



Planning Department

W240N3065 Pewaukee Road
Pewaukee, WI 53072
Phone: 262-691-0770

PLAN COMMISSION MEETING NOTICE AND AGENDA

Thursday, March 20, 2025

6:00 PM

REVISED

Pewaukee City Hall Common Council Chambers
W240N3065 Pewaukee Road, Pewaukee, WI

1. Call to Order and Pledge of Allegiance
2. Discussion and Possible Action Regarding Approval of Plan Commission Meeting Minutes
 - 2.1 June 20, 2024
 - 2.2 July 18, 2024
3. The Glen of Pewaukee Located at W220 N2475 Springdale Road as Requested by Cornerstone Development (PWC 0916997)
 - 3.1 Discussion Regarding Conceptual Review of a Mixed-Use Residential Development Consisting of 90 Condominium Units and 48 Single-Family Residential Lots
4. Adjournment

Ami Hurd
Deputy Clerk
Community Development Coordinator
3/14/2025

NOTICE

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

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

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, D. Linsmeier, A. Schoenemann, S. Sullivan, and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk/Community Development Coordinator 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 Reducing the Quantity of Plantings for the Previously Approved Landscape Plan and Site and Building Plans for Starla Enterprises for Property Located at N7 W22026 Johnson Drive (PWC 0961996006)

Mr. Fuchs stated this was a revised landscape plan for the medical office building that was approved for the site back in February. The applicant is requesting to reduce the number of plantings by 2 trees, 90 deciduous shrubs, and 25 evergreen shrubs. Mr. Fuchs stated staff does not object to the reduction, as there are still 197 plants on the landscape plan around the building and basin.

Commissioner Schoenemann noted that the number of plants changed in the infiltration basin from 3,000 to 1,200. The applicants, Mike Schaefer with Plunkett Raysich and Ben Kornowski with Peter Schwabe, noted the shrubbery would be switched out to more of a grass type, thus reducing some of the cost. It was pointed out that a lot of the reductions were within the downslope of the detention basin, so they are not visible to the public. The change will minimize the weeds that grow. Commissioner Schoenemann felt it was a drastic reduction and felt a few more plants could be added back, especially evergreens, so there was more coverage year-round. She was fine with the reduction in deciduous plants. Commissioner Brown agreed that 22 evergreens was a significant reduction.

Chairman Bierce felt this created a lot of questions that they do not have answers for right now. He stated he was uncomfortable approving this without knowing how they were going to deal with a more barren area. Chairman Bierce was not in favor of changing the plan at the moment, and Commissioner Brown agreed.

Commissioner Schoenemann stated she preferred to keep the evergreens, but it seemed like eliminating all of the height and variation along the basin that would take a long time to look good was not a good choice on the front corner.

Commissioner Brown felt the applicant should come back and have a better plan. The Commissioners were all in agreement.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road from Medium Density Residential (6,500 Sq. Ft. - 1/2 AC. /

D.U.) to Manufacturing/Fabrication/Warehousing (PWC 0866996002, PWC 0866996003)

Mr. Fuchs stated the Comprehensive Master Plan Amendment was for only a portion of the southern two properties. The rezoning would change the zoning designation to M-2 Limited Industrial, and the proposed tenant would be a permitted use, thus needing a Business Plan of Operation. The Certified Survey Map combines the three properties into a single 6.67-acre parcel. The site and building plans show a 39,000 square foot industrial building with a future expansion and future parking area. Mr. Fuchs recommended approval contingent upon final approval by the Engineering Department and that the site plan be contingent upon Council approval of the other applications.

It was pointed out that the wetland on the site would not be impacted by this current phase, but if they do add onto the building it would be impacted, and they would need the necessary approvals. The landscape plan includes 66 trees and 76 shrubs with an attempt to screen the parking and loading area on the west side of the building. The height of the building does exceed the typical maximum height of 35 feet, so it would require Fire Chief approval of a fire suppression and safety plan.

Chairman Bierce opened the public hearing at 6:21pm.

Jonathan (and Brittany) Befus (N45 W22955 Lindsay Road) stated he lives directly across from the proposed property. He felt the project would substantially interfere with his family's livelihood and affect their safety and well-being. Mr. Befus referred to the heavy-duty trucking entrance and noted it would be directly across from his driveway and mailbox where his children play. He felt this would negatively impact his home value, specifically with the constant breaking and the truck exhaust. Mr. Befus felt the rezoning would not comply with the vision clearance triangle required in the City's zoning ordinance. He stated this development would have an entrance and exit of heavy-duty vehicles directly in conflict with his line of sight on Lindsay Road. Mr. Befus also mentioned the vegetation that is planned to be removed, and he felt there were mature trees in the area over 20 feet tall, and not dead ash and shrubs as the plans state. He felt the light pollution would not be blocked by the vegetation. In addition, Mr. Befus felt there could also be well water contamination because of this development and he requested research be done to address the impact on the water quality. Mr. Befus requested the petitions be denied.

Chairman Bierce closed the public hearing at 6:31pm.

Chairman Bierce referred to the trucking entrance and questioned why it would come off Lindsay Road as opposed to Wilhar Road. Caitlin LaJoie with Briohn Builders noted that City staff felt the appropriate entrance would be Lindsay Road. Wilhar Road would not be suitable for truck traffic, as it has not been maintained.

Ms. LaJoie noted that Uzelac was not a heavy trucking business, as they do light manufacturing of industrial dryers. It was noted they would get one steel truck a day, and shipping equipment would be about two times a month. The company does not own semi-trucks personally for their business, and delivery or parts trucks would come in and/or leave about four times a month. They run one shift a day Monday through Friday starting at 6am.

Ms. Wagner stated Wilhar Road was a very low-volume road and is not in the City's five-year re-paving program. She felt it would be rated as a 2, and any truck traffic would destroy it.

Commissioner Sullivan agreed with the homeowner and felt either the entrance should be moved as far east as possible, or they should reconstruct Wilhar Road to have that be the main in and out for the development.

Chairman Bierce referred to the KD Glass development and noted that we did not want their entrance and exit across from a subdivision, so it would be unfair of us to allow the next development to do it.

Commissioner Schoenemann felt the entire development should be mirrored and flipped on the site, and Wilhar Road should be improved and used.

Discussion took place regarding the building height and lighting as relates to the City's zoning code.

Ms. Wagner mentioned that if the entrance does go onto Wilhar Road, then improvements to the intersection at Lindsay Road would be needed to accommodate the truck traffic.

A motion was made and seconded (D. Linsmeier, A. Schoenemann) to table all four items. Motion Passed: 6-For, 0-Against.

4. Discussion and Action and Public Hearing for Uzelac Industries, Inc. to Rezone Property Located at the Northwest Corner of Lindsay Road and Wilhar Road from Rs-2 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing an Approximately 39,000 Square Foot Industrial Building (PWC 0866996, PWC 0866996002, PWC 0866996003)

Action taken in Item 3.

5. Discussion and Action Regarding a Certified Survey Map for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road for the Purpose of Combining the Three Existing Properties Into a Single Lot (PWC 0866996, PWC 0866996002, PWC 0866996003)

Action taken in Item 3.

6. Discussion and Action Regarding the Site and Building Plans for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road for the Purpose of Constructing an Approximately 39,000 Square Foot Industrial Building (PWC 0866996, PWC 0866996002, PWC 0866996003)

Action taken in Item 3.

7. Discussion and Action Regarding the Site and Building Plans for Simply Smart Property, LLC for Property Located at the Northeast Corner of College Avenue and Meadowbrook Road for the Purpose of Constructing a Multi-Family Development with Five Condominium Units (PWC 0929986002)

Mr. Fuchs stated this was a five-unit multi-family condo development adjacent to the Fox Trail Condominiums and was planned as an expansion of that condo development but will now be a separate condo association. It is proposed to have a completely different layout and plan. The property is about 1.26 acres, and consists of three buildings connected by garages, which creates an interior parking court. The plan shows eight-foot-high fences between the yards, and the exterior of the yards would be enclosed with a four-foot decorative fence. Access would come from Christian Lane through the existing Fox Trail condo development drive. The parking requirements of the Rm-2 District are being met, but City staff suggested adding a fourth exterior guest parking space. Mr. Fuchs noted there was a condition that the lighting plan be brought forward for staff approval, as well as a revised landscape plan to add additional trees. He recommended approval of the project.

Tony Zannon with Pinnacle Engineering noted that the applicants were not in attendance. He then discussed the parking location and specifics.

Commissioner Brown stated she wanted to see a bit more architecture added to the buildings. She was confused about the fences and wanted to see more plantings and landscaping instead.

Chairman Bierce did not like the fence, and felt they would need to submit more robust drawings.

Commissioner Brown suggested placing restrictions on RV or trailer parking within in the development. Continued discussion took place regarding the parking in general.

Commissioner Schoenemann stated she would not approve the development with a fence. She felt the dividers between units were fine, but she questioned the purpose of the exterior fence. She also felt it could use some variation in the windows and some gables to break up the long roof.

A motion was made and seconded (D. Linsmeier, C. Wunder) to table the Site and Building Plans for Simply Smart Property, LLC. Motion Passed: 6-For, 0-Against.

8. Adjournment

A motion was made and seconded (C. Brown, D. Linsmeier) to adjourn the meeting at 7:29pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, D. Kiser, D. Linsmeier, S. Sullivan, and C. Wunder.

Also in attendance:

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

1. Call to Order and Pledge of Allegiance
2. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road from Medium Density Residential (6,500 Sq. Ft. - 1/2 AC. / D.U.) to Manufacturing/Fabrication/Warehousing (PWC 0866996002, PWC 0866996003)

Mr. Fuchs stated this was previously before the Plan Commission at the June 20th meeting. The property owner across the street expressed concerns with the truck traffic, entrance location, lighting, and landscaping. The applicant shifted the entrance drive further east closer to the center of property and is preserving some of the existing vegetation in the southwest corner. This did change the parking slightly. The City also received a letter from a resident objecting to the development with similar concerns, as well as a signed petition from about 32 property owners objecting to the development. Mr. Fuchs stated staff was recommending approval, as the area has been planned for industrial. He recommended looking at the landscape plan to further buffer and mitigate some of the neighbors' concerns.

Caitlin LaJoie with Briohn Builders introduced herself and Lisa Wood, Attorney on behalf of the developer. Ms. LaJoie discussed the company's background and the property. She noted the height variance was already approved by City staff and the Fire Chief. All of the setbacks comply and exceed the minimums. Ms. LaJoie further explained the building materials.

Ms. LaJoie then clarified some of the comments made at the June meeting by the neighbors. She noted that the 100-foot tappers are per County code, and the driveway is in compliance with the City's code. She mentioned that they voluntarily moved the driveway to the east by 165 feet, so there is no longer a direct access to the neighbor's driveway from the proposed driveway. They also combined the employee entrance from Wilhar Road to Lindsay Road, so there is now only one entrance. Ms. LaJoie stated there would be minimal truck traffic from Uzelac, so there would not be the constant breaking and acceleration as the neighbor claimed. On average, Uzelac receives zero to three trucks per day, with a maximum of six per week. Ms. LaJoie also mentioned that they did a tree study and will preserve all of the trees in the southwest corner that are not deemed dead. Regarding the lighting plan, there is a significant buffer between Lindsay Road and the first bit of light. The only area along Lindsay Road that would have light would be at the entrance. Ms. LaJoie stated Uzelac has a successful track record, and all of their business is conducted within four walls with no outside storage or noise, and there is no danger to the immediate community.

Ms. LaJoie then referred to a letter received by Stacey and Paul Krueger regarding the entrance, and she again discussed Wilhar Road and Uzelac's business operations. She also referred to a petition received by the Victoria Station HOA with 43 signatures and again discussed the similar comments.

It was noted that the landscape plan was revised, and they were maintaining 69 percent greenspace. Any future development would still be above the 40 percent greenspace requirement.

Discussion then took place regarding the landscaping plan and the existing trees. Commissioner Brown felt the trees would not act as a screen during the winter with no leaves. She suggested adding some pine trees for winter coverage.

Commissioner Brown stated she was not concerned about the traffic, and felt if it were residential, there would be a lot more traffic. She liked the change in driveway placement but stated she would personally like it on Wilhar Road.

Jonathan Befus (N45 W22955 Lindsay Road) requested the Plan Commission maintain the current residential zoning and land use plans. He felt the City should place significant weight on the requests of the residents instead of the surrounding businesses.

Monuj Nath (N46 W22987 Charlotte Way) felt there would be increased traffic and this would be a safety risk. He felt approving this would be approving the rest of the area for industrial.

Aaron Todd (N46 W22992 Charlotte Way) stated this building would be in his backyard, and he was unaware of when the meetings were held. He assumed the equipment was loud and painted on site, and he was concerned about the semi-truck traffic. Mr. Todd suggested a traffic study be done.

A gentleman representing Uzelac clarified that they never test run their equipment at their facility, and they outsource all of their painting, as an in-house paint booth would be too expensive. The only fans in the building would be the HVAC units. He estimated they would have eight outbound shipments this year, and about one semi-truck a month.

Chairman Bierce stated he had concerns with the landscaping and felt they need to make sure they protect the neighborhood as best they can, but believed it was a good-looking building. Chairman Bierce did not believe the traffic would be that much, and he felt no other use would generate less traffic than this. He felt having the entrance and exit on Wilhard Road would be too expensive and would be a deal breaker.

Discussion took place regarding the future deceleration and acceleration lanes on Lindsay Road being longer than 100 feet.

Commissioner Brown wanted to see plantings added back in if a significant amount of brush and shrubs are taken out on the southwest corner of the property. She also again suggested adding pine trees.

Commissioner Kiser questioned the grade of the bio basin and how close it gets to the lot line. He wanted to be able to salvage some of the trees on the tree line along Lindsay Road.

Ms. Wagner noted she received some comments from the Fire Chief, and it was noted that the Fire Department would need to access at least three sides of the building for fire protection, and he will be requiring additional hydrants on the building. He also had some concerns about the turning radius as it turns to the east.

Commissioner Sullivan suggested looking at the Wilhar Road idea further. He did not like the fact that traffic would be coming in from the north and south and did not like the idea of the traffic alternating. He felt they could go in 100 feet for reconstruction, but reconstructing the entire road would not be necessary. Ms. Wagner clarified that this would be a full reconstruction and widening, and the entire intersection would need to be reconstructed.

The Attorney for Briohn Builders noted that having to build a road would make this project not economically feasible. From a legal perspective, it would be unconstitutional to require a developer to make a financial commitment as a condition for development approval, including constructing a public street.

Commissioner Kiser suggested vacating Wilhar Road so that it becomes a driveway instead. Discussion took place regarding the specifics of a road vacation.

A motion was made and seconded (C. Brown, D. Kiser) to recommend to the Common Council approval of the Rezoning to M-2, the 2050 Comprehensive Master Plan Amendment, the Certified Survey Map, and constructing Uzelac Industries, increasing the landscaping on Lindsay Road, discussing with City staff regarding the ingress and egress additions, keeping the vegetation in the corner and adding to it to keep it as lush as possible, and discussions about vacating Wilhar Road to make it a driveway. Motion Passed: 5-For, 1-Against (S. Sullivan).

3. Discussion and Action Regarding a Request by Uzelac Industries, Inc. to Rezone Property Located at the Northwest Corner of Lindsay Road and Wilhar Road from Rs-2 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing an Approximately 39,000 Square Foot Industrial Building (PWC 0866996, PWC 0866996002, PWC 0866996003) (Public Hearing held at the 6/20/2024 Plan Commission meeting)

Action taken in Item 2.

4. Discussion and Action Regarding a Certified Survey Map for Uzelac Industries, Inc. for Property Located at the Northwest Corner of Lindsay Road and Wilhar Road for the Purpose of Combining the Three Existing Properties Into a Single Lot (PWC 0866996, PWC 0866996002, PWC 0866996003)

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Mr. Fuchs stated this item was tabled at the June Plan Commission meeting, as there were concerns regarding the parking, landscaping, fencing, and architecture. He summarized the changes made since the previous

meeting, including a revised landscape plan, lowering the fence height from six feet to four and a half feet, and adding parking.

The applicant, Erin Kelley with Simply Smart Property, stated the fence was important to give the development a white picket fence idyllic look. They lowered the privacy fence height to four and a half feet, and they opened up the boards to create a gap and give the appearance of an idyllic white picket fence. Ms. Kelley noted the fence delineated common space from individual condo spaces. It also assists in identifying the depth of the reservoirs.

Chairman Bierce stated he loved the idea and liked the buildings, but he was struggling with the fence. Commissioner Brown suggested the HOA restrict any type of vehicle bigger than an SUV or van, and that there is no parking of trailers or boats. She felt there was still a lack of landscaping, especially in the southwest corner.

Ms. Kelley noted that they have a supplemental landscaping plan, and there are evergreen trees included in it. She stated there are a large number of existing trees, and they will do their best to keep it all.

Ms. Wagner cautioned that most of the trees along the west side are in the County's right-of-way. The City is looking to put in a bike and pedestrian trail in that corridor, so those trees may be removed as part of that trail.

Ms. Kelley mentioned that each condo will be sold, and the HOA will take care of the property. She will continue to have a vested interest in how the HOA works and stated she will not be walking away from the development.

Commissioner Linsmeier felt there was a long stretch of the exact same thing with the eight-foot privacy dividers, and he suggested some vegetation alongside it to break it up.

Discussion took place regarding stormwater and the existing basins. Commissioner Kiser was against having a wet pond in this area.

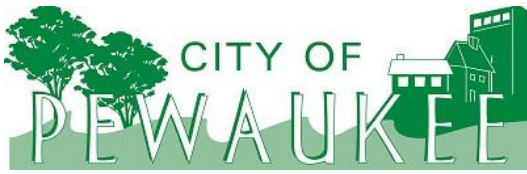
A motion was made and seconded (C. Brown, C. Wunder) to approve the Site and Building Plans, contingent on City staff approval of stormwater and the new landscape plan. Motion Passed: 6-For, 0-Against.

7. Adjournment

A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 7:56pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator



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REPORT TO THE PLAN COMMISSION

Meeting of March 20, 2025

Date: March 12, 2025

Project Name: Esser Farm Conceptual Review

Project Address/Tax Key No.: W220N2475 Springdale Road / PWC 0916997

Applicant: Cornerstone Development

Property Owner: FRIEDL ESSER REVOCABLE TRUST AND NORMAN ESSER CO LLC

Current Zoning: A-2 Agricultural District, Rs-6 Single-Family Residential District, and LC Lowland Conservancy District

2050 Land Use Map Designation: Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.) and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Springdale Estates subdivision to the north, south, and west and Springdale Road and City of Brookfield to the east

Project Description/Analysis:

The applicant submitted conceptual plans for Plan Commission review of a proposed mixed use residential development upon property located at W220N2475 Springdale Road. The property is approximately 58-acres and is primarily vacant and used for agricultural purposes.

The southeast corner is a Southeastern Wisconsin Regional Planning Commission Primary Environmental Corridor and wetland area. There is also a wetland on the western side of the property which abuts the Springdale Estates subdivision.

The proposed development consists of 48 single-family residential lots, generally on the western half of the property abutting the existing single-family residential subdivision. The site plan transitions to the east into 90 condominium dwelling units within 18 four-family buildings and 9 two-family buildings. Each condominium unit includes a two-car attached garage.

The conceptual plan illustrates building locations, the public road layout, and potential storm water pond locations. It also includes a clubhouse and swimming pool adjacent to Springdale Road, south of the entrance drive. Additionally, the plan includes a paved trail, which is located between the single-family and condominium uses.

The subject property is currently zoned A-2 Agricultural District, Rs-6 Single-Family Residential District, and LC Lowland Conservancy District. The future land use designation is Medium Density Residential (6,500 Sq. Ft. – 1/2 Ac./D.U.) and Flood Plains, Lowland & Upland Conservancy, and other Natural Areas. At 138 units, the project does not require a Comprehensive Master Plan Amendment.

The anticipated zoning for the single-family residential lots is Rs-6 Single-Family Residential District, which matches the surrounding residential uses. The Rs-6 District will require a minimum lot size of 12,500 square feet and a minimum lot width at the building setback line of 90-feet. The lot sizes on the conceptual plans range from 12,740 square feet to 23,644 square feet. The average lot size is 16,037 square feet.

For comparison, the existing single-family residential lots directly abutting this property have an average lot size of 17,370 square feet, ranging from 13,020 square feet to 29,346 square feet. With a total acreage of 58 acres, the resulting gross density for the entire development is about 2.4 units per acre.

The applicant is proposing the Rm-1 Multiple-Family Residential District for the condominium portion of the development. The Rm-1 District allows a maximum density of 6 dwelling units per net acre. It is anticipated that the applicant will apply for a Conditional Use Residential Planned Unit Development (PUD). This would potentially allow for front and rear yard setbacks of 24.5-feet, opposed to 35-feet. This section of the ordinance also requires a minimum 40-foot building separation.

Net density still needs to be determined for each zoning district within the development. All lots and condominium units will be served by public sanitary sewer and water facilities.

Parking

The Rm-1 District also contains the parking requirement below.

g. Parking Space

There shall be a minimum of two and one-half (2-1/2) 200-square-foot off-street parking spaces provided for each residential unit, of which at least two (2) must be located in a garage as defined in sub-section 17.1402 (Also see Section 17.0600)

As each unit will contain a two-car attached garage and parking is available on the driveway in front of the garage, this standard is met.

The applicant is also proposing a small parking lot for the clubhouse and amenity area.

Signage

Note that per Section 17.0705(b) Permanent Subdivision/Development Identification Sign shall be “no more than six (6) feet in height; constructed of wood, metal and/or masonry; and, of a design which will be compatible with the landscape and shall state only the name and address of the subdivision. Such signs and their location, height and size shall be reviewed and approved by the Plan Commission and/or the City Planner prior to issuance of a permit.”

Process

As currently designed, it is anticipated that the project will require a Rezoning, Certified Survey Map, Conditional Use Permit, and a Site & Building Plan Review Application. The single-family subdivision will require Preliminary and Final Plat Applications, and the condominiums will need staff review of the Condominium Plat.

Recommendation:

Planner & Community Development Director Nick Fuchs

No action required.

Staff is generally in support of the proposed mixed use residential development.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with detailed plans and required development applications.



“The Glen of Pewaukee” Condominium Homes and Single Family Neighborhood

VISION

-A Cornerstone Development
Master-Planned Residential
Community-



**BUILDING EXCEPTIONAL
LIFESTYLES. EVERY DAY!**





These neighborhoods would balance open spaces, walking paths and the existing attractive natural environmental features...

Project Overview

The concept plan would propose a community that meets the demands of an aging population while providing a beautiful transition from the surrounding single-family homes.

The site plan would achieve the following:

- Integrate coordinated development patterns with interconnected open space, paths and streets
- Provides the City with high-level, striking elevations and landscaping that are complimentary to the area
- Anticipated average sale prices of \$650,000 per home for a total created value of approximately \$90 million.



Proposed land use

The Glen of Pewaukee –

- 90 attached condominium homes
- 1 large clubhouse with exercise room
- 2 pickleball courts
- Pool
- Winding streets
- Ponds with fountains

The Single-Family Neighborhood

- 48 Single Family Homes
- Transitions well with Springdale Estates
- Walking Path
- Winding streets
- Quiet settings







The Conceptual Plan for... *The Glen of Pewaukee*

**Single Family
Homes**

**"The Dublin
Series" of
attached
Duplex &
Double Duplex
Condominium
Homes**

**Split Rail type
fence for
individual
neighborhood
identities**

Paved walking path

**Welcoming
condominium
amenities --
Clubhouse, pool,
pickleball**





The Glen of Pewaukee – The “Dublin Series” of homes are ranch-style duplex and double- duplex condominiums built in a unique pinwheel design.

Description of residential properties:

Our Dublin Series consist of ranch-style attached condominiums in four and two home buildings with 4 floor plans mixed and matched in a variety of combinations for an integrated, yet non-monotonous presentation.

The homes range in size from 1,700 to 2,000+ square feet. Each building features four-sided architecture. Since each corner presents the view of a large single-family home, the back and sides of each building look just as architecturally appealing as the front. There is no unsightly unfinished elevation or sparsely landscaped area. Garages are internalized and recessed in order to screen and lessen their effect on the overall appearance of the community.





The “Lifestyle Series” of detached homes are designed for a “Country Comfortable” architectural presentation.

Description of the single-family residential properties:

The Lifestyle Series of detached homes range in size from 1,800 to 2,600+ square feet. All will have timeless exteriors featuring various exterior elements.





Our interior layouts are well finished...

- The condominium homes will be open and bright on the interior with extensive high-end finishes included, such as granite or quartz, Kohler fixtures, hardwood floors and more.
- Lower levels can be finished in many ways to accommodate further needs and desires of each buyer, which will add to the overall tax creation for this neighborhood.. Over the years we have built guest suites, party bars, offices, movie theaters and workout rooms in the lower levels of our homes. Each owner can team with our Option Coordinators to make this happen.





The Glen of Pewaukee is presented to include a clubhouse, pool, pickleball courts, ponds, walkways and extensive landscaping.

- We are presenting to have the clubhouse be integrated into The Glen of Pewaukee with a pool and pickle ball courts as amenities. The clubhouse can be used for owners for private or neighborhood gatherings, special events, and HOA board functions. There will also be a pool table and exercise room, as well as a large outdoor pool with plenty of outdoor tables and seating.





Next Steps for *The Glen of Pewaukee*

Where do we go
from here??

Thank you for
your valuable
time.





Existing Zoning

- A-2
- Rs-6
- LC

Land Use Plan

- Medium Density Residential

Public Street Length

5,950 lf
43.1 lf/unit

Proposed Zoning

- Condominium Community Rm-1 PUD*

- Lot Area = 0.5 ac
- Lot Width = 120'
- Setbacks:
 - Front = 20' to building, 25' to garage (*)
 - Wetland = 25'
 - Side = 40' (*building-building), 25' side
 - Rear = 35'
- 2.5 parking spaces/unit

- Single Family Rs-6

- Lot Area = 12,500 sf
- Lot Width = 90'
- Setbacks:
 - Front = 30' -- Wetland = 25'
 - Side = 12'
 - Rear = 35'

- Wetland LC

Site Data Table

- Total Area (excluding Springdale Rd ROW)	57.33 acres
- Wetland Area	- 3.33 acres
- Net Upland	54.0 acres
- Proposed Development:	
- Condominium Community	90 units
- Double Duplex = 18 buildings	
- Duplex = 9 buildings	
- Single Family Lots (Rs-6 - 90' wide, 12,500 sf)	48 lots
- TOTAL	138 units

Proposed development by:



NORTH

0 50 100 200

Scale: 1" = 100' (22"x34")

Scale: 1" = 200' (11"x17")

DATE: 02-19-2025

PROPOSED SITE PLAN

Esser Property

City of Pewaukee, WI