

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, December 16, 2021 6:00 PM

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

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of the October 21, 2021 Meeting Minutes
 3. Discussion and Action Regarding Re-Approval of a Preliminary Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Creating Two Lots and Dedicating Public Rights-of-Way (PWC 0919995) (Originally Approved by Plan Commission on 11/21/2019)
 4. Discussion and Action Regarding Re-Approval of a Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Creating Three Lots (PWC 0919991 & PWC 0919995) (Originally Approved by Plan Commission on 11/21/2019)
 5. Discussion and Action and Public Hearing Regarding a Rezoning Petition for Ba(en)2 Acres, LLC/Michael Baenen to Rezone Property Located at N8 W27947 Northview Road from Rs-1 Single-Family Residential, Rs-2 Single-Family Residential and A-1 Agricultural to Rs-2 Single-Family Residential, LC Lowland Conservancy and UC Upland Conservancy for the Purpose of Subdividing the Property to Create Five Single-Family Lots (PWC 0982997)
 6. Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Dividing the Property Into Two Lots and One Outlot (PWC 0982997)
 7. Discussion and Action Regarding a Certified Survey Map for Ba(en)2 Acres, LLC/Michael Baenen for Property Located at N8 W27947 Northview Road for the Purpose of Creating Four Lots for a Single-Family Home Development (PWC 0982997)
 8. Discussion and Action Regarding the Final Plat for Swan View Farms Subdivision Addition No. 1 (PWC 0871068)
 9. Discussion and Possible Action Regarding a Conceptual Plan by Interstate Partners for a Proposed Multi-Family Development Located on Ridgeview Parkway (PWC 0953984005)
 10. Discussion and Possible Action Regarding a Conceptual Plan by Momentum Early Learning for a Proposed Childcare Center Located at N19 W24135 Riverwood Drive (PWC 0949998015)
 11. Adjournment

Ami Hurd
Deputy Clerk

12/9/2021

NOTICE

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

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

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

DATE: December 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the October 21, 2021 Meeting Minutes

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

10.21.21 PC Minutes

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, D. Kiser (arrived at 6:02pm), D. Linsmeier, S. Sullivan, and C. Wunder.

Also in attendance:

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

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding Approval of the September 16th, 2021 Meeting Minutes

A motion was made and seconded (C. Wunder, D. Linsmeier) to approve the September 16th, 2021 meeting minutes. Motion Passed: 5-For, 0-Against, 1-Abstain (Bierce).

3. Discussion and Possible Action Regarding a Conceptual Plan for Fort Littlegreen Gardens, Inc. for a Proposed Youth Camp and Nature Center on Vacant Property Located Along the East Side of Wolf Road South of Bluemound Road (PWC 0963993 & PWC 0963993002)

Mr. Fuchs stated this was a conceptual review for a youth camp and nature center. It is located on two separate vacant properties that are not connected, with property owned by Payne and Dolan in between the two. The proposed uses include childcare, camps, animals, an amphitheater, basketball court, and soccer field. Mr. Fuchs noted that not every use falls into one particular zoning district, and they will likely need a conditional use permit regardless of the zoning.

Mr. Fuchs referred to Wolf Road and stated the traffic would have to be looked at in more detail, specifically the amount of traffic, the intensity of the use and what improvements would be needed.

Mr. Fuchs then referred to the site plan and the path connecting the two properties that runs through the Payne & Dolan site. Mr. Fuchs indicated that the applicant does not have permission for this yet. If Payne and Dolan does not allow this, the sites will have to be connected along Wolf Road, which would require a sidewalk. Installation and maintenance of the path would be proposed to be done by the applicant.

There is also an easement to the City property to east that will have to be looked at.

Mr. Fuchs noted that the applicant would prefer to use extend public utilities at a later date and will initially use portable or temporary facilities. Staff anticipates recommending that the utilities be extended as part of the initial phase of development.

Mr. Fuchs mentioned the applicant has discussed having living quarters for a camp director and possible overnight accommodations for campers. If and when those uses are proposed, the details would have to become part of the Conditional Use Permit.

Mr. Fuchs also mentioned that fencing may be needed to secure the site, as it is adjacent to a quarry.

Kate and Luke Dennis, co-founders of Fort Littlegreen Gardens, were in attendance. Ms. Dennis stated they currently operate a Fort Littlegreen in Stoughton and specialize in nature education for grade-school kids ages 7 to 12.

Ms. Dennis referred to the easement in between the two properties. She stated she spoke to Brian Endres at Payne and Dolan in 2019, and he confirmed that the parcel in between was just a buffer zone and not being used for anything. Ms. Dennis mentioned that they would want an easement with an established path for kids to walk back and forth. Mr. Dennis mentioned that they would like a short fence on that side of the property to keep kids off the road.

Ms. Dennis noted that when dealing with children ages 7 to 12, they are not required to be licensed by the State of Wisconsin. The program is accredited by the American Camp Association.

The camp hours would be 7am to 6pm, and the target would be 100 campers, but they may start with 50 campers and work their way up as the business grows. Ms. Dennis noted the camp will start with just a summer program in June, July, and August.

Ms. Dennis noted that with the American Camp Association, they must stick to an eight to one ratio. The older campers can have a ratio of 14 to 1. She added that the Association does site visits to continue accreditation and regulate the children and animals.

Commissioner Brown questioned the idea of having animals. Ms. Dennis noted it was a huge part of the program, but there would be other options with smaller, caged animals. She stated there would be nothing bigger than sheep or small goats. They would compost the waste and put it back into the gardens. The current program in Stoughton has chickens, pot belly pigs, sheep, goats, peacocks, turkeys, ducks, and geese. The animals would only be at this location for the summer and would then go back to the farm in Stoughton.

Commissioner Brown was concerned about not having a shelter until Phase 2 and she questioned the time frame for the phase. Ms. Dennis stated they would start with a shade pavilion that provides shelter from rain and storms. Phase 2 would be more of an elaborate lodge building, complete with a kitchen and dining room. Mr. Dennis added that they may have to cancel camps on days with storms.

Mr. Fuchs stated there is not just one zoning district that accommodates what is being proposed, so they would look to the Institutional District or the P-1 District and do a conditional use permit. Each of the individual uses could be addressed in that permit.

Commissioner Linsmeier was concerned about the traffic going through the neighborhood. Ms. Wagner noted that she does get complaints of people cutting through the neighborhood on a regular basis, so there will be a concern about the traffic generated from this camp.

No action was taken on this item.

4. Discussion and Possible Action Regarding a Conceptual Plan by ANDEV Group, LLC for a Proposed Multi-Family Senior Living Facility for Property Located at the Northwest Corner of Golf Road and CTH G (PWC 0940999001)

Mr. Fuchs noted that this was the Stenz property, and the current proposal consists of a single building with a 58-unit single-story community-based residential facility, and a two-story 58-unit residential care

apartment complex. He felt the Fire Chief would have a general concern on how to best limit the impact on emergency services with another senior housing development in the City.

Mr. Fuchs noted the Rm-3 District would be needed to accommodate the development, but that would still not meet all the standards, so there is a conditional use option for assisted living housing units. There is a requirement in the Rm-3 District for buildings to not exceed 40 units, and the parking exceeds the standards for the district as well. He questioned if this should be considered a mixed-unit development, as it has different types of housing and would then allow modifications to the zoning district standard.

Michael Samuels, representing the ANDEV Group, was present. He noted this would be a single building with three types of housing. Two would be considered CBRFs; one is for memory care and the other is for assisted living. There will also be an RCAC for independent living.

Mr. Samuels referred to the connection of Lakefield Drive and stated they were ambivalent about connecting the road and would do what the City wants. He confirmed that they do not need it and they would develop the property with a boulevard-type entrance off Golf Road.

Tom Ostrom, representing Encore Senior Living, stated they manage 37 buildings, with 32 of those in Wisconsin. He reassured the Plan Commission that they would not turn this into a non-profit and they would pay the appropriate taxes. It was noted that they would not have a rehab facility or skilled nursing, but they would have access to a nurse on the property.

Dan Anbar, representing the petitioner, stated this was not a mixed use, but a continuum of care. He discussed the requirements and limits of residential care.

Commissioner Brown stated she liked that it is self-contained, and with the road not connecting, it would not be part of the neighboring subdivision. She felt only using 10 acres out of the 28 acres was a great use of the land. Commissioner Brown also noted she liked that this would be away from the single-family housing. She mentioned the possibility of a deceleration lane for safety.

Ms. Wagner noted that the cul de sac at the end of the existing street would need to be rebuilt as a full cul de sac if the road does not go through. They would also need to connect into the water main loop in Lakefield Drive.

Mr. Fuchs then discussed the different zoning code districts and the options if this would not be considered a mixed use, such as a PUD with a conditional use option.

Discussion then took place regarding the parking and access to the facility.

No action was taken on this item.

5. Adjournment

A motion was made and seconded (D. Kiser, C. Wunder) to adjourn the meeting at 7:30pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted

Ami Hurd
Deputy Clerk

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

DATE: December 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Re-Approval of a Preliminary Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Creating Two Lots and Dedicating Public Rights-of-Way (PWC 0919995) (Originally Approved by Plan Commission on 11/21/2019)

BACKGROUND:

The applicant is requesting re-approval of the certified survey maps related to the development of The Waters senior living development as the maps were not recorded within the required timeframe of Wis. Stat. 236.34(2)(b)1 (below) due to project delays. As such, the City must re-approve the certified survey maps in order for the maps to be recorded by the applicant.

“The certified survey map is offered for record within 12 months after the date of the last approval of the map and within 36 months after the date of the first approval of the map.”

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to recommend approval of the 2-Lot Certified Survey Map for The Waters senior living community for property located at approximately W239N2540 Dahlia Boulevard.

ATTACHMENTS:

Description

The Waters Preliminary CSM

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

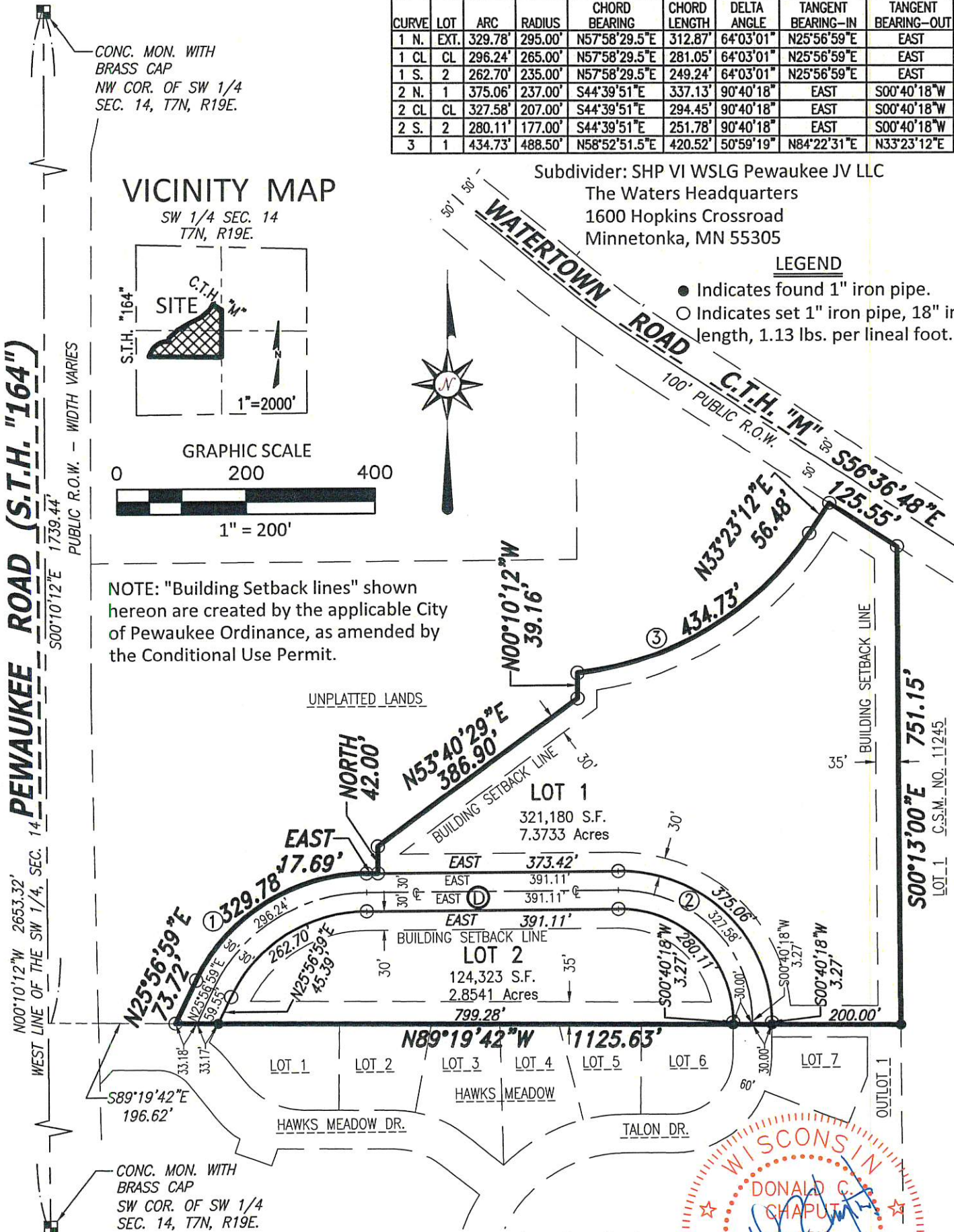
CURVE TABLE

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
1 N.	EXT.	329.78'	295.00'	N57°58'29.5"E	312.87'	64°03'01"	N25°56'59"E	EAST
1 CL	CL	296.24'	265.00'	N57°58'29.5"E	281.05'	64°03'01"	N25°56'59"E	EAST
1 S.	2	262.70'	235.00'	N57°58'29.5"E	249.24'	64°03'01"	N25°56'59"E	EAST
2 N.	1	375.06'	237.00'	S44°39'51"E	337.13'	90°40'18"	EAST	S00°40'18"W
2 CL	CL	327.58'	207.00'	S44°39'51"E	294.45'	90°40'18"	EAST	S00°40'18"W
2 S.	2	280.11'	177.00'	S44°39'51"E	251.78'	90°40'18"	EAST	S00°40'18"W
3	1	434.73'	488.50'	N58°52'51.5"E	420.52'	50°59'19"	N84°22'31"E	N33°23'12"E

Subdivider: SHP VI WSLG Pewaukee JV LLC
The Waters Headquarters
1600 Hopkins Crossroad
Minnetonka, MN 55305

LEGEND

- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



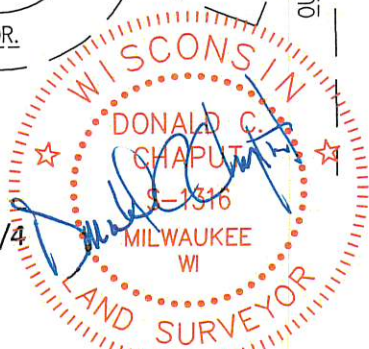
Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.

CHAPUT LAND SURVEYS

See sheet 2 for wetland information.

Ⓢ Indicates lands dedicated to the public for street purposes.

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316



Date: September 21, 2021
Drawing No. 3308-1-grb
Sheet 1 of 10 Sheets

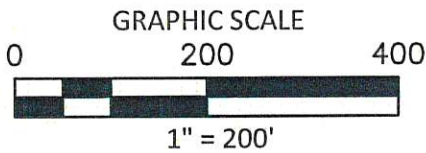
CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

WETLANDS

PEWAUKEE ROAD (S.T.H. "164")

WATERTOWN ROAD C.T.H. "M"



NOTE: Wetlands shown hereon are as delineated by Stantec Consulting Services Inc. and as detailed in a Wetland Delineation Report entitled "Pewaukee Parcel" -Stantec Project No. 193806559, dated September 9, 2019. The setback line from wetlands as shown hereon are created by applicable City of Pewaukee Zoning Ordinance.

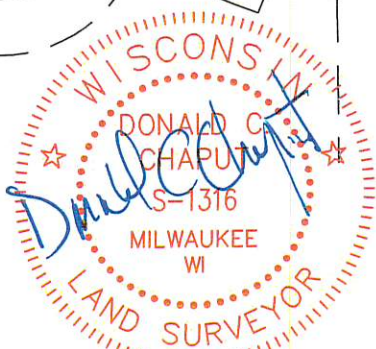
LOT 1

25' SETBACK LINE FROM WETLANDS

LOT 2

WETLANDS (SEE NOTE)

WETLANDS



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

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Professional Land Surveyor S-1316

Date: September 21, 2021
Drawing No. 3308-1-grb
Sheet 2 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

STORM WATER POND ACCESS EASEMENT

Easements by separate document. They are shown for reference only.

LINE TABLE

LINE	BEARING	DIST.
L1	S43°58'23"E	99.84'
L2	N48°55'02"E	11.64'
L3	N42°00'00"E	90.84'
L4	S58°39'03"E	27.86'
L5	S09°59'08"E	46.76'
L6	S00°48'37"E	58.74'
L7	S10°39'28"W	41.41'
L8	S56°14'20"W	22.28'
L9	S50°01'19"W	29.00'
L10	S75°12'50"W	42.00'
L11	N74°54'56"W	116.19'
L12	N15°05'04"E	20.89'
L13	N51°36'52"E	85.71'
L14	N48°55'02"E	14.85'
L15	N43°58'23"W	138.53'

LINE TABLE

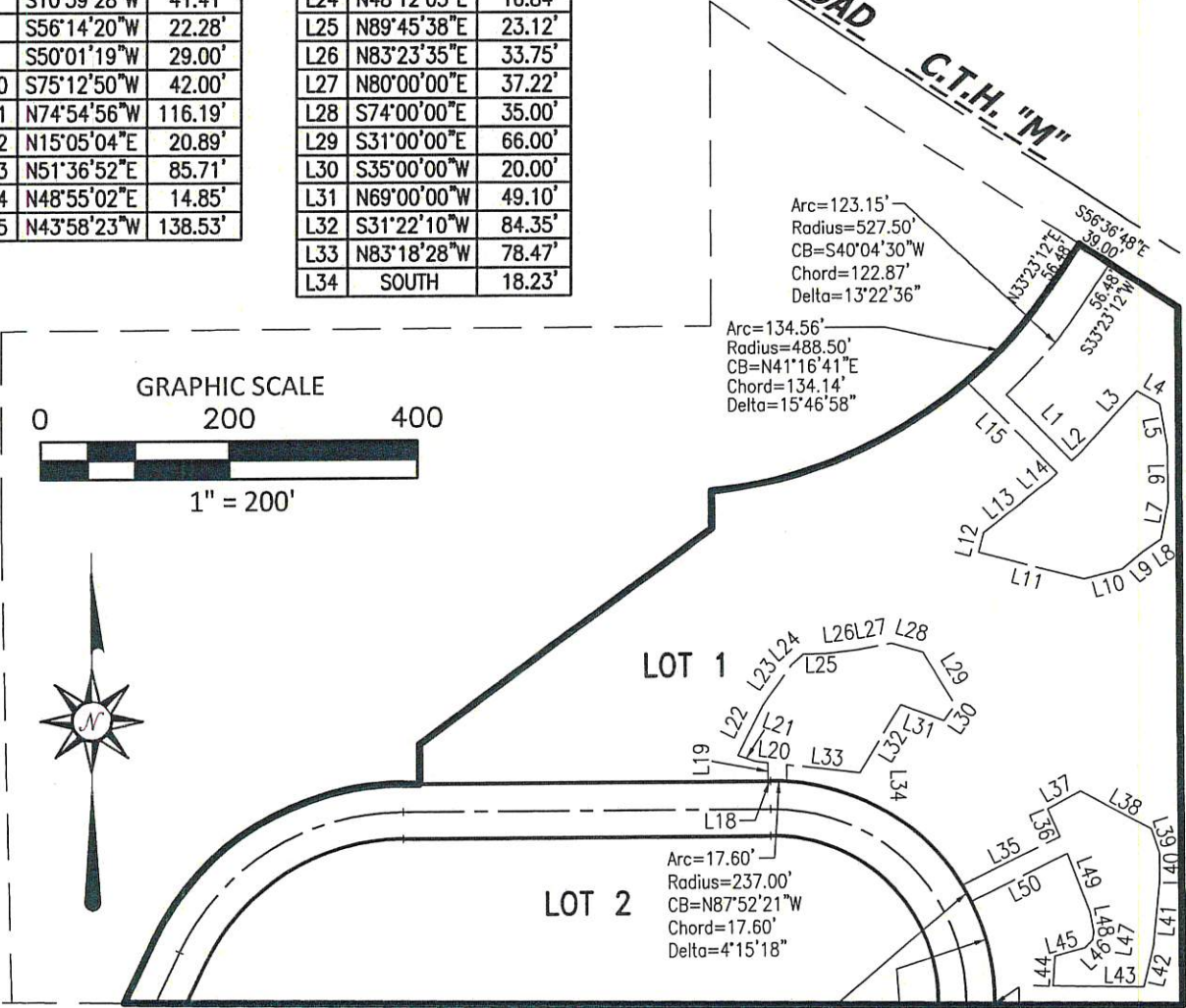
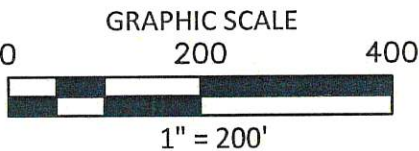
LINE	BEARING	DIST.
L18	WEST	2.42'
L19	NORTH	19.93'
L20	N83°18'28"W	13.60'
L21	N70°00'46"W	19.31'
L22	N26°46'54"E	59.27'
L23	N35°35'15"E	52.60'
L24	N48°12'05"E	16.84'
L25	N89°45'38"E	23.12'
L26	N83°23'35"E	33.75'
L27	N80°00'00"E	37.22'
L28	S74°00'00"E	35.00'
L29	S31°00'00"E	66.00'
L30	S35°00'00"W	20.00'
L31	N69°00'00"W	49.10'
L32	S31°22'10"W	84.35'
L33	N83°18'28"W	78.47'
L34	SOUTH	18.23'

LINE TABLE

LINE	BEARING	DIST.
L35	N63°49'40"E	116.18'
L36	N22°59'38"W	33.56'
L37	N61°16'45"E	40.54'
L38	S60°26'14"E	85.75'
L39	S17°56'27"E	28.08'
L40	S00°09'13"W	29.41'
L41	S05°34'08"W	70.84'
L42	S13°44'55"W	44.14'
L43	N88°48'39"W	96.28'
L44	N03°40'12"E	31.74'
L45	N75°09'26"E	33.92'
L46	N43°46'34"E	10.49'
L47	N08°16'57"E	8.96'
L48	N09°28'11"W	21.57'
L49	N20°50'57"W	67.34'
L50	S63°49'40"W	114.22'

PEWAUKEE ROAD (S.T.H. "164")

WATERTOWN ROAD C.T.H. "M"



CHAPUT LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204 414-224-8068 www.chaputlandsurveys.com

Date: September 21, 2021

This instrument was drafted by Donald C. Chaput Professional Land Surveyor S-1316

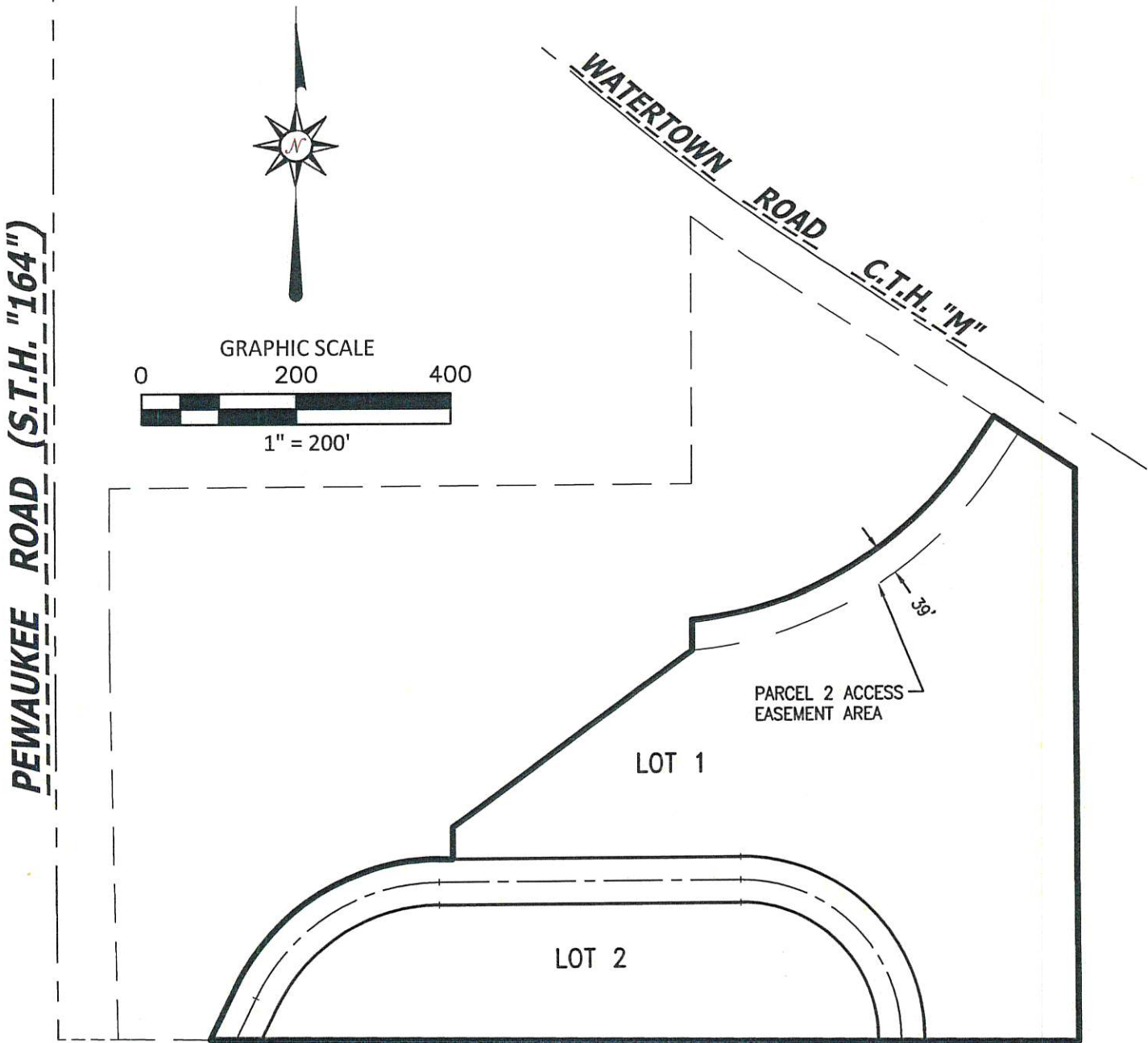
Drawing No. 3308-1-grb Sheet 3 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

ACCESS EASEMENT

Easements by separate document. They are shown for reference only.



PEWAUKEE ROAD (S.T.H. "164")



CHAPUT
LAND SURVEYS

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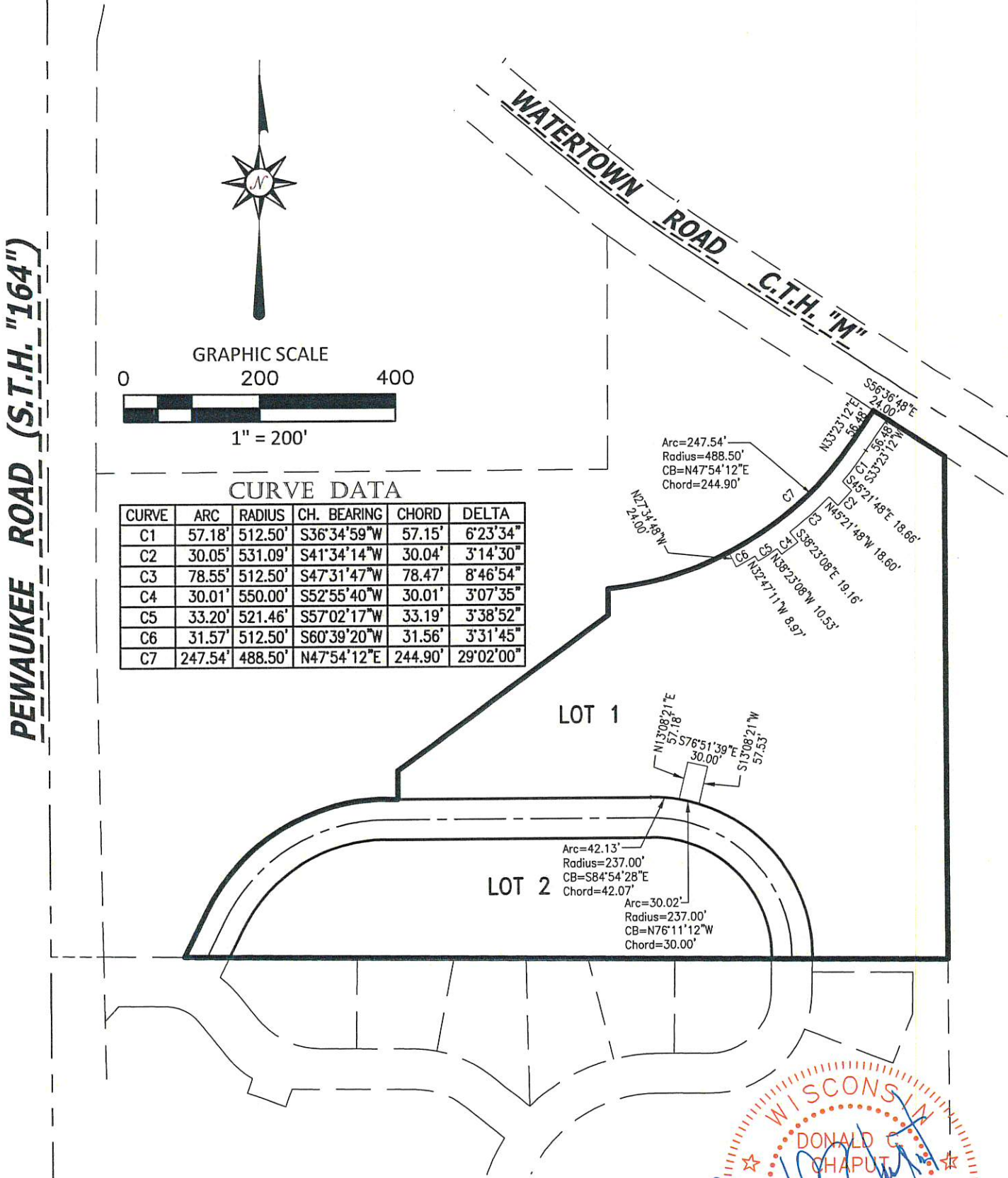
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Drawing No. 3308-1-grb
Sheet 4 of 10 Sheets

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PUBLIC UTILITY EASEMENT

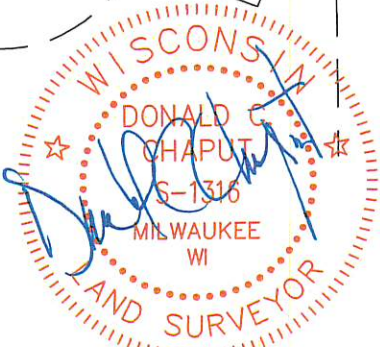
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CHAPUT
LAND SURVEYS

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Milwaukee, WI 53204
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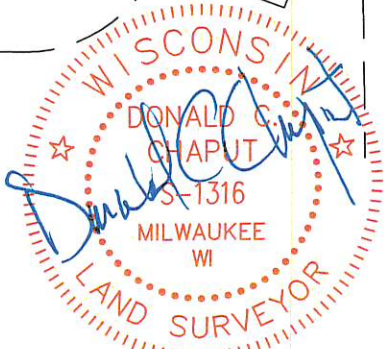
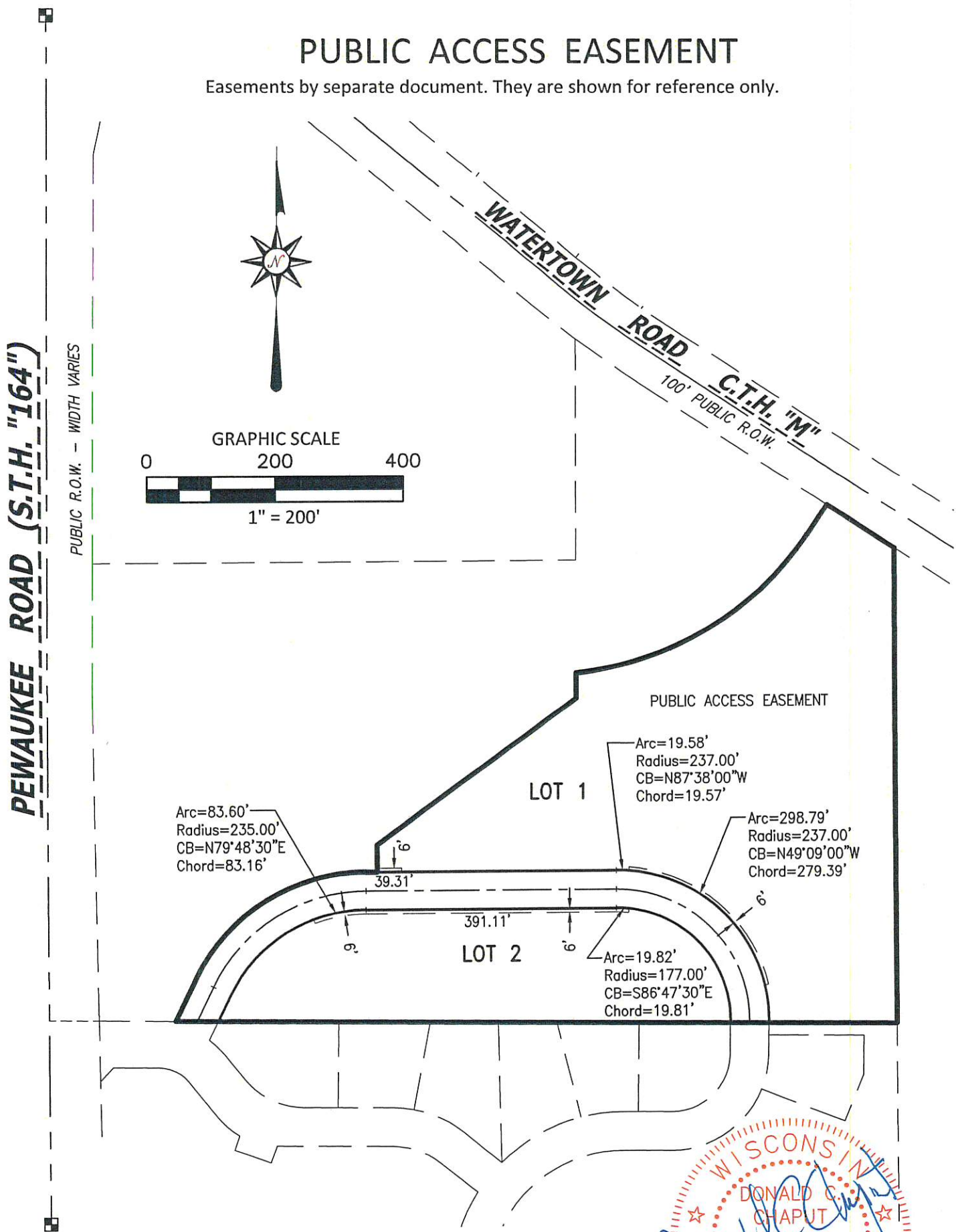
Date: September 21, 2021
Drawing No. 3308-1-grb
Sheet 5 of 10 Sheets

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PUBLIC ACCESS EASEMENT

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CHAPUT
LAND SURVEYS

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Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: September 21, 2021

Drawing No. 3308-1-grb
Sheet 6 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section, thence South 00°10'12" East along the West line of said 1/4 Section 1739.44 feet to a point on the North line of Hawk's Meadow, a recorded subdivision and its extension; thence South 89°19'42" East along said North line 196.62 feet to the point of beginning of the lands hereinafter described; thence North 25°56'59" East 73.72 feet to a point; thence Northeasterly 329.78 feet along an arc of a curve, whose center lies to the Southeast, whose radius is 295.00 feet, and whose chord bears North 57°58'29.5" East 312.87 feet to a point; thence East 17.69 feet to a point; thence North 42.00 feet to a point; thence North 53°40'29" East 386.90 feet to a point; thence North 00°10'12" West 39.16 feet to a point of curvature; thence Northeasterly 434.73 feet along the arc of a curve whose radius is 488.50 feet, whose center lies to the Northwest and whose chord bears North 58°52'51.5" East 420.52 feet to a point; thence North 33°23'12" East 56.48 feet to a point on the South line of Watertown Road (C.T.H. "M"); thence South 56°36'48" East along said South line 125.55 feet to a point on the West line of Lot 1 in Certified Survey Map No. 11245; thence South 00°13'00" East along said West line 751.15 feet to a point marking the Northeast corner of Hawk's Meadow; thence North 89°19'42" West along the North line of Hawk's Meadow 1125.63 feet to the point of beginning.

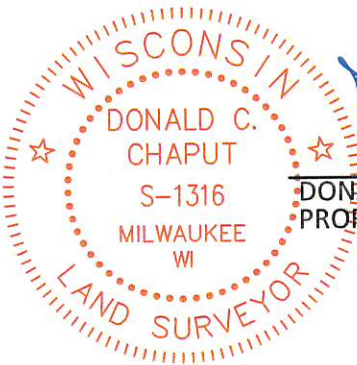
Said lands contain 510,168 square feet, or 11.7118 acres.

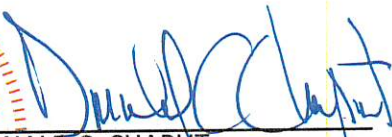
THAT I have made the survey, land division and map by the direction of SHP VI WSLG Pewaukee JV LLC, Subdivider.

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

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

Date: September 21, 2021
DATE




DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

SHP VI WSLG Pewaukee JV LLC, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Delaware, as Subdivider, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Pewaukee.

SHP VI WSLG Pewaukee JV LLC, as Subdivider, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Pewaukee.

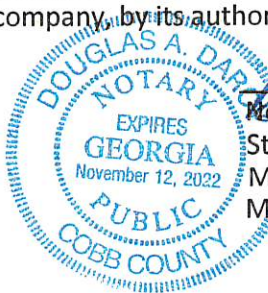
IN WITNESS WHEREOF, SHP VI WSLG Pewaukee JV LLC, has caused these presents to be signed by the hand of Luke Gabay, on this _____ day of _____, 2021.

By: SHP VI Pewaukee Investor LLC, a Delaware limited liability company, its Managing Member

By: _____
Name: Luke Gabay
Title: Vice President

STATE OF GEORGIA }
:SS
COBB COUNTY}

Personally came before me this 18 day of October, 2021, Luke Gabay, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.



Notary Public
State of Georgia
My commission expires. 11-12-22
My commission is permanent.



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-2-grb
Sheet 8 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Regions Bank, an Alabama banking corporation duly organized and existing under and by virtue of the laws of the State of ALABAMA, as mortgagee of the above described land, consent to the surveying, dividing, mapping, restricting and dedication of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: OCTOBER 18, 2021

Entity Name: REGIONS BANK

Signature: [Signature]

Type or Print Name: CHRISTOPHERE E. HANN

Title: MANAGING DIRECTOR

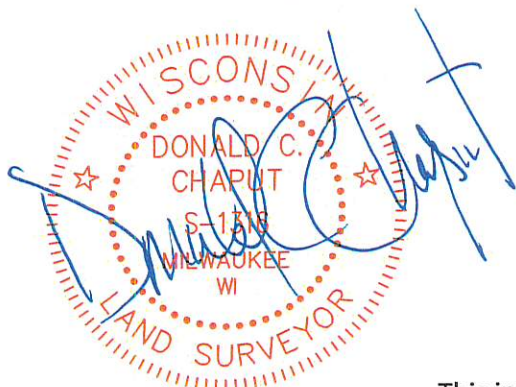
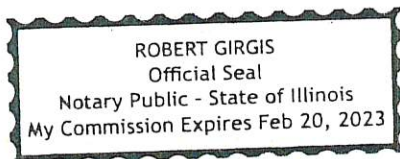
STATE OF Illinois }
:SS
DuPage COUNTY

Personally came before me this 18th day of October, 2021, Christopher Hann, of the above names entity, to me known as the persons who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: [Signature]

Print Notary Name: Robert Girgis

Notary Public, State of Illinois. My commission expires. 02/20/2023



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

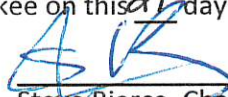
Drawing No. 3308-2-grb
Sheet 9 of 10 Sheets

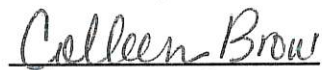
CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Pewaukee on this 21st day of November, 2019.


Steve Bierce, Chairperson

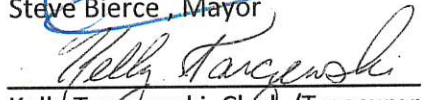

Colleen Brown, Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved and Dedication accepted by the Common Council of the City of Pewaukee in accordance with the Resolution adopted on, this 2nd day of December, 2019.




Steve Bierce, Mayor


Kelly Tarczewski, Clerk /Treasurer



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-1-grb
Sheet 10 of 10 Sheets

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

DATE: December 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Re-Approval of a Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road for the Purpose of Creating Three Lots (PWC 0919991 & PWC 0919995) (Originally Approved by Plan Commission on 11/21/2019)

BACKGROUND:

The applicant is requesting re-approval of the certified survey maps related to the development of The Waters senior living development as the maps were not recorded within the required timeframe of Wis. Stat. 236.34(2)(b)1 (below) due to project delays. As such, the City must re-approve the certified survey maps in order for the maps to be recorded by the applicant.

“The certified survey map is offered for record within 12 months after the date of the last approval of the map and within 36 months after the date of the first approval of the map.”

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to recommend approval of the 3-Lot Certified Survey Map for The Waters senior living community for property located at approximately N24W23986 Waters Lane.

ATTACHMENTS:

Description

The Waters CSM

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

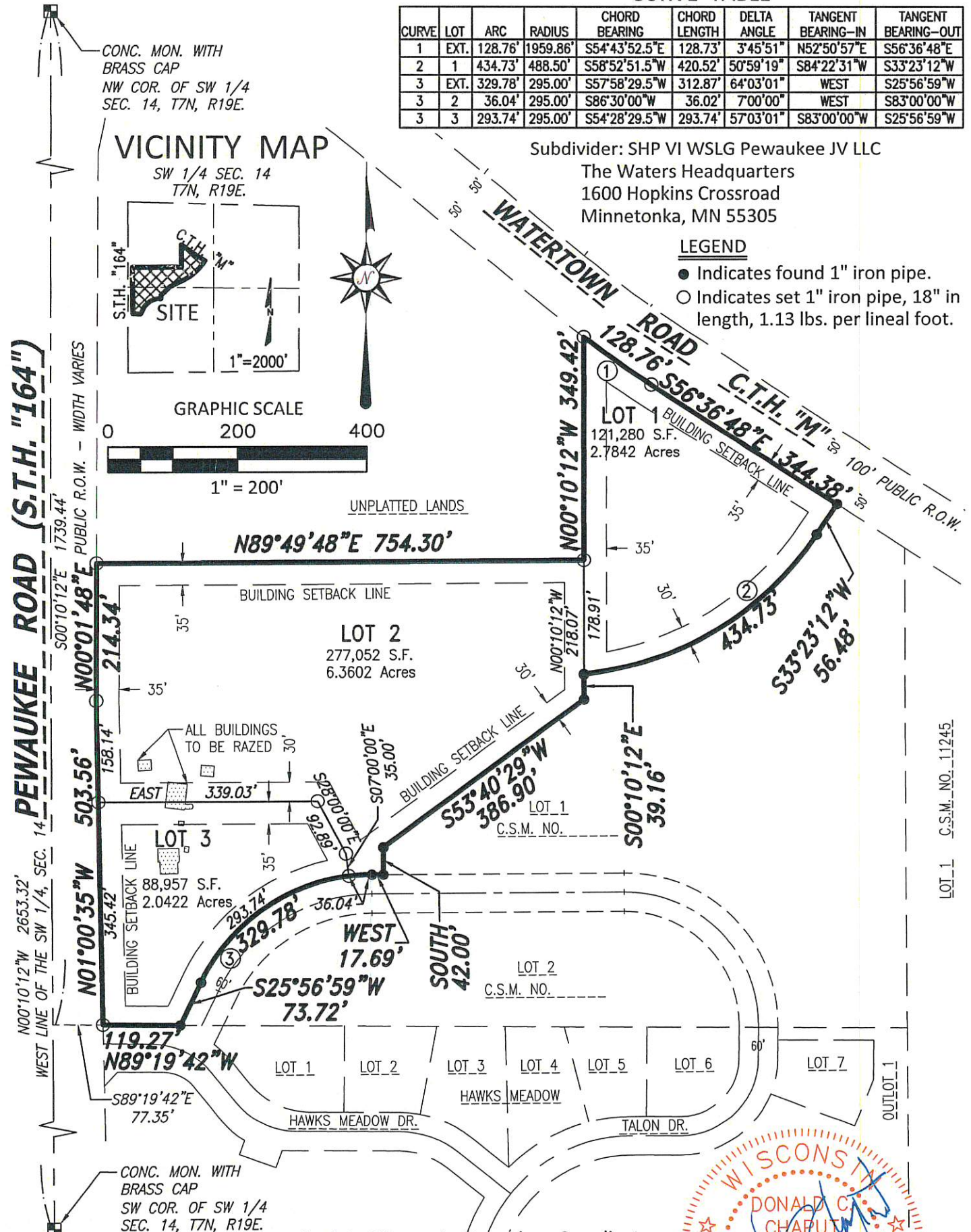
CURVE TABLE

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
1	EXT.	128.76'	1959.86'	S54°43'52.5"E	128.73'	3°45'51"	N52°50'57"E	S56°36'48"E
2	1	434.73'	488.50'	S58°52'51.5"W	420.52'	50°59'19"	S84°22'31"W	S33°23'12"W
3	EXT.	329.78'	295.00'	S57°58'29.5"W	312.87'	64°03'01"	WEST	S25°56'59"W
3	2	36.04'	295.00'	S86°30'00"W	36.02'	7°00'00"	WEST	S83°00'00"W
3	3	293.74'	295.00'	S54°28'29.5"W	293.74'	57°03'01"	S83°00'00"W	S25°56'59"W

Subdivider: SHP VI WSLG Pewaukee JV LLC
The Waters Headquarters
1600 Hopkins Crossroad
Minnetonka, MN 55305

LEGEND

- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.

Note: "Building Setback lines" shown hereon are created by the applicable City of Pewaukee Ordinance, as amended by the Conditional Use Permit.

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

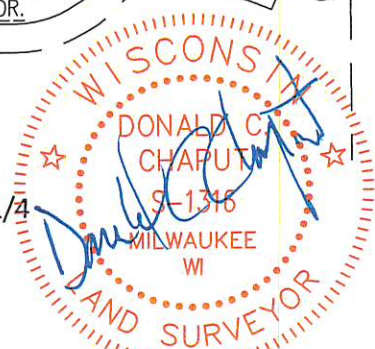
Date: September 21, 2021

Drawing No. 3308-2-grb
Sheet 1 of 10 Sheets

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com



CERTIFIED SURVEY MAP NO. _____

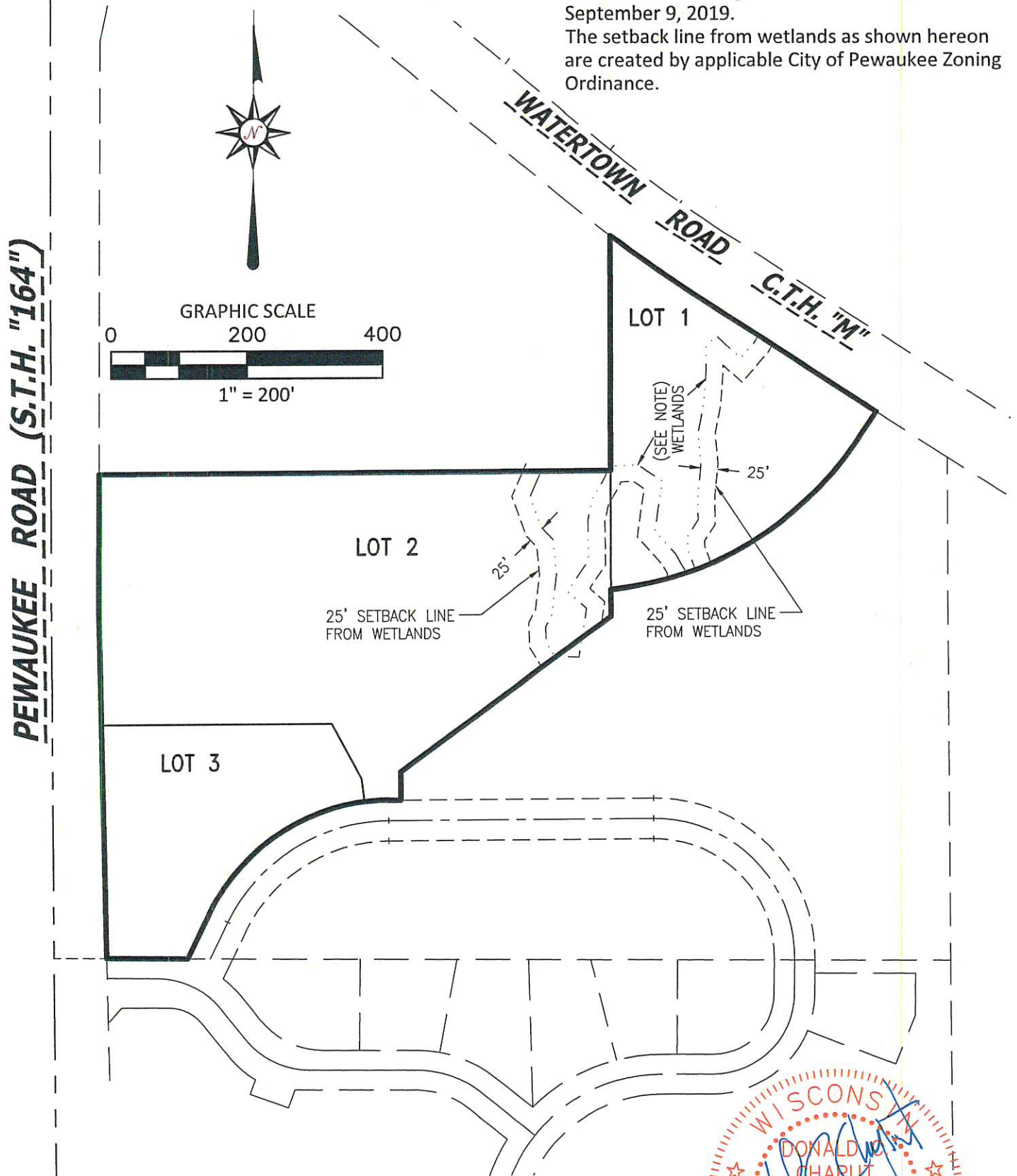
Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

WETLANDS

NOTE:

Wetlands shown hereon are as delineated by Stantec Consulting Services Inc. and as detailed in a Wetland Delineation Report entitled "Pewaukee Parcel" -Stantec Project No. 193806559, dated September 9, 2019.

The setback line from wetlands as shown hereon are created by applicable City of Pewaukee Zoning Ordinance.

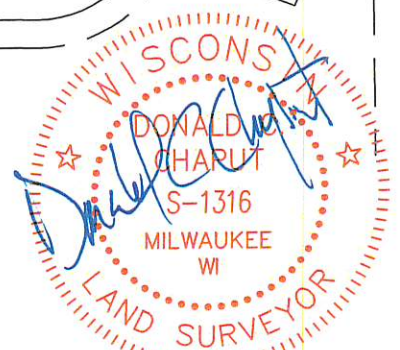


CHAPUT
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This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316



Date: September 21, 2021

Drawing No. 3308-2-grb
Sheet 2 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

LINE TABLE

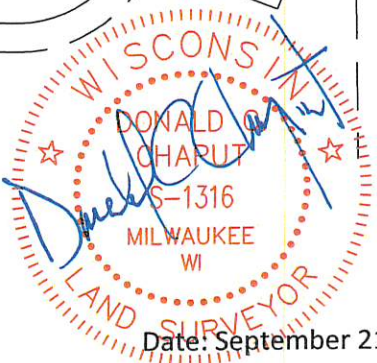
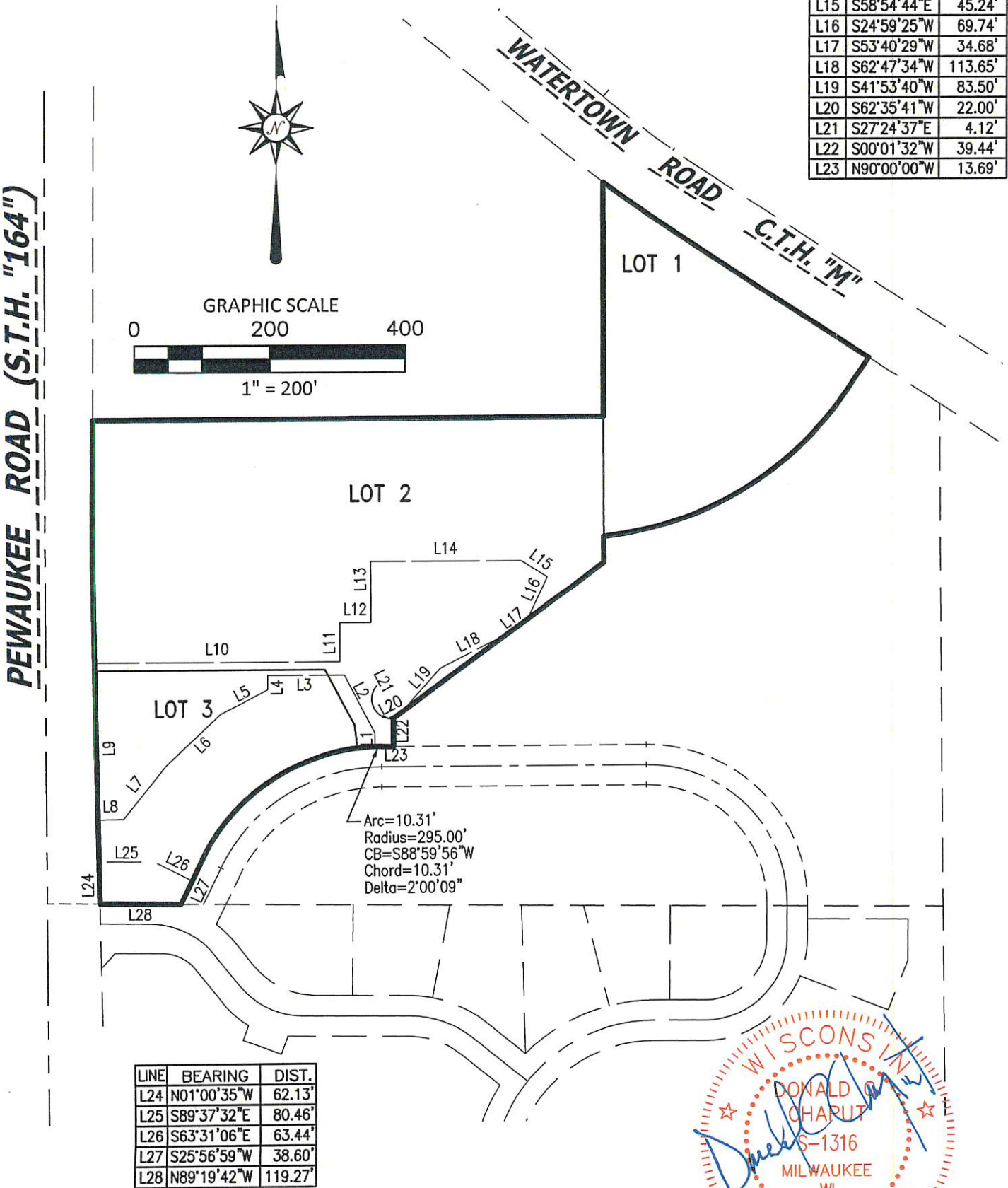
LINE	BEARING	DIST.
L1	N00°01'32"E	20.74'
L2	N27°24'19"W	96.72'
L3	N90°00'00"W	113.38'
L4	S00°00'00"E	21.33'
L5	S62°36'37"W	77.49'
L6	S46°49'43"W	108.78'

LINE TABLE

LINE	BEARING	DIST.
L7	S38°43'05"W	103.73'
L8	S88°59'25"W	37.74'
L9	N01°00'35"W	233.04'
L10	N90°00'00"E	361.46'
L11	N00°00'56"W	58.06'
L12	S89°57'46"E	46.02'
L13	N00°02'24"E	90.00'
L14	N90°00'00"E	222.38'
L15	S58°54'44"E	45.24'
L16	S24°59'25"W	69.74'
L17	S53°40'29"W	34.68'
L18	S62°47'34"W	113.65'
L19	S41°53'40"W	83.50'
L20	S62°35'41"W	22.00'
L21	S27°24'37"E	4.12'
L22	S00°01'32"W	39.44'
L23	N90°00'00"W	13.69'

STORM WATER POND ACCESS EASEMENT

Easements by separate document. They are shown for reference only.



Date: September 21, 2021

CHAPUT
LAND SURVEYS

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Milwaukee, WI 53204

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Professional Land Surveyor S-1316

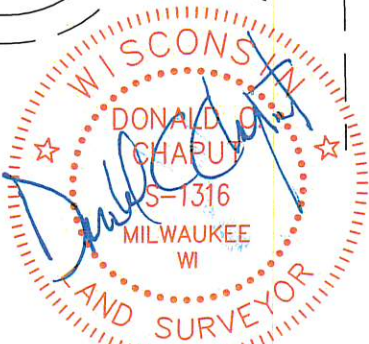
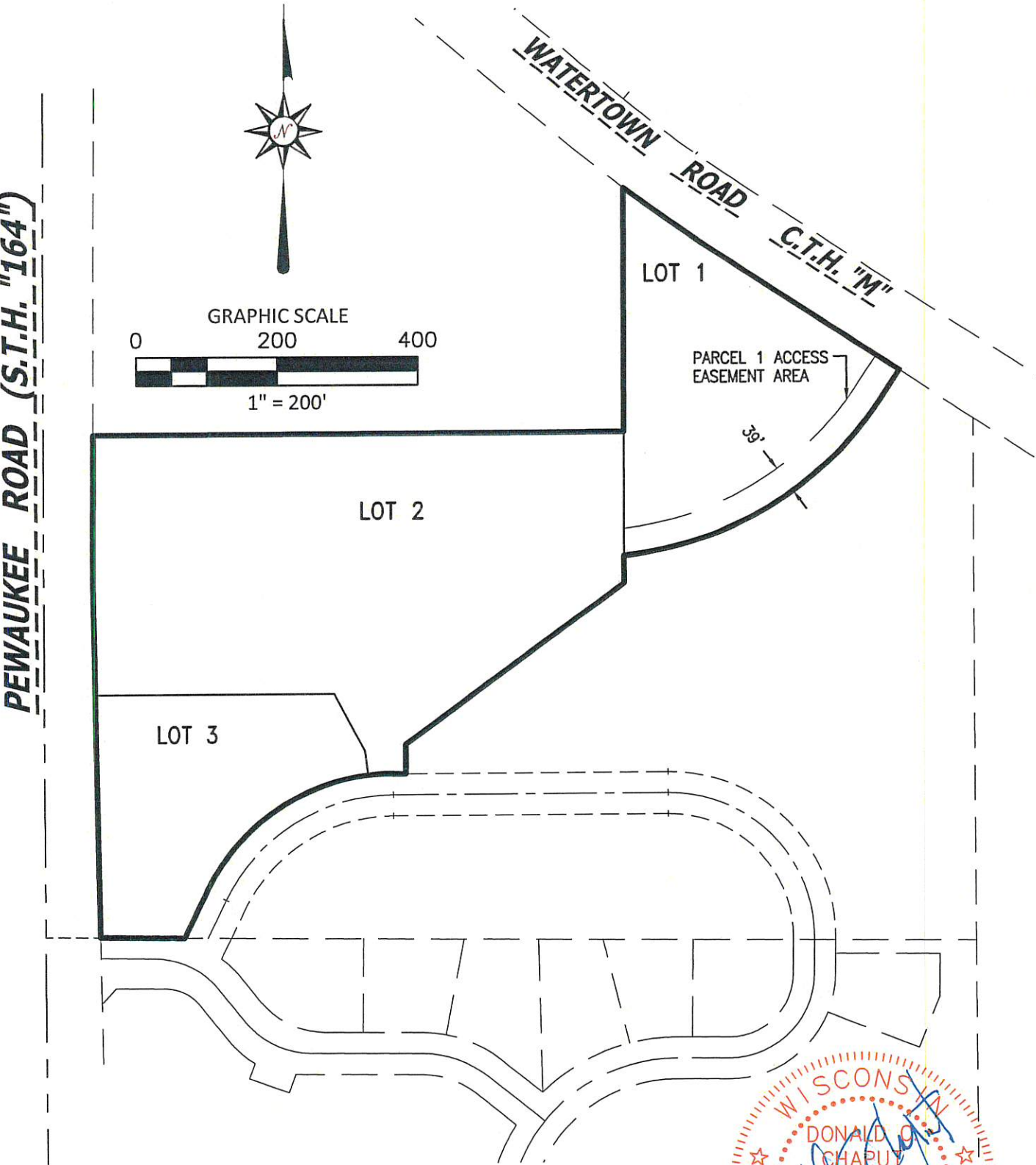
Drawing No. 3308-2-grb
Sheet 3 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

ACCESS EASEMENT

Easements by separate document. They are shown for reference only.



CHAPUT
LAND SURVEYS

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Milwaukee, WI 53204

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Professional Land Surveyor S-1316

Date: September 21, 2021
Drawing No. 3308-2-grb
Sheet 4 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

PUBLIC UTILITY EASEMENT

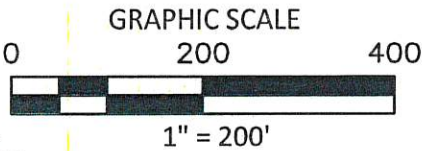
Easements by separate document. They are shown for reference only.

LINE TABLE

LINE	BEARING	DIST.
L1	N14°37'02"W	16.75'
L2	S86°44'07"W	34.89'
L3	N03°15'53"W	30.00'
L4	N86°44'07"E	84.35'
L5	N38°38'42"E	24.55'
L6	S64°03'01"E	5.08'
L7	S25°56'59"W	52.46'
L8	S86°44'07"W	14.09'
L9	S14°35'13"E	18.92'
L10	N89°19'42"W	31.09'

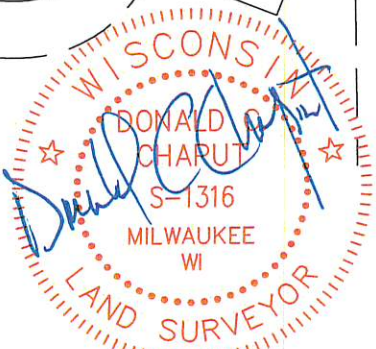
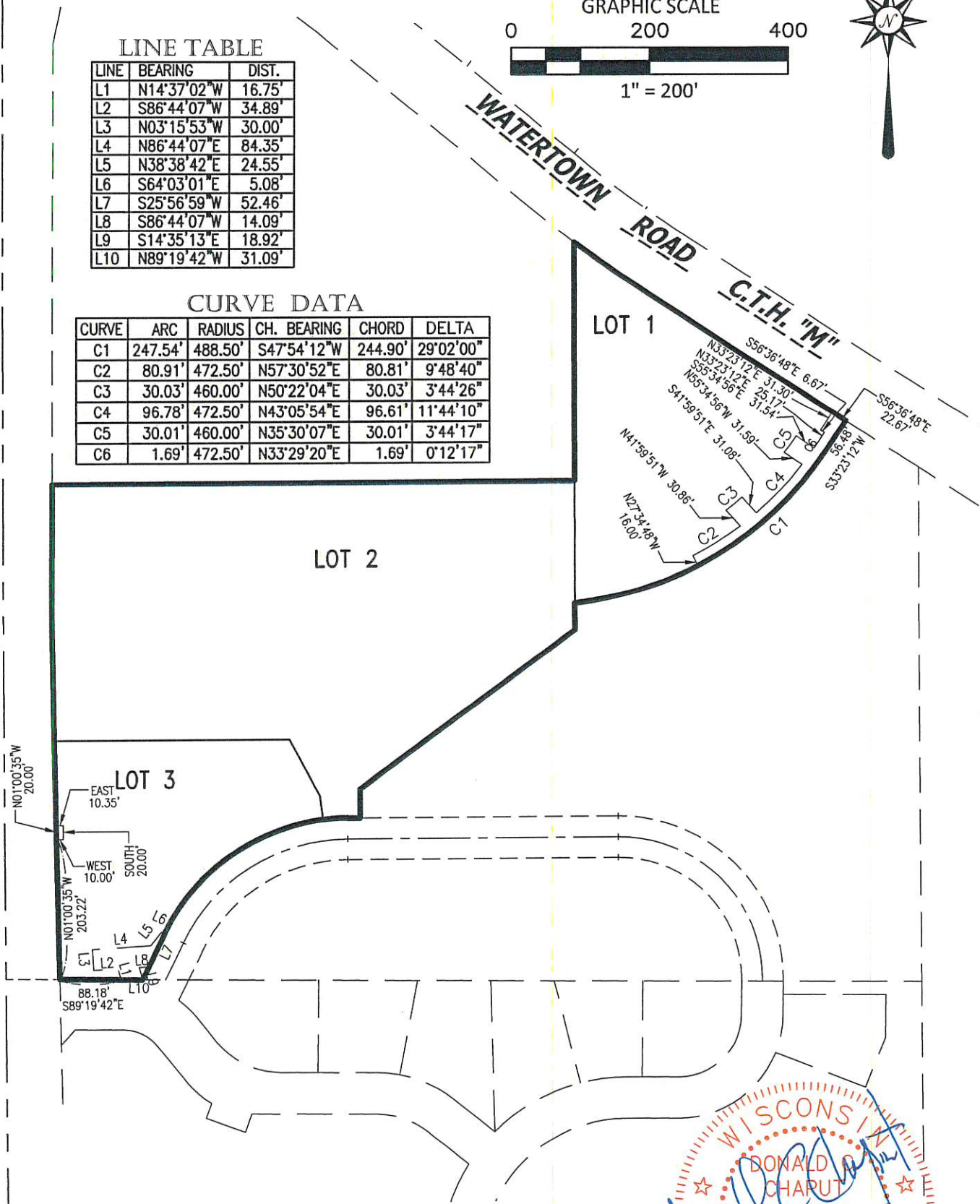
CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	247.54'	488.50'	S47°54'12"W	244.90'	29°02'00"
C2	80.91'	472.50'	N57°30'52"E	80.81'	9°48'40"
C3	30.03'	460.00'	N50°22'04"E	30.03'	3°44'26"
C4	96.78'	472.50'	N43°05'54"E	96.61'	11°44'10"
C5	30.01'	460.00'	N35°30'07"E	30.01'	3°44'17"
C6	1.69'	472.50'	N33°29'20"E	1.69'	0°12'17"



PEWAUKEE ROAD (S.T.H. "164")

WATERTOWN ROAD C.T.H. "M"



CHAPUT
LAND SURVEYS

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Professional Land Surveyor S-1316

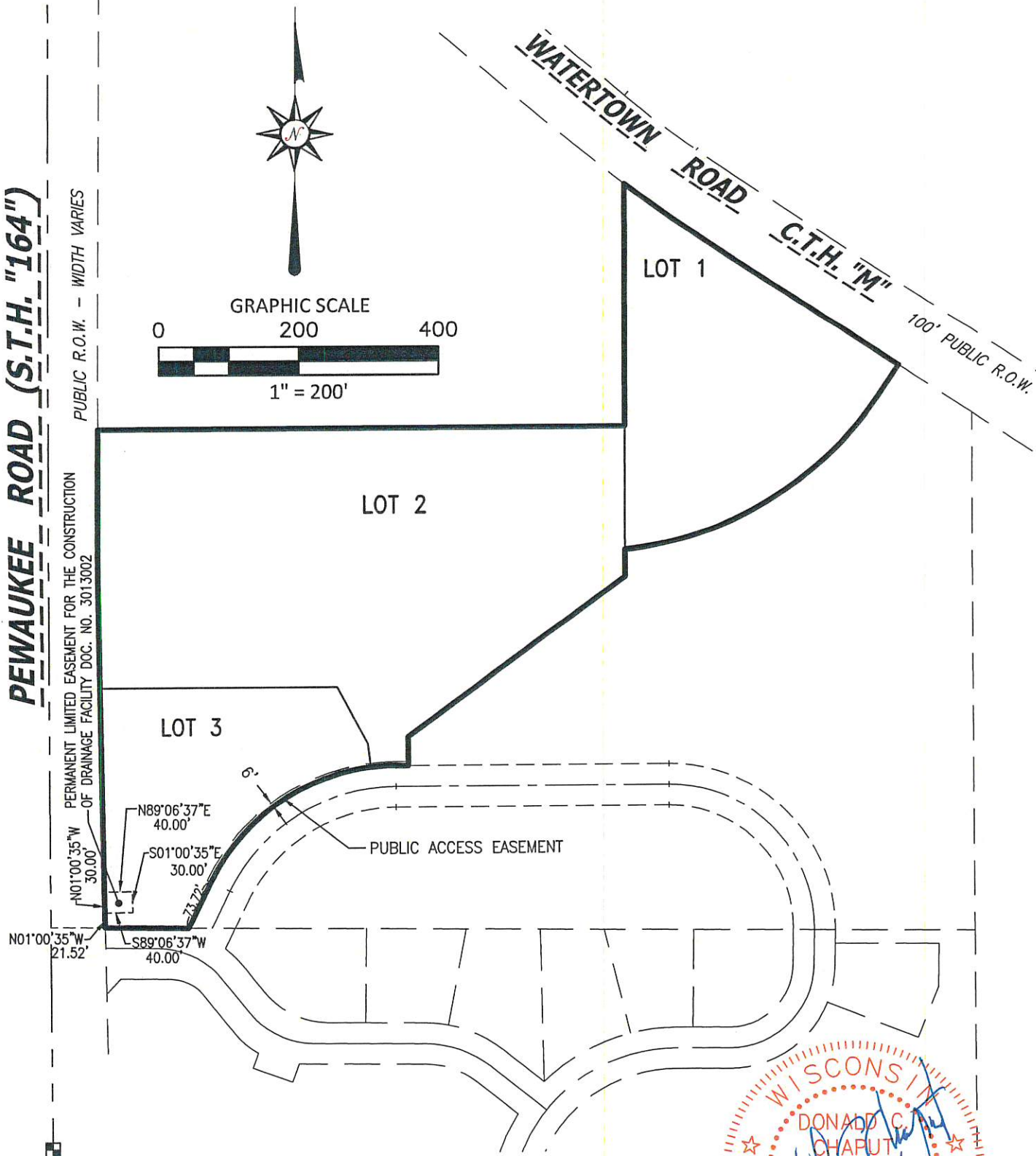
Date: September 21, 2021
Drawing No. 3308-2-grb
Sheet 5 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

PUBLIC ACCESS EASEMENT
AND
EXISTING PERMANENT LIMITED EASEMENT

Easements by separate document. They are shown for reference only.

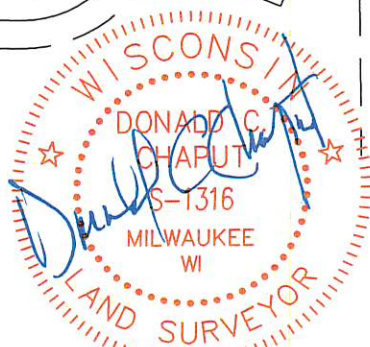


CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316



Date: September 21, 2021

Drawing No. 3308-2-grb
Sheet 6 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section, thence South 00°10'12" East along the West line of said 1/4 Section 1739.44 feet to a point; thence South 89°19'42" East 77.35 feet to a point on the East line of Pewaukee Road (S.T.H. "164") and the Northwest corner of Hawk's Meadow, a recorded subdivision and the point of beginning of lands hereinafter described; thence North 01°00'35" West along said East line 503.56 feet to a point; thence North 00°01'48" East along said East line 214.34 feet to a point; thence North 89°49'48" East 754.30 feet to a point; thence North 00°10'12" West 349.42 feet to a point on the South line of Watertown Road (C.T.H. "M"); thence Southeasterly 128.76 feet along said South line and arc of a curve, whose center lies to the Northeast, whose radius is 1959.86 feet, and whose chord bears South 54°43'52.5" East 128.73 feet to a point; thence South 56°36'48" East along said South line 344.38 feet to a point; thence South 33°23'12" West 56.48 feet to a point; thence Southwesterly 434.73 feet along an arc of a curve, whose center lies to the Northwest, whose radius is 488.50 feet, and whose chord bears South 58°52'51.5" West 420.52 feet to a point; thence South 00°10'12" East 39.16 feet to a point; thence South 53°40'29" West 386.90 feet to a point; thence South 42.00 feet to a point on the North line of a public street; thence West along said North line 17.69 feet to a point; thence Southwesterly 329.78 feet along said North line and arc of a curve, whose center lies to the Southeast, whose radius is 295.00 feet, and whose chord bears South 57°58'29.5" West 312.87 feet to a point; thence South 25°56'59" West along said North line 73.72 feet to a point on the North line of Hawk's Meadow; thence North 89°19'42" West along said North line 119.27 feet to the point of beginning.

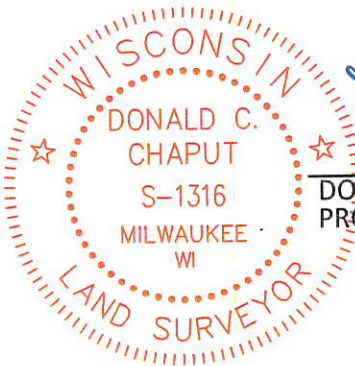
Said lands contain 487,289 square feet, or 11.1866 acres.

THAT I have made the survey, land division and map by the direction of SHP VI WSLG Pewaukee JV LLC, Subdivider.

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

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

Date: September 21, 2021
DATE




DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

SHP VI WSLG PEWAUKEE JV LLC, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Delaware, as Subdivider, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Pewaukee.

SHP VI WSLG PEWAUKEE JV LLC, as Subdivider, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Pewaukee.

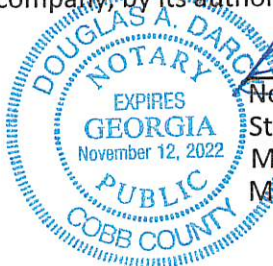
IN WITNESS WHEREOF, **SHP VI WSLG PEWAUKEE JV LLC**, has caused these presents to be signed by the hand of Luke Gabay, on this _____ day of _____, 2021.

By: **SHP VI Pewaukee Investor LLC**, a Delaware limited liability company, its Managing Member

By: _____
Name: Luke Gabay
Title: Vice President

STATE OF GEORGIA }
:SS
COBB COUNTY }

Personally came before me this 18 day of October, 2021, Luke Gabay, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.



Notary Public
State of Georgia
My commission expires. 11-12-22
My commission is permanent.



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-1-grb
Sheet 8 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Regions Bank, an Alabama banking corporation duly organized and existing under and by virtue of the laws of the State of ALABAMA, as mortgagee of the above described land, consent to the surveying, dividing, mapping, restricting and dedication of the land described on this map and in the surveyor's certificate and to the certificate of the owner of said land.

Date: OCTOBER 18, 2021

Entity Name: REGIONS BANK

Signature: [Signature]

Type or Print Name: CHRISTOPHER E. HANN

Title: MANAGING DIRECTOR

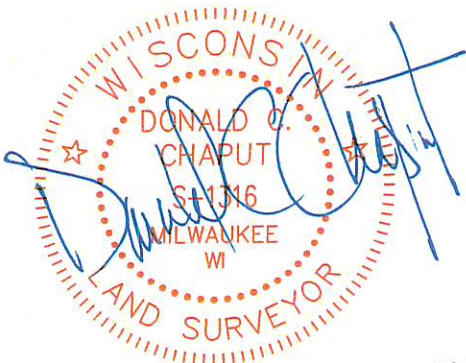
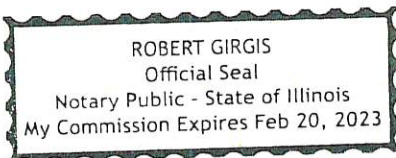
STATE OF Illinois }
:SS
DuPage COUNTY }

Personally came before me this 18th day of October, 2021, Christopher Hann, of the above names entity, to me known as the persons who executed the foregoing instrument, and acknowledged that he/she executed the foregoing instrument as such officer on behalf of the entity, by its authority.

Notary Signature: [Signature]

Print Notary Name: Robert Girgis

Notary Public, State of Illinois. My commission expires. 02/20/2023



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

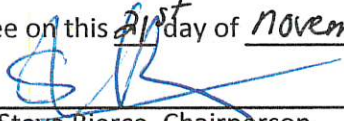
Drawing No. 3308-1-grb
Sheet 9 of 10 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

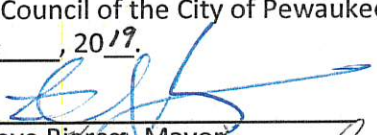
APPROVED by the Planning Commission of the City of Pewaukee on this 21st day of November, 2019.

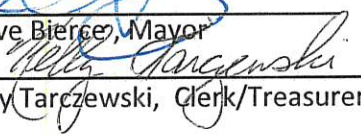

Steve Bierce, Chairperson

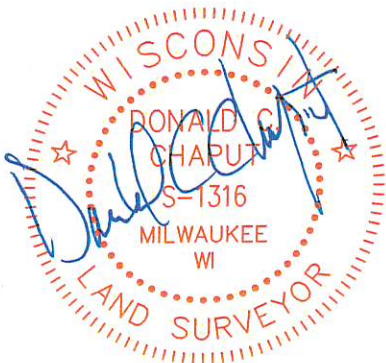

Colleen Brown, Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved and Dedication accepted by the Common Council of the City of Pewaukee in accordance with the Resolution adopted on, this 2nd day of December, 2019.


Steve Bierce, Mayor


Kelly Tarczewski, Clerk/Treasurer



Date: September 21, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-2-grb
Sheet 10 of 10 Sheets

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

DATE: December 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

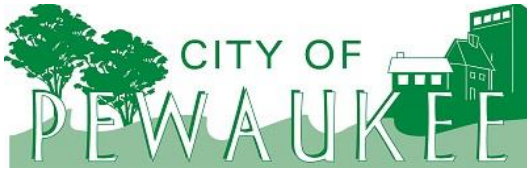
ATTACHMENTS:

Description

Baenen Staff Report 12.16.21

Baenen Revised Rezoning Exhibit

Baenen Staff Comment Responses



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

REPORT TO THE PLAN COMMISSION

Meeting of December 16, 2021

Date: 12/9/2021

Project Name: Baenen Rezoning and Certified Survey Map

Project Address/Tax Key No.: PWC 0982997

Applicant: Michael Baenen

Property Owner: BA(EN)2 ACRES LLC

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

Proposed Zoning: Rs-2 Single-Family Residential District

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

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

Project Description

Rezoning

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

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

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

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

Certified Survey Maps

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

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

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

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

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

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

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

Recommendation

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

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

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

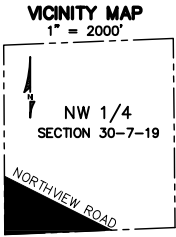
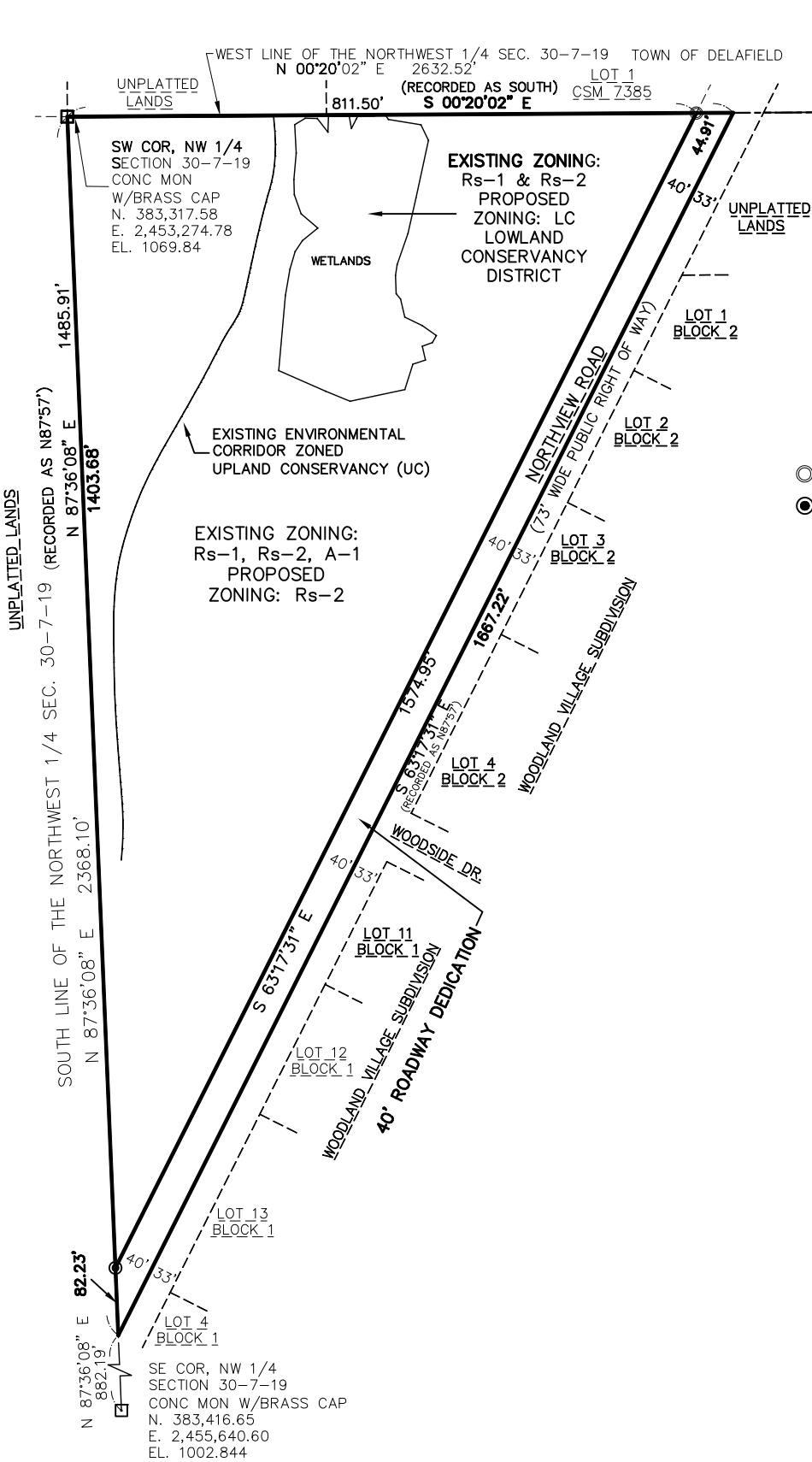
1. Final grading, erosion control, and storm water management plans shall be reviewed and approved by the Engineering Department prior to recording the certified survey map with the Waukesha County Register of Deeds.
2. All lots shall receive approval from the City for access to Northview Road.
3. Signage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

REZONING EXHIBIT

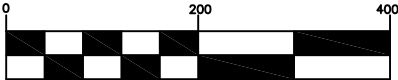
PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, BEING A CONCRETE MONUMENT WITH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

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

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



GRAPHIC SCALE



1 INCH = 200 FT.

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

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

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

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

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

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



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

City Review Response Memorandum:

To: City of Pewaukee

Project: Baenen Development

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

Comments Received: 11-22-2021

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

Comments and Recommendations:

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

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

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

DATE: December 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

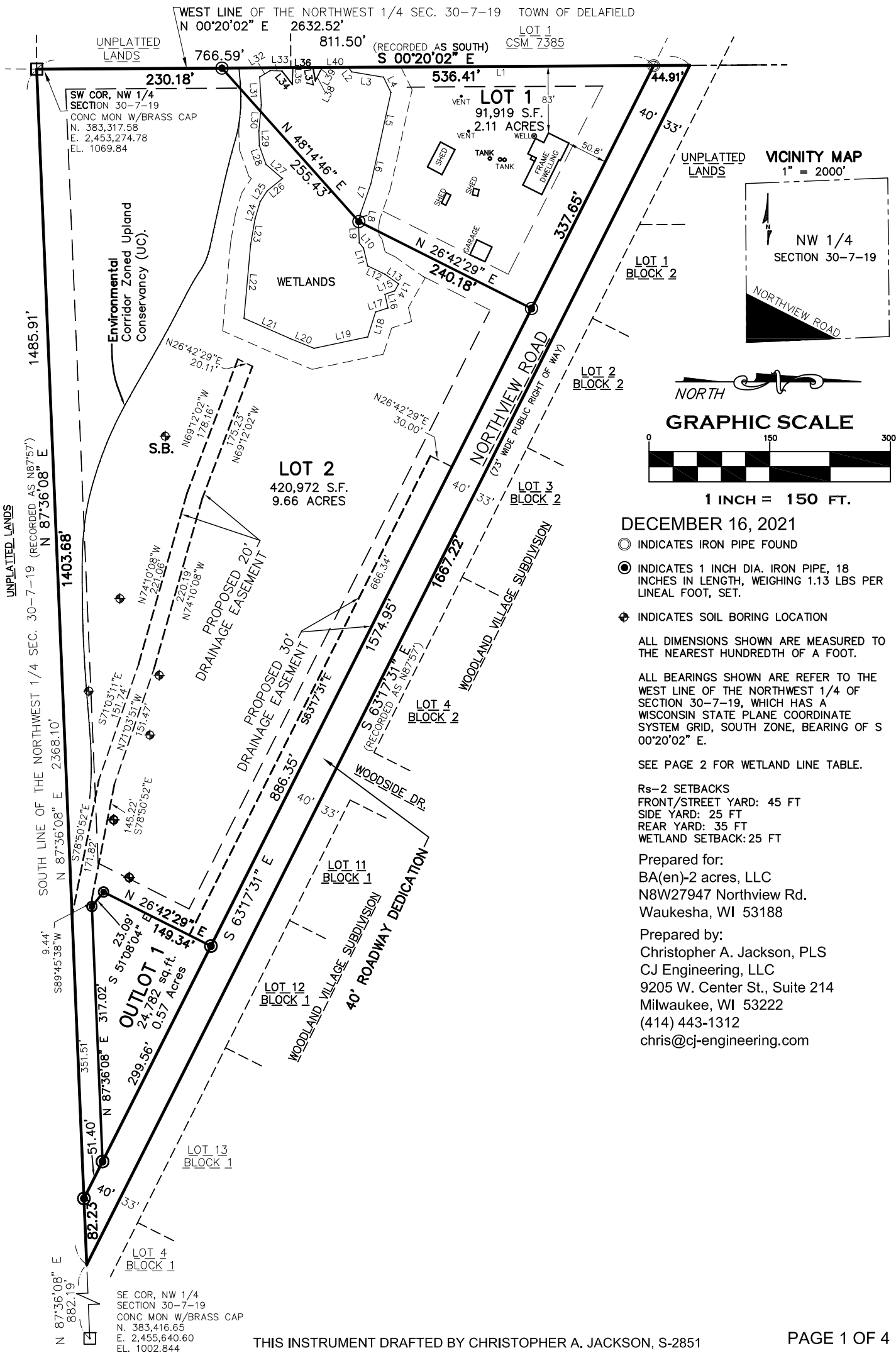
ATTACHMENTS:

Description

Baenen CSM 1

CERTIFIED SURVEY MAP No.

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



DECEMBER 16, 2021

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

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

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

SEE PAGE 2 FOR WETLAND LINE TABLE.

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

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

Prepared by:
Christopher A. Jackson, PLS
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Milwaukee, WI 53222
(414) 443-1312
chris@cj-engineering.com

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

SURVEYOR'S CERTIFICATE

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

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

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

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

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

Dated this _____ day of _____, 20____.

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

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

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

WETLAND LINE TABLE		
LINE	LENGTH	BEARING
L21	62.57	N23°40'45"E
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L24	22.32	S73°37'21"E
L25	16.01	S56°33'13"E
L26	24.30	S39°09'47"E
L27	26.79	N40°28'30"E
L28	24.70	N70°30'37"E
L29	18.44	N88°12'11"E
L30	32.58	S84°51'26"E
L31	34.52	N86°44'30"E
L32	15.24	S31°12'40"E
L33	14.55	S01°16'21"W
L34	21.17	S52°11'05"W
L35	20.68	N88°10'10"W
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CERTIFIED SURVEY MAP No. _____

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

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

- 1.) City of Pewaukee

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

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

State of Wisconsin)
Waukesha County)

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

(Notary Seal)
Notary Public, _____ , Wisconsin.

My commission expires, _____ .

CERTIFIED SURVEY MAP No. _____

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

PLAN COMMISSION APPROVAL

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

Steve Bierce - Chairperson

Colleen Brown - Secretary

COMMON COUNCIL APPROVAL

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

Steve Bierce - Mayor

Kelly Tarczewski- Clerk

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

DATE: December 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

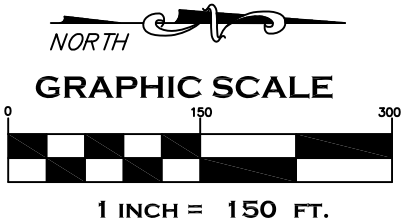
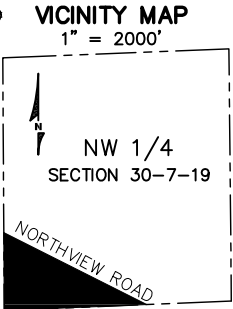
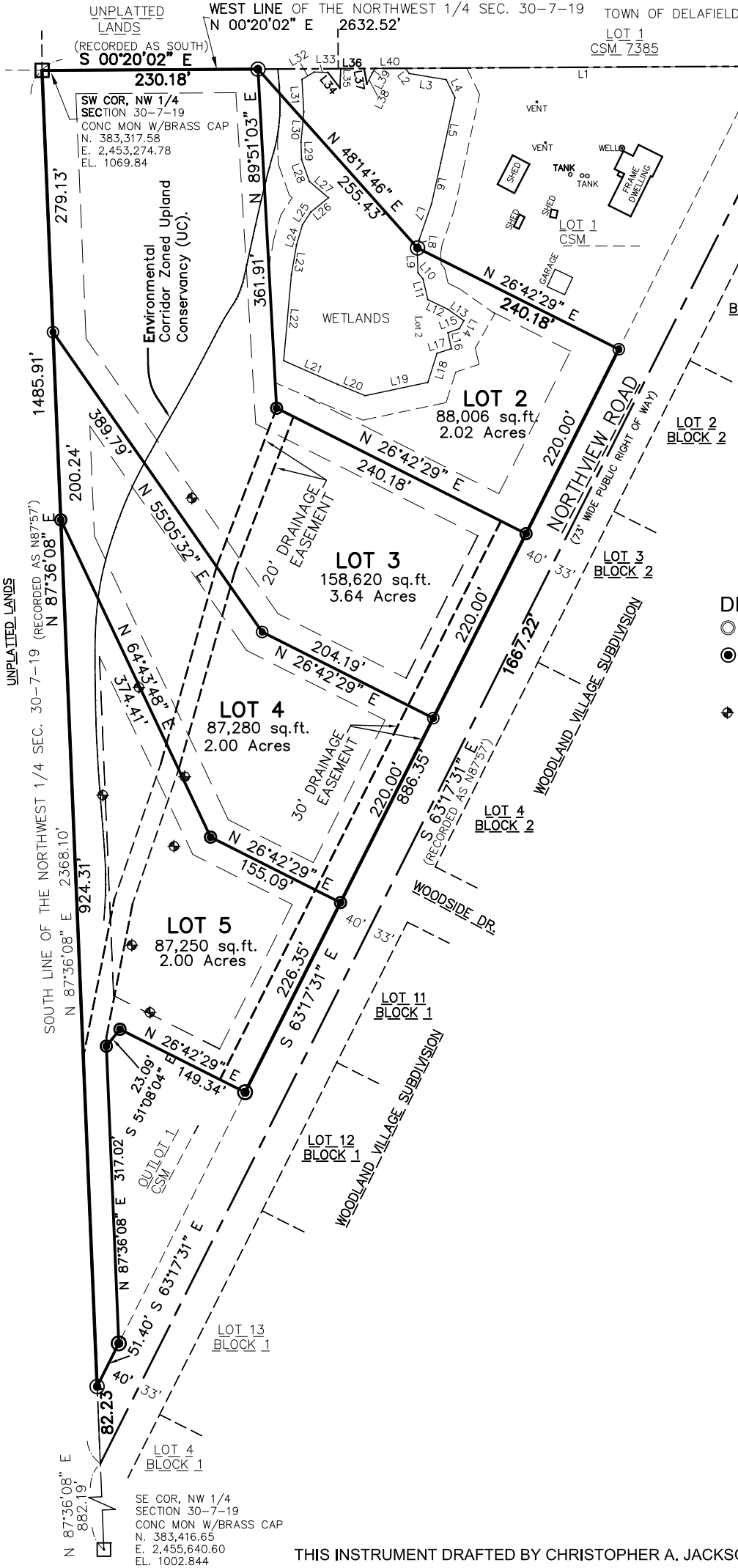
ATTACHMENTS:

Description

Baenen CSM 2

CERTIFIED SURVEY MAP No.

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



DECEMBER 16, 2021

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SEE PAGE 2 FOR WETLAND LINE TABLE.

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SIDE YARD: 25 FT
REAR YARD: 35 FT
WETLAND SETBACK: 25 FT

Prepared for:
BA(en)-2 acres, LLC
N8W27947 Northview Rd.
Waukesha, WI 53188
Prepared by:
Christopher A. Jackson, PLS
CJ Engineering, LLC
9205 W. Center St., Suite 214
Milwaukee, WI 53222
(414) 443-1312
chris@cj-engineering.com

CERTIFIED SURVEY MAP No. _____

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

SURVEYOR'S CERTIFICATE

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

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

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

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

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

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

Dated this _____ day of _____, 20____.

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

NOTES:

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

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CERTIFIED SURVEY MAP No. _____

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

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

- 1.) City of Pewaukee

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

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

State of Wisconsin)
Waukesha County)

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

(Notary Seal)
Notary Public, _____ , Wisconsin.

My commission expires, _____ .

CERTIFIED SURVEY MAP No. _____

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

PLAN COMMISSION APPROVAL

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

Steve Bierce - Chairperson

Colleen Brown - Secretary

COMMON COUNCIL APPROVAL

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

Steve Bierce - Mayor

Kelly Tarczewski- Clerk

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

DATE: December 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Final Plat for Swan View Farms Subdivision Addition No. 1 (PWC 0871068)

BACKGROUND:

The applicant, BWC Investments, LLC, filed a Final Plat Application for the second and final phase of the Swan View Farms single-family residential subdivision development located at approximately W239N4024 Swan Road. Phase 2 consists of the 23 northernmost lots and a total of 4 outlots. All lots continue to conform to the RS-4 minimum lot area of 20,000 square feet and, according to the applicant, all lots have a width of at least 110 feet at the building setback line.

Overall, staff finds that the Final Plat is in substantial conformance with the Preliminary Plat.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to recommend approval of the Swan View Farms Addition No. 1 Final Plat.

ATTACHMENTS:

Description

Swan View Farms Addition No. 1 Final Plat

GENERAL NOTES:

- Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- Indicates Found 0.75" Reinforcing Bar.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the North line of the S.W. 1/4 of Section 2, Town 7 North, Range 19 East, bears North 89°39'44" East.
- Stormwater Management Facilities are located on Outlots 12 and 13 of this Subdivision. The Owners of the residential Lots within this Subdivision and owners of Swan View Farms shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision and any previous phase.
- The Owners of all Lots within this Subdivision and Swan View Farms own an equal undivided fractional interest in Outlots 12, 13 and 14 of this Subdivision. Waukesha County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- Outlot 12 is for stormwater management facilities, P.E.C., multi-use trail purposes, open space and landscaping.
- Outlot 13 is for stormwater management facilities, multi-use trail purposes, open space and landscaping.
- Outlot 14 is for wetlands, multi-use Trail purposes, open Space and landscaping.
- Wetland boundaries shown hereon marked and located by OTIE, Scott M. Horzen, Wetland Ecologist on May 2, 2016 and provided to Trio Engineering, LLC in digital format.
- The Primary Environmental Corridor was taken from 2010 SEWRPC records.
- The Public Sanitary Sewer, Watermain, Storm Sewer and Drainage Easements are herein granted to the City of Pewaukee.
- All electric, telephone, and communication distribution lines and laterals including CATV cables, constructed after November 15, 2016 shall be placed underground.
- There is a 5' wide "No Touch" Zone on all side and rear lot lines that is established to provide for the unobstructed flow of storm water runoff from the adjacent and upstream properties. Owners of the lots which these zones exist shall be responsible for keeping these areas free of any obstructions or grading that may restrict or block flow.
- Building Height = 45' (max)

BASEMENT RESTRICTION FOR GROUNDWATER NOTE:

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

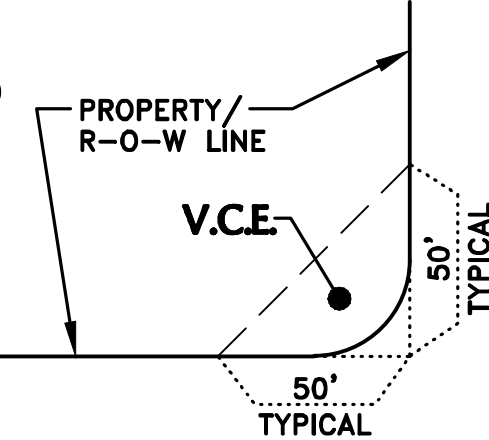
BASEMENT RESTRICTION FOR BEDROCK NOTE:

Although all Lots in the Subdivision have been reviewed and approved for development with single and multi-family residential use in accordance with Section 236 Wisconsin Statutes, some Lots contain soil conditions that, due to the possible presence of bedrock near the ground surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer be consulted regarding the construction of basements in these area where bedrock may be present near the ground surface. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

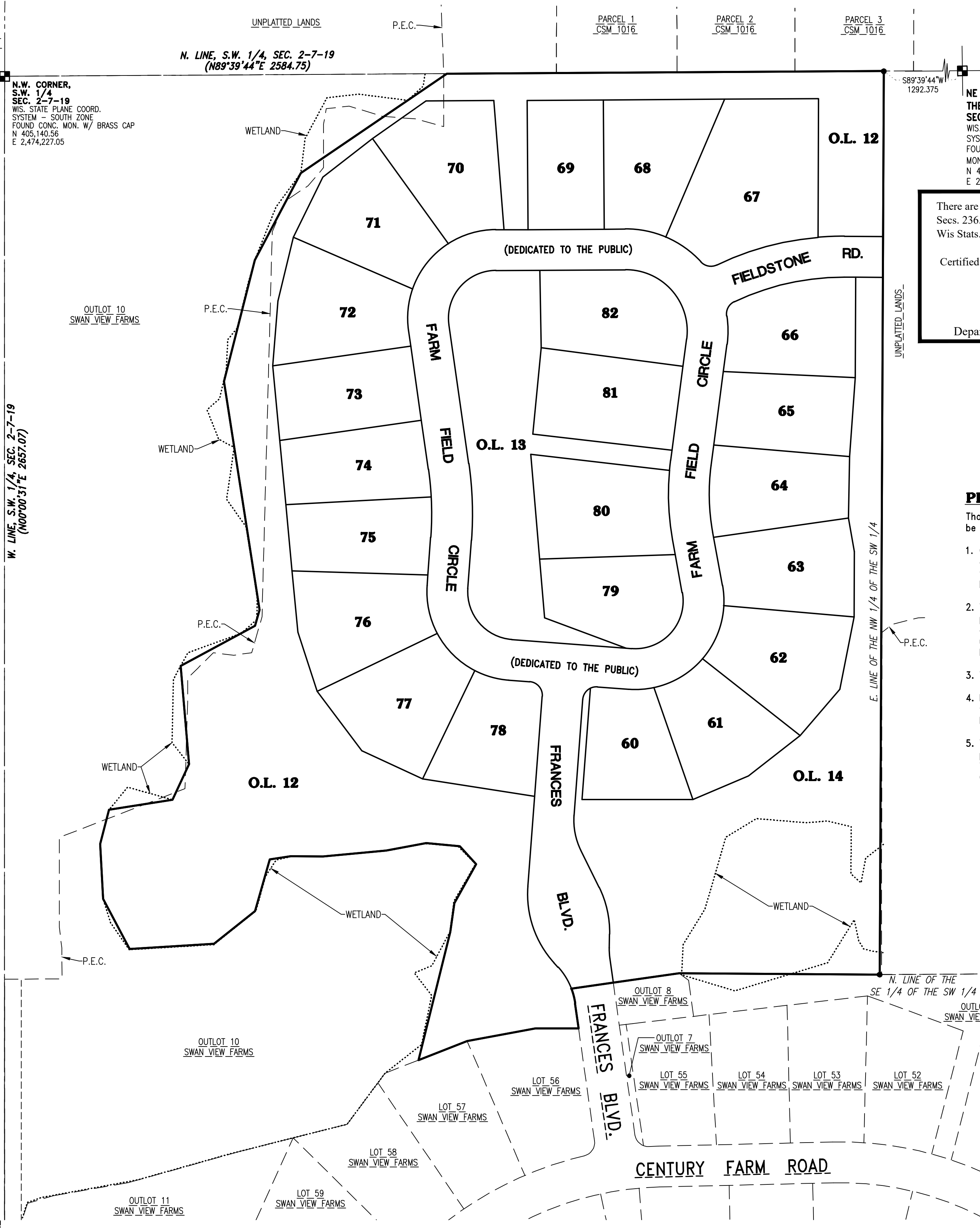
VISION CORNER EASEMENT: (V.C.E.)

Lots 60, 66, 67, and 78 and Outlot 14 are herein subject to a Vision Corner Easement as shown on this plot in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

VISION CORNER EASEMENT DETAIL



"OVERALL DETAIL SHEET"



SWAN VIEW FARMS ADDITION NO. 1

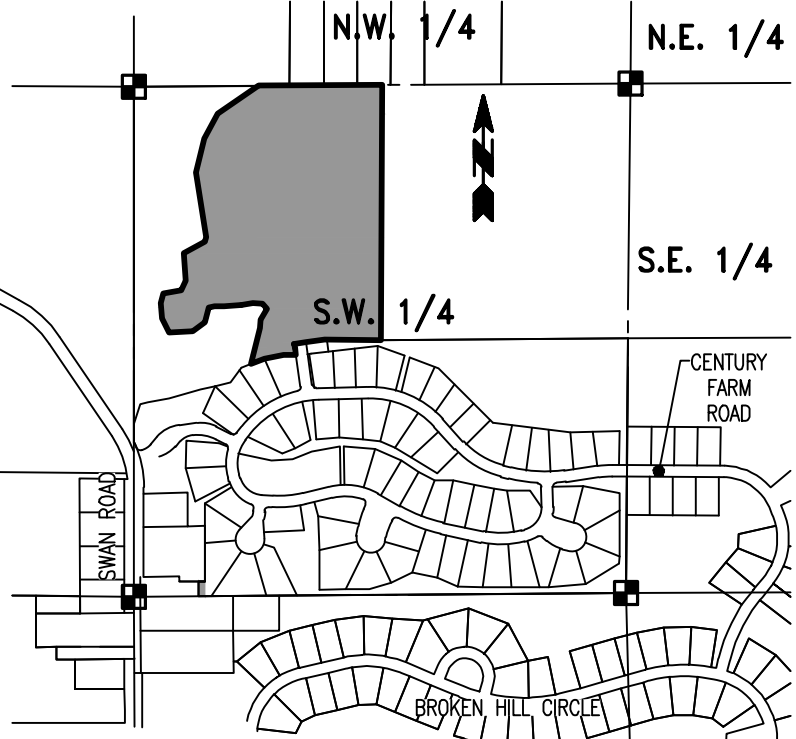
BEING A REDIVISION OF OUTLOT 9 OF SWAN VIEW FARMS RECORDED AS DOCUMENT NUMBER 4546090, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

NE COR. OF THE SW 1/4 CORNER, SEC. 2-7-19
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FOUND. CONC. MON. W/ BRASS CAP
N 405,155.80
E 2,476,811.50

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

Certified _____, 20____

Department of Administration



LOCALITY MAP:
SW 1/4, SEC. 2, T. 7 N., R. 19 E.
SCALE: 1"=1000'

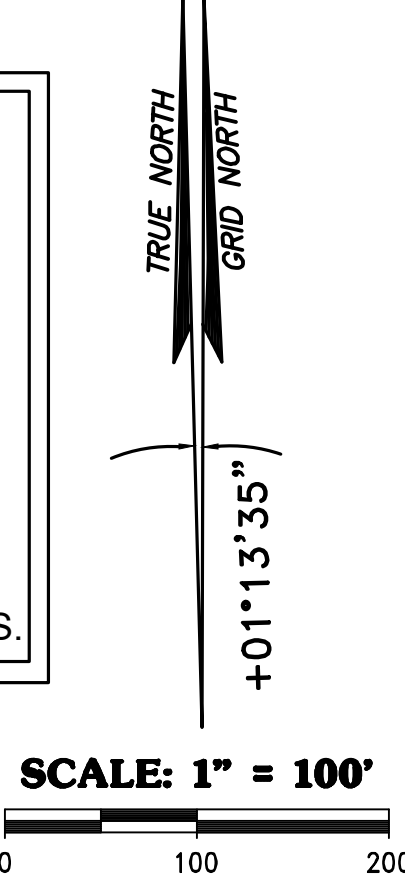
PRESERVATION RESTRICTIONS:

Those areas identified as Wetland and Primary Environmental Corridor (P.E.C.) on this Plat shall be subject to the following restrictions:

- Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed multi-use trail, unless specifically authorized by the City of Pewaukee, the Wisconsin Department of Natural Resources and the Army Corps of Engineers in Wetland areas.
- The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the City of Pewaukee. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the City of Pewaukee, shall also be permitted.
- The introduction of plant material not indigenous to the existing environment is prohibited.
- Ponds may be permitted subject to the approval of the City of Pewaukee and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- The construction of buildings, patios, decks, and other structures and impervious surfaces is prohibited in Wetland areas. The construction of the approved multi-use trail and other impervious surfaces approved on the construction plans in the upland Primary Environmental Corridor will be permitted.

SINGLE-FAMILY RESIDENTIAL DISTRICT Rs-4
LOT AREA = 20,000 s.f. min.
LOT WIDTH = 110 feet (at setback)
SETBACK
Street = (minimum) 40 feet
Side = 20 feet
Rear = 35 feet
Wetland = 25 feet
Building Height = See Notes
CORNER LOTS WILL HAVE TWO ROAD SETBACKS AND TWO SIDE YARD SETBACKS.

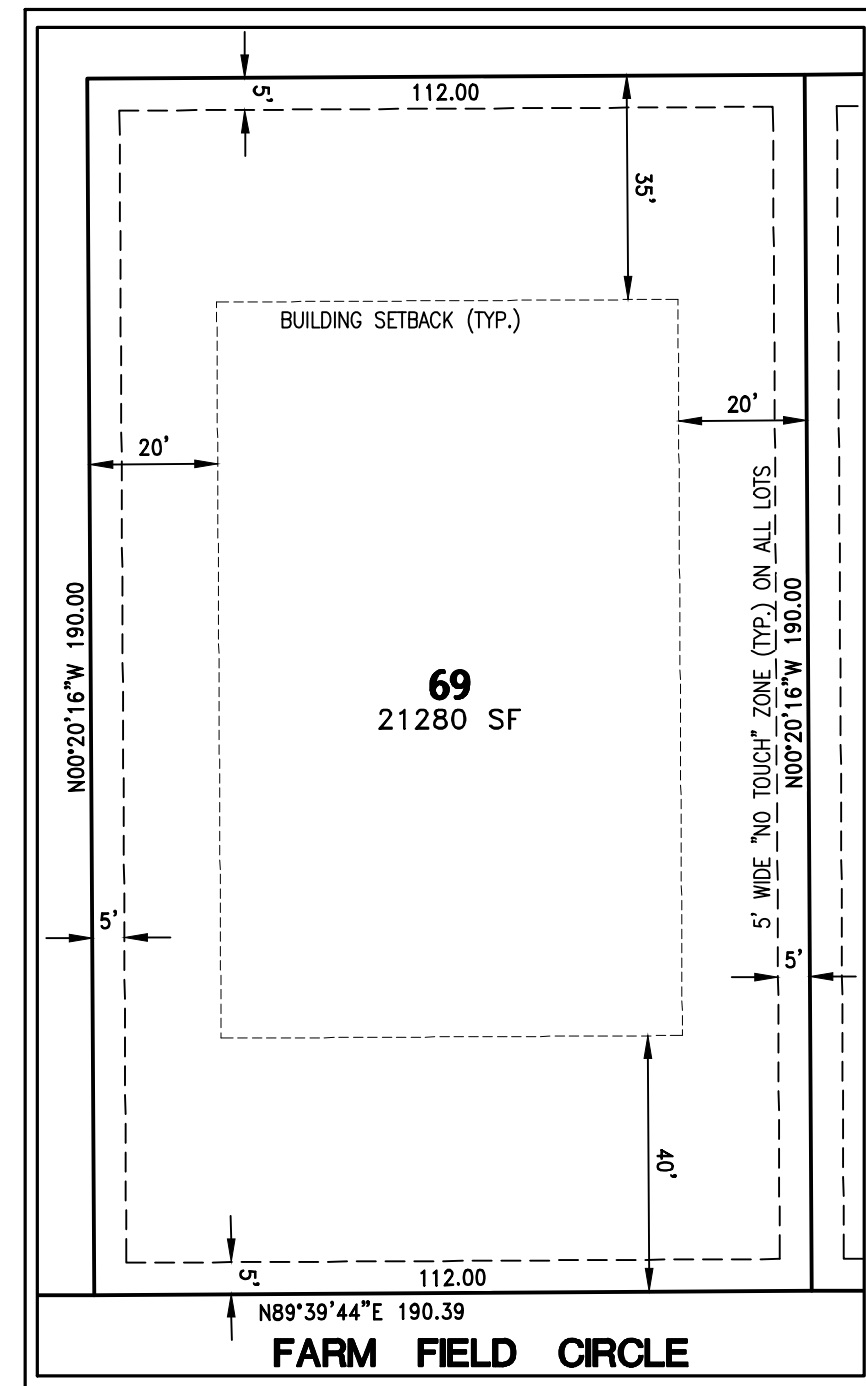
OWNER:
BWC INVESTMENTS, LLC.
N8 W22520 JOHNSON DR., STE. "L"
WAUKESHA, WI 53186-1668
PHONE: (262) 547-0326



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

SWAN VIEW FARMS ADDITION NO. 1

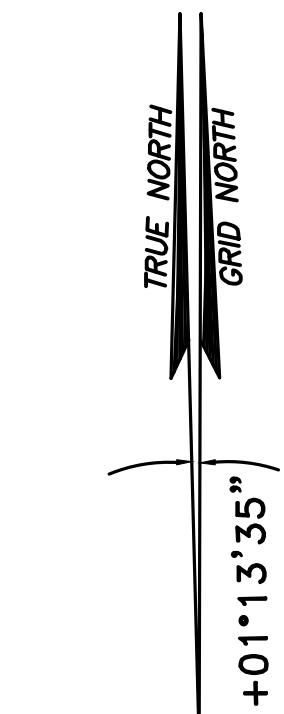
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LOT DETAIL
SCALE 1" = 30'

OUTLOT 10
SWAN VIEW FARMS

WETLAND



SCALE: 1" = 50'

0 50 100

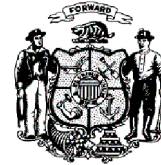


4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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

Certified _____, 20__

Department of Administration



THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

DATED THIS 2ND DAY OF NOVEMBER, 2021

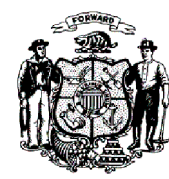
SHEET 2 OF 4

16-024-789-01

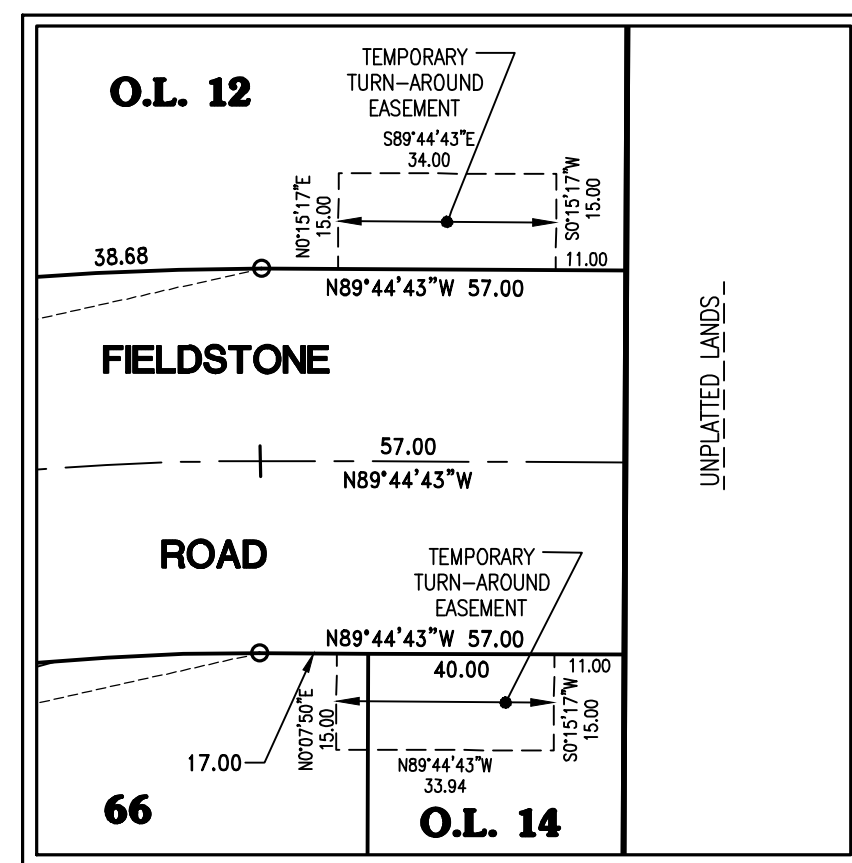
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There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration



TURN-AROUND EASEMENT DETAIL
SCALE 1" = 30'



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

16-024-789-01

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

DATED THIS 2ND DAY OF NOVEMBER, 2021

SHEET 3 OF 4

SWAN VIEW FARMS ADDITION NO. 1

BEING A REDIVISION OF OUTLOT 9 OF SWAN VIEW FARMS RECORDED AS DOCUMENT NUMBER 4546090, BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Outlot 9 of Swan View Farms, recorded in the office of the Register of Deeds for Waukesha County on January 7, 2021, in Book 55 of Plats, on Pages 115 through 120 inclusive, as Document No. 4546090, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 2, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Said Land contains 1,238,391 Square Feet (or 28.4295 Acres) of land, more or less.

That I have made such survey, land division, dedication and map by the direction of BWC INVESTMENTS LLC, owner of said lands.

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

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

Dated this ____ Day of _____, 20 ____.

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CITY TREASURER CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Kelly Tarczewski, being duly elected, qualified and acting City Treasurer of the City of Pewaukee, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of this ____ Day of _____, 20____ on any of the land included in the Plat of "SWAN VIEW FARMS ADDITION NO. 1".

Dated this ____ Day of _____, 20 ____.

Kelly Tarczewski, City Treasurer

COUNTY TREASURER CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Pamela F. Reeves, being duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ Day of _____, 20____ on any of the land included in the Plat of "SWAN VIEW FARMS ADDITION NO. 1".

Dated this ____ Day of _____, 20 ____.

Pamela F. Reeves, County Treasurer

COMMON COUNCIL APPROVAL:

Resolved that this Plat known as "SWAN VIEW FARMS ADDITION NO. 1", in the City of Pewaukee, Waukesha County, Wisconsin, which has been filed for approval, be and hereby is approved as required by Chapter 236 of the Wisconsin State Statutes.

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

Date:_____

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk

CONSENT OF CORPORATE MORTGAGEE:

TOWN BANK, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, Mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat, and does hereby consent to the above certificate of BWC INVESTMENTS LLC, owner, this ____ day of _____, 20 ____.

TOWN BANK

William Stone, Senior Vice President

STATE OF WISCONSIN)
) SS
COUNTY OF)

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

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

BWC INVESTMENTS LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. City of Pewaukee

AGENCIES WHO MAY OBJECT:

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

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

BWC INVESTMENTS LLC

Carl Tomich, President of
BWC INVESTMENTS LLC, its Sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this ____ day of _____, 20____, the above named Carl Tomich, President of BWC INVESTMENTS LLC, its Sole Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

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

UTILITY EASEMENT PROVISIONS:

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

BWC INVESTMENTS LLC, Grantor, to

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

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

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

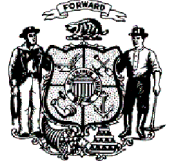
CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
1	CENTERLINE	350.00	7°11'20"	43.91	43.88	N17°30'26"W	N13°54'46"W	N21°06'06"W
2	OUTLOT 12	100.00	21°11'32"	36.99	36.78	N31°35'21"W	N20°59'35"W	N42°11'07"W
3	OUTLOT 14	100.00	9°06'53"	15.91	15.89	S03°33'07.5"E	S01°00'19"W	S08°06'34"E
4	OUTLOT 14	150.00	27°11'18"	71.18	70.51	N12°35'20"W	N01°00'19"E	N26°10'59"W
5	OUTLOT 12	150.00	46°29'28"	121.71	118.40	S18°56'23"E	S04°18'21"W	S42°11'07"E
6	CENTERLINE	300.00	25°24'27"	133.03	131.95	N08°23'52.5"W	N21°06'06"W	N04°18'21"E
7	OUTLOT 14	100.00	30°29'20"	53.21	52.59	S10°56'19"E	S04°18'21"W	S26°10'59"E
8	E. R.O.W.	20.00	90°00'00"	31.42	28.28	S49°18'21"W	N85°41'39"W	S04°18'21"W
	OUTLOT 14	20.00	60°00'00"	20.95	20.00	S34°18'21"W	S64°18'21"W	S04°18'21"W
	60	20.00	30°00'00"	10.47	10.35	S79°18'21"W	N85°41'39"W	S64°18'21"W
9	78	20.00	90°00'00"	31.42	28.28	S40°41'39"E	S85°41'39"E	S04°18'21"W
10	CENTERLINE	100.00	89°50'40"	156.81	141.23	S40°46'19"E	S04°09'01"W	S85°41'39"E
	W. R.O.W.	130.00	89°50'40"	203.85	183.60	S40°46'19"E	S04°09'01"W	S85°41'39"E
	78	130.00	22°59'02"	52.15	51.80	S74°12'08"E	S62°42'37"E	S85°41'39"E
	77	130.00	34°49'38"	79.02	77.81	S45°17'48"E	S27°52'59"E	S62°42'37"E
	76	130.00	32°02'00"	72.68	71.74	S11°51'59"E	S04°09'01"W	S27°52'59"E
	OUTLOT 13	70.00	89°50'40"	109.77	98.86	N40°46'19"W	N85°41'39"W	N04°09'01"E
11	CENTERLINE	500.00	12°13'17"	106.65	106.45	S01°57'37.5"E	S08°04'16"E	S04°09'01"W
	W. R.O.W.	470.00	12°13'17"	100.25	100.06	N01°57'37.5"W	N04°09'01"E	N08°04'16"W
	75	470.00	7°15'13"	59.50	58.46	N00°31'24.5"E	N04°09'01"E	N03°06'12"W
	74	470.00	4°58'04"	40.75	40.74	N05°35'14"W	N03°06'12"W	N08°04'16"W
	OUTLOT 13	530.00	12°13'17"	113.05	112.84	N01°57'37.5"W	N04°09'01"E	N08°04'16"W
12	CENTERLINE	100.00	97°44'00"	170.58	150.64	S40°47'44"W	S89°39'44"W	S08°04'16"E
	W. R.O.W.	130.00	97°44'00"	221.75	195.83	S40°47'44"W	S89°39'44"W	S08°04'16"E
	72	130.00	27°28'15"	62.33	61.73	S05°39'51.5"W	S19°23'59"W	S08°04'16"E
	71	130.00	37°56'45"	86.10	84.53	S38°22'21.5"W	S57°20'44"W	S19°23'59"W
	70	130.00	32°19'00"	73.32	72.36	S73°30'14"W	S89°39'44"W	S57°20'44"W
	OUTLOT 13	70.00	97°44'00"	119.40	105.45	S40°47'44"W	S89°39'44"W	S08°04'16"E
13	CENTERLINE	120.00	97°46'17"	204.77	180.82	N41°27'07.5"W	N07°26'01"E	S89°39'44"W
	NORTH	120.00	64°46'08"	135.65	128.54	N57°57'12"W	N25°34'08"W	S89°39'44"W
	SOUTH	120.00	33°00'09"	69.12	68.17	N09°04'03.5"W	N07°26'01"E	N25°34'08"W
	82	90.00	97°46'17"	153.58	135.61	N41°27'07.5"W	N07°26'01"E	S89°39'44"W
	N.E. R.O.W.	150.00	47°39'52"	124.78	121.22	N66°30'20"W	N42°40'24"W	S89°39'44"W
	68	150.00	23°26'44"	61.38	60.95	N78°36'54"W	N66°53'32"W	S89°39'44"W
	67	150.00	24°13'08"	63.40	62.93	N54°46'58"W	N42°40'24"W	N66°53'32"W
	66	150.00	15°53'52"	41.62	41.49	N00°30'55"W	N07°26'01"E	N08°27°51"W
14	67	20.00	72°54'44"	25.45	23.77	N79°07'46"W	S64°24'52"W	N42°40'24"W
15	66	20.00	72°52'26"	25.44	23.76	N27°58'22"E	N08°27°51"W	N64°24'35"E
16	CENTERLINE	400.00	25°49'25"	180.28	178.76	S77°20'34.5"W	N89°44'43"W	S64°25'52"W
	66	370.00	25°50'42"	166.90	165.49	N77°19'56"E	N64°24'35"E	S89°44'43"E
	S. R.O.W	430.00	25°50'25"	193.93	192.29	S77°20'04.5"W	N89°44'43"W	S64°24'52"W
	67	430.00	20°41'10"	155.25	154.41	S74°45'27"W	S85°06'02"W	S64°24'52"W
	OUTLOT 12	430.00	5°09'15"	38.68	38.67	S87°40'39.5"W	N89°44'43"W	S85°06'02"W
17	CENTERLINE	350.00	17°38'45"	107.79	107.37	N01°23'21.5"W	N10°12'44"W	N07°26'01"E
	W. R.O.W.	380.00	17°38'45"	117.03	116.57	S01°23'21.5"E	S07°26'01"W	S10°12'44"E
	OUTLOT 13	380.00	2°15'52"	15.02	15.02	S06°18'05"W	S07°26'01"W	S05°10'09"W
	80	380.00	15°22'53"	102.01	101.71	S02°31'17.5"E	S05°10'09"W	S10°12'44"E
	64	320.00	17°38'45"	98.55	98.16	S01°23'21.5"E	S07°26'01"W	S10°12'44"E
18	CENTERLINE	100.00	104°31'05"	182.42	158.16	N42°02'48.5"E	S85°41'39"E	N10°12'44"W
	79	70.00	104°31'05"	127.69	110.71	S42°02'48.5"W	S10°12'44"E	N85°41'39"W
	E. R.O.W.	130.00	104°31'05"	237.15	205.60	N42°02'48.5"E	S85°41'39"E	N10°12'44"W
	60	130.00	16°32'12"	37.52	37.39	S86°02'15"W	S77°46'09"W	N85°41'39"W
	61	130.00	37°13'37"	84.47	82.99	S59°09'20.5"W	S40°32'32"W	S77°46'09"W
	62	130.00	37°38'50"	85.42	83.89	S21°43'07"W	S02°53'42"W	S40°32'32"W
	63	130.00	13°06'26"	29.74	29.68	S03°39'31"E	S10°12'44"E	S02°53'42"W

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

Certified _____, 20 ____

Department of Administration



16-024-789-01



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

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

DATED THIS 2ND DAY OF NOVEMBER, 2021

SHEET 4 OF 4

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 9.**

DATE: December 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Conceptual Plan by Interstate Partners for a Proposed Multi-Family Development Located on Ridgeview Parkway (PWC 0953984005)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Interstate Partners Revised Staff Report 12.16.21

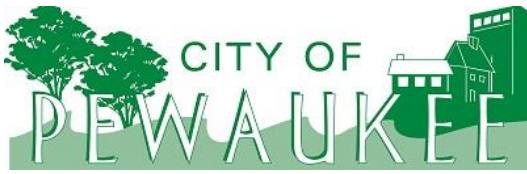
Interstate Partners Narrative

Interstate Partners Rendering 1

Interstate Partners Rendering 2

Interstate Partners revised site plan 12.13.21

Interstate Partners height comparisons



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 16, 2021

Date: December 13, 2021

Project Name: Interstate Partners Multi-Family Apartments Conceptual Review

Project Address/Tax Key No.: Not Assigned/PWC 0953984005

Applicant: Interstate Partners, LLC

Property Owner: Ridgeview, LLC

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

2050 Land Use Map Designation: Office Commercial and Flood Plains, Lowland & Upland Conservancy, and other natural areas

Use of Surrounding Properties: Ridgeview Corporate Park to the north, south and west and Redford Boulevard, Office and Industrial to the west

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed multi-family apartment development upon a property located between Ridgeview Parkway and Redford Boulevard (HWY F), within the Ridgeview Corporate Park. The property is approximately 13.6 acres and is currently vacant.

The proposed development consists of 164 dwelling units within 2 two-story buildings and 2 four-story buildings. With 13.6 acres, this results in a gross density of about 12-units per acre. Upon final submittal, the applicant will have to provide revised calculations that consider the site's natural resource areas and may not include more than 20% of the wetland areas towards net density. Ultimately, the final proposed plan will have to meet the maximum allowed density of the Rm-3 District of 12 units per net acre.

The conceptual plan illustrates building locations, exterior parking areas, and outdoor amenities. A single access is proposed from Ridgeview Parkway to serve the development. There is an existing storm water pond located to the north.

The subject property is currently zoned A-2 Agricultural District, UC Upland Conservancy District and LC Lowland Conservancy District. With the proposed density, the property must be rezoned to the Rm-3 District to accommodate the development. Note that wetland and natural resource areas would be zoned or remained zoned as UC and LC as may be appropriate.

The future land use designation is Office Commercial and Flood Plains, Lowland & Upland Conservancy, and other natural areas. Again, with the proposed density, the project would require a Comprehensive Master Plan Amendment to High Density Residential.

The Rm-3 District permits three- to eight-unit multiple-family structures with one 2-car attached or detached garage per unit as defined in Section 17.1402. The proposed buildings and parking do not meet this use. The Rm-3 District allows cluster developments as a Conditional Use; however, the ordinance currently states that no more than 40 dwelling units are permitted within an individual building. The 3-story buildings will contain about 62 units per building.

It should be noted that this requirement was also discussed during a concept review for a senior housing facility, and it is anticipated that a text amendment may be proposed to remove the 40 dwelling unit maximum per building requirement.

Otherwise, the applicant has provided an alternative site plan that includes three 39-unit buildings. This layout is not preferred by the applicant but does comply with the 40-unit maximum per building.

Other standards not met include:

- The minimum PUD development area of 25 acres is also not met.
- The development also does not provide the required parking of a minimum of 2.5 off-street for each residential unit (of which at least two must be located in a garage). The proposed parking includes 200 surface parking spaces and 164 garage spaces for a total of 364 spaces, which equals 2.1 parking spaces per unit.

Otherwise, setbacks and lot coverage requirements do appear to be met.

Sample building elevations are attached for consideration.

As currently designed, it is anticipated that the project will require a Rezoning, Comprehensive Master Plan Amendment, Conditional Use Permit, and a Site & Building Plan Review Application. In addition, the City will have to consider potential text amendments for any Rm-3 District standards that are not met.

Recommendation

No action required.

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



Interstate Partners LLC

N16 W23217 Stone Ridge Drive • Suite 120 • Waukesha, WI 53188 • Tel: 262.506.1000 • Fax: 262.506.1001 • interstatepartners.com

November 22, 2021

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Request for Conceptual Review of rezoning of RidgeView land located on Ridgeview Parkway.

Interstate Partners, a local commercial developer, is requesting the Plan Commission provide a Conceptual Review of our request to rezone an approximately 14-acre site located within the RidgeView Corporate Park on Ridgeview Parkway in Pewaukee. The requested zoning change is from B-6 to a multi-family use. We have provided a site plan and renderings illustrating an example of the proposed use and layout.

As you will see on the site plan, we have arranged 2 two-story townhome buildings and 2 three-story buildings with underground parking, along with an interior clubhouse and outdoor amenity features. The two-story buildings would provide every unit with their own, separate entry into the unit, along with one individual attached garage. Each unit located within the three-story buildings would have a heated, underground parking stall. Approximately two-thirds of the units would be one-bedroom units, while one-third would have two bedrooms.

We believe a multi-family zoning would have a positive impact on the surrounding areas by providing a new, Class A development that is attractive, secure and provides residents and local businesses with a high-end housing option with various styles and price points. Additionally, there are no immediate residential neighbors, and the traffic patterns and stoplights existing within the RidgeView Corporate Park will allow for minimal traffic impact on surrounding uses. Also, the proposed project would have building heights similar to what exists today with the surrounding office buildings.

Interstate Partners has owned this site for over 21 years with no current or serious past prospects for office development. If approved to move forward, the proposed rezoning and subsequent development, which would commence in 2022, would create value for the City of Pewaukee sooner than may otherwise occur at this location given current market conditions.

Thank you for consideration of this matter. We look forward to continuing our long partnership with the City of Pewaukee.

Please feel free to contact Caroline Brzezinski with any questions or comments.

Sincerely,

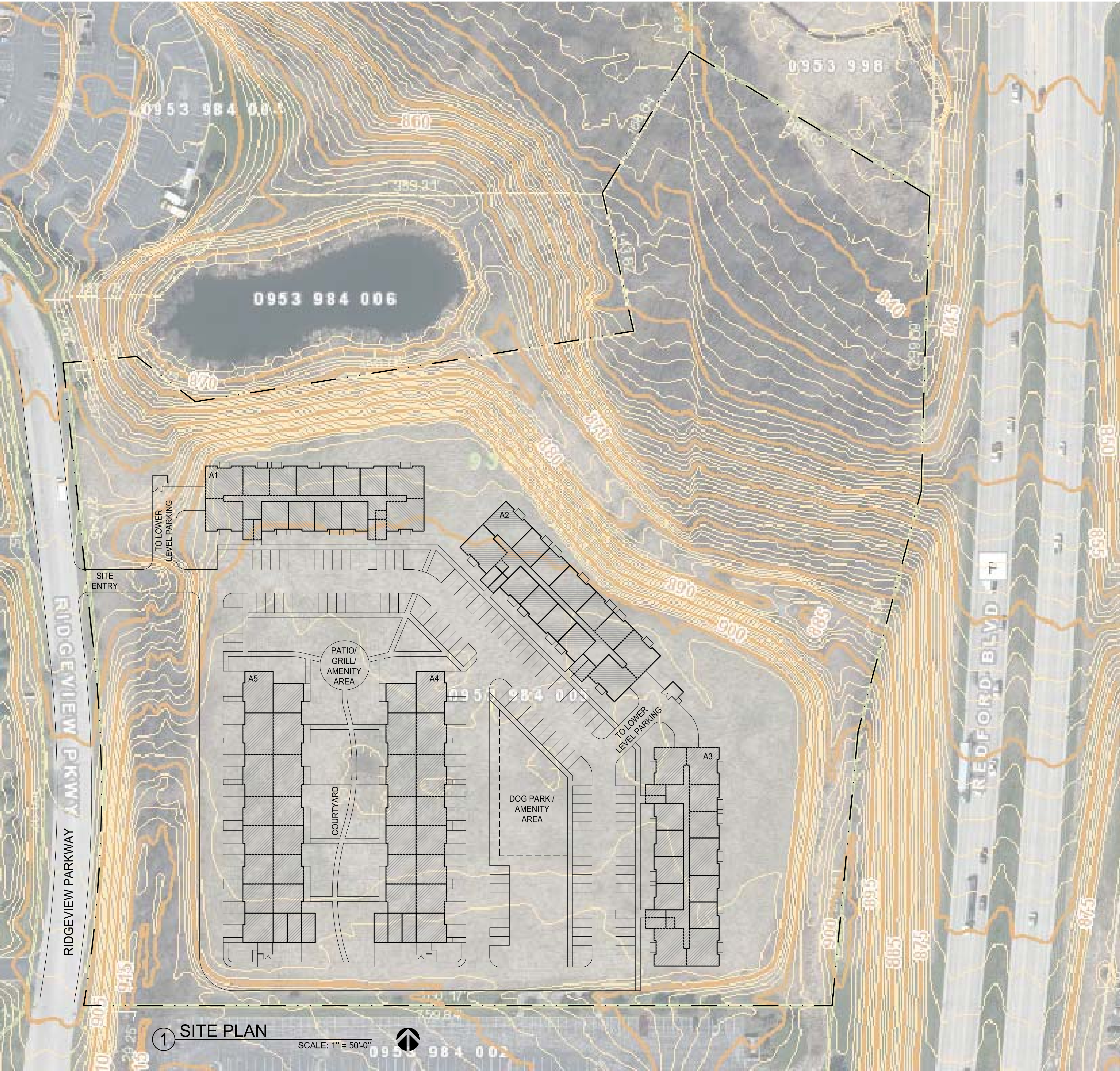
A handwritten signature in black ink, appearing to read 'Caroline Brzezinski', with a stylized flourish at the end.

Caroline Brzezinski
Vice President, Interstate Partners
262-506-6204
cb@interstatepartners.com





SITE AREA:
- APPROX. 13.7 ACRES (+/-)
TOTAL UNITS:
- 161 TOTAL UNITS
PARKING:
165 SURFACE SPACES
161 GARAGE SPACES (1 PER UNIT)
326 TOTAL SPACES (2.0 PER UNIT)



PURE architecture studio, llc
735 N Water Street, Suite 1228
Milwaukee, WI 53202
www.pure-arch.com

PROJECT

Pewaukee
Multifamily

OWNER

Interstate Partners /
Red Sky Partners

This drawing, its design concept, and its detail are the sole property of PURE architecture studio, llc and shall not be copied in any form or manner, or used on any other projects, without written authorization of its designer/creator.

REVISIONS

NO.	DESCRIPTION	DATE
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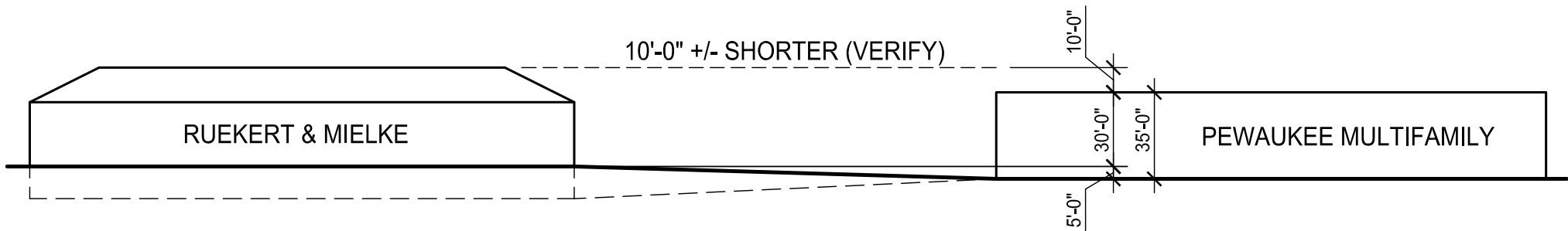
INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	
ISSUED FOR	REVIEW
DATE	12.09.2021

SHEET

SITE PLAN CONCEPT

SP1.1



1 HEIGHT DIAGRAM

SCALE: 1" = 60'-0"

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 10.**

DATE: December 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Conceptual Plan by Momentum Early Learning for a Proposed Childcare Center Located at N19 W24135 Riverwood Drive (PWC 0949998015)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Momentum Early Learning Staff Report 12.16.21

Momentum Early Learning Narrative

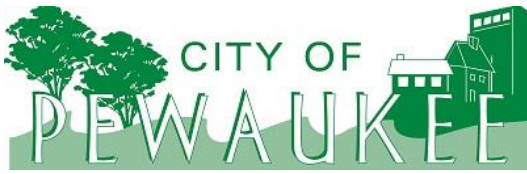
Momentum Early Learning Renderings

Momentum Early Learning Architectural Site Plan

Momentum Early Learning Floor Plan

Momentum Early Learning Expansion A101

Momentum Early Learning Elevations



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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 16, 2021

Date: December 9, 2021

Project Name: Momentum Early Learning Conceptual Review

Project Address/Tax Key No.: N19W24135 Riverwood Drive/PWC 0949998015

Applicant: Matthew Mehring, Anderson Ashton, Inc.

Property Owner: Pioneer Holdings LLC

Current Zoning: B-4 Office District

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

Use of Surrounding Properties: Office use to the north, south, east and west

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed childcare facility located at N19W24135 Riverwood Drive. The property is about 3.06 acres and is currently unimproved, except for a portion of a regional storm water pond.

The proposed development consists of a single-story, 14,698 square foot building. The building consists of primarily textured insulated panels, brick, and windows.

The site plan includes the proposed building, 65 parking stalls, a trash enclosure, the existing storm water pond, and a 7,912 square foot outdoor play area. The play area will be surfaced with turf or rubber mulch and enclosed by decorative aluminum fencing.

The 40% minimum greenspace ratio is currently met. Furthermore, B-4 District development standards also appear to be met.

The subject property is zoned B-4 Office District, which does not specifically list childcare uses as a Permitted Use. As such, the applicant will be required to submit a Conditional Use Permit for review and approval. A Site & Building Plan Review Application will also be required.

Recommendation

No action required.

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



Momentum Early learning is planning to expand into the Pewaukee area to serve the childcare needs for the area. We are family run facility with 2 current locations (Sussex, Germantown), employ ~70 teachers, and enroll ~325 children. We provide childcare for children 6 weeks to 12 years old. Each room has a different capacity, and we abide by all state rules and regulations pertaining to childcare licensing. We are in good standing with licensing. We provide top notch employment for teachers in the area. Pay better than most (\$16/hr) and offer health and other employee benefits like discounted childcare.

The new Pewaukee location will employ ~30 teachers and be licenses for ~125 children. The building will be approx 12k sq ft. Hours of operation are 6am-6pm. There is currently excess demand for childcare and not enough childcare centers to support the needs in Waukesha County.





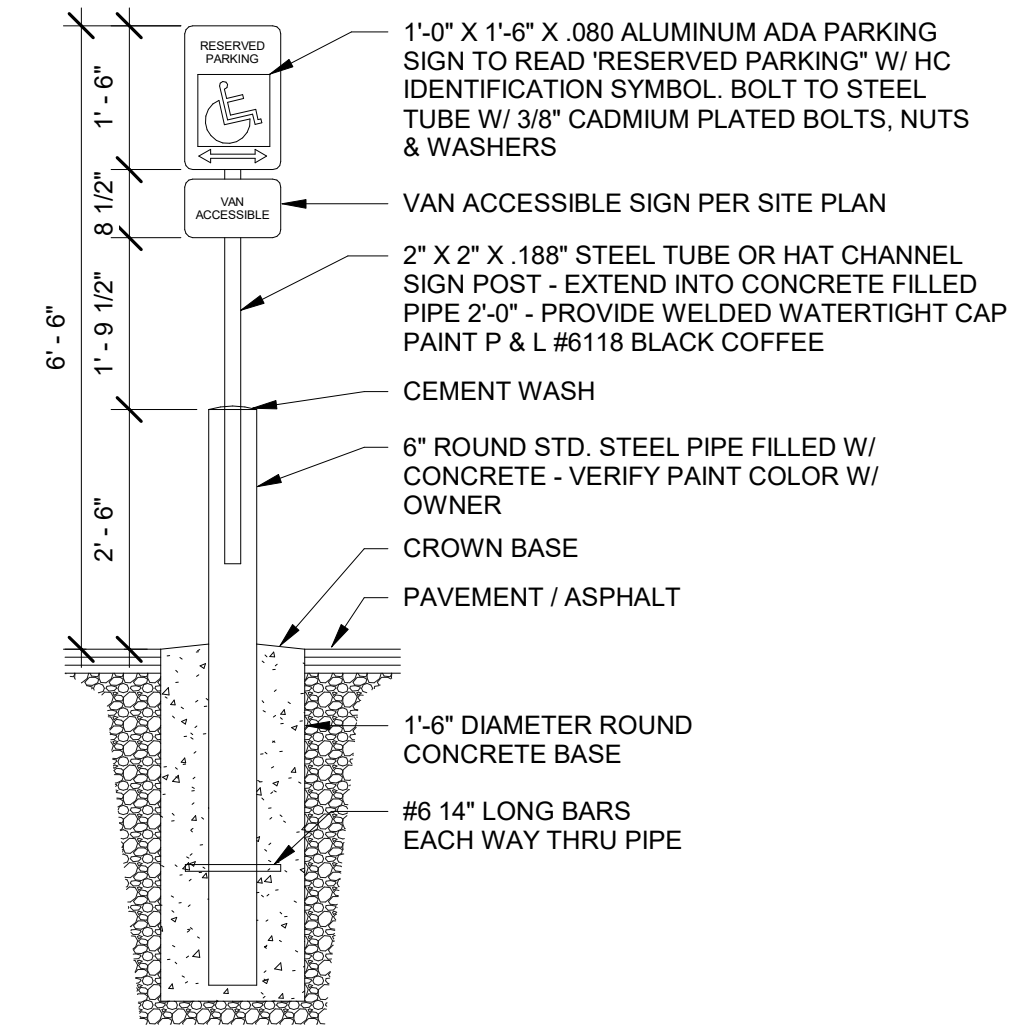
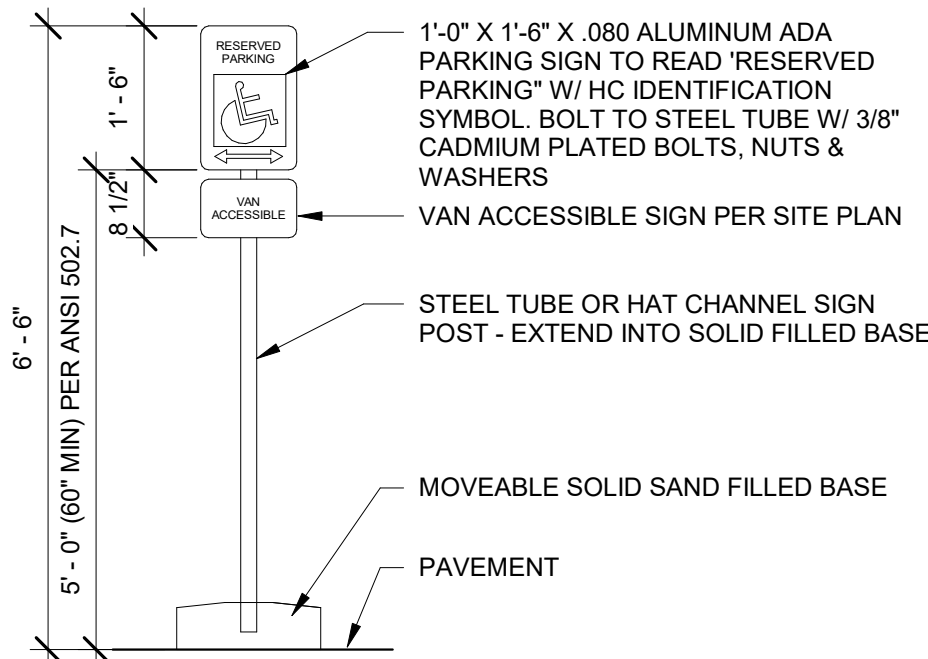




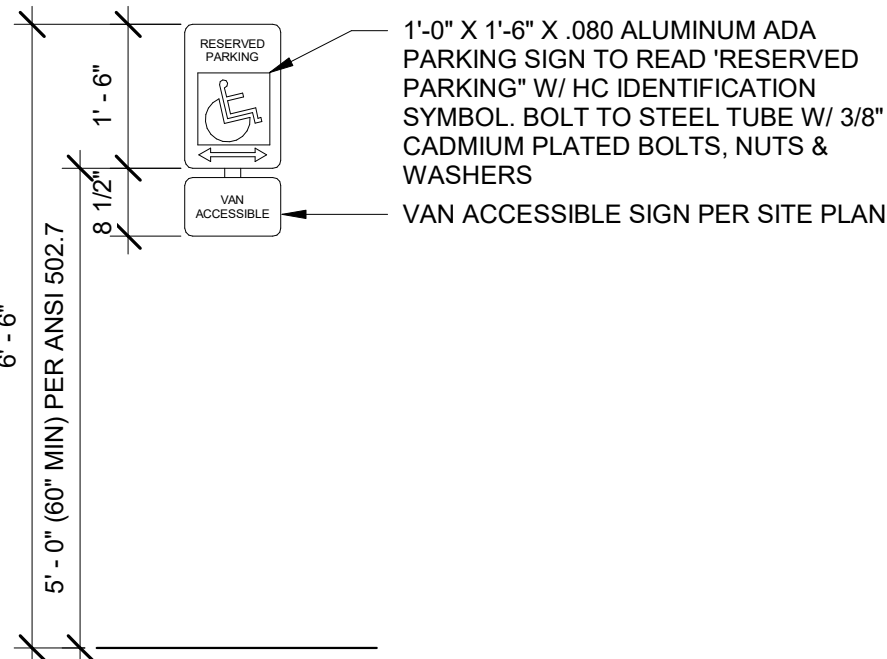








WALL MOUNTED ADA SIGN



ADA ACCESSIBLE INFO.
- ACCESSIBLE PATH - ANNOTATIONS ON DRAWINGS FROM PARKING TO ENTRANCE AND TOILETS AND TO INCLUDE.
- VERIFIED ACCESSIBLE PARKING/AISLE IS STABLE, FIRM, AND SLIP RESISTANT. ANSI 302.1 AND 403.2
- VERIFIED SURFACE TRANSITIONS. ANSI 403.3 WALKING SURFACES ON ACCESSIBLE ROUTE.
MAX RUNNING SLOPE 1:20 SLOPE, CROSS SLOPE 1:48 MAX. (RAMP 1:12 - 1:20 SLOPE)
- VERIFIED VEHICLE SPACE AND AISLE SIZE. ANSI 502.2 - 96" W. MIN + 96" AISLE OR 132" VAN + 60" AISLE WITH VERIFIED VEHICLE PARKING MARKING. ANSI 502.3 (SEE DETAIL THIS PLAN)
- VERIFIED VEHICLE AISLE MARKING. ANSI 502.4 (HATCHING REQ'D IN AISLE)
- VERIFIED VEHICLE SPACE AND AISLE SLOPE. ANSI 502.5 (1:48 MAX)
- VERIFIED VEHICLE SIGNAGE. ANSI 502.7 (SEE DETAIL THIS SHEET)



ZONING	
ZONED:	B-4
MIN. BUILDING SETBACKS (FT):	STREET YARD: 25' INTERIOR SIDE YARD: 20' REAR YARD: 25' WETLAND: 25' 100 YR FLOODPLAIN: 75'
PAVING SETBACKS (FT):	FRONT & STREET YARD: 30'
MAX. BUILDING HEIGHTS (FT):	PRINCIPAL BUILDING: 35' ACCESSORY BUILDING: 18'

SITE STATISTICS		
NAME	AREA	AREA RATIO
CONCRETE	2058 SF	2%
EXISTING POND	31144 SF	24%
LANDSCAPE	48571 SF	37%
NEW TRASH ENCLOSURE	252 SF	0%
PAVEMENT	27365 SF	21%
PROPOSED BUILDING	14698 SF	11%
PROPOSED OUTDOOR PLAY AREA	7912 SF	6%
GRAND TOTAL	132000 SF	100%

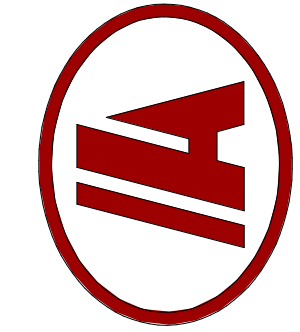
PARKING	
PARKING REQUIREMENTS:	0.5 x EMPLOYEE + 0.33 x CHILD
TOTAL STALLS REQUIRED:	60 STALLS
TOTAL STALLS PROPOSED:	65 STALLS
TOTAL ACCESSIBLE STALLS PROPOSED:	3 STALLS

- GENERAL SITE NOTES:**
- VISIT JOB SITE TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING CONSTRUCTION. MEET WITH GENERAL CONTRACTOR PRIOR TO STARTING.
 - REMOVE EXISTING TREES ALONG WITH ROOTS AS REQUIRED @ PROPOSED BUILDING AND PAVING AREAS.
 - STRIP AND REMOVE ALL REMAINDER VEGETATION & X*+/- TOP SOIL FROM WITHIN THE BUILDING AND PAVING AREAS. STOCKPILE REUSABLE, UNCONTAMINATED TOPSOIL AND PROVIDE FOR ALL EXCESS MATERIAL TO BE TRUCKED OFF SITE. RESPREAD SALVAGED TOPSOIL OVER DISTURBED AREAS TO APPROX. 4" DEPTH AFTER CONSTRUCTION IS FINISHED.
 - CUT (OR FILL) THE BUILDING AREA +5.0' BEYOND PERIMETER OF THE BUILDING
 - CUT THE FLOOR AREA TO THE SUB-GRADE ELEVATION. (THE PERIMETER FOUNDATION FOOTINGS TO BE EXCAVATED BY CONC. CONTR. TO THE REQUIRED DEPTHS PER THE FOUNDATION PLAN). BENCH GRADE BACK PER CURRENT OSHA CODE STANDARDS PART #1926 IF REQ'D BY THE G.C. FOR THE PROJECT
 - PROOF ROLL BUILDING AREA FOR ANY SOFT MATERIALS. REPORT ANY SOFT SPOTS TO THE GENERAL CONTRACTOR.
 - ALL FILL MATERIAL FOR BRINGING GRADES UP TO SUB-GRADE ELEVATIONS SHALL BE GRANULAR OR CLEAN COMPACTABLE CLAY AND APPROVED BY ANDERSON-ASHTON.
 - ALL EXTERIOR BACKFILL MATERIAL FOR STANDARD FROST FOUNDATION WALLS SHALL BE CLEAN COMPACTABLE CLAY. INTERIOR BACKFILL MATERIAL SHALL BE 3/4" CLEAR STONE.
 - ALL BACKFILL & FILL MATERIALS SHALL BE INSPECTED AND APPROVED BY ANDERSON-ASHTON PRIOR TO PLACEMENT. ALL FILL MATERIALS SHALL BE COMPACTED IN 8" MAX. LIFTS @ 95% MODIFIED PROCTOR.
 - PREPARE THE PAVING AREA AS SHOWN ON THE CONSTRUCTION DOCUMENTS TO +/- 0.10'
 - PREPARE ALL SWALES AS SHOWN ON PLAN TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION.
 - RETURN AFTER THE BUILDING IS ENCLOSED & FINISH GRADE AND TOPSOIL AROUND PERIMETER OF BUILDING. ALSO, FINISH GRADE AROUND ELECTRICAL, TELEPHONE, GAS, SEWER, WATER AND UTILITY TRENCHES.
 - GRADING CONTRACTOR SHALL FIX AND REPAIR PARKING AREA AND DRIVES AS REQUIRED AFTER UTILITY AND OTHER WORK THAT MAY DISTURB THE SOIL AND/OR GRAVEL BASE BEFORE PAVING BEGINS. GRADING CONTRACTOR SHALL SMOOTH DRUM ROLL ALL PARKING AREAS AND DRIVES BEFORE PAVING BEGINS.
 - GRADING CONTRACTOR SHALL BE PREPARED TO HANDLE ALL SPOILS WHICH MAY INCLUDE ON SITE STORAGE AND TRUCKING OFF SITE. GRADER TO GET PRIOR APPROVAL FROM G.C. FOR PLACEMENT OF STOCKPILE SITES PRIOR TO STARTING STRIPPING OF TOPSOIL.
 - AWARDED GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR THE LABOR AND MATERIAL NEEDED FOR SUPPLYING ANY TRAFFIC CONTROL BARRIERS OR SIGNS AS NEEDED PER LOCAL OR D.O.T. CODES & REGULATIONS DUE TO ANY ROAD WORK OUTSIDE OF PROPERTY LINES
 - THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MIN DISTANCE OF 10 MEASURED PERP. TO THE FACE OF THE FOUNDATION WALL.

- ASPHALT PAVING WORK**
- FURNISH AND INSTALL A 8" CRUSHED AGGREGATE BASE AT THE ASPHALT PAVING PARKING AREAS.
 - FINE GRADE AND COMPACT STONE BASE.
 - FURNISH AND INSTALL A 4" (TWO LIFT) AVG. THICKNESS COMPACTED ASPHALT PAVEMENT AT TRUCK/DRIVE AREAS
 - FURNISH AND INSTALL ALL PARKING STALL STRIPING, H.C. SYMBOLS, & H.C. SIGNS ON METAL POSTS.

THIS IS A SCHEMATIC DRAWING. NOT A WORKING DRAWING. ANDERSON ASHTON IS NOT RESPONSIBLE FOR DIMENSIONS, CONSTRUCTION DETAILS, ENGINEERING DECISIONS, REGULATION COMPLIANCE, OR ANY OTHER INFORMATION. IT IS HIGHLY RECOMMENDED THAT A LOCAL ARCHITECT BE ENGAGED TO DEVELOP CONTRACT DOCUMENTS BASED ON THESE SCHEMATIC DRAWINGS AND CORRESPONDING OUTLINE SPECIFICATIONS. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY CONSTRUCTION DEFECTS OR DAMAGES. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY CONSTRUCTION DEFECTS OR DAMAGES. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY CONSTRUCTION DEFECTS OR DAMAGES.

ANDERSON ASHTON
DESIGN / BUILD
2746 South 16th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM



PRELIMINARY NOT FOR CONSTRUCTION	
PROPOSED (ADDITION, REMODEL, NEW) BUILDING FOR:	PROJECT NAME
PROJECT ADDRESS	PROJECT ADDRESS

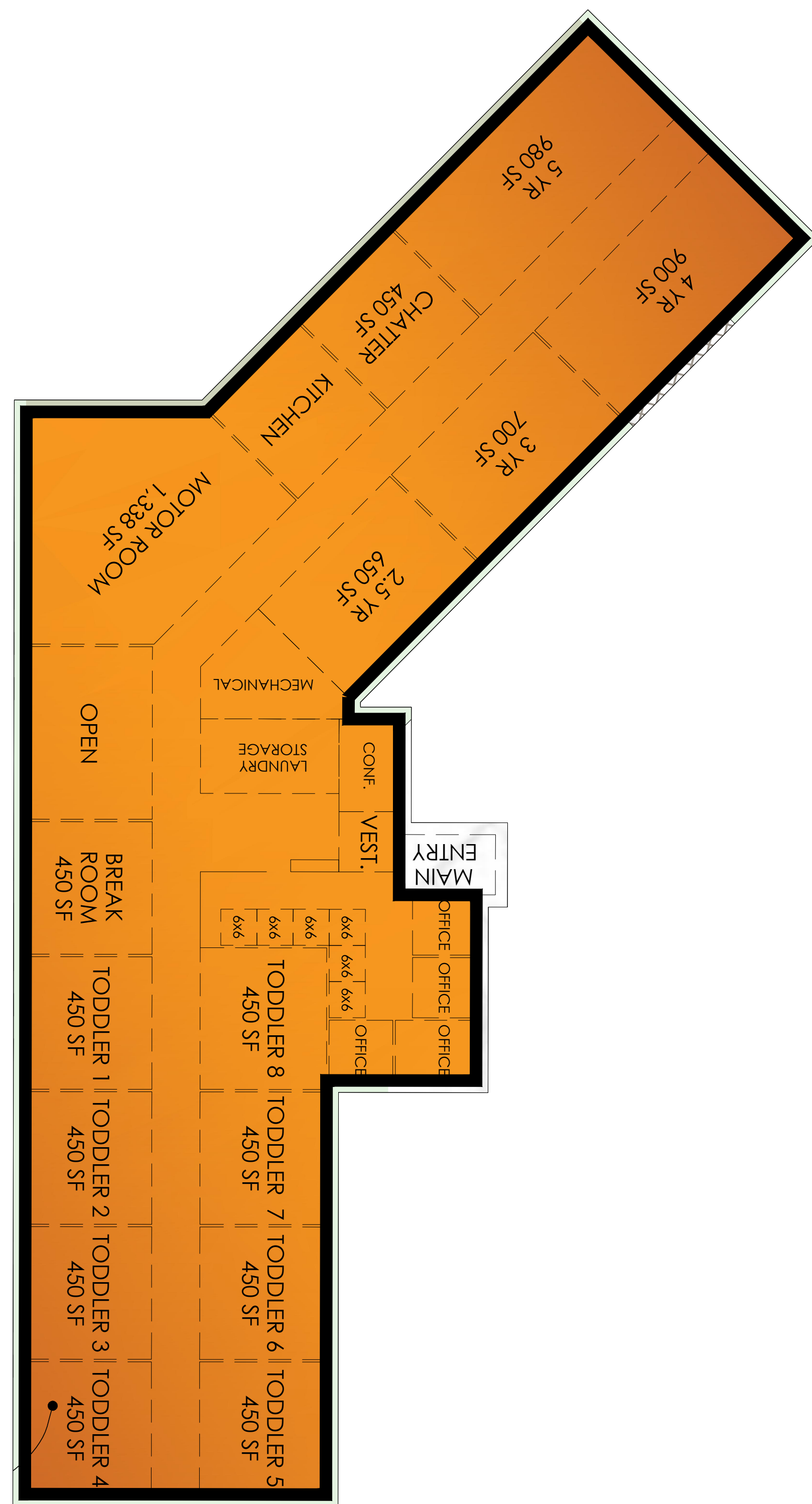
DRAFTED BY:	Author
DESIGNER:	DESIGNER
ISSUE 11/29/2021 1:19:37 PM	
SUBMITTAL DATE XX-XX-XX	
DESIGN NO.	####
CONSTRUCTION NO.	####

ARCHITECTURAL SITE PLAN

AS01

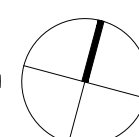
ARCHITECTURAL SITE PLAN
1" = 30'-0"

1



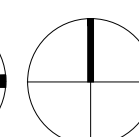
FLOOR PLAN
SCALE : 1/16" = 1'-0"

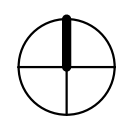
2
AS01



SITE PLAN
SCALE : 1" = 30'

1
AS01





1

FLOOR PLAN

1" = 10'-0"



DRAFTED BY: SS
DESIGNER: RS
ISSUE 11/29/2021 1:18:34 PM
SUBMITTAL DATE 11-24-2021
DESIGN NO. P-02173
CONSTRUCTION NO. #####

PLANS

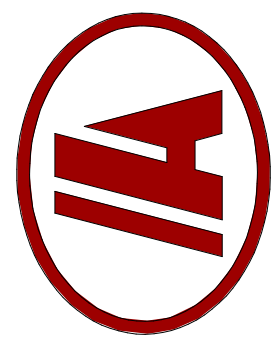
A101

PRELIMINARY NOT FOR CONSTRUCTION

PROPOSED NEW BUILDING FOR:

PEWAUKEE DAYCARE EXPANSION

N19 W24315 Riverwood Dr.
Pewaukee, WI 53072



**ANDERSON
ASHTON**
DESIGN / BUILD
2746 South 168th Street
New Berlin, WI 53151
Phone: (262) 786-4640
WWW.ANDERSONASHTON.COM

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REVISIONS

