



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

**PLAN COMMISSION  
MEETING NOTICE AND AGENDA  
Thursday, September 18, 2025  
6:00 PM**

**SECOND REVISION**

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

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1. Call to Order and Pledge of Allegiance
2. Discussion and Action Regarding Approval of Plan Commission Meeting Minutes
  - 2.1 February 20, 2025
  - 2.2 April 17, 2025
3. Mitigation Plans
  - 3.1 Discussion and Action Regarding a Mitigation Plan for the William and Beth Redmond Residence Located at N37 W26697 Kopmeier Drive (PWC 0894030)
  - 3.2 Discussion and Action Regarding a Mitigation Plan for the Rebecca Krueger Residence Located at N27 W27128 Woodland Drive (PWC 0933126)
4. Adjournment

Ami Hurd  
Deputy Clerk  
Community Development Coordinator  
September 17, 2025

**NOTICE**

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

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

**In attendance:**

Mayor S. Bierce, Alderwoman C. Brown, D. 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 Reapproval of a Certified Survey Map for Cedar Gables for Property Located at Approximately N18 W22670 Watertown Road for the Purpose of Allowing Modifications to the Road Location and Amending from Three Lots to Four Lots (PWC 0958990005 & PWC 0958990006)

Mr. Fuchs stated the CSM was modified a bit based on comments from the DNR and SEWRPC. The CSM went from three lots to four lots, and the road dedication changed as well. Mr. Fuchs stated the road shifted in phase 2 and got pulled away from the property line to cross where the DNR thought it should cross the wetland area. There were also changes to the north side of the cul-de-sac, and a clubhouse and pool were added as well.

Commissioner Schoenemann felt the changes seemed minor and noted that the units would decrease. She felt these were nice-looking condos and she did not believe the Plan Commission needed to see this again.

Commissioner Brown liked the plan better than she liked it before and did not have a problem with the changes being reviewed at staff level.

**A motion was made and seconded (D. Kiser, C. Brown) to approve the Certified Survey Map for Cedar Gables.** Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for 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 noted that this item was tabled at the January 16<sup>th</sup> Plan Commission meeting, as issues came up regarding burning, the large events such as farmers' markets, and the hours of operation. The burning condition was amended to allow propane or natural gas within a confined fire pit, and the Fire Chief was agreeable to that.

Regarding the large events, the Conditional Use Permit would allow events of 100 people or less. If the event was between 100-150 people, they would be required to notify the City, but there would be no Special Event Permit review or fee. For events of 150 or more people, a Special Event Permit would be required and would be approved or denied based on staff review. Mr. Fuchs recommended that the maximum capacity for the site stay at 100 people or less, based on the parking and keeping events within the site itself and not allowing spillover or off-site parking.

Regarding the hours of operation, staff recommended the hours of 9am to 9pm Sunday through Thursday and 9am to 10pm Friday and Saturday.

Mr. Fuchs noted the two other conditions were to limit the Conditional Use Permit specific to the business and not to the property so it would not be transferable to someone else if they purchased the property. The second condition was to make sure the improvements required by the County for the access and driveway would be followed before hosting any events.

Chairman Bierce opened the public hearing at 6:11pm. He immediately closed the public hearing at 6:11pm after hearing no requests to speak.

Mr. Kiser requested the hours of operation to be 7:30am to 11:00pm on Friday and Saturday and 7:30am to 10:00pm Sunday through Thursday. He noted that the property was within 600 feet of a number of three-shift businesses.

Commissioner Brown stated she was fine with the times because the Conditional Use Permit was not going with the land. She felt if there was a lot of police traffic, the City could revoke the times.

Chairman Bierce had no problem with extending the morning hours to 7:30am, but he was concerned with evening hours, as the Plan Commission's attempt was to match the outdoor hours with the outdoor hours of established bars and restaurants, as well as City park hours. He felt this would set a precedence with the area bars if the hours were extended. Commissioner Schoenemann felt the 7:30am start time seemed reasonable but agreed with the 9pm end time. She felt there were too many exceptions being made and seemed like it was a lot to monitor. Commissioner Linsmeier stated he had no problem with the late hours, as there's no lighting there, so people will not stick around in the dark.

Mr. Kiser stated having the option of 11pm allows them to be competitive in the market. He again stated there were factories in the area that run three shifts. Commissioner Schoenemann was concerned about having a large group of people on the site with a neighborhood adjacent to it.

Commissioner Sullivan stated he did not have a problem with the 11:00pm end time, as the applicants would have to come back to the Plan Commission if the noise becomes a problem.

Mr. Kiser added that he spoke with Waukesha County regarding the ingress and egress, and as long as they keep the participants under 100, they can keep the site, parking, and entrance as is. If they go over 100 participants, they will have to make modifications. It was noted that the condition limiting the events to 100 people could be taken out.

**A motion was made and seconded (C. Brown, D. Linsmeier) to recommend approval of the Comprehensive Master Plan Amendment, Rezoning, and Conditional Use Permit for Doug and Kim Kiser and Thomas and Karen Krumenacher, contingent on all 16 conditions but changing the end time to 10pm Sunday through Thursday and 11pm Friday and Saturday, and taking out alternative**

**condition A, and a 7:30am start.** Motion Passed: 3-For, 2-Against (S. Bierce, A. Schoenemann), 1-Abstain (D. Kiser).

4. 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 3.

5. 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 3.

6. Discussion and Action Regarding the Site and Building Plans for Border States Industries for Property Located at N29 W23606 Woodgate Court East for the Purpose of Installing a Concrete Pad and Exterior Racking for Material Storage (PWC 0918997002)

Mr. Fuchs stated the applicant does have approval for outdoor storage, but they are modifying it to include a racking system about 16 feet in height and located about 35 feet from the property line. It was noted that there was berming on site, as well as a ten-foot-tall privacy fence. Mr. Fuchs recommended approval and recommended that the broken slats in the fencing be replaced.

The applicant stated they planned to move their outdoor storage onto the racks in order to increase space in their yard and get the material off the ground.

**A motion was made and seconded (D. Kiser, A. Schoenemann) to approve the Site and Building Plans for Border States Industries.** Motion Passed: 6-For, 0-Against.

7. 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 Bielinski Homes for Property Located at W240 N2687 Pewaukee Road from Retail/Service Commercial to High Density Residential (< 6,500 SQ. FT. / D.U.) (PWC 0924995)

Mr. Fuchs stated the proposal was for a 50-unit multi-family development and the applicant was requesting the Rm-2 Multi-Family zoning. The site plan was in conformance with the district standards, and the setback and parking requirements were met. Mr. Fuchs noted staff was recommending a condition regarding signage subject to staff review and approval at a later date. He recommended approval of the Comp Plan Amendment, Rezoning, and the Site and Building Plans.

Chairman Bierce opened the public hearing at 6:37pm.

Barbara Stevens (W241 N2533 River Park Drive) stated River Park Drive was very congested and felt there could not be an entrance on Watertown Road without a left turn lane put in. She stated traffic could

not get out from River Park Drive onto STH 164. Ms. Stevens felt the road was too narrow and she did not believe an emergency vehicle would be able to get through. She wanted condos that were owner-occupied because they are invested in the neighborhood. Ms. Stevens stated these apartments would be low-income housing and would be trash in ten years and requested the Council help condo owners protect their investments.

Nancy Linck (N25 W24117 River Park Drive) was concerned with the traffic and stated it was hard to get out of River Park Drive onto STH 164.

Gianni Juedes (W240 N2550 E. Parkway Meadow Circle) stated kids in the area were already playing in the streets and he was concerned that even more traffic would be added with this. He felt there were constant accidents at River Park Drive and he saw no benefit to this being rezoned.

Chairman Bierce closed the public hearing at 6:47pm.

Commissioner Sullivan stated he was against this entirely. He did not believe this proposal was meant for this site and he felt the entire development was poorly planned back in the day. Commissioner Sullivan felt there was not enough room and not enough safety figured into having all of these units discharging onto River Park Drive.

Commissioner Brown felt this would stabilize the area and felt there would be more traffic with the previous request for a gas station and car wash. Commissioner Sullivan felt the difference was the concentrated flow from the multi-family, versus having people trickle out with a gas station.

Commissioner Linsmeier felt the biggest problem was the intersection. He felt neighbors would drive through this piece of property to get out onto Watertown Road instead of waiting at STH 164.

Ms. Wagner noted that the City owns River Park Drive, so it would be up to the City to allow an access point, but the County has stated they will only allow a right-in, right-out onto Watertown Road. She felt the density was too high to have only one entrance.

Commissioner Brown was worried about the traffic and felt the density could be reduced. She felt the units looked good picture-wise.

Commissioner Sullivan stated he was against private roads, and he felt the HOA would eventually run out of money and want the City to take over the roads.

John Donovan with Bielinski Homes stated he agreed with the private and public roads. He suggested having a traffic study done and noted that this would be a passive apartment complex. Bielinski manages all of their apartments and do not sell them or run out of money like condo associations do. Mr. Donovan felt this was a good project for this corner.

Ms. Wagner stated the City's ordinance requires an entrance to be 250 feet from a major intersection, but the property is only 200 feet, so the City was already compromising on that standard. She felt nothing would be able to meet the requirement, no matter what goes in. She also suggested an access easement if it were to remain a private road and they expected a lot of public cut-through, so that the cut-through would be legally allowed.

Commissioner Schoenemann was concerned about the traffic, and she was concerned that people would cut through this development for a shortcut.

Discussion took place regarding the possibility of the proposed private road being a public road. Commissioner Linsmeier felt the problem was not with the multi-family but with the traffic instead. He stated a public road would help all of the current residents get out onto Watertown Road instead of sitting at River Park Drive and STH 164. Mr. Donovan felt a public road would be challenging, as they would probably lose 10 to 20 units because of it. He questioned who would want to live there with all the traffic driving by on a public road and again suggested having a traffic study completed.

Commissioner Brown noted that she would recommend denial based only on the fact that it is not a public road and based on what the plan looks like now.

**A motion was made and seconded (D. Kiser, D. Linsmeier) to deny the Comprehensive Master Plan Amendment for Bielinski Homes.** Motion Passed: 6-For, 0-Against.

8. Discussion and Action and Public Hearing for Bielinski Homes to Rezone Property Located at W240 N2687 Pewaukee Road from B-6 Mixed Use Business District to Rm-2 Multi-Family for the Purpose of Constructing a Multi-Family Townhome Style Development (PWC 0924995)

**A motion was made and seconded (C. Brown, D. Kiser) to recommend denial of the Rezoning for Bielinski Homes.** Motion Passed: 6-For, 0-Against.

9. Discussion and Action Regarding the Site and Building Plans for Bielinski Homes for Property Located at W240 N2687 Pewaukee Road for the Purpose of Constructing a Multi-Family Townhome Style Development (PWC 0924995)

No action taken.

10. Discussion Regarding a Conceptual Review for Land by Label for a Proposed Mixed-Use Residential Development on the Willow Run Golf Course Property Located at N12 W26506 Golf Road (PWC 0944994 & PWC 0941988104)

Mr. Fuchs stated the plans were still being reviewed. The most up-to-date site plan has moved the multi-family to the north end of the property and the single-family to the south of that. It is still the same mix of uses and dwelling units. The applicant also provided a traffic impact analysis which is currently under review.

Emily Cialdini with Land By Label stated the proposal was for a mixed-use residential community across 161 acres of the Pewaukee Golf Club and the remnant parcels of the Meadowbrook Village Condominiums. She noted that the plan was reorganized on the site. The southwest corner is still planned for a natural resource protection, and the existing cart paths will be maintained, and additional walking trails will be added. Ms. Cialdini noted that the site is currently zoned F-1 Floodplain, but the site is actually no longer mapped floodplain, according to FEMA and the DNR.

The second piece of the site is planned for single-family for sale, which includes roughly 66 acres with approximately 110 to 140 single-family lots. The single family was shifted to the center of the site from the northeast corner.

Due to the shifting, the northeast corner was planned for garden style apartments. The apartments would be stacked flat buildings with 17 to 23 units per building. Each unit would have its own private entry, with 40

percent of the units having attached garages. There would be a total of 283 garden style units with styles ranging from studios to three-bedroom units. A 2,500 square foot clubhouse is also planned, which will include a fitness center, outdoor pool, and deck.

The single family for rent homes would be either two bedroom and two and a half baths, or three bedroom and two and a half bath units. The homes will be a combination of ranch-style homes and two-story homes, each with two-car attached garages. There will be a total of 42 single-family for rent homes.

Buck Knitt with Rinka noted some of the architectural aspects of the development. He stated each unit would have a front door and would have an outdoor space attached to it. He stated the clubhouse would be centrally located and would be more of a pavilion.

Commissioner Kiser questioned if there had been any discussions with GE regarding a connection to Fatima Drive. Ms. Cialdini stated they have not had success connecting with anyone from GE yet. Commissioner Sullivan felt everyone living on Milkweed Lane would appreciate the connection to Fatima Drive.

John Bieberitz with TADI then discussed the TIA, which has already been reviewed and approved by Waukesha County. Mr. Bieberitz stated the majority of traffic would use Golf Road, and he recommended a westbound right turn lane, as well as an eastbound bypass lane. He expected 10 to 20 percent of the development's traffic to traverse through Milkweed Lane, however, there will also be cut-thru traffic from the Milkweed Lane and Fieldhack Drive area going down through the development to Golf Road. Mr. Bieberitz estimated the single-family homes would generate about 9 to 10 trips per day, or 4 to 5 round trips, and apartments and condos would typically generate 5 to 6 trips.

Ms. Cialdini stated they were flexible in the traffic solutions. She suggested a crash gate or an emergency access only to Milkweed Lane, or installing some sort of curb or T-bone. Mr. Bieberitz discussed the various connection options. Ms. Wagner mentioned they would not be able to tie a private roadway into a public roadway, and the road would have to be public.

Commissioner Brown questioned if there would be the potential for these to become Airbnb's. Ms. Cialdini stated the development will be professionally managed, owned and operated by Land by Label, and the best outcome for them would be the longest lease term possible. It will be included in the lease agreement that the units cannot be rented out for short-term rentals.

Commissioner Sullivan felt private roads would be a problem. He stated he would be against this development unless there was a second exit.

Ms. Cialdini mentioned that they met with the neighbors, and the neighbors felt the garden style buildings were too close to the existing condos. They were originally 125 feet from the Meadowbrook Village condos, but once they moved the multi-family to the northeast corner, the closest garden style apartment building was over 900 feet from the existing Meadowbrook Village condos.

Ms. Cialdini then discussed the sanitary sewer and water. Ms. Wagner mentioned that the City was currently doing a study to determine if any downstream improvements would be required.

Jim Kleiss (N16 W26512 Golf View Lane Unit G) questioned what the plan was for the area of fairway #2 where he lives and asked if it would stay a natural area. Ms. Cialdini stated the goal was to have a natural area with natural grasses and shrubs, but with care.

Carol Hackleman (N16 W26559 Meadowgrass Circle Unit A) stated her neighborhood would be the most directly impacted, as they are right by where the apartments will be. She noted that the eastern extension on Milkweed Lane east of Fieldhack Drive is their private road, and they do not want access through their private front driveway to this development. Ms. Hackleman was concerned about the additional traffic, and she suggested filling in the existing pond in the area.

Mark Bielinski (N16 W26401 Meadowgrass Circle Unit F) was concerned about the traffic patterns and felt the project was a lot jammed into a small place. He questioned why all the other existing condos in the area were spaced away from the new project, yet there were two buildings in his association that would have single-family units crammed up against them. Mr. Bielinski was concerned that he would be looking into someone's backyard instead of looking at the conservancy.

Ann Strakulski (N16 W26443 Meadowgrass Circle Unit E) moved into this area to watch the animals, but now the single-family homes would block her view.

Christine Howard (N16 W26543 Meadowgrass Circle Unit E) stated she owns two condos, both on the golf course. She felt the issue was 485 units driving into Meadowbrook Farms, and she did not believe the traffic study findings that only ten percent of the development would drive through Meadowbrook Farms. Ms. Howard noted that with her current neighborhood and this new neighborhood, there would be a total of 1,232 units having access into their subdivision. She mentioned that her neighborhood does not have sidewalks and the roads are winding. Ms. Howard felt it was a great subdivision, but felt the exit was not the best idea.

Larry Trunec (N19 W26710 Primrose Court) stated he agreed in having a TT connection, as it would relieve the area.

Chairman Bierce felt putting multi-family in the City, unless it was owner occupied, was not a great idea and he was not in favor of it. He stated he liked the single-family idea. Chairman Bierce referred to the traffic study and noted that the development would create 350 to 700 trips every day, and he felt that was a lot for that little road. He also felt the value of the homeowner units would go down with the amount of multi-family that is being proposed.

Commissioner Sullivan felt the developers should be commended for giving up a massive amount of land for the natural resource protection area. He stated the private road would be a problem for him and he did not want the City to have to take the road over. Commissioner Sullivan felt switching Fatima to a public road would solve everything to the west as far as Milkweed Lane goes.

Commissioner Kiser felt the concept was great and looked very high-end.

Commissioner Brown felt the density was too high and she felt there needed to be another outlet if Fatima Road did not work out. She stated there needed to be an outlet on Fieldhack Drive that isn't connected to Meadowbrook Village. Commissioner Brown stated she loved the natural resource protection area.

Commissioner Schoenemann agreed with the natural resource area and stated she did not want it developed in the future. She stated the density in the multi-family did not bother her, and she felt Pewaukee needed more housing and more variety. Commissioner Schoenemann felt the multi-family was done really well and would be set farther back in the neighborhood and mentioned that the multi-family was football fields away from the existing development. She was concerned about the straight road through the development and felt it looked like a speedway. She also suggested having a grander entrance.

Commissioner Linsmeier stated he liked this very much and felt the natural resource protection was great. He also liked the single-family for-rent portion, and felt if it was a quality product, it would keep up well. Commissioner Linsmeier referred to the straight road out and felt it would encourage people to go out onto Golf Road and not through the neighborhood, as it will be quicker than going through Fieldhack Drive or Milkweed Lane.

Commissioner Brown suggested making it inconvenient to go to the west and making it convenient to go south.

No action was taken.

11. Discussion and Possible Action Regarding Status of Sewer and Water Capacity Studies and Potential Impacts

Ms. Wagner stated the status was not as serious as they initially believed earlier in the week when it was discussed at Common Council. The City was continuing to do the studies because in the long run, we will have to buy capacity. The City was working to determine when exactly we would hit the maximum that the City currently has purchased in capacity. Ms. Wagner stated the City was prepared that they would have to purchase or build more capacity when we become fully built out, so the studies are being done to accommodate that. There may be delays, as the capacity cannot be built overnight. Ms. Wagner noted that there is not “more” capacity, but instead an estimation error during their initial discussions. She cautioned that the City is on an aggressive pace with the developments coming in and noted that the City needs to be cognizant that we do not exceed capacity. Once we hit capacity, we will not receive approvals for extensions, and it would take years to build more capacity in the plant. Ms. Wagner stated the City also needs to see what the best long-term sustainable water source for the community would be, and depending on the results of that, it could impact the City’s sewer as well. She stated as developments continue through the community, we are taking a hard look at where we are.

Continued discussion took place. No action was taken.

12. Adjournment

**A motion was made and seconded (D. Kiser, S. Sullivan) to adjourn the meeting at 9:30pm.** Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd  
Deputy Clerk/Community Development Coordinator

**In attendance:**

D. Kiser, D. Linsmeier, A. Schoenemann, and S. Sullivan.

**Also in attendance:**

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

1. Call to Order and Pledge of Allegiance

In the absence of Chairman Bierce, City Planner Nick Fuchs called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Appointing a Temporary Chairperson

**A motion was made and seconded (D. Kiser, A. Schoenemann) to appoint Commissioner Sean Sullivan as Temporary Chairperson.** Motion Passed: 4-For, 0-Against.

3. Discussion and Possible Action Regarding Approval of Plan Commission Meeting Minutes

3.1 June 20, 2024

**A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the June 20<sup>th</sup>, 2024 meeting minutes.** Motion Passed: 4-For, 0-Against.

3.2 July 18, 2024

**A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the July 18<sup>th</sup>, 2024 meeting minutes.** Motion Passed: 4-For, 0-Against.

4. The Glen of Pewaukee Located at W220 N2475 Springdale Road as Requested by Cornerstone Development (PWC 0916997)

4.1 Discussion Regarding Conceptual Review of a Mixed-Use Residential Development Consisting of 90 Condominium Units and 48 Single-Family Residential Lots

Mr. Fuchs stated the proposal was for 48 single-family residential lots and 90 condominium dwelling units. The condos would be within 18 four-family buildings and 9 two-family buildings, each with a two-car, attached garage. The site plan also consists of a pool, clubhouse, and a paved trail planned throughout the development. Mr. Fuchs noted that the plan is consistent with the future land use.

John Whelan, Chairman of Cornerstone Development, introduced his team and stated they tried to come up with a plan that would fit in well with the existing area with the existing single-family. He noted that they would also have pickleball courts and another gathering spot outdoors.

A member of Cornerstone Development mentioned that they held two listening sessions with the neighbors

to explain the development. He felt the meetings were a great success.

Mr. Whelan believed the condominiums would average above \$600,000 per home, and felt the single-family to the west would go for even more than that. He stated there are turns in the roads and variations in the building layouts so that it feels like the neighborhood to the west.

Mr. Whelan referred to the renderings for the double duplex and noted that they like to put the garages together for a street view presentation of a home.

Commissioner Kiser was concerned about residents complaining about the existing Springdale Estates residents driving on the roads. Mr. Whelan noted that the streets were planned to be public, but there would be certain things done to differentiate the condo neighborhood, such as fencing.

Commission Sullivan felt Springdale Road was already too small for the traffic currently being driven on it. He felt a traffic study would need to be done to show what impact this development would have. He also noted that he would not be in favor of any private roads. Commissioner Sullivan felt they should look at expanding the single-family and reducing the number of condos. He also questioned if they would be interested in not connecting to Maplewood Lane and keeping this subdivision separate from Springdale Estates. Commissioner Sullivan felt the density may be a bit much but conceptually, he liked what was being proposed.

Commissioner Linsmeier stated he would not be in favor of private roads, and Mr. Whelan confirmed they were anticipating having public roads. Mr. Whelan added that his goal was to start putting infrastructure in next winter.

Josh Pudelko with Trio Engineering discussed the designs of the road throughout the development. Commissioner Schoenemann felt the flow seemed nice the way it was.

Mr. Kiser questioned if there would be a natural barrier between the condominiums and the single-family, and Mr. Whelan confirmed that they were envisioning split-rail fencing and a natural look to express the entry to the condominiums. He stated they could also apply for some muted signs that were classy and smaller, and that would tie into what they would do at the entrance.

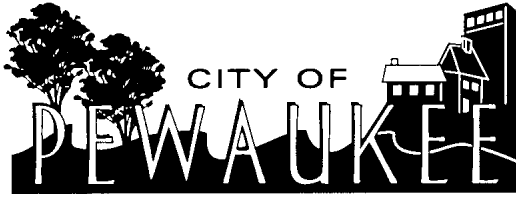
No action was taken.

5. Adjournment

**A motion was made and seconded (D, Kiser, D. Linsmeier) to adjourn the meeting at 6:44pm.** Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd  
Deputy Clerk/Community Development Coordinator



**Department of Public Works**  
**Engineering Division**  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
(262) 691-0804 Fax: (262) 691-5720

## Memorandum

**To:** File

**From:** Magdelene J. Wagner, P.E.

**Subject:** Redmond Residence – N37W26697 Kopmeier Drive  
Mitigation Plan

**Date:** November 12, 2024; REVISED November 21, 2024; REVISED Sept 8, 2025

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**Required Action:** The mitigation plan and Plan Commission minutes are recorded at Waukesha County and a recorded copy provided to the City for their records and the final calculations reviewed by the City Engineer.

**Background:**

According to Ordinance 17.0436, any home within 300 feet of the lake has a maximum building coverage of permanent structures of 20% of the total parcel area. In addition, it has a maximum of 7.5% of permanent impervious surfaces outside of the structures. If a lot is proposed to be over this 27.5%, a maximum of 35% total impervious area is allowed with mitigation practices as approved by the Plan Commission.

The Redmond property is located at N37W26697 Kopmeier Drive and has a lot size of 25,013 SF. The allowable permanent structure is 5,003 SF (20%) and the allowable permanent impervious surface is 1,876 SF (7.5%) for a total allowable impervious area of 6,879 SF (27.5%). Redmond is requesting approval for 8,131 SF (32.51%) total impervious area which consists of 3,117 SF (12.46%) for permanent structures and 5,014 SF (20.05%) for permanent impervious surfaces.

The Redmond property is mitigating this additional impervious area (1,252 SF) with a 677 SF at 8.4" deep rain garden which will receive drainage from the garage and a portion of the driveway totaling 1,905 SF of impervious area.

The rain garden is adequately sized to provide the required mitigation.

We approve the mitigation plan contingent on the following:

1. The mitigation plan narrative, plan, and the Plan Commission minutes are recorded at Waukesha County (City provided a recorded copy) as required in the ordinance using the Recording Template previously provided to the owner.

# LETTER OF TRANSMITTAL

## LANDMARK

ENGINEERING SCIENCES, INC.

119 Coolidge Avenue - Suite 100, Waukesha, WI 53186-6602

Telephone: 414-719-2769

Email: [LandMark-Engineering@live.com](mailto:LandMark-Engineering@live.com)

**To:** Magdelene Wagner, P.E.  
City of Pewaukee – Assistant Engineer  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072

**Date:** August 5, 2025

**Project No.:** 4015.00 - Redmond Property

**Description:** *Revised Mitigation Plan Narrative*  
N37W26697 Kopmeier Drive  
Pewaukee, WI 53072

**C:** Bill & Beth Redmond – Site Owners  
Andy Backus – Aspen Homes, Inc.

WE ARE SENDING YOU the following items via:  U. S. Mail  Overnight  Hand Deliver  Other:  
 Fax 7 pages  E-Mail [wagner@pewaukee.wi.us](mailto:wagner@pewaukee.wi.us) & [wredmond1943@gmail.com](mailto:wredmond1943@gmail.com) &  
[bethpeters65@gmail.com](mailto:bethpeters65@gmail.com) & [andy@aspenhomesinc.com](mailto:andy@aspenhomesinc.com)

Copies/Qty.	Date	Description
1	05AUG2025	Mitigation Plan Narrative (with attachments)

THESE ARE TRANSMITTED as checked:  For Approval  For Your Use  For Review & Comment  
 As Requested  Other:

### Message:

Attached is the narrative summarizing the revised mitigation plan recommendations for the referenced lot, as requested.

If you have any questions or comments on the *Mitigation Plan Narrative*, please call. Thank you.

Copy to: file

Signed: 

If enclosures are not as noted, kindly notify us at once.

---

# LANDMARK

ENGINEERING SCIENCES, INC.

119 COOLIDGE AVENUE - SUITE 100, WAUKESHA, WISCONSIN 53186-6602

TELEPHONE: 414-719-2769

EMAIL: [LandMark-Engineering@live.com](mailto:LandMark-Engineering@live.com)

---

## Revised Mitigation Plan Narrative

**Project:** Redmond Property – Replacement Residence      **Project No.:** 4015.00  
**Location(s):** N37W26637 Kopmeier Drive, Pewaukee, WI      **Owner(s):** William & Beth Redmond  
**Client:** Aspen Homes, Inc.      **Applicant:** Andy Backus – Aspen Homes

### BACKGROUND:

William and Beth Redmond, as the owners of the property referenced above, are proposing to construct a new single-family house to replace the existing house, as well as constructing an addition to the existing detached garage. The lot size is 25,013 s.f. to the ordinary high water mark (“OHWM”) and the total combined impervious surface area proposed after construction of the new buildings and driveway will be 8,131 s.f. (32.51%). The allowable total combined impervious surface area for this lot is 6,879 s.f. (27.5%), based on the current City of Pewaukee ordinances. However, these same ordinances also allow for up to 35% impervious surface on a lot, provided stormwater mitigation is incorporated to treat runoff from impervious surface areas such that the remaining untreated impervious surface area does not exceed 27.5% of the total lot area.

The proposed Mitigation Plan must account for the difference between the standard allowable impervious surface area of 27.5% = 6,879 s.f. and the proposed impervious surface area of 32.51% = 8,131 s.f. Specifically, the Mitigation Plan must propose measures that treat/maintain on site the difference in runoff volume for a 2-year, 24-hour rainfall event between the proposed impervious surface area and the standard allowable impervious surface area. The following are the calculations associated with this Mitigation Plan:

- Total lot size to OHWM: 25,013 s.f.
- Standard allowable impervious surface area: 6,879 s.f. = 27.5%
- Total proposed impervious surface area (existing + added): 8,131 s.f. = 32.51% (max. 35%)
- Difference between allowable vs. proposed impervious surface area: 1,252 s.f. = 5.01%
- Runoff volume from 2-yr, 24-hr rainfall event of 2.69”:  
281 c.f. = 1,252 s.f.\*2.69”/day

The Mitigation Plan proposes installing a decorative landscape feature which incorporates a rain garden design to satisfy the required runoff water storage/infiltration.

1. The rain garden system will be located on the downslope (north) side of the proposed detached garage addition to capture the runoff from 1,905 s.f. of impervious surface area. As calculated, this 24-hour runoff water volume is equal to 1,905 s.f.\*2.69”/day = 427 c.f.
2. System’s design infiltration rate is ~23 c.f./hr (infiltration rate of 0.50”/hr for native, sandy loam over a bottom of trench area of ~554 s.f.) and design temporary storage capacity is 442 c.f. (rain garden is 0.7’ deep x (711 s.f. + 554 s.f.) ÷ 2 ave. area). The rain garden will be able to infiltrate the 2-year, 24-hour storm

event runoff volume within about 18.5 hours. Thus, this system has sufficient storage and infiltration capacity to meet design requirements.

3. Minor grassed swale structures ( $\leq 0.5'$  high) will also be created around the rain garden to isolate what runoff enters the rain garden. The grassed swales will function to divert other lawn runoff away from the rain garden.

Additional details and specifications for the Mitigation Plan can be seen in the attached documents. Implementing this Mitigation Plan is intended to meet the City of Pewaukee's stormwater mitigation requirements for the proposed project.

Respectfully,

**LANDMARK ENGINEERING SCIENCES, INC.**



Mark D. Augustine, PE, PLS, CHMM  
President

encl: Plat of Survey  
Treated Impervious Surface Plan  
Maintenance Plan



C:\Documents\Landmark\4015 - Aspen Homes\_Redmond (Pewaukee-HSO&Permit)\TIS\4015-Mitigation Plan Narrative (20250805).Docx

# PLAT OF SURVEY

LEGAL DESCRIPTION:  
 EAST 1/2 OF LOT 2 OF KOPMEIER'S SUBDIVISION LOCATED IN  
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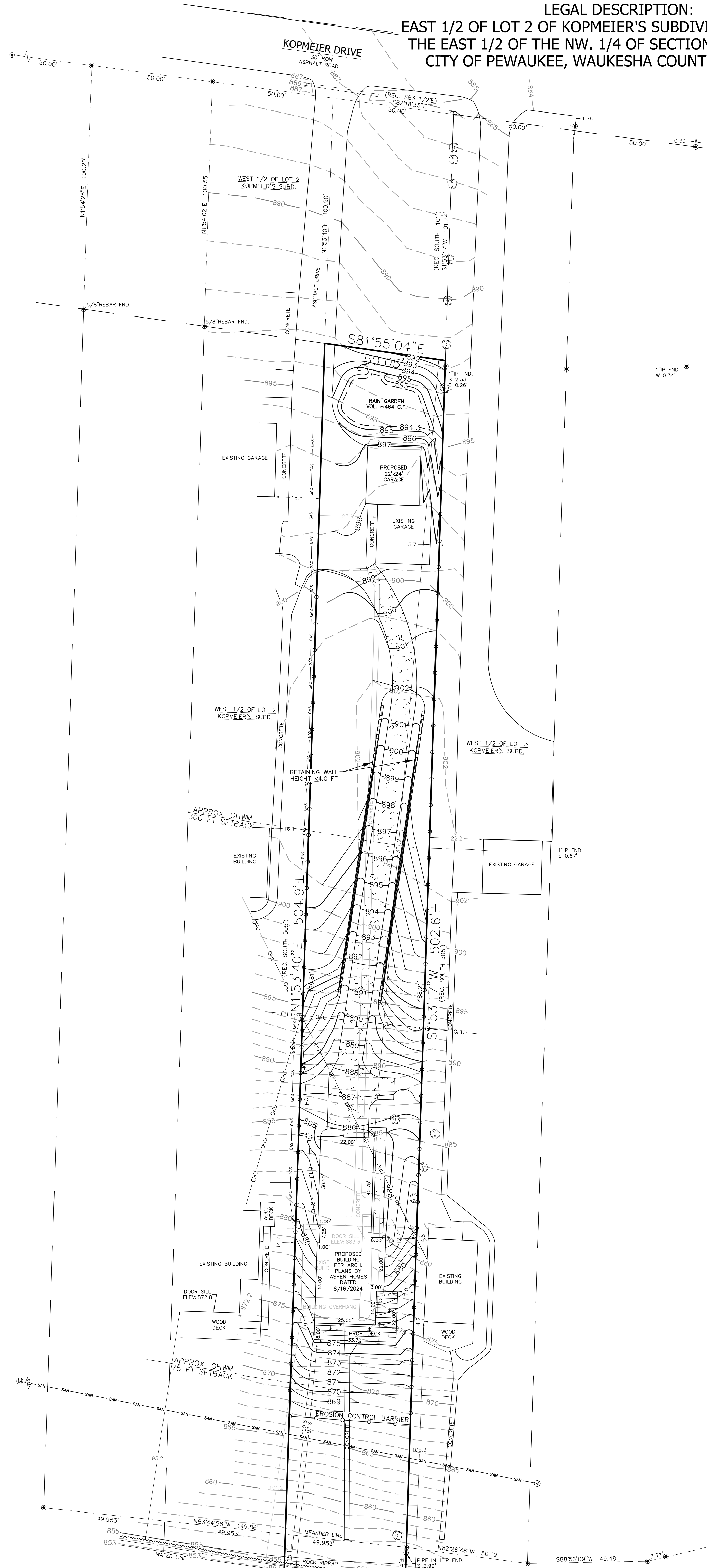
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 landmark-engineering@live.com

SURVEYOR:  
 MARK AUGUSTINE, PLS

SURVEY FOR:  
 ASPEN HOMES, INC.  
 325 OAKTON AVENUE, SUITE 202  
 PEWAUKEE, WI 53072

PROPERTY:  
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 N37W26697 KOPMEIER DRIVE  
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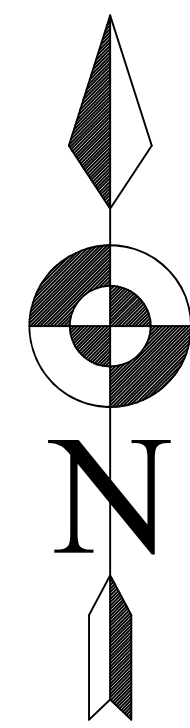


1"IP FND.  
 W 0.34'

1"IP FND.  
 E 0.67'

### LEGEND

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- - 1" DIA. IRON PIPE SET, 18" LONG
- - FIELD INLET
- - UTILITY BOX
- OHU - OVERHEAD UTILITY WIRE
- UP - UTILITY POLE W/ GUY WIRE
- SAN - UNDERGROUND SANITARY SEWER
- GAS - UNDERGROUND GAS LINE, PER DIGGER'S HOTLINE MARKINGS
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- - ASPHALT
- - TREES LOCATED ALONG EAST LOT LINE
- 890 - PROPOSED ELEVATION CONTOURS FOR FINAL GRADE



SCALE: 1" = 20'

BEARINGS ARE REFERENCED TO THE  
 SOUTH LINE OF THE NE 1/4 OF  
 SECTION 19-05-19 AS S87°32'50"W.

### NOTES:

1. EASEMENTS NOT SHOWN. NO EASEMENTS OR TITLE COMMITMENT PROVIDED TO SURVEYOR.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. K. SHERFINSKI CONDUCTED THE WETLAND DELINEATION ON APRIL 19, 2024.
4. INITIAL SURVEY FIELD WORK COMPLETED AUGUST 30, 2024.
5. VERTICAL DATUM: NAVD88.
6. BASE FLOOD ELEVATION (1% FLOOD RISK) 854.4 PER FLOOD INSURANCE RATE MAP #55133co183h, DATED OCTOBER 19, 2023.
7. TOTAL PARCEL AREA IS ABOUT 25,113 S.F. (0.577 AC), PARCEL AREA TO APPROXIMATE ORDINARY HIGH WATER MARK (OHWM) IS ABOUT 25,013 S.F. (0.574 AC).

IMPERVIOUS SURFACE TO OHWM	EXISTING AREA	PROPOSED AREA
DRIVEWAY & WALKWAY	2,993 SF (11.97%)	4,379 SF (17.51%)
BUILDING WITH ROOF OVERHANG	1,074 SF (4.29%)	2,055 SF (8.22%)
RETAINING WALL	0 SF (0.00%)	243 SF (0.97%)
DECK WITH PATIO BELOW	0 SF (0.00%)	392 SF (1.57%)
DETACHED GARAGE	534 SF (2.13%)	1,062 SF (4.24%)
<b>TOTAL:</b>	<b>4,601 SF (18.39%)</b>	<b>8,131 SF (32.51%)*</b>

### \*NOTES:

- a. PER CITY OF PEWAUKEE ZONING ORDINANCE, SITE IS ALLOWED UP TO 20% (5,003 S.F.) TOTAL BUILDING FOOTPRINT COVERAGE. THE EXISTING DETACHED GARAGE (534 S.F.) AND PROPOSED HOUSE (2,055 S.F.) AND DETACHED GARAGE (528 S.F.) FOOTPRINTS TOTAL 12,466 (3,117 S.F.).
- b. PER CITY OF PEWAUKEE ZONING ORDINANCE, SITE IS ALLOWED UP TO 27.5% (6,879 S.F.) IMPERVIOUS SURFACE AREA OUTSIDE THE PERMANENT BUILDING FOOTPRINT AREAS BEFORE STORMWATER MITIGATION AND/OR TREATMENT IS REQUIRED. THE PROPOSED DRIVEWAY AND WALKWAY IMPERVIOUS SURFACE AREAS TOTAL 20.05% (5,014 S.F.), WHICH DOES NOT EXCEED THE ALLOWED AMOUNT.
- c. HOWEVER, THE TOTAL COMBINED COVERAGE OF PERMANENT STRUCTURE FOOTPRINTS AND PERMANENT IMPERVIOUS SURFACE AREAS OUTSIDE THE STRUCTURES MAY BE INCREASED UP TO 35% (~8,755 S.F.) TOTAL IMPERVIOUS SURFACE AREA IF THE PARCEL OWNER REACHES A WRITTEN AGREEMENT WITH THE CITY OF PEWAUKEE TO MITIGATE SUCH INCREASED IMPERVIOUS COVERAGE BY PUTTING IN PLACE ACCEPTABLE MITIGATION MEASURES. THE PROPOSED TOTAL IMPERVIOUS SURFACE AREA IS 32.51% (8,131 S.F.), SO STORMWATER MITIGATION MEASURES ARE REQUIRED TO BE APPROVED BY THE CITY.
- d. MITIGATION REQUIRES THE VOLUME OF THE 2-YEAR, 24-HOUR STORM EVENT (2.69 INCHES OF RAINFALL) BE INFILTRATED FOR THE IMPERVIOUS AREA OVER THE ALLOWED 27.5% (6,879 S.F.); IN THIS CASE, ABOUT 281 C.F. OF RUNOFF FROM THE 2-YEAR, 24-HOUR STORM EVENT FROM 5.01% (1,252 S.F.) OF THE PROPOSED IMPERVIOUS SURFACE AREA MUST BE MITIGATED. THE PROPOSED MITIGATION IS A RAIN GARDEN WITH A STORAGE CAPACITY OF ABOUT 475 C.F. TO BE USED FOR INFILTRATION. NOTE THAT THE APPROVED MITIGATION ITEMS, IN THEIR ENTIRETY, MUST BE FOREVER MAINTAINED ON THE PROPERTY.

### PROPOSED GRADES:

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FINISHED FIRST FLOOR	887.68
FRONT YARD GRADE	886.00
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### WAIVER:

IN ACCORDANCE WITH CHAPTER A-E 7, SECTION AE 7.01(2)(a) OF WISCONSIN ADMINISTRATIVE CODE, THE MISSING LOT CORNER MONUMENTS WERE NOT RESET AT THIS TIME AS AGREED TO BY PROFESSIONAL LAND SURVEYOR AND CLIENT.

*William Redmond Jr. Mark Augustine* 9/19/2024  
 CLIENT(S) DATE

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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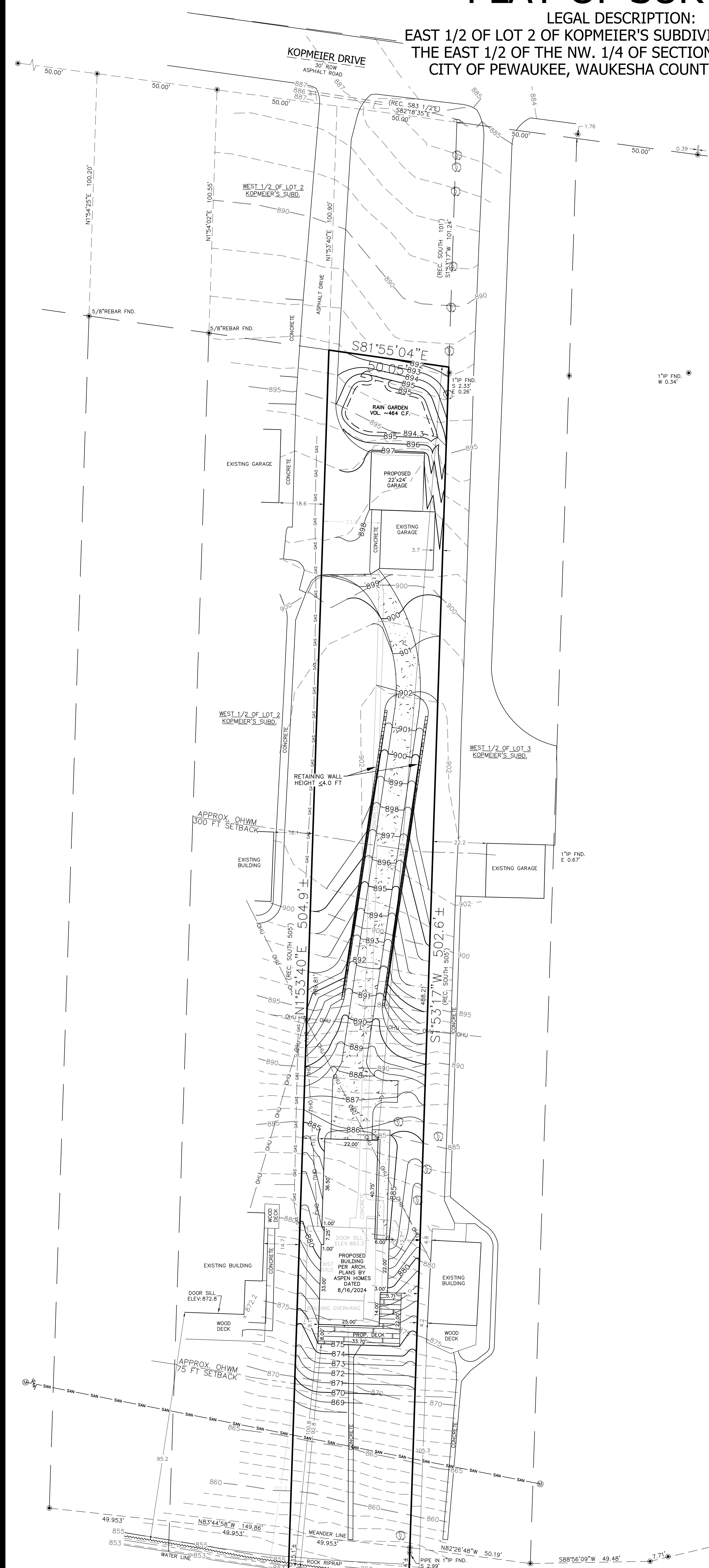
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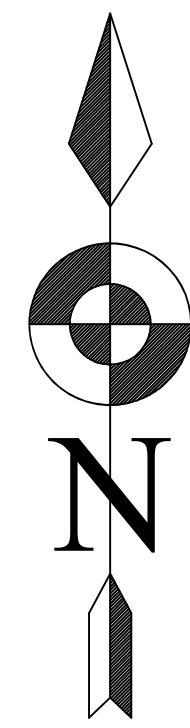


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PEWAUKEE LAKE  
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APPROX. OHWM  
 ELEV: 853.7

1% FLOOD RISK  
 ELEV: 854.4

# TREATED IMPERVIOUS SURFACE

**LAND MARK**  
ENGINEERING SCIENCES, INC.

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ENGINEER:  
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DESIGN FOR:  
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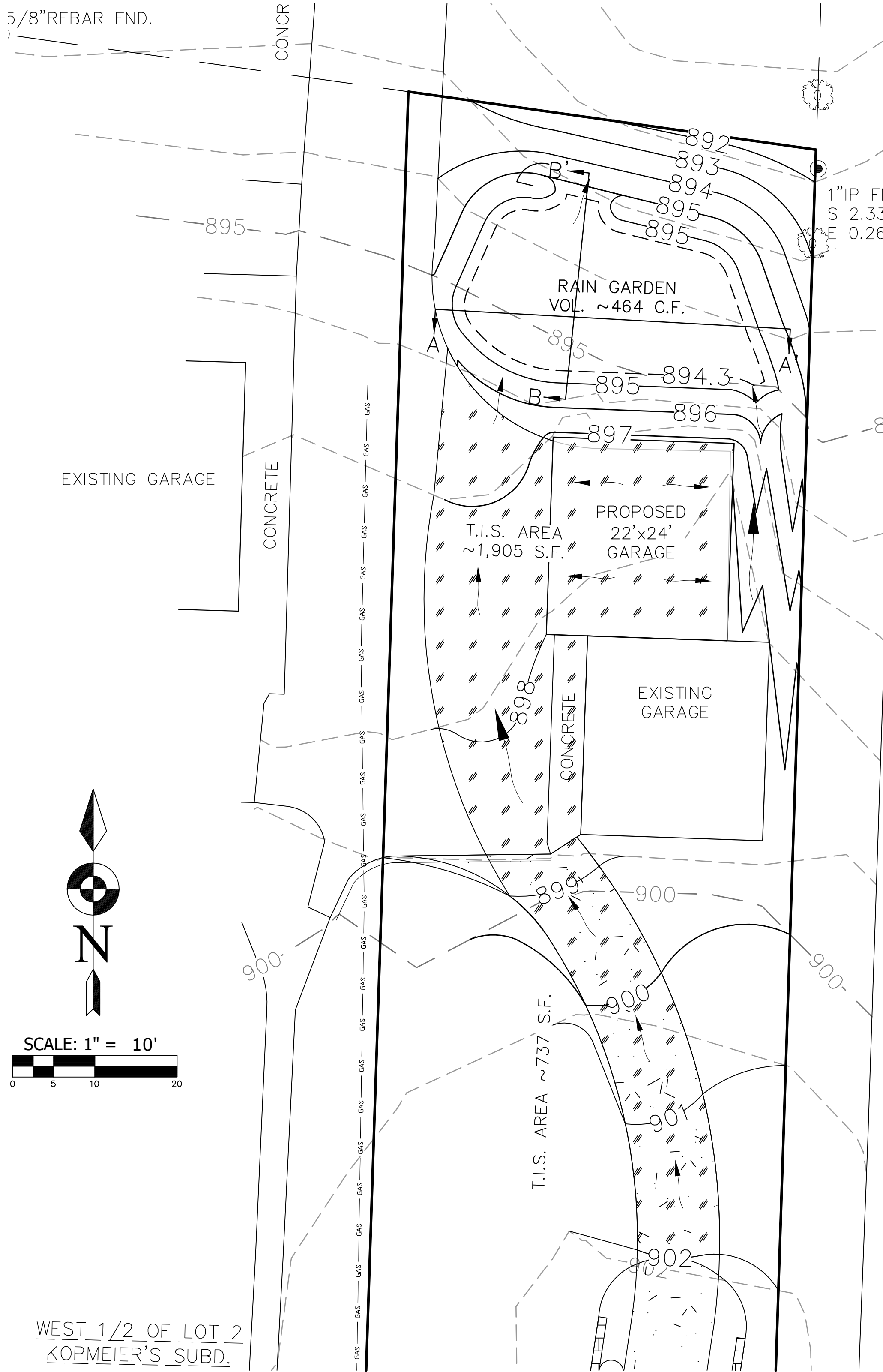
PROPERTY:  
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PEWAUKEE, WI 53072

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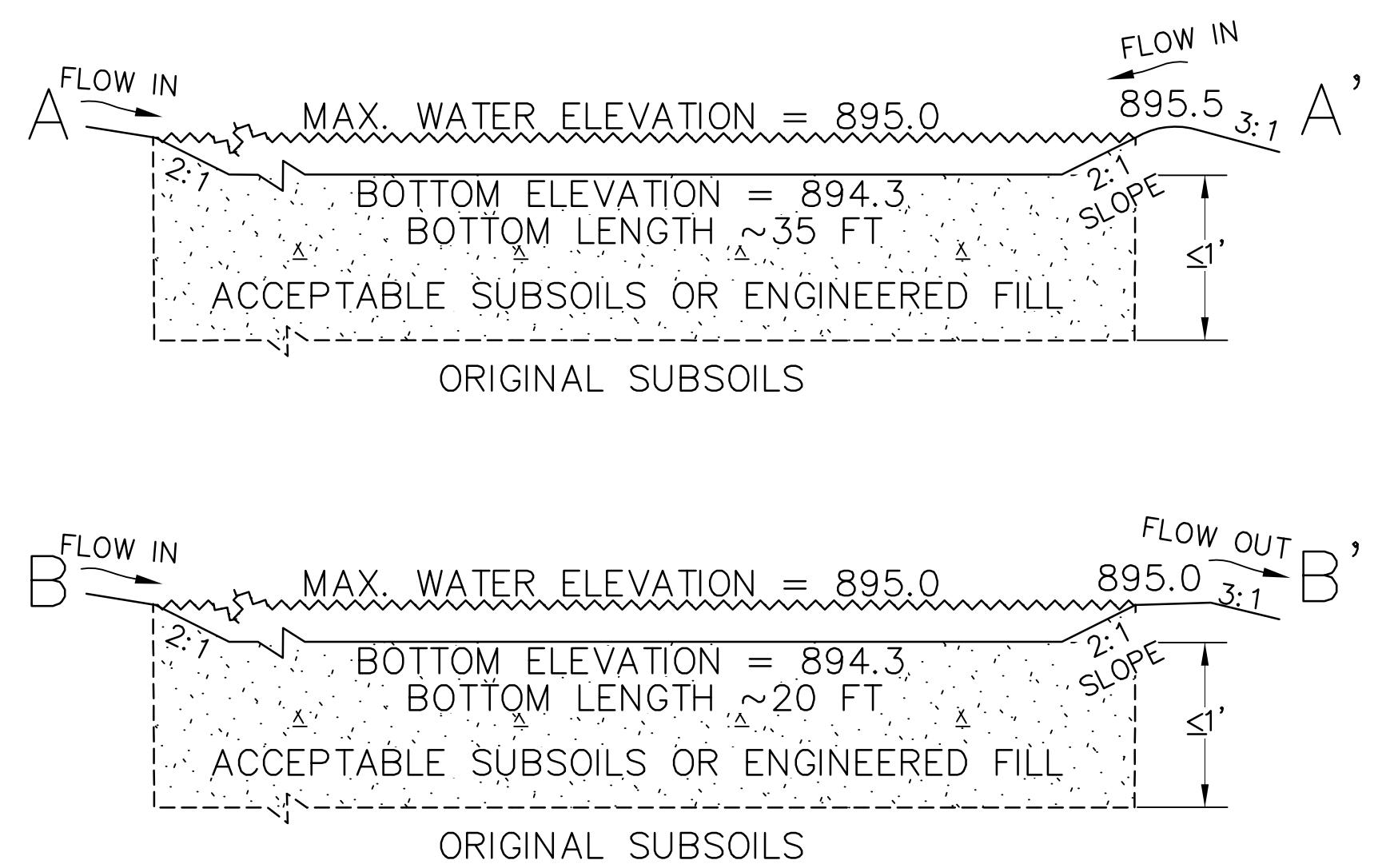
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### APPROVED RAIN GARDEN NATIVE PLANTINGS LIST:

Common Name	Scientific Name	Soil Type			Light Preference		Bloom Time	Height (feet)
		Clay	Loam	Sand	Full Sun	Semi-Shady		
Blue Flag Iris	Iris versicolor	X			X	X	June-July	2-3
Bottlebrush Sedge	Carex comosa	X	X	X	X	X	May-June	2-4
Butterflyweed	Asclepias tuberosa		X	X	X		June-Aug	2-3
Calico Aster	Aster lateriflorus	X	X	X		X	Sept-Oct	2-3
Cream False Indigo	Baptisia bracteata			X	X		May-June	1-2
Crooked Stem Aster	Aster prenanthoides	X	X	X		X	Aug-Oct	1-3
Culver's Root	Veronicastrum virginicum	X	X		X	X	July-Aug	3-6
Fireweed	Epilobium angustifolium			X	X		July-Sept	2-6
Fox Sedge	Carex vulpinoidea	X	X	X	X	X	May-June	1-3
Foxglove beardtongue	Penstemon digitalis	X	X	X	X	X	June-July	2-3
Golden Alexander	Zizia aurea	X	X	X	X	X	May-July	1-3
Great Blue Lobelia	Lobelia siphilitica	X	X		X		July-Sept	1-4
Hoary Vervain	Verbena stricta			X	X		July-Sept	2-4
Ironweed	Vernonia fasciculata	X	X		X		July-Sept	4-6
Jack in the Pulpit	Arisaema triphyllum	X	X	X		X	April-May	1-2
Jacob's Ladder	Polemonium reptans		X			X	May-June	1-2
Joe Pye Weed	Eupatorium maculatum	X	X		X		Aug-Sept	4-6
Little Bluestem	Schizachyrium scoparium			X	X		Aug-Sept	2-3
Mountain Mint	Pycnanthemum virginianum	X	X		X		July-Sept	1-3
New England Aster	Aster novae-angliae	X	X		X		Aug-Oct	3-6
Nodding Onion	Allium cernuum	X	X	X	X	X	July-Aug	1-2
Northern Sea Oats	Chasmanthium latifolium		X			X	Aug-Oct	2-4
Obedient Plant	Physostegia virginiana	X			X		Aug-Sept	1-2
Ohio Goldenrod	Solidago ohioensis	X	X		X		Aug-Sept	2-3
Ohio Spiderwort	Tradescantia ohioensis			X	X		June-July	2-4
Pale Purple Coneflower	Echinacea pallida			X	X		June-July	3-5
Prairie Blazing Star	Liatris pycnostachya	X	X		X		July-Aug	3-5
Prairie Dropseed	Sporobolus heterolepis		X	X	X		Aug-Sept	2-4
Purple Coneflower	Echinacea purpurea		X		X		July-Sept	3-4
Rattlesnake Master	Eryngium yuccifolium		X		X		June-Aug	3-5
Red Baneberry*	Actaea rubra	X	X	X		X	June	1-2
Rough Blazing Star	Liatris aspera			X	X		Aug-Sept	2-5
Showy Goldenrod	Solidago speciosa			X	X		Aug-Sept	1-3
Smooth Blue Aster	Aster laevis			X	X		Aug-Oct	2-4
Smooth Phlox	Phlox glaberrima	X	X	X		X	June-July	2-4
Solomon's Seal	Polygonatum biflorum	X	X	X		X	May-June	1-3
Swamp Milkweed	Asclepias incarnata	X	X		X		June-July	3-5
Sweet Black Eyed Susan	Rudbeckia subtomentosa	X	X		X	X	Aug-Oct	4-6
Sweet Joe Pye Weed	Eupatorium purpureum	X	X	X		X	Aug-Sept	4-6
Virginia Bluebells	Mertensia virginica	X	X	X		X	April-May	1-2
Virginia Wild Rye	Elymus virginicus	X	X	X		X	July-Aug	4-5
White False Indigo	Baptisia alba	X	X		X		June-July	3-5
Wild Bergamot	Monarda fistulosa	X	X	X	X		July-Sept	2-5
Wild Geranium	Geranium maculatum		X	X		X	May-June	1-2
Wild Petunia	Ruellia humilis			X	X		June-Aug	1-2
Wild Quinine	Parthenium integrifolium	X	X		X		June-Sept	3-5
Wild Senna	Cassia hebecarpa	X	X		X		July-Aug	4-6
Yellow Coneflower	Ratibida pinnata	X	X	X	X		July-Sept	3-6
Zig Zag Goldenrod	Solidago flexicaulis	X	X	X		X	Aug-Sept	2-4

### CROSS SECTIONS



### CONSTRUCTION INSPECTION SCHEDULE:

THE ENGINEER OF RECORD IS THE INDIVIDUAL THAT HAS STAMPED AND SIGNED THE APPROVED PLAN SET. AS SUCH, THEY AND/OR THEIR DESIGNATED REPRESENTATIVE (HENCEFORTH REFERRED TO JOINTLY AS "EOR") WILL COORDINATE WITH BUILDER TO CONDUCT SITE INSPECTIONS DURING CONSTRUCTION TO ENSURE RAIN GARDEN SYSTEM IS INSTALLED ACCORDING TO THE APPROPRIATE PERFORMANCE SPECIFICATIONS. SYSTEM MUST BE INSPECTED AND MAINTAINED IN SUCH A MANNER AS TO OPERATE AS DESIGNED FOR THE LIFE OF THE RESIDENTIAL STRUCTURE. AT A MINIMUM, SITE INSPECTIONS WILL BE PERFORMED DURING THESE CONSTRUCTION PHASES:

- SOIL AMENDMENTS. EOR WILL CONDUCT VISUAL INSPECTION OF AMENDED NATIVE SOILS WITHIN 2' OF RAIN GARDEN BOTTOM GRADE TO ENSURE AMENDED SOILS HAVE ACCEPTABLE POROSITY CHARACTERISTICS AND ORGANIC MATTER.
- DRIVEWAY INSTALLATION. AS THE RAIN GARDEN DESIGN TREATS RUNOFF FROM THE PROPOSED DRIVEWAY AND 1/2 THE EXISTING GARAGE ROOF, EOR WILL INSPECT THE APPROPRIATE SECTION OF DRIVEWAY INSTALLATION TO VERIFY GRADES MEET DESIGN SPECIFICATIONS.
- GRADING. EOR WILL VISUALLY INSPECT SUBGRADE SOILS PRIOR TO ADDITION OF FINAL TOPSOIL LAYER TO VERIFY SUBSOILS WERE NOT DAMAGED OR DISTURBED TO THE POINT THEIR FUTURE FUNCTIONALITY MAY BE COMPROMISED. AFTER FINAL GRADES ARE ESTABLISHED WITH TOPSOIL LAYER ADDITION, EOR WILL INSPECT TO VERIFY GRADES AND SOILS MEET APPROVED RAIN GARDEN DESIGN FUNCTIONALITY.
- PLANTINGS. EOR WILL VISUALLY INSPECT PLANTINGS TO VERIFY PLANTS ARE SUFFICIENTLY ESTABLISHED FOR SELF-PROGOGATION. EOR WILL THEN COMPLETE A CONSTRUCTION VERIFICATION DOCUMENT FOR SUBMITTAL TO AND REVIEW BY CITY OF PEWAUKEE STAFF. AFTER CONSTRUCTION VERIFICATION IS ACCEPTED BY CITY OF PEWAUKEE STAFF, AN ADDENDUM TO THE DECLARATION OF RESTRICTIONS SHALL BE RECORDED BY THE SITE OWNER AT THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE. THE ADDENDUM MAY INCLUDE ADDITIONAL EXHIBITS, SUCH AS THE EOR VERIFICATION FORM AND/OR SYSTEM AS-BUILT PLANS. CITY OF PEWAUKEE MAY REQUIRE FUTURE CHANGES TO THIS DECLARATION OF RESTRICTIONS IF PLAN MODIFICATIONS ARE PROPOSED, REVIEWED AND APPROVED BY SAID STAFF.

### RAIN GARDEN SYSTEM MAINTENANCE NOTES:

- SURFICIAL +/-1 FOOT OF RAIN GARDEN SOILS SHALL BE CHECKED TO ENSURE MINIMUM ALLOWABLE INFILTRATION RATES ARE ACHIEVABLE. SUBSOILS WITH SANDY LOAM POROSITY OR BETTER ARE RECOMMENDED TO ENSURE 100% RETAINED RUNOFF INFILTRATION WITHIN A MAXIMUM 48 HOUR PERIOD. IF NATIVE SUBSOILS DO NOT MEET RECOMMENDATIONS, SUBSOILS WILL BE AMENDED WITH CLEAN SANDS AND ORGANIC MATTER TO INCREASE SUBSEQUENT SOIL POROSITY. AMENDED RAIN GARDEN SOIL SHOULD HAVE RATIOS APPROXIMATING 30% NATIVE SOILS, 35% WELL-GRADED CLEAN SAND, AND 35% ORGANIC MATERIAL. AN ALTERNATIVE OPTION IS TO REPLACE THE ENTIRE SURFICIAL +/-1' OF NATIVE SOIL WITH LOAMY SAND TOPPED WITH 0.33' OF ORGANIC SANDY LOAM.
- TO PREVENT RAIN GARDEN SOILS FROM BECOMING CLOGGED WITH FINE SOIL PARTICLES DURING CONSTRUCTION ACTIVITIES, SCHEDULE RAIN GARDEN CONSTRUCTION TO BE PART OF FINAL LANDSCAPING ACTIVITIES COMPLETED.
- RAIN GARDEN PLANTS MUST BE WELL WATERED UNTIL FULLY ESTABLISHED. TO PREVENT WEED PROPAGATION EVEN AFTER PLANTINGS ARE WELL ESTABLISHED, PERIODIC WATERING SHOULD BE CONDUCTED WHENEVER PLANTS APPEAR TO BE WILTING OR OTHERWISE APPEAR WATER-STRESSED.
- RAIN GARDEN INSPECTIONS OF RAIN GARDEN CONDITION AND PERFORMANCE MUST BE COMPLETED BY SITE OWNER ONE (1) YEAR AFTER INSTALLATION, THREE (3) YEARS AFTER INSTALLATION, AND EVERY FIVE (5) YEARS THEREAFTER. AFTER EACH REQUIRED INSPECTION, SITE OWNER OR AGENT MUST SUBMIT AN INSPECTION REPORT TO WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE, INCLUDING A COMPLETED WAUKESHA COUNTY RAIN GARDEN INSPECTION CHECKLIST. INSPECTION REPORT SHALL ALSO INCLUDE PHOTOGRAPHS AND A DETAILED ASSESSMENT OF RAIN GARDEN SYSTEM CONDITION. IF APPROPRIATE, ALSO INCLUDE IN INSPECTION REPORT A DESCRIPTION OF PLANNED REMEDIAL ACTIVITIES TO ENSURE RAIN GARDEN SYSTEM CONFORMS SUBSTANTIALLY TO APPROVED PLAN REQUIREMENTS.
- IT IS RECOMMENDED SITE OWNER ALSO CHECK RAIN GARDEN CONDITIONS QUARTERLY TO VERIFY SYSTEM HAS NOT BEEN CLOGGED BY DEBRIS NOR DOES IT DISCHARGE RUNOFF DURING RAINFALL EVENTS OF 0.5 IN/HR OR LESS. ANY OBSERVED SYSTEM DEFICIENCIES MUST IMMEDIATELY BE CORRECTED AND/OR REPAIRED.
- SITE OWNER IS RESPONSIBLE FOR COMPLETING ANY REPAIRS AND MAINTENANCE NEEDED OR AS ORDERED BY THE CITY OF PEWAUKEE TO ENSURE PROPER CONTINUED FUNCTION OF THE RAIN GARDEN SYSTEM.

### RAIN GARDEN SYSTEM DESIGN NOTES:

- THE PROPOSED DESIGN FOR TOTAL IMPERVIOUS SURFACE AREA ("ISA") EXCEEDS THE ALLOWABLE TOTAL ISA BY 1,252 S.F. THE 2-YEAR, 24-HOUR STORM EVENT WILL PRODUCE 2.69 INCHES OF WATER. ASSUMING 100% OF THE RAINFALL WILL RUN OFF THE ISA, THE TREATMENT VOLUME OF THE RUNOFF IS 1,252 S.F. \* 2.69 IN/(12 IN/FT) = 281 C.F.
- THE PROPOSED AND EXISTING ISA RUNOFF DIRECTED THROUGH THE RAIN GARDEN IS 1,377 S.F. DRIVEWAY + 528 S.F. PROPOSED DETACHED GARAGE ADDITION = 1,905 S.F., WHICH EXCEEDS THE MINIMUM REQUIRED TREATMENT AREA OF 1,252 S.F. THE CALCULATED RUNOFF AMOUNT GENERATED FROM THIS ISA IS ASSUMED TO BE 100% OF THE RAINFALL ON THESE ISA, WHICH IS 1,905 S.F. \* 2.69 IN/(12 IN/FT) = 427 C.F.
- THE RAIN GARDEN DIMENSIONS PROVIDE AN AVAILABLE STORAGE VOLUME CAPACITY OF ~677 S.F. \* 0.7 FT. = 475 C.F.; WHICH EXCEEDS THE RUNOFF VOLUME REQUIRED TO BE TREATED, AS WELL AS THE RUNOFF VOLUME DIRECTED TO THE RAIN GARDEN.

WISCONSIN  
MARK D. AUGUSTINE  
E-31414  
WAUKESHA, WI  
PROFESSIONAL ENGINEER

07 OCT 2024  
UPDATE 14NOV2024  
UTILITY UPDATE 04DEC2024  
TYPOS CORRECTED 14DEC2024  
TIS REV'D 02JUL2025  
TYPOS CORRECTED 05AUG2025

# MAINTENANCE PLAN

**LAND MARK**  
ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100  
WAUKESHA, WI 53186  
(414) 719-2769  
landmark-engineering@live.com

ENGINEER:  
MARK AUGUSTINE, PE

DESIGN FOR:  
ASPEN HOMES, INC.  
325 OAKTON AVENUE, SUITE 202  
PEWAUKEE, WI 53072

PROPERTY:  
WILLIAM REDMOND JR. SITE  
N37W26697 KOPMEIER DRIVE  
PEWAUKEE, WI 53072

**Narrative.** This exhibit explains the basic function of the storm water practice listed in Exhibit B and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities indicates the minimum type of maintenance that can be expected for this particular site. Any failure of a storm water practice that is caused by a lack of maintenance will subject the Owner(s) to enforcement of the provisions listed on page 1 of this Agreement by the City of Pewaukee.

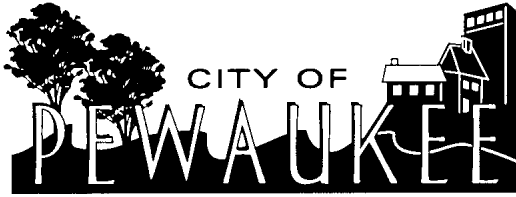
**Treated Impervious Surface System.** The Owner, or their agents, or the subsequent owner of the property shall fully comply with the treated impervious surface (the "TIS") System Plan with a Long-Term Maintenance Schedule, Exhibit A, Exhibit B, and Exhibit C, prepared by Landmark Engineering Services, Inc. (henceforth referred to as the "Plans"). The owner shall comply with the details, specifications, and notes on the Plans. Full-size copies of the Plans are also located in the office of the City of Pewaukee Planning and Zoning Department. If modifications to the Plans are required, review and approval of such modifications are required by the staff at the City of Pewaukee.

**Minimum Maintenance Requirements.** To ensure the proper function of the rain garden, the following list of maintenance activities are recommended:

1. A minimum of 70% soil cover made up of native grasses, sedges, or forbs must be maintained on the rain garden bottom to ensure infiltration rates. Periodic burning or mowing is recommended to enhance establishment of the native plants (which may take 2-3 years) and maintain the minimum native cover. To reduce competition from cool season grasses (bluegrass, fescues, quack, etc.) and other weeds:
  - a. For the first year, cut to a 6" height three times – once each in June, July and early August. To prevent damage to the native plants, do not mowed below a 6" height. Remove excessive accumulation of clippings to avoid smothering next year's seedlings.
  - b. After the first year, mowing may only be needed in early June each year to help control the spread of cool season plants. The mowing should also be raised to 10-12" to avoid damage to the warm season plants.
  - c. Burning may also be used to manage weeds in 2-5 years intervals. Late spring burns (late April – early May) provide maximum stimulus to warm season plants and work well to control cool season grasses. Burn when the cool season grasses are growing and the warm season plants are just barely starting to grow to get maximum control of cool season species.
  - d. Any major bare areas or areas taken over by nonnative species must be replanted. To clear area of weeds and cool season grasses, treat with an herbicide that contains glyphosphate in accordance with manufacture's instructions. Plant with plugs of loamy soil, full sun exposure preference native species (see list on Exhibit B). Cover with a light layer of mulch and newspaper.
2. Invasive plant and animal species shall be managed in compliance with Wisconsin Administrative Code Chapter NR 40. This may require eradication of invasive species in some cases.
3. The rain garden and all components (grass swales, infalls, outfalls, etc.) should be inspected after each heavy rain, but at a minimum of once per year. If the rain garden is not draining properly (within 72 hours), further inspection may be required by persons with expertise in storm water management and/or soils.
  - a. If soil testing shows that the soil surface has become crusted, sealed or compacted, some deep tillage should be performed, loosening the soil and improving infiltration rates. Tilling may be performed manually or with a mini-excavator. Minimize disturbance of established vegetation.
  - b. If sedimentation is determined to be causing the failure, the accumulated sediment must be removed and the area replanted in accordance with the notes above.
  - c. If inspection of the rain garden shows that groundwater is regularly near the surface, additional design features may need to be considered, such as subsurface drainage or conversion to a wetland treatment system.
4. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the rain garden. Erosion matting is recommended for repairing grassed areas.
5. Heavy equipment and vehicles must be kept off of the bottom and side slopes of rain gardens to prevent soil compaction. Soil compaction will reduce infiltration rates and may cause failure of the garden, resulting in ponding and possible growth of wetland plants.
6. No trees are to be planted or allowed to grow on the earthen berms or the bottom of the rain garden. On the berms, tree root systems can reduce soil compaction and cause berm failure. On the rain garden bottom, trees may shade out the native grasses. The rain garden must be inspected annually and any woody vegetation removed.
7. Grass swales leading to the rain garden shall be preserved to allow free flowing of surface runoff in accordance with approved grading plans. No buildings or other structures are allowed in these areas. No grading or filling is allowed that may interrupt flows in any way.
8. No grading or filling of the rain garden or berms other than for sediment removal is allowed.
9. Periodically mowing the grass swales will encourage rigorous grass cover and allow better erosion inspections.
10. Any other repair or maintenance needed to ensure the continued function of the rain garden as ordered by the City of Pewaukee under the provisions listed on page 1 of this Agreement.

**Addendums to Restrictions.** The Engineer of Record (EOR) for the TIS system design must conduct system inspections during construction, then prepare a verification of the system's construction. After construction verification has been accepted by City of Pewaukee staff for the TIS system, an addendum to this Declaration of Restrictions shall be recorded by the Owner. The addendum may include several additional exhibits, including the construction verification letter and/or as-built plans of the TIS system. City of Pewaukee may require future changes to this Declaration of Restrictions if modifications to the Plans are proposed, reviewed and approved by City of Pewaukee staff.





**Department of Public Works**  
**Engineering Division**  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072  
(262) 691-0804 Fax: (262) 691-5720

## Memorandum

**To:** File

**From:** Magdelene J. Wagner, P.E.

**Subject:** Krueger Residence – N27W27128 Woodland Drive  
Mitigation Plan

**Date:** September 8, 2025

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**Required Action:** The mitigation plan and Plan Commission minutes are recorded at Waukesha County and a recorded copy provided to the City for their records.

**Background:**

According to Ordinance 17.0436, any home within 300 feet of the lake has a maximum building coverage of permanent structures of 20% of the total parcel area. In addition, it has a maximum of 10% of permanent impervious surfaces outside of the structures due to lot being less than 10,000 SF. If a lot is proposed to be over this 30%, a maximum of 35% total impervious area is allowed with mitigation practices as approved by the Plan Commission.

The Krueger property is located at N27W27128 Woodland Drive and has a lot size of 6,862 SF. The allowable permanent structure is 1,372 SF (20%) and the allowable permanent impervious surface is 686 SF (10%) for a total allowable impervious area of 2,058 SF. Krueger is requesting approval for 32.88% total impervious area which consists of 1,473 SF (21.47%) for permanent structures and 793 SF (11.56%) for permanent impervious surfaces.

The Krueger property is mitigating this additional impervious area (369 SF) with a 119 SF at 2' deep infiltration trench which will receive drainage from the roof.

The rain garden is adequately sized to provide the required mitigation.

We approve the mitigation plan contingent on the following:

1. The mitigation plan narrative, plan, and the Plan Commission minutes are recorded at Waukesha County (City provided a recorded copy) as required in the ordinance using the Recording Template previously provided to the owner.

# LETTER OF TRANSMITTAL

## LANDMARK

ENGINEERING SCIENCES, INC.

119 Coolidge Avenue - Suite 100, Waukesha, WI 53186-6602

Telephone: 414-719-2769

Email: [LandMark-Engineering@live.com](mailto:LandMark-Engineering@live.com)

**To:** Maggie Wagner, P.E.  
City of Pewaukee - DPW  
W240N3065 Pewaukee Road  
Pewaukee, WI 53072

**Date:** September 8, 2025

**Project No.:** 4162.10 - Krueger Property

**Description:** *Mitigation Plan Narrative*  
N27W27128 Woodland Drive  
Pewaukee, WI 53072

**C:** Andy Backus – Aspen Homes, Inc.

WE ARE SENDING YOU the following items via:  U. S. Mail  Overnight  Hand Deliver  Other:  
 Fax 6 pages  E-Mail [wagner@pewaukee.wi.us](mailto:wagner@pewaukee.wi.us) & [andy@aspenhomesinc.com](mailto:andy@aspenhomesinc.com)

Copies/Qty.	Date	Description
1	07 SEP 2025	Mitigation Plan Narrative (with attachments)

THESE ARE TRANSMITTED as checked:  For Approval  For Your Use  For Review & Comment  
 As Requested  Other:

### Message:

Attached is the revised narrative summarizing the mitigation plan recommendations for the referenced lot, as requested.

If you have any questions or comments on the *Mitigation Plan Narrative*, please call. Thank you.

Copy to: file

Signed: 

If enclosures are not as noted, kindly notify us at once.

---

# LANDMARK

ENGINEERING SCIENCES, INC.

119 COOLIDGE AVENUE - SUITE 100, WAUKESHA, WISCONSIN 53186-6602

TELEPHONE: 414-719-2769

EMAIL: [LandMark-Engineering@live.com](mailto:LandMark-Engineering@live.com)

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## Mitigation Plan Narrative – 08 SEP 2025

**Project:** Krueger Property – Replacement Residence      **Project No.:** 4162.10  
**Location(s):** N37W27128 Woodland Dr, Pewaukee, WI 53072      **Owner(s):** Rebecca Krueger  
**Client:** Aspen Homes, Inc.      **Applicant:** Andy Backus – Aspen Homes

### BACKGROUND:

Rebecca Krueger, as the owner of the property referenced above, is currently constructing a new single-family house to replace the previous house. However, she is requesting to modify the approved plans to increase the size of the deck and to add a walkway to the front door stoop. The lot size is 6,862 s.f. to the ordinary high water mark (“OHWM”) and the total combined impervious surface area proposed after construction of the previously approved building and driveway, along with the proposed increased deck size and added walkway, will be 2,256 s.f. (32.88%). The allowable total combined impervious surface area *without mitigation* for this lot is about 2,059 s.f. (30%), based on the current City of Pewaukee ordinances allowing for 20% (1,372.4 s.f.) impervious surface area for dwellings and 10% (686.2 s.f.) impervious surface area for other impervious surfaces (decks, driveways, sidewalks, etc.) for a lot area less than 10,000 s.f. However, these same ordinances also allow for up to 35% (2,402 s.f.) impervious surface area on this lot, provided stormwater mitigation is incorporated to treat runoff from impervious surface areas such that the remaining untreated impervious surface area does not exceed the 30% of the total lot area.

The proposed Mitigation Plan must account for the difference between the standard allowable impervious surface area of 30% = 2,059 s.f. and the proposed impervious surface area of 32.88% = 2,256 s.f. Specifically, the Mitigation Plan must propose measures that treat/maintain on site the difference in runoff volume for a 2-year, 24-hour rainfall event between the proposed impervious surface area and the standard allowable impervious surface area. The following are the calculations associated with this Mitigation Plan:

- Total lot size to OHWM: 6,862 s.f.
- Standard allowable impervious surface area: 2,059 s.f. = 30%
- Total proposed impervious surface area (approved + changes): 2,256 s.f. = 32.88% (max. 35%)
- Difference between allowable vs. proposed impervious surface area: 198 s.f. = 2.88%
- Runoff volume from 2-yr, 24-hr rainfall event of 2.69”:  
~45 c.f. = 198 s.f.\*2.69”/day

The Mitigation Plan proposes installing a decorative landscape feature which incorporates an infiltration trench design to satisfy the required runoff water storage/infiltration.

1. The infiltration trench system will be located a minimum 10’ downslope (northwest) of the approved house foundation, under the proposed larger deck. This trench will capture the runoff from 372 s.f. of the house roof (impervious surface area). As calculated, this 24-hour runoff water volume is equal to 372 s.f. \* 2.69”/day \* 0.083 ft/in = ~83.4 c.f.

2. System's design infiltration rate is ~5 c.f./hr (infiltration rate of 0.50"/hr for native, sandy loam below the aggregate stone reservoir portion of the infiltration trench area of ~119 s.f.) and design temporary storage capacity is 83.4 c.f. (trench is 2' deep x 119 s.f. with 35% stone void space). The infiltration trench will be able to infiltrate the 2-year, 24-hour storm event runoff volume within about 16.7 hours. Thus, this system has sufficient storage and infiltration capacity to meet design requirements.
3. A minor grassed berm structure ( $\leq 0.5'$  high) will also be created from the excess topsoil removed during construction of the infiltration trench. The grassed berm will be located adjacent to the infiltration trench on the downhill slope and side-slope sides of the infiltration trench area. This berm will direct other lawn runoff away from the infiltration trench area.

Additional details and specifications for the Mitigation Plan can be seen on the attached documents. Implementing this Mitigation Plan is intended to meet the City of Pewaukee's stormwater mitigation requirements for the proposed project.

Respectfully,

**LANDMARK ENGINEERING SCIENCES, INC.**



Mark D. Augustine, PE, PLS, CHMM  
President

encl: Plat of Survey  
Treated Impervious Surface Plan  
Maintenance Plan



C:\Documents\Landmark\4162.10 - Aspen Homes\_Krueger (Pewaukee-TIS)\TIS\4162\_10 - Mitigation Plan Narrative-20250908.Docx

# GRADING AND EROSION CONTROL PLAN

ALL OF LOT 21 OF EDGEWOOD PLAT NO. 2,  
LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,  
SECTION 18, TOWNSHIP 7 NORTH, RANGE 19 EAST,  
IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



BEARINGS AND DISTANCES REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, GRID NORTH, ON THE SOUTH LINE OF THE NORTHEAST 1/4, SEC 18-7-19 ON ITS ASSUMED BEARING OF NORTH 87°16'33" EAST, (NAD83 / NAVD88)

## LEGEND

- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- (XXXXXX) - RECORDED AS / DEEDED AS
- G - BURIED GAS LINE & METER
- E - OVER HEAD ELECTRIC, METER, POWER POLE
- W - WOODEN FENCE
- # + - SILL SHOT
- AC - AC UNIT
- - WELL
- S - SANITARY LINE AND MAN HOLE
- X - DECIDUOUS TREE W/ DIAMETER

## LEGAL DESCRIPTION

DOCUMENT NO. 4439036  
LOT 21, EDGEWOOD PLAT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF SECTION 18, IN TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

Impervious Surface Area **	
<b>Existing</b>	
Dwelling & Garage*	= 1,473 Sq. Ft.
Deck / Pier	= 354 Sq. Ft.
Paver / Fire Pit	= 138 Sq. Ft.
Asphalt	= 414 Sq. Ft.
Concrete	= 235 Sq. Ft.
Retaining Walls (1 lin ft = 1 s.f.)	= 84 Sq. Ft.
<b>Total Impervious Surface Area</b>	<b>= 2,698 Sq. Ft.</b>
<b>Lot Size</b>	<b>= 6,862 Sq. Ft.</b>
<b>Total % of Impervious Surface</b>	<b>= 39.32%</b>

\* = Calculated to Over Hang

Impervious Surface Area **	
<b>Proposed</b>	
Dwelling & Garage	= 1,463 Sq. Ft.
Driveway	= 380 Sq. Ft.
Deck	= 200 Sq. Ft.
Concrete landing	= 16 Sq. Ft.
<b>Total Impervious Surface Area</b>	<b>= 2,043 Sq. Ft.</b>
<b>Lot Size</b>	<b>= 6,862 Sq. Ft.</b>
<b>Total % of Impervious Surface</b>	<b>= 29.77%</b>

## \*\* NOTE

- 1 PROPOSED DWELLING SHOWN PER FOUNDATION PLAN DATED 10-25-2023 EX. HOME TO BE RAZED
- 2 See Sheet E-1 for corrected prop. impervious area calculations.

Top of Foundation	862.00
Garage Grade	861.67
First Floor	863.35
<b>Yard Grade</b>	
Front	861.33
Exposure	4.00
Rear	857.33
Wall Height per plans	8.00
Footing Grade	854.00
End of Drive Grade	859.93
Drive Length	20.00
Drive Grade	8.7%

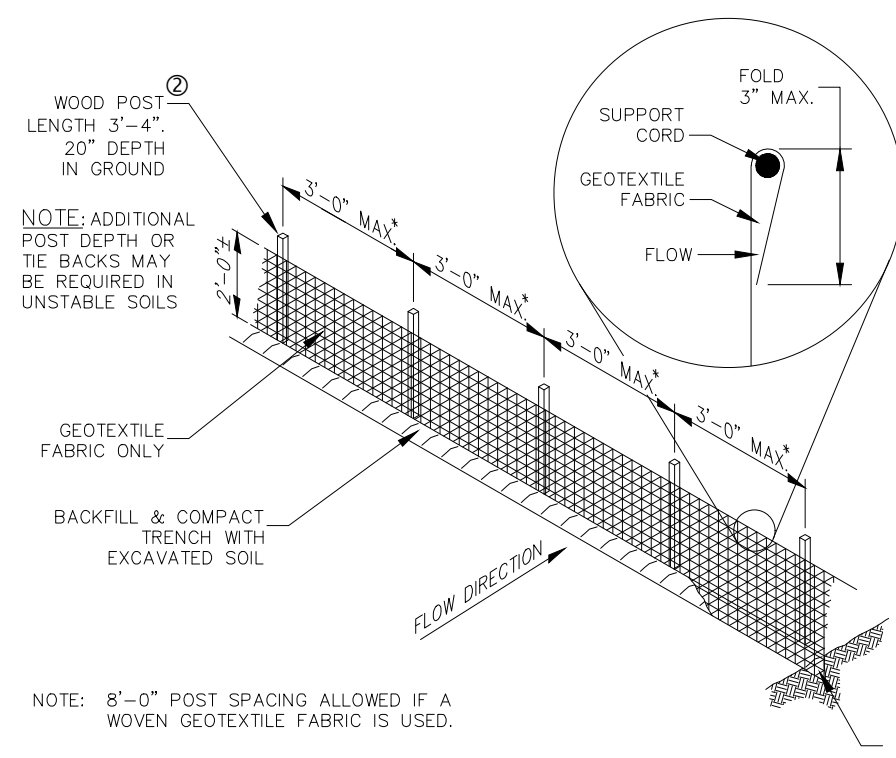
Note: Contractor to verify grades and wall height prior to excavation.

- NOTES:**
1. UTILITY EASEMENTS SHOWN PER CSM-NO TITLE POLICY PROVIDED
  2. THIS SURVEY IS SUBJECT TO ALL RESTRICTIONS AND NOTES SHOWN ON THE CSM, WAUKESHA COUNTY REGISTER OF DEEDS OFFICE.
  3. PENALTY FOR DISTURBING LOT CORNER MONUMENTS \$250.00 OR UP TO 1 YEAR IMPRISONMENT PER SS. 236.32(2)

## NOTE CAUTION

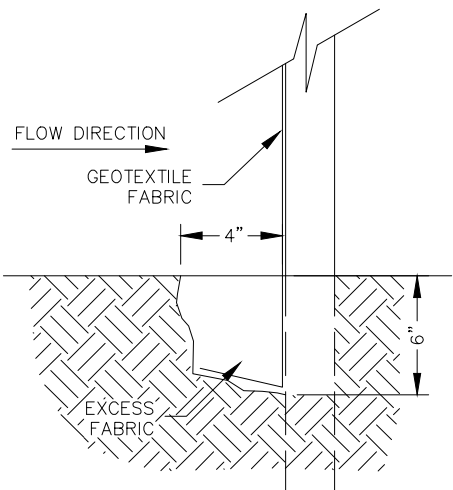
THE UTILITIES SHOWN IN THIS PLAT ARE AS OBSERVED IN THE FIELD, NO UNDERGROUND UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITIES SHALL BE NOTIFIED BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

- GENERAL NOTES:**
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
  2. WOOD POST SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
  3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS:
    - A) TWIST METHOD - OVERLAP THE END POST AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, OR
    - B) HOOK METHOD - HOOK THE END OF EACH SILT FENCE LENGTH.



**SILT FENCE**  
SILT FENCE TO BE INSTALLED IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARD 1056 (THIS DRAWING BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION DETAIL DRAWING 8 E 9-6)

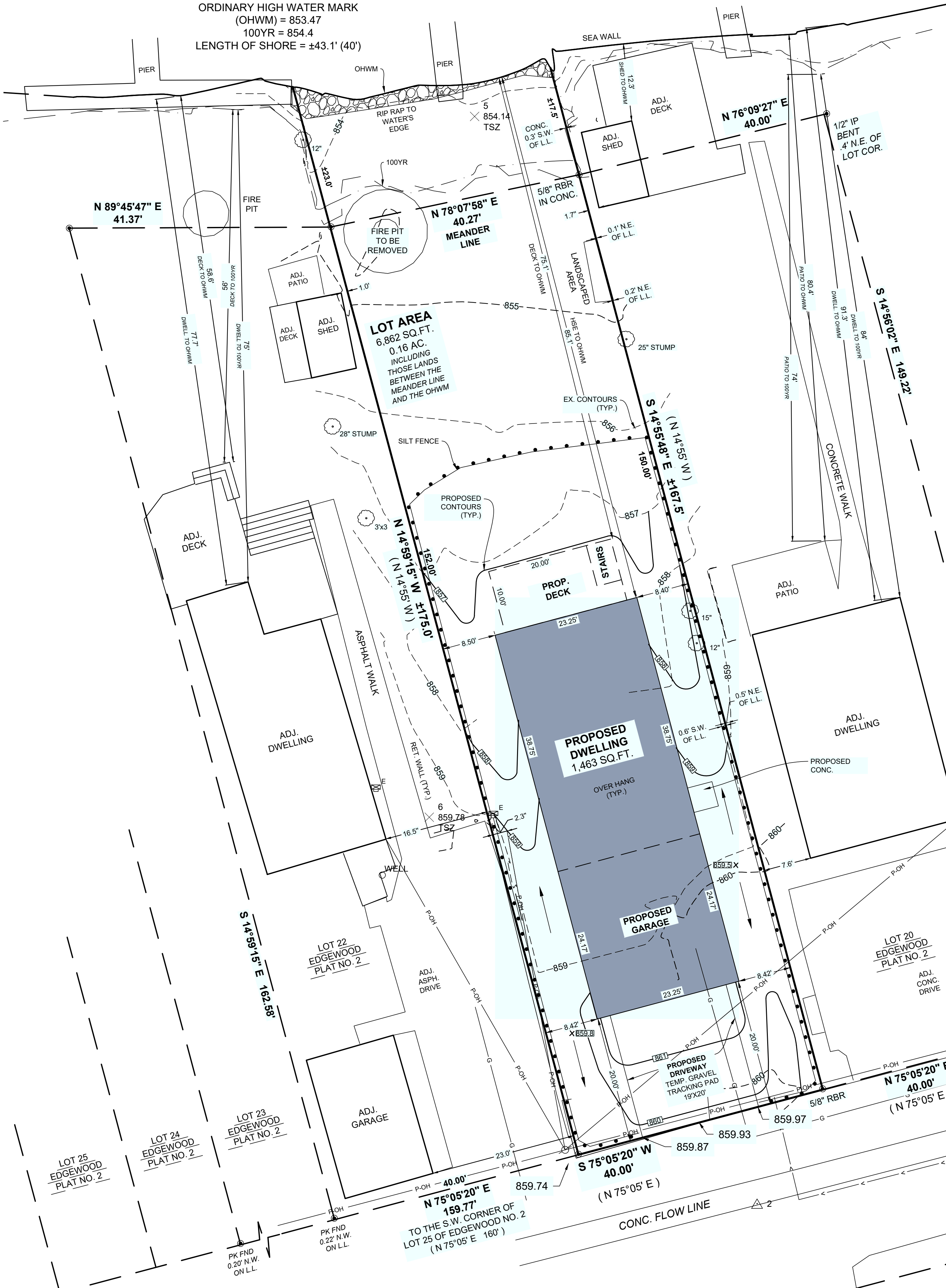
## JOINING TWO LENGTHS OF SILT FENCE



## TRENCH DETAIL

## PEWAUKEE LAKE

ORDINARY HIGH WATER MARK (OHWM) = 853.47  
100YR = 854.4  
LENGTH OF SHORE = ±43.1' (40')



**WOODLAND DR.**  
30' R/W

**SURVEYOR:**  
KEITH A. KINDRED, PLS S-2082  
SEH  
501 MAPLE AVE  
DELAFIELD, WI 53018  
(414) 949-8919  
KKINDRED@SEHINC.COM

**SURVEY FOR:**  
ASPEN HOMES, INC.  
RE: KRUEGER  
325 OAKTON AVENUE, SUITE 202  
PEWAUKEE, WI 53072

**PROPERTY ADDRESS**  
427W27128  
WOODLAND DR.  
PEWAUKEE, WI  
53072



THIS SURVEY WAS REVISED TO SHOW THE BUILDING BE RAISED UP 4 INCHES.  
JANUARY 21, 2025  
REVISED MARCH 11, 2025

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

## GRADING AND EROSION CONTROL PLAN

ALL OF LOT 21 OF EDGEWOOD PLAT NO. 2, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 18, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



# T.I.S. MAINTENANCE PLAN

**LANDMARK**  
ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100  
WAUKESHA, WI 53186  
(414) 719-2769  
landmark-engineering@live.com

ENGINEER:  
MARK AUGUSTINE, PE

DESIGN FOR:  
ASPEN HOMES, INC.  
325 OAKTON AVENUE, SUITE 202  
PEWAUKEE, WI 53072

PROPERTY:  
KRUEGER PROJECT SITE  
N27W27128 WOODLAND DRIVE  
CITY OF PEWAUKEE, WI 53072

**Narrative.** This exhibit explains the basic function of the storm water practice listed in Exhibit B and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities indicates the minimum type of maintenance that can be expected for this particular site. Any failure of a storm water practice that is caused by a lack of maintenance will subject the Owner(s) to enforcement of the provisions listed on page 1 of this Agreement by the City of Pewaukee.

**Treated Impervious Surface System.** The Owner, or their agents, or the subsequent owner of the property shall fully comply with the treated impervious surface (the "TIS") System Plan with a Long-Term Maintenance Schedule, Exhibit A, Exhibit B, and Exhibit C, prepared by Landmark Engineering Services, Inc. (henceforth referred to as the "Plans"). The owner shall comply with the details, specifications, and notes on the Plans. Full-size copies of the Plans are also located in the office of the City of Pewaukee Planning and Zoning Department. If modifications to the Plans are requested or required, review and approval of such modifications are required by the staff at the City of Pewaukee.

**Minimum Maintenance Requirements.** To ensure the proper function of the infiltration trench, the following list of maintenance activities are recommended:

1. The infiltration trench system shall be inspected at least twice per year:
  - a. Once during a rain event. The Owner(s) or the Owner's agent (henceforth jointly referred to as "the inspector") shall examine the interior of the observation pipe to verify water is NOT flowing out of the infiltration trench without any water infiltrating into the aggregate stone reservoir. If this condition is observed, the inspector shall look for debris or other signs of obstructions to the system. The inspector shall also inspect the down-gradient hillside from the trench to verify NO signs of concentrated flow of surface runoff, erosion, settlement, or water seepage exist.
  - b. Once at least 24 hours after a rain event. The inspector shall remove the cover from the observation pipe and use a tape measure or yardstick to measure the depth of standing water in the pipe, if any. The inspector shall use a flashlight to look inside the observation pipe to see if leaves or other debris have accumulated. The inspector look at the trench surface for leaves or other debris accumulation that may inhibit or prevent runoff from properly draining into the system.
2. Owner(s) shall ensure leaf removal from the infiltration trench system is conducted at least once in spring and once in autumn seasons; or as many times as deemed necessary to prevent leaf accumulation from impacting infiltration rates.
3. If the infiltration system is not draining properly (within 24 hours), further inspections may be required by persons with expertise in stormwater management, plumbing, and/or soils.
  - a. If inspections show that the aggregate in the drainage system has been clogged with debris, the debris shall be removed using air blowers, vacuum extraction, or high-pressure water, as needed.
  - b. If the infiltration system has standing water and debris is not the cause, the failure may be caused by sediment accumulation on the bottom of the infiltration system. excavating a portion of the infiltration system may be necessary to inspect the condition of the stone fill and geotextile material. if excessive sediment accumulation is present, the sediment must be removed and the systems reconstructed per the plans for the system.
4. No grading or filling of the infiltration system is allowed, other than for sediment removal.
5. Any other repair or maintenance needed to ensure the continued function of the infiltration trench as ordered by the City of Pewaukee under the provisions listed on page 1 of this Agreement.

**Addendums to Restrictions.** The Engineer of Record (EOR) for the TIS system design must conduct system inspections during construction, then prepare a verification of the system's construction. After construction verification has been accepted by City of Pewaukee staff for the TIS system, an addendum to this Declaration of Restrictions - Stormwater Maintenance Agreement shall be recorded by the Owner. The addendum may include several additional exhibits, including the construction verification letter and/or as-built plans of the TIS system. City of Pewaukee may require future changes to this Declaration of Restrictions - Stormwater Maintenance Agreement if modifications to the Plans are proposed, reviewed and approved by City of Pewaukee staff.

