

Planning Department

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

~VIRTUAL ONLY SEE NOTICE BELOW~

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, December 17, 2020
7:00 PM**

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)
 3. Discussion and Action Regarding a Certified Survey Map for the Century Fence Company Located at Approximately 1300 Hickory Street in Order to Combine 2.07 Acres of City of Pewaukee Vacant Land With an 11.43 Acre Parcel in the Village of Pewaukee (PWC 0921997003 & PWV 0921995)
 4. Discussion and Action and Public Hearing Regarding Amending Section 17.0900f to Include Multi-Family Residential Buildings and Creating Section 17.0900g Related to Increasing the Height of Single-Family and Two-Family Residential Buildings to 3-Stories or 45-Feet if the Structure is Located No Closer than 40-Feet to Another Structure
 5. Discussion and Possible Action Regarding a Request by Westridge Builders, LLC to Allow a Maximum Height of 3-Stories/45-Feet for All Lots Within the Swan View Farms Subdivision Development Located at Approximately W239 N4024 Swan Road
 6. Adjournment

Ami Hurd
Deputy Clerk

12/10/2020

NOTICE

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

To attend this meeting virtually or by phone please contact Nick Fuchs, City Planner, 262-691-6007, fuchs@pewaukee.wi.us **before 3 P.M. on the date of the meeting** for directions. Meeting materials are available at <https://pewaukee.novusagenda.com/AgendaPublic/>.

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

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be

in an accessible format must contact the City Planner, Nick Fuchs, at (262) 691-6007 three business days prior to the meeting so that arrangements may be made to accommodate your request.

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

DATE: December 17, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Waukesha Gun Club Staff Report

Waukesha Gun Club Site & Building Plans



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

REPORT TO THE PLAN COMMISSION

Meeting of October 15, 2020

Date: October 8, 2020

Project Name: Waukesha Gun Club Site & Building Plans

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

Applicant: Patrick Gerbensky, Waukesha Gun Club

Property Owner: Waukesha Gun Club

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

Proposed Zoning: Same

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

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

Project Description/Analysis

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

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

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

Site & Building Plans

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

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

The property does contain protected natural resources; however, the proposed and relocated buildings do not appear to encroach into any protected resources or setbacks based on WDNR mapped wetlands and SEWRPC Regional mapping.

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

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

As noise may be a concern with changes onsite, staff did ask the applicant if a noise study had ever been completed, particularly related to any effects from shooting indoor a structure like the one proposed compared to completely outdoors. Staff would have also been interested in a conversation with the applicant related to any need or options for insulation of the structure. Certain types of insulation, such as rubber or sound control blankets, may reduce noise and reverberation. Staff did not receive a response to any comments, which are listed below for reference.

- Has the Gun Club ever conducted a noise study, particularly related to the effect from shooting within a partially enclosed structure like the one proposed? Noise is likely a question that will be discussed as the project moves forward.
- Has a wetland delineation ever been conducted onsite?
- Please provide an additional site plan that illustrates property lines. A scaled site plan with setbacks dimensioned is preferred, including setbacks for WDNR mapped wetlands.
- The site plan shows existing lighting to remain. Please confirm that no new lighting is proposed as part of this project.
- It is also recommended that a Certified Survey Map be submitted to combine the 4 separate parcels owned by the Waukesha Gun Club. These properties function as a single development, so it recommended they be combined, which would eliminate any potential zoning setback issues. I believe the City would be open to a time frame that would allow the shooting stand to proceed while the CSM moves forward separately at a later date.

Recommendation

Staff does not find that comments have been fully addressed. As such, staff would like to discuss further with the Plan Commission and the applicant, prior to making a final recommendation.



Ascent, LLC
W240 N1221 Pewaukee Rd.
Waukesha, WI 53188
262-650-9705
mike@ascentbuild.com

Monday, August 31, 2020

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Rd.
Pewaukee, WI 53072

To Whom it May Concern:

We looking for approval on a permanent 5 stand shooting structure at the Waukesha Gun Club (N22 W23170 Watertown Rd., Waukesha, WI) This permanent 5 stand shooting structure will be used for recreational shooting and tournament events through out the year.

Tentative development: 4 month building timeline
Estimated building improvement: \$70,000.

Enclosed are the following documents for submission to the planning commission.

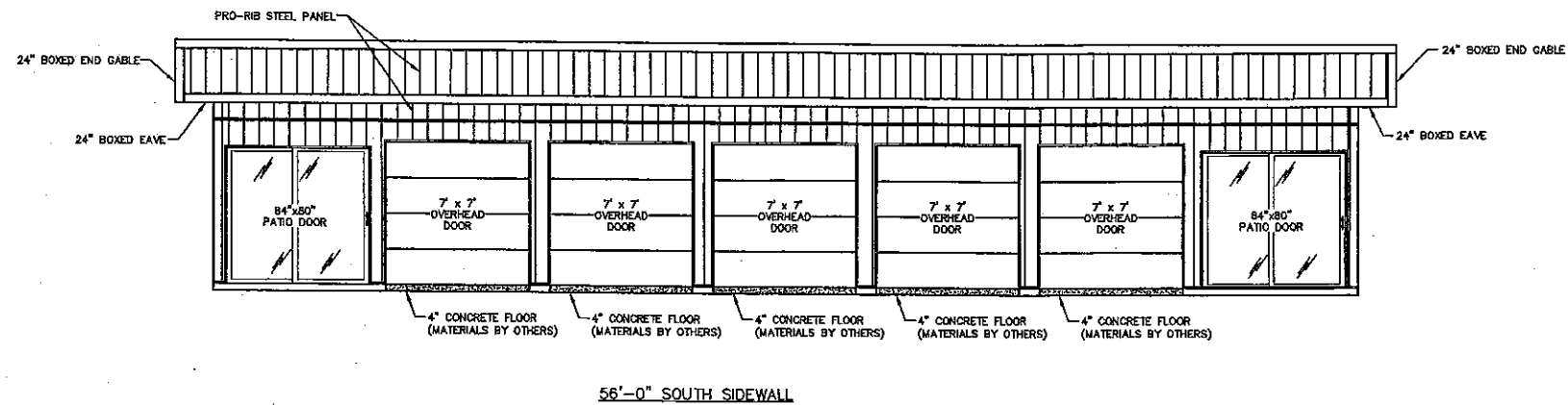
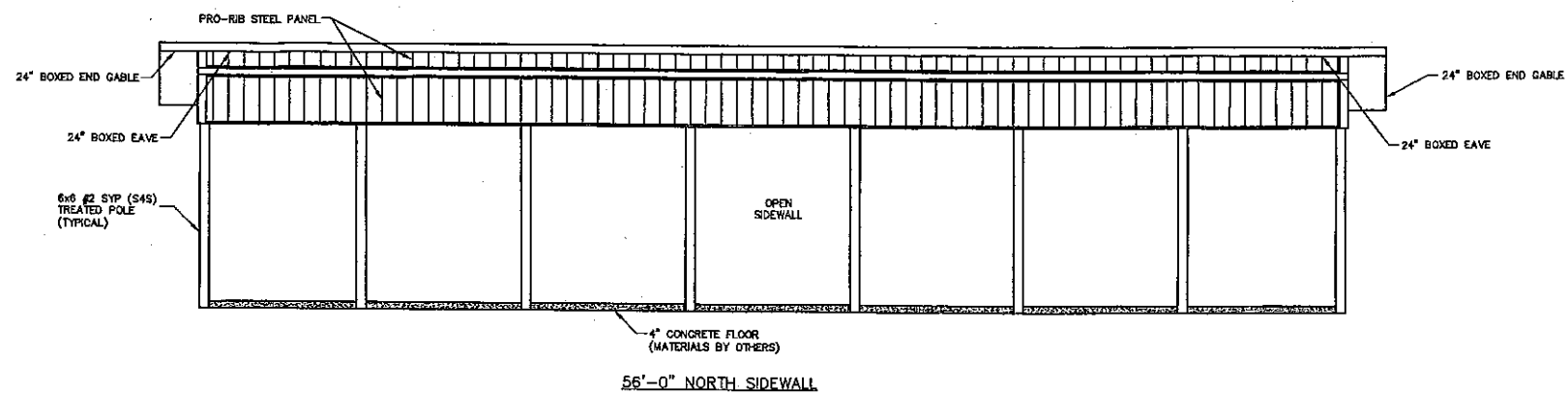
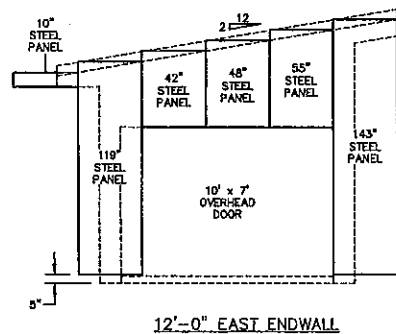
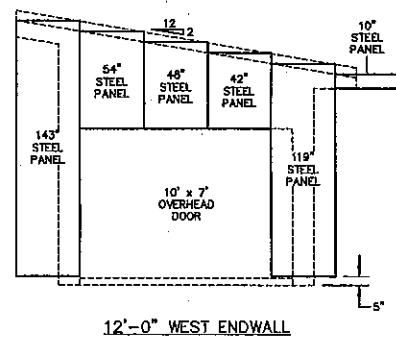
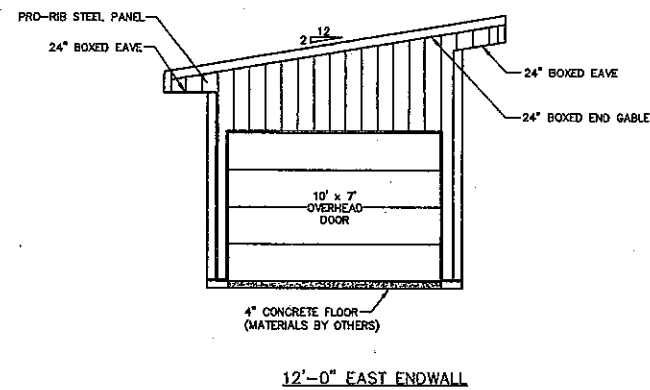
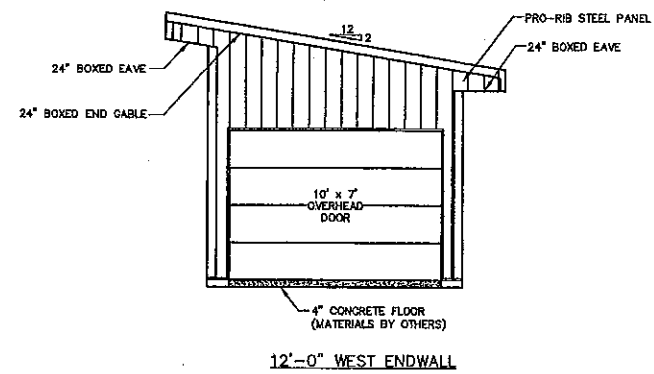
- Application for site and Building Plan Review
- Written narrative (see above)
- Site plan, lighting plan
- Grading and Erosion control
- Colored renderings

For questions, please contact Mike Merkel at Ascent, LLC.

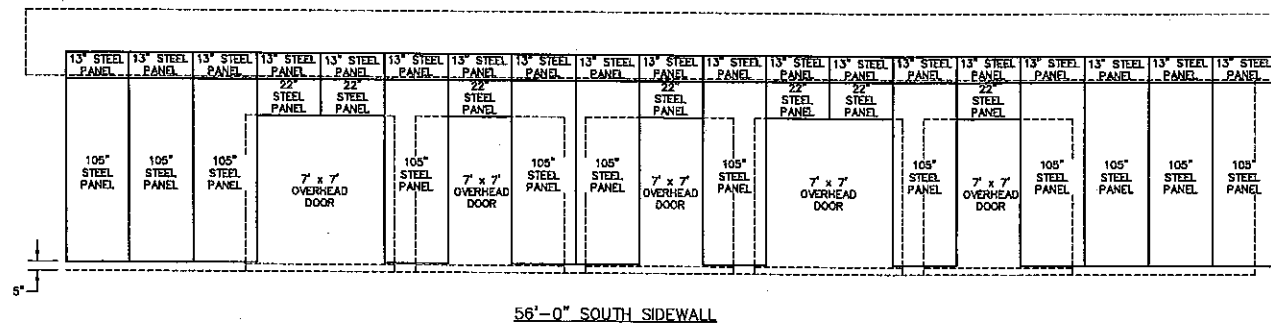
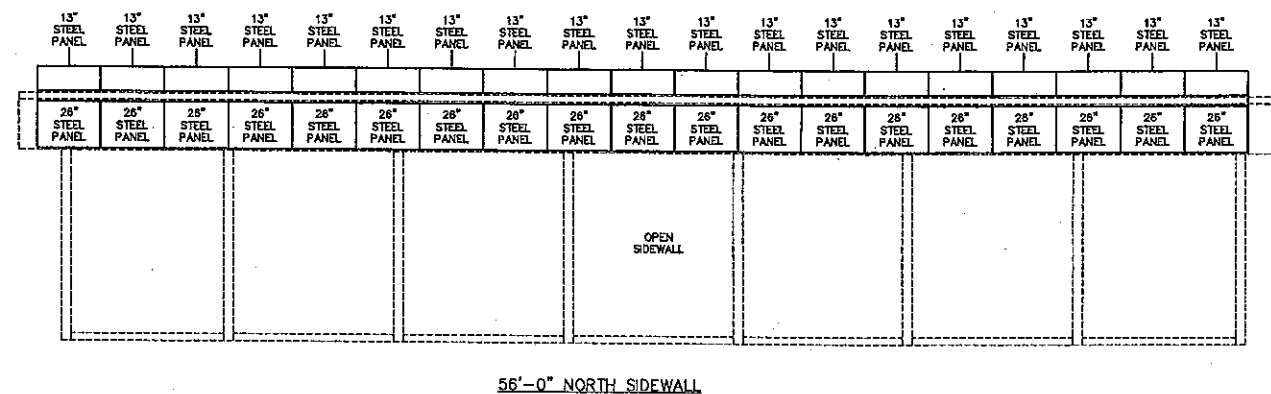
Sincerely,

Mike Merkel
mike@ascentbuild.com
262-649-6334





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



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

ENGINEERING SERVICES
6042 RAND RD. EAST WAUKESHA, WI 53190 (715) 979-8545

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

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: FRANCIS DEL VECCHIO

DRAWN BY: JMS

DATE: 8/3/2018

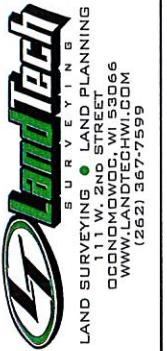
SCALE: AS NOTED

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
ELEVATIONS AND WALL STEEL LAYOUTS

FILE NAME: U19118W

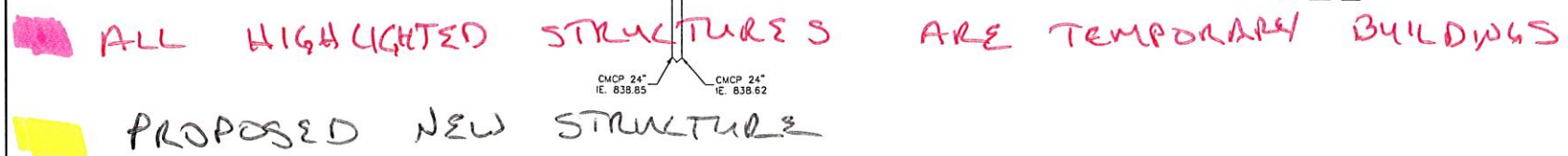
SHEET NO.
S2

[illegible]

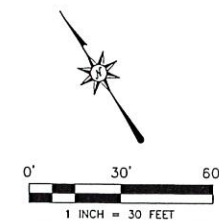
CLIENT PROJECT LAYOUT DRAWING	ASCENT WAUKESHA GUN CLUB PLAT OF SURVEY 20140_SURVEY.DWG	LOCATION N22W23170 WATERTOWN RD. WAUKESHA, WI.		REV. REV. REV. REV.	07/08/2020 ADD PROP. BLD.
	SCALE 1:30				
	DATE 07/01/2020				
	JOB NO. 20140		DRAWN BY LJS CHECKED BY MTD		
	SHEET 1 OF 1				

LandTech
SURVEYING

LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599



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

Page 8 of 10

TOPOGRAPHIC SURVEY

LEGEND

- FOUND 3/4 REBAR OR NOTED
- CHECK POINT BENCHMARK
- STORM MANHOLE
- WATER VALVE
- HYDRANT
- CMCP CULVERT
- SEPTIC CLEANOUT
- TV PED
- LIGHT
- UTILITY POLE
- LP TANK
- ELECTRIC
- FLOOR ELEVATION
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- WOOD FENCE
- FLAG POLE

NOTES:

- VERTICAL DATUM IS NAVD 88 (GEOID 12A)

Scale: 1 INCH = 30 FEET

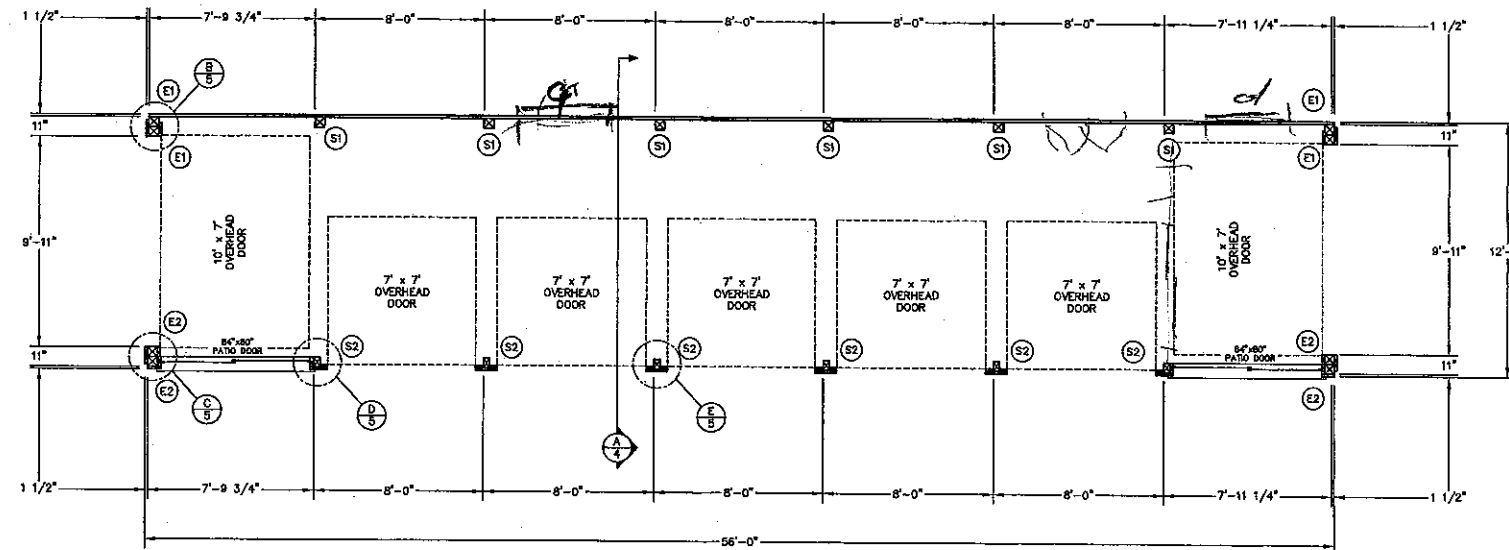
Map Labels:

- 8X8 TRAP HOUSE
- EXISTING BUILDING
- GRAVEL DRIVE
- EXISTING GARAGE
- CONCRETE SIDEWALK
- CLUB HOUSE
- CONCRETE
- EXISTING BUILDING
- GRAVEL DRIVE
- APPROXIMATE PROPERTY LINE FOR REFERENCE ONLY
- C.T.H. "M"
- BENCHMARK: CP SPIKE = 842.75'
- BENCHMARK: STORM MH RIM = 843.13'
- CMCP 24" IE 838.48
- CMCP 24" IE 838.57
- CMCP 24" IE 838.85
- CMCP 24" IE 838.62

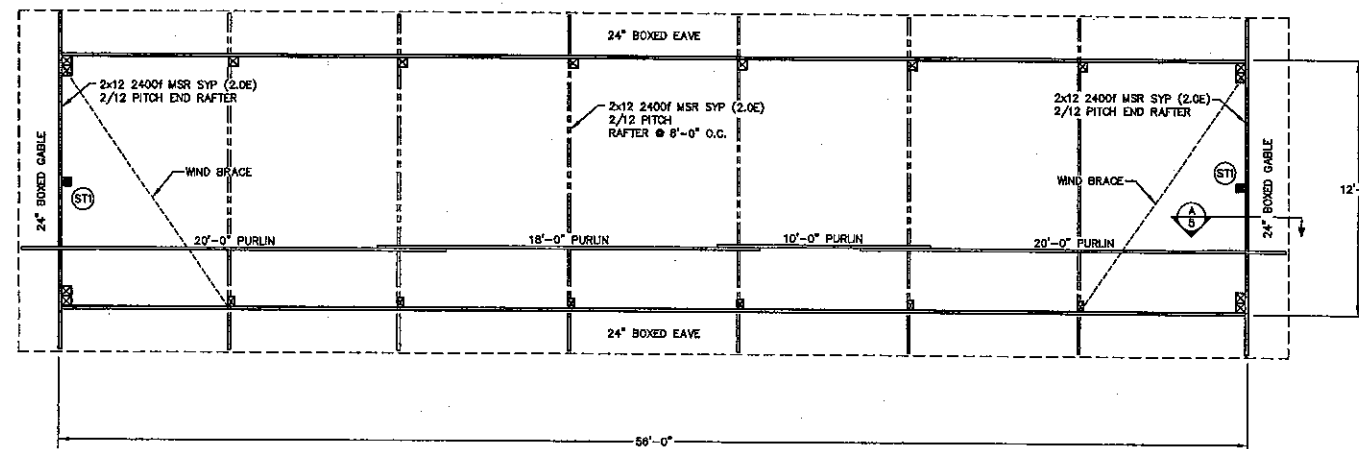
Red Markings:

- X-X-X
- BRUSHED CONTOUR





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



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

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

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

NOTE:
2x4 #2 SPF ROOF PURLINS (ON-EDGE) @ 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE RAFTER W/ (1)-30d THREADED HARDENED STEEL NAIL AT EACH PURLIN TO RAFTER LOCATION. FOR PURLIN OVERLAP SEE DETAIL E/4.

POLE & FOOTING SCHEDULE				
POLE LOCATION	POLE DESCRIPTION	EMBEDMENT	NUMBER OF POLES	FOOTING DESCRIPTION
S1	(18")-6x8 #1 SYP (S4S) TREATED POLE	4'-4"	6	14"x6"x4" CONCRETE FOOTING
S2	(18")-4x6 #2 SYP (S4S) TREATED POLE	4'-4"	6	14"x6"x4" CONCRETE FOOTING
E1	(18")-6x8 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"x6"x4" CONCRETE FOOTING (SHARED)
E2	(18")-6x8 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"x6"x4" CONCRETE FOOTING (SHARED)

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

ENGINEERING SERVICES
 8701 WISCONSIN AVE. SUITE 100, WAUKESHA, WI 53186 (715) 499-0044
 FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
 ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

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

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
 FLOOR PLAN AND ROOF FRAMING PLAN
 FILE NAME: U19118W
 SHEET NO.
S3

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

DATE: December 17, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for the Century Fence Company Located at Approximately 1300 Hickory Street in Order to Combine 2.07 Acres of City of Pewaukee Vacant Land With an 11.43 Acre Parcel in the Village of Pewaukee (PWC 0921997003 & PWV 0921995)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Century Fence Staff Report

Century Fence CSM

Century Fence CSM 2016 Request



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 December 17, 2020

Date: December 9, 2020

Project Name: Century Fence Certified Survey Map

Project Address/Tax Key No.: approximately 1300 Hickory Street / Tax Key Nos. PWC 0921997003 and PWV 0921995

Applicant: Anthony W. Bryant, Century Fence Company

Property Owner: Anthony W. Bryant

Current Zoning: M-6 Mixed Industrial District

Proposed Zoning: Same

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

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

Introduction/Background

The applicant filed a Certified Survey Map Application requesting to combine two properties located at approximately 1300 Hickory Street, bearing Tax Key Nos. PWV 0921995 and PWC 0921997003.

Both properties are owned by Anthony W. Bryant, owner of Century Fence Company; however, the larger, approximately 11.43-acre parcel is located within the Village of Pewaukee and the smaller, 2.07-acre property to the south is located within the City of Pewaukee.

The City property is Outlot 1 of CSM No. 11133 and is currently vacant and landlocked. The Village property is Lot 1 of CSM No. 10469 and is the main office of the Century Fence Company. The combined acreage noted on the proposed CSM is 13.553-acres.

In 2016 the City denied a request to annex the City property to the Village. At that time, a submittal of a CSM to combine the properties was discussed, opposed to the annexation request; however, a CSM was never submitted or pursued by the property owner. Documents related to this from 2016 are attached for review.

Project Description

Certified Survey Map

The applicant is proposing to combine the properties referenced above to allow Century Fence to utilize the City property for outside storage. Currently this would not be allowed as an outlot.

According to the applicant, there are no structures planned at this time. Century Fence intends to grade the site and install a compacted stone surface for the storage areas.

The land combination with the Village property will give the City property access as one site to Hickory Street in the Village and allow for the removal of the outlot designation.

Related to the CSM, staff recommends that:

1. Per Section 18.0602, the proposed lot lines to be removed shall be labeled as “previous lot line – to be removed.”
2. The 25-foot wetland setback shall be accurately shown on Sheet 1 of 4.
3. The Plan Commission secretary name on Sheet 4 shall be changed from “Ami Hurd, Recording Secretary” to “Brandon Bergman, Plan Commission Secretary.”

Note that the Village of Pewaukee will also have to approve the Certified Survey Map.

Future Use

Following approval and recording of the Certified Survey Map, the property owner will still need to receive City approval to utilize and improve the site.

As previously indicated, the applicant intends to use the property for outdoor storage. Staff has identified two options the applicant may consider for moving forward with that proposed land use. The first option, which is recommended by staff, includes:

- Submittal of a Rezoning Application to rezone the property from M-6 Mixed Industrial District to M-1 General Wholesale Business/Warehouse District.

Note the M-1 District allows storage “...within an open area attractively and effectively visually screened from public streets, roads, or highways and adjacent uses and where the individual goods or materials are not reduced in size or basically changed in character” as a Permitted Use.

As such, staff finds that the M-1 District is most appropriate for the proposed use and matches the zoning of the adjacent We Energies property to the east, which also has significant outdoor storage.

As the property is planned as Manufacturing/Fabrication/Warehousing on the City’s Year 2050 Land Use/Transportation Plan map, the M-1 District zoning is consistent with the Comprehensive Master Plan and no amendment would be required.

- Submittal of a Site & Building Plan Review Application requesting approval of the proposed site improvements.
- Submittal of a Business Plan of Operation Application to allow the use of the site for outdoor storage.

The second option would be to maintain the M-6 District zoning and submit a Conditional Use Permit Application to allow for the outdoor storage use and a Site & Building Plan Review Application for approval of the proposed site improvements.

Related to the future development of the City portion of the property, the applicant has been made aware of the following:

- The City requires a minimum 40% of greenspace for all nonresidential development.
- Details of what materials are being stored will be requested.
- Screening along the south property line, particularly abutting the residential site to the south, will be recommended. Additional screening may be requested upon a detailed review of the site plan.
- A wetland investigation/report and delineation will be required as part of the Site & Building Plans Review Application.
- Final grading, erosion control, and storm water management plans must be approved by the Engineering Department.

It can be further noted that the Sanborn Tube development allows for 1.5 acres of impervious area to drain to the pond. Anything above the 1.5 acres will need to meet the storm water ordinances. Moreover, disturbances greater than 1 acre will be required to meet the City's erosion control regulations.

Recommendation

A motion recommending approval of a 1 Lot Certified Survey Map combining the two properties located at approximately 1300 Hickory Street, bearing Tax Key Nos. PWV 0921995 and PWC 0921997003, contingent upon the approval of the Village of Pewaukee and subject to the following conditions being met to the satisfaction of the City Planner, prior to recording the CSM with the Waukesha County Register of Deeds:

1. Per Section 18.0602, the proposed lot lines to be removed shall be labeled as "previous lot line – to be removed."
2. The 25-foot wetland setback shall be accurately shown on the Sheet 1 of 4.
3. The Plan Commission secretary name on Sheet 4 shall be changed from "Ami Hurd, Recording Secretary" to "Brandon Bergman, Plan Commission Secretary."

December 7, 2020

MR BRANDON BERGMAN
PEWAUKEE PLANNING COMMISSION

Mr. Bergman,

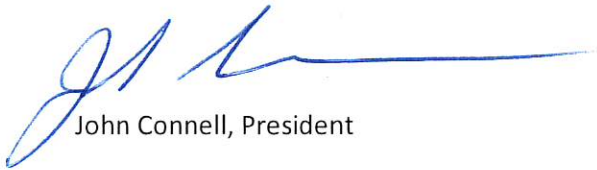
Century Fence Company respectfully submits the following for review at the Pewaukee Planning Commission meeting December 17, 2020.

- Century Fence Company Business Plan of Operation preface and Plan of Operation Application
- Application for minor land division
- Notice of intent to discharge wastewater
- Draft CSM with setbacks required and wetland boundary identified
- Drawing of parcel by CJ Engineering with existing contours on the parcel
- Certification by CJ Engineering confirming the stormwater control is adequate. Century Fence Company has a utilization agreement with Sanborn Tube.
- Waukesha County GIS map with twelve sets enclosed

Thank you for your time and consideration.

Sincerely,

Century Fence Company



John Connell, President

Enclosures

1300 HICKORY ST.
P.O. BOX 727
PEWAUKEE, WISCONSIN 53072-0727
TEL (262) 547-3331
(800) 558-0507
FAX (262) 691-3463
(262) 691-3487
www.centuryfence.com

Century Fence
Business Plan of Operation

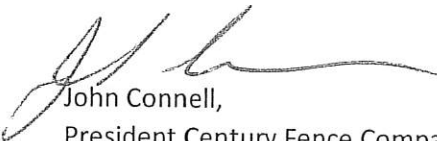
We formally request that 2.07 acres of our property which lies in the City of Pewaukee be combined with 13.5 acres we own, located in the Village. The two properties are contiguous. We are requesting combining the parcels, not asking for detachment.

It is the desire of Century Fence Company to utilize these 2.07 acres – (less the appropriate buffers) – for outside storage. We do not plan any structure on this parcel at this time. Storm water control is in place through a utilization agreement with Sanborn Tube. This parcel is landlocked and virtually out of public view.

If this usage is deemed acceptable, our next step would be to develop Civil Drawings for approval, allowing us to proceed with site work, including stripping the topsoil and preparing the subgrade for placement of a compacted stone surface.

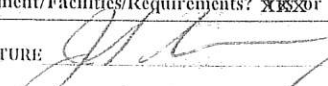
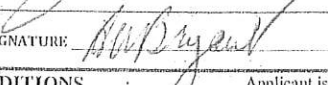
Thank you for your time and consideration regarding this request.

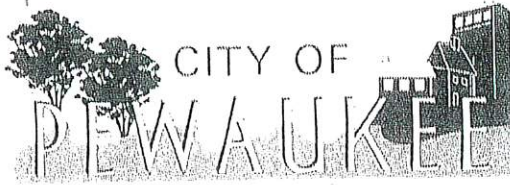
Sincerely,



John Connell,
President Century Fence Company

1300 HICKORY ST.
P.O. BOX 727
PEWAUKEE, WISCONSIN 53072-0727
TEL (262) 547-3331
(800) 558-0507
FAX (262) 691-3463
(262) 691-3487
www.centuryfence.com

Pewaukee, WI 53072 Building Services Office - 262-691-9107 City Hall Main Office - 262-691-0770 Fax - 262-691-1798		BUSINESS PLAN OF OPERATION APPLICATION CITY OF PEWAUKEE		Parcel/Tax Key No.	
NAME OF PROPOSED BUSINESS: Century Fence Company				SUITE#:	
SITE ADDRESS:					
1300 Hickory Street		Pewaukee		Wisconsin 53072	
Business / Operator's Name (Please Print) A. W. Bryant		Mailing Address 108 N. Barstow Street, Waukesha, WI 53186		Phone# 262-2100 FEIN #	
		Email Address N/A			
Tenant's Name: (Please Print) Century Fence Co.		Mailing Address 1300 Hickory Street, Pewaukee, WI 53072		Phone# 262-956-6425 FEIN# 39-0203700	
		Email Address sales@centuryfence.com			
DESCRIPTION OF BUSINESS OPERATION: Construction - fence and Pavement Marking Contractor					
TYPE of BUSINESS: Please Check the appropriate Box for type: ☐ Retail ☐ Wholesale ☐ Office ☐ Institutional ☐ Warehouse/Storage ☐ Other? _____ ☒ Industrial			Description Construction Company		
NEW USE?: XXXX No? or		EXPANSION OF EXISTING USE?: XXXX No? or		OTHER?	
HOURS of OPERATION: From: 6AM to 8PM		DAYS of OPERATION: M-F, Saturday and Sunday as needed			
MAXIMUM NUMBER OF EMPLOYEES:		How many Full Time? 45 How many Part Time? 5		CURRENT ZONING: M-6	
Expected Customers per day: Less than 5		Number of Trucks per day: 10-15, including employees Number of Autos per day: 20-30, including employees			
PARKING		STORAGE			
Available Parking/Parking Lot Spaces # 60 Loading Spaces # Multiple Is there Overnight Parking? Yes XXXX Where? Secured gravel yard		Any Outside Storage? XXXX No Please list type of Storage? fence inventory			
SEWAGE DISPOSAL BY: Public Sewer ☒ Septic Tank _____ Holding Tank _____ Storm Water Retention/Detention: Yes? XXXX No?		WATER SUPPLY BY: Public Water Main ☒ Private Well _____ Other _____		SOLID WASTE (trash) DISPOSAL BY: Contract: ☒ Self: _____ Any flammable substances? XXXX No If Yes, where Stored? _____	
Any Special Equipment/Facilities/Requirements? XXXX No What? _____					
APPLICANT'S SIGNATURE 		APPLICANT'S PRINTED NAME John Connell		DATE SIGNED 6-4-20	
PROPERTY OWNER'S SIGNATURE 		PROPERTY OWNER'S PRINTED NAME A. W. Bryant		DATE SIGNED 11-3-20	
APPROVAL CONDITIONS Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of City Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the City Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.					
Business Plan of Operation Application Fee: \$100.00					
For City Staff ONLY					
Submitted for Review on: _____		Date: _____			
Approval by Zoning Administrator: _____		Date: _____			
Approval by City Planner: _____		Date: _____			
SPECIAL REQUIREMENTS/COMMENTS: _____					



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

APPLICATION FOR MINOR LAND DIVISION/CERTIFIED SURVEY MAP

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin for Certified Survey Map review and approval to allow for: Combining two parcels -CSM10469 and Outlot CSM11133 - for Business use including outside storage for Century Fence Company

Legal description of property to be rezoned – Please attach.

Common property description or name: Century Fence

Property Address: 1300 Hickory Street Tax Key Number(s): PWV0921995, PWVC098, PWC0921997003

Property owner(s) (Full Legal Name): Anthony W. Bryant

Owner's Address: 108 N. Barstow Street City/State/Zip: Waukesha, WI 53186

Phone: 262-542-2100 Email: n/a

Applicant (Full Legal Name):

Name: Anthony W. Bryant

Company: Century Fence

Address: same as above

City/State/Zip: same as above

Phone: same as above

Email: same as above

Contact Person (Full Legal Name):

Name: John Connell

Company: Century Fence

Address: 1300 Hickory Street

City/State/Zip: Pewaukee, WI 53072

Phone: 262-956-6425

Email: sales@centuryfence.com

Certified Survey Map submittals must include and be accompanied by the following:

- ☒ This Application form accurately completed with original signatures.
- ☒ Application Filing Fee, payable to the City of Pewaukee:
 - ☐ \$200.00, plus \$10.00 for each lot or outlot created with no public facilities
 - ☐ \$350.00, plus \$10.00 for each lot or outlot created with public facilities
- ☐ Five (5) complete collated sets of Application materials to include:
 - ☐ A written project narrative detailing the request and reason for the proposed land division or combination.
 - ☐ A draft certified survey map in compliance with Section 18.0601, 18.0602, 18.0603 and any other applicable regulation of Chapter 18 of the City's Municipal Code.
 - ☐ A map of protected natural resource features onsite.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.



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

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

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

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

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

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): JOHN CONNELL - PRESIDENT, Century Fence

SIGN AND DATED this 4TH day of NOVEMBER, 2020.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): Anthony W. Bryant, Chairman of the Board, Century Fence

SIGN AND DATED this 3rd day of November, 2020.

PROPERTY OWNER'S SIGNATURE: _____

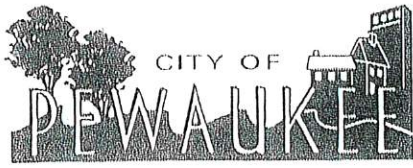
NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ day of _____, _____.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____



**Department of Public Works
Water & Sewer Utility**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

Private Fire Protection Size: _____

Domestic Water Size: _____

NOTICE OF INTENT TO DISCHARGE WASTEWATER

(Please Print. Mail or fax to the address above.)

Note: The discharge shall comply with all conditions of the City Municipal Code Chapter 13.20 found in Title 13 Public Services at www.cityofbrookfield.com.

FORM I – To Be Completed by Commercial/Industrial User

1. Company Name: Century Fence Company
2. Facility Address: Street 1300 Hickory Street
City, State, Zip: Pewaukee, WI 53072
3. Mailing Address: Street n/a
(If Different) City, State, Zip: _____
4. Company Representative:
Name: John Connell Title: President
Phone: 262-956-6425 Fax: 262-691-3463
Email address: sales@centuryfence.com
5. Brief description of business: Construction Company - provider of fence and
pavement marking products and services
6. Existing Number of Employees: Full time: 45 Part-Time: 5
7. Operating: Days/Week 5-6 Hours/Day 12-14 # Shifts 1-2
8. Facility four-digit SIC code: _____
or six-digit NAICS code: _____
9. Reason for filing survey:
 - a. ☐ Change of occupancy
 - b. ☒ Construction of a ~~new facility/new addition~~ additional hard surface storage area
 - c. ☐ Proposing to discharge from a facility where there is currently no discharge or adding a new sewer connection
 - d. ☐ Significantly altering the volume or characteristics of an existing discharge
 - e. ☐ Applying for a reissuance of an existing discharge permit
 - f. ☐ Per request by municipality - discharge ongoing with no expected changes
 - g. ☐ Update previous information

10. Date when new or altered discharge is expected to begin: ____/____/____ N/A

11. Estimated sanitary sewer discharge:

<u>Existing</u> *		<u>Proposed</u>
_____	gallons/day process wastewater	<u>No change</u>
_____	gallons/day sanitary wastewater	_____
_____	gallons/day cooling water	_____

*currently serviced by the Village of Pewaukee

Note: A review of quarterly water usage bills may be helpful in assigning flow values. Total gallons/day (for all uses) = per quarter usage (in 1,000 gallons) x 1,000/# operating days in quarter. This daily total is then distributed into estimated gallons/day of process, sanitary and/or cooling.

Process wastewater is any discharge other than sanitary, non-contact cooling or boiler blowdown water.

Sanitary flow may be estimated as 20 gallons/day/employee.

12. Describe process(es) that will result in the discharge of a commercial/industrial process wastewater:

N/A

13. List any chemicals/pollutants expected to be present in your discharge:

N/A

14. Describe any wastewater pretreatment and/or facilities to be used: _____
N/A

15. Is there any usage of toxic organic compounds at the facility: Yes ☒ No ☐
(Solvents, flammable compounds, etc.) Fuel

16. How are toxic organic compounds disposed of?
☐ Discharge to sanitary sewer
☐ Hauled to treatment/recycling facility
☐ No waste (used in process or sparingly on rags)
☒ Other, specify: fork lift fuel

17. Comments: _____

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Authorized Representative: _____

Date: 11/4/20

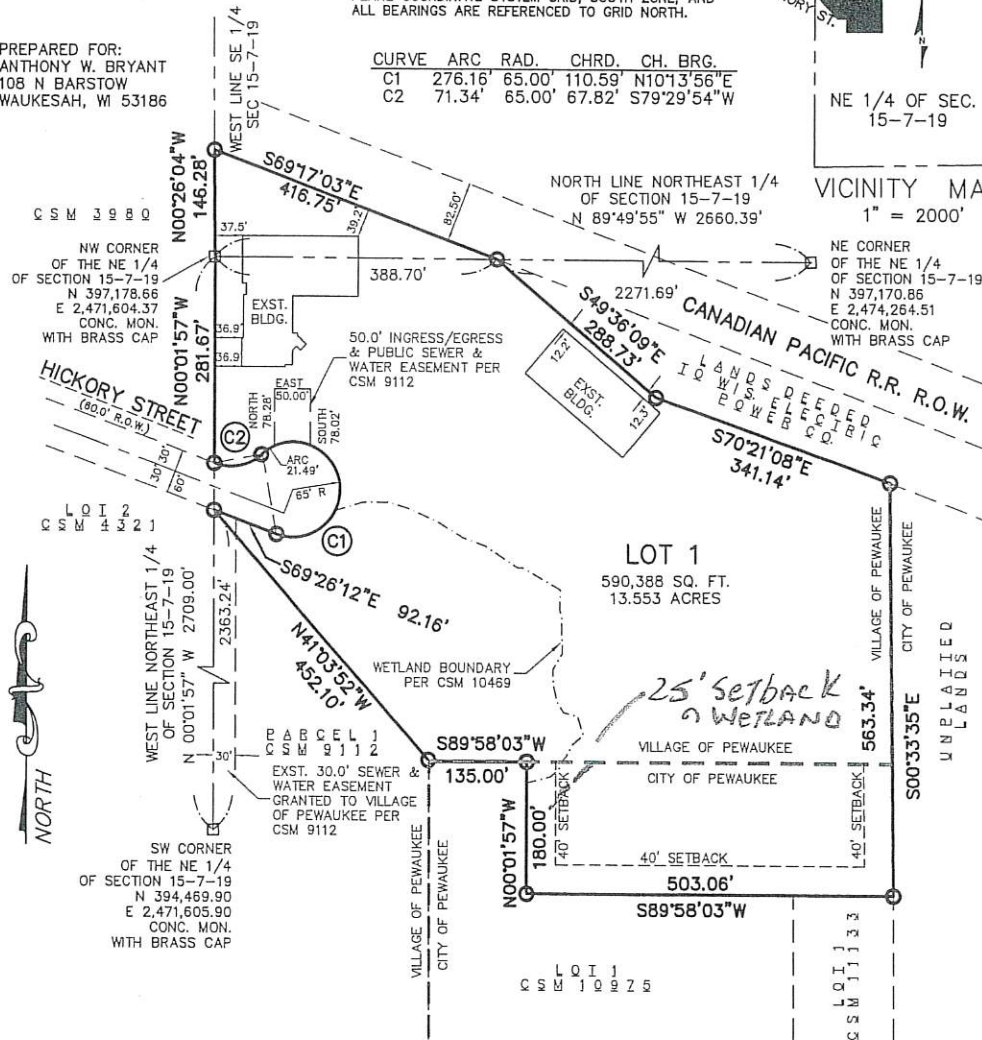
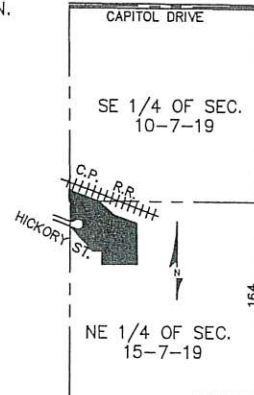
○ INDICATES IRON PIPE FOUND

◎ INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.13 LBS PER LINEAL FOOT, SET.

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

ALL BEARINGS SHOWN ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15-07-19 AS N 89°49'55" W, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

CURVE	ARC	RAD.	CHRD.	CH. BRG.
C1	276.16'	65.00'	110.59'	N10°13'56"E
C2	71.34'	65.00'	67.82'	S79°29'54"W



PAGE 1 OF 4

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 CSM 10469 AND OUTLOT 1 CSM 11133 BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE AND CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A REDIVISION OF LOT 1 CSM 10469 AND OUTLOT 1 CSM 11133 BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE AND CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 15; THENCE N 00°26'04" W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 10, 146.28 FEET TO A POINT ON THE SOUTH LINE OF THE CANADIAN PACIFIC RAILROAD RIGHT OF WAY; THENCE S 69°17'03" E ALONG SAID SOUTH LINE, 416.75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15, SAID POINT BEING S 89°49'55" E, 388.70 FEET FROM THE NORTHEAST CORNER OF SAID 1/4 SECTION 15; THENCE S 49°36'09" E, 288.73 FEET; THENCE S 70°21'08" E, 341.14 FEET; THENCE S 00°33'35" E, 563.34 FEET; THENCE S 89°58'03" W, 503.06 FEET; THENCE N 00°01'57" W, 180.00 FEET; THENCE S 89°58'03" W, 135.00 FEET; THENCE N 41°03'52" W, 452.10 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 15, SAID POINT BEING N 00°01'57" W, 2363.24 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 15 AND THE SOUTHERLY LINE OF HICKORY STREET; THENCE S 69°26'12" W ALONG SAID SOUTHERLY LINE, 92.16 FEET; THENCE NORTHWESTERLY 276.16 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE WEST, WHOSE RADIUS IS 65.00 FEET, AND WHOSE CHORD BEARS N 10°13'56" W, 110.59 FEET; THENCE SOUTHWESTERLY 71.34 FEET ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTH, WHOSE RADIUS IS 65.00 FEET, AND WHOSE CHORD BEARS S 79°29'54" W, 67.82 FEET TO A POINT ON THE WEST LINE OF SAID 1/4 SECTION; THENCE N 00°01'57" W ALONG SAID WEST LINE, 281.67 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 15 AND THE POINT OF BEGINNING.

CONTAINING 590,388 SQUARE FEET OR 13.553 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY AND MAP BY THE DIRECTION OF ANTHONY BRYANT, OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN, THE REGULATIONS OF THE CITY OF PEWAUKEE AND THE REGULATIONS OF THE VILLAGE OF PEWAUKEE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS _____ DAY OF _____, 20____.

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

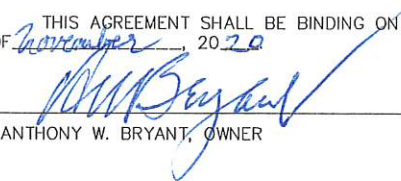
CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 CSM 10469 AND OUTLOT 1 CSM 11133 BEING A PART OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF THE NORTHEAST
1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE AND CITY OF
PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

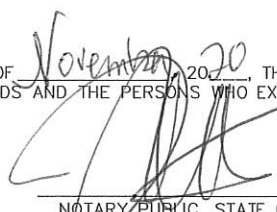
ANTHONY W. BRYANT, AS OWNER OF SAID LANDS, DOES HEREBY CERTIFY THAT SAID OWNER CAUSED THE
LAND DESCRIBED ON THIS MAP TO BE SURVEYED AND MAPPED IN ACCORDANCE WITH THE PROVISIONS OF
CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF
PEWAUKEE AND THE CITY OF PEWAUKEE IN SURVEYING, MAPPING AND DEDICATING THE SAME.

THIS AGREEMENT SHALL BE BINDING ON THE UNDERSIGNED AND ASSIGNS ON THIS 3rd DAY
OF November, 2020


ANTHONY W. BRYANT, OWNER

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 3rd DAY OF November, 2020, THE ABOVE ANTHONY W. BRYANT,
TO ME KNOWN TO BE THE OWNER OF SAID LANDS AND THE PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED THE SAME.


NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 8/22, 2024

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 CSM 10469 AND OUTLOT 1 CSM 11133 BEING A PART OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10 AND THE NORTHWEST 1/4 OF THE NORTHEAST
1/4 OF SECTION 15, TOWN 7 NORTH, RANGE 19 EAST, IN THE VILLAGE OF PEWAUKEE AND CITY OF
PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

CITY OF PEWAUKEE PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF PEWAUKEE ON THE _____ DAY OF
_____, 20____.

STEVE BIERCE, CHAIRMAN

AMI HURD, RECORDING SECRETARY

CITY OF PEWAUKEE COMMON COUNCIL APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF PEWAUKEE ON THE _____ DAY OF
_____, 20____.

STEVE BIERCE, MAYOR
CITY OF PEWAUKEE

KELLY TARCZEWSKI, CITY CLERK/TREASURER
CITY OF PEWAUKEE

VILLAGE OF PEWAUKEE PLAN COMMISSION APPROVAL

APPROVED, THAT THE CERTIFIED SURVEY MAP, IN THE VILLAGE OF PEWAUKEE, IS HEREBY
APPROVED BY THE PLAN COMMISSION.

APPROVED AS OF THE _____ DAY OF _____, 20____.

JEFF KNUTSON, CHAIRPERSON

JACKIE SCHUH, SECRETARY OF PLAN COMMISSION

VILLAGE OF PEWAUKEE BOARD APPROVAL CERTIFICATE

RESOLVED THAT THE CERTIFIED SURVEY MAP, IN THE VILLAGE OF PEWAUKEE, IS HEREBY APPROVED BY
THE VILLAGE BOARD.

ALL CONDITIONS HAVE BEEN MET AS OF THE _____ DAY OF _____, 20____.

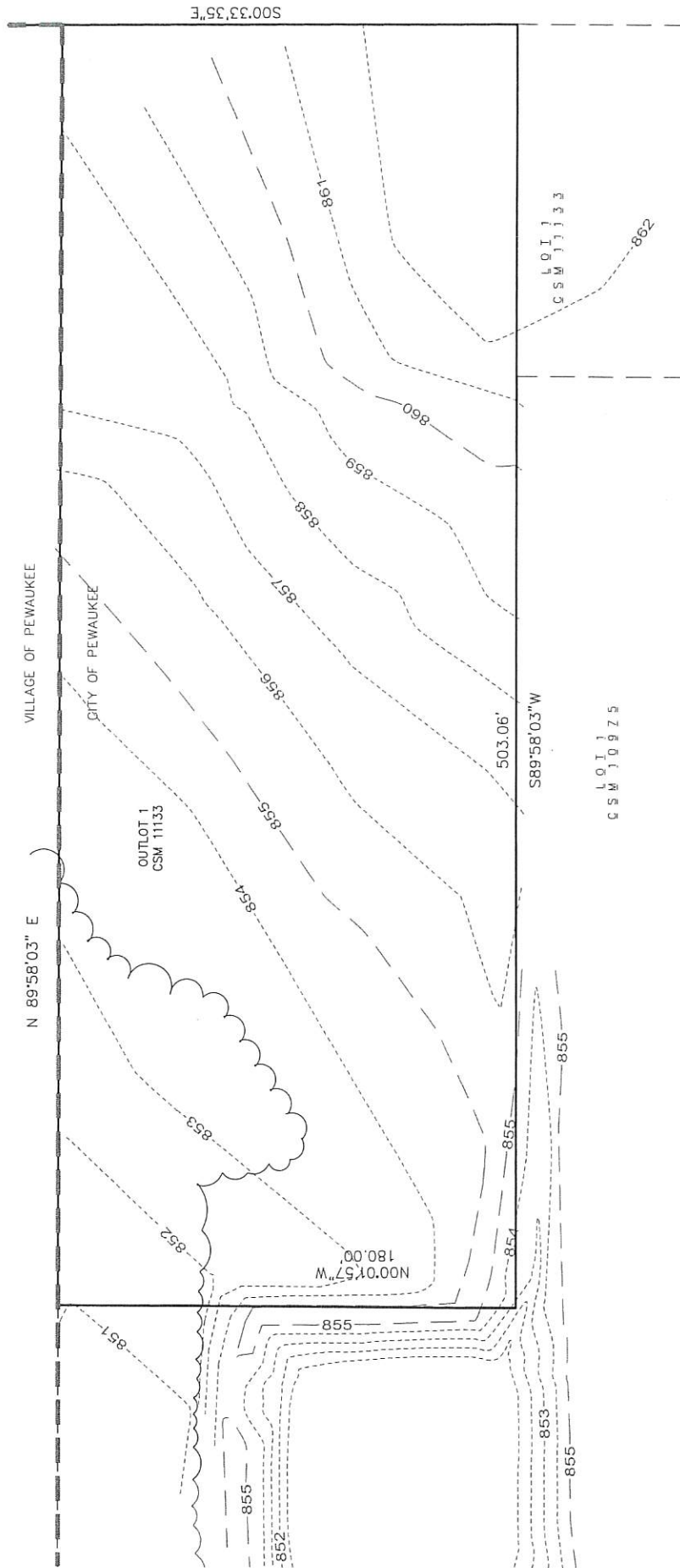
JEFF KNUTSON, VILLAGE PRESIDENT

I HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY
THE VILLAGE BOARD OF THE VILLAGE OF PEWAUKEE.

CASANDRA SMITH, VILLAGE CLERK

CENTURY FENCE

OUTLOT 1 CSM 11133, Pewaukee, WI



EXISTING TOPOGRAPHIC SURVEY

CJE NO.: 1245R0-TOPO
OCTOBER II, 2012

**Christopher
Jackson, P.E.**
President

9205 W. Center Street
Suite 214
Milwaukee, WI 53222

Tel: (414) 443-1312

Fax: (414) 443-1317

Cell: (414) 940-4450

chris@cj-engineering.com

www.cj-engineering.com

November 16, 2012

Sanborn North Detention Pond
N28 W24402 Watertown Road
Pewaukee, WI

To Whom It May Concern:

The north storm water pond on the Sanborn site was designed by CJ Engineering to accept storm water from the adjacent outlot and from some of the area from the lot adjacent to the outlot on the east. Per the storm water management plan the north pond sizing calculations includes 1.90 acres of contributing area to the east of which 1.50 acres will be impervious. On October 5, 2012 the pond construction was completed and an as-built survey was completed. The as-built plan shows that the pond was constructed in accordance to the plan and that it has the necessary volume to accommodate the runoff from the future development to the east. On November 15, 2012, CJ Engineering analyzed the storm water model for this site adding all of the adjacent land to the east (2.08 acres), with it built out as impervious area to the 20' setbacks (1.7 acres). The results are that the pond has the capacity to accommodate all of the runoff from the 2.08 acres under ultimate conditions and still meet the storm water management requirements.

Please feel free to contact me directly with any questions or concerns.

Sincerely,



Christopher A. Jackson, PE, RLS
President of CJ Engineering

Enclosure – Sanborn North Pond As-built Plan

9205 W. Center Street, Suite 214
Milwaukee, WI 53222

Telephone: (414) 443-1312 Fax: (414) 443-1317

www.cj-engineering.com

Waukesha County GIS Map



Legend

Parcels
Plats
Retired Parcels
Retired Plats

0	252.42	Feet
---	--------	------

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 6/5/2019



September 22, 2020



To: Mr. Nick Fuchs
City of Pewaukee Planning & Community Development

Mr. Fuchs,

I am initiating this correspondence to follow up on our recent phone conversation. I represent Century Fence for our owner Anthony Bryant. We would like to revisit utilization of 2.07 acres of our property which lies in the City of Pewaukee. Century Fence has owned this property, which is contiguous to our facility in the village of Pewaukee for 8 years. We would very much like to explore avenues with the City that would allow our business full use of the parcel.

Previously:

- Century Fence petitioned for detachment in 2016, including providing an access and easement which was requested by Mr. Clinkenbeard. This request was denied.
- The parcel, 2.07 acres has storm water control in place through a utilization agreement with Sanborn Tube.

The question we have, with the detachment request being denied, is can we simply keep the parcel in the city, combine it with our main village property and be able to use it for outside storage. The property is land locked and virtually out of public view.

Please review the above and advise us as to what the "next steps" would be to pursue a process that would allow Century Fence to utilize the property.

Sincerely,

John Connell
President

Enclosures: Parcel CSM
Detention Pond Cert.,
Feb. 2016 Correspondence

1300 HICKORY ST.
P.O. BOX 727
PEWAUKEE, WISCONSIN 53072-0727
TEL (262) 547-3331
(800) 558-0507
FAX (262) 691-3463
(262) 691-3487
www.centuryfence.com

**Christopher
Jackson, P.E.**
President9205 W. Center Street
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Fax: (414) 443-1317

Cell: (414) 940-4450

chris@cj-engineering.com

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November 16, 2012

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N28 W24402 Watertown Road
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To Whom It May Concern:

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Please feel free to contact me directly with any questions or concerns.

Sincerely,

Christopher A. Jackson, PE, RLS
President of CJ Engineering

Enclosure – Sanborn North Pond As-built Plan

4060001



CERTIFIED SURVEY MAP NO. 11133

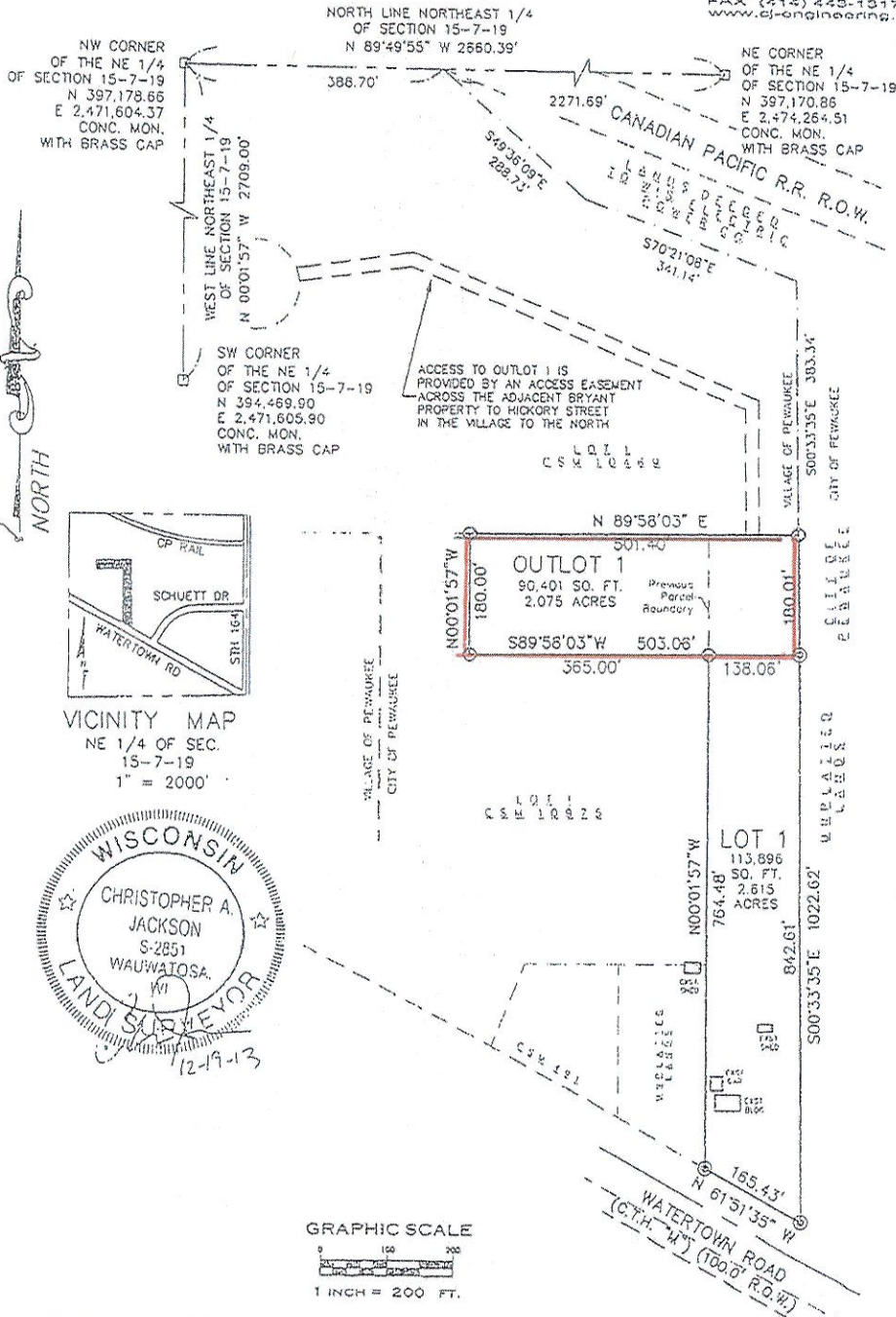
BEING A REDIVISION OF OUTLOT 1 OF CSM 10975 AND LANDS BEING A PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWN 7 NORTH RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

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

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

ALL BEARINGS SHOWN ARE REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15-7-19 AS N 89°49'55" W, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
FAX (414) 443-1317
www.cj-engineering.com



CERTIFIED SURVEY MAP NO. 11133

BEING A REDIVISION OF OUTLOT 1 OF CSM 10975 AND LANDS BEING A PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWN 7 NORTH RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
RACINE COUNTY)

I, CHRISTOPHER JACKSON, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWN 7 NORTH RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 15; THENCE S 89°49'55" E ALONG THE NORTH LINE OF OF THE NORTHEAST 1/4 388.70 FEET; THENCE S 49°36'09" E 288.73 FEET; THENCE S 70°21'08" E 341.14 FEET; THENCE S 00°33'35" E 383.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°33'35" E 1022.82 FEET TO THE NORTHEASTERLY R.O.W. LINE OF WATERTOWN ROAD (C.T.H. "M"); THENCE CONTINUING ALONG SAID R.O.W. N 61°51'35" W 165.43 FEET; THENCE N 00°01'57" W 764.48 FEET; THENCE S 89°58'03" W 365.00 FEET; THENCE N 00°01'57" W 180.00 FEET; THENCE N 89°58'03" E 501.40 FEET TO THE POINT OF BEGINNING.

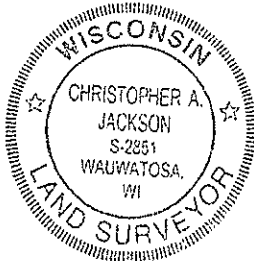
CONTAINING 204.297 SQUARE FEET OR 4.690 ACRES MORE OR LESS

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF JOHN E. GILBERT AND ANTHONY W. BRYANT, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

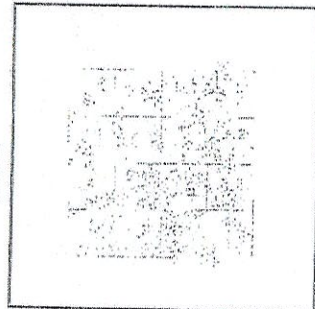
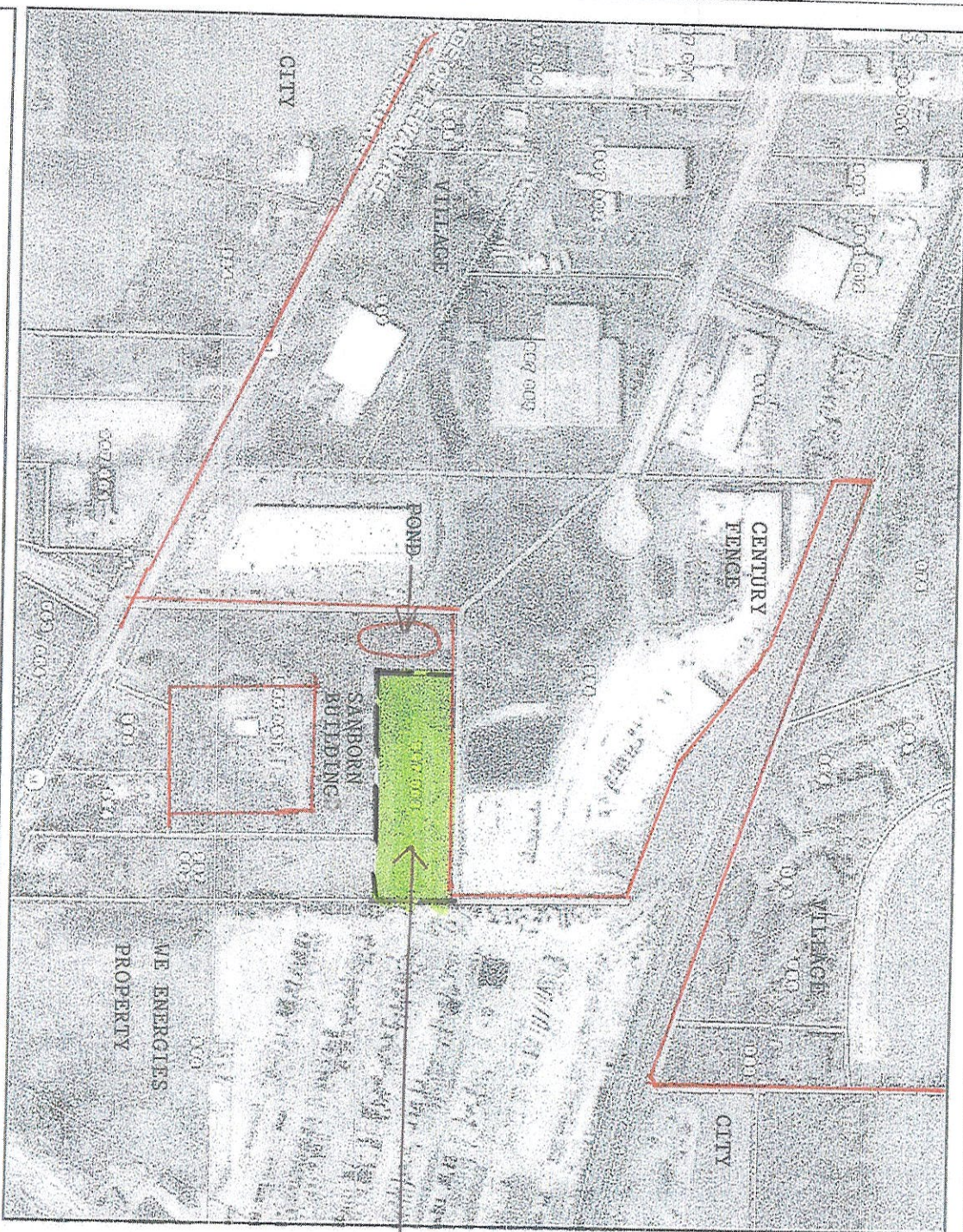
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE CITY OF PEWAUKEE IN SURVEYING, DIVIDING, MAPPING AND DEDICATING THE SAME.

DATED THIS 19th DAY OF December, 2013.



[Signature]
CHRISTOPHER A. JACKSON
REGISTERED LAND SURVEYOR, S-2851
STATE OF WISCONSIN

Waukesha County GIS Map



- Legend**
- Plats
 - Assessor Plat
 - CSM
 - Condo Plat
 - Subdivision Plat

Parcel
Sealing
Detachment

0 333.33 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

Notes:

Printed: 10/13/2015

RAASCH & TIKALSKY, S.C.
ATTORNEYS AT LAW

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53186-4714

WRITER'S DIRECT E-MAIL
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E. JOHN RAASCH
J. STEVEN TIKALSKY

TELEPHONE
(262) 547-0555
FAX
(262) 547-5596

February 19, 2016

Ms. Mary Censky
Village Planner ✓
Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

RE: Century Fence Company

Dear Ms. Censky:

This letter follows up our recent phone discussion.

I represent Anthony Bryant and Century Fence Company. Mr. Bryant is the owner of the Century Fence office and yard location in the Village of Pewaukee. He also is the owner of a parcel that is 2.0758 acres in the City of Pewaukee, just to the south of the Century Fence property. I had requested from the City of Pewaukee a detachment of this 2 acre parcel so that it could be attached to the Village and the main Century Fence property. Century Fence, in the future, is looking to have this parcel available for outside storage of its fencing inventory.

The City Plan Commission recommended approval of this detachment, but the Common Council denied the detachment. However, they did give an indication that they would go along with an idea presented by City Attorney Stan Riffle.

Attorney Riffle proposed a solution to Century Fence desiring this parcel for outdoor storage and the City not losing any of its property.

Attorney Riffle proposed that a certified survey map be done combining these two parcels in to one lot (this would still result in two tax bills since a portion of the property would be in the Village and a portion would be in the City). Once the two parcels were combined in to one CSM that lot would have a principal structure and, under Attorney Riffle's analysis, could then be used for outdoor storage.

I am enclosing for your information a copy of the memo that Attorney Riffle forwarded to me that he had prepared for the City Mayor, Scott Klein, setting out his idea.

Page 2

I am also attaching an aerial view of this property and the surrounding area with each area identified. This map and the attached memo were provided to the City for its consideration.

There are no adjacent property owners that have expressed any concern. The two properties adjacent to this two acre parcel to the south is Sanborn and John Gilbert, both of whom sold a portion of their properties to Mr. Bryant to make this two acre parcel.

When the detention pond, immediately to the west of this parcel, was designed and sized it was with the intention of this two acre parcel being developed.

Century Fence's future expected use of this parcel would be for outdoor storage. It would be essentially the same as the other portions of the yard of the Century Fence property. The storage that they would expect to have in this area would be storage of inventory of pipe and fencing not likely to exceed six feet in total height.

After you have reviewed this and discussed it with appropriate representatives of the Village please get back to me so that we can discuss further any action that needs to be taken to move this matter forward.

Thank you for your consideration.

Yours very truly,

RAASCH & TIKALSKY, S.C.



J. Steven Tikalsky

JST/sms

Enc.

R:\JST\Bryant\Detachment - 2015\160219.censky.wpd

LAW OFFICES OF
**ARENZ, MOLTER,
MACY, RIFFLE & LARSON, S.C.**
720 N. EAST AVENUE
P.O. BOX 1348
WAUKESHA, WISCONSIN 53187-1348
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DALE W. ARENZ
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COURT COMMISSIONER
H. STANLEY RIFFLE,
COURT COMMISSIONER
ERIC J. LARSON

REMZY D. BITAR
RICK D. TRINDL
PAUL E. ALEXY
R. VALJON ANDERSON
MATTEO REGINATO

February 8, 2016

MEMO

From: Stan Riffle, City Attorney
To: Mayor Scott Klein

Re: City Of Pewaukee - Century Fence Analysis

Century Fence owns two adjacent lots – one located in the Village (main facility) and one in the City (vacant). Century wishes to utilize the City lot for storage of material and equipment. The City lot is located in the M-6 zoning district. Outside storage is not permitted because there is no principal structure on the lot. The Plan Commission and Common Council informally indicated that if there were some legal solution, they would likely approve this proposed storage conditioned upon appropriate landscaping screening.

One solution would be to seek approval of the City and Village for the combining of these 2 parcels by Certified Survey Map. There is no prohibition that I am aware of under either Ch. 236 Wis. stats. or the City's Land Division Ordinance to the creation of a lot that is divided by municipal boundaries (I have not reviewed the Village Code for any such prohibition).

The following City ordinance provisions are pertinent:

SECTION 17.1400 DEFINITIONS

136 - Lot (or parcel)

For the purpose of this Ordinance a lot shall be defined as a parcel of land on which a principal building and its accessory building are placed, together with the required open spaces; provided that no such parcel be bisected by a public street or other public or private right-of-way and shall not include any portion of a public right-of-way. No lands dedicated to the public or reserved for roadway purposes shall be included in the computation of lot size for the purposes of this Ordinance.



17.0209 USE RESTRICTIONS

b. Accessory Uses and structures are permitted in any district but not until their principal use and/or structure is present or under construction and a building or zoning permit is obtained.

17.0429 M-6, MIXED INDUSTRIAL USE DISTRICT

The M-6, Mixed Industrial Use District is intended to provide for the orderly and attractive grouping of buildings, which encompass a variety of types of industrial related use activity, but are still compatible from a traffic, density and general use standpoint.

b. Permitted Accessory Uses

Accessory uses allowed in the M-2 district.

17.0424 M-2, LIMITED INDUSTRIAL DISTRICT

b. Permitted Accessory Uses

(1) Enclosed as well as screened areas for the storage of materials, other than explosive or flammable materials or substances, used in the manufacturing or fabrication process.

**CENTURY FENCE
COMPANY**



SINCE 1917 THE MARK OF PERMANENCE

JOHN CONNELL
PRESIDENT

P.O. BOX 727
PEWaukee, WI 53072
www.centuryfence.com
sales@centuryfence.com

OFFICE (262) 647-3331
TOLL FREE (800) 558-0507
FAX (262) 691-3463
CELL (262) 993-5518

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

DATE: December 17, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing Regarding Amending Section 17.0900f to Include Multi-Family Residential Buildings and Creating Section 17.0900g Related to Increasing the Height of Single-Family and Two-Family Residential Buildings to 3-Stories or 45-Feet if the Structure is Located No Closer than 40-Feet to Another Structure

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Building Height Amendment Staff Report

Section 17.0901 revisions

Building Height Comparisons

Sample Homes Westridge Builders



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 December 17, 2020

Date: December 8, 2020

Project Name: Building Height Amendment to Section 17.0900 of the Zoning Code

Project Address/Tax Key No.: City-wide

Project Description

Staff was recently contacted by several builders regarding concerns with the City's building height requirements for single-family homes. Particular concern was for homes that are anticipated for the Swan View Farms subdivision development, which is currently under construction.

Presently, the City's single-family residential zoning districts require the following maximum building height for principal structures:

Building Height and Size

(1) No principal building or parts of a principal building shall exceed 35 feet in height.

It should also be noted that according to Section 17.1402g. of the Zoning Code, building height is measured as follows:

39- Building Height

The vertical distance measured from the mean elevation of the finished lot grade along the street yard face of the structure to the highest point of the roof. Where the building is on a lot which slopes from the rear down to the street, or vise versa, the height will be determined at a point on the side wall equidistant between the back and front walls of the building.

Carl Tomich of Westridge Builders provided staff with several sample homes that would be similar to those built in the Swan View Farms subdivision that exceed the current standard. These elevations and photographs are attached.

Also within the Plan Commission packet is a comparison of how other communities regulate height. This includes the building height standard and how it is measured.

Proposed Amendment

To address this concern, staff prepared an amendment to Section 17.0900 of the City's Zoning Code. This section allows the Plan Commission to approve certain height modifications. Staff is recommending that a sub "g" be added that states:

g. The Height of Single-Family and Two-Family Residential Buildings may be increased to a maximum of three stories or 45-feet in height if the structure is located no closer than 40-feet to another structure.

In review of this section, and outside of the builders requested change, staff is also recommending that the existing sub-section “f.” be amended to include multi-family residential. The recommended change is in bold below.

f. The Height of Commercial, Industrial, ~~and~~ Institutional, **and Multi-Family Residential** Buildings may be increased to a maximum of six (6) stories if a fully operational sprinkler system is in place including enclosed stairwells to the roof and the Fire Chief has approved in writing a fire safety plan for the structure and use.

Recommendation

A motion recommending approval of the changes to Chapter 17 – Zoning, Section 17.0900f. and 17.0900g. as presented by staff.

SECTION 17.0900 MODIFICATIONS AUTHORIZED BY PLAN COMMISSION

17.0901 HEIGHT

The Plan Commission may permit, after review at a regularly scheduled Plan Commission meeting, a height limit to be exceeded, but such modification shall be in accord with the following:

- a. Agricultural Structures such as barns, silos, and windmills shall not exceed in height the actual distance from the nearest property line.
- b. Supplemental Architectural Projections such as spires, steeples, belfries, parapet walls, cupolas, domes, flues, and chimneys may be exempted from the height limitations of this ordinance.
- c. Communication and Power-Generating Structures such as radio and television transmission and relay towers, windmills, aerials, and receiving antennas as well as flagpoles shall not exceed in height thirty (30) feet or the distance of the base of such structure from the nearest lot line, whichever is less, unless otherwise authorized by the Plan Commission.
- d. Essential Services such as utilities, water towers, and electrical power and communication transmission lines may be exempted from the height limitations of this ordinance.
- e. Public or Quasi-public Facilities such as schools, churches, hospitals, monuments, sanitariums, libraries, governmental offices, and fire stations may be erected to a height of 60 feet **provided** all required yards are increased not less than one (1) foot for each foot the structure exceeds the maximum height requirement of the zoning district.
- f. The Height of Commercial, Industrial, ~~and Institutional~~, and Multi-Family Residential Buildings may be increased to a maximum of six (6) stories if a fully operational sprinkler system is in place including enclosed stairwells to the roof and the Fire Chief has approved in writing a fire safety plan for the structure and use.
- ~~f.g.~~ The Height of Single-Family and Two-Family Residential Buildings may be increased to a maximum of three stories or 45-feet in height if the structure is located no closer than 40-feet to another structure.

Building Heights

City of Pewaukee

39- Building Height

The vertical distance measured from the mean elevation of the finished lot grade along the street yard face of the structure to the highest point of the roof. Where the building is on a lot which slopes from the rear down to the street, or vise versa, the height will be determined at a point on the side wall equidistant between the back and front walls of the building.

Rs-1 through Rs-7

e. Building Height and Size

(1) No principal building or parts of a principal building shall exceed 35 feet in height.

17.0901f. The Height of Commercial, Industrial, and Institutional Buildings may be increased to a maximum of six (6) stories if a fully operational sprinkler system is in place including enclosed stairwells to the roof and the Fire Chief has approved in writing a fire safety plan for the structure and use.

Village of Pewaukee

Sec. 40.421. - Height regulations.

(a) *Maximum* height. No structure shall be erected or structurally altered to a height in excess of that specified in the structure's zoning district except as provided in subsection (c) of this section.

(b) *Determining* height. The height of a building shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.

(c) *Exceptions*. The following shall be excepted from the height regulations of all districts:

- (1) Chimneys and flues.
- (2) Accessory farm buildings not to exceed 60 feet in height on lots of three acres or more in area.
- (3) Electrical transmission and distribution facilities.
- (4) Silos for agricultural purposes.
- (5) Subject to the approval of the planning commission, cooling towers, elevator bulk heads, fire towers, monuments, penthouses, stacks, scenery lofts, tanks, water towers, ornamental towers, spires and necessary mechanical appurtenances.
- (6) Radio and television antennas. In no case, however, shall any radio or television antenna be erected or structurally altered to an overall height in excess of 25 feet or to a height in excess of five feet above the highest point on the roof of the principal structure located on the same property, whichever is greater. The overall height shall not exceed the distance measured in a straight line to the nearest property line.
- (7) Television antennas intended for the common use of a subdivision, group project development or multifamily development or for use in conjunction with a closed circuit television system serving a school, church, public utility facility, public administrative office, public service building or other similar type of facility shall be subject to the approval of the building inspector. Except as

otherwise regulated in this section, such television antennas shall not be erected or structurally altered to a height in excess of 35 feet. In no case, however, shall the overall height exceed the distance measured in a straight line to the nearest property line.

- (8) Radio towers and antennas, provided that such towers and antennas are intended for the use of appropriately licensed amateur radio operators or for use as part of a commercial or industrial enterprise being conducted on an appropriately zoned property, shall be subject to the approval of the building inspector. Except as otherwise regulated in this section, such radio towers or antennas shall not be erected or structurally altered to a height in excess of 75 feet. In no case, however, shall the overall height exceed the distance measured in a straight line, to the nearest property line.
- (9) The height of wireless telecommunications facilities and equipment shall be regulated as to height only by the regulations set forth in article VII, division 3 of this Code.

(d) *Increase permitted.* The maximum height of any structure may be increased up to ten feet if offset and setbacks are increased by one foot for each additional foot of structural height exceeding the standard district requirement.

R-1 (same in R-2, R-3, R-4, R-5, R-6 districts)

Sec. 40.167. - Building height.

(a) The height of any dwelling unit in the R-1 district shall not exceed 42 feet.

(b) The height of accessory structures shall not exceed 15 feet or the width of the structure, whichever is less.

(Ord. No. 99-5, § 17.07(1)(g), 5-4-1999)

City of Oconomowoc

Height: The vertical distance from: (1) the average elevation of the adjoining ground level or (2) the established grade, whichever is lower to the top of the cornice of a flat roof, to the deck line of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance between the gable peak and the roof sill of the highest gable on a gable, gambrel, or hip pitched or hip roof.

RR, SR, TR, and RML districts:

Principal Structure (max ft) – 35'

City of Brookfield

Building, Height of. "Height of building" means the vertical distance from the average established street grade in front of the lot or the finished grade at the building line, whichever is higher, to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the highest gable or a gambrel, hip or pitch roof.

R-1, R-2, and R-3 single-family districts height requirements:

- A. Principal building: thirty-five (35) feet maximum.

- B. Accessory buildings: fifteen (15) feet maximum.
- C. Attached garages: no higher than the principal building's roof ridge. The garage must be consistent with the principal dwelling's architecture and building materials as well as the character of the neighborhood. (Ord. 1666 § 1 (part), 1998: prior code § 17.29(3))

City of Franklin

BUILDING HEIGHT

The vertical distance measured from the curb level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat or slant roof, to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, or hip, or gambrel roof; provided that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished grade at the front of the building.

R-1, R-2, R-3, R-3E, R-4, R-5, and R-6 single-family districts:

2.5 stories/30 feet

R-1E single-family district

4.5 stories/50 feet

City of Mequon

Sec. 58-418. - Height regulations.

(a) *Maximum* height. No structure shall be erected or structurally altered to a height in excess of that specified in the structure's zoning district except as provided below in this section.

(b) *Determining* height. The height of a structure shall be the vertical distance measured from the mean elevation of the finished grade at the front of the structure to the highest point of the building.

(c) *Exceptions*. The following shall be exempted from the height regulations of all districts:

- (1) Chimneys and flues.
- (2) Accessory farm buildings, not to exceed 60 feet in height on lots of three acres or more in area.
- (3) Electrical transmission and distribution facilities.
- (4) Silos for agricultural purposes.
- (5) Subject to the approval of the planning commission, cooling towers, elevator bulk heads, fire towers, monuments, penthouses, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, and necessary mechanical appurtenances.
- (6) Radio and television antennas. In no case, however, shall any radio or television antenna be erected or structurally altered to an overall height in excess of 25 feet or to a height in excess of five feet above the highest point on the roof of the principal structure located on the same property, whichever is greater. Furthermore, the overall height shall not exceed the distance measured in a straight line to the nearest property line.
- (7) Television antennas intended for the common use of a subdivision, group project development, or multiple family development or for use in conjunction with a closed circuit television system

serving a school, church, public utility facility, public administrative office, public service building or other similar type of facility shall be subject to the approval of the building inspector. Except as otherwise regulated herein, such television antennas shall not be erected or structurally altered to a height in excess of 35 feet. In no case, however, shall the overall height exceed the distance measured in a straight line to the nearest property line.

- (8) Radio towers and antennas, provided that such towers and antennas are intended for the use of appropriately licensed amateur radio operators or for use as part of a commercial or industrial enterprise being conducted on an appropriately zoned property, shall be subject to the approval of the building inspector. Except as otherwise regulated herein, such radio towers or antennas shall not be erected or structurally altered to a height in excess of 75 feet. In no case, however, shall the overall height exceed the distance measured in a straight line to the nearest property line.
- (9) Structures for which height regulations are prohibited by state law.

(d) *Increase permitted.* The maximum height of any structure may be increased up to ten feet if offset and setbacks are increased by one foot for each additional foot of structural height exceeding the standard district requirement.

R-1, R-1B, R-2, R-2B, R-3, R-4, R-5, R-6

(g) *Building height.*

(1) The height of any dwelling unit shall not exceed 42 feet.

Village of Sussex

Building Height

The vertical distance measured from the average elevation of the finished lot grade within 20 feet of the structure to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the average height between the plate and ridge of a gable, hip, or gambrel roof.

CR-1 and CR-2

E. Building Height and Area 1. No building or parts of a building shall exceed 50 feet in height.

TS-1, Rs-1, Rs-2, Rs-3, and Rs-4

D. Building Height and Area 1. No building or parts of a building shall exceed 30 feet in height.

Village of Elm Grove

BUILDING HEIGHT

The distance measured from the grade line or ground elevation at its lowest intersect with the building foundation on the side of the structure where the principal entrance is located to the highest point of the structure.

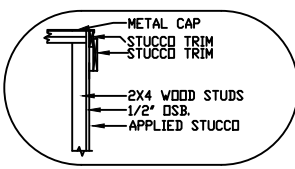
[Amended 9-10-2001]

Rs-1, Rs-2, Rs-3, Rs-4, Rm-1, and Rm-2
E. Building height and area.

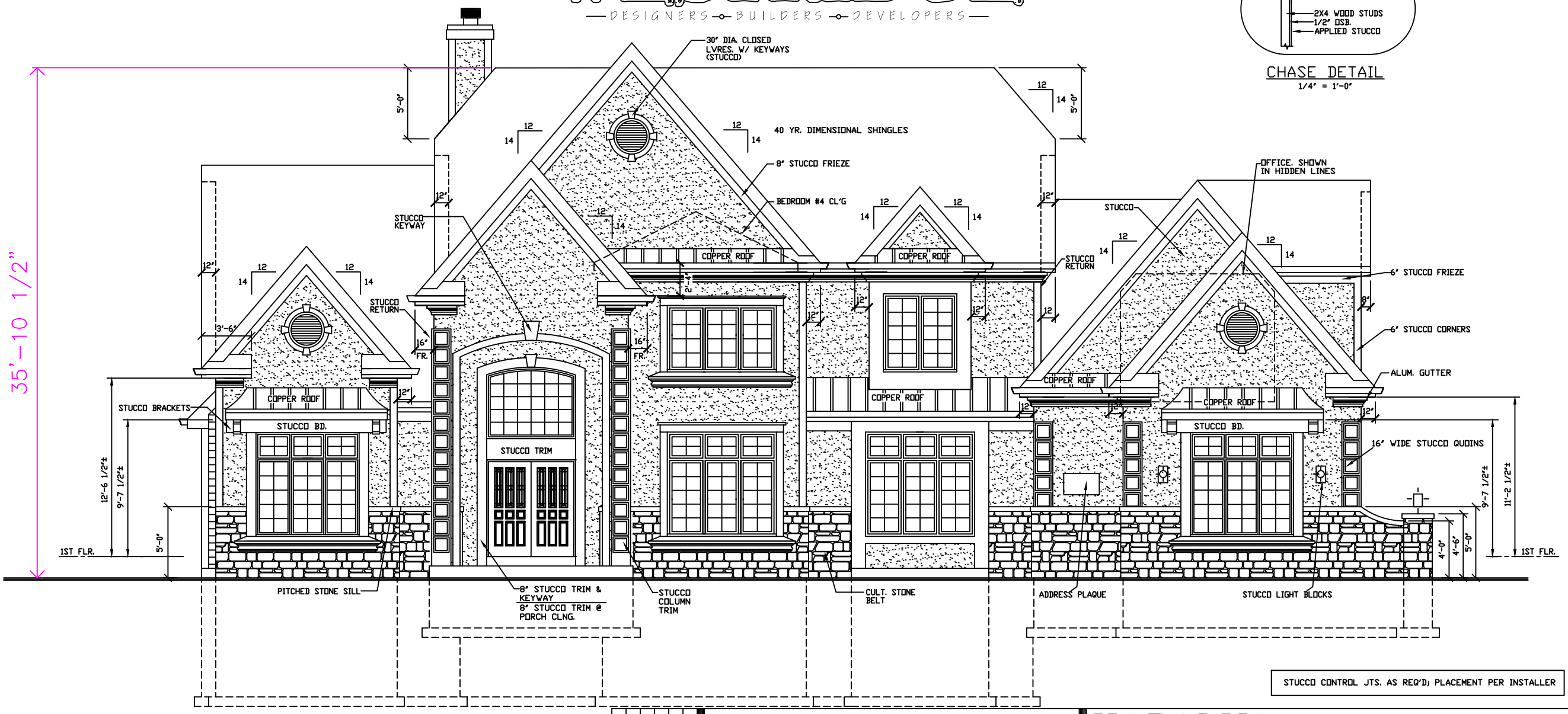
(1) Height.

[Amended 9-10-2001]

- (a) The building height for principal structures (including any part thereof) shall not exceed 36 feet; provided, however, that the building height for principal structures may be increased by one foot for every two feet added to all side yard and the rear setback requirements for the district in which the structure is located. A maximum of five feet of additional building height may be added under this subsection.
- (b) For principal structures having exposed foundations on the side or rear yards, the vertical height at that location shall not exceed 46 feet; provided, however, that the vertical height at that location may be increased by one foot for every two feet added to all side and rear setback requirements of the district up to a maximum of five feet of additional vertical height.
- (c) The building height of accessory structures, other than servants' quarters and garages, shall not exceed 10 feet.
- (d) The building height of servants' quarters and garages shall not exceed 36 feet.



CHASE DETAIL
1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"

DRAWN: DEC. 3, 07
FINAL: DEC. 17, 07
REV: FEB. 5, 08

ACCEPTED BY:

BUILDER:	_____
DATE:	_____
BUYER:	_____
DATE:	_____
BUYER:	_____
DATE:	_____

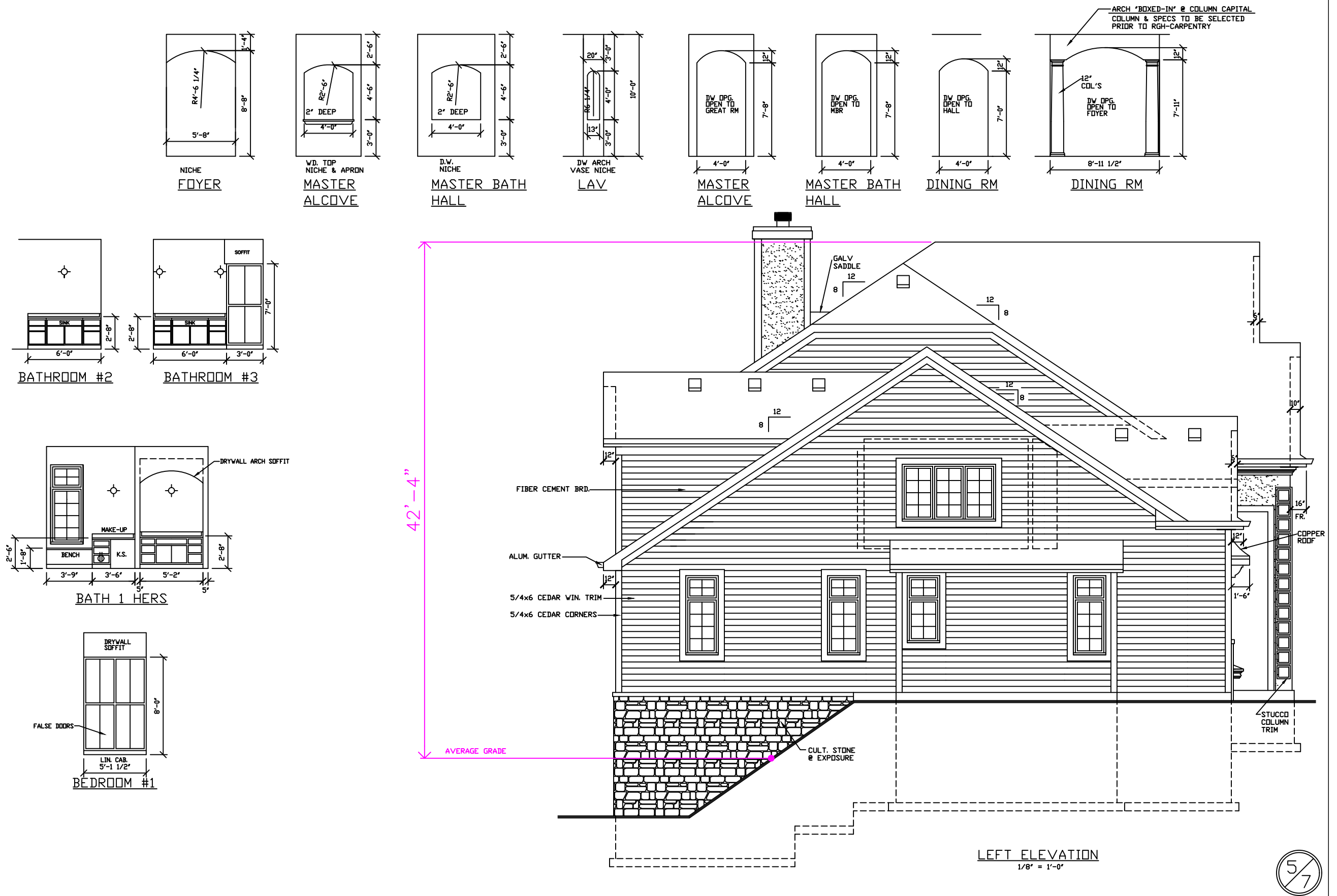
KAPALUA	
WESTRIDGE BUILDERS, INC.	
N8 W22520-L JOHNSON DRIVE	
WAUKESHA, WISCONSIN 53186	
PHONE : 262-547-0326	
NAME & JOB ADDRESS: SANDRA & ANDRE GORDON	
LOT 22 CARTERS CROSSING	
VILLAGE OF MENOMONEE FALLS	

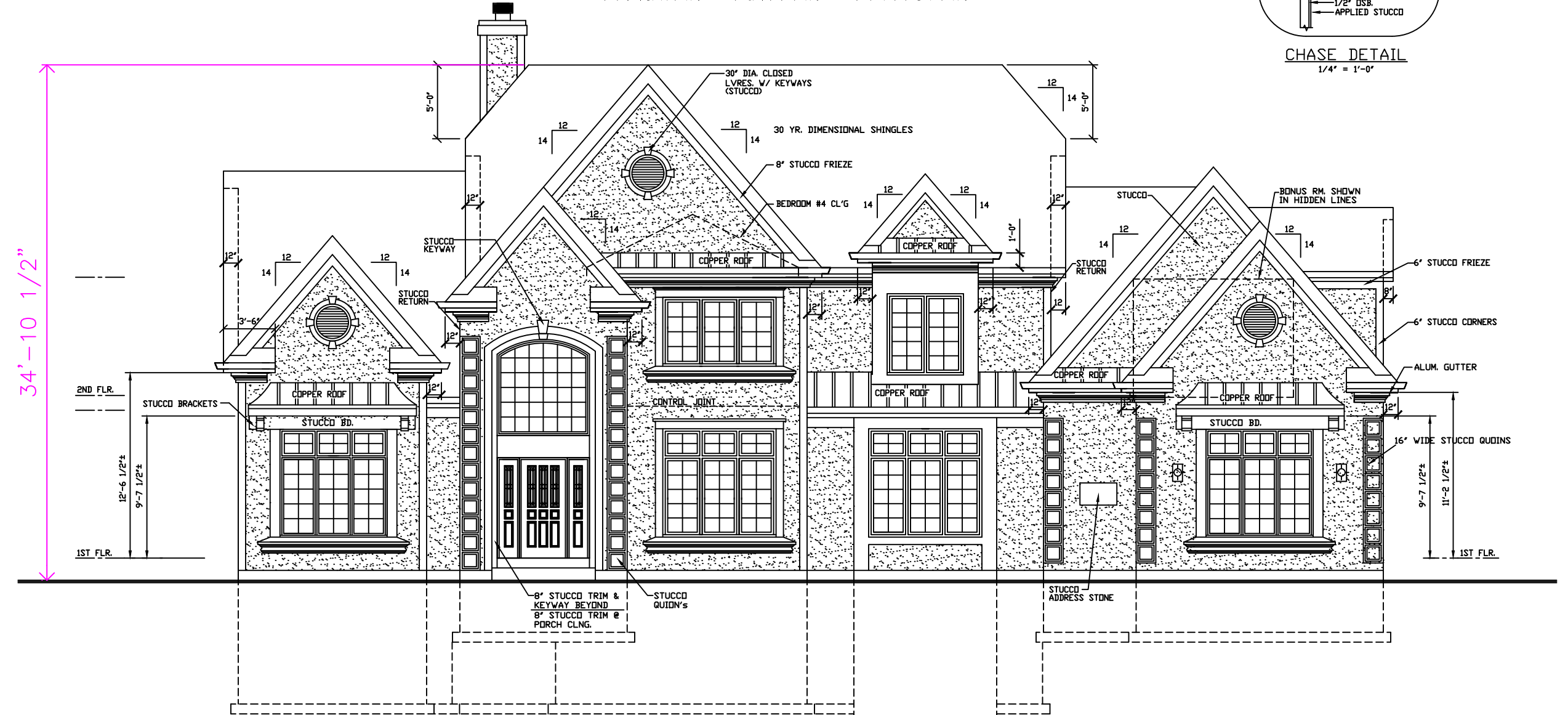
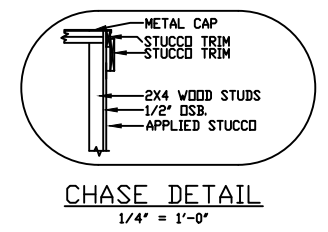


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FRONT ELEVATION
SCALE 1/8" = 1'-0"

DRAWN: FEB. 6, 07

ACCEPTED BY: _____

BUILDER: _____

DATE: _____

BUYER: _____

DATE: _____

BUYER: _____

DATE: _____

KAPALUA

WESTRIDGE BUILDERS, INC.

N8 W22520-L JOHNSON DRIVE

WAUKESHA, WISCONSIN 53186

PHONE : 262-547-0326

NAME & JOB ADDRESS: KAPALUA MODEL

LOT 59 CARTERS CROSSING

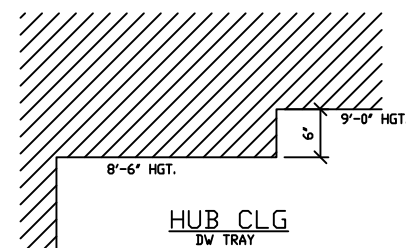
VILLAGE OF MENOMONEE FALLS



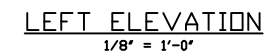
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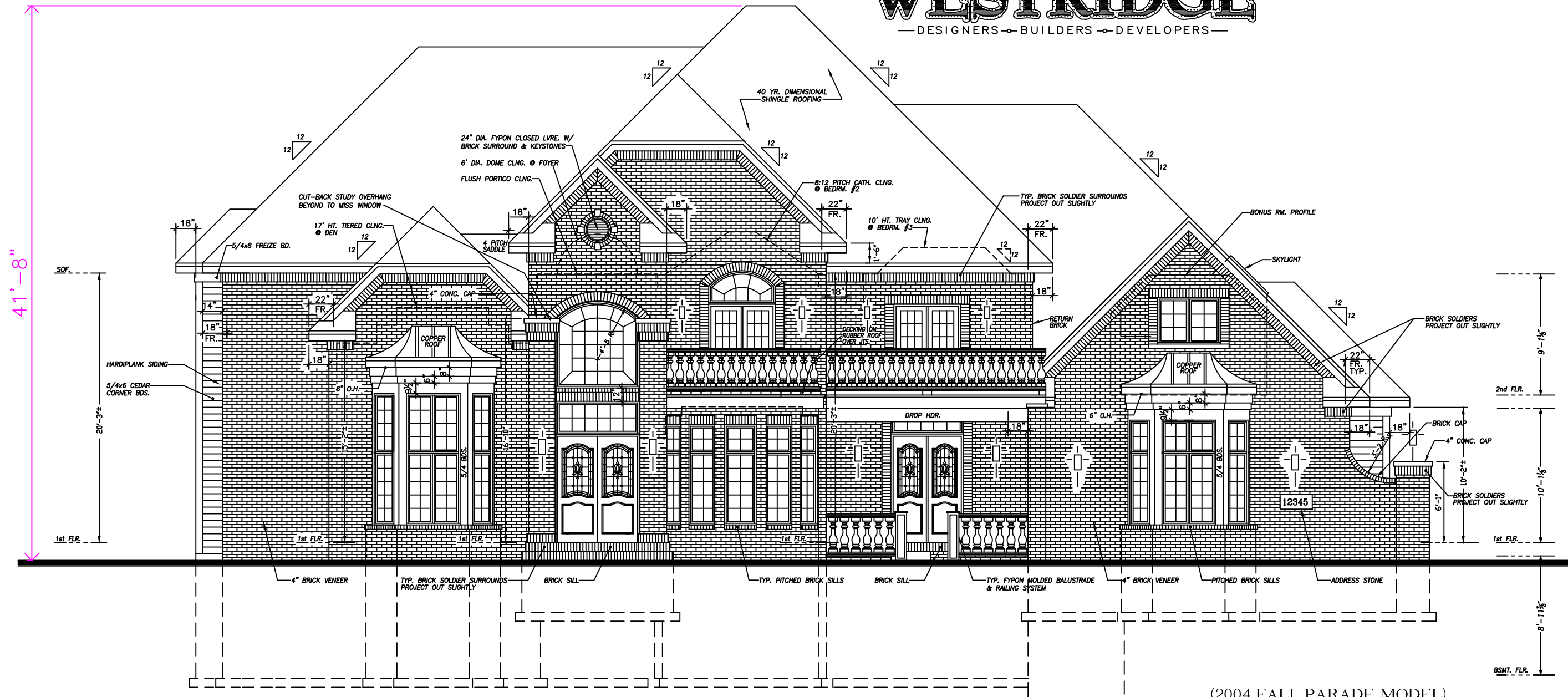
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39'-7"





FRONT ELEVATION
1/8" SCALE

DRAWN: MAY 11, 2005
FINAL: JULY 21, 2005
REV: JULY 25, 2005
REV: AUG 05, 2005
REV: SEPT 19, 2005
REV: NOV. 16, 2005
REV: NOV. 29, 2005

ACCEPTED BY :	
BUILDER :	
DATE :	
BUYER :	
DATE :	
BUYER :	
DATE :	

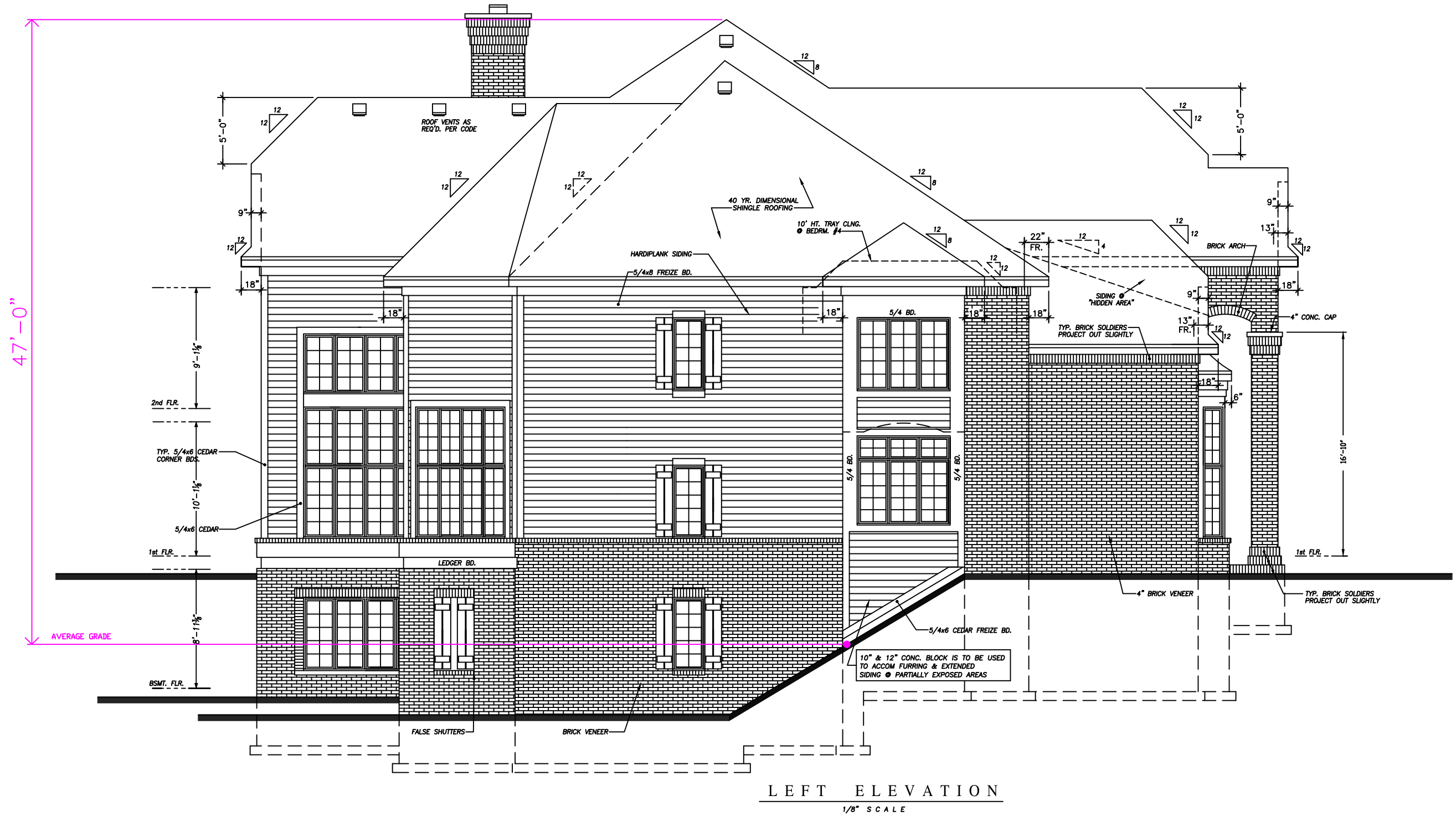
(2004 FALL PARADE MODEL)	
TAYLOR'S LANGHOLM MANOR	
WESTRIDGE BUILDERS INC.	
N8 W22520-L JOHNSON DRIVE	
WAUKESHA , WISCONSIN 53186	
PHONE : 262 - 547-0326	
NAME:	FRED & ROSHELLE RUTLEDGE
ADDRESS	LOT 18, CARTER'S CROSSING
	MENOMONEE FALLS, WI.

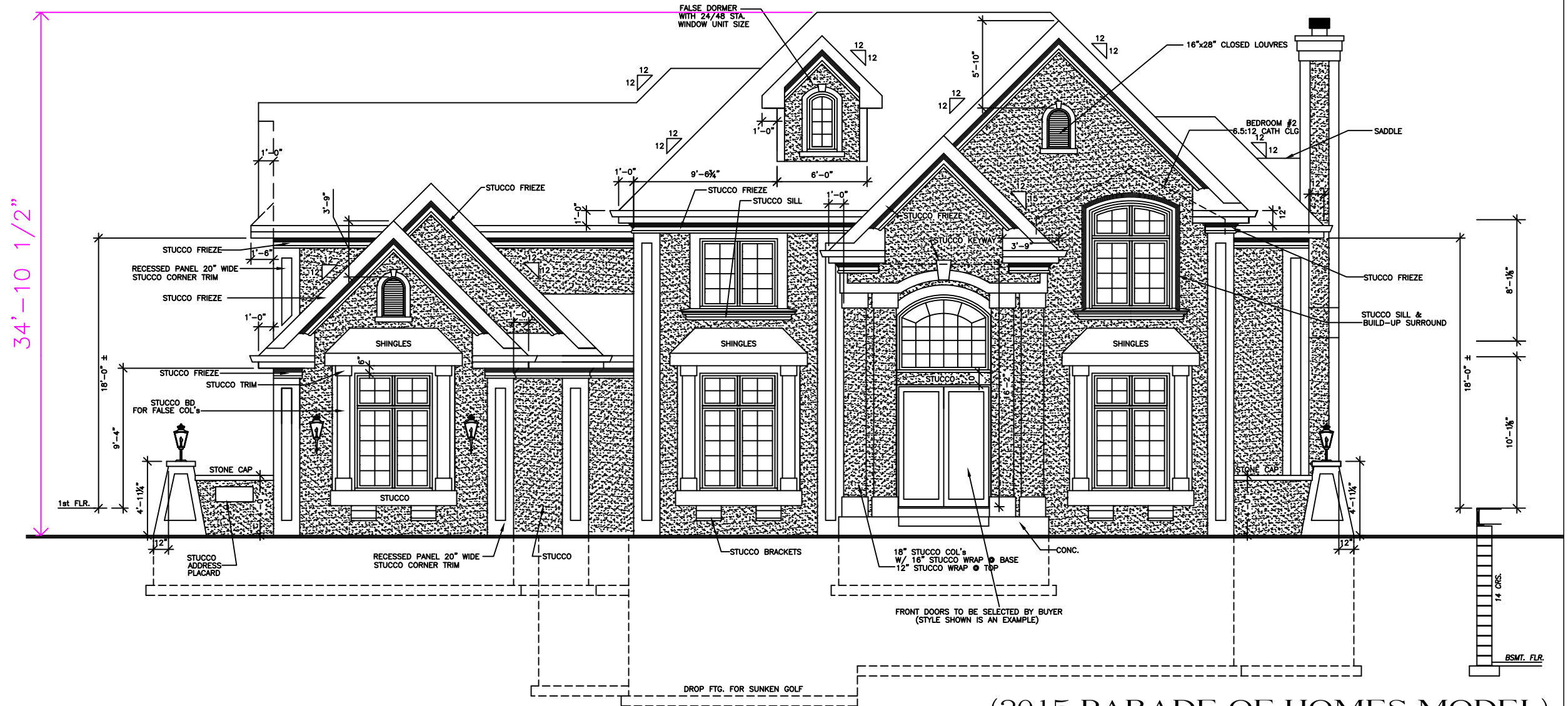


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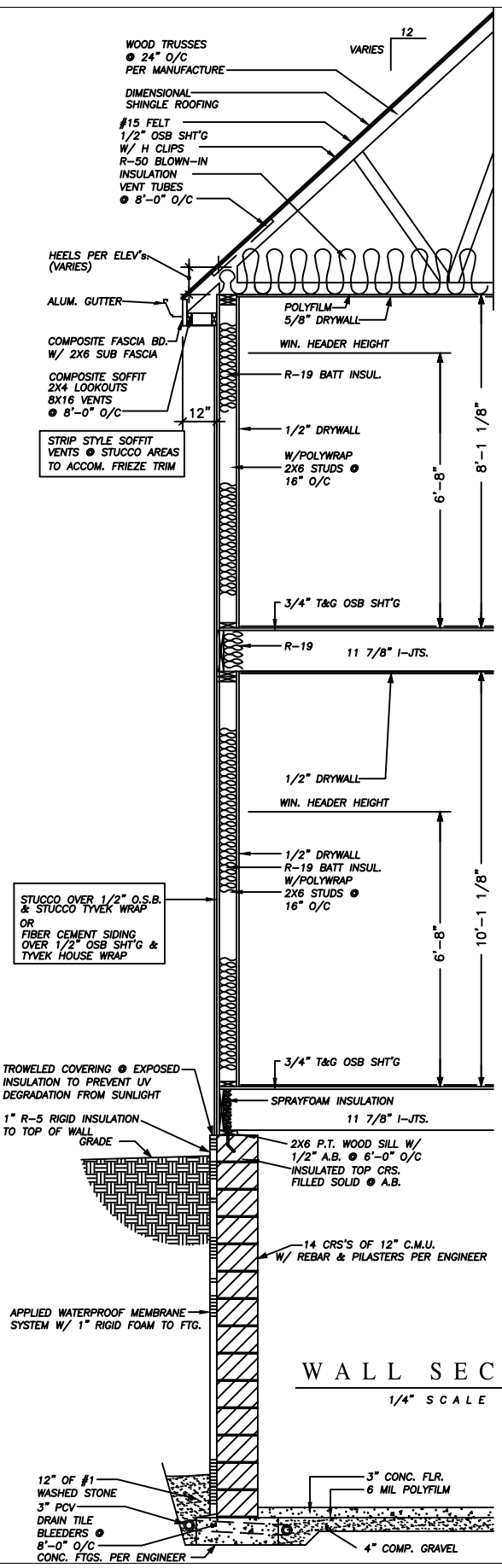
FRONT ELEVATION
1/8" SCALE

(2015 PARADE OF HOMES MODEL)

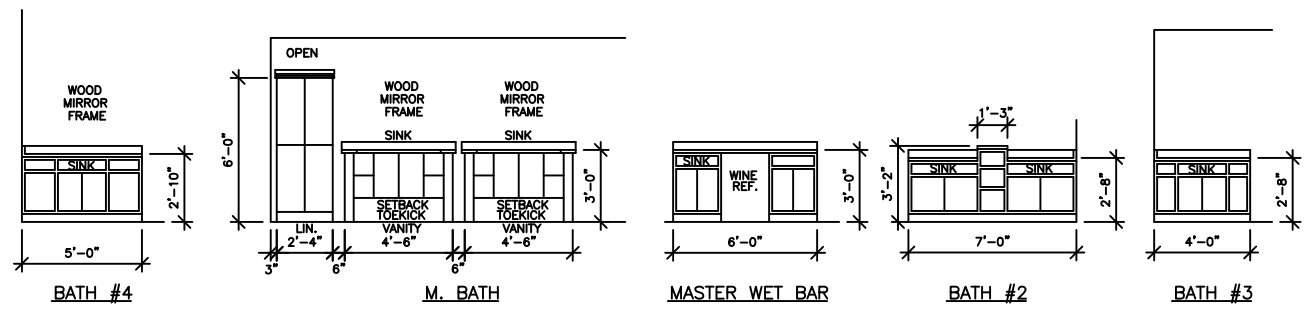
THE SYMBOLS SHOWN THROUGHOUT PLAN ARE REPRESENTATIVE IN NATURE AND NOT REFLECTIVE OF ACTUAL SELECTIONS

DRAWN: 08-06-18 FINAL: 09-11-18 REV: 10-25-18	ACCEPTED BY:		ST. MARTIN II	
	BUILDER :		WESTRIDGE BUILDERS INC.	
	DATE :		N8 W22520-L JOHNSON DRIVE	
	BUYER :		WAUKESHA, WISCONSIN 53186	
DATE :		NAME: ROB & JULIE HAUGEN		
BUYER :		LOT 9, LILLY CROSSING		
DATE :		CITY OF BROOKFIELD		

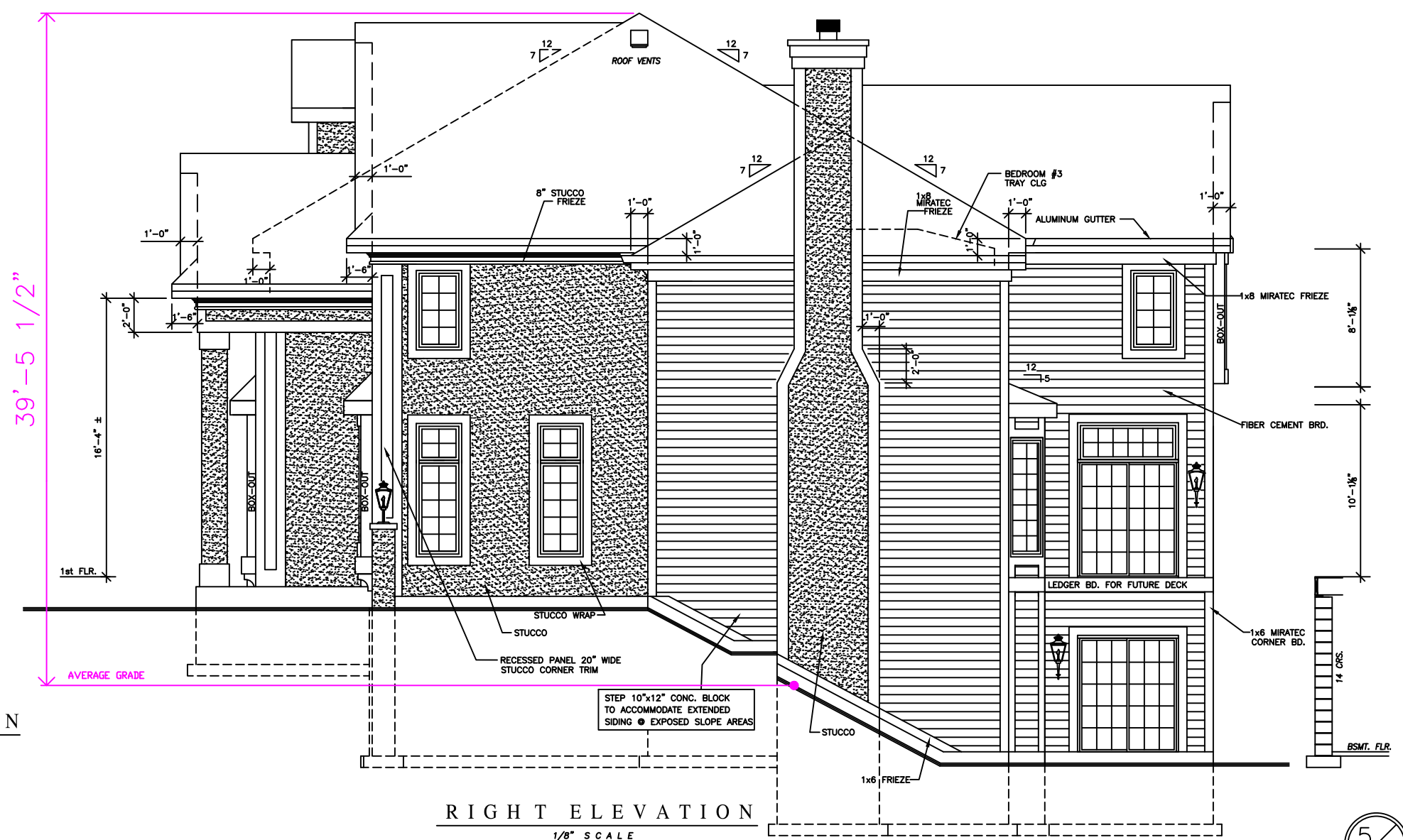
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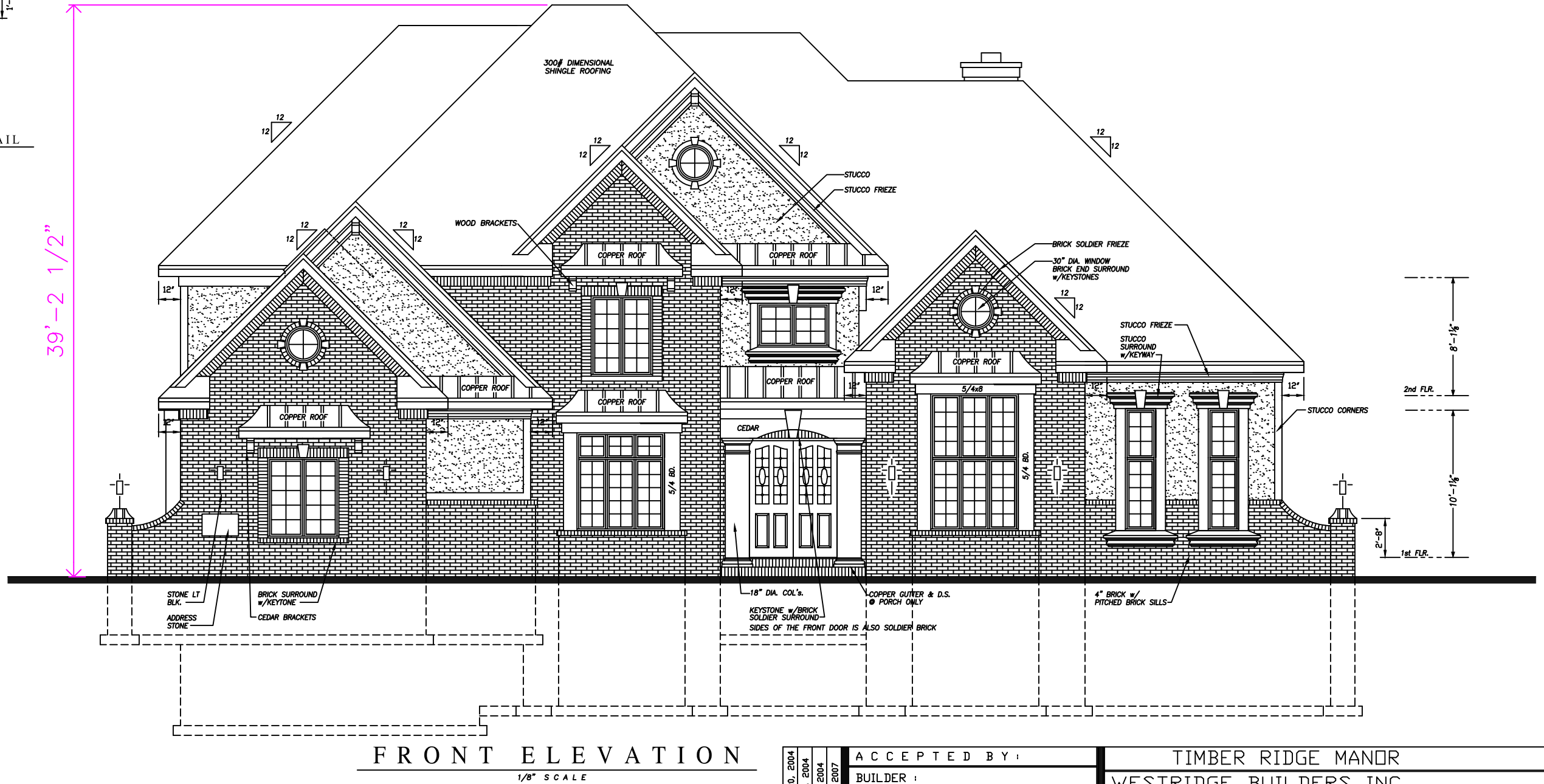
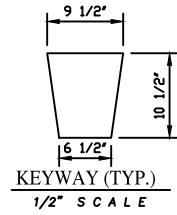
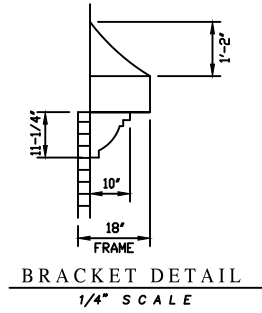
WALL SECTION
1/4" SCALE



INTERIOR ELEVATIONS
1/8" SCALE



RIGHT ELEVATION
1/8" SCALE



FRONT ELEVATION
1/8" SCALE

FINAL: JULY 20, 2004
REV: JULY 30, 2004
REV: SEPT 7, 2004
REV: MAR 12, 2007

ACCEPTED BY:	
BUILDER:	
DATE:	
BUYER:	
DATE:	
BUYER:	
DATE:	

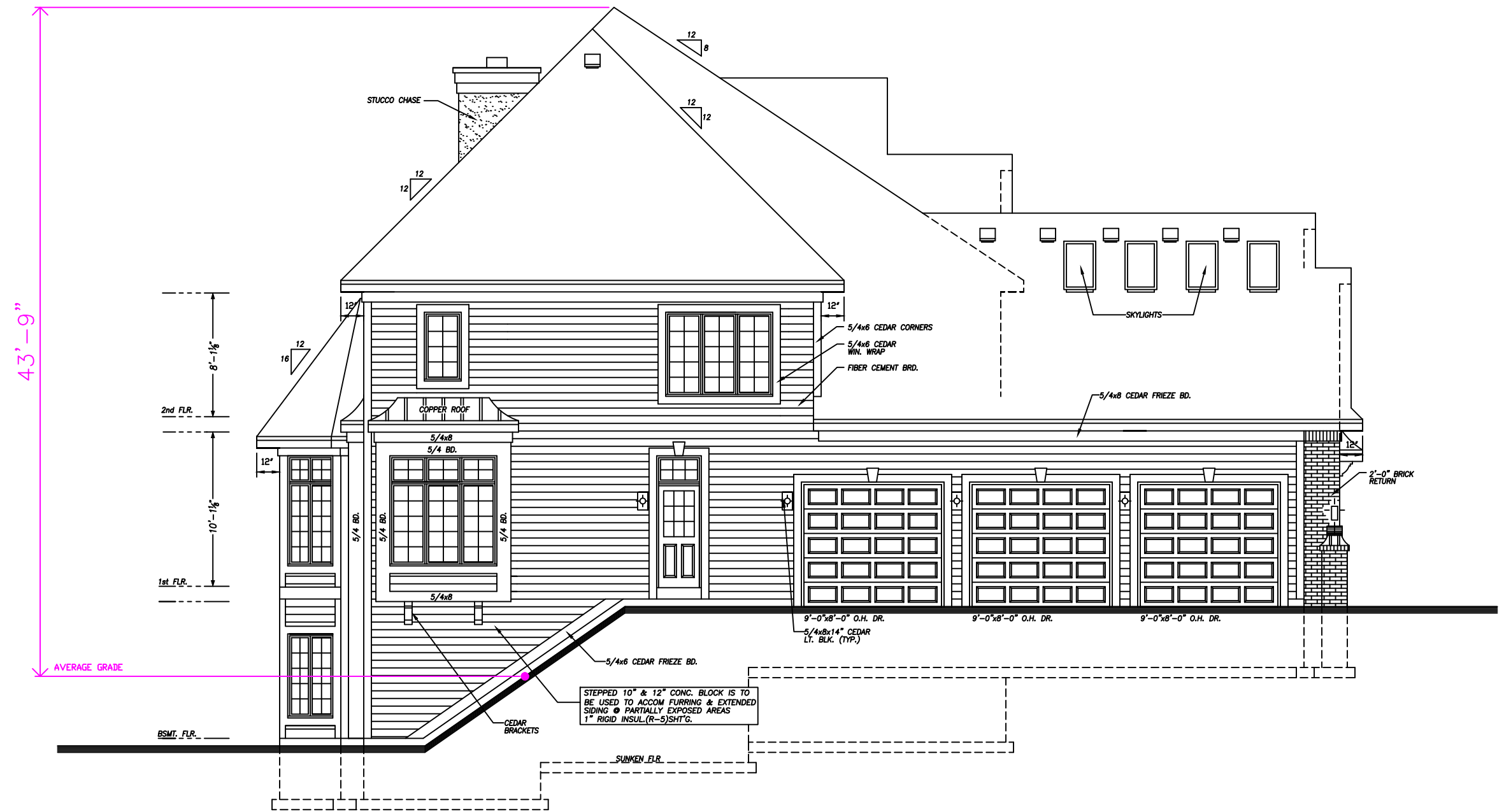
TIMBER RIDGE MANOR	
WESTRIDGE BUILDERS INC.	
N8 W22520-L JOHNSON DRIVE	
WAUKESHA, WISCONSIN 53186	
PHONE: 262 - 547-0326	
NAME:	WESTRIDGE BUILDERS, INC.
ADDRESS:	LOT 2 TAYLORS WOODS
	VILLAGE OF MENOMONEE FALLS



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LEFT ELEVATION

1/8" SCALE

















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

DATE: December 17, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Request by Westridge Builders, LLC to Allow a Maximum Height of 3-Stories/45-Feet for All Lots Within the Swan View Farms Subdivision Development Located at Approximately W239 N4024 Swan Road

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Swan View Farms building height request

BWC INVESTMENTS, LLC

N8 W22520-L JOHNSON DRIVE
WAUKESHA, WI 53186

DEVELOPERS OF HOMESITES

December 9, 2020

City of Pewaukee Plan Commission
W240N3065 Pewaukee Road
Pewaukee, WI 53072

We are requesting that the City of Pewaukee Plan Commission revise the requirements within Swan View Farms Subdivision to allow building heights of up to 3-stories/45 feet in lieu of the current restriction of 35'. This request is for the entire subdivision.

Respectfully yours,



Carl P. Tomich
Managing Member
BWC Investments, LLC