

Planning Department

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

SECOND REVISION
PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, January 17, 2019
7:00 PM

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

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1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated November 15, 2018 and December 20, 2018
 3. Further Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Dan & Nicole Ladwig to Rezone Property Located at N37 W26991 Kopmeier Drive From F-1 Floodplain District to Rs-7 Single-Family Residential for the Purpose of Properly Identifying Areas That Do Not Reside Within the 100 Year Floodplain (PWC 0894976)
 4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Becker Springdale LLC to Rezone Property Located at W220 N1051 Springdale Road From A-2 Agricultural and UC Upland Conservancy to M-6 Mixed Industrial, UC Upland Conservancy & LC Lowland Conservancy for the Purpose of Building an Office and Light Manufacturing Building (PWC 0961998)
 5. Discussion and Action Regarding the Site and Building Plans for Briohn Builders for Property Located at W220 N1051 Springdale Road for the Purpose of Building an Office and Light Manufacturing Building (PWC 0961998)
 6. Discussion and Action Regarding Approval of the Final 2-Lot Certified Survey Map With Public Street Dedications Requested by Neumann Companies for Property Located Along the East Side of Bluemound Road for The Glen at Parkway Ridge Condominium Development. Please be aware that a Public Hearing Notice was published in error for a rezoning of the subject property. Note that a public hearing for the rezoning request was already held and closed at the June 21, 2018 Plan Commission meeting; therefore, no public hearing will be held at this meeting (PWC 0925993, PWC 0925990, PWC 0925992)
 7. Discussion and Action Regarding a Request by the Spice Creek Condominium Association to Allow for the Construction of a Detached Garage for Property Located at N16 W26554 E. Fieldhack Drive (PWC 0943003)
 8. Further Discussion, Reconsideration and Possible Action Regarding the Preliminary Plat and Required Side Yard Setbacks for the Proposed 24-Lot Cardinal Meadow Subdivision Development Located on Bluemound Road (PWC 0928980)

9. Adjournment

Ami Hurd
Deputy Clerk

1/10/2019

NOTICE

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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, Harlan Clinkenbeard, at (262) 691-0770 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 17, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated November 15, 2018 and December 20, 2018

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

11.15.18 Minutes

12.20.18 Minutes

In attendance:

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

Also in attendance:

City Planner N. Fuchs, City Administrator S. Klein, Department of Public Works Director J. Weigel 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 Petition for a Rezoning Public Hearing for Dan & Nicole Ladwig to Rezone Property Located at N37 W26991 Kopmeier Drive From F-1 Floodplain District to Rs-7 Single-Family Residential for the Purpose of Properly Identifying Areas that Do Not Reside Within the 100 Year Floodplain (PWC 0894976)

Mr. Dan Ladwig stated a survey was done on his property and it was found that the floodplain was not in line with the F-1 zoning on the property. He stated he wanted the zoning to match the true elevation based on the survey.

Chairman Bierce noted that the City Planner recommended tabling this until his concerns and Lake Pewaukee Sanitary District's were addressed.

A motion was made and seconded (S. Sullivan, C. Wunder) to table the rezoning for Dan and Nicole Ladwig.
Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for WVRC/Dr. John Beltz, DVM, to Rezone Property Located on Pewaukee Road South of I-94 From Rs-4 Single-Family Residential to B-3 General Business District for the Purpose of Building a New 24 Hour Emergency Vet Clinic (PWC 0966999)

Mr. Fuchs stated the applicant was not ready to move forward and will submit plans for the February Plan Commission meeting.

Benjamin Hurd (N11 W24108 River Lane) stated he did not want to be on City septic or water.

Dave Dremsa (N9 W23853 Sherwood Drive) questioned if other people in the neighborhood would be notified about being put on City sewer. Mr. Klein confirmed there were currently no plans to extend City sewer to the subject property.

A motion was made and seconded (K. Salituro/S. Sullivan) to table the rezoning for WVRC/Dr. John Beltz. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for Stoneridge of Pewaukee Located at N16 W23390 Stoneridge Drive for the Purpose of Allowing Spancrete to Locate Within the Existing Tenant Space Primarily for Warehousing and Storage (PWC 0956999022)

Mr. Bergman recused himself from the Plan Commission for this item as he was the petitioner. He stated it was an industrial building in a zoning district that requires a conditional use for a lighter zoning than what is in place.

A motion was made and seconded (C. Wunder, D. Linsmeier) to recommend approval of the conditional use permit for Stoneridge of Pewaukee. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Certified Survey Map for Tom Mueller Located on Duplainville Road for the Purpose of Subdividing the Parcel Into Three Separate Lots (PWC 0867994003)

The petitioner, Chris Hansen, stated Mr. Tom Mueller owns the property and wanted to acquire Lot 1, and Mr. Hansen wanted to purchase the other two lots. He noted he was no longer looking to change the easement for sewer hookup.

Mr. Weigel referred to information provided on separate drawings and noted that that information must be added to the CSM.

A motion was made and seconded (B. Bergman, S. Sullivan) subject to the conditions defined by City staff. Motion Passed: 6-For, 0-Against.

Mr. Hansen added that they were asking for a reclamation of the easement in front. Mr. Weigel clarified that it is a right-of-way owned by the City. He stated the petitioners would have to submit a letter requesting the City look at vacating or donating the right-of-way. The current CSM does not show any change in the right-of-way.

6. Discussion and Action Regarding a Certified Survey Map for Christ Evangelical Lutheran Church Located at W240 N3103 Pewaukee Road for the Purpose of Combining Three Existing Properties (PWC 0904994001, PWC 0904994002, PWC 0904995)

Mr. Fuchs stated the church received approval for a building addition contingent on combining the three properties that encompass the development.

A motion was made and seconded (D. Linsmeier, K. Salituro) to approve the certified survey map for Christ Evangelical Lutheran Church. Motion Passed: 6-For, 0-Against.

7. Discussion and Action Regarding a Condominium Development Conceptual Review on the Stenz Property Located at Golf Road and CTH G (PWC 0940999001)

Mr. Tony Zanon from Pinnacle Engineering and the developer, Jim Forester, were present. The applicant noted the number of units were reduced from 58 to 54. They have done a combination of two- and four-units in order to increase the amount of greenspace. The wetland has been delineated and they are scheduled to complete a tree survey. They also changed the road from circular to two cul-de-sacs, which would both be private but built to City standards. The offset from Golf Road has been increased to 60 feet, and the buildings on the west side have been pushed further east to 40 feet away from the property line.

Mr. Sullivan stated he did not like the private roads.

Mr. Fuchs noted that the Rm-1 front yard setback with the conditional use could be reduced down to 24 and a half feet. Even as it is laid out right now they are still a bit short in the front yard setbacks and they

are not meeting the building separation requirement for Rm-1 of 40 feet. Mr. Forester stated he spoke with the Fire Chief and he would be fine with the 20 foot separation whether the buildings were sprinkled or not.

Mr. Fuchs pointed out that there is F-1 district zoning on the property, which is not being impacted, but there is also LC district that will be impacted so they will have to rezone. He stated he would prefer they follow the wetland setback on the LC zoning.

Discussion took place regarding making some of the drives a side-entry. Mr. Forester stated they could look at that.

Lynn Voss (W273 N1525 Lakefield Drive) stated she was told when she built her home that the plan for this land was single-family development. She did not want to see the garage doors facing her house.

Terry Brooks (W273 N1640 Lakefield Drive) stated he was pleased with the direction of the buffer zone and the tree survey. He wanted to make sure the retention pond would be able to handle the increased drainage from the concrete.

Gerald Glocka (W273 N1582 Lakefield Drive) questioned if the existing trees will be retained. It was noted that they would be, and it is about a 40 foot tree line. He questioned if the Lakefield Drive access would have a gate, and it was noted that it would go straight thru as a public road and not only as an emergency access.

Mr. Zanon noted that all of the structures would look like a ranch-style house and would all be single-story. It will not be multi-family, multi-story apartments.

8. Discussion and Action Regarding a Site and Building Plan for NCL Graphics Located at N29 W22960 Marjean Lane (PWC 0914008)

Mr. Fuchs stated a portion of the building was damaged in a fire and they are looking to rebuild on the same footprint. They will be utilizing matching materials to the existing building. The only change is that the portion of the building they are replacing was shorter, and they are going to raise it to match the rest of the building. Mr. Fuchs recommended approval with the condition that they combine the five parcels that the building currently spans. Mr. Klein added that the new portion also requires sprinklers.

A motion was made and seconded (K. Salituro, C. Wunder) to approve the site and building plans for NCL Graphics. Motion Passed: 6-For, 0-Against.

9. Discussion and Action Regarding the Site and Building Plans and Plan of Operation for Briohn Building Corporation for a Multi-Tenant Industrial Building Located at the North End of Northmound Drive (PWC 0962998005)

Mr. Fuchs stated this was a vacant site and the applicant is proposing two tenant spaces in a 131,400 square foot building. There are three separate wetlands on the property that they will fill with DNR approval. They are also proposing to vacate the existing right-of-way. There is a condition by the City that they vacate the right-of-way and provide the City with an access easement to access the well house, and Mr. Fuchs noted 33 feet would be sufficient.

Discussion took place regarding the island in the cul-de-sac, and Mr. Zanon proposed eliminating the island. Mr. Fuchs stated staff did not have a strong objection to eliminating the grass island.

Mr. Zanon questioned if the vacation process could occur prior to the issuance of an occupancy permit. The vacation process takes a lengthy amount of time and they want to start construction as soon as they can in the spring. Mr. Klein stated the City would not have a problem with that.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the site and building plans and Plan of Operation for Briohn Building subject to staff comments and review, including ensuring the compaction does not affect City utilities, and moving the vacation process to closer to occupancy subject to attorney documentation. Motion Passed: 6-For, 0-Against.

10. Discussion and Action Regarding the Conceptual Site and Building Plans for Briohn Building Corporation for a Proposed Office/Industrial Building Located at W220 N1051 Springdale Road (PWC 0961998)

Mr. Fuchs stated this was a 34 acre parcel located within a SEWRPC primary environmental corridor. The applicant is looking to develop a portion of the site with a 40,600 square foot building and a potential 62,200 square foot building addition.

Mr. Sullivan questioned if the entrance could be put directly across the street from the main entrance to Brookfield. It was noted that they are working with the County on the issue.

11. Adjournment

A motion was made and seconded (C. Wunder, S. Bierce) to adjourn the meeting at 7:14pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier, K. Salituro.

Also in attendance:

Pewaukee Fire Chief K. Bierce, City Planner N. Fuchs, Deputy Clerk A. Hurd, Administrator S. Klein, Assistant City Engineer M. Wagner, Department of Public Works Director J. Weigel,

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding Approval of Meeting Minutes Dated October 18, 2018

A motion was made and seconded (D. Linsmeier, K. Salituro) to approve the October 18th, 2018 meeting minutes. Motion Passed: 3-For, 0-Against, 2-Abstain (Bergman, Janka).

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Pauline S. Hurst to Rezone Property Located on Bluemound Road From A-2 Agricultural to Rs-6 Single-Family Residential for the Purpose of Creating a 24 Lot Single-Family Development Known As Cardinal Meadow (PWC 0928980)

Mr. Fuchs stated this is a 24 lot single-family residential subdivision with an average lot size of 14,400 square feet, which exceeds standards. He noted that the owner to the south wants a connection to their property from this development but there is a wetland located where the connection would be, so the developer did not put in a connection or a road reservation. Mr. Fuchs noted the property to the south does have access from Bluemound Road so it is not a necessary connection. The only way the connection could be made was to apply with the DNR to impact the wetland.

John Donovan with Bielinski Development stated Waukesha County has given preliminary approval for the two access points to the development. He noted that the home and lot packages will be under \$500,000.

Discussion took place regarding the sewer and water assessments on the property, as well as the sewage capacity for the area.

Mr. Bergman questioned why the conceptual plan previously showed 15 foot side yard setbacks, yet in the current plan they were reduced to 12 feet. He suggested going to a less-dense zoning and stated he preferred the 15 foot setback.

Further discussion took place regarding the wetland as relates to the access for the neighbor to the south. Mr. Fuchs noted there was no way to guarantee that the DNR would approve the impact to the wetland.

Chairman Bierce opened the public hearing at 7:29pm.

Bob Gramann, son of Dan & Genevieve Gramann (N21 W25195 Bluemound Road) stated his parents own the property to the south and he discussed the history of and concern regarding their access. His parents do not want to be land locked and not have access to the back piece of their lot once the new development goes in. He noted the County would prefer to have a reservation of space for a road running south from Cardinal Meadow into his parent's property for emergency access and good traffic flow.

Further discussion took place regarding the surrounding land and the wetlands as relates to the access road.

John Zehner (N23 W25120 Bluemound Road) felt there were a lot of questions here. He questioned where the traffic would go and was concerned about the Rs-6 zoning regarding small homes and lots.

Peter Opie (N22 W25169 Bluemound Road) was concerned about the traffic and questioned what would be done to try to control it.

Chairman Bierce closed the public hearing at 8:00pm.

Mr. Bergman was concerned that this wouldn't come back again after approval and he wanted to see the street view and what the landscaping and entrance would look like. He wanted to see the developer come back to the Plan Commission for approval instead of just staff approval. Mr. Donovan stated he would provide a landscape and signage plan when they go for final submittal of the civil engineering.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the rezoning from A-2 to Rs-6 for Cardinal Meadow. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding the Preliminary Plat for the Proposed 24 Lot Single-Family Subdivision Known As Cardinal Meadow Located on Bluemound Road (PWC 0928980)

Mr. Janka questioned if Cardinal Circle could be called Valley View Circle in order to eliminate crossing streets with different names.

A motion was made and seconded (B. Bergman, D. Linsmeier) to recommend approval of the Preliminary Plat for the proposed 24-lot Cardinal Meadow subdivision development, subject to the conditions noted in the staff report dated December 12, 2018 and subject to the following: amending Condition No. 2 to require Plan Commission approval; sign plans must be approved by the Plan Commission; the plat shall require minimum 15 foot side yard setbacks; and amending Condition No. 5 to strike Cardinal Circle and replace with Valleyview Circle. Motion Passed: 5-For, 0-Against.

5. Discussion and Action and Public Hearing Regarding the Proposed Amendments to Sub-Sections 17.0423a(3), 17.0423c(3), 17.0424a(4) and 17.0424c(1) of the City Zoning Ordinance Regarding Allowed Uses Within the M-1 and M-2 Zoning Districts

Mr. Fuchs stated this amendment combines the uses of the M-1 and M-2 districts so that M-2 uses will be allowed in M-1, and M-1 uses will be allowed in M-2.

Mr. Klein stated they want to control heavy industry and this makes things more compatible with what currently exists. Mr. Fuchs added that they did take a look at all of the M-1 and M-2 zoning districts and did

not find a property or area that was zoned M-1 that would cause concern if light industrial or manufacturing were to be allowed in that area.

Chairman Bierce opened the public hearing at 8:20pm. No one in the audience wished to speak and the public hearing was closed at 8:20pm.

A motion was made and seconded (T. Janka, K. Salituro) to approve the amendments of the City Zoning Ordinance. Motion Passed: 5-For, 0-Against.

6. Discussion and Action and Public Hearing Regarding the Proposed Amendments to Sub-Sections 14.06(9), 14.55(4) and 14.72(2) of the City Building Code Ordinance Regarding Failure to Apply for Permits

Mr. Fuchs stated that currently the code requires a double permit fee if someone does work without a permit. This could be as low as \$120 which almost encourages people to not pull permits. Mr. Fuchs noted the language is flexible and fees could be tripled up to a minimum of \$500.

Chairman Bierce opened the public hearing at 8:22pm. No one in the audience wished to speak and the public hearing was closed at 8:22pm.

A motion was made and seconded (D. Linsmeier, B. Bergman) to approve the amendments of the City Building Code Ordinance. Motion Passed: 5-For, 0-Against.

7. Discussion and Action Regarding a Certified Survey Map for Property Located at N45 W25171 Lindsay Road Owned by Linda Uebele for the Purpose of Subdividing the Property (PWC 0877993001)

Mr. Fuchs stated this was a potential land division to create two new lots. The plan is to serve the property with public sewer thru the Village, but if that were not to happen, then this plan would have to be revised.

Mr. Fuchs also noted that there is an existing barn on the property located within the front setback and would be within future right-of-way of Lindsay Road. The applicant would like the barn to remain so there is a potential condition to allow the barn to remain until lot 1 would be developed, sold, or the City would look to widen the right-of-way. At that point, the property owner would have to remove the barn.

Don Thoma from Accurate Surveying stated the barn will be raised at some point, but right now the property owner needs the barn for storage. He proposed that the right-of-way width would be 40 feet except the area that is around the barn. That will be dedicated at a later time by a different document when the barn is razed.

Generally, Commissioners did not have an issue with leaving the barn up, subject to the City Planner's conditions.

8. Discussion and Action Regarding a Certified Survey Map for Property Located at N40 W27535 Glacier Road Owned by Gary Klatt and William & Tosca Russo for the Purpose of Reconfiguring Three Existing Lots and Three Existing Outlots (PWC 0890999002, PWC 0890999007, PWC 0890999004)

This item was struck from the agenda.

9. Discussion and Action Regarding Approval of the Final Plat for Woodleaf Reserve Addition No. 2 (PWC 0865995002 & PWC 0865990001)

Mr. Fuchs noted that the applicant was asking for the motion to include reaffirming the preliminary plat phasing.

A motion was made and seconded (T. Janka, D. Linsmeier) to recommend approval of the Final Plat for the Woodleaf Reserve Addition No. 2 Subdivision and the Plan Commission hereby reaffirms the Preliminary Plat approval for plat phasing of the Woodleaf Reserve Subdivision and acknowledgement of the expansion lands. Motion Passed: 5-For, 0-Against.

10. Adjournment

A motion was made and seconded (K. Salituro, T. Janka) to adjourn the meeting at 8:39pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: January 17, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Further Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Dan & Nicole Ladwig to Rezone Property Located at N37 W26991 Kopmeier Drive From F-1 Floodplain District to Rs-7 Single-Family Residential for the Purpose of Properly Identifying Areas That Do Not Reside Within the 100 Year Floodplain (PWC 0894976)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Ladwig Rezoning Petition

Ladwig Rezoning Map

Ladwig Staff Report

Ladwig Rezoning LPSD Staff Report

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

**PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF:
DAN & NICOLE LADWIG TO REZONE FROM: F-1 FLOODPLAIN DISTRICT TO:
RS-7 SINGLE-FAMILY RESIDENTIAL**

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of the property to be rezoned:

PT NW1/4 SEC 8 T7N R19E; COM NW COR S 1125 FT; S82°52'E 100.4 FT THE BGN; S82°52'E
311.21 FT; S15°10'W 52.51 FT; N87°01'W 248.37 FT; N31°40'W 89.58 FT TO BGN :: DOC# 4268900

Common Description: N37 W26991 Kopmeier Drive

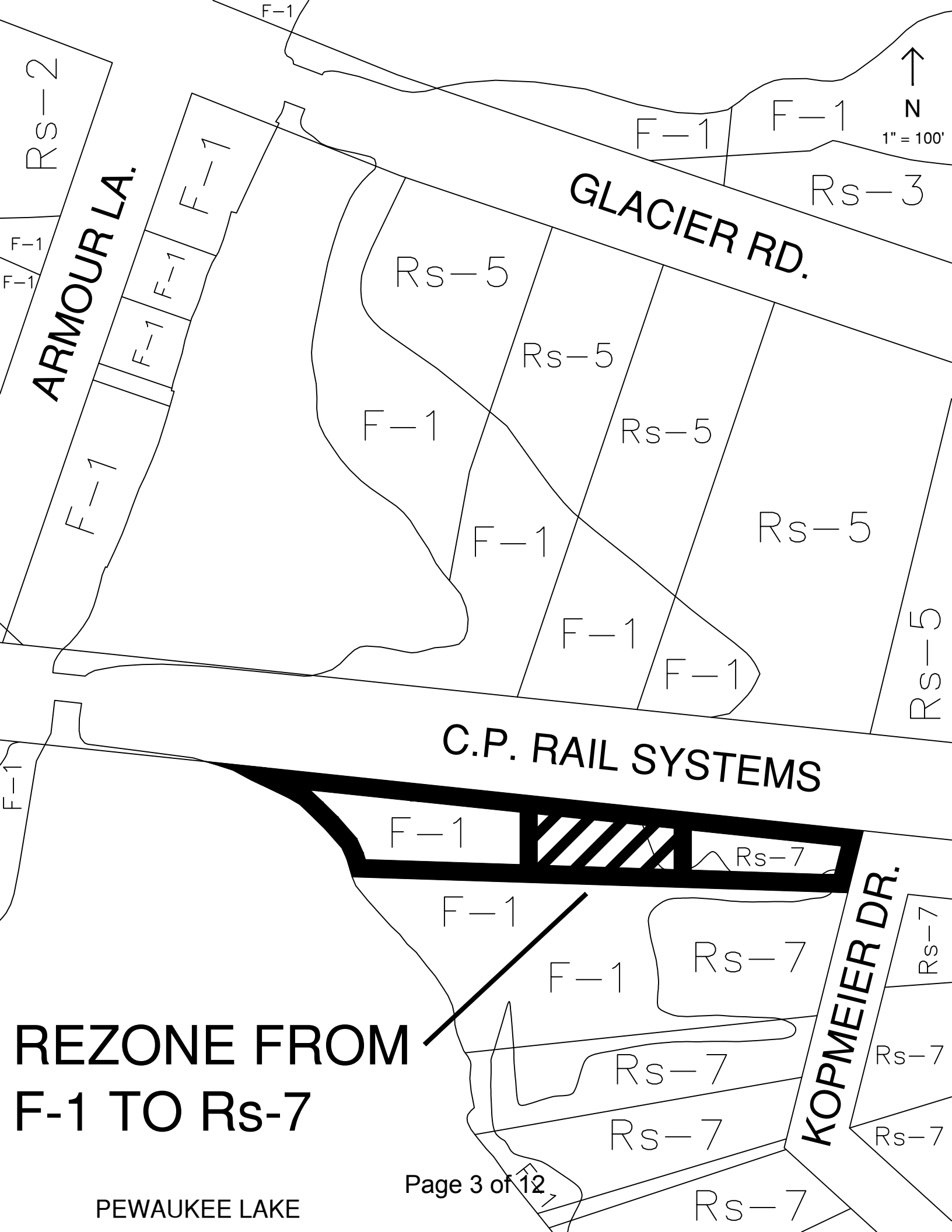
Tax Key Number: PWC 0894976

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: properly
identifying areas that do not reside within the 100 year floodplain.

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

Dated this 12th day of December, 2018.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee



↑
N
1" = 100'

ARMOUR LA.

GLACIER RD.

C.P. RAIL SYSTEMS

KOPMEIER DR.

REZONE FROM
F-1 TO Rs-7



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

REPORT TO THE PLAN COMMISSION

Meeting of January 17, 2019

Date: December 12, 2018

Project Name: Ladwig Rezoning Request

Project Address/Tax Key No.: N37W26991 Kopmeier Drive, Tax Key No. 0894976

Applicant: Daniel J. Ladwig and Nicole L. Ladwig

Property Owner: Daniel J. Ladwig and Nicole L. Ladwig

Current Zoning: Rs-7 Single-Family Residential District and F-1 Floodplain District (SO Shoreland Overlay District)

Proposed Zoning: Rs-7 Single-Family Residential District and F-1 Floodplain District (SO Shoreland Overlay District)

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

Use of Surrounding Properties: CP Rail System to the north, single-family residential to the south and east and Pewaukee Lake to the west

Introduction

The subject application was previously tabled at the November 15, 2018 Plan Commission meeting due to concerns raised by the Lake Pewaukee Sanitary District (LPSD). City staff has now had time to review information provided by the LPSD and also spoke with Mr. Koepp, Manager of the LPSD.

Staff agrees that development of the property is difficult and limited due to existing site conditions and an easement on the property; however, the survey provided by the applicant properly locates the wetland onsite as well as the floodplain boundary. Staff would further note that any development of the property must conform to Rs-7, F-1 and SO zoning district standards. A condition requiring FEMA approval of a Letter of Map Amendment is also being recommended by staff. If these standards are met, staff does not find reason to recommend denial of the rezoning or a future Building Permit. With that said, if any standards or conditions are determined not to be met in review of building plans, a Building Permit will not be issued.

Project Description

The applicant filed a Rezoning Application requesting approval to rezone a portion of the property located at N37W26991 Kopmeier Drive to amend the F-1 Floodplain District boundary to match the field delineated boundary provided by the applicant's surveyor. In addition to the rezoning, staff recommends that the applicant apply for a Letter of Map Amendment with FEMA to also amend the Flood Insurance Rate Map, prior to issuance of a Building Permit.

The property is currently zoned F-1 Floodplain District and Rs-7 Single-Family Residential District and, if approved, will retain the same zoning; however, the F-1 District boundary will be changed and reduced in area per the boundary provided on the attached survey.

The property owner intends to amend the district boundary and construct a single-family home on the property. The proposed home is subject to Building Permit review and must meet all Rs-7 District, F-1 District, and SO Shoreland Overlay District standards.

Recommendation

A motion recommending approval to rezone a portion of property located at N37W26991 Kopmeier Drive from F-1 Floodplain District to Rs-7 Single-Family Residential District, subject to approval of a Letter of Map Amendment through FEMA to amend the Flood Insurance Rate Map, prior to issuance of a Building Permit.

LAKE PEWAUKEE SANITARY DISTRICT

N25 W27534 Oak Street • P. O. Box 111 • Pewaukee, WI 53072

(262) 691-4485 • Fax (262) 691-8096 www.lakepewaukeesd.org



November 6th, 2018

City of Pewaukee Common Council

W240 N3065 Pewaukee Road

Pewaukee, WI 53072

Re: N37 W26991 Kopmeier drive (Tax Key PWC 0894976) Rezoning/Flood Plain Issue

Dear Common Council Members,

The property owned by Dan and Nicole Ladwig resides in the 100 year flood plain and it is currently zoned correctly. See the enclosed Flood Plain Map (exhibit "B"). The property was photographed in 2013 as the District was identifying properties for wetland protection. The photo was not during a high water level and as shown most of the property is inundated in water. It is enclosed for your reference (exhibit "C").

The Southeastern regional Planning Commission (SEWRPC) and the Lake Pewaukee Sanitary District (LPSD) identified the property to be put into government ownership to protect the wetlands and flood plain as part of the Pewaukee Lake Watershed and Protection Plan currently being finalized by the SEWRPC. (Exhibit "E and F" although they have it shown as already owned by the City of Pewaukee).

The request for the rezoning out of the flood zone cannot be considered without hiring a qualified engineering firm to complete a flood study and proving a portion of the property is out of the flood plain. If the engineering flood study proves a portion of the property is out of the flood plain the owners can apply for a LOMA (Letter of Map Amendment). If approved by the WDNR and FEMA only then can or should the City consider re-zoning out of the F-1 zone to Rs-7.

It should also be noted that the property has had a wetland delineation completed and approximately 90% of the property is in a wetland that the District wishes to protect to filter the pollutants, nutrients and heavy metals from draining into the lake. The District continuously watches carefully for any filling in of these important wetlands.

There is a storm water easement along the railroad tracks and there is a sanitary sewer easement from the lift station paralleling the storm water easement along the tracks. These easements can be seen on the enclosed exhibit "A". This encompasses the property from behind the lift station to the sewer manhole across the lake in Judy and Rick Welches property on Parkside road (see exhibit "D"). The sewer pipe is 42+/- years old. No structures of any sort should be allowed in a sanitary sewer easement (i.e.: piers, sheds, boardwalks) as the access to this critical pipe cannot be compromised. Should a failure occur sewage would run directly in the lake or the lake would drain into the sewer pipe. Under both circumstances any land owner obstructions could be detrimental to the lake and the sewer system.

Under the circumstances perhaps this property is a potential candidate for eminent domain by the City or Lake Pewaukee Sanitary District to avoid future problems with the new land owner activity.

Please contact our office if you have any questions,

Sincerely,

Thomas H. Koepp, P.E., LEED AP

Manager

Lake Pewaukee Sanitary District

Enclosures: Exhibit's A, B, C, D, E and F

Cc: LPSD Commissioners

EXHIBIT "A"

PERMANENT EASEMENT For Ingress and Egress, and Sanitary Sewerage Facilities

Being part of Government Lot 4 in the Northwest 1/4 of the Northwest Fractional 1/4 of Section 8, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

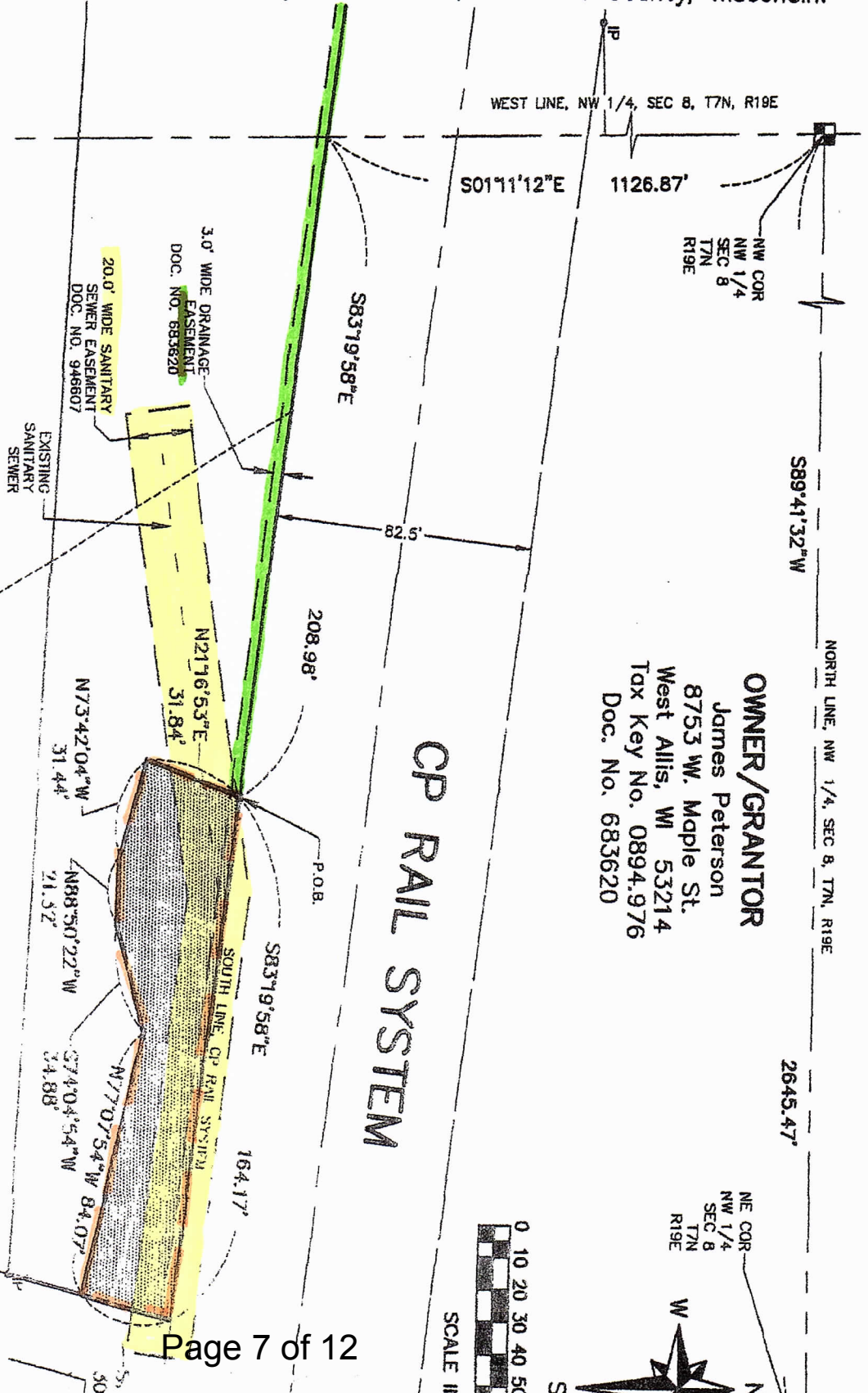
NOTE(S):
1) All bearings are referenced to the North line of the Trac. NW 1/4 of Sec. 8, T. 7 N., R. 19 E., assumed bearing of S89°41'32"W (Misc. State Plane Coordinate System, South Zone).



DENOTED EASEMENT AREA
0.1079 AC. / 4,607 sq. ft.

IRON PIPE FOUND (TTP)

KOPMEIER DRIVE



OWNER/GRANTOR
James Peterson
8753 W. Maple St.
West Allis, WI 53214
Tax Key No. 0894.976
Doc. No. 683620



FEMA Flood Plain Map

二二
二二



- | Legend | |
|---|--|
|  | Parcels |
|  | Plats |
|  | Retired Parcels |
|  | Retired Plats |
|  | FEMA Floodplain |
|  | 0.2% Chance Flood |
|  | 1% Chance Flood (Zone A) |
|  | 1% Chance Flood Area (Zone AE, Floodway) |
|  | Municipal Boundary_2K |
|  | Waterbodies_2K_Labels |
|  | Waterlines_2K_Labels |
|  | FacilitySites_2K_Labels |
|  | Lots_2K |
|  | Lot |
|  | Outlot |
|  | SimultaneousConveyance |
|  | Assessor Plat |
|  | CSM |
|  | Condominium |
|  | Subdivision |
|  | Cartoline_2K |
|  | <all other values> |
|  | EA-Easement_Line |
|  | PL-DA |
|  | PL-Extended_Tie_line |
|  | PL-Meander_Line |
|  | PL-Note |
|  | PL-Tie |
|  | PL-Tie_Line |
|  | Road Centerlines_2K |
|  | Railroad_2K |
|  | TaxParcel_2K |
|  | Waterbodies_2K_Labels |
|  | Waterlines_2K_Labels |
|  | Municipal Boundary_5K |
|  | FacilitySites_5K_Labels |

Notes:

Printed: 11/6/2018

EXHIBIT "C"

EXHIBIT "D"
SANITARY SEWER EASEMENT
(PIPE IS 42" YEARS OLD)

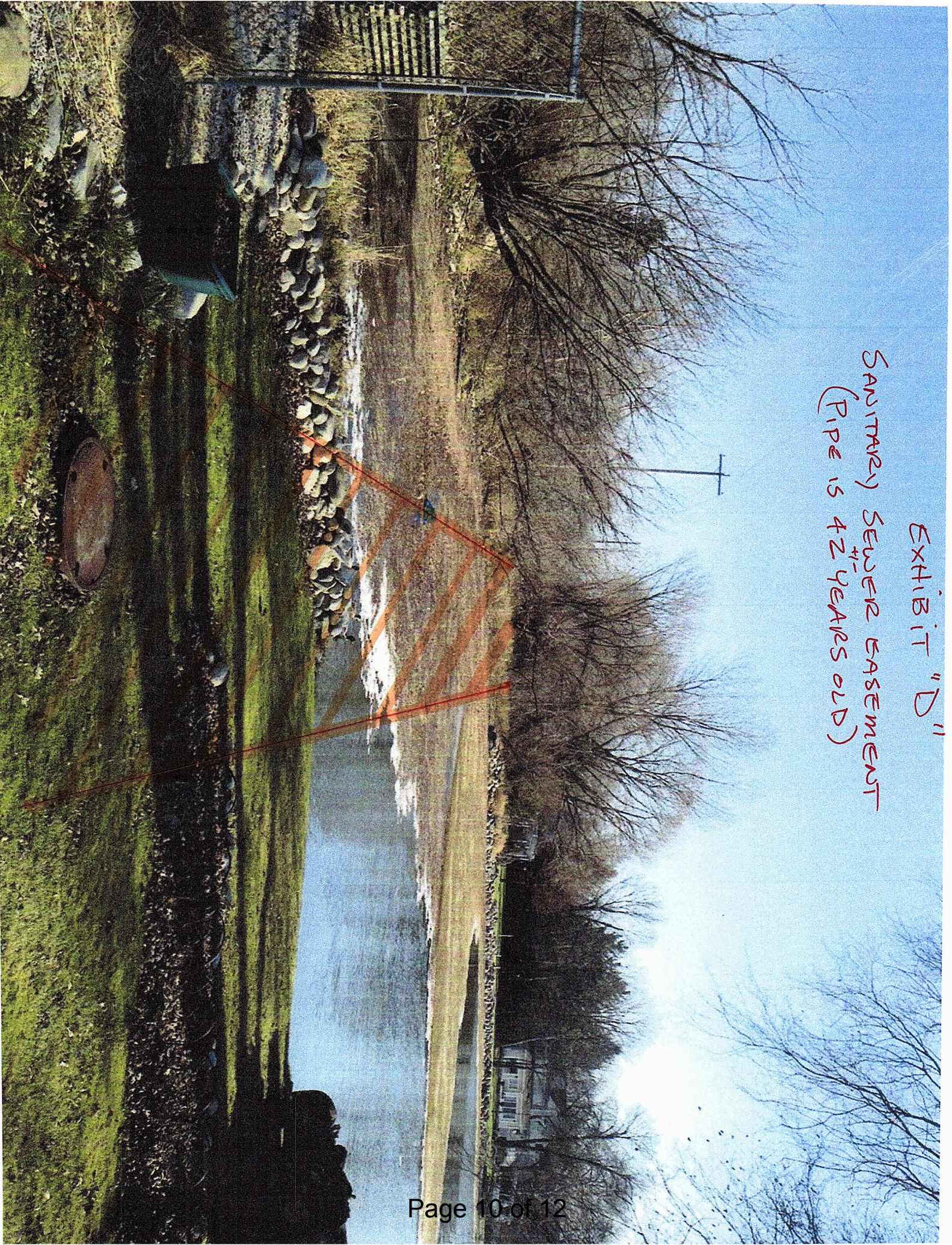
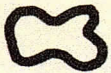


EXHIBIT "E"

Legend

-  Pewaukee Lake Watershed Boundary (15,878 Acres)
-  High Priority Stream Buffer/Environmental Easement Lands (131 Acres)
-  Proposed Government Ownership/Conservation Easement (185 Acres)
-  Existing LPSP Land (347 Acres)
-  Existing State Land (56 Acres)
-  Existing County Land (366 Acres)
-  Existing Village Land (3 Acres)
-  Existing Town Land (24 Acres)
-  Existing City Land (17 Acres) ← 
-  Property Boundary

Map Document: (M:\Special_Projects\800-249
4/14/2016 -- 9:42:25 AM

EXHIBIT "F"



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

DATE: January 17, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Becker Springdale LLC to Rezone Property Located at W220 N1051 Springdale Road From A-2 Agricultural and UC Upland Conservancy to M-6 Mixed Industrial, UC Upland Conservancy & LC Lowland Conservancy for the Purpose of Building an Office and Light Manufacturing Building (PWC 0961998)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Briohn Building Rezoning Petition

Briohn Building Rezoning Map

Briohn Building Staff Report

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

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

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of the property to be rezoned:

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

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

Legal Description of the Land to be Rezoned from A-2 to M-2:

All that part of the Northwest Quarter (NW 1/4) and Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter (NE 1/4); thence South 00°51'23" East along the east line of said Northeast Quarter (NE 1/4) and the centerline of Springdale Road (CTH SR), 216.52 feet; thence North 89°23'54" West, 50.02 feet to the west right-of-way line of Springdale Road (CTH SR); thence South 00°51'23" East along said west right-of-way line, 288.56 feet to the place of beginning of the land hereinafter to be described; thence South 51°49'44" West, 18.87 feet; thence South 65°45'13" West, 31.94 feet; thence South 80°58'02" West, 44.02 feet; thence South 54°59'02" West, 38.71 feet; thence South 69°43'15" West, 36.78 feet; thence South 60°16'56" West, 52.99 feet; thence South 42°57'40" West, 49.86 feet; thence South 05°14'23" East, 34.01 feet; thence South 42°18'07" West, 62.82 feet; thence South 15°18'37" West, 33.58 feet;

thence South 20°40'14" West, 50.34 feet; thence South 34°51'26" West, 49.44 feet; thence South 16°37'18" West, 16.84 feet; thence North 80°44'08" West, 57.27 feet; thence South 74°13'53" West, 33.97 feet; thence North 70°09'39" West, 14.64 feet; thence North 33°22'56" West, 36.58 feet; thence North 51°47'41" West, 49.25 feet; thence North 67°32'08" West, 79.63 feet; thence North 82°44'33" West, 41.61 feet; thence North 78°37'41" West, 63.08 feet; thence North 42°28'28" West, 27.48 feet; thence North 64°02'00" West, 36.07 feet; thence North 82°44'23" West, 48.75 feet; thence North 46°38'20" West, 66.07 feet; thence North 82°59'34" West, 78.81 feet; thence South 72°59'45" West, 34.20 feet; thence South 53°17'45" West, 63.56 feet; thence South 72°44'50" West, 43.33 feet; thence South 66°36'27" West, 78.43 feet; thence South 39°33'34" West, 21.30 feet; thence South 67°51'12" West, 45.83 feet; thence South 82°42'21" West, 55.17 feet; thence South 86°52'01" West, 29.40 feet; thence North 73°25'28" West, 55.51 feet; thence North 83°54'30" West, 37.38 feet; thence North 88°07'08" West, 42.22 feet; thence South 61°08'10" West, 46.62 feet; thence North 39°32'11" West, 57.72 feet; thence North 65°17'09" West, 46.61 feet; thence North 89°05'16" West, 15.16 feet; thence South 01°04'42" East, 134.98 feet; thence North 89°23'54" West, 49.38 feet to the north right-of-way line of Interstate Highway 94 – State Trunk Highway 164; thence South 70°38'23" East along said north right-of-way line, 1427.06 feet; thence South 89°26'28" East along said north right-of-way line, 164.07 feet to the west right-of-way line of Springdale Road (CTH SR); thence North 00°51'23" West along said west right-of-way line, 350.00 feet; thence South 89°52'04" East along said west right-of-way line, 50.00 feet; thence North 00°51'23" West along said west right-of-way line, 465.33 feet to the place of beginning. Containing 601,059 square feet (13.7984 acres).

Legal Description of the Land to Remain as UC Zoning:

All that part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Northeast Quarter (NE 1/4); thence South 00°51'23" East along the east line of said Northeast Quarter (NE 1/4) and the centerline of Springdale Road (CTH SR), 216.52 feet; thence North 89°23'54" West, 832.16 feet; thence North 59°08'02" West, 310.42 feet; thence North 89°23'54" West, 291.80 feet to the place of beginning of the land hereinafter to be described; thence continuing North 89°23'54" West, 169.32 feet; thence South 01°04'42" East, 66.18 feet; thence South 60°50'48" East, 55.44 feet; thence North 69°58'34" East, 79.61 feet; thence North 42°41'16" East, 58.94 feet; thence North 13°13'11" East, 21.38 feet to the place of beginning. Containing 11,526 square feet (0.2646 acres).

Common Description: W220 N1051 Springdale Road

Tax Key Number: PWC 0961998

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

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

Dated this 18th day of December, 2018.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee

↑
N
1" = 300'

LC

Rm-3

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

A-2

LC

Rs-2

Rs-2

A-2

UC

I - 94

C.T.H. SR

M-2

M-2

M-2

M-1

SPRINGDALE
ROAD

JOHNSON ROAD

SARATOGA ROAD

CHEANEY ROAD



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

REPORT TO THE PLAN COMMISSION

Meeting of January 17, 2019

Date: January 11, 2019

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

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

Applicant: Briohn Building Corporation

Property Owner: Becker Springdale LLC

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

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

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

Project Description/Analysis:

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

Rezoning

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

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

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

17.1106 CITY COMMON COUNCIL ACTION

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

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

Site and Building Plans

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

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

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

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

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

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

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

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

Landscape Plan

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

Signage

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

(7) STANDARD NO. SD-7

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

Conditions

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

Recommendation:

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

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

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

DATE: January 17, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Briohn Builders for Property Located at W220 N1051 Springdale Road for the Purpose of Building an Office and Light Manufacturing Building (PWC 0961998)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

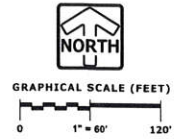
Description

Briohn Building Site & Building Plans

Briohn Building Turning Radius

THESE PLANS AND SPECIFICATIONS ARE COPYRIGHTED MATERIAL AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED BY: JACOB
DRAWN BY: JACOB



www.pinnacle-engr.com



PHASE I AREA CALCULATIONS

TOTAL LOT AREA (LESS CTH "SR" ROW) = 1,452,147 SF
PHASE 1 IMPERVIOUS = 125,840 SF (8.7%)
OPEN SPACE: TOTAL WETLAND = 840,265 SF
20% WETLAND TOWARD OPEN SPACE = 168,053 SF
UPLAND = TOTAL LOT AREA - PHASE 1 IMPERVIOUS - TOTAL WETLAND = 486,042 SF
TOTAL OPEN SPACE = UPLAND + 20% WETLAND = 654,095 SF (45.0%)



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | LANDSCAPE ARCHITECTURE

PLAN | DESIGN | DELIVER

WISCONSIN OFFICE:
15400 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 444-8800
WWW.PINNACLE-ENGR.COM

**CTH SR
PEWAUKEE, WI**

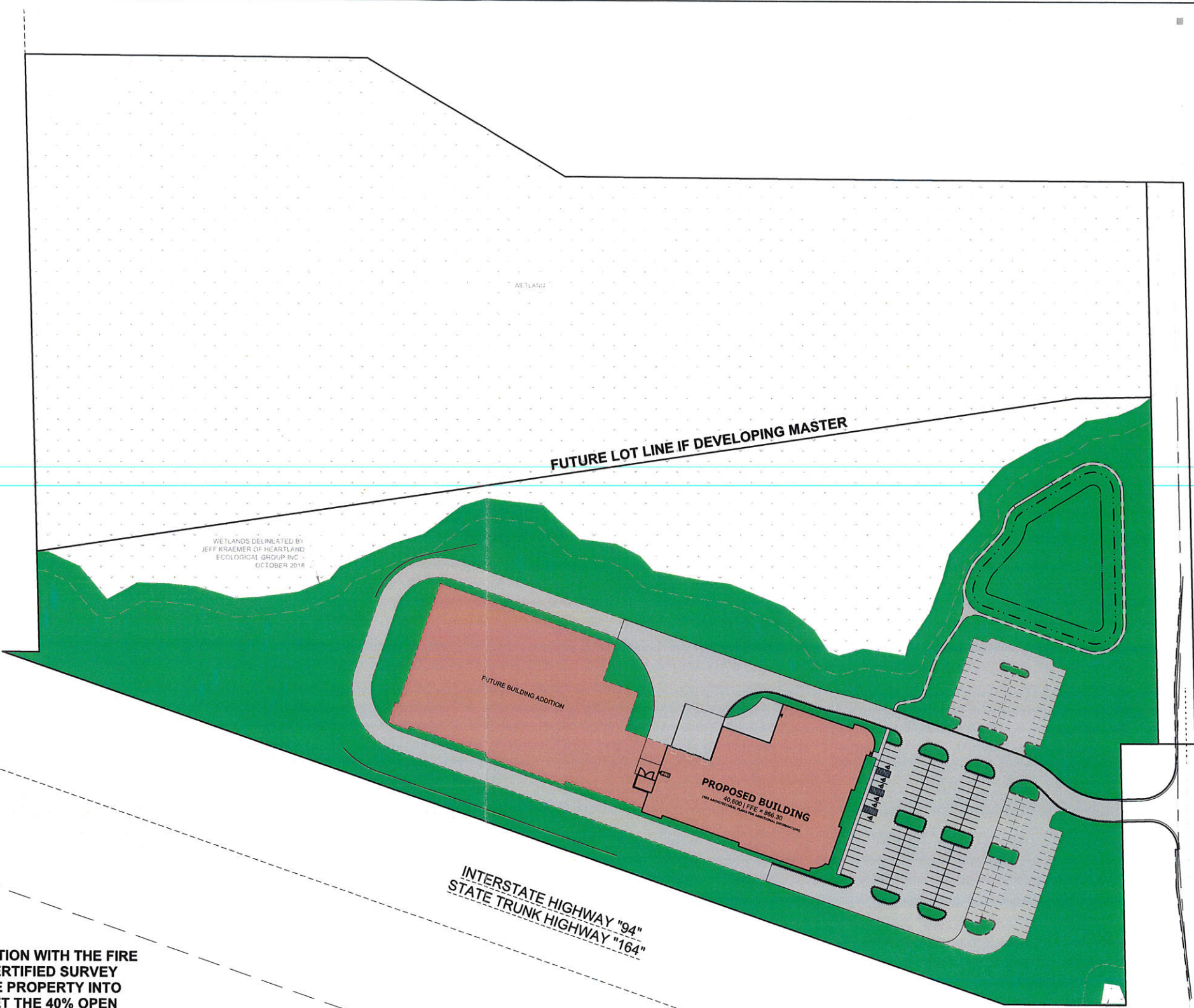
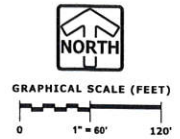
GREEN SPACE CALCULATIONS PHASE I

REVISIONS

PROJECT NO. 1493.00	DATE 1/27/19	SHEET C-1
SCALE 1" = 60'		C-2

THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY. THEY ARE NOT TO BE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

DESIGNED BY: [blank]
CHECKED BY: [blank]
DATE: [blank]



SPRINGDALE ROAD
COUNTY TRUNK HIGHWAY "SR"

DORAL
ROAD

NOTE: TO CONSTRUCT THE FUTURE BUILDING ADDITION WITH THE FIRE LOOP ROAD AND ADDITIONAL PARKING, A CERTIFIED SURVEY MAP (CSM) WILL BE REQUIRED TO DIVIDE THE PROPERTY INTO TWO LOTS. THIS NEEDS TO BE DONE TO MEET THE 40% OPEN SPACE REQUIREMENT FOR THE FULLY DEVELOPED LOT.

PHASE 2 AREA CALCULATIONS (SOUTH LOT OF CSM)

TOTAL LOT AREA (LESS CTH "SR" ROW) = 767,128 SF
PHASE 1 AND 2 IMPERVIOUS = 247,258 SF (32.2%)
OPEN SPACE: TOTAL WETLAND = 166,772 SF
20% WETLAND TOWARD OPEN SPACE = 33,354 SF
UPLAND = TOTAL LOT AREA - PHASE 1 AND 2 IMPERVIOUS - TOTAL WETLAND = 353,098 SF
TOTAL OPEN SPACE = UPLAND + 20% WETLAND = 386,452 SF (50.4%)



PINNACLE ENGINEERING GROUP
ENGINEERING & NATURAL RESOURCES

PLAN | DESIGN | DELIVER

WISCONSIN OFFICE
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 441-8800
WWW.PINNACLE-ENG.COM

**CTH SR
PEWAUKEE, WI**

GREEN SPACE CALCULATIONS PHASE II

REVISIONS	

FIG. NO. 1493.00	TECH.
START DATE 1/27/19	SCALE 1" = 60'
SHEET C-2	
C-2	

GREEN SPACE CALCULATIONS PHASE II

www.pinnacle-engr.com

LEGEND OF SYMBOLS & ABBREVIATIONS

① SANITARY MANHOLE	① FIBER OPTIC MARKER	① SIGN
② STORM MANHOLE	② FIBER OPTIC MANHOLE/VAULT	② MAIL BOX
③ CLEANOUT	③ TELEPHONE MANHOLE/VAULT	③ FLAG POLE
④ CATCH BASIN	④ TELEPHONE MANHOLE/VAULT	④ BASKETBALL HOOP
⑤ LATERAL	⑤ TELEPHONE MANHOLE/VAULT	⑤ BOLLARD
⑥ UNKNOWN MANHOLE	⑥ TRANSFORMER	⑥ CROSS CUT
⑦ WELL	⑦ ELECTRIC METER/PEDESTAL	⑦ IRON PIPE
⑧ HYDRANT	⑧ CABLE TV RISER/BOX	⑧ IRON REBAR/ROD
⑨ WATER VALVE	⑨ CABLE TV MANHOLE/VAULT	⑨ MAG NAIL
⑩ DOWN SPOUT	⑩ GAS VALVE	⑩ SECTION MONUMENT
⑪ SPRINKLER VALVE	⑪ GAS METER	⑪ BENCH MARK
⑫ WATER SHUT OFF	⑫ GAS MARKER	⑫ CONIFER TREE
⑬ STANDPIPE	⑬ AIR CONDITIONING UNIT	⑬ DECIDUOUS TREE
⑭ FLOOD LIGHT	⑭ VENT	⑭ BUSH
⑮ LIGHT POLE	⑮ DIRECTIONAL ARROW	⑮ WETLAND SYMBOL
⑯ TRAFFIC SIGNAL	⑯ DUMPSTER	⑯ CENTERLINE
⑰ UTILITY POLE	⑰ HANDICAP STALL	⑰ CONC
⑱ GUY WIRE	⑱ SPOT ELEVATION	⑱ EL
		⑱ EXT
		⑱ EXISTING
		⑱ INV
		⑱ MON
		⑱ P.O.B
		⑱ P.O.C
		⑱ R.O.W
		⑱ SEC
		⑱ SQ. FT
		⑱ WITH
		⑱ (R)
		⑱ (D)
		⑱ DECEASED AS

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY - WISCONSIN TITLE SERVICE COMPANY COMMITMENT NUMBER 1811A0083 WITH AN EFFECTIVE DATE OF OCTOBER 10, 2018.

That part of the Northeast One-quarter (1/4) of Section Twenty-five (25), in Township Seven (7) North, Range Nineteen (19) East, in the City of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows: Commencing at a point 216.52 feet due South of the North end of the East boundary of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East; thence North 88°33'58" West, parallel with the North line of the said quarter-section, 832.16 feet to a 3/4" pipe; thence North 88°33'58" West 310.42 feet to a 3/4" pipe; thence North 88°33'58" West, on a line 60.00 feet normally distant from the North line of the quarter-section 458.34 feet to a 3/4" pipe; thence due South 601.85 feet to a 3/4" pipe; thence North 88°33'58" West 53.34 feet; thence South 69°47' East 1421.27 feet; thence South 88°40'42" East 100.03 feet; thence due North, on the East line of the said quarter-section, 753.48 feet to the place of commencement, including that which is East of a line 24.75 feet normally Westerly from and parallel to that last described course and its extensions, now used for highway purposes.

Tax Key No.: PWC 0961-998
Address: W220N1051 Springdale Road, Pewaukee, WI 53072

GENERAL NOTES

- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 551330216G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Benchmark: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 25, Town 7 North, Range 19 East. Elevation = 842.83.
- Contours are shown at a 1' interval based on Waukesha County GIS Mapping.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #201840812 with a clear date of OCTOBER 20, 2018. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

SPRINGDALE ROAD
COUNTY TRUNK HIGHWAY "SR"
(VARIABLE PUBLIC R.O.W.)

DORAL ROAD



CALL DIGGERS HOTLINE
1-800-242-0551
TOLL FREE

WE STRIVE TO BE THE MOST ACCURATE AND RELIABLE SOURCE FOR UTILITY INFORMATION.
M.I.V. AREA (255-118)

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Digger's Hotline, Inc. Etc.



GRAPHICAL SCALE (FEET)
0 60 120
1" = 60'

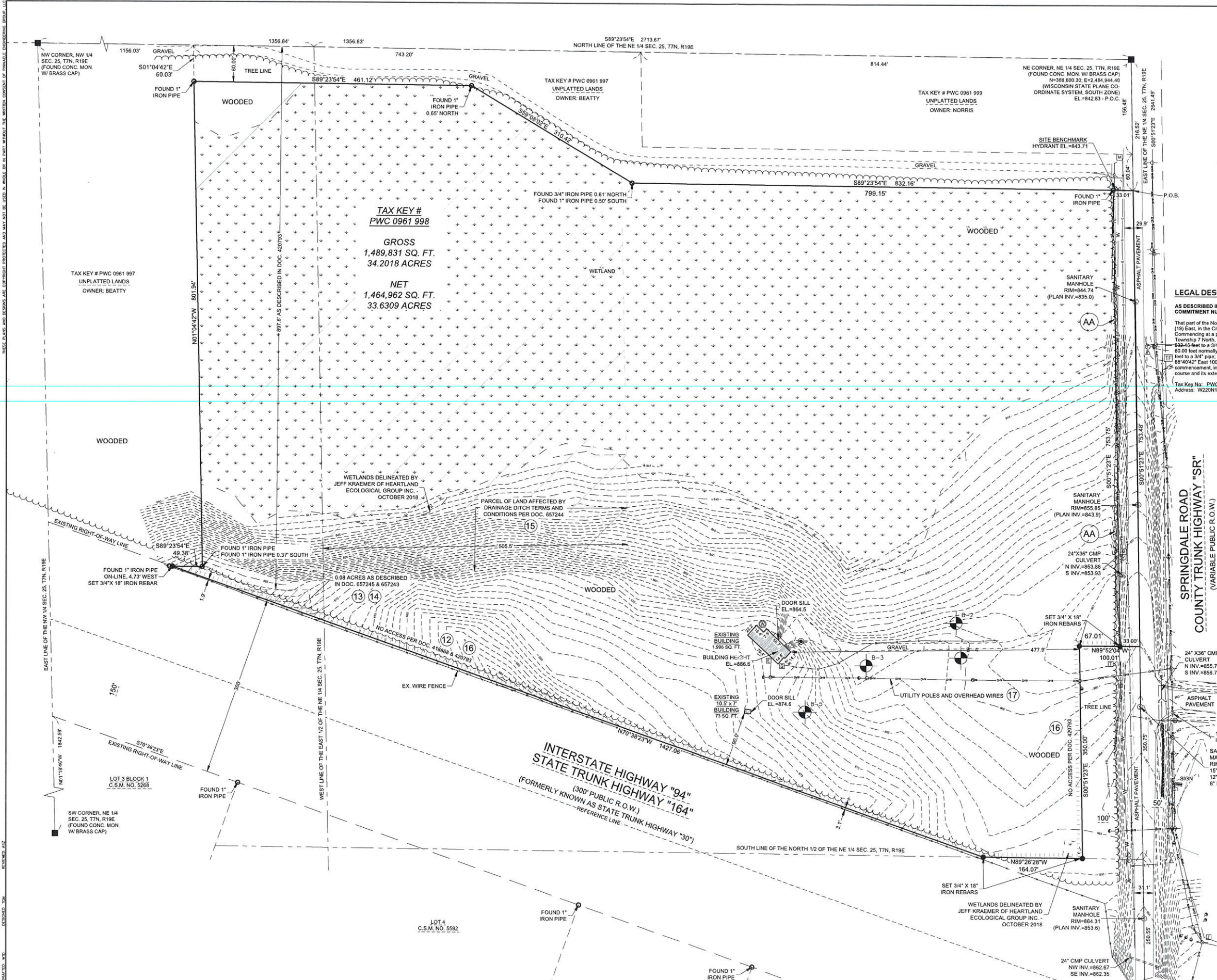
BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83). THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 19 EAST HAS A BEARING OF S00°51'22"E.

REVISIONS

NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	1/7/19

PIN	1493.00
TCH	12/17/18
DATE	12/17/18
SCALE	1" = 60'

SHEET
C-1
C-10



PLAN | DESIGN | DELIVER

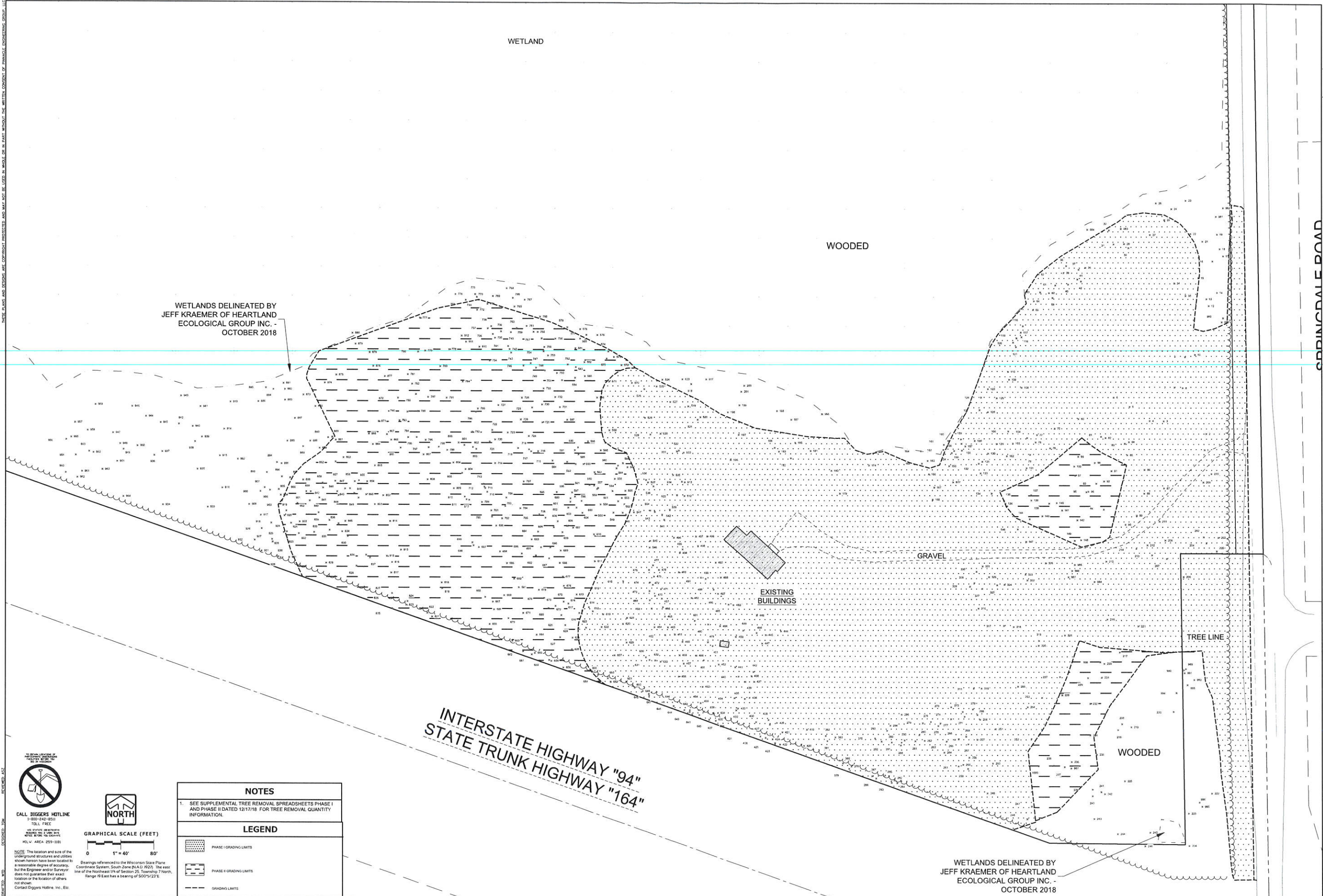
CTH SR
PEWAUKEE, WI

EXISTING CONDITIONS

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL | DESIGN

WISCONSIN OFFICE:
1550 W. BLUEMOUND ROAD
KOSKOWICE, WI 53052
(262) 555-1100

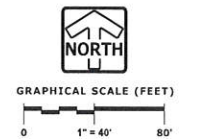
THESE PLANS AND SPECIFICATIONS ARE COPYRIGHTED MATERIALS AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, INC.



NO OTHER LOCATION OF
PINNACLE ENGINEERING GROUP, INC.
IS IN VIOLATION

CALL DIGGERS HOTLINE
1-800-842-8511
TOLL FREE

NO EXISTING DEPENDENT
STRUCTURES OR UTILITIES
ARE SHOWN. NO EXISTING
MIL V. AREA (259-1181)



NOTES	
1. SEE SUPPLEMENTAL TREE REMOVAL SPREADSHEETS PHASE I AND PHASE II DATED 12/17/18 FOR TREE REMOVAL QUANTITY INFORMATION.	
LEGEND	
	PHASE I GRADING LIMITS
	PHASE II GRADING LIMITS
	GRADING LIMITS

NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.

Contact Diggers Hotline, Inc., Etc.

Beatings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1927). The east line of the Northeast 1/4 of Section 25, Township 7 North, Range 18 East has a bearing of S00°15'23"E.

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL | DESIGN | DELIVER

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 781-8844
WWW.PINNACLE-ENG.COM

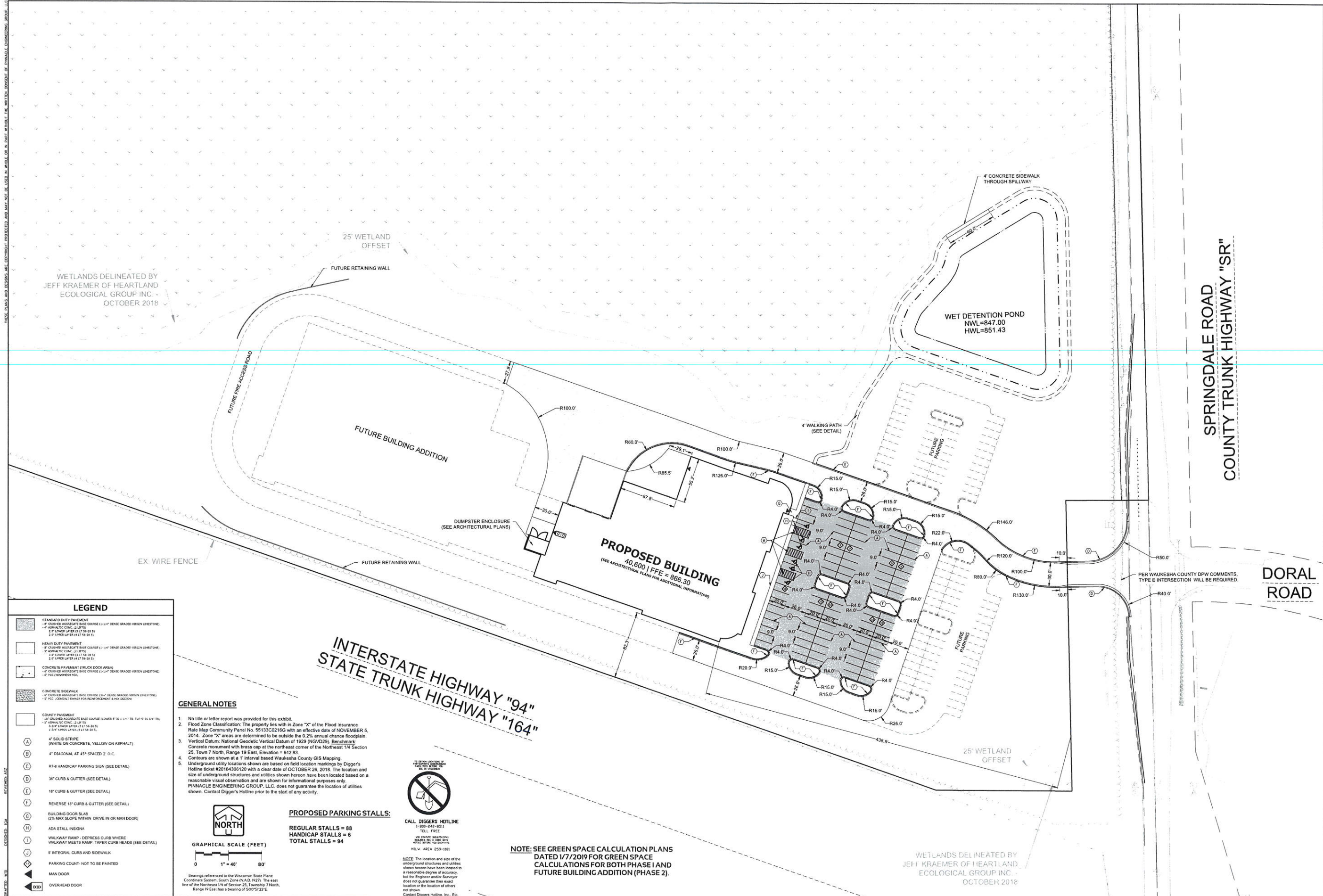
CTH SR
PEWAUKEE, WI

WOOD GROWTH PLAN

REVISIONS	
1. PER CITY COMMENTS	1/17/19

REG. NO. 1493.00
TCH
PG. 04
START DATE 12/17/18
SCALE 1" = 40'
SHEET
C-2
C-10

WOOD GROWTH PLAN

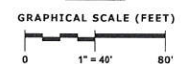


LEGEND

- STANDARD DUTY PAVEMENT
 - 1" CRUSHED AGGREGATE BASE COURSE (1.5" DENSE GRADED VIRGIN LIMESTONE)
 - 4" ASPHALTIC CONC. (2.5" LTP)
 - 2" LOWER LAYER (1.5" 50-20 S)
 - 2" UPPER LAYER (1.5" 50-20 S)
- HEAVY DUTY PAVEMENT
 - 1" CRUSHED AGGREGATE BASE COURSE (1.5" DENSE GRADED VIRGIN LIMESTONE)
 - 5" ASPHALTIC CONC. (2.5" LTP)
 - 2" LOWER LAYER (1.5" 50-20 S)
 - 2" UPPER LAYER (1.5" 50-20 S)
- CONCRETE PAVEMENT (TRUCK DOCK AREA)
 - 4" CRUSHED AGGREGATE BASE COURSE (1.5" DENSE GRADED VIRGIN LIMESTONE)
 - 4" FFC (NOVEMBER 1990)
- CONCRETE SIDEWALK
 - 4" CRUSHED AGGREGATE BASE COURSE (1.5" DENSE GRADED VIRGIN LIMESTONE)
 - 5" FFC (CONSISTENT ENHANCE FOR REINFORCEMENT & MAX. 2000 PSI)
- COUNTY PAVEMENT
 - 1" CRUSHED AGGREGATE BASE COURSE (1.5" DENSE GRADED VIRGIN LIMESTONE)
 - 4" ASPHALTIC CONC. (2.5" LTP)
 - 2" LOWER LAYER (1.5" 50-20 S)
 - 2" UPPER LAYER (1.5" 50-20 S)
- 4" SOLID STRIPE (WHITE ON CONCRETE, YELLOW ON ASPHALT)
- 4" DIAGONAL AT 45° SPACED 2' O.C.
- R17-8 HANDICAP PARKING SIGN (SEE DETAIL)
- 36" CURB & GUTTER (SEE DETAIL)
- 18" CURB & GUTTER (SEE DETAIL)
- REVERSE 18" CURB & GUTTER (SEE DETAIL)
- BUILDING DOOR SLAB (2% MAX. SLOPE WITHIN DRIVE IN OR MAN DOOR)
- ADA STALL SIGNAGE
- WALKWAY RAMP - DEPRESS CURB WHERE WALKWAY MEETS RAMP - TAPER CURB HEADS (SEE DETAIL)
- 5" INTEGRAL CURB AND SIDEWALK
- PARKING COUNT - NOT TO BE PAINTED
- MAN DOOR
- OVERHEAD DOOR

GENERAL NOTES

- No title or letter report was provided for this exhibit.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0216G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Benchmark: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 842.93.
- Contours are shown at a 1' interval based on Waukesha County GIS Mapping.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20184306120 with a clear date of OCTOBER 26, 2018. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.



Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 83). The east line of the Northeast 1/4 of Section 25, Township 7 North, Range 19 East has a bearing of 500°51'23"E.

PROPOSED PARKING STALLS:

REGULAR STALLS = 88
HANDICAP STALLS = 6
TOTAL STALLS = 94



CALL DIGGERS HOTLINE
1-800-842-8511
TOLL FREE
USE EXISTING MARKINGS
BEFORE ANY EXCAVATION
HILL V. AREA 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Digger's Hotline, Inc., Etc.

NOTE: SEE GREEN SPACE CALCULATION PLANS DATED 1/7/2019 FOR GREEN SPACE CALCULATIONS FOR BOTH PHASE 1 AND FUTURE BUILDING ADDITION (PHASE 2).

WETLANDS DELINEATED BY
JEFF KRAEMER OF HEARTLAND
ECOLOGICAL GROUP INC.
OCTOBER 2018

PLAN | DESIGN | DELIVER

CTH SR
PEWAUKEE, WI

SITE DIMENSIONAL AND PAVING PLAN

REVISIONS

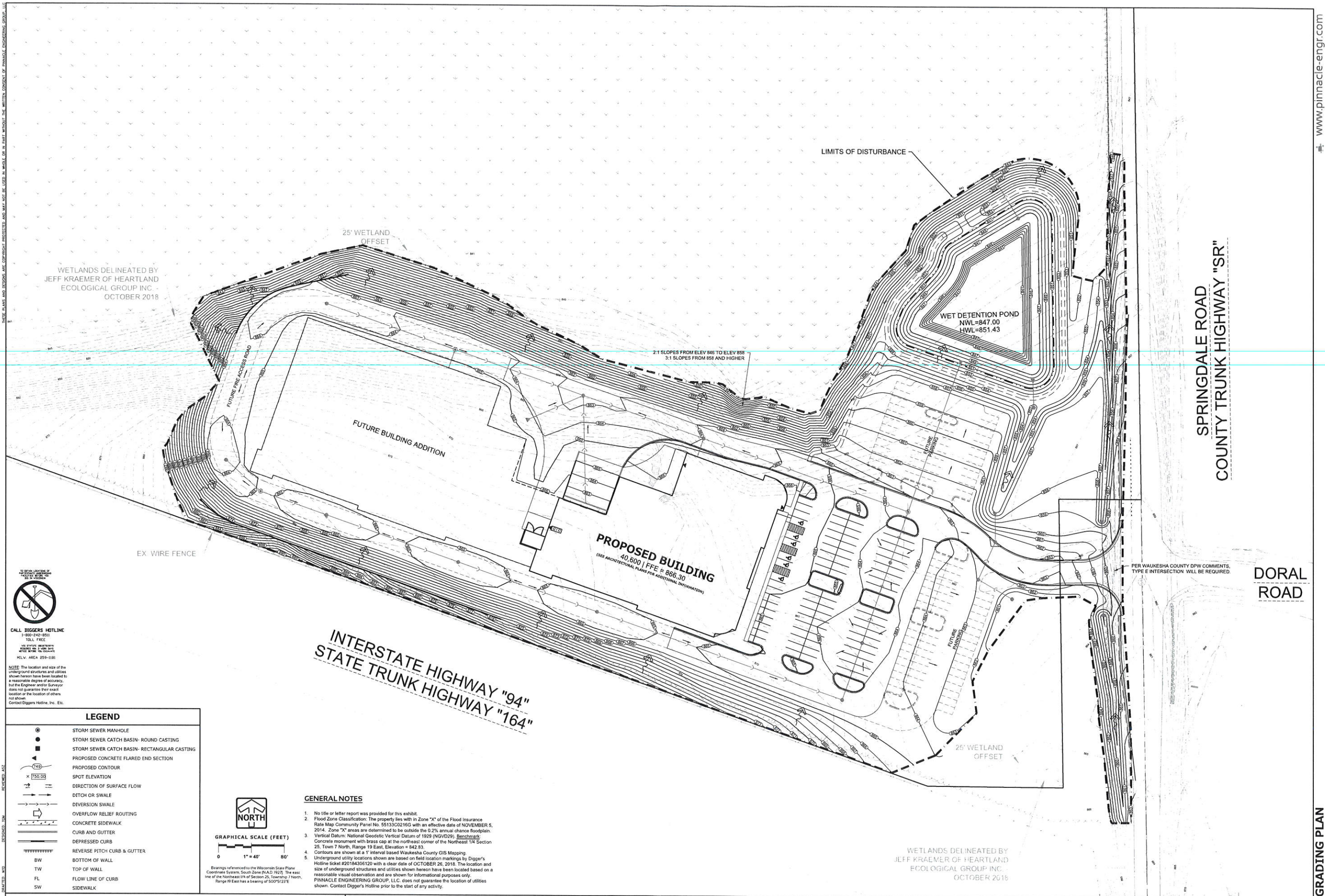
NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	1/7/19

PROJECT NO.: 1493.00
TOWN: CTH
START DATE: 12/17/18
SCALE: 1" = 40'

SHEET
C-3
C-10

SITE DIMENSIONAL AND PAVING PLAN

www.pinnacle-engr.com



CALL DIGGERS HOTLINE
1-800-242-8531
TOLL FREE
WE SERVICE WISCONSIN
RESIDENTIAL & COMMERCIAL
SERVICE 24/7
MILWAUKEE AREA 259-1181

NOTE: The location and size of the
underground structures and utilities
shown herein have been located to
a reasonable degree of accuracy,
but the Engineer and/or Surveyor
does not guarantee their exact
location or the location of others
not shown.
Contact Digger's Hotline, Inc. ESI.

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- x 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- ===== REVERSE PITCH CURB & GUTTER
- BW BOTTOM OF WALL
- TW TOP OF WALL
- FL FLOW LINE OF CURB
- SW SIDEWALK



GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

GENERAL NOTES

- No title or letter report was provided for this exhibit.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0216G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Benchmarks: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 842.83.
- Contours are shown at a 1' interval based on Waukesha County GIS Mapping.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20184306120 with a clear date of OCTOBER 26, 2018. The location and size of underground structures and utilities shown herein have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL | LANDSCAPE ARCHITECTURE

WISCONSIN OFFICE:
15450 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 784-1100
www.pinnacle-engr.com

Page 7 of 30

CTH SR
PEWAUKEE, WI

MASTER GRADING PLAN

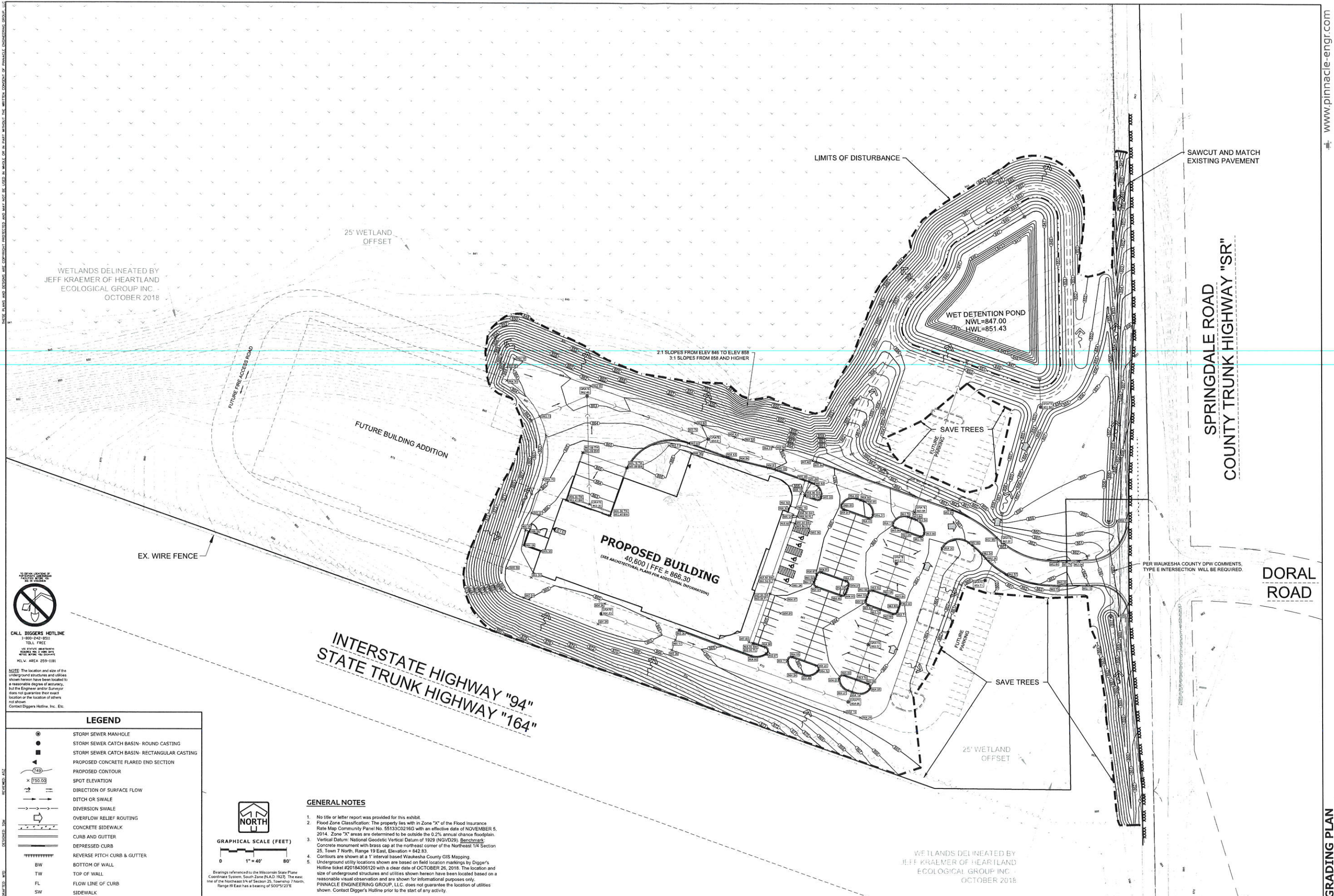
REVISIONS

NO.	PER CITY COMMENTS	DATE
1	PER CITY COMMENTS	3/7/19

PGC JOB NO. 1493.00
PGC PM. TGH
START DATE 12/17/18
SCALE 1" = 40'
SHEET
C-4
C-10

MASTER GRADING PLAN

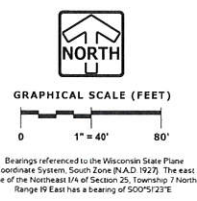
www.pinnacle-engr.com



NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc. Etc.

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN- ROUND CASTING
- STORM SEWER CATCH BASIN- RECTANGULAR CASTING
- PROPOSED CONCRETE FLARED END SECTION
- PROPOSED CONTOUR
- × 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- DIVERSION SWALE
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- DEPRESSED CURB
- REVERSE PITCH CURB & GUTTER
- BOTTOM OF WALL
- TOP OF WALL
- FL FLOW LINE OF CURB
- SW SIDEWALK



GENERAL NOTES

- No title or letter report was provided for this exhibit.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0216G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29) Benchmark: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 842.83.
- Contours are shown at a 1' interval based Waukesha County GIS Mapping.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20184306120 with a clear date of OCTOBER 26, 2018. The location and size of underground structures and utilities shown herein have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

PLAN | DESIGN | DELIVER

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL | ENVIRONMENTAL

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 784-1544
www.pinnacle-engr.com

**CTH SR
PEWAUKEE, WI**

PHASE I GRADING PLAN

REVISIONS	
1.	PER CITY COMMENTS 1/7/19

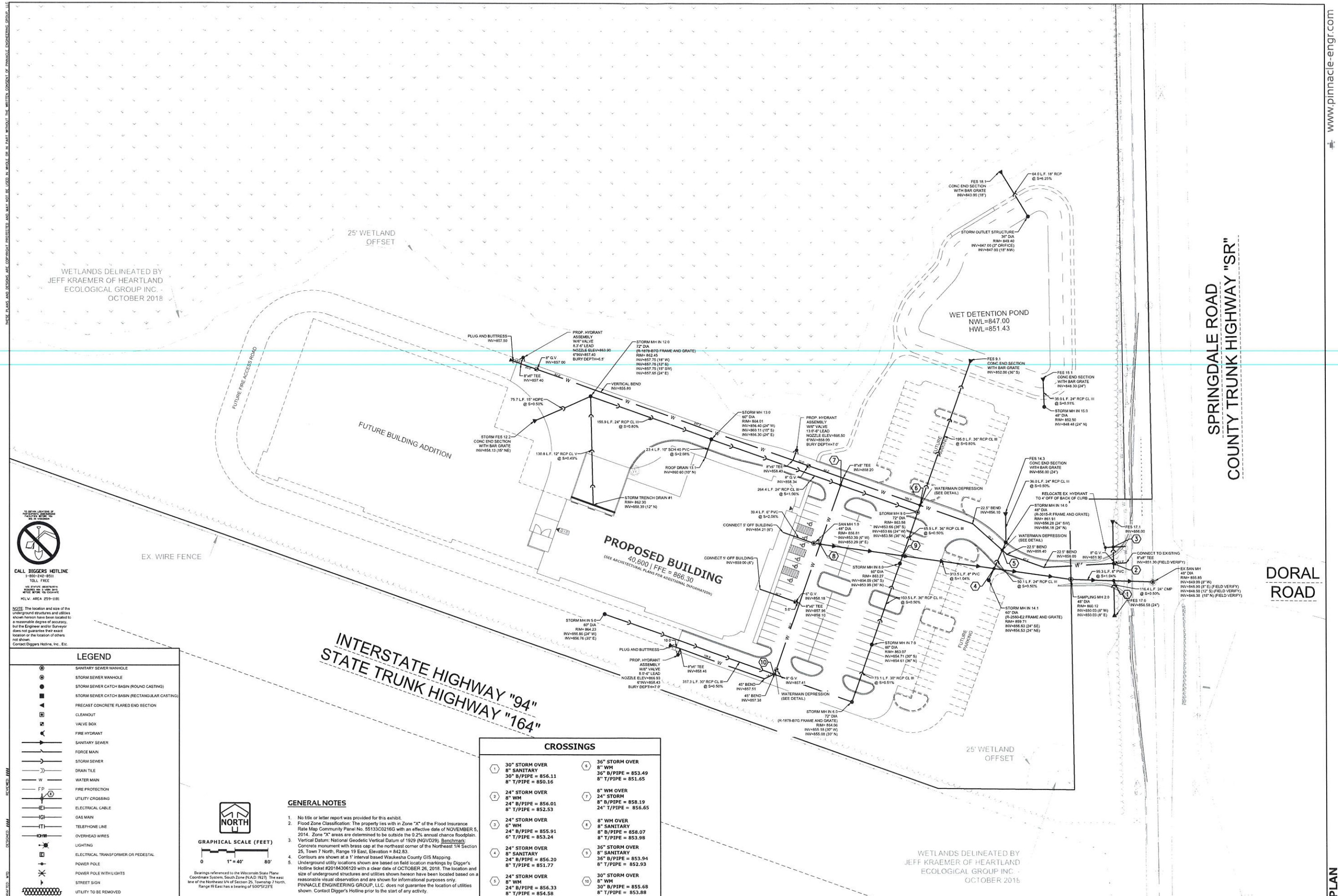
PROJECT NO.: 1493.00
SHEET
C-5
C-10

SCALE: 1" = 40'

DATE: 12/12/18

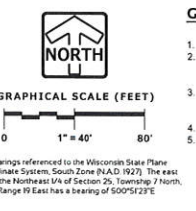
PHASE I GRADING PLAN

www.pinnacle-engr.com



NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Digger's Hotline, Inc. Etc.

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST CONCRETE FLARED END SECTION
	CLEANOUT
	VALVE BOX
	FIRE HYDRANT
	SANITARY SEWER
	FORCE MAIN
	STORM SEWER
	DRAIN TILE
	WATER MAIN
	FIRE PROTECTION
	UTILITY CROSSING
	ELECTRICAL CABLE
	GAS MAIN
	TELEPHONE LINE
	OVERHEAD WIRES
	LIGHTING
	ELECTRICAL TRANSFORMER OR PEDESTAL
	POWER POLE
	POWER POLE WITH LIGHTS
	STREET SIGN
	UTILITY TO BE REMOVED



GENERAL NOTES

- No title or letter report was provided for this exhibit.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 8513020216G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29) Benchmark: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 842.83.
- Contours are shown at a 1' interval based on Waukesha County GIS Mapping.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20184306120 with a clear date of OCTOBER 26, 2018. The location and size of underground structures and utilities shown herein have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

CROSSINGS	
1 30" STORM OVER 8" SANITARY 30" B/PIPE = 856.11 8" T/PIPE = 850.16	6 36" STORM OVER 8" WM 36" B/PIPE = 853.49 8" T/PIPE = 851.65
2 24" STORM OVER 8" WM 24" B/PIPE = 856.01 8" T/PIPE = 852.53	7 24" STORM OVER 8" SANITARY 24" B/PIPE = 858.19 8" T/PIPE = 856.65
3 24" STORM OVER 6" WM 24" B/PIPE = 855.91 6" T/PIPE = 853.24	8 8" WM OVER 8" SANITARY 8" B/PIPE = 858.07 8" T/PIPE = 853.98
4 24" STORM OVER 8" SANITARY 24" B/PIPE = 856.20 8" T/PIPE = 851.77	9 36" STORM OVER 8" SANITARY 36" B/PIPE = 853.94 8" T/PIPE = 852.93
5 24" STORM OVER 8" WM 24" B/PIPE = 856.33 8" T/PIPE = 854.58	10 30" STORM OVER 8" WM 30" B/PIPE = 855.68 8" T/PIPE = 853.88

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL | DESIGN | CONSTRUCTION

PLAN | DESIGN | DELIVER

WISCONSIN OFFICE:
15450 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 781-1545
www.pinnacle-engr.com

CTH SR PEWAUKEE, WI

UTILITY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	PER CITY COMMENTS	1/7/19

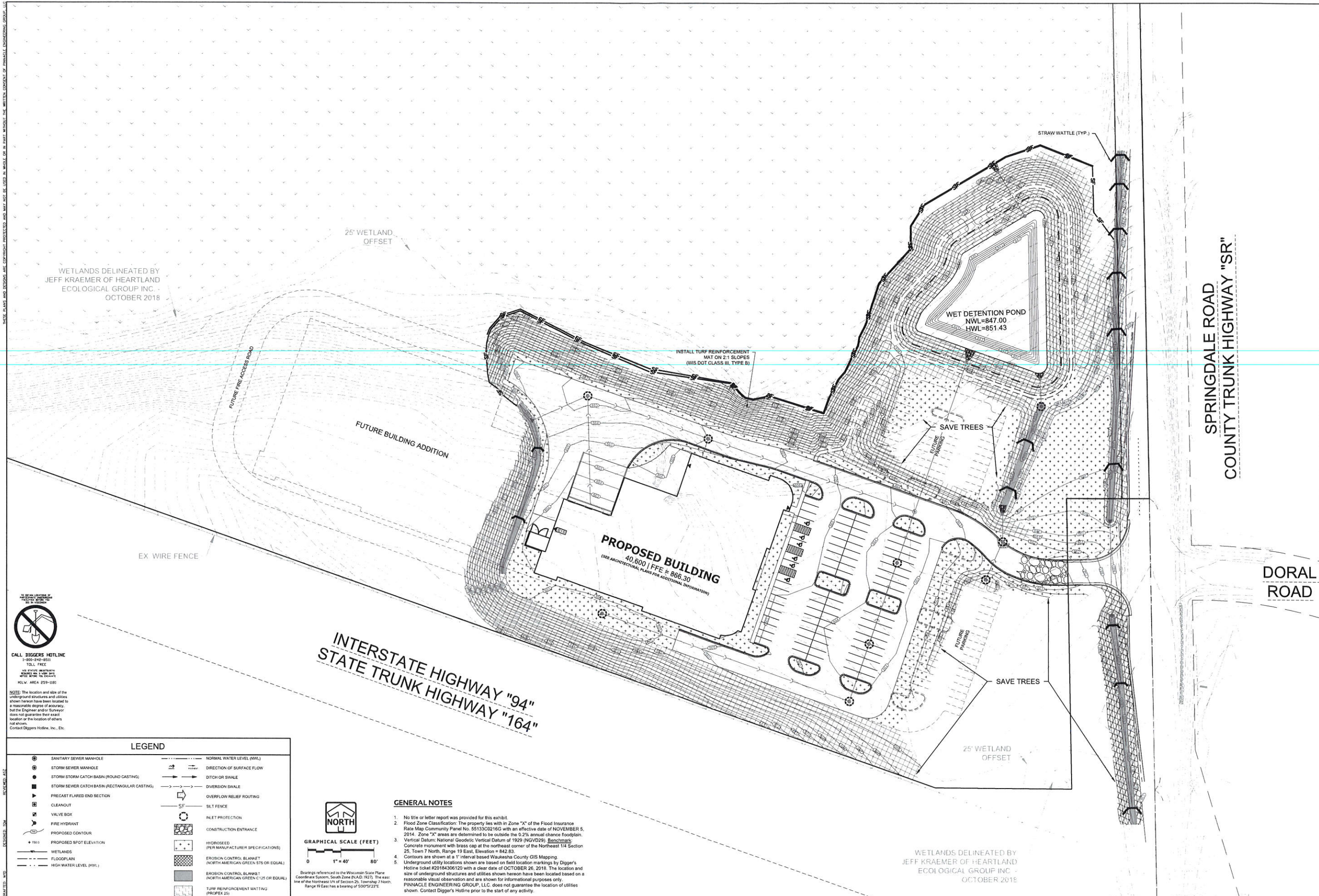
PROJECT NO.: 1493.00
SHEET NO.: C-6
START DATE: 12/17/18
SCALE: 1" = 40'

SHEET C-6
C-10

Z:\PROJECTS\2018\1493.00-WI\CAD\1493.00 UTILITY PLAN PLAN.DWG Page 9 of 30

www.pinnacle-engr.com

UTILITY PLAN

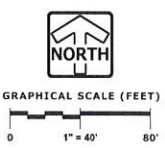


CALL DIGGERS HOTLINE
1-800-242-8531
TOLL FREE
WE STUNT BASTARDS
WHEN WE DIG
WHILE WE'RE ON THE JOB
HOLW AREA: 259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., etc.

LEGEND

	SANITARY SEWER MANHOLE		NORMAL WATER LEVEL (NWL)
	STORM SEWER MANHOLE		DIRECTION OF SURFACE FLOW
	STORM STORM CATCH BASIN (ROUND CASTING)		DITCH OR SWALE
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		DIVERSION SWALE
	PRECAST FLARED END SECTION		OVERFLOW RELIEF ROUTING
	CLEANOUT		SILT FENCE
	VALVE BOX		INLET PROTECTION
	FIRE HYDRANT		CONSTRUCTION ENTRANCE
	PROPOSED CONTOUR		HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
	PROPOSED SPOT ELEVATION		EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
	WETLANDS		EROSION CONTROL BLANKET (NORTH AMERICAN GREEN C125 OR EQUAL)
	FLOODPLAIN		TURF REINFORCEMENT MATTING (PROFLEX 25)
	HIGH WATER LEVEL (HWL)		



GENERAL NOTES

- No title or letter report was provided for this exhibit.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 551330216G with an effective date of NOVEMBER 5, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Benchmarks: Concrete monument with brass cap at the northeast corner of the Northeast 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 842.83.
- Contours are shown at a 1' interval based on Waukesha County GIS Mapping.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20184306120 with a clear date of OCTOBER 26, 2018. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | LANDSCAPE ARCHITECTURE

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 781-1000

CTH SR
PEWAUKEE, WI

EROSION CONTROL PLAN

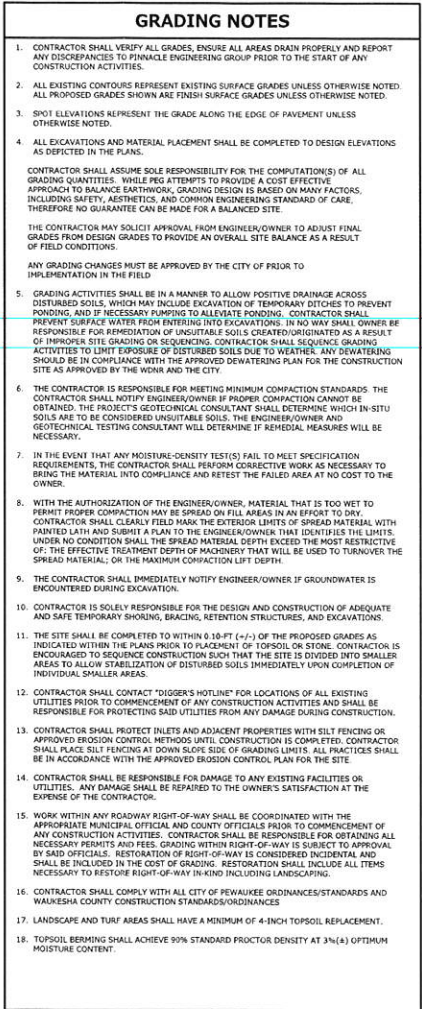
REVISIONS	
1.	PER CITY COMMENTS 1/7/18

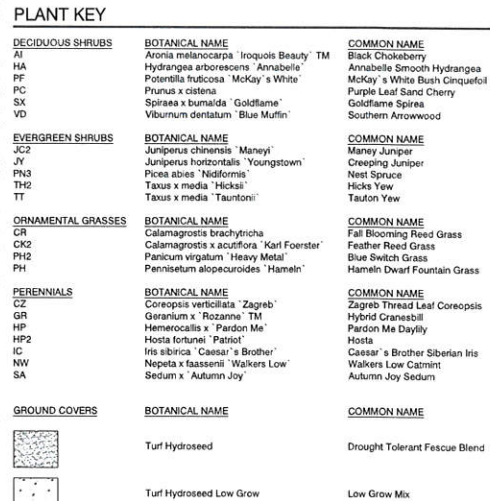
PROJECT NO. 1483.00	DATE 1/7/18
DESIGNER JTB	START DATE 12/17/17
SCALE 1" = 40'	

SHEET
C-7
C-10

EROSION CONTROL PLAN

www.pinnacle-engr.com

[illegible]



INTERSTATE HIGHWAY "94"
STATE TRUNK HIGHWAY "164"

PROPOSED BUILDING
40,666 | FFE = 866.30
(SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)

FUTURE
PARKING

FUTURE
PARKING



GRAPHICAL SCALE (FEET)



A horizontal scale bar with vertical tick marks at 0, 1" = 20', and 40'.

REVISIONS

1 PER CITY COMMENTS

3.00	TGM	/18	20"	SHEET
------	-----	-----	-----	-------

149
2/17
1" =

DATE 1 L-2

JOB NO. _____
DATE _____

PEG	PEG	STAR	SCAL	L-3
-----	-----	------	------	-----

SHEET

1.2

L-2

of

L-3

100

PLAN | DESIGN | DELIVER

PLANT DESIGN + DELIVER
www.p-d-e-engineering.com

WISCONSIN OFFICE:

15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005

Page 15 of 30

age 15 or 30

**CTH SR
PEWAUKEE, WI**

ENLARGED PLANTING PLAN

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | DESIGN

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-1888

Page 15 of 30

Z:\PROJECTS\2018\1493.00-W\CAD\SHEETS\1493.00 PHASE I LANDSCAPE PLAN.DWG

PLANT SCHEDULE

DECIDUOUS TREES		COMMON NAME	SIZE	QTY	
Acer freemanii	'Autumn Blaze'	Autumn Blaze Maple	2.5" Cal	8	
Betula nigra	'Heritage'	Heritage River Birch	2.5" Cal	10	
Ginkgo biloba	'Autumn Gold' TM	Maidenhair Tree	2" Cal	6	
Gleditsia triacanthos	'Imperial'	Imperial Honeylocust	2" Cal	8	
Gleditsia triacanthos inermis	'Skycole' TM	Skyline Thornless Honey Locust	2" Cal	3	
Gymnocladia dioica	'Espresso'	Kentucky Coffee-tree	2" Cal	4	
Quercus bicolor		Swamp White Oak	2" Cal	3	
Tilia americana	'Redmond'	Redmond American Linden	2" Cal	7	
Ulmus americana	'New Horizon'	New Horizon American Elm	2" Cal	5	
Ulmus x	'Morton Glossy' TM	Elm	2.5" Cal	7	
EVERGREEN TREES		COMMON NAME	SIZE	QTY	
Abies concolor		White Fir	7" Tall	3	
Juniperus virginiana		Eastern Red Cedar	7" Tall	20	
Picea glauca		White Spruce	6" Tall	6	
Pinus strobus		White Pine	7" Tall	15	
ORNAMENTAL TREES		COMMON NAME	SIZE	QTY	
Amelanchier x grandiflora	'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	2" Cal	14	
Crataegus viridis	'Winter King'	'Winter King' Hawthorn	2.5" Cal	13	
Malus x	'Harvest Gold'	Crab Apple	2" Cal	12	
Malus x	'Profusion'	Profusion Crab Apple	2.5" Cal	5	
DECIDUOUS SHRUBS		COMMON NAME	SIZE	QTY	
Aronia melanocarpa	'Fragrant Beauty' TM	Black Chokeberry	24" Tall	9	
Hydrangea arborescens	'Annabelle'	Annabelle Smooth Hydrangea	24" Tall	9	
Potentilla fruticosa	'McKay's White'	McKay's White Bush Cinquefoil	24" Tall	17	
Prunus x cistena		Purple Leaf Sand Cherry	24" Tall	5	
Spiraea x bumalda	'Goldflame'	Goldflame Spirea	24" Tall	50	
Viburnum dentatum	'Blue Muffin'	Southern Arrowwood	36" Tall	12	
EVERGREEN SHRUBS		COMMON NAME	SIZE	QTY	
Juniperus chinensis	'Maney'	Maney Juniper	18" TW	8	
Juniperus chinensis	'Moundbatten'	Chinese Juniper	5" HL	10	
Juniperus horizontalis	'Youngstown'	Creeping Juniper	12" TW	77	
Picea abies	'Nidiformis'	Nest Spruce	18" Tall	8	
Taxus x media	'Hicksii'	Hicks Yew	5" HL	1	
Taxus x media	'Tauntonii'	Taunton Yew	18" TW	16	
ORNAMENTAL GRASSES		COMMON NAME	SIZE	QTY	
Calamagrostis brachytricha		Fall Blooming Reed Grass	1 gal	28	
Calamagrostis x acutiflora	'Karl Foerster'	Feather Reed Grass	1 gal	65	
Panicum virgatum	'Heavy Metal'	Blue Switch Grass	1 gal	56	
Pennisetum alopecuroides	'Hameln'	Hameln Dwarf Fountain Grass	1 gal	32	
PERENNIALS		COMMON NAME	SIZE	SPACING	QTY
Coreopsis verticillata	'Zagreb'	Zagreb Thread Leaf Coreopsis	4.5" Cont.	24" o.c.	4
Geranium x	'Rozanne' TM	Hybrid Cranesbill	4.5" Cont.	24" o.c.	4
Hemerocallis x	'Pardon Me'	Pardon Me Daylily	4.5" Cont.	18" o.c.	88
Hosta fortunei	'Patriot'	Hosta	1 gal	30" o.c.	3
Iris sibirica	'Caesar's Brother'	Caesar's Brother Siberian Iris	1 gal	30" o.c.	16
Napaea x bassensis	'Walkers Low'	Walkers Low Galt	4.5" Cont.	24" o.c.	13
Sedum x	'Autumn Joy'	Autumn Joy Sedum	1 gal	30" o.c.	24

GROUND COVERS

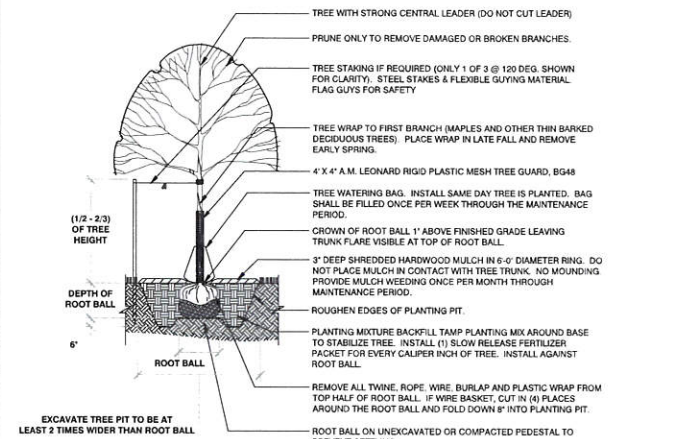
BOTANICAL NAME	COMMON NAME	QTY
Turf Hydroseed	Drought Tolerant Fescue Blend	3,019 sf
Turf Hydroseed Low Grow	Low Grow Mix	54,574 sf

GENERAL PLANTING NOTES

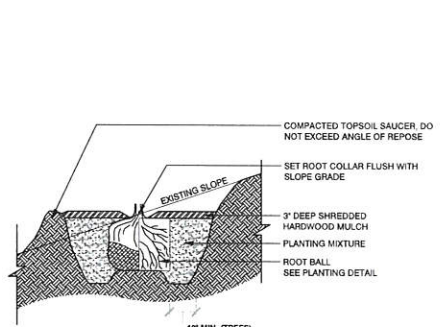
- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{1}{2}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL TREES OUTSIDE THE LINE OF DISTURBANCE SHALL BE PRESERVED AND PROTECTED. REFER TO TREE PROTECTION DETAILS. IF THERE ARE TREES WHOSE DRIP LINE WILL BE IMPACTED BY CONSTRUCTION RELATED ACTIVITIES OR THAT ARE IN ANY OTHER WAY IN QUESTION, NOTIFY LANDSCAPE ARCHITECT TO DETERMINE PROPER COURSE OF ACTION AND RECEIVE APPROVAL PRIOR TO PROCEEDING WITH WORK.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF TWO (2) YEARS FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE WRITTEN INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

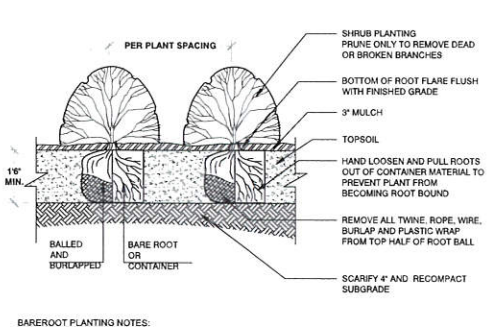
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT. AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER. THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



1 TREE PLANTING

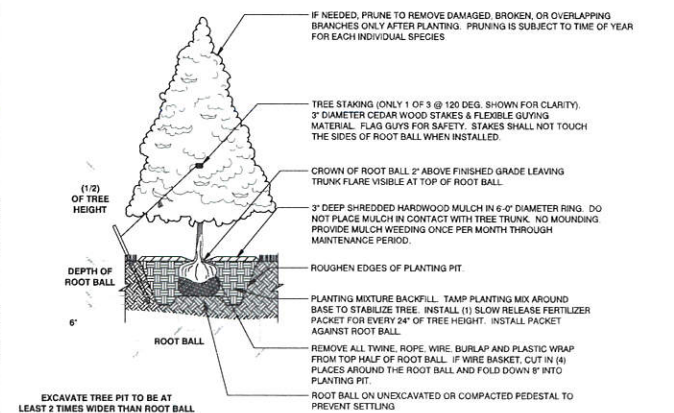


2 TREE PLANTING ON SLOPE

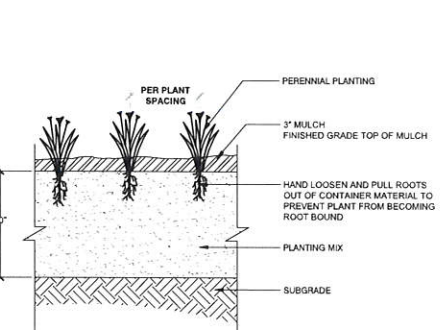


- BAREROOT PLANTING NOTES:
- SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
 - SCARIFY SIDES AND BOTTOMS OF HOLE.
 - PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
 - TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
 - WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
 - BACKFILL VOIDS AND WATER SECOND TIME.
 - PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

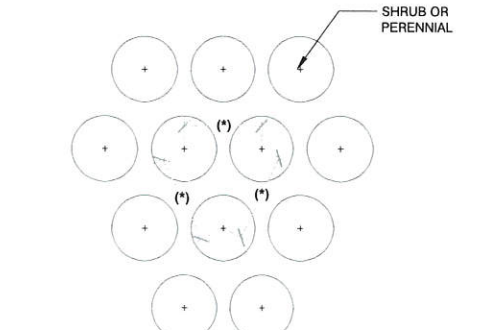
3 SHRUB PLANTING



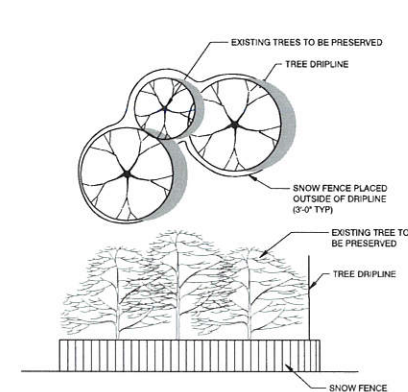
4 EVERGREEN TREE PLANTING



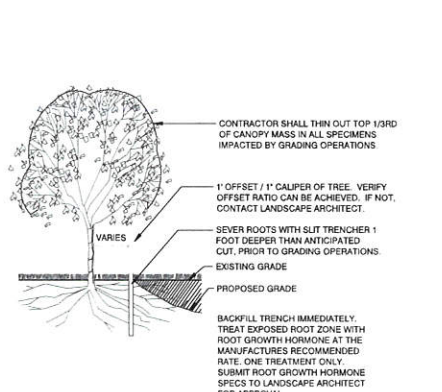
5 PERENNIAL PLANTING



6 PLANT SPACING



7 TREE PROTECTION



8 TREE ROOT PRUNING

REVISIONS

NO.	PER CITY COMMENTS	DATE
1		1/2/2019

REG. OR. NO. 1493-209	DATE 1/2/2019
DATE 1/2/2019	SCALE
DATE 1/2/2019	DATE 1/2/2019
DATE 1/2/2019	DATE 1/2/2019

SHEET	L-3
SHEET	L-3



SITE PLAN
Scale: 1" = 60'-0"



SITE PLAN

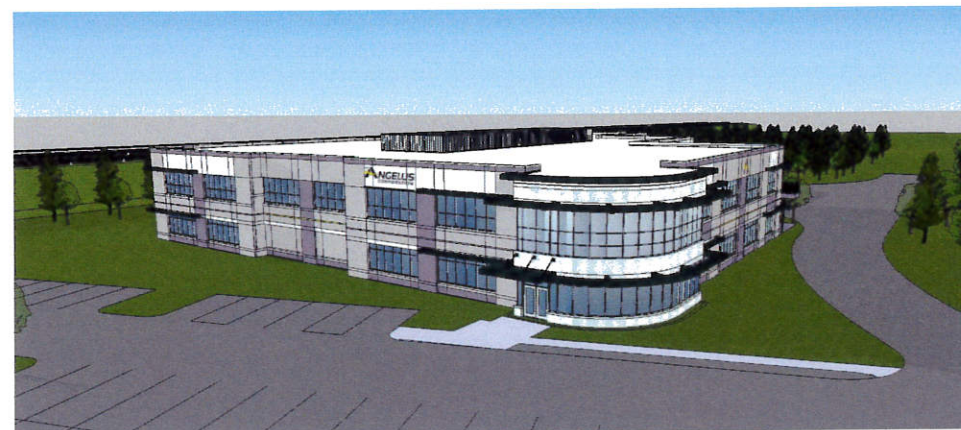
NEW BUILDING FOR:
THE ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI

JOB:	9127
DRAWN:	CW
CHECKED:	CW
DATE:	12-17-2018
SHEET:	

A0

PROPOSED EXTERIOR
ELEVATIONS

NEW BUILDING FOR:
THE ANGELUS CORPORATION
W220N1051 SPRINGDALE ROAD
PEWAUKEE, WI



SOUTH ELEVATION
SCALE : 1/16" = 1'-0"



EAST ELEVATION
SCALE : 1/16" = 1'-0"



WEST ELEVATION
SCALE : 1/16" = 1'-0"



NORTH ELEVATION
SCALE : 1/16" = 1'-0"

PROPOSED EXTERIOR ELEVATIONS

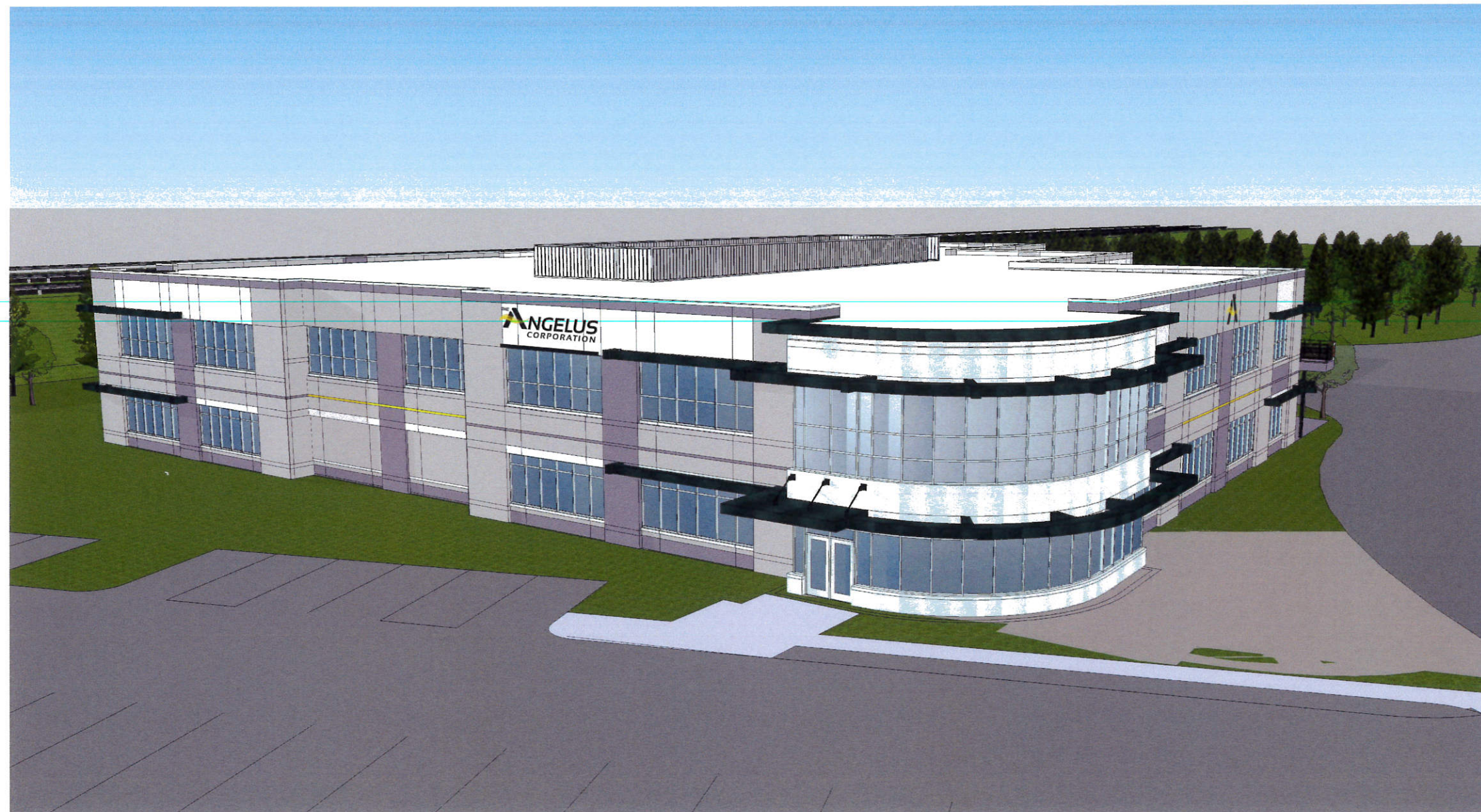


ANGELUS CORPORATION
PEWAUKEE, WI

11 DECEMBER, 2018

JOB: 3127
DRAWN: CW
CHECKED: CW
DATE: 12-17-2018
SHEET:

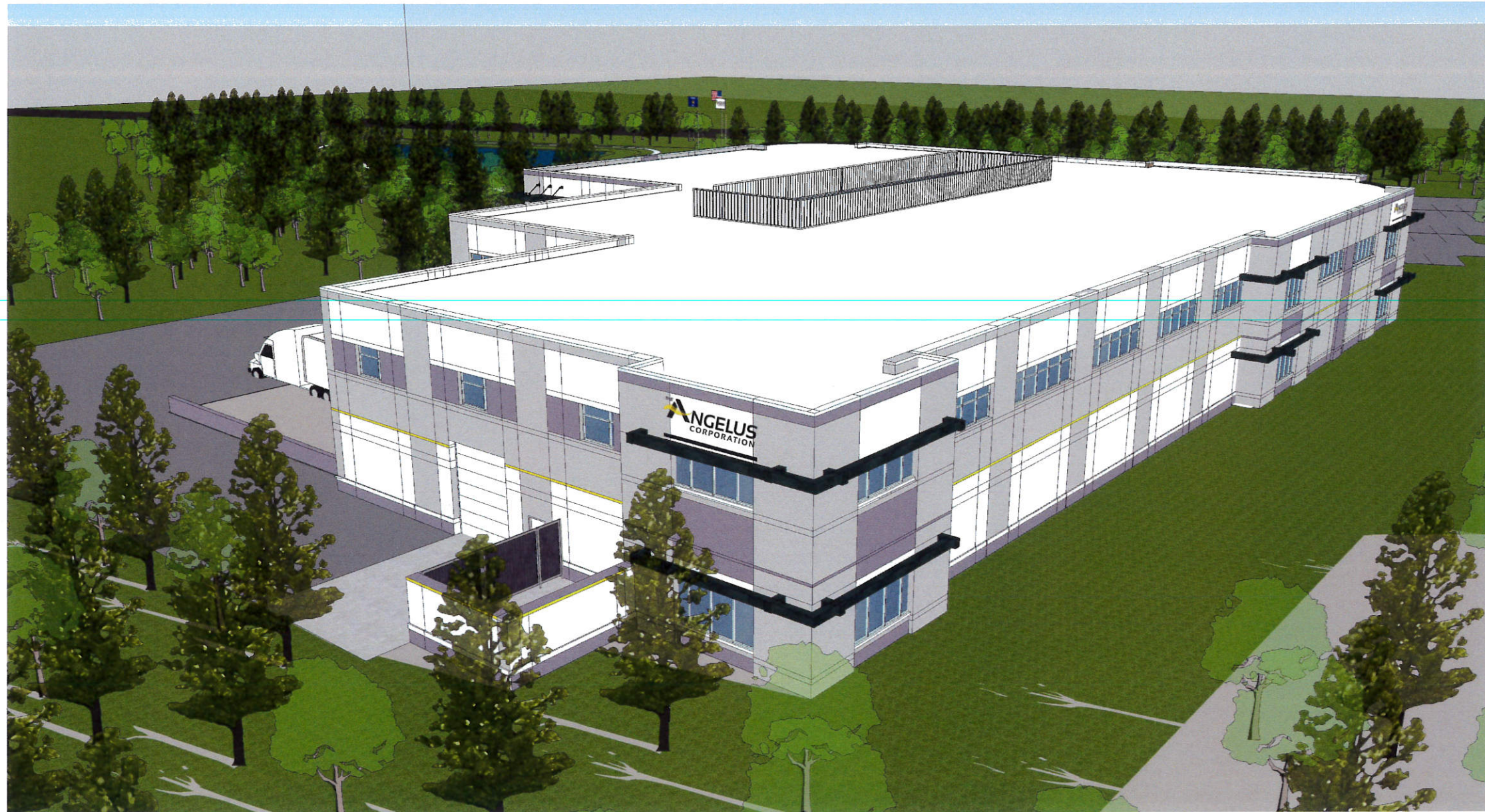
A1



EXTERIOR PERSPECTIVE
 LOOKING SOUTHWEST



EXTERIOR PERSPECTIVE
 LOOKING NORTHWEST



EXTERIOR PERSPECTIVE
 LOOKING NORTHEAST



EXTERIOR PERSPECTIVE
 LOOKING SOUTHEAST



ANGELUS CORPORATION
 PEWAUKEE, WI

11 DECEMBER, 2018

JOB: 3127
 DRAWN: CW
 CHECKED: CW
 DATE: 12-17-2018
 SHEET:

A5



EXTERIOR PERSPECTIVE
LOOKING SOUTHEAST



ANGELUS CORPORATION
PEWAUKEE, WI

11 DECEMBER, 2018

JOB: 3127
DRAWN: CW
CHECKED: CW
DATE: 12-17-2018
SHEET:

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EXTERIOR PERSPECTIVE FROM FREEWAY
 LOOKING NORTHEAST



EXTERIOR PERSPECTIVE FROM FREEWAY
 LOOKING NORTHWEST

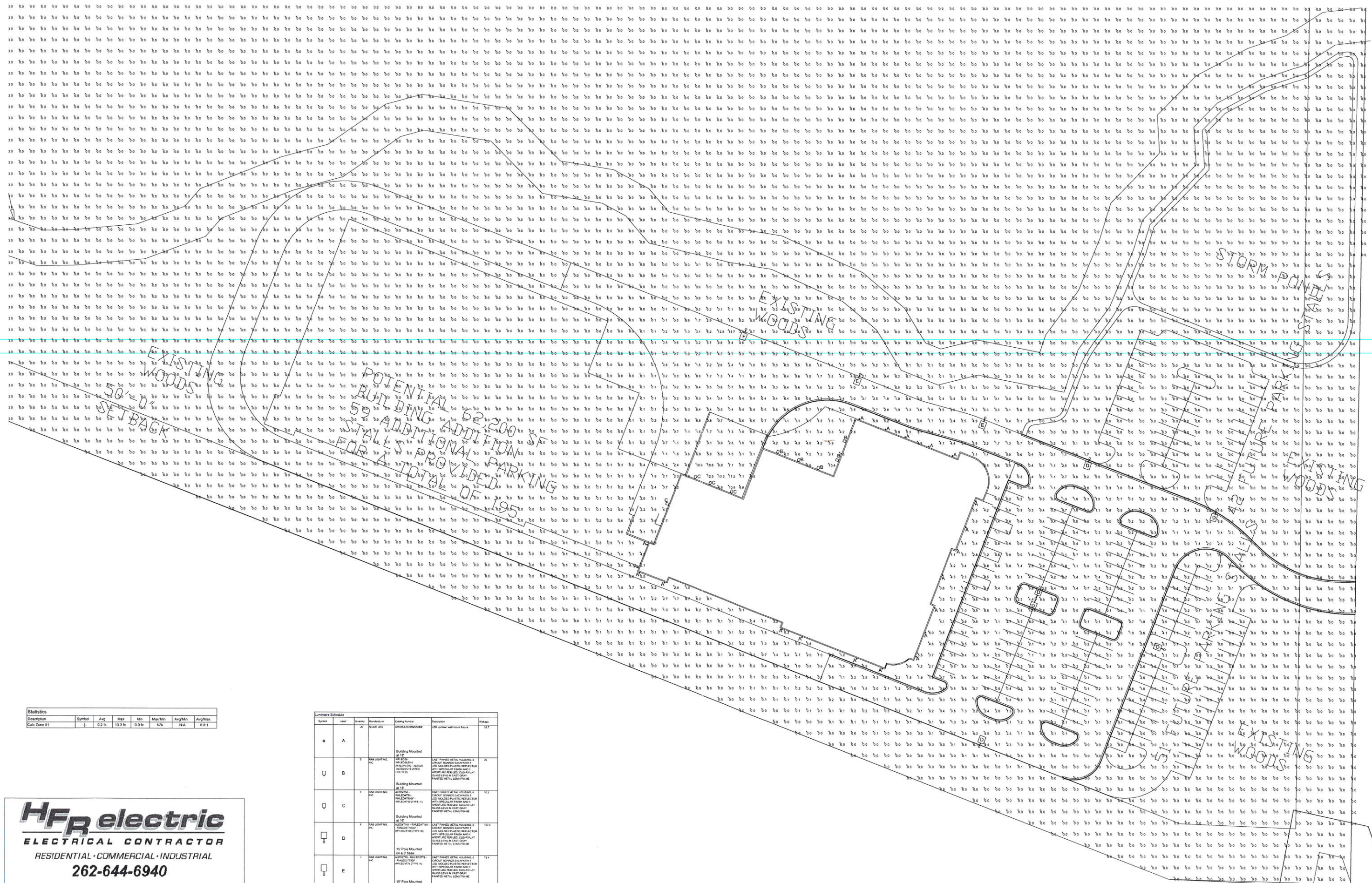


ANGELUS CORPORATION
 PEWAUKEE, WI

11 DECEMBER, 2018

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 DATE: 12-17-2018
 SHEET:

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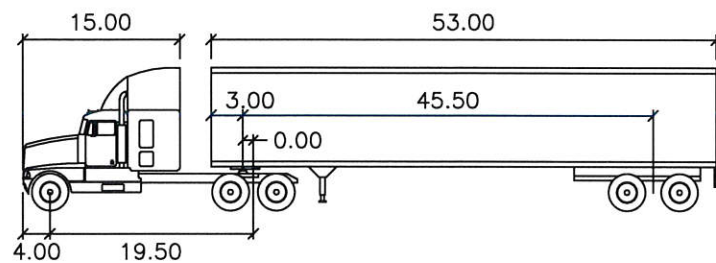
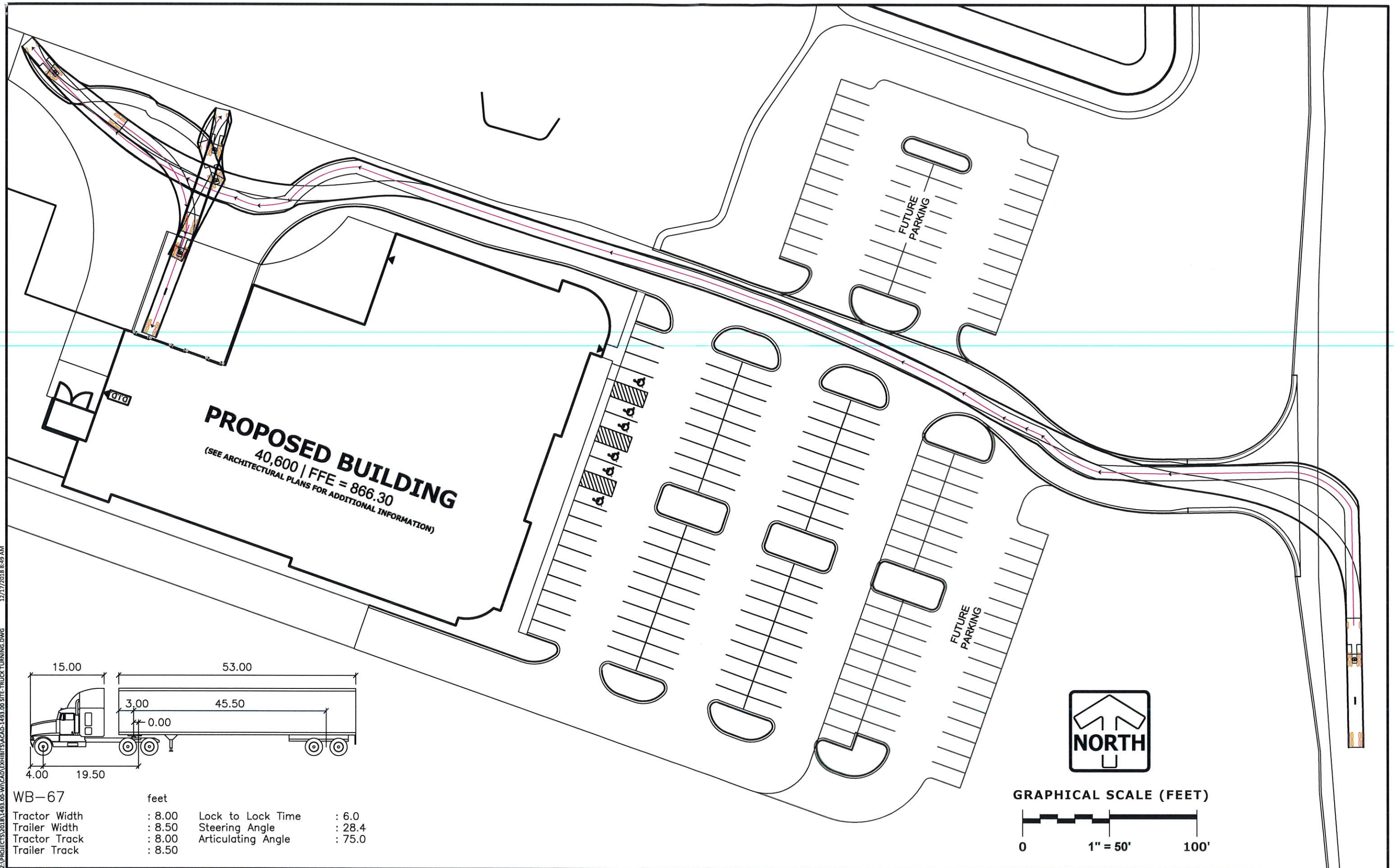


Statistics							
Description	Symbol	Avg	Max	Min	Max Min	Avg/Min	Avg/Max
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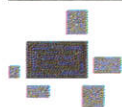
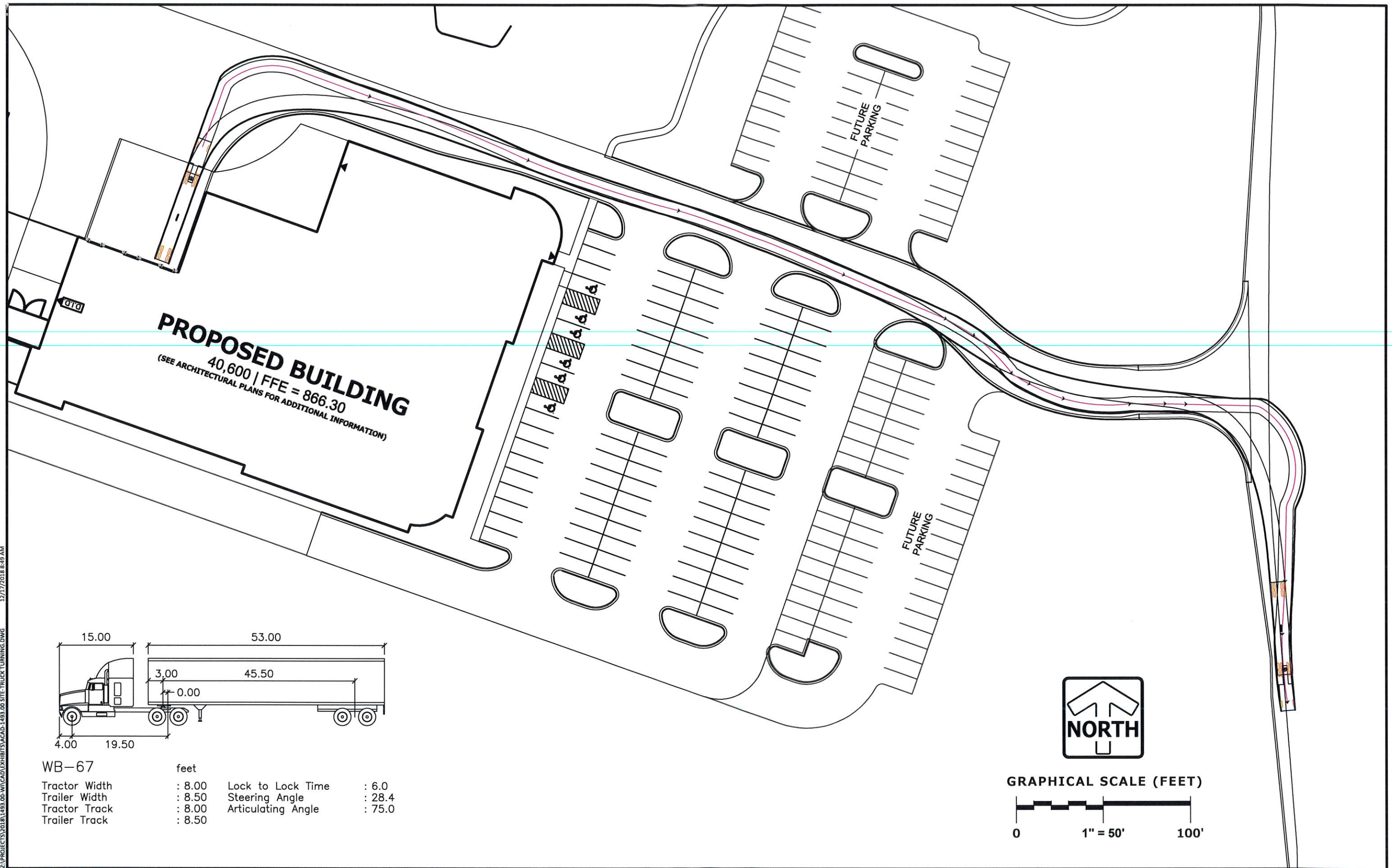
 HFR electric ELECTRICAL CONTRACTOR RESIDENTIAL • COMMERCIAL • INDUSTRIAL 262-644-6940	
Pewaukee SR I94 Project 1/3/19	E1.0
Exterior Photometric Lighting Plan	

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WB-67	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

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CTH SR- WB 67 TURNING OUT

PINNACLE ENGINEERING GROUP

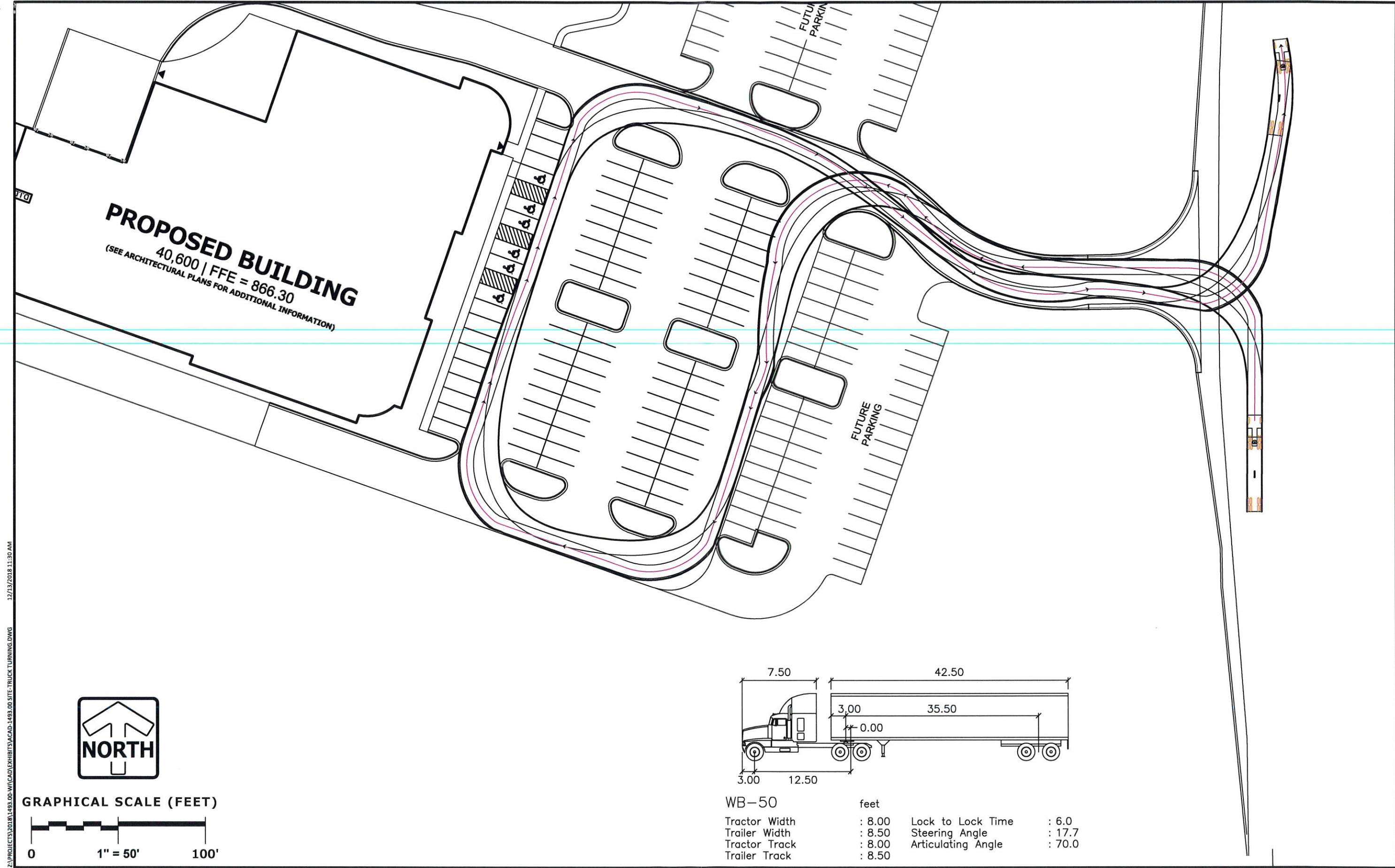
Page 28 of 30

5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

12/13/2018

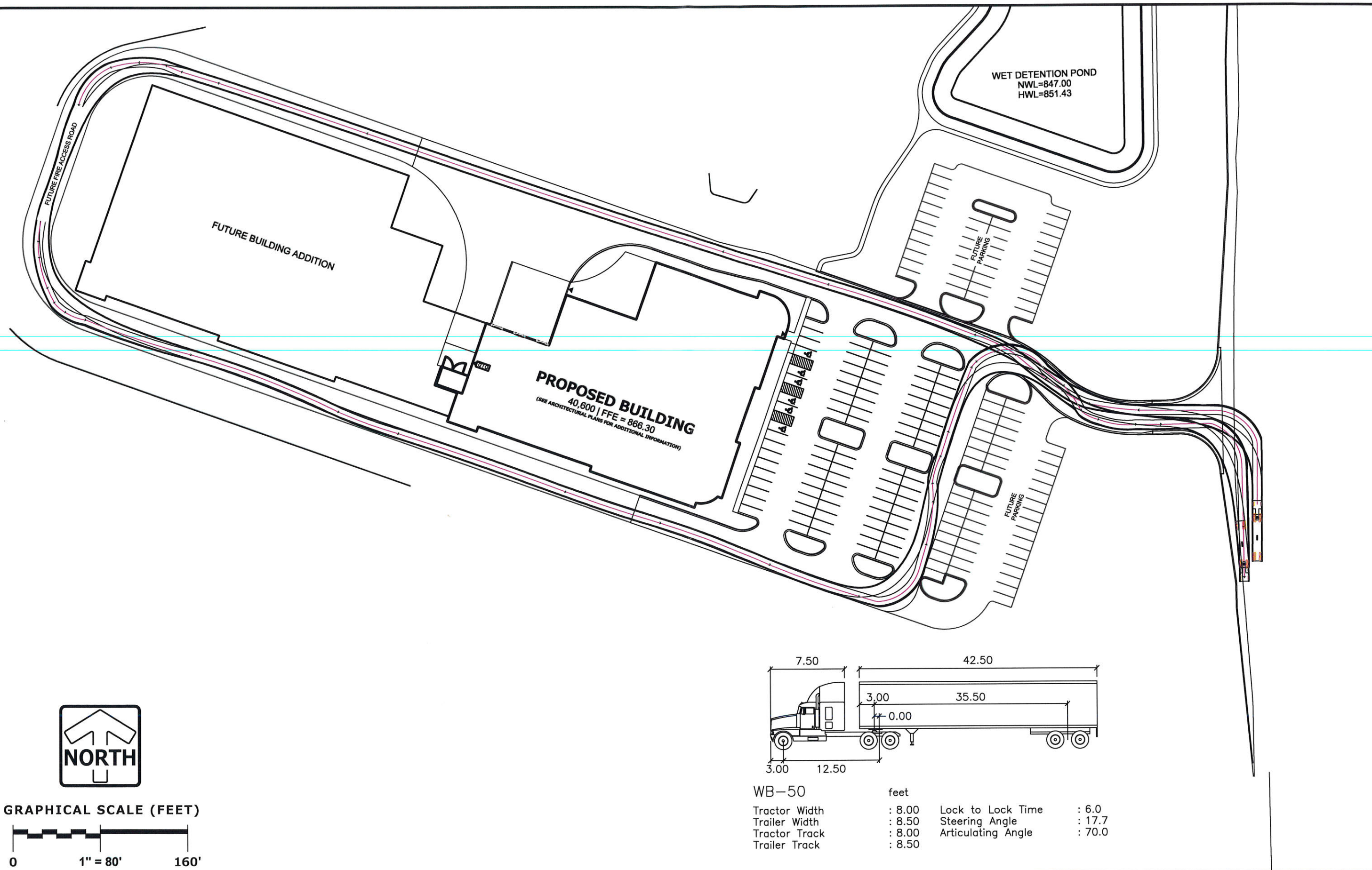
PLAN | DESIGN | DELIVER

PEG JOB# 1493.00



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Z:\PROJECTS\2018\1493.00-W\CAD\EXHIBITS\ACAD-1493.00 SITE-TRUCK TURNING.DWG 12/13/2018 11:30 AM



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

DATE: January 17, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the Final 2-Lot Certified Survey Map With Public Street Dedications Requested by Neumann Companies for Property Located Along the East Side of Bluemound Road for The Glen at Parkway Ridge Condominium Development. Please be aware that a Public Hearing Notice was published in error for a rezoning of the subject property. Note that a public hearing for the rezoning request was already held and closed at the June 21, 2018 Plan Commission meeting; therefore, no public hearing will be held at this meeting (PWC 0925993, PWC 0925990, PWC 0925992)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

The Glen at Parkway Ridge CSM

The Glen at Parkway Ridge Site Plan

The Glen at Parkway Ridge Staff Report

CERTIFIED SURVEY MAP NO.

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

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

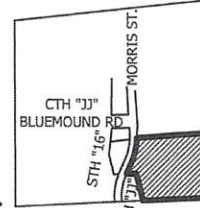
SUBDIVIDER/LAND OWNER:
CORNERSTONE COMMUNITIES, LLC
N27 W24025 PAUL CT.,
STE 100
PEWAUKEE, WI, 53072
(262) 542-9200

OVERALL DETAIL

LEGEND

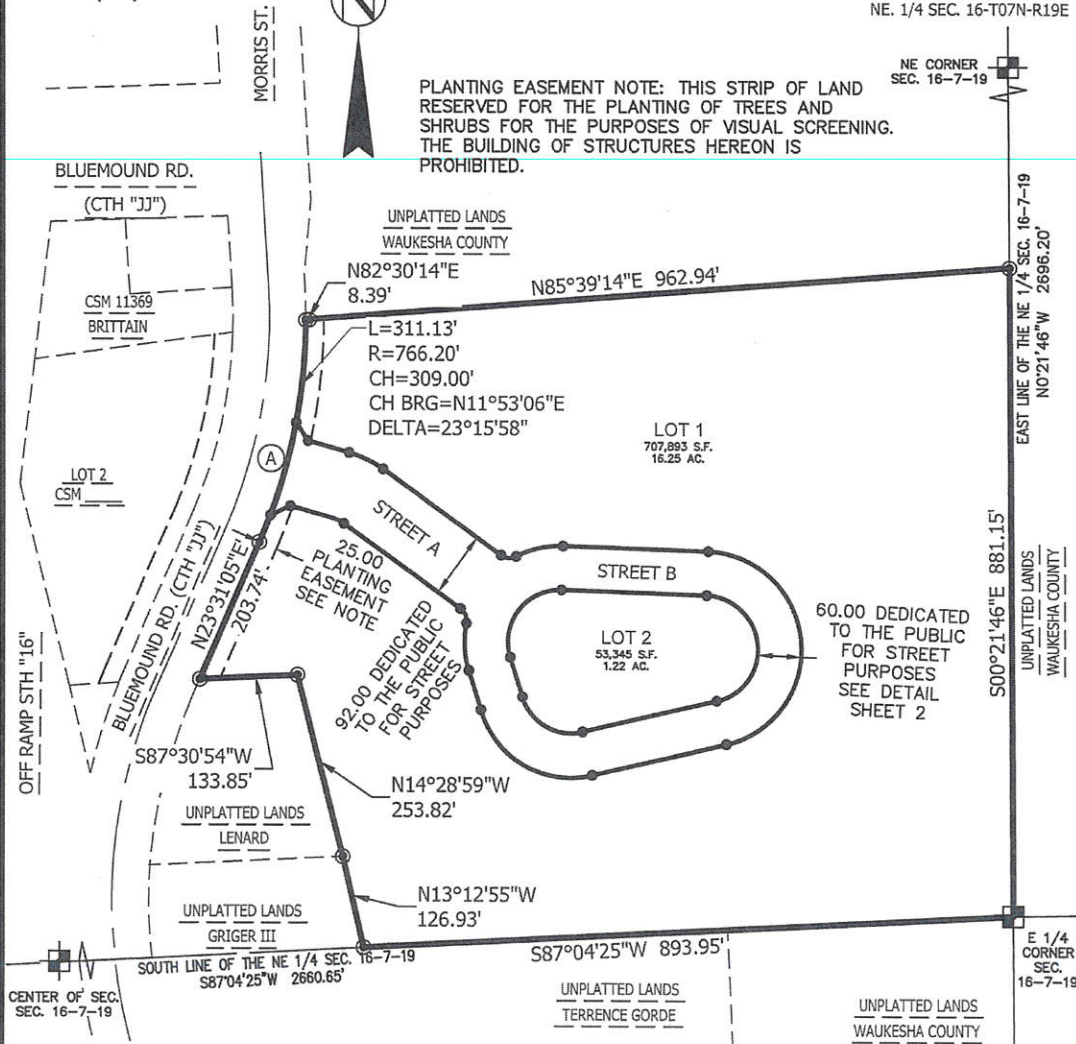
- CONC. MON. W/ BRASS CAP FND.
- 11/16" REBAR FOUND
(UNLESS OTHERWISE STATED)
- 11/16" REBAR SET, 18" LONG,
WT. = 1.13 LBS./LIN. FT.

LOCATION MAP



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

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



SCALE: 1" = 100'



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



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

PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 1 OF 5

DRAFT

CERTIFIED SURVEY MAP NO.

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

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

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

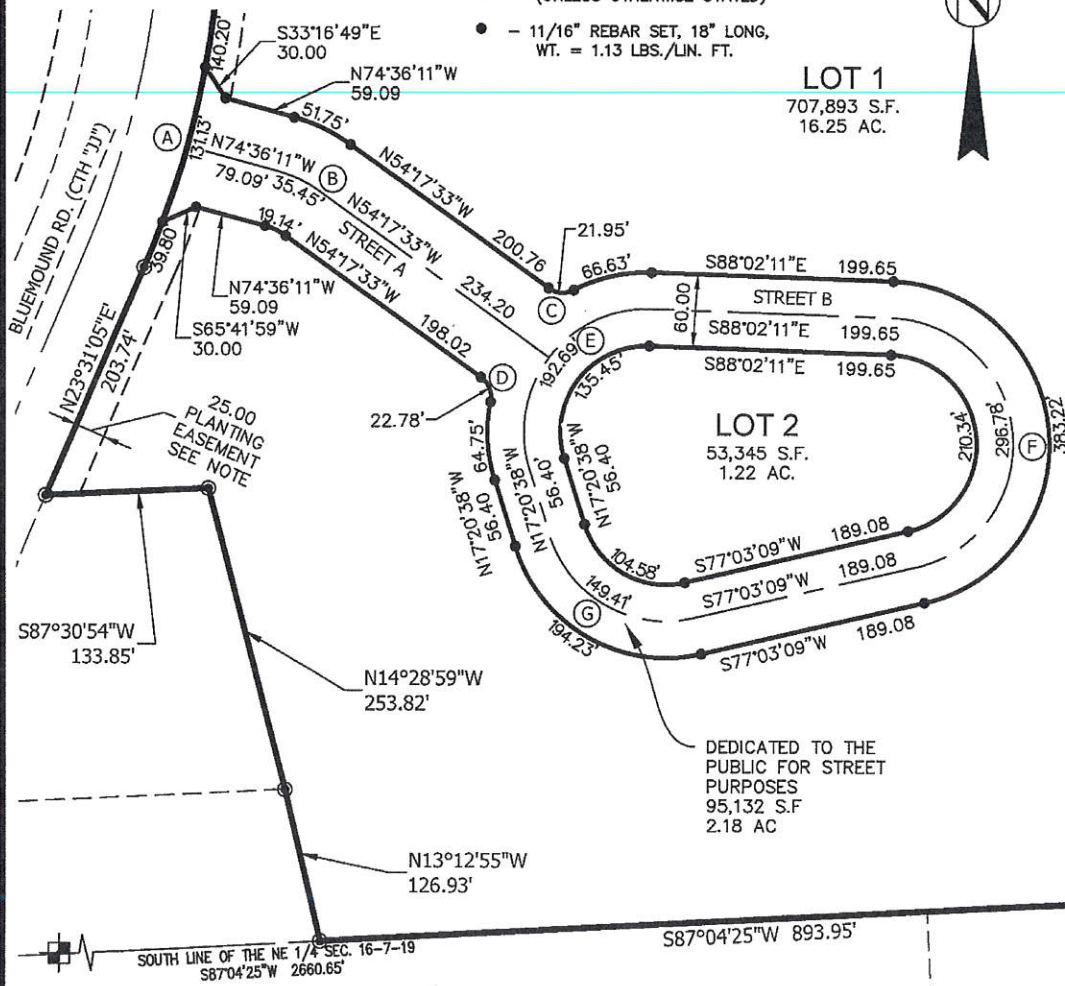
STREET DEDICATION
DETAIL

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

LEGEND

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

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



SCALE: 1" = 120'



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

PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR'S CERTIFICATE:

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

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

All of Lot 1 of Certified Survey Map No. _____

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

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

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

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

Dated this ____th day of _____, 2018.



Keith A. Kindred, PLS S-2082

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

CERTIFIED SURVEY MAP NO. _____

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

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

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

- 1) City of Pewaukee

The Glen at Parkway Ridge, LLC

Steven DeCleene, Member Manager

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

Notary Public

Waukesha County, Wisconsin

My Commission Expires _____



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

PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

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

PLAN COMMISSION APPROVAL:

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

Date: _____ Signed _____
Steve Bierce, Chairman

Date: _____ Signed _____
Nick Fuchs, Recording Secretary

COMMON COUNCIL APPROVAL:

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

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk



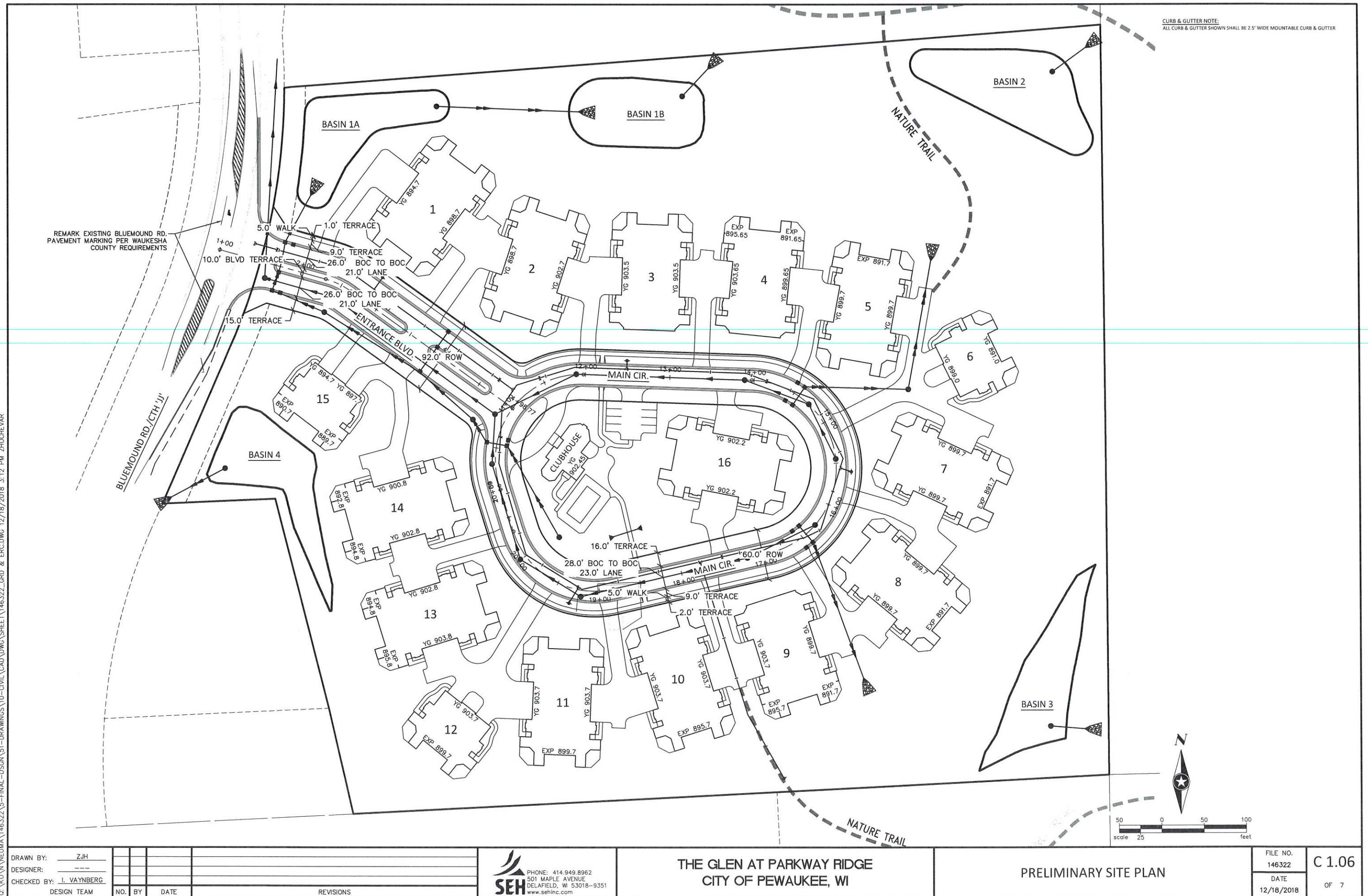
PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT NO. NEUMA 146322

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 5 OF 5

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





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

REPORT TO THE PLAN COMMISSION

Meeting of January 17, 2019

Date: January 11, 2019

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

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

Applicant: Neumann Developments Inc.

Property Owner: The Glen at Parkway Ridge LLC

Current Zoning: Rs-1 Single-Family Residential District

Proposed Zoning: Rm-1 Multiple-Family District

2050 Land Use Map Designation: Medium Density Residential

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

Introduction/Analysis

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

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

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

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

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

Project Description

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

Recommendation

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

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

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

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

DATE: January 17, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Request by the Spice Creek Condominium Association to Allow for the Construction of a Detached Garage for Property Located at N16 W26554 E. Fieldhack Drive (PWC 0943003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Spice Creek Application

Spice Creek REVISED Garage Plans

Spice Creek Staff Report

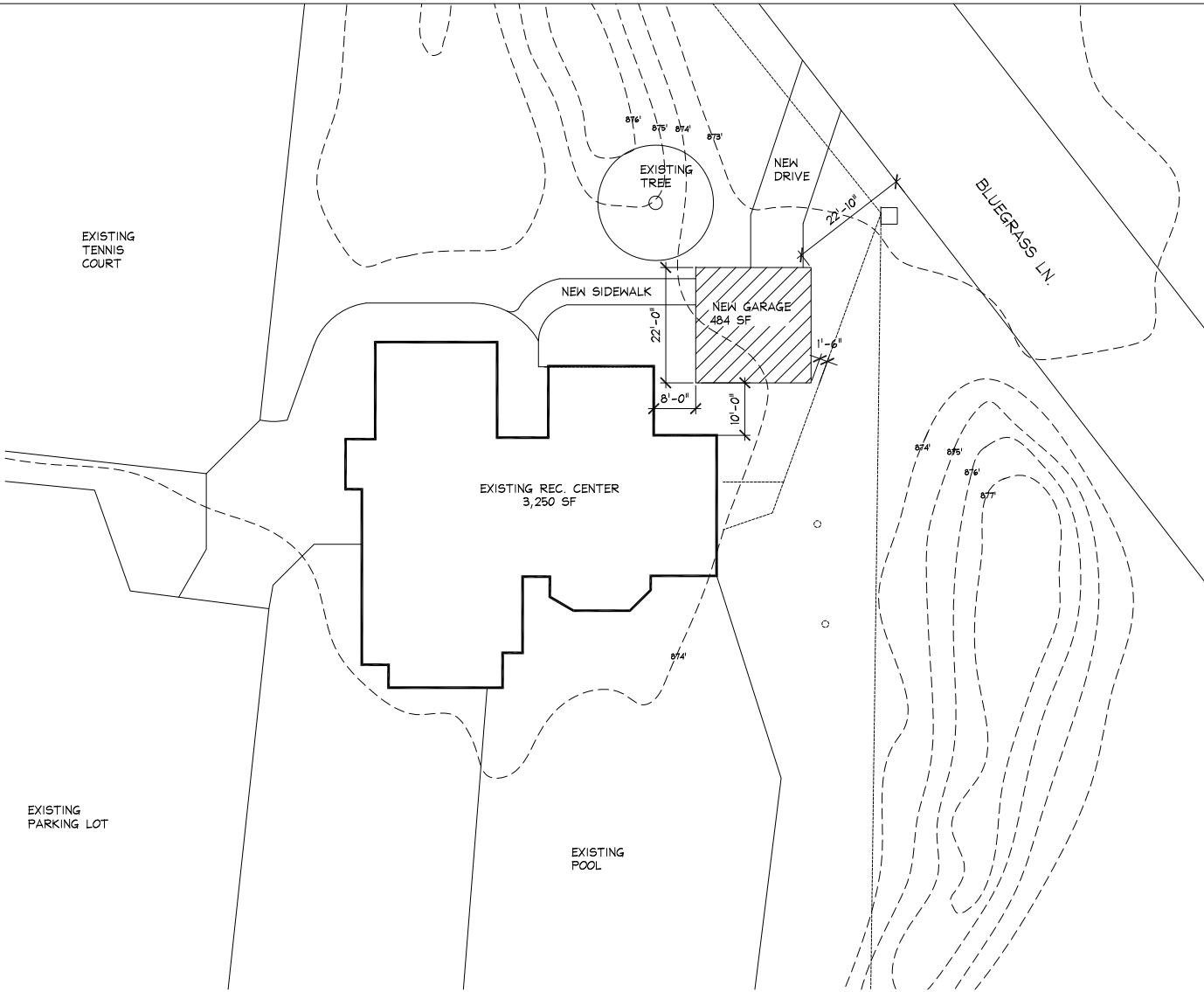
W240 N3065 Pewaukee Rd Pewaukee, WI 53072 Office - 262-691-9107 Fax - 262-691-6039	ZONING PERMIT APPLICATION CITY of PEWAUKEE	Permit No. Parcel/Tax Key No.												
**All highlighted areas must be filled in														
Building Type	Use	Zoning District												
BUILDING SITE ADDRESS:														
Owner's Name: Prospect Management Company, ATTN Jennifer Arellano	Mailing Address 224 n. 76th St Milwaukee, WI 53213	414.540.0004 FAX#												
Designer: Jendusa Design & Eng. ATTN: Tim Fikkert	Mailing Address 4615 Vettelson Rd Hartland, WI 53029	262.264.6340 FAX#												
PROJECT DESCRIPTION:														
Storage Garage at Spice Creek Condo														
Zoning District: (Contact Zoning Administrator at 262-691-9107) RM-3	Set Backs - to be filled in by Owner	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px;">Front</td> <td style="border: 1px solid black; padding: 2px;">10'</td> <td style="border: 1px solid black; padding: 2px;">ft.</td> <td style="border: 1px solid black; padding: 2px;">Rear</td> <td style="border: 1px solid black; padding: 2px;">na</td> <td style="border: 1px solid black; padding: 2px;">ft.</td> <td style="border: 1px solid black; padding: 2px;">Left</td> <td style="border: 1px solid black; padding: 2px;">8'</td> <td style="border: 1px solid black; padding: 2px;">ft.</td> <td style="border: 1px solid black; padding: 2px;">Right</td> <td style="border: 1px solid black; padding: 2px;">na</td> <td style="border: 1px solid black; padding: 2px;">ft.</td> </tr> </table>	Front	10'	ft.	Rear	na	ft.	Left	8'	ft.	Right	na	ft.
Front	10'	ft.	Rear	na	ft.	Left	8'	ft.	Right	na	ft.			
Type of Project: (Please Check)														
<table style="width: 100%;"> <tr> <td>☐ Garden Shed</td> <td>☐ Shed</td> <td>☐ Cell tower/Antenna</td> <td>☐ Patio Slab</td> </tr> <tr> <td>☐ Play structure</td> <td>☐ Fence</td> <td>☐ Gazebo</td> <td>☐ Play structure</td> </tr> <tr> <td>☐ Other: Garage </td> <td></td> <td>☐ Driveway</td> <td></td> </tr> </table>			☐ Garden Shed	☐ Shed	☐ Cell tower/Antenna	☐ Patio Slab	☐ Play structure	☐ Fence	☐ Gazebo	☐ Play structure	☐ Other: Garage		☐ Driveway	
☐ Garden Shed	☐ Shed	☐ Cell tower/Antenna	☐ Patio Slab											
☐ Play structure	☐ Fence	☐ Gazebo	☐ Play structure											
☐ Other: Garage		☐ Driveway												
Estimated Project Cost: \$25,000-\$50,000														
I agree to comply with all applicable zoning codes, statutes and ordinances and with the conditions of this permit; understand that the issuance of the permit creates no legal liability, express or implied, on the state or municipality; and certify that all the above information is accurate. If one acre or more of soil will be disturbed, I understand that this project is subject to Ch. NR 151 regarding additional erosion control and storm water management. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. No refunds issued after work has begun. By applying for this permit, you are authorizing City personnel to inspect this property within the scope of their duties.														
APPLICANT'S SIGNATURE DATE SIGNED <u>12/18/18</u>														
APPROVAL CONDITIONS														
This zoning permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. ☐ See below for conditions of approval.														
PERMIT FEES:	PERMIT ISSUED BY:													
Zoning Permit Fee \$ <u>75.00</u>	A SURVEY MUST ACCOMPANY THIS PERMIT SHOWING THE LOCATION OF THE PROPOSED STRUCTURE.	Name _____ Date _____ Tel. _____ Cert No. _____												

SPICE CREEK GARAGE

N16W26554 E. Fieldhack Dr
Pewaukee, WI



LOCATION PLAN
SCALE: NOT TO SCALE



SITE PLAN
SCALE: 1/32" = 1'-0"

SHEET INDEX

T1.0	TITLE PAGE
A1.0	FLOOR PLAN
A2.0	ELEVATIONS
A3.0	SECTION

Architectural & Structural Design

Jendusa Design & Engineering, Inc.
4615 Vettelson Rd. Suite 200
Hartland, WI 53029

Ph 262-264-6340
Fx 866-326-1552

Project Information:

- BUILDING CODE: IBC 2015
- Zone: RM-3 PUD
- CONSTRUCTION TYPE: VB
- OCCUPANCY TYPE: S-1, NOT SPRINKLERED
- PROPOSED SQUARE FOOTAGE: 484 SQ. FT.
- PER 705.3 BUILDINGS ON SAME LOT - AGGREGATE AREA OF EXISTING REC CENTER AND NEW GARAGE LESS THAN 6,000SF LIMIT FOR A-2 OCCUPANCY AND VB CONSTRUCTION. NO FIRE-RATED WALLS REQUIRED.

JENDUSA
DESIGN &
ENGINEERING
INC.
ARCHITECTS & ENGINEERS
4615 Vettelson Rd Ste 200
Hartland, WI 53029
P262-264-6340
F866-326-1552
Wjendusaeng.com

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REVISIONS

REMODEL
SPICE CREEK GARAGE

N16 W26554 E. FIELDHACK PEWAUKEE

SHEET TITLE
TITLE PAGE

PROJECT NO.
15-3922

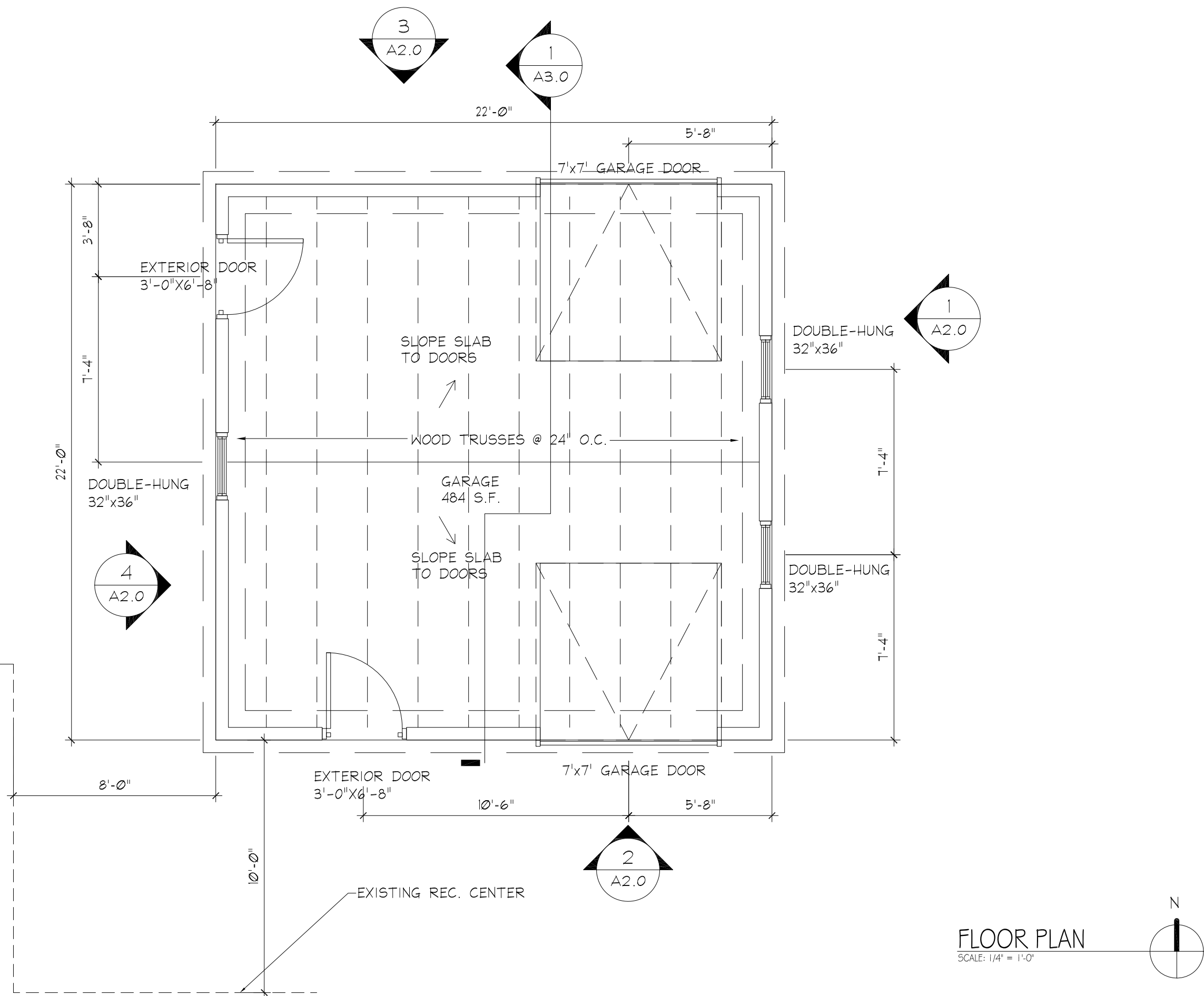
DATE
1.10.18

SCALE
AS NOTED

CHECKED BY

DRAWN BY
MW

SHEET
T1.0



JENDUSA
DESIGN &
ENGINEERING
ARCHITECTS & ENGINEERS
4615 Vettelson Rd Ste 200
Hartland, WI 53029
P262-264-6340
F866-326-1552
Wjendusaeng.com

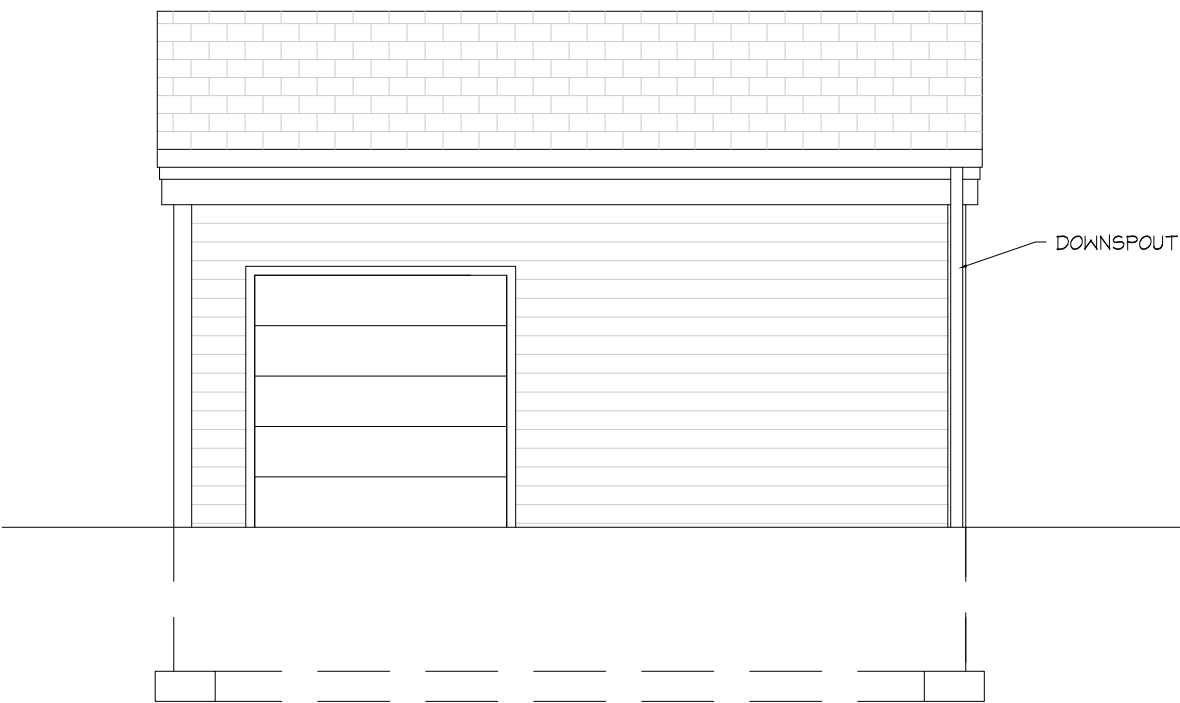
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REVISIONS	

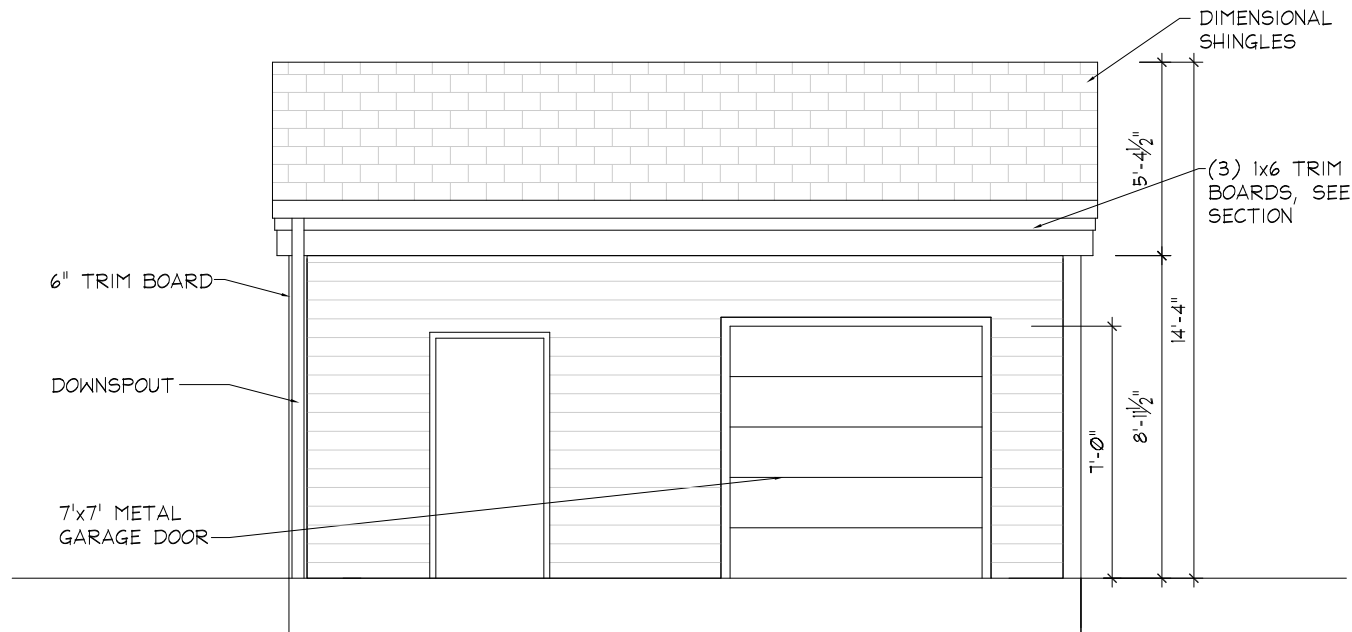
REMODEL	SPICE CREEK GARAGE
N16 W26554 E. FIELDHACK PEWAUKEE	
SHEET TITLE FLOOR PLAN	
PROJECT NO.	15-3922
DATE	12.18.18
SCALE	1/4" = 1'-0"
CHECKED BY	
DRAWN BY	MW
SHEET	A1.0



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



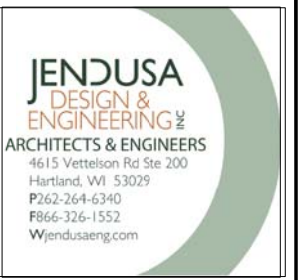
4 WEST ELEVATION
SCALE: 3/16" = 1'-0"

JENDUSA
DESIGN & ENGINEERING
ARCHITECTS & ENGINEERS
4615 Vettelson Rd Ste 200
Hartland, WI 53029
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F866-326-1552
Wjendusaeng.com

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REVISIONS	
REMODEL	
SPICE CREEK GARAGE	
N16 W26554 E. FIELDHACK PEWAUKEE	
SHEET TITLE	
ELEVATIONS	
PROJECT NO.	15-3922
DATE	12.18.18
SCALE	3/16" = 1'-0"
CHECKED BY	
DRAWN BY	MW
SHEET	A2.0

Page 5 of 8



JENDUSA
 DESIGN &
 ENGINEERING
 ARCHITECTS & ENGINEERS
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REVISIONS

REMODEL

SPICE CREEK GARAGE

N16 W26554 E. FIELDHACK PEWAUKEE

SHEET TITLE

SECTION

PROJECT NO.

15-3922

DATE

12.18.18

SCALE

3/8" = 1'-0"

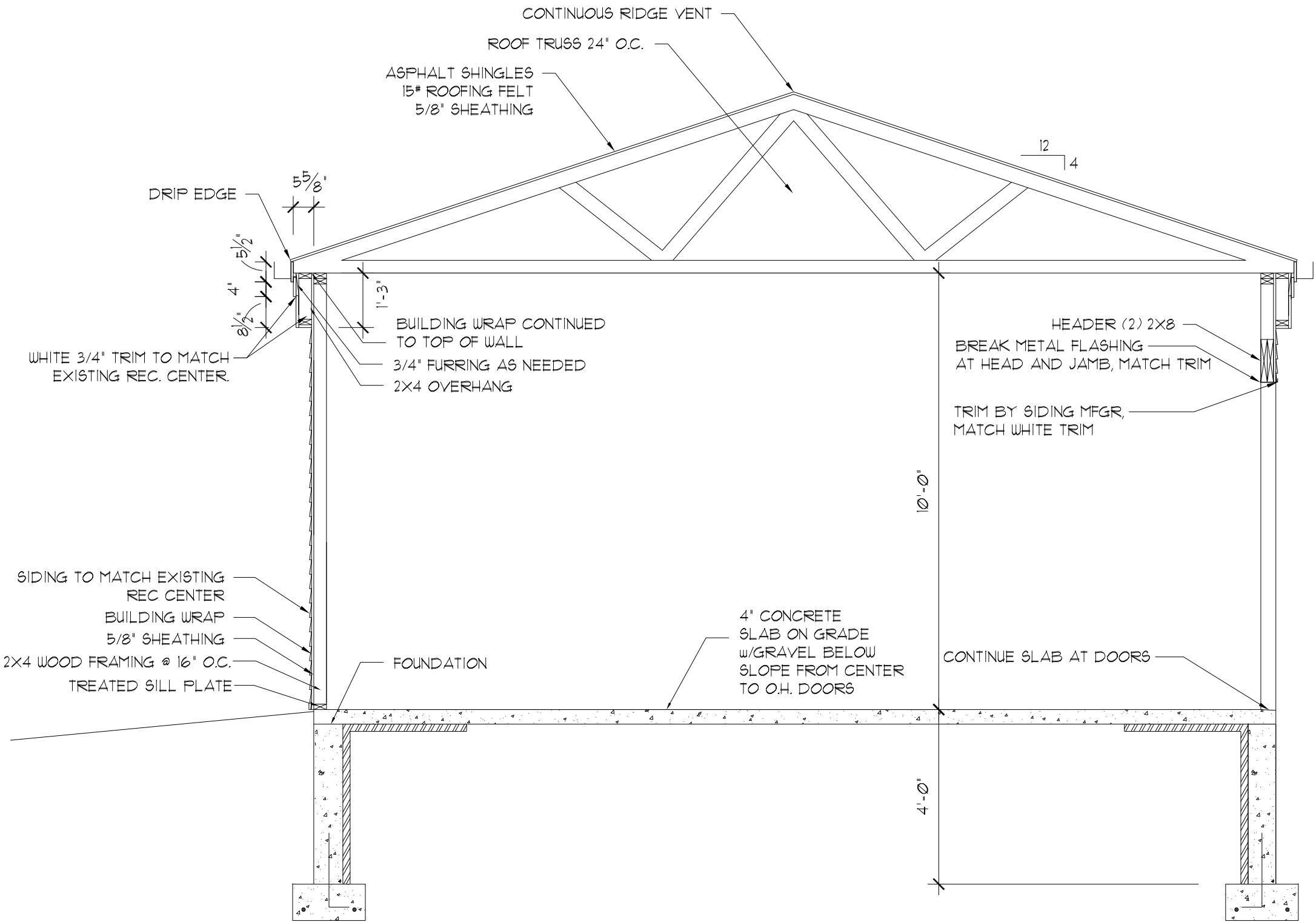
CHECKED BY

DRAWN BY

MW

SHEET

A3.0



1

BUILDING SECTION

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



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

REPORT TO THE PLAN COMMISSION

Meeting of January 17, 2019

Date: January 10, 2019

Project Name: Spice Creek Condominium Association Detached Garage

Project Address/Tax Key No.: N16W26554 Fieldhack Drive, Tax Key No. 0943003

Applicant: Spice Creek Condominium Association, Inc.

Property Owner: Spice Creek Condominium Association, Inc.

Zoning: Rm-3 Multiple-Family Residential District

2050 Land Use Map Designation: High Density Residential (< 6,500 SQ. FT. / D.U.)

Use of Surrounding Properties: Spice Creek Condominium property to the north, south, east, and west

Project Description/Analysis

The Spice Creek Condominium Association is requesting Plan Commission approval of a detached accessory building. The applicant has indicated that the garage will be utilized for general storage of building materials, lawn furniture and the like. Per Section 17.1402g)111 (below), Plan Commission approval is required for detached garages, except for those properties zoned agricultural or single-family.

111 - Garage, General (Amend 14-03)

Garages are enclosed accessory structures designed for the heated or cold storage of vehicles, equipment and personal belongings. Such structures shall meet the building setback, lot coverage and design restrictions of the applicable zoning district of the City and, if residential, may not be constructed on a lot or parcel that does not already contain a permitted principal use structure. In addition, no residential garage shall be used for the conduct of a business, storage of commercial and industrial use trucks/vehicles of over 1-1/2 ton rated load capacity, or for habitation. No more than one (1) detached garage may be constructed on a single-family zoned residential parcel of less than two and one-half (2.5) acres in size, and no more than two (2) detached garages may be constructed on a single family residential zoned parcel of two and one-half (2.5) acres or more in size. **Detached garages may only be constructed on agriculture or single-family zoned parcels unless otherwise approved by the Plan Commission.**

The proposed garage is 22' x 22' (484 square feet). Note the plans incorrectly state 528 square feet, but the applicant has already sent staff corrected drawings. The project includes the new detached garage, a new drive for access to the garage from Bluegrass Lane and a sidewalk connecting the garage to the existing recreation center sidewalk/patio area. The garage meets all setbacks and standards of the Rm-3

District. Note that the 22'-10" setback from Bluegrass Lane is sufficient as Bluegrass Lane is a private road.

It should also be noted that the proposed eight foot building separation continues to be reviewed by staff. The typical building separation requirement is 10-feet, unless a fire wall is being constructed. The applicant has indicated that an exception exists for buildings of certain size and the 8-foot separation is allowed. This will be confirmed upon review of a building permit. If there is not an exemption or if the buildings do not qualify, the applicant will have to revise the plan to provide for proper building separation. Note, staff would consider this a minor change and not require further Plan Commission review.

The Engineering Department has preliminary reviewed the proposed site plan and determined that the garage does not appear to impact drainage negatively and a storm water management plan will not be required. Staff recommends that the applicant shall receive final approval of a grading plan from the Engineering Department prior to issuance of a Building Permit.

The garage consists of vinyl horizontal siding to match the existing buildings. Staff recommends submittal of revised elevations for City staff review and approval that includes a brick element similar to that of the existing recreation and condominium buildings.

Staff also recommends that full Condominium Association approval be submitted to the City prior to issuance of a Building Permit.

Recommendation

A motion recommending approval of the proposed detached garage for the Spice Creek Condominium development located at N16W26554 Fieldhack Drive, subject to the staff recommended conditions listed within the Plan Commission report dated January 10, 2019.

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

DATE: January 17, 2019

DEPARTMENT: PRCS - Planning

PROVIDED BY:

SUBJECT:

Further Discussion, Reconsideration and Possible Action Regarding the Preliminary Plat and Required Side Yard Setbacks for the Proposed 24-Lot Cardinal Meadow Subdivision Development Located on Bluemound Road (PWC 0928980)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Cardinal Meadow Preliminary Plat

Proto Lot Plan 1.14.19

Preliminary Plat 1.14.19

Site Plan 1.14.19

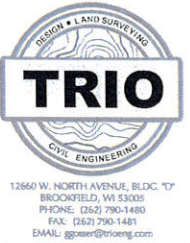
PRELIMINARY PLAT OF CARDINAL MEADOW

C.S.M. #3454

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.

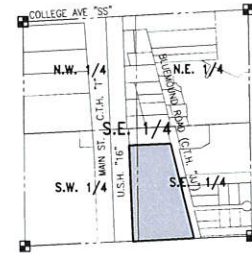
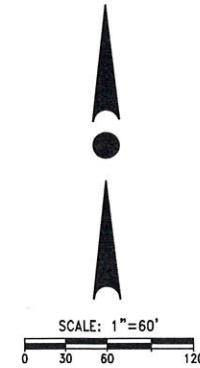
ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG D
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

DEVELOPER:
BIELINSKI HOMES, INC.
1830 MEADOW LANE, SUITE A
PEWAUKEE, WISCONSIN 53072
PHONE: (262) 548-5570



DEVELOPMENT SUMMARY:

- Subdivision contains approximately 15.6154 Acres.
- Subdivision contains 24 Lots and 2 Outlots.
- All lots to be served by Public Sanitary Sewer and Watermain.
- Public Streets to have Concrete Curb and Gutter, Metal Catch Basins, Underground Storm Sewer and Asphalt Pavement.
- All lots to have Underground Telephone, Electric, Cable and Gas Service.
- Proposed Zoning = "RS-6" (Single-Family Residential District).
- Outlot 1 contains a Wetland Conservancy Area, Stormwater Management Facilities and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
- Outlot 2 contains Stormwater Management Facilities and Open Space to be Owned and maintained by the Owners of all Lots within this Subdivision.
- The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 and 2 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Stormwater Management Facilities are located on Outlots 1 and 2 of this Subdivision. The Owners of all Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities. Said repairs, maintenance and restoration shall be performed by the Subdivision Master Association.
- There shall be no direct vehicular ingress or egress to U.S.H. "16" and Bluemound Road (C.T.H. "JJ") from any Lot or Outlot within this Subdivision. It being expressly intended that this restriction shall constitute a restriction for the benefit of the public according to s.236.293 of the Wisconsin Statutes and shall be enforced by the Wisconsin Department of Transportation and Waukesha County.



LOCALITY MAP:
S.E. 1/4, SEC. 16
T. 7 N., R. 19 E.
SCALE: 1"=1000'

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 municipality 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".

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

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.

WETLAND / P.E.C. DELINEATION NOTE:

Wetland boundaries shown hereon were field delineated by Wetland & Waterway Consulting, LLC (Dave Meyer) on July 12, 2018 and field located by Trio Engineering, LLC on July 26, 2018.

HORIZONTAL DATUM PLANE:

All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the South line of the S.E. 1/4 of Section 16, Town 7 North, Range 19 East, bears North 87°34'14" East.

VERTICAL DATUM PLANE:

All elevations are referenced to the National Geodetic Vertical Datum of 1929. Contours/Elevations shown on this Preliminary Plat are per Waukesha County records.

AGENCIES HAVING THE AUTHORITY TO OBJECT:

- State of Wisconsin, Department of Administration
- State of Wisconsin, Department of Transportation
- Waukesha County, Department of Parks and Land Use

APPROVING AUTHORITY:

- City of Pewaukee

SURVEYOR'S CERTIFICATE:

I hereby certify that this Preliminary Plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the Subdivision and Platting Code of the City of Pewaukee.

Date: 11-20-18



Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

SITE DATA SUMMARY

Parcel Area: 15.6 acres
Proposed Development: RS-6 Single Family
Lot Characteristics:
Lot Size: 12,500 s.f. (min)
Lot Width: 90' (min) at front setback
Setbacks: Front = 40'; Side = 15'; Rear = 35'

ACCESS RESTRICTION CLAUSE (S.T.H. "74") 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 (including trees and shrubs) 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.

PROJECT:
CARDINAL MEADOW
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF PEWAUKEE, WISCONSIN
BY:
BIELINSKI HOMES, INC.
1830 MEADOW LANE, SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION

DATE:

NOVEMBER 20, 2018

JOB NUMBER:

18-021-966-01

DESCRIPTION:

**PRELIMINARY
PLAT**

SHEET

1 OF 1

PROTOTYPICAL LOT LAYOUT

"CARDINAL MEADOWS"

Pewaukee, Wisconsin



PROTOTYPICAL LOT LAYOUT

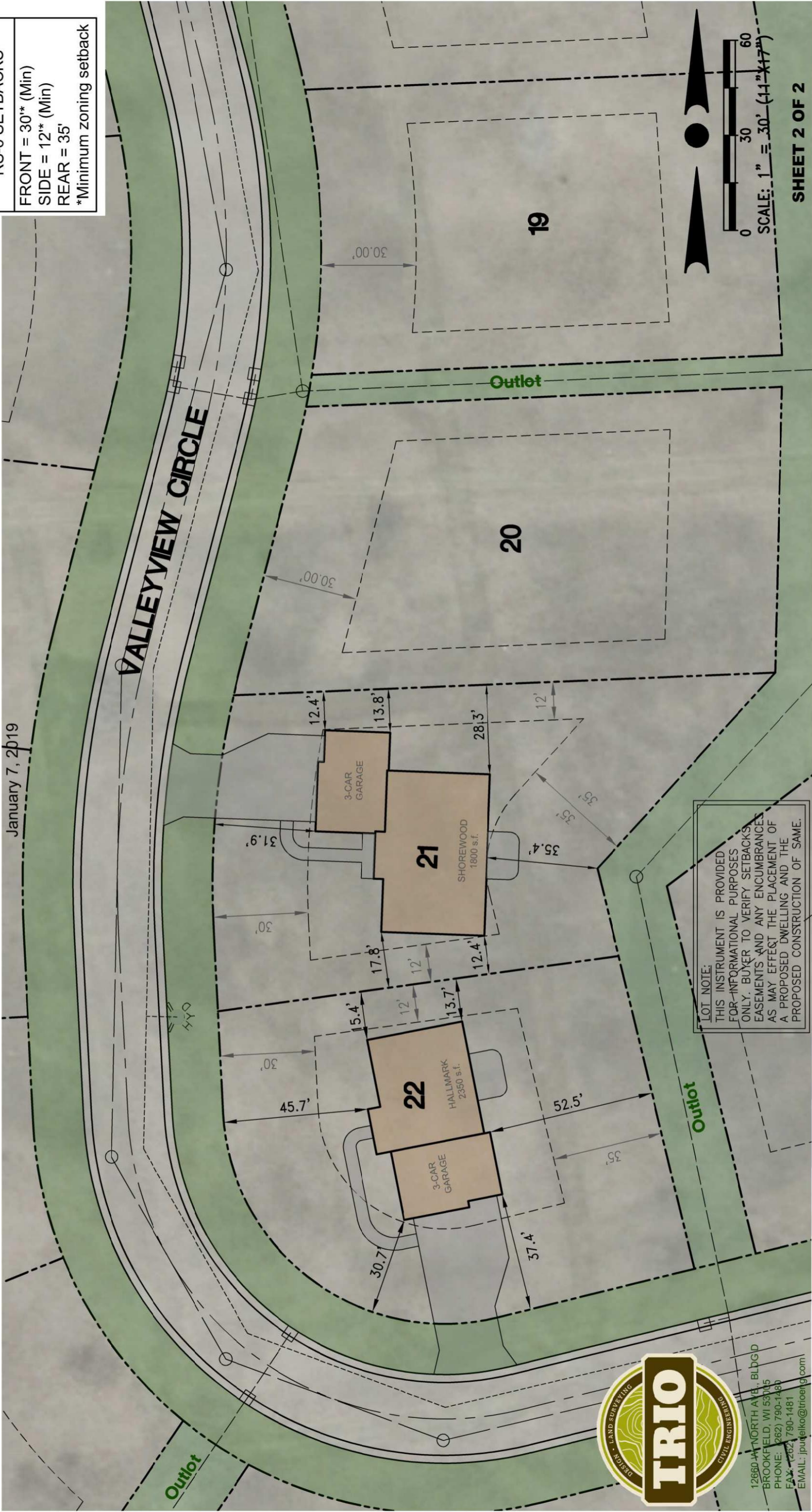


"CARDINAL MEADOWS"

Pewaukee, Wisconsin

January 7, 2019

RS-6 SETBACKS
FRONT = 30'* (Min)
SIDE = 12'* (Min)
REAR = 35'
*Minimum zoning setback



12660 W. NORTH AVE., BLDG D
BROOKFIELD, WI 53005
PHONE: 262.790.1480
FAX: 262.790.1481
EMAIL: jpuettko@trioeig.com

PRELIMINARY PLAT OF CARDINAL MEADOW

C.S.M. #3454

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TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE, BLDG D
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
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APPROVING AUTHORITY:

- City of Pewaukee

SURVEYOR'S CERTIFICATE:

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Revised: 01-04-19

Date: 11-28-18



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972

LEGEND	
	INDICATES SOIL BORING LOCATION
	INDICATES EXISTING WATERMAIN
	INDICATES PROPOSED WATERMAIN
	INDICATES EXISTING SANITARY SEWER
	INDICATES PROPOSED SANITARY SEWER
	INDICATES EXISTING STORM SEWER
	INDICATES PROPOSED STORM SEWER
	INDICATES EXISTING CONTOUR

SITE DATA SUMMARY	
Parcel Area:	15.6 acres
Proposed Development: RS-6 Single Family	
Lot Characteristics:	
Lot Size: 12,500 s.f. (min)	
Lot Width: 90' (min) at front setback	
Setbacks*: Front = 30'; Side = 12'; Rear = 35'	
*Minimum zoning setbacks	

S. LINE, S.E. 1/4, SEC. 16-7-19
(N87°34'14"E 2676.00)
S87°34'14"W 680.76

ACCESS RESTRICTION CLAUSE (S.T.H. "74") PER s. TRANS 233.05 (1):

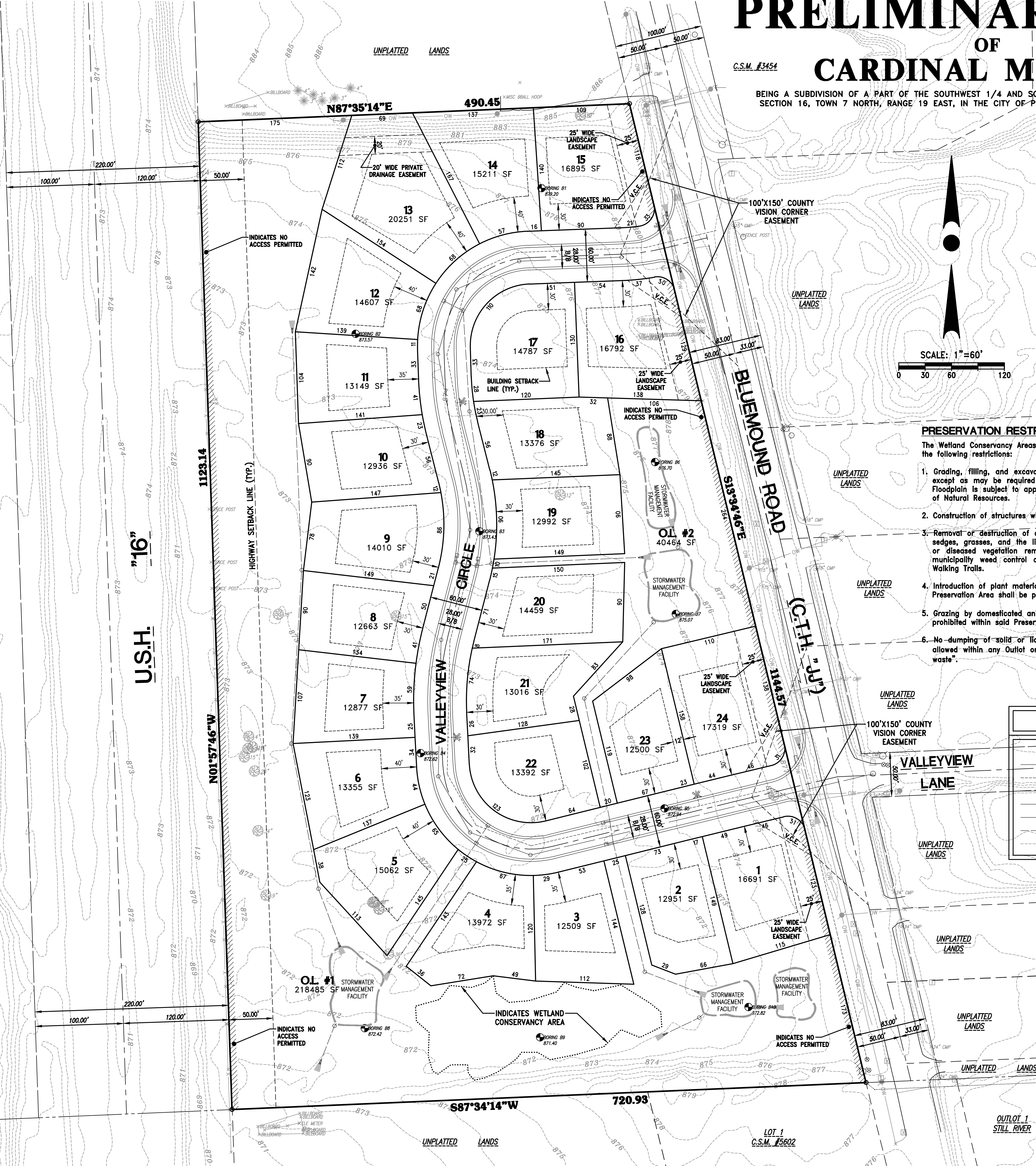
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CARDINAL MEADOW
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF PEWAUKEE, WISCONSIN
BY: **BIELINSKI HOMES, INC.**
1830 MEADOW LANE, SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY	
DATE	DESCRIPTION
11/20/2018	INITIAL SUBMITTAL
01/07/2019	SITE DATA-SETBACK CORRECTION

DATE:
JANUARY 07, 2019

JOB NUMBER:
18-021-966-01

DESCRIPTION:
**PRELIMINARY
PLAT**

SHEET

1 OF 1

\\HNC900\966\18021-01\PRELIMINARY\CARDINAL MEADOW-PRELIMINARY_SITE_PLAN.DWG



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



SITE DATA SUMMARY

Parcel Area: 15.6 acres
Proposed Development: RS-6 Single Family
Lot Characteristics:
Lot Size: 12,500 s.f. (min)
Lot Width: 90' (min) at front setback
Setbacks*: Front = 30'; Side = 12'; Rear = 35'
*Minimum zoning setbacks

DEVELOPMENT DATA

Total Lots: 24 lots
Net Density: 1.57 units/acre
Total Road Length: 1,252.3 l.f.
(52 l.f. per lot)

SCALE: 1" = 50' (22"x34")
SCALE: 1" = 100' (11"x17")



12660 W. NORTH AVE.
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpuudelko@trioeng.com

PROJECT:
CARDINAL MEADOW
SINGLE FAMILY RESIDENTIAL SUBDIVISION
CITY OF PEWAUKEE, WISCONSIN
BY: BELINSKI HOMES
1830 MEADOW LN., SUITE A
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
11/20/2018	PRELIMINARY SUBMITTAL
01/07/2019	SITE DATA-SETBACK CORRECTION

DATE:
JANUARY 07, 2019

JOB NUMBER:
18021

DESCRIPTION:
PROPOSED
SITE
PLAN

SHEET

C1.1