



Planning Department
W240 N3065 Pewaukee Road
Pewaukee WI 53072
Phone: 262-691-0770

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, August 21, 2025
6:00 PM**

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

1. Call to Order and Pledge of Allegiance
2. Discussion and Action Regarding Approval of Plan Commission Meeting Minutes
 - 2.1 November 21, 2024
 - 2.2 January 16, 2025
3. Conceptual Review
 - 3.1 Discussion Regarding a Conceptual Review Application for a Pre-Preliminary Plat for a Single-Family Residential Subdivision Development Upon Property Located at N12 W26506 Golf Road, as Requested by Veridian Homes, LLC (PWC 0944994)
4. Adjournment

Ami Hurd
Deputy Clerk
Community Development Coordinator
August 14, 2025

NOTICE

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

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

In attendance:

Alderman C. Brown, D. Linsmeier, A. Schoenemann, S. Sullivan, and C. Wunder.

Also in attendance:

Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding a Mitigation Plan for the Bautz Residence Located at N27 W27074 Woodland Drive (PWC 0933119)

Ms. Wagner stated any home within 300 feet of the lake has a maximum building coverage of 27.5 percent. This can be exceeded according to the City's ordinance with some mitigation measures up to 35 percent of the lot. The Bautz property is looking to exceed the allowable 27.5 percent and plan to mitigate the impervious area over that percentage with a rain garden. Ms. Wagner recommended approval of the mitigation plan contingent on the narrative, plan, and Plan Commission minutes being recorded with Waukesha County in accordance with the City's ordinance.

A motion was made and seconded (D. Linsmeier, A. Schoenemann) to approve the mitigation plan for the Bautz residence contingent on the narrative, plan, and Plan Commission minutes being recorded with Waukesha County. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Mitigation Plan for the Redmond Residence Located at N37 W26697 Kopmeier Drive (PWC 0894030)

Ms. Wagner stated the property exceeds the required 27.5 percent by approximately 31 percent. She noted that the calculations have a few errors, but what is intended will work on the site. Ms. Wagner recommended approval contingent on final review of the calculations by the City Engineer to make sure the rain garden is adequately sized, and being recorded with Waukesha County.

A motion was made and seconded (A. Schoenemann, S. Sullivan) to approve the mitigation plan for the Redmond residence, contingent on the narrative, plan, and Plan Commission minutes being recorded with Waukesha County, and final review of the calculations by the City Engineer. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Shorepoint Church for Property Located on the Southwest Corner of Duplainville Road and Capitol Drive From Medium Density Residential (6,500 Sq. Ft. - 1/2 AC./D.U.) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas to Government/Institutional and Floodplains, Lowland and Upland Conservancy, and Other Natural

Areas (PWC 0912983, PWC 0912984, PWC 0912985)

Representatives from Shorepoint Church stated the FAA report has been approved and there are no concerns on the FAA's end. The exterior elevations of the building have been revised, and a flat eyebrow was added to the east side that matches the other eyebrows on the building. On the west side, a wood soffit was added. They also added some grooves to the large precast portion of the building to add some character. The representatives also mentioned that they did receive the final WisDOT letter, which notes that the deceleration lane must be a specific length.

Ms. Wagner mentioned that WisDOT was requiring bike and pedestrian accommodations on Capitol Drive, and the City would like to see a connection down to the Duplainville Road trail or the potential for a future connection when the trail gets put in. Discussion took place regarding the specifics of the accommodations.

Commissioner Brown stated she was still worried about the huge increase in U-turns that were predicted in the traffic study.

Commissioner Sullivan felt it would be a big problem for the church if they do not put a gate at the Duplainville Road access, and he felt people would be taking the private road to get to Capitol Drive, as it would cut out a lot of travel time.

Commissioner Schoenemann felt the plans looked great and felt it was all coming together site-wise.

The representatives noted that the Duplainville Road access had been moved further south in order to get some clearance away from the bridge and felt they well-exceeded what the vision triangle requirement was. Ms. Wagner cautioned against what landscaping would be put in the vision triangle area.

John Bieberitz with TADI stated he completed the traffic study and confirmed that it was done to DOT standards. He stated the traffic counts were taken on a Sunday morning for church peak times, and he discussed the findings of the study. He noted that the Capitol Drive volumes were higher during the weekday PM peak than the Sunday peak. It was suggested that there be a right-in, right-out on Capitol Drive and a secondary access on Duplainville Road. Mr. Bieberitz noted he did counts from 8:30am to 12:30pm to capture all church hours during that peak time.

A motion was made and seconded (A. Schoenemann, C. Wunder) to recommend approval of the Comprehensive Master Plan Amendment. Motion Passed: 5-For, 0-Against.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to recommend approval of the Rezoning from Rs-1 to I-1. Motion Passed: 5-For, 0-Against.

A motion was made and seconded (A. Schoenemann, C. Wunder) to recommend approval of the Certified Survey Map combining three parcels into one, contingent on correcting the signature names, and City Engineer review. Motion Passed: 5-For, 0-Against.

A motion was made and seconded (A. Schoenemann, D. Linsmeier) to approve the Site and Building Plans contingent on Maggie's concern with the DOT review, final engineering and stormwater review, constructing a bike path connection from Capitol Drive to Duplainville Road according to the DOT, a water restriction on the roadway for cutting in with specific Common Council approval or a moratorium until 2026, the Duplainville Road improvements, and the new elevation changes to the building. Motion Passed: 5-For, 0-Against.

5. Discussion and Action for Shorepoint Church to Rezone Vacant Property Located at the Southwest Corner of Duplainville Road and Capitol Drive and Property Located at N34 W22407 Capitol Drive from Rs-1 Single-Family Residential to I-1 Urban Institutional, and to Rezone Property Located at W223 N3481 Duplainville Road from B-3 General Business to I-1 Urban Institutional for the Purpose of Constructing an Approximately 27,000 Square Foot Church (PWC 0912983, PWC 0912984, PWC 0912985) (Public Hearing held and closed at the 9/19/2024 Plan Commission meeting)

Action taken in Item 4.

6. Discussion and Action Regarding a Certified Survey Map for Shorepoint Church for Property Located at the Southwest Corner of Duplainville Road and Capitol Drive for the Purpose of Combining Three Existing Parcels in Order to Construct an Approximately 27,000 Square Foot Church (PWC 0912983, PWC 0912984, PWC 0912985)

Action taken in Item 4.

7. Discussion and Action Regarding the Site and Building Plans for Shorepoint Church for Property Located at the Southwest Corner of Duplainville Road and Capitol Drive for the Purpose of Constructing an Approximately 27,000 Square Foot Church (PWC 0912983, PWC 0912984, PWC 0912985)

Action taken in Item 4.

8. Discussion and Action Regarding the Site and Building Plans for the Hindu Temple of Wisconsin for Property Located at W243 N4063 Pewaukee Road for the Purpose of a Proposed Parking Lot Expansion (PWC 0876996003)

The representatives from the Hindu Temple stated there would be an overlay and maintenance of the existing parking areas and installing additional paving to increase the parking count on-site. The project also includes a stormwater management wet pond with an infiltration basin. Ms. Wagner noted that this would put them over the one-acre stormwater threshold, and they would be required to retroactively do all of the impervious areas since 2003, as they did not meet the threshold at that time.

It was noted that they would be removing a lot of dense plants and greenery, and the Hindu Temple representatives noted that the area was heavily wooded. Discussion took place regarding adding additional plantings to replace what would be taken out. The Hindu Temple representatives confirmed that they would leave as much greenery as they could along the road for screening and noted that there were also trees on the north side of the property.

Commissioner Schoenemann felt turning around and reversing in the lot would be difficult and she felt it seemed like a large bottle neck. The representatives explained that there would not be constant traffic in the new area. It would be used for their larger events, and they would have people on site controlling the traffic. It was noted that they could cross hatch the traffic patterns if there were issues, and the lots would be closed off once full. The representatives mentioned that people had even been parking across the street and walking.

Commissioner Brown suggested adding some winter coverage due to the removal of a lot of the greenery, in order to give some dimension to the area. The representatives noted they could add some evergreens to block the area in the winter.

A motion was made and seconded (C. Wunder, A. Schoenemann) to approve the Site and Building Plans for the Hindu Temple contingent on Engineering Department approval of final grading, erosion control, and stormwater management plans prior to any land disturbance activities, and adding evergreens where the new parking lot is located. Motion Passed: 5-For, 0-Against.

9. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Autumn Hill Academy for Property Located at N25 W23050 Paul Road for the Purpose of a Proposed Public Charter School (PWC 0917995006)

Maria Luther with Autumn Hill Academy stated they looked at the bus turning radiuses and felt they were sufficient. She felt the easiest option would be for the buses and cars to come at different times. Once the busses were through, the student drop-offs could begin, and they would limit the number to 50 car passes. The buses and cars would come at sperate times in the afternoon as well, with the car passes going first. Ms. Luther estimated the drop off and pick up with cars would take about five minutes. She also noted that there would be 22 student parking spaces, as well as 26 teacher spaces. The lot would only be filled halfway to capacity.

Commissioner Brown mentioned that the fire lane would need to be kept open. She also questioned if the lack of sunlight in the building was addressed. Ms. Luther stated they do not have the money to do any significant remodeling in the building, but she noted they could look at that if they stay long term. She confirmed that there was quite a bit of space that did have natural light but cautioned that some of the neurodiverse students did not appreciate the light.

Discussion took place about specific drop-off and pick-up times. If parents drop off without a parking pass, there would be communication and parents would be advised. Ms. Luther felt they had leverage to enforce their rules vigorously.

Ms. Luther noted that they would like their maximum occupancy to be 386 people. She also noted that they would like the accent paint on the front of the building to be a burgundy red.

A motion was made and seconded (D. Linsmeier, A. Schoenemann) to recommend approval of the Conditional Use Permit for Autumn Hill Academy with the conditions that they would adhere to the traffic control plan, keeping the fire lane open, keeping the occupancy at 386 or less, no more than 50 car passes, and no more than 22 student driver passes. Motion Passed: 5-For, 0-Against.

10. Adjournment

A motion was made and seconded (D. Linsmeier, A. Schoenemann) to adjourn the meeting at 7:20pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator

In attendance:

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

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 a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road from Manufacturing/Fabrication/Warehousing to Public or Private Park and Recreation (PWC 0951995001)

Mr. Fuchs stated the request was for a private outdoor rental venue geared towards birthday parties, family reunions, and graduation parties. Reservations would be taken year-round and will be similar to City park rentals. Mr. Fuchs noted that recommendations were provided to limit some of the activities on site. Staff is proposing hours of operation from 9am to 9pm Sunday through Thursday and 9am to 10pm Friday and Saturday, but the applicant would like to extend those hours later into the evening. Staff is recommending the capacity be limited to 100 people on site at any given time. The tents would require inspections as needed by the Fire Department and must be fireproofed. The restrooms must be kept clean, and the sale of alcohol is prohibited, although the applicant anticipated that guests would bring their own alcohol to the site. Mr. Fuchs stated the Fire Chief was recommending no burning on site, but the applicant would like allowance for a fire pit or something similar. Regarding the noise level, there is a condition that the decibel level would not exceed 50 at the property lines. Fireworks would be prohibited. Food trucks would be allowed with the necessary State and County permits. Mr. Fuchs added that there would be no sale of goods or operation of any for-profit activities, as well as no outdoor storage.

Mr. Fuchs stated there are no permanent improvements to the site and the applicant would like to utilize it as is. There is an existing gravel area for parking, and the tents and portable restrooms must be outside of the wetland area.

It was noted that staff had concerns about the use adjacent to a residential area, as there is a property to the north and south of each of the applicants, as well as the Still River Subdivision to the northeast.

Chairman Bierce opened the public hearing at 6:06pm. He closed the public hearing at 6:06pm after hearing no requests to speak.

The applicant, Doug Kiser (N16 W24990 Bluemound Road), referred to the hours of operation and noted that he and the other applicant were the closest properties to this property and there were industrial properties all around. The applicants were recommending the hours of 7:30am to 11:00pm. He noted that

the early morning hours would be for boot camps or yoga, as well as farmers' markets or craft fairs. Mr. Kiser stated the evening hours would be until 11:00pm for larger gatherings such as family reunions or graduation parties. If the time frame were capped at 10:00pm, they would lose some of their ability to market this property.

Mr. Kiser referred to the tent and noted it would be approximately 20 feet by 40 feet. It would be erected in the springtime, stay up for the season, and then come down in the fall. He then referred to the burning and stated they would like to be able to market the land with a bonfire pit. Regarding the sale of goods, Mr. Kiser wanted the option to hold craft fairs and farmers' markets.

Commissioner Brown stated she was not comfortable with having craft fairs with the parking situation. She did not believe 100 parking spaces were enough for a craft fair or farmers' market. Mr. Kiser mentioned that farmers' market or craft fair vendors could park off site and be shuttled to the park so that only patrons would use the parking lot. He noted that there was adequate room to turn around in the parking lot if the lot was full.

Commissioner Brown referred to the tent and questioned if the City would allow a permanent tent in one of their parks. Ms. Schoenemann was confused by the feasibility of people cleaning up after the party when it was dark out, without any utilities on the property. She felt it was very limiting as far as approving night hours and the noise issue.

Chairman Bierce referred to the fire pit and again noted that the Fire Chief did not want one. He felt he would need more information on what the fire pit setup would look like. Mr. Fuchs added that the Fire Chief suggested there be natural gas or propane if the fire pit did get approved, so as to have an emergency shutoff.

Commissioner Sullivan stated it seemed like they were being given a blank canvass for any type of renter. He felt the renters should have to come before the Plan Commission for a Conditional Use Permit for the larger events with bigger traffic concerns, such as craft fairs. Mr. Kiser requested some definition as to what events would be allowed. He felt requiring every single event to have a special event permit would mitigate their ability to market the park. He did not want each event host to have to come forward and preferred to have the Conditional Use go along with the property.

Commissioner Brown questioned what would happen to the property if one of the two families that own it move, and Mr. Fuchs noted if the property was sold, another entity could take over and operate. Mr. Fuchs confirmed that they would need to discuss it with the City Attorney.

Discussion again took place regarding the times and Commissioner Schoenemann felt the 11:00pm end time was too late, especially because the hours were past the City park times. She suggested following staff's recommendations for the times that match City park times, but she did not want to extend the time to 11:00pm on the weekdays. The Commissioners were agreeable to the 7:30am start time, and an 11:00pm end time on Fridays and Saturdays.

A motion was made and seconded (A. Schoenemann, C. Brown) to table Items 2, 3, and 4 based on refining the requirements for the fire pit, consideration of the times, and the parameters of Special Event Permits. Motion Passed: 5-For, 0-Against.

3. Discussion and Action and Public Hearing for Doug & Kim Kiser and Thomas & Karen Krumenacher to Rezone Vacant Property Located on the East Side of Bluemound Road from Rs-3

Single-Family Residential, M-1 General Wholesale Business, and LC Lowland Conservancy to P-1 Park & Open Space and LC Lowland Conservancy for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent (PWC 0951995001)

Action taken in Item #2.

4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent (PWC 0951995001)

Action taken in Item #2.

5. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Daniel & Ellen Laubusch for Property Located at W277 N2587 Rocky Point Road for the Purpose of Constructing a New Boathouse (PWC 0934041001)

Mr. Fuchs stated this was a Conditional Use Permit for a boathouse that would be approximately 450 square feet and about 14 and a half feet in height. A rooftop deck has been proposed as well. The boathouse would be setback 11 feet from the north side property line and 7 feet from the ordinary high-water mark. Mr. Fuchs recommended approval of the Conditional Use Permit. It was noted that this boathouse would replace the current structure on the property.

The applicant noted that they would be storing boating equipment in the boathouse, and it would look similar to the home on the property.

A motion was made and seconded (A. Schoenemann, D. Linsmeier) to recommend approval of the Conditional Use Permit for Daniel and Ellen Laubusch. Motion Passed: 5-For, 0-Against.

6. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Steny's Lake Country for Property Located at N29 W24483 Watertown Road for the Purpose of Utilizing a Drive-Thru Window System for Friday Fish Fry Pick-Ups (PWC 0922987001)

Mr. Fuchs stated this was a Conditional Use amendment, as Steny's received Conditional Use approval in 2023. They are looking to amend the permit to include a drive-thru window on the west side of the building for their Friday fish fry. There will be a parking lot attendant and signage to direct traffic through the site. Traffic will enter from Watertown Road and circulate through the entire property to allow for sufficient queuing. Mr. Fuchs recommended approval with the condition to specify the drive-thru hours specifically as 4pm to 9pm on Fridays only.

The applicant explained the process of ordering and noted that the only item available to purchase through the drive-thru would be a fish fry. Steny's employees would wear florescent clothing and they would have signage posted for safety purposes.

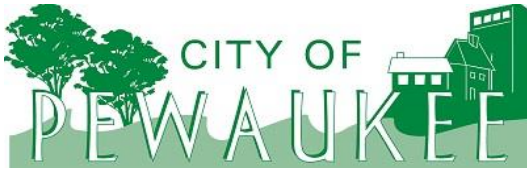
A motion was made and seconded (D. Linsmeier, D. Kiser) to recommend approval of the Conditional Use Permit for Steny's Lake Country. Motion Passed: 5-For, 0-Against.

7. Adjournment

A motion was made and seconded (D. Kiser, S. Sullivan) to adjourn the meeting at 7:19pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk/Community Development Coordinator



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
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fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of August 21, 2025

Date: August 8, 2025

Project Name: Veridian Homes Conceptual Review

Project Address/Tax Key No.: N12W26506 Golf Road/PWC 0944994

Applicant: Veridian Homes LLC

Property Owner: VARIN-WILLOW RUN LLC

Current Zoning: Rm-3 Multiple-Family Residential District, Rs-6 Single-Family Residential District, P-1 Park and Open Space District, and LC Lowland Conservancy District

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

Use of Surrounding Properties: Prairie Grass Living Apartments and vacant land to the north, Meadowbrook Village condominiums and City of Waukesha and I-94 to the south, City of Waukesha to the east and Meadowbrook Village and Spice Creek condominiums to the west

Project Description:

The applicant, Veridian Homes, filed a Conceptual Review Application for a Pre-Preliminary Plat for Plan Commission consideration of a single-family residential subdivision development upon property located at N12W26506 Golf Road.

This submission is following the City's approval of a Comprehensive Master Plan Amendment, rezoning, and Conditional Use Permit to allow for a single-family residential development under the Rs-6 District residential planned unit development standards.

The Pre-Preliminary Plat includes 147 lots. According to the applicant, the site area is 75.44 acres and the project has a net density of 3.03 dwelling units per acre, which is in compliance with the Rs-6 District. These calculations will be verified by staff through the preliminary platting process.

The proposed lots range in size from 9,125 square feet to 42,297 square feet, with a mean lot size of 14,376 square feet.

Staff discussed with the applicant that, at a minimum, a sidewalk should be provided along the main road. Staff is requesting that the Plan Commission provide further guidance related to sidewalk locations, and whether a sidewalk along the main road is sufficient or if sidewalks are recommended throughout the subdivision and if sidewalks should be placed on one side or both sides of the street.

Rs-6 District requirements are summarized below. As the development is only in a sketch plan phase, a full review of zoning and land division requirements was not completed at this time; however, it appears that the development will comply with these standards. As the project moves forward, the applicant will be required to demonstrate that the land is suitable for development in accordance with Section 239-2G. Land Suitability.

	Max Density (DU/ac)	Min Lot Area (SF)	Min Lot Width (feet at bldg. setback)	Max Bldg. Height (feet)	Min First/Total Floor Area (3 bedrms) (SF)	Min FY & CSY Setback (feet)	Min SY Setback (feet)	Min RY Setback (feet)
Rs-6	3.49	12,500	90	35	900 First Floor	30	12	35
		9,000 (PUD)	70 (PUD)		1,300 Total	20.1 (PUD)		23.45 (PUD)

Recommendation

No action required.

Staff is generally in support of the proposed single-family residential development.

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



PRE-PRELIMINARY PLAT NARRATIVE: WILLOW RUN SINGLE-FAMILY

Veridian Homes is pleased to present the proposed sketch plan for the City’s consideration. The subject property of Veridian’s focus includes the two future parcels known as Lots 2 and 3 of the CSM which was approved on June 2nd, 2025. The Comprehensive Plan was amended to support the zoning designation of RS-6 PUD at the same meeting, and the property is designated as an undeveloped property suitable for residential development in the City’s latest housing report.

The proposed sketch plan is consistent with the RS-6 PUD standards – a summary of pertinent proposal data is included in the “General Site Data” table below:

GENERAL SITE DATA

Category	Value
Total Acreage	75.44
Total Homes	147
Gross Density	1.94 du/gross acre
Net Density	3.03 du/net acre**
<i>Required Net Density</i>	<i>3.49 du/net acre max</i>
Min Proposed Lot	9,125 sf
Avg. Proposed Lot	14,376 sf
<i>Required Lot Area</i>	<i>9,000 sf min.</i>
<i>Required Lot Width</i>	<i>70 ft</i>
<i>Required Street Setback</i>	<i>20 ft*</i>
<i>Required Rear Setback</i>	<i>24 ft*</i>
<i>Required Side Setback</i>	<i>12 ft</i>

*Indicates “Base” RS-6 Yard/Setback requirements reduced by 33% as indicated in ord. 17.0410.c.(4)

**As defined in ord. 17.1402.(g)-61



DEVELOPMENT CHARACTER

Veridian Homes plans each of its neighborhoods with three major principles in mind: neighborhood vibrancy, housing variety, and sustainability with respect to the land. Each of these components works hand in hand to create a sense of place within the neighborhood that is desirable for years to come.

Vibrancy is created through thoughtful planning to create a visually interesting and engaging neighborhood. In the case of the proposal, the property features natural topographic undulations and a contiguous wetland in the northwestern corner which are planned around to drive the character of the plan. In addition, the existing Meadowbrook Village detention basin is proposed to be expanded upon, to allow for additional buffer and view opportunities for homes along the western boundary. The proposed neighborhood will take access from Land by Label's proposed spine road, which connects Golf Road to the proposed multifamily site. The plan has been designed with smaller blocks radiating from the spine road, allowing convenient access to and from the overall development, as well as the the shared amenity spaces planned by Land by Label.

Architectural interest is created using detailed design guidelines, which will be enforced by an Architectural Control Committee upon establishment of the neighborhood HOA. Examples of standards include anti-monotony regulations, requirements of human-scale entry features such as covered entries and patios, and implementation of landscape design and maintenance standards.

Housing Variety is created through the utilization of varying lot sizes and formats. The inclusion of an array of lot sizes, and different degrees of basement exposure will assist in the goals of anti-monotony by allowing for the use of a variety of home types and styles throughout the neighborhood, ranging from 1,500 sf 1-story ranch homes, to 3,000+ sf estate style homes with walk-out basements.

Sustainability revolves around respecting the natural features of the land. As described in the section on vibrancy, the subject property features natural amenities (contiguous wetland feature and topography) which Veridian, and its consultants are taking care to protect. Veridian's engineer is developing a grading plan which respects the natural topography where possible - working with the topography to allow homes to be sited at the high point of the property providing scenic views for those homes. It also includes the way we build - Veridian Homes is the only private developer who is a member of the WDNR's green tier program, which focuses on effectively controlling construction stormwater discharges to protect sensitive ecosystems.

VERIDIAN HOMES

6801 South Towne Drive, Madison, WI 53713 | Phone 608.226.3100 | www.veridianhomes.com



ECONOMIC AND MARKET ANALYSIS

The build out of 147 homes will generate Impact fees of about \$250k (\$1,744/home not including sewer RCA) based on the 2024 Impact Fee Schedule. The City will receive additional payments for building permit fees and the various other plumbing, electrical and associated building and inspection fees. Building the infrastructure and homes in the City will also create (and maintain) a considerable number of jobs for the life of the neighborhood construction.

In addition to the one-time payment of impact fees, the neighborhood will continue to generate tax dollars annually. At full build out it is estimated that the project will generate ~\$304k in yearly City tax revenue. This is based on the mill rates of the 2024 tax bill and will fluctuate over time.

TAX BILL		<i>Annual Amount</i>
<i>Number of Homes</i>	147	
<i>Average Assessed Value</i>	\$650,000	
City of Pewaukee Rate	3.1829844	<u>\$304,134.16</u>

The neighborhood will include a variety of ranch and 2-story detached single family homes ranging in size from ~1,500sf to >3,000sf. The current estimated average sales price of homes in the neighborhood is about \$650k (with starting prices in the mid \$500k’s) which will generate an estimated \$90-100 million in assessed value in the City.

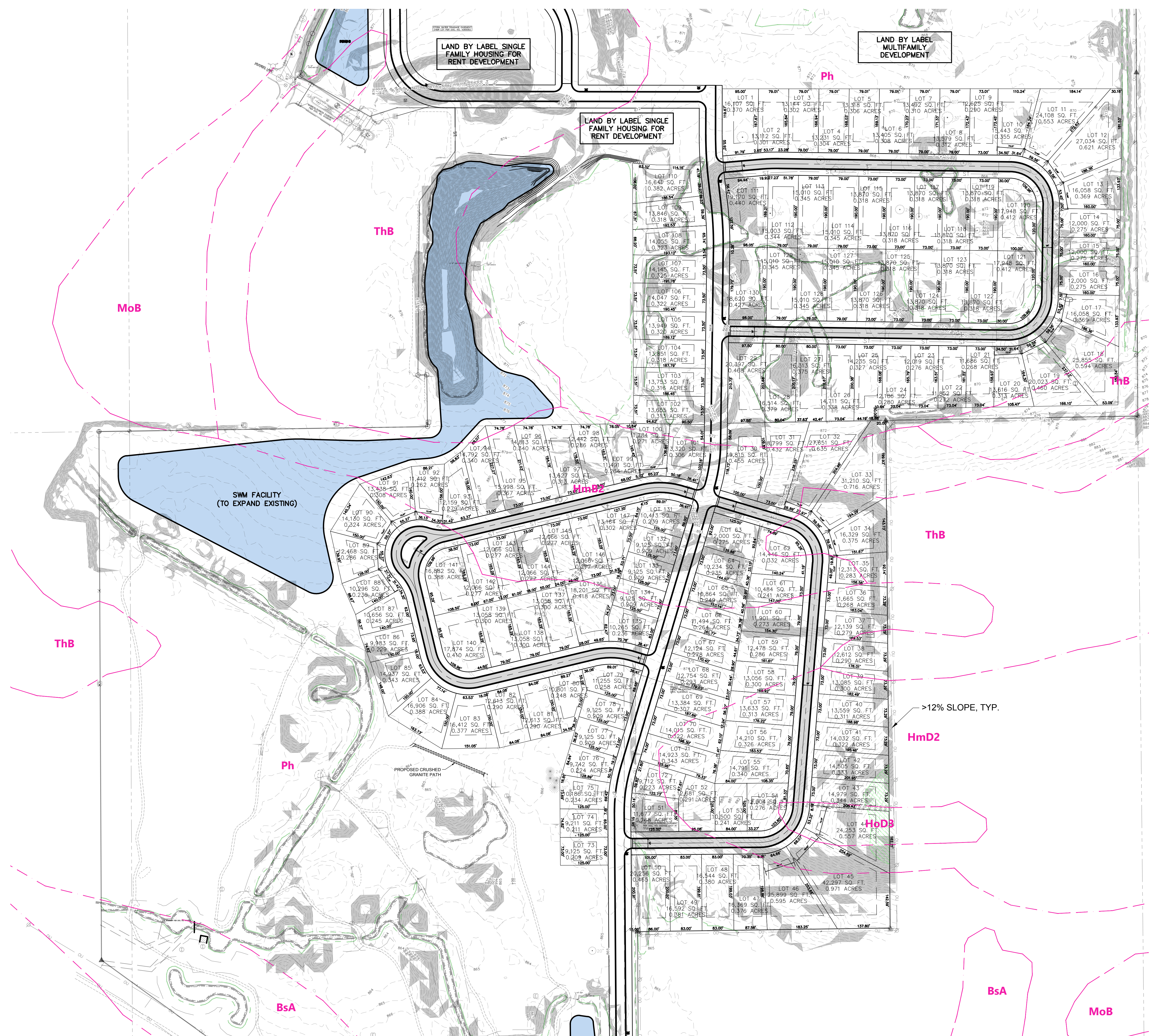
Veridian Homes has developed, built, and sold over 250 homes in Waukesha County since 2015, providing about 10-years of operating experience in the area. Additionally, a recent private market study of Waukesha County found that Veridian is currently building two of the top three most in-demand (based on absorption rate) neighborhoods within Waukesha County in 2024 - Arrowood in Oconomowoc, and Evergreen Fields in Menomonee Falls. The realized absorption of homes within those neighborhoods has been, and continues to be, strong as we move into the second half of 2025. It is expected that the same or even greater level of demand for quality new-build homes exists in the City of Pewaukee due to the general desirability and demographic make-up of the city.



Dream. Build. Live.

ORGANIZATIONAL STRUCTURE OF THE PROPERTY OWNER'S ASSOCIATION

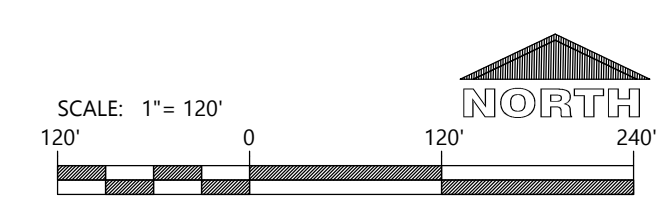
A Homeowners Association will be created to enforce the by-laws of the organization. The HOA will be required to hire a professional manager to ensure long-term maintenance obligations for out lots and common spaces are met. Architecture plans will have to adhere to the guidelines established by the detailed Conditions, Covenants and Restrictions and enforced by an Architectural Control Committee which will be created for the neighborhood. The general Architecture and Character of the proposed neighborhood will be similar to our existing Arrowood, Evergreen Fields, or Silver Springs Estates neighborhoods within the County.



SETBACKS
 FRONT: 30'
 SIDE (STREET): 30'
 SIDE (INTERIOR): 12'
 REAR: 35'

147 PROPOSED LOTS
 MIN. 9,125 SQ. FT.
 AVG. 14,376 SQ. FT.
 MAX. 42,297 SQ. FT.

NET ACREAGE
 (DEVELOPMENT):
 48.51 ACRES



PRE-PRELIMINARY PLAT

EXCEL
 Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
 excelengineer.com

COLLABORATION

**VERIDIAN
 HOMES**

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
WILLOW RUN
 PEWAUKEE, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
 JULY 21, 2025

NOT FOR CONSTRUCTION

JOB NUMBER
 230312700

SHEET NUMBER
PPP



August 13, 2025

City of Pewaukee
Attn: Nick Fuchs
W240 N3065 Pewaukee Rd
Pewaukee, WI 53072

Re: Staff Comments – Zoning and Planning
Veridian Homes Willow Run Single Family Concept Review

Dear Nick,

Please accept the resubmittal addressing the review comments dated August 8, 2025.

Comments and Responses:

Below are the city staff comments and responses addressing each item in advance of Plan Commission review of the pre-preliminary plat on August 21, 2025.

1. Staff recommends providing all applicable information per Section [239-3A.\(2\)\(b\)](#) of the Land Division Ordinance.

Excel Response: An updated sketch plan has been provided.

2. What's the boundary comprising of the 75.44 acres? The total area of Lots 2 and 3 is 66.405-acres. Note that land going towards the density of the condominium portion of the project may not be counted for the single-family portion of the development and vice versa. Please provide a map showing the land area for the single-family portion of the development and the area for the condominium portion of the development in order to calculate density and ensure there is no overlap.

Excel Response: The CSM referenced has been included as reference. Lot 2 is 39.265 acres and Lot 3 is 36.172 acres for a total of 75.437 (75.44 acres). The lands which are proposed for multi-family and single-family for rent are Lot 1 of the same CSM, and Lots 1 through 3 of the CSM which covers part of Outlot 2, CSM No. 9757.

3. What is the net acreage of the site (excluding protected natural resources and public rights-of-way)?

Excel Response: 48.51 acres – this has been added to the revised sketch plan.

4. Please label lot width at the setback line for lots that are not at least 70-feet at the property line, such as Lots 10 and 20 for example.

Excel Response: This has been added to the revised sketch plan.

5. Do you anticipate requiring lots that are accessed from the main road to have a turnaround area as part of the driveways? Larger lots may also be considered to accommodate side entry garages for these lots.

Excel Response: No, is there a City ordinance, standard or policy which would require such?

6. Note that corner lots are required to meet the minimum street yard setback abutting both streets and any other yard must meet the side yard setback. See [Section 340-11.5](#).

Excel Response: This is noted.

7. Also please be aware of [Section 239-8F.\(7\)](#) related to the width of corner lots.

Excel Response: This is noted.

8. There is a navigable stream and wetland area to the west of some lots. Does the 75-foot setback from the ordinary high water mark or 25-foot wetland setback extend onto any of the lots?

Excel Response: A navigability determination is in progress with Evergreen Consultants and the DNR. The Preliminary Plat will comply with the final determination.

9. Also, see [Section 239-8A.\(6\)](#) and Wis. Stat 236.16(3)(a) related to the navigable stream.

Excel Response: This is noted.

10. As previously discussed, staff will be requesting that the Plan Commission discuss and provide a recommendation related to sidewalk locations within this development. (Note [Section 236-8D.\(5\)](#) related to sidewalks).

Excel Response: This is noted. Please note that the Applicant (Veridian Homes) does not control the design/programming of lands outside of Lots 2 and 3 of the referenced CSM and defers discussion/decisions on this item to Land By Label.

11. Staff recommends providing the most up-to-date trail network plan for Plan Commission review. This will assist in the connectivity discussion and how the park area of the overall development is accessed.

Excel Response: Please note that the Applicant (Veridian Homes) does not control lands outside of Lots 2 and 3 of the referenced CSM and defers discussion/decisions on this item to Land By Label.

12. Are architectural guidelines the same for the example neighborhoods mentioned in the narrative (Arrowood, Evergreen Fields and Silver Spring Estates)?

Excel Response: This is correct.

13. What is the minimum requirement for parking per the proposed by-laws? Are attached garages required?

Excel Response: The typical CCR's require a minimum of 2-car-attached garage. The design of the driveway is not specifically governed, but generally allows for at least two additional off-street parking spaces.

14. Note [Section 239-8A.\(9\)](#) related to street naming.

Excel Response: This is noted.

15. Please be aware of [Section 239-8C.\(2\)](#) related to temporary termination of streets for phasing and [Section 239-8C.\(3\)](#) and [\(4\)](#) related to street grade and curve requirements.

Excel Response: This is noted.

16. Staff will review further at the time of the Preliminary Plat but generally recommend lots conform to [Section 239-8F.\(5\)](#). It appears the majority of lots comply; however, please consider redesigning any irregularly shaped lots that do exist.
Excel Response: This is noted, can staff provide specifics on what lots are deemed as irregularly shaped and why?
17. Natural resource and storm water management areas must be placed within outlots. Also see [Section 239-8F.\(8\)](#).
Excel Response: This is noted.
18. Note the Preliminary Plat must show vision corner easements in compliance with [Section 340-8.3](#) of the Zoning Code.
Excel Response: This is noted.
19. As a reminder, this is a review of the conceptual plan only. Additional comments upon review of the Preliminary Plat are anticipated.
Excel Response: This is noted.

The submittal documents have been revised per the comments above. Please accept for review at the upcoming Plan Commission Meeting. If you have any comments, questions, or need additional information do not hesitate to contact me.

Sincerely,

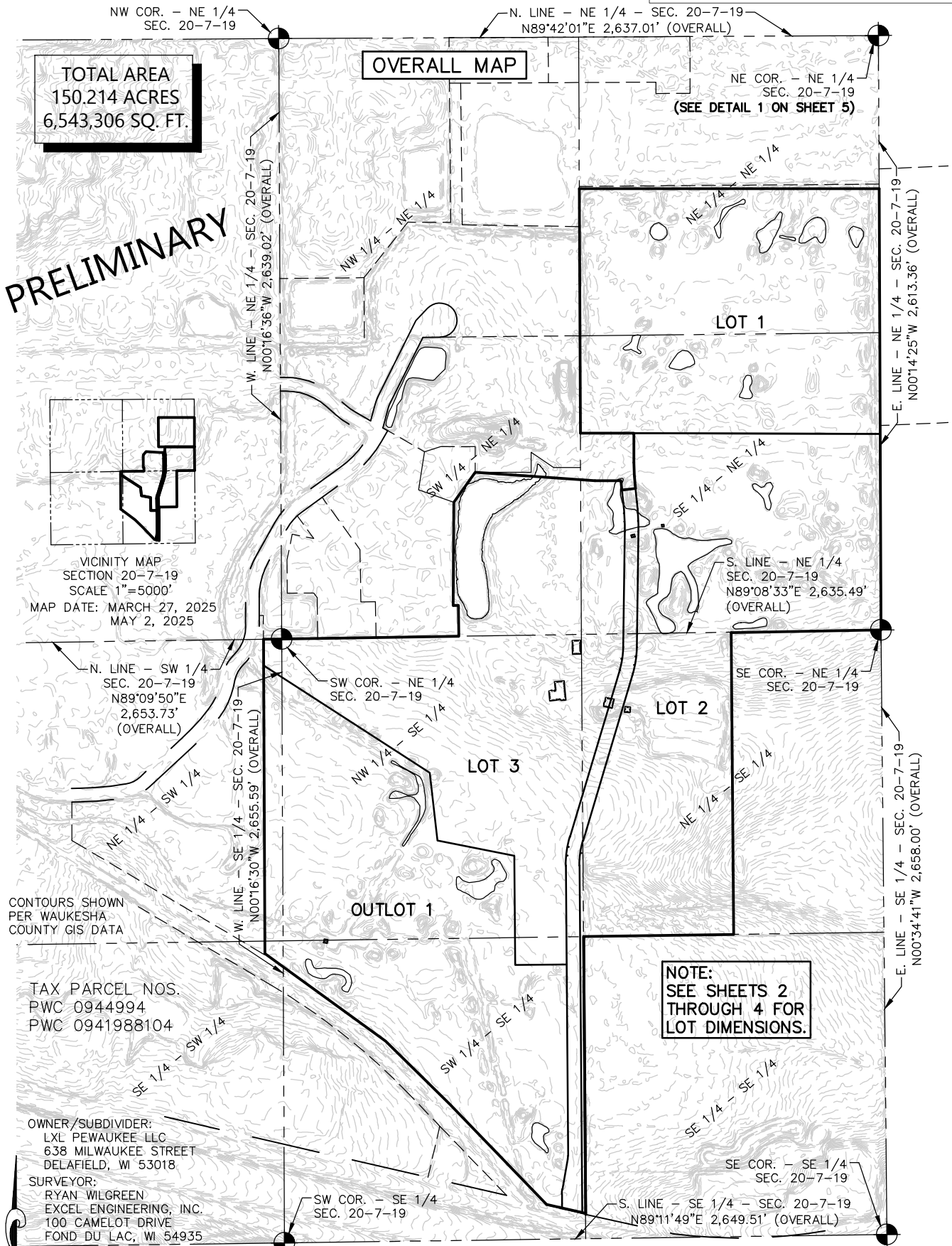


Grant Duchac, P.E.
Sr. Project Manager
Excel Engineering, Inc

CERTIFIED SURVEY MAP NO.

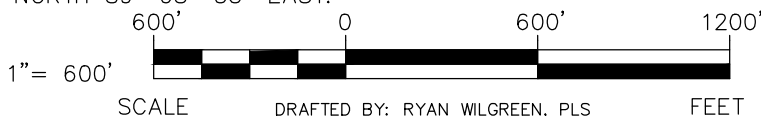
FOR
LXL PEWAUKEE LLC

PART OF OUTLOT 2, CSM NO. 9757, PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4, PART OF THE NE 1/4, NW 1/4 & SW 1/4 OF THE SE 1/4 & PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4, SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



SHEET 1 OF 11 SHEETS

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD83). THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 20 HAS A BEARING OF NORTH 89°-08'-33" EAST.



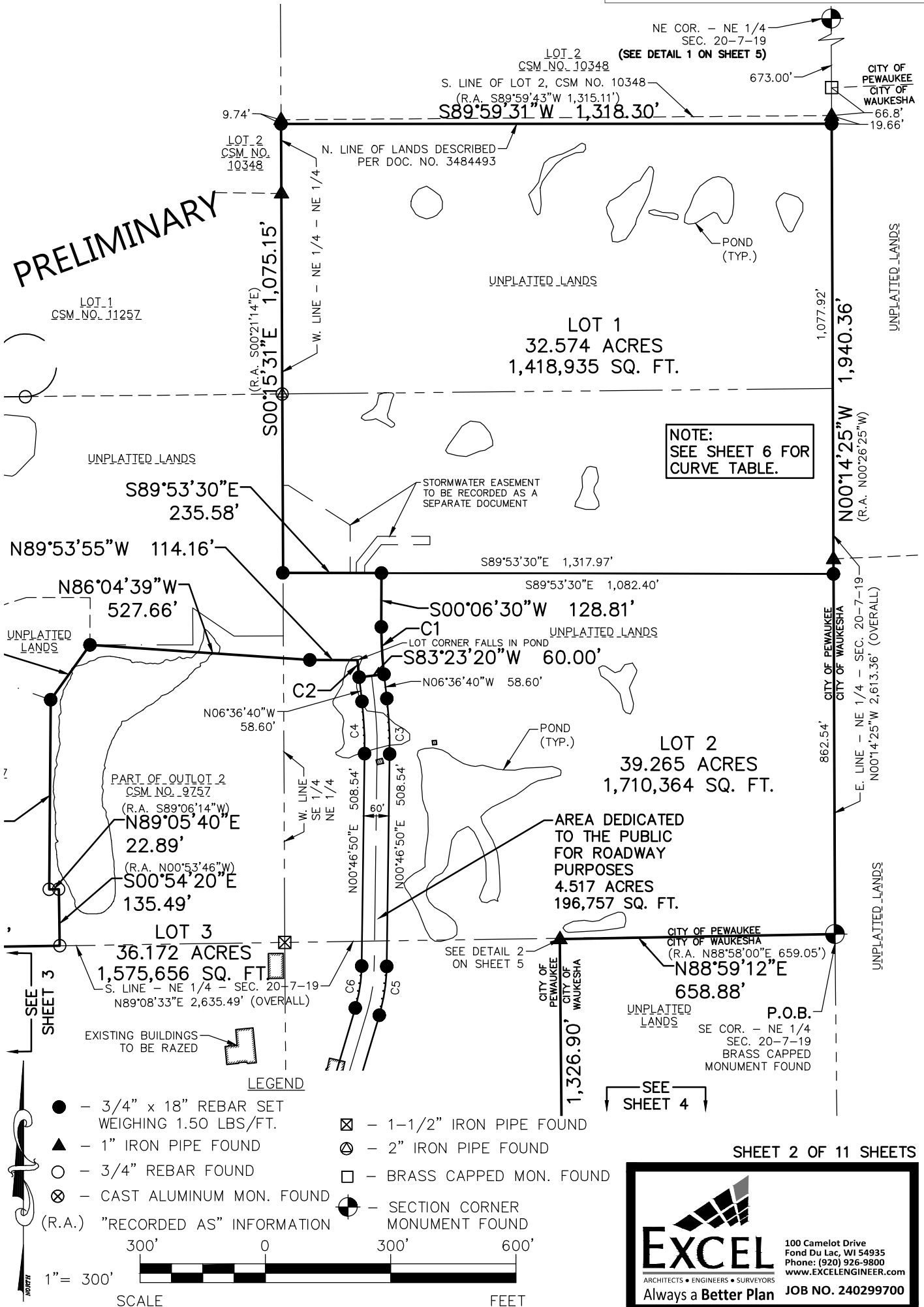
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CERTIFIED SURVEY MAP NO.

FOR
LXL PEWAUKEE LLC

PART OF OUTLOT 2, CSM NO. 9757, PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4, PART OF THE NE 1/4, NW 1/4 & SW 1/4 OF THE SE 1/4 & PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4, SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



SHEET 2 OF 11 SHEETS



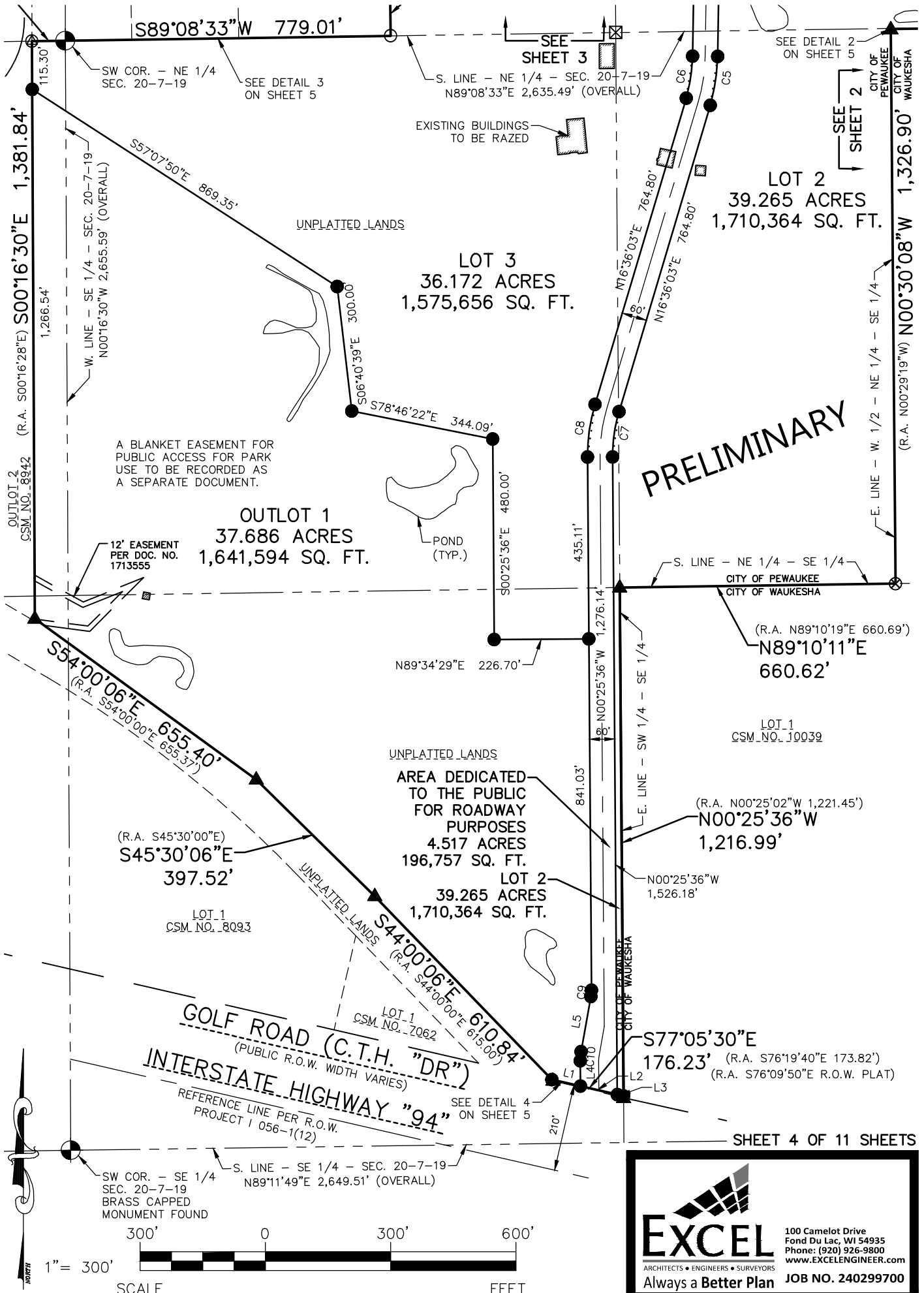
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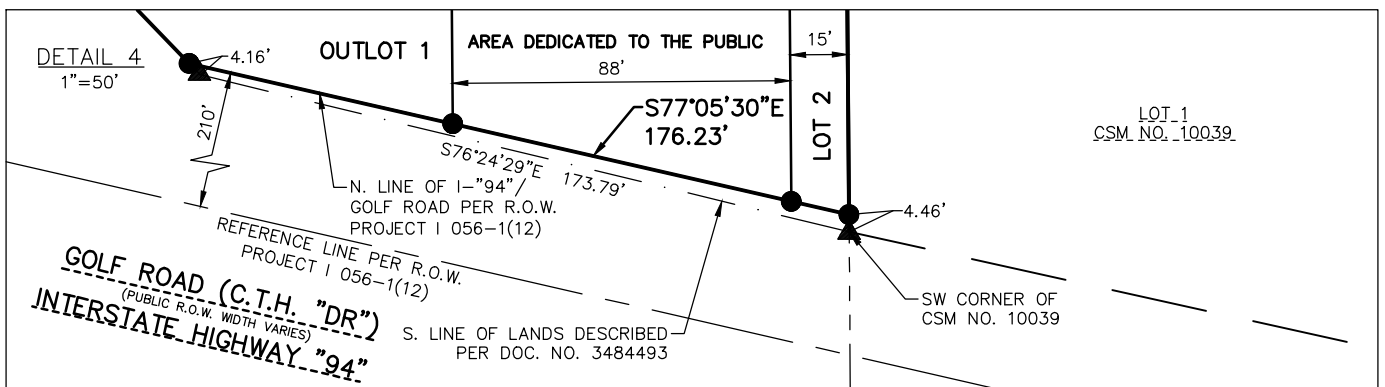
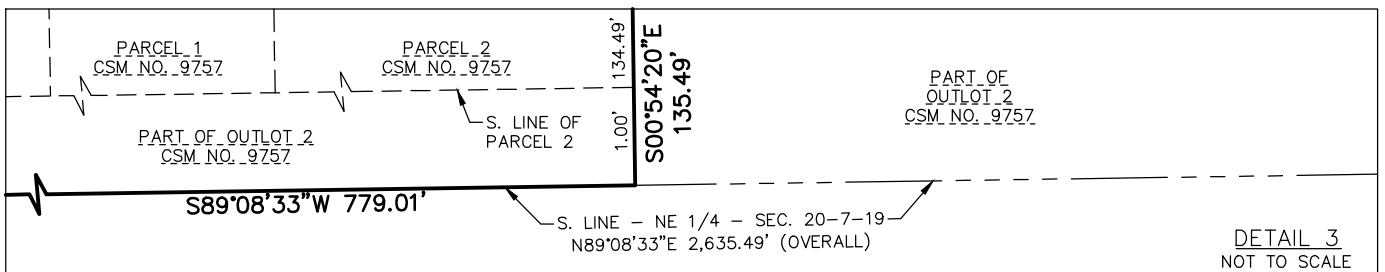
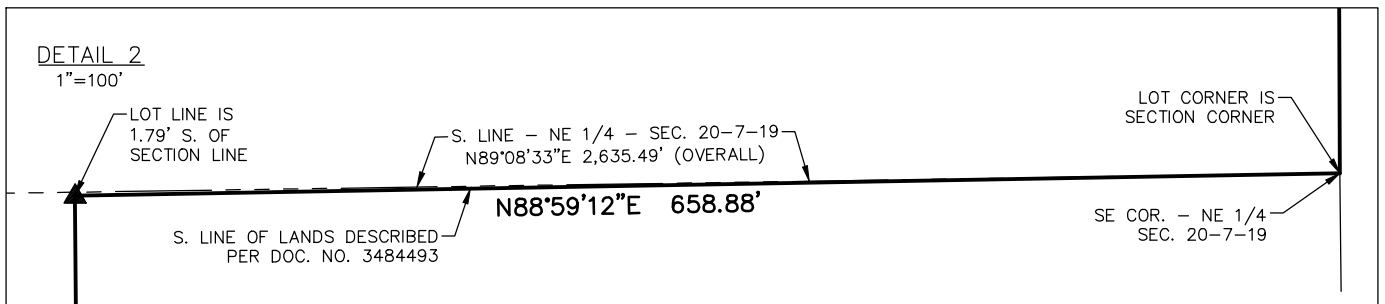
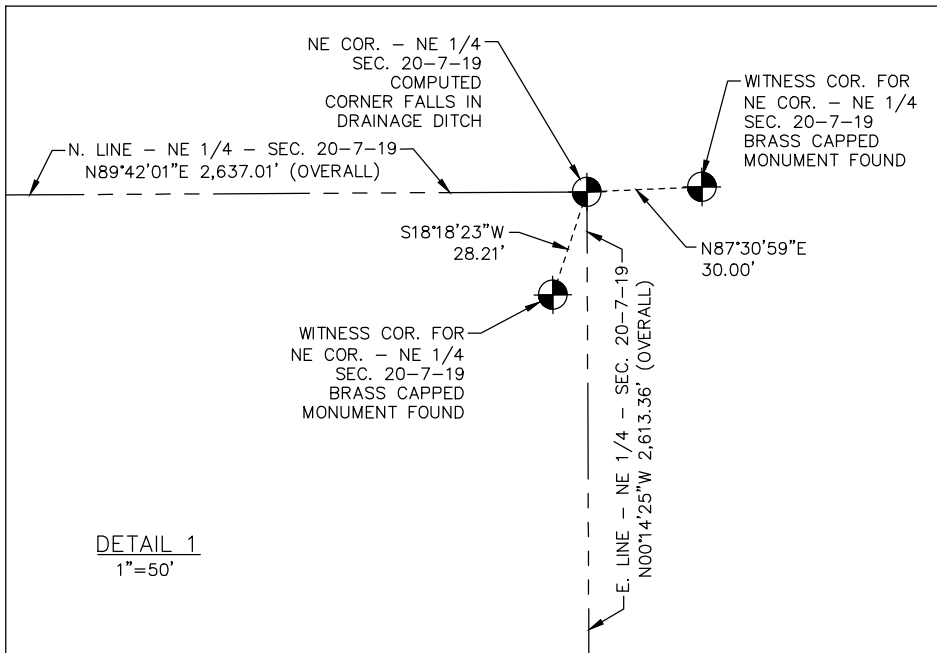
PART OF OUTLOT 2, CSM NO. 9757, PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4, PART OF THE NE 1/4, NW 1/4 & SW 1/4 OF THE SE 1/4 & PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4, SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



CERTIFIED SURVEY MAP NO.

FOR LXL PEWAUKEE LLC

PART OF OUTLOT 2, CSM NO. 9757, PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4, PART OF THE NE 1/4, NW 1/4 & SW 1/4 OF THE SE 1/4 & PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4, SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



SHEET 5 OF 11 SHEETS

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FOR LXL PEWAUKEE LLC

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Curve Table

Curve	Length	Radius	Chord Bearing	Chord Length	Delta	Tangent	Tangent
C1	113.76'	970.00'	S03°15'05"E	113.69'	006°43'10"	S00°06'30"W	S06°36'40"E
C2	41.19'	1,030.00'	S05°27'55"E	41.19'	002°17'29"	S04°19'11"E	S06°36'40"E
C3	132.87'	1,030.00'	N02°54'55"W	132.78'	007°23'29"	N00°46'50"E	N06°36'40"W
C4	125.13'	970.00'	N02°54'55"W	125.05'	007°23'29"	N00°46'50"E	N06°36'40"W
C5	118.73'	430.00'	N08°41'26"E	118.35'	015°49'13"	N16°36'03"E	N00°46'50"E
C6	102.16'	370.00'	N08°41'26"E	101.84'	015°49'13"	N16°36'03"E	N00°46'50"E
C7	109.96'	370.00'	S08°05'13"W	109.55'	017°01'38"	S16°36'03"W	S00°25'36"E
C8	127.79'	430.00'	S08°05'13"W	127.32'	017°01'38"	S16°36'03"W	S00°25'36"E
C9	15.04'	81.50'	N04°51'37"E	15.02'	010°34'25"	N10°08'49"E	N00°25'36"W
C10	21.87'	118.50'	S04°51'37"W	21.84'	010°34'25"	S10°08'49"W	S00°25'36"E

Line Table

Line #	Direction	Length
L1	S77°05'30"E	70.38'
L2	S77°05'30"E	90.44'
L3	S77°05'30"E	15.42'
L4	N00°25'36"W	60.68'
L5	N10°08'49"E	134.08'

SHEET 6 OF 11 SHEETS



CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 2, CSM NO. 9757,
PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4,
PART OF THE NE 1/4, NW 1/4 & SW 1/4 OF THE SE 1/4 &
PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4,
SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST,
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land described below.

That I have made such Certified Survey under the direction of LxL Pewaukee LLC bounded and described as follows:

Part of Outlot 2 of Certified Survey Map No. 9757, recorded in Volume 90 of Certified Survey Maps on Page 139 in the Waukesha County Register of Deeds Office as Document No. 3146899, part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4, part of the Northeast 1/4, Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 and part of the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 20, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin being more particularly described as follows:

Beginning at the Southeast corner of the Northeast 1/4 of said Section 20; thence North 00°-14'-25" West along the East line of said Northeast 1/4, a distance of 1,940.36 feet to the North line of lands described per Document No. 3484493; thence South 89°-59'-31" West along said North line, a distance of 1,318.30 feet to the West line of the Northeast 1/4 of said Northeast 1/4; thence South 00°-15'-31" East along said West line and the West line of the Southeast 1/4 of said Northeast 1/4, a distance of 1,075.15 feet; thence South 89°-53'-30" East, a distance of 235.58 feet; thence South 00°-06'-30" West, a distance of 128.81 feet; thence Southeasterly 113.76 feet on a curve to the left having a radius of 970.00 feet, the chord of said curve bears South 03°-15'-05" East, a chord distance of 113.69 feet; thence South 83°-23'-20" West, a distance of 60.00 feet; thence Northwesterly 41.19 feet on a curve to the right having a radius of 1,030.00 feet, the chord of said curve bears North 05°-27'-55" West, a chord distance of 41.19 feet; thence North 89°-53'-55" West, a distance of 114.16 feet; thence North 86°-04'-39" West, a distance of 527.66 feet to the Northwest corner of said Outlot 2; thence South 35°-35'-50" West along a Westerly line of said Outlot 2, a distance of 161.52 feet; thence South 00°-25'-27" West along a Westerly line of said Outlot 2, a distance of 453.99 feet; thence North 89°-05'-40" East along a Westerly line of said Outlot 2, a distance of 22.89 feet; thence South 00°-54'-20" East along a Westerly line of said Outlot 2 and its Southerly extension, a distance of 135.49 feet to the South line of the Northeast 1/4 of said Section 20; thence South 89°-08'-33" West along said South line, a distance of 779.01 feet to the Southwest corner of said Northeast 1/4; thence South 89°-09'-50" West along the North line of the Southwest 1/4 of said Section 20, a distance of 80.00 feet to the East line of Certified Survey Map No. 8942, recorded in Volume 80 of Certified Survey Maps on Page 73 in the Waukesha County Register of Deeds Office as Document No. 2549466; thence South 00°-16'-30" East along said East line, a distance of 1,381.84 feet to the Northerly line of the Wisconsin Electric Power Company right-of-way; thence South 54°-00'-06" East along said Northerly line, a distance of 655.40 feet; thence South 45°-30'-06" East along said Northerly line, a distance of 397.52 feet; thence South 44°-00'-06" East along said Northerly line, a distance of 610.84 feet to the Northerly right-of-way line of Golf Road/Interstate Highway "94" per State Highway Commission of Wisconsin Plat of Right of Way Project I 056-1(12);

Continued on Sheet 8

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 2, CSM NO. 9757,
PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4,
PART OF THE NE 1/4, NW 1/4 & SW 1/4 OF THE SE 1/4 &
PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4,
SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST,
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE (continued)

thence South 77°-05'-30" East along said Northerly line, a distance of 176.23 feet to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 20; thence North 00°-25'-36" West along said East line, a distance of 1,216.99 feet to the Southwest corner of the Northeast 1/4 of said Southeast 1/4; thence North 89°-10'-11" East along the South line of said Northeast 1/4, a distance of 660.62 feet; thence North 00°-30'-08" West along the East line of the West 1/2 of said Northeast 1/4, a distance of 1,326.90 feet; thence North 88°-59'-12" East, a distance of 658.88 feet to the point of beginning and containing 150.214 acres (6,543,306 sq. ft.) of land more or less.

That such 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 Section 236.34 of the Wisconsin Statutes and the Subdivision Ordinance of the City of Pewaukee in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 240299700

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 2, CSM NO. 9757,
PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4,
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PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4,
SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST,
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

LxL Pewaukee LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map.

LxL Pewaukee LLC does further certify 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 this _____ day of _____, 20__.

LxL Pewaukee LLC

_____, _____
(Print) (Title)

STATE OF _____)

_____ COUNTY)SS

Personally, came before me this _____ day of _____, 20__, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, _____

My Commission Expires: _____

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 2, CSM NO. 9757,
PART OF THE NE 1/4 & SE 1/4 OF THE NE 1/4,
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PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4,
SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST,
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CITY OF PEWAUKEE PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the City of Pewaukee Planning Commission on this

_____ day of _____, 20____.

Steve Bierce, Mayor

Colleen Brown, Secretary

CITY OF PEWAUKEE COMMON COUNCIL APPROVAL

This Certified Survey Map is hereby approved and Dedication accepted by the City of Pewaukee Common Council on this

_____ day of _____, 20____.

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk

CERTIFIED SURVEY MAP NO. _____

PART OF OUTLOT 2, CSM NO. 9757,
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PART OF THE NE 1/4 & SE 1/4 OF THE SW 1/4,
SECTION 20, TOWNSHIP 7 NORTH, RANGE 19 EAST,
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the herein described lands, does hereby consent to the surveying, dividing, mapping and dedication of said land, and does hereby consent to the certificate of the owner.

In Witness Whereof, the said _____, has caused these presents to be signed by _____, its _____ (Title), and countersigned by _____, its _____ (Title), at _____, _____, this _____ day of _____, 20_____.

In the presence of:

_____	_____	(Corporate Name)
(Witness)	_____	_____
	(Print)	(Title)
_____	_____	_____
(Witness)	_____	_____
	(Print)	(Title)

STATE OF _____)
) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 20_____,
_____ (Title) and _____ (Title), to me known to be the
persons who executed the foregoing instrument and acknowledged the same.

_____, Notary Public
State of _____
My commission expires _____