DIMENSIONS

SIZE 1



SIZE 2

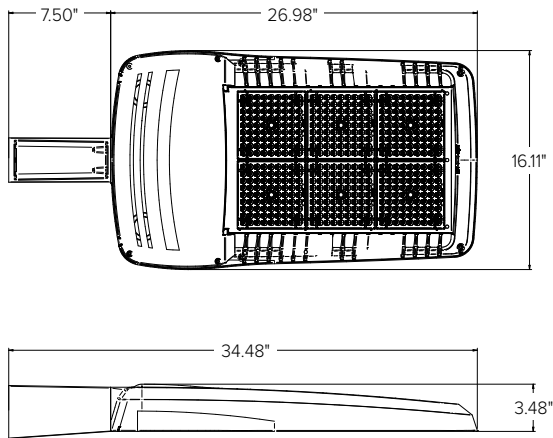


VIPER Floodlight

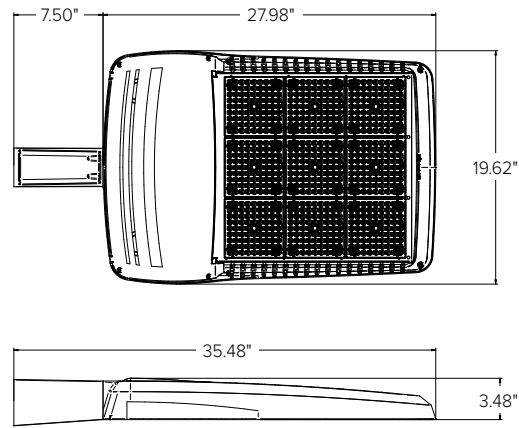
VIPER LUMINAIRE

DIMENSIONS (CONTINUED)

SIZE 3



SIZE 4



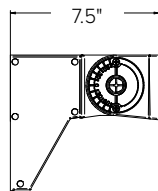
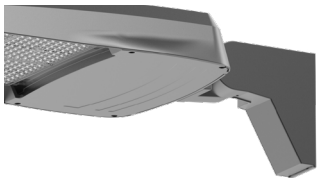
EPA

	EPA			
	Size 1	Size 2	Size 3	Size 4
30°	0.827	1.023	1.423	1.850
60°	1.419	1.837	2.419	3.080

Weight

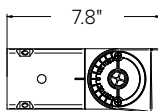
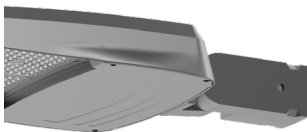
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

MOUNTING



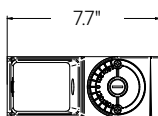
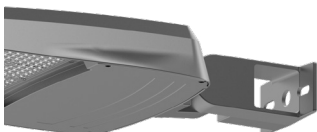
AAU- ADJUSTABLE ARM FOR POLE MOUNTING

Rotatable arm mounts directly to pole. Compatible with drill patterns from 2.5" to 4.5". For round poles add applicable suffix (2/3/4/5). Rotatable in 15° aiming angle increments. Micro Strike configurations may be aimed up but must have a 30° tilt to shed water. Strike configurations have a 30° aiming limitation.



K-KNUCKLE

Knuckle mount 15° aiming angle increments for precise aiming and control, fits 2-3/8" tenons or pipes. Micro Strike configurations may be aimed up but must have a 30° tilt to shed water. Strike configurations have a 30° aiming limitation.



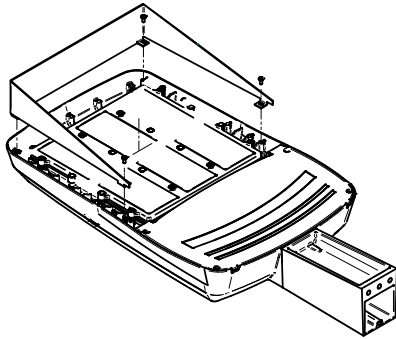
T-TRUNNION

Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations may be aimed up but must have a 30° tilt to shed water. Strike configurations have a 30° aiming limitation.

VIPER Floodlight

VIPER LUMINAIRE

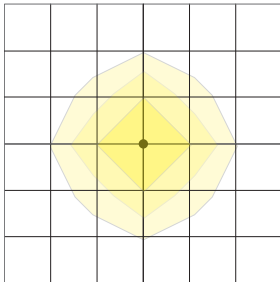
VISOR FIELD INSTALL ACCESSORIES



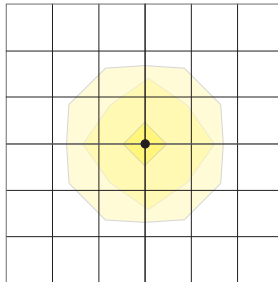
MICROSTIRKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

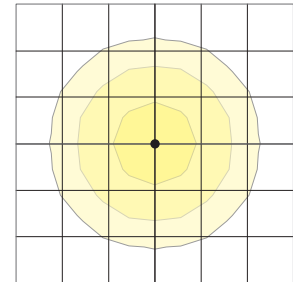
Type 2x2



Type 4x4



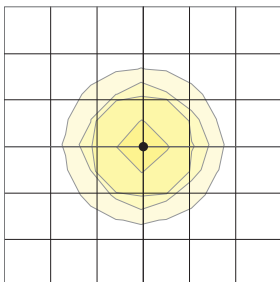
Type 6x6



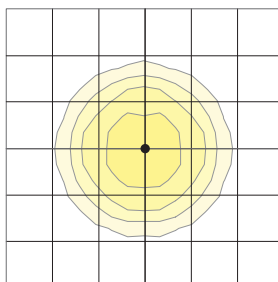
OPTICS STRIKE PHOTOMETRY

The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see [website photometric test reports](#).

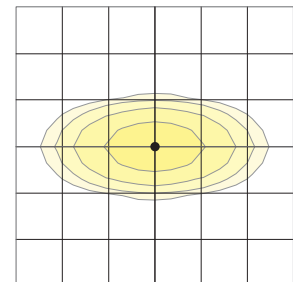
Type 3x3



Type 5x5



Type 4x6 / 6x4



OCCUPANCY SENSOR



Control options ordered with the knuckle mount configuration will be mounted on the lower portion of the knuckle as shown in the image and should only be mounted on a vertical tenon for best operation.

VIPER Floodlight

VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

USE OF TRADEMARKS AND TRADE NAMES

All product and company names, logos and product identifies are trademarks ™ or registered trademarks ® of Hubbell Lighting, Inc. or their respective owners. Use of them does not necessarily imply any affiliation with or endorsement by such respective owners.

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

DATE: January 19, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Final Plat for Cardinal Meadow Subdivision (PWC 0928980)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

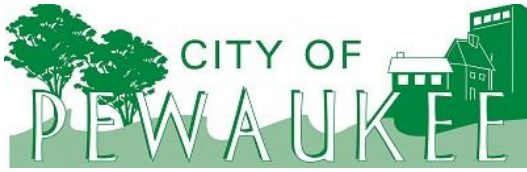
Description

Cardinal Meadow staff report 1.19.23

Cardinal Meadow Final Plat

Cardinal Meadow wetland exhibit

Cardinal Meadow feature 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

REPORT TO THE PLAN COMMISSION

Meeting of January 19, 2023

Date: 1/10/2023

Project Name: Cardinal Meadow Subdivision Final Plat

Project Address/Tax Key No.: Not Assigned/PWC 0928980

Applicant: Bielinski Homes, Inc.

Property Owner: Bielinski Homes, Inc.

Current Zoning: Rs-6 Single-Family Residential

2050 Land Use Map Designation: Medium Density Residential (6,500 Sq. Ft./D.U.)

Use of Surrounding Properties: Residential to the north and south, Hwy 16 to the west, and Bluemound Rd. to the east

Project Description

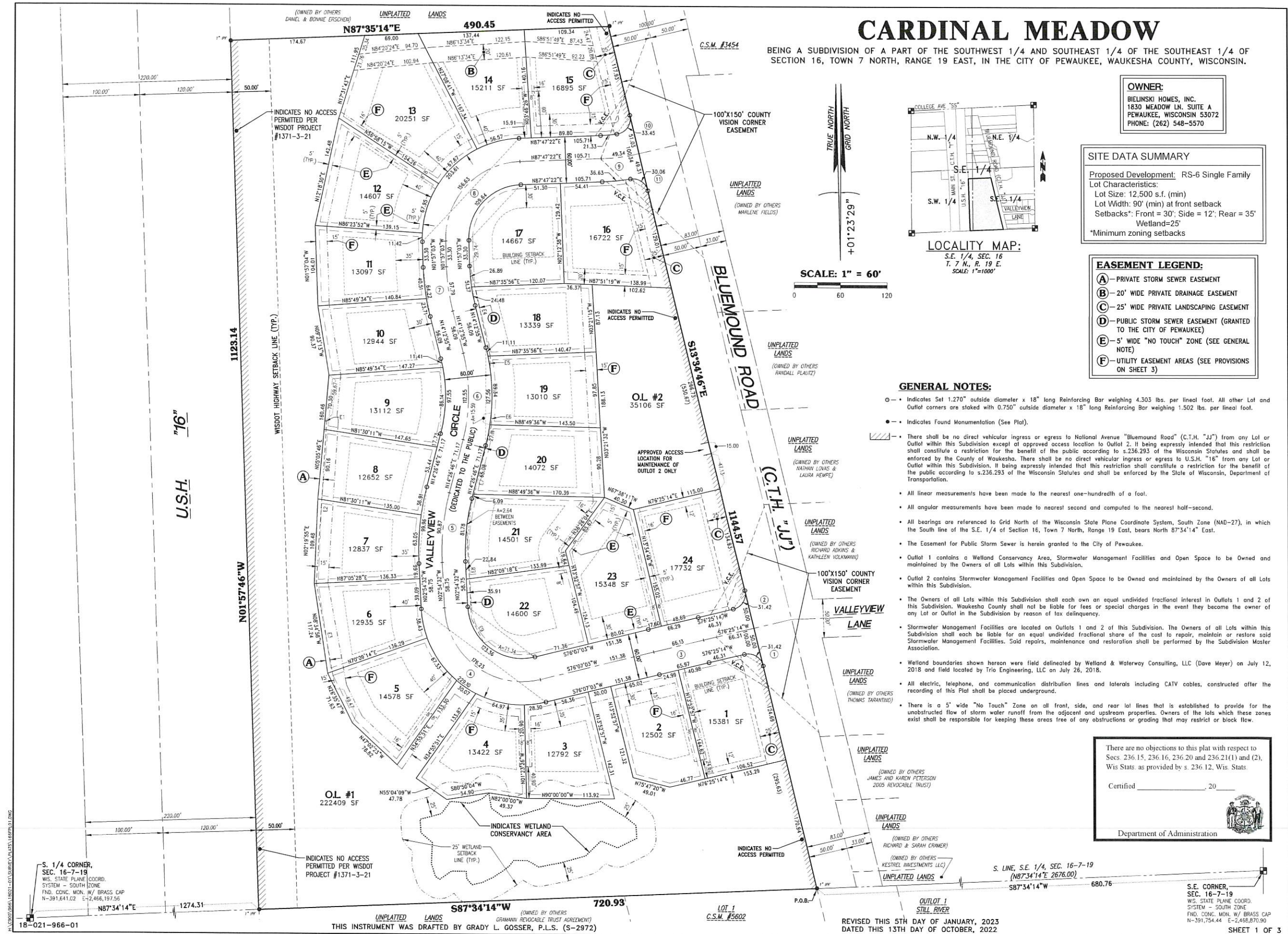
The applicant, Bielinski Homes, Inc., filed a Final Plat Application for the Cardinal Meadow single-family residential subdivision development located along the west side of Bluemound Road across from Valleyview Lane.

This development consists of 24 lots located along the future Valleyview Circle. There are two outlots platted for this development, which consist of open space, storm water management facilities and a wetland.

All lots conform to the Rs-6 minimum lot area of 12,500 square feet and have a lot width of at least 90 feet at the building setback line. Staff finds that the Final Plat is in substantial conformance with the Preliminary Plat.

Recommendation

A motion to recommend approval of the Cardinal Meadow Final Plat.



CARDINAL MEADOW

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

ACCESS RESTRICTION CLAUSE (U.S.H. "16") PER s. TRANS 233.05 (1):

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

HIGHWAY TRANS. 233.08 SETBACK RESTRICTIONS:

There shall be no improvements or structures placed between the highway and the highway setback line.

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

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

PRESERVATION RESTRICTIONS:

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

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

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

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

EASEMENT LINE TABLE:

Line #	BEARING	LENGTH
E1	S86°25'12"E	2.35'
E2	S03°34'48"W	209.84'
E3	S10°19'32"E	138.19'
E4	S12°34'53"E	121.53'
E5	S01°10'39"E	20.72'
E6	S01°10'39"E	15.44'
E7	S13°50'45"W	131.34'
E8	S02°54'32"E	120.45'
E9	S27°14'26"E	35.08'



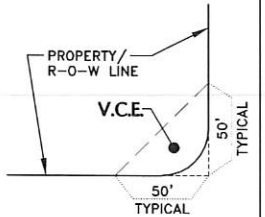
CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	1	20.00	90°00'00"	31.42	28.28	N58°34'46"W	N13°34'46"W	S76°25'14"W
2	24	20.00	90°00'00"	31.42	28.28	S31°25'14"W	S13°34'46"E	S76°25'14"W
3	C/L	12500.00	0°18'11"	66.13	66.13	S76°16'08.5"W	S76°25'14"W	S76°07'03"W
	NORTH	12530.00	0°18'11"	66.29	66.29	S76°16'08.5"W	S76°25'14"W	S76°07'03"W
	24	12530.00	0°13'21"	48.69	48.69	S76°18'33.5"W	S76°25'14"W	S76°11'53"W
	23	12530.00	0°04'50"	17.60	17.60	S76°09'28"W	S76°11'53"W	S76°07'03"W
	SOUTH	12470.00	0°18'11"	65.97	65.97	S76°16'08.5"W	S76°25'14"W	S76°07'03"W
	1	12470.00	0°11'18"	40.98	40.98	S76°19'35"W	S76°25'14"W	S76°13'56"W
	2	12470.00	0°06'53"	24.99	24.99	S76°10'29.5"W	S76°13'56"W	S76°07'03"W
4	C/L	100.00	100°58'25"	176.23	154.30	S53°23'44.5"E	S02°54'32"E	N76°07'03"E
	NORTHEAST	70.00	100°58'25"	123.36	108.01	S53°23'44.5"E	S02°54'32"E	N76°07'03"E
	SOUTHWEST	130.00	100°58'25"	229.10	200.58	S53°23'44.5"E	S02°54'32"E	N76°07'03"E
	3	130.00	12°28'28"	28.30	28.25	N82°21'17"E	N88°35'31"E	N76°07'03"E
	4	130.00	28°38'02"	64.97	64.29	S77°05'28"E	S62°46'27"E	N88°35'31"E
	OUTLOT 1	130.00	13°15'15"	30.07	30.01	S56°08'49.5"E	S49°31'12"E	S62°46'27"E
	5	130.00	29°40'28"	67.33	66.58	S34°40'59"E	S19°50'46"E	S49°31'12"E
	6	130.00	16°56'14"	38.43	38.29	S11°22'39"E	S02°54'32"E	S19°50'46"E
5	C/L	300.00	17°21'18"	90.87	90.52	S05°46'07"W	S14°26'46"W	S02°54'32"E
	EAST	270.00	17°21'18"	81.78	81.47	S05°46'07"W	S14°26'46"W	S02°54'32"E
	WEST	330.00	17°21'18"	99.96	99.58	S05°46'07"W	S14°26'46"W	S02°54'32"E
	7	330.00	10°56'47"	63.05	62.95	S02°33'51.5"W	S08°02'15"W	S02°54'32"E
	8	330.00	6°24'31"	36.91	36.89	S11°14'30.5"W	S14°26'46"W	S08°02'15"W
6	C/L	225.00	28°39'41"	112.55	111.38	N00°06'55.5"E	N14°26'46"E	N14°12'55"W
	EAST	255.00	28°39'41"	127.56	126.23	N00°06'55.5"E	N14°26'46"E	N14°12'55"W
	20	255.00	6°05'28"	27.11	27.10	N11°24'02"E	N14°26'46"E	N08°21'18"E
	19	255.00	20°04'30"	89.34	88.89	N01°40'57"W	N08°21'18"E	N11°43'12"W
	18	255.00	2°29'43"	11.11	11.10	N12°58'03.5"W	N11°43'12"W	N14°12'55"W
	WEST	195.00	28°39'41"	97.55	96.53	N00°06'55.5"E	N14°26'46"E	N14°12'55"W
	9	195.00	25°18'33"	86.14	85.44	N01°47'29.5"E	N14°26'46"E	N10°51'47"W
	10	195.00	3°21'08"	11.41	11.41	N12°32'21"W	N10°51'47"W	N14°12'55"W
7	C/L	270.00	12°15'52"	57.79	57.68	S08°04'59"E	S01°57'03"E	S14°12'55"E
	EAST	240.00	12°15'52"	51.37	51.28	S08°04'59"E	S01°57'03"E	S14°12'55"E
	18	240.00	5°50'44"	24.48	24.48	S11°17'33"E	S08°22'11"E	S14°12'55"E
	17	240.00	6°25'08"	26.89	26.87	S05°09'37"E	S01°57'03"E	S08°22'11"E
	WEST	300.00	12°15'52"	64.22	64.09	S08°04'59"E	S01°57'03"E	S14°12'55"E
	10	300.00	4°31'40"	23.71	23.70	S11°57'05"E	S09°41'15"E	S14°12'55"E
	11	300.00	7°44'12"	40.51	40.48	S05°49'09"E	S01°57'03"E	S09°41'15"E
8	C/L	100.00	89°44'25"	156.63	141.10	S42°55'09.5"W	S87°47'22"W	S01°57'03"E
	SOUTHEAST	70.00	89°44'25"	109.64	98.77	S42°55'09.5"W	S87°47'22"W	S01°57'03"E
	NORTHWEST	130.00	89°44'25"	203.61	183.43	S42°55'09.5"W	S87°47'22"W	S01°57'03"E
	11	130.00	5°01'52"	11.42	11.41	S00°33'53"W	S03°04'49"W	S01°57'03"E
	12	130.00	29°56'56"	67.95	67.18	S18°03'17"W	S33°01'45"W	S03°04'49"W
	13	130.00	29°49'34"	67.67	66.91	S47°56'32"W	S62°51'19"W	S33°01'45"W
	14	130.00	24°56'03"	56.57	56.13	S75°19'20.5"W	S87°47'22"W	S62°51'19"W
9	C/L	250.00	11°18'31"	49.34	49.26	N82°08'06.5"E	N87°47'22"E	N76°28'51"E
	NORTH	220.00	5°33'15"	21.33	21.32	N85°00'44.5"E	N87°47'22"E	N82°14'07"E
	SOUTH	280.00	7°29'46"	36.63	36.61	N84°02'29"E	N87°47'22"E	N80°17'36"E
10	15	20.00	95°48'53"	33.45	29.68	N34°19'40.5"E	N82°14'07"E	N13°34'46"W
11	16	20.00	86°07'38"	30.06	27.31	N56°38'35"W	N13°34'46"W	S80°17'36"W

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

V.C.E. APPLIES TO:

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



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

Certified _____, 20__

Department of Administration



CARDINAL MEADOW

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

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have Surveyed, divided and mapped a subdivision of a part of the Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 16, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southeast Corner of said Section 16; Thence South 87°34'14" West and along the South line of the said Southeast 1/4 Section, 680.76 feet to a point on the Southwest Right-of-Way line of "Bluemound Road" (C.T.H. "JJ") and the place of beginning of lands hereinafter described;

Continuing thence South 87°34'14" West and along the said South line of the said Southeast 1/4 Section, 720.93 feet to a point on the East Right-of-Way line of "U.S.H. 16"; Thence North 01°57'46" West and along the said East Right-of-Way line, 1123.14 feet to a point; Thence North 87°35'14" East and along the South line of Unplatted Lands, 490.45 feet to a point on the said Southwest Right-of-Way line of said "Bluemound Road" (C.T.H. "JJ"); Thence South 13°34'46" East and along the said Southwest Right-of-Way line, 1144.57 feet to the point of beginning of this description.

Said Parcel contains 680,205 Square Feet (or 15.6154 Acres) of land, more or less.

That I have made such survey, land division, and map by the direction of BIELINSKI HOMES, INC. owner of said lands.

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

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

Dated this ____ Day of _____, 20 ____.

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

UTILITY EASEMENT PROVISIONS:

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

BIELINSKI HOMES, INC., Grantor, to

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

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

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BIELINSKI HOMES, INC., a Corporation 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 plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. City of Pewaukee

AGENCIES WHO MAY OBJECT:

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

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

BIELINSKI HOMES, INC.

Frank Bielinski, President

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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

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

CONSENT OF CORPORATE MORTGAGEE:

NATIONAL EXCHANGE BANK & TRUST, a Corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Plat, and does hereby consent to the above certificate of BIELINSKI HOMES, INC., owner, this ____ day of _____, 20 ____.

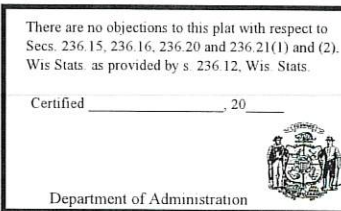
NATIONAL EXCHANGE BANK & TRUST

T. Randall Lorenz

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

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

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



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

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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

Pamela F. Reeves, County Treasurer

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

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

Kelly Tarczewski, City Treasurer

COMMON COUNCIL APPROVAL:

Resolved that this Plat known as "CARDINAL MEADOW", in the City of Pewaukee, Waukesha County, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

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

Steve Blerce, Mayor

Kelly Tarczewski, City Clerk



WETLAND EXHIBIT

ANDRITSOS PROPERTY

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

SCALE: 1" = 150'

0 75 150 300

PROJECT LIMITS

DP #1

TRIO

DESIGN • LAND SURVEYING
CIVIL ENGINEERING
12660 W. North Ave. Bldg. "D"
Brookfield, WI 53005
Phone: (262) 790-1400
Fax: (262) 790-1401

BLUEMOUND ROAD (CTH JJ)
PROJECT LIMITS

PROJECT LIMITS
(16.6028 Ac.)

DP #2

NOTE:
WETLAND BOUNDARY SHOWN HEREON
WAS DELINEATED BY WETLAND &
WATERWAY CONSULTING (DAVE MEYER)
ON 7/12/18. (0.4415 Ac.)

VALLEYVIEW LANE

DP #5

0.4415 Ac.

DP #4

DP #3

PROJECT LIMITS

DATE: 7-27-18

NEIGHBORHOOD



CARDINAL MEADOW

About Cardinal Meadow

Cardinal Meadow offers 24 exclusive Pewaukee homesites in a secluded oasis — all while remaining near everyday conveniences and the Pewaukee school system. With homes averaging around 1/3-acre size, Cardinal Meadow makes for comfortable living.

Cardinal Meadow consists of a diverse selection of architectural styles and square footage. Developed and crafted by the trustworthy Bielinski Homes team, the neighborhood shines with precision and cohesion. Cardinal Meadow is tied together with Bielinski Homes' superior craftsmanship and innovative design.

General Specifications

Minimum Size

- Ranch - 1,800 Sq. Ft.
- 1st-Floor Primary - 2,200 Sq. Ft.
- 2-Story - 2,200 Sq. Ft.

Minimum Garage — 3-Car Front Entry

Minimum Roof Pitch — 8/12

Roofing Shingles — Dimensional

Siding Materials

- Cement Board
- Stone

Uniform Mailbox & Uniform Lamppost

Directions

I-94, Hwy 16 West to Main St exit (exit 188), right at the fork, right onto Bluemound Rd, right onto Cardinal Circle.

Pewaukee School District

- Pewaukee Lake Elementary School (PK - 3)
- Horizon School (4 - 6)
- Asa Clark Middle School (7 - 8)
- Pewaukee High School (9 - 12)



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NEIGHBORHOOD



CARDINAL MEADOW

Created as a secluded oasis in Pewaukee, Cardinal Meadow is an optimal location for your new home.



For illustrated purposes only. See a new home consultant for detailed information.

Pewaukee, WI 53072

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Page 8 of 8

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

DATE: January 19, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Conceptual Review of a 50-Unit Self-Storage Facility Located at N29 W22817 Marjean Lane for Regal Development LLC (PWC 0914976)

BACKGROUND:

FINANCIAL IMPACT:

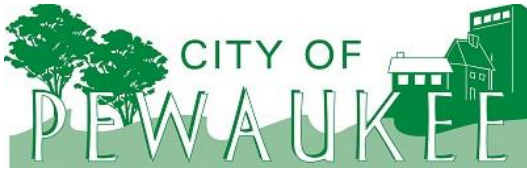
RECOMMENDED MOTION:

ATTACHMENTS:

Description

Regal Development staff report 1.19.23

Marjean Lane Development concept review



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 19, 2023

Date: 1/10/2023

Project Name: Regal Storage Conceptual Review

Project Address/Tax Key No.: N29W22817 Marjean Lane/PWC 0914976

Applicant: Regal Development LLC

Property Owner: DUPLAINVILLE ACQUISITION LLC

Current Zoning: Rs-5-Single Family Residential

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Residential to the south and east, and industrial to the north and west.

Project Description/Analysis:

The applicant submitted a Conceptual Review Application for the development of a 50-unit self-storage facility located at N29W22817 Marjean Lane.

The .88-acre property is currently vacant and zoned Rs-5 Single-Family Residential District. The lot abuts Marjean Lane and previously had an access easement through the residential property to the east to provide ingress/egress from Duplainville Road. Staff recently approved an access drive to the subject property from Marjean Lane and it is our understanding that the current property owner did or plans to discontinue the cross access easement to Duplainville Road.

The preliminary site plan includes a mix of thirty-nine 10' x 20' storage units and eleven 10' x 10' storage units. The buildings would consist of brick veneer towards the bottom, LP Smartside (wood composite), garage doors, and tinted windows facing the street. The roof of the buildings is metal. A security gate is being proposed at the entrance of the storage facility with a fence surrounding the development. Landscaping and plantings are being proposed on the south and east sides of the facility. The proposed development meets the 40% greenspace requirement.

The traffic pattern being proposed is two-lane traffic at the entrance and then one-way traffic looping around the buildings. The applicant has indicated that wider drive aisles by the garage doors are incorporated to provide sufficient area for vehicles to pass by other vehicles that are parked at their unit.

There are limited zoning and process options for this proposed development due to the size of the parcel. For example, it does not meet the minimum lot size of 2 acres for the M-1 or M-2 districts. As such, for the project to proceed, the following applications will be required:

1. Rezoning Application to rezone the property from Rs-5 to B-3 General Business District, which allows a minimum lot area of 7,200 square feet and minimum lot width of 60-feet at the building setback line.
2. Conditional Use Application to allow a self-storage facility within the B-3 District. The B-3 District allows "Permitted and conditional uses allowed in the B-1, B-2 and B-4 districts and uses similar in character to the above-permitted uses and conducted as business on the premises and catering to the general public." Furthermore, Section 17.0209 d. allows unclassified or unspecified uses to be approved

by the Plan Commission if similar in nature to permitted uses within the district and would not detrimentally affect adjacent properties.

3. Site and Building Plan Review Application for Plan Commission approval of the detailed building and site plan design.

A Comprehensive Master Plan Amendment would not be required as the future land use designation is Manufacturing/Fabrication/Warehousing. This use is consistent with that designation and may potentially be allowed within the B-3 District via Conditional Use, so staff finds the proposed zoning consistent with the Comprehensive Master Plan.

Alternatively to the B-3 District rezoning, the City would need to amend the M-2 District zoning to reduce the minimum lot size and width requirements of 2 acres and 200 feet, respectively. It should be noted that there are currently four adjacent residential properties along Duplainville Road that are planned as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Map that range in size from 0.48 to 1.19 acres. These properties will also have limited rezoning options if redeveloped in the future, unless they are consolidated into one larger parcel.

Recommendation:

No action required.

Staff is generally in support of the proposed self-storage facility. It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with the required applications and plans.

Marjean Lane Development Concept Review

Legal Description:

LEGAL DESCRIPTION

PT NW1/4 & NE1/4 OF NW1/4 SEC 13 T7N R19E; COM SW CRNR OF SAID NW1/4; N01°28'13"E ALNG W LINE OF SAID NW1/4 1400.40 FT; S89°47'43"E 1014.63 FT; N12°11'40"E 179.61 FT TO BGN; N12°11'40"E 94.28 FT; N89°47'27"W 1.47 FT TO ELY LINE MARJEAN LN; N12°08'33"E ALNG ELY LINE 75.34 FT TO SLY LINE LOT 1 CSM #11595; S84°08'17"E ALNG SAID SLY LINE 246.97 FT; S27°58'41"W ALNG SLY LINE 92.22 FT; N63°39'59"W 1.21 FT; S28°43'34"W 108.08 FT; N79°10'58"W 187.00 FT TO BGN

Project Narrative:

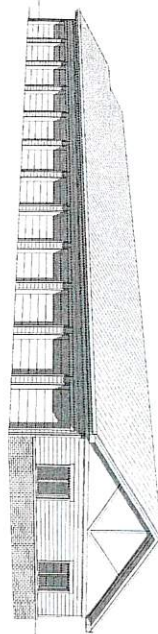
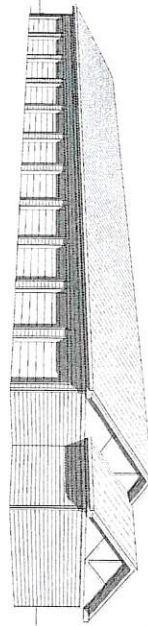
The .88 Acre lot located on Marjean Ln. is currently zoned residential, but is surrounded by an industrial park on each side and a residential home to the back. I am requesting the zoning is changed to industrial so I can develop a gated, drive up, self-storage facility. I believe there is a need for this in the area because I called the owner of All One Storage LLC. who currently owns two self-storage unit facilities to the north and south of this site (located at W223 N3554 Duplainville Rd., Pewaukee, WI 53072 and 23050 Roundy Dr. Pewaukee, WI 53072). He stated that he currently had zero units available for rent and was 100% occupied. I looked at other facilities as well and they were mostly full with only a handful of vacancies. I believe self-storage would be great use for this property because of the location and surrounding industrial buildings.

Site plans:

The goal for this design was to resemble more of a residential building and not as industrial type looking building. Since the back side of this property currently faces houses I didn't want them to look at something unappealing. We came up with a plan to use a combination of brick, LP Smartside (wood composite) and windows. The windows would be tinted so someone from the road couldn't see the items stored inside. Most other storage units have garage doors facing the road to maximize space such as the one north of the site at W223 N3554 Duplainville Rd, Pewaukee, WI and the new Pewaukee storage units just constructed at 229 Sussex St., Pewaukee, WI. My architect found a way to have all the garage doors face each other inside the buildings themselves so other property owners and people looking from the road will not see any garage doors on the perimeter of the building. We also would have a variety of evergreen/arborvitae trees to help block the buildings out year-round.

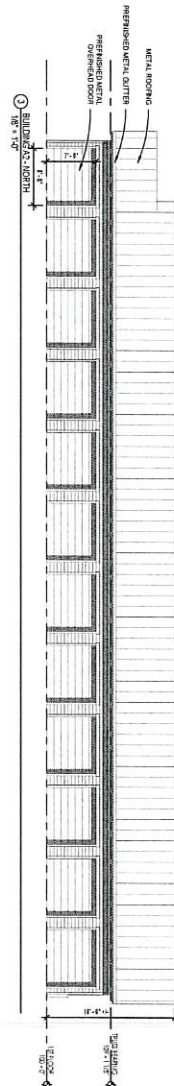
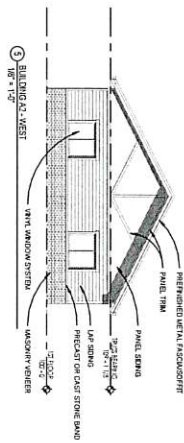
Development schedule and Cost:

The goal is to have everything approved by the March or April plan commission. From there we have to clear the site and grade it. Then we have to lay the gravel base and pour the concrete slab. This should take approximately 45 days. From there framing and electrical for the lights, security cameras and gates would take place for another month. Then siding, roof, garage doors and asphalt will take place and that will be about two months. If all went to plan I would open in the fall of 2023. I have a construction associate currently building storage units for \$34 per square foot. If the number of units I have proposed gets passed there would be 39 10'x20' units and 11 10'x10' units coming to a total of (200 sq ft x 39 units) + (100 sq ft x 11 units) = 8,900 sq ft x \$34 a foot is \$302,600 plus the cost of land \$165,000 for a total cost/value of \$467,600. This would be a single phase development with no plans for additional units.



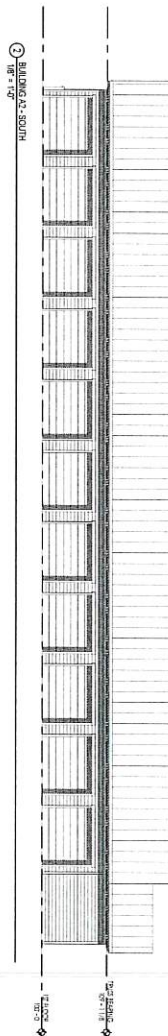
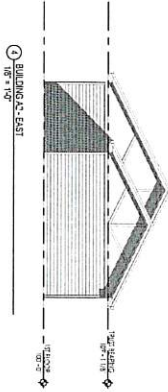
① BUILDING A, SOUTHEAST VIEW

② BUILDING A, NORTHWEST VIEW



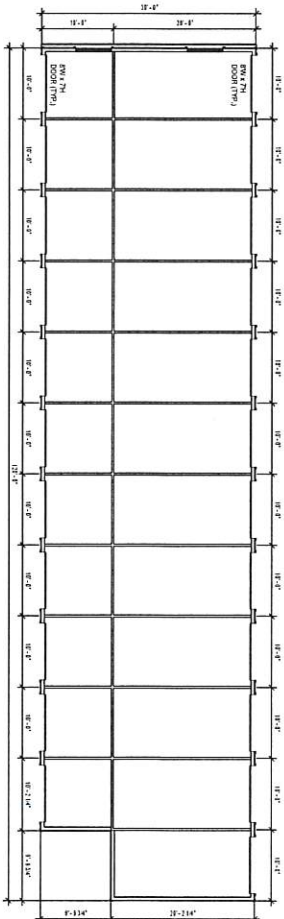
③ BUILDING A, WEST

④ BUILDING A, NORTH



⑤ BUILDING A, EAST

⑥ BUILDING A, SOUTH

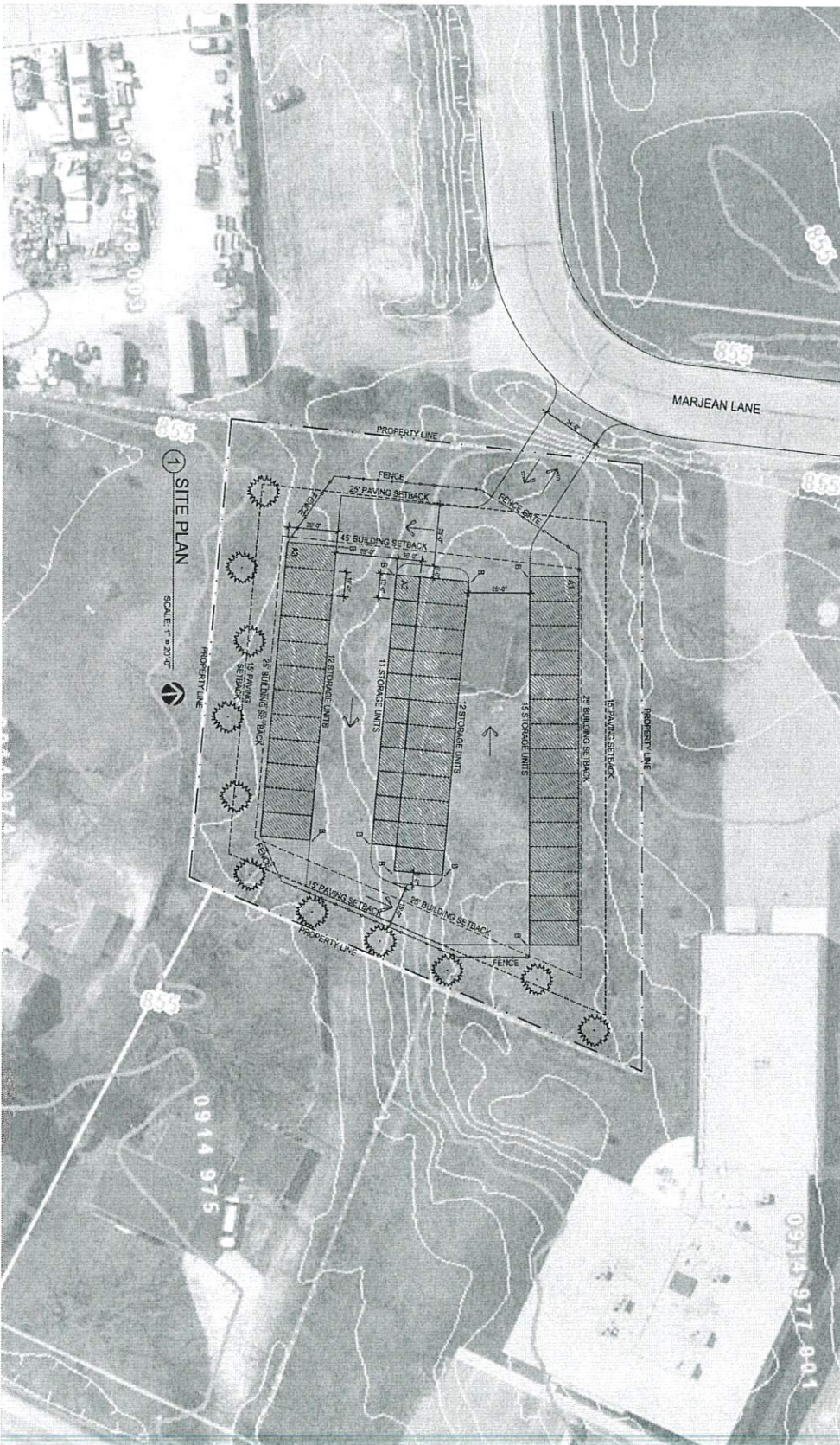


⑦ BUILDING A, 1ST FLOOR PLAN



Pewaukee Storage
Marjean Lane, Pewaukee, WI

CLIENT	
REVISIONS	
NO.	DESCRIPTION
DATE	
INFORMATION	
This drawing is a preliminary design and is not to be used for construction without the approval of the architect. It is the responsibility of the client to ensure that all information is accurate and up-to-date. The architect is not responsible for any errors or omissions in this drawing.	
PROJECT #	22106
DATE	12.20.2022
ISSUED	NOT FOR CONSTRUCTION
1ST FLOOR PLAN	
A101	



SITE AREA:	- APPROX. 38,528 sq. ft.
SITE ZONING:	- R3 (TBD)
GREEN SPACE:	- 65% MINIMUM REQUIRED
BUILDINGS:	- 11,132 sq. ft. PROVIDED (65% MIN.)
STORY:	- 1 STORY
BUILDINGS:	- 12 STORAGE UNITS (10,500 sq. ft. EACH)
BUILDINGS:	- 11 STORAGE UNITS (10,500 sq. ft. EACH)
BUILDINGS:	- 13 STORAGE UNITS (10,500 sq. ft. EACH)
TOTAL:	- 50 TOTAL STORAGE UNITS

KEY:
B = 6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD



Pewaukee Storage
Marjean Lane, Pewaukee, WI

CLIENT		
REVISIONS		
NO.	DESCRIPTION	DATE
1	2/10/2022	DNM
INFORMATION	The drawing, including content and title, and the seal and signature of the architect are the property of the architect and shall remain the property of the architect. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without written permission of the architect.	
PROJECT #:	22106	
DATE:	12.20.2022	
ISSUED:	NOT FOR CONSTRUCTION	
SHEET NAME	SP1.1	