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

PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, March 19, 2026
6:00 PM
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 October 16, 2025

   2.2 November 20, 2025

3. New Business

   3.1 Discussion and Possible Action Regarding an Offer to Donate Approximately 4.39 Acres of Land Located Along the East Side of Redford Boulevard/CTH F Approximately 625 Feet South of Beaver Court (PWC 0872997)

   3.2 Discussion and Action Regarding the Site and Building Plans for Spring Creek Church Located at N35 W22000 Capitol Drive for the Purpose of a Proposed Parking Lot Expansion and Relocating the Existing Athletic Field (PWC 0909999005)

   3.3 Discussion and Action Regarding the Site and Building Plans for Lake Pewaukee Sanitary District Located at N25 W27534 Oak Street for the Purpose of a Building Addition to the Existing Facility (PWC 0935979001)

   3.4 Discussion Regarding Updating the City Zoning Code as Presented by Foth Infrastructure & Environment LLC

4. Adjournment

Ami Hurd
Deputy Clerk
Community Development Coordinator
3/12/2026

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, J. Endl, D. Kiser, D. Linsmeier, and A. Schoenemann.

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

1. Call to Order and Pledge of Allegiance

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

2. Preliminary Plats

   2.1 Discussion and Action Regarding a Preliminary Plat for the Single-Family Rental Portion of the Willow Run Subdivision Development, as Submitted by Land by Label (PWC 0941988104 & PWC 0944994)

   Mr. Fuchs stated the Preliminary Plat included 25 lots with an average lot size of 11,236 square feet. He recommended approval with the conditions that they must obtain DNR approval of the wetland impacts and exemptions, SEWRPC concurrence of the delineation, any remaining wetlands and setback be placed within outlots, signs are to be staff reviewed, Engineering approval of grading, erosion control, utilities, and stormwater, and a sump pump condition that they are not discharging onto neighboring properties or into the streets. Mr. Fuchs added that they also mimicked a few conditions from Waukesha County's comment letter, and he noted condition 4 could be deleted, as it referenced lots in the other subdivision.

   Ms. Wagner requested adding a condition that the drainage easements be located in outlots.

   Commissioner Brown referred to the wetlands on Lot 6 and questioned if there were any concerns from Engineering regarding fencing off the wetland so that it could not be built on and she questioned if the lot would have a water easement. Ms. Wagner pointed out that there was a condition that all wetlands be encompassed in outlots, so it would change Lot 6 to carve that piece out.

   Mr. Fuchs stated the preference was to have both the wetlands and setbacks in outlots, as it makes them more noticeable. The City also has the option to require cedar posts to note the wetland areas at a specified distance.

   Additional discussion took place regarding the wetlands as relates to the outlots and easements. Mr. Fuchs noted that the City's ordinance requires natural resources to be in an outlot.

   Chairman Bierce stated he viewed this portion as a giant multi-family area and felt the architecture of the homes should go before the Plan Commission. He felt these rental homes

would be owned by people who are transitory and do not have a vested interest in keeping them, and he felt they would deteriorate quickly.

Ms. Cialdini reviewed the plans and noted that landscape was added along the northern and southern property boundaries and to screen the stormwater facilities. The goal was to be consistent with the garden-style development, but not mimic or copy the architecture. Ms. Cialdini mentioned that the siding would be cement board siding, but there would be no masonry. She noted there would be four floor plans, with two ranch-style floor plans and two two-story floor plans, both with three-bedroom and two-bedroom options and all with a two-car attached garage.

Commissioner Brown questioned the walkways, and Ms. Cialdini noted that no sidewalk was planned around the looped road surrounding these homes. A sidewalk was added to the west side of the spine road in order to create some connectivity to the Veridian development to the south and to the park.

Ms. Wagner suggested a sidewalk on at least one side of the main road, especially if a connection to Fieldhack Drive would be made in the future if the gate was removed.

Discussion took place regarding the possibility of a sidewalk and the maintenance requirements related to it. Ms. Wagner noted the City has not adopted a sidewalk policy, but it would be brought forward to the Public Works Commission and Council to create the policy.

Commissioner Schoenemann felt it did not have to be a City responsibility and suggested it be a part of the HOA for the homeowners to clear their area. She suggested adding a sidewalk on the south curve of Road B.

Ms. Cialdini noted that they added sidewalks because they were asked to add sidewalks, and prior to the sidewalks there was a trail connection with asphalt pavement and crushed stone. She noted they were open to the trail again if there was no longer a desire to have sidewalks because of the potential maintenance issues. Ms. Wagner noted that the sidewalk was currently proposed to be located in the City right-of-way.

Chairman Bierce questioned if there would be a way for people to walk around the gate and he suggested a there be a clear and safely marked path along the gate for people to walk.

Commissioner Kiser suggested having walking paths instead of sidewalks, and requiring the developer to design and maintain it, so that the City does not have to have a policy.

Further discussion took place regarding the maintenance and location of the sidewalks.

A motion was made and seconded (D. Kiser, A. Schoenemann) to concur with staff recommendations as discussed, as well as adding a walking path managed by the developer, to get from Fieldhack Drive to Road C, located out of the right-of-way, using any hardscape that the developer chooses to construct it with, according to City standards.

After a brief discussion, **the motion was modified (D. Kiser, A. Schoenemann) to concur with staff recommendations as discussed, directing staff to work with the developer for a connector path or road from Fieldhack Drive past the gate to Road A, preferably out of the right-of-way.** Motion Passed: 6-For, 0-Against.

2.2 Discussion and Action Regarding a Preliminary Plat for the Single-Family For-Sale Portion of the Willow Run Subdivision Development, Located at N12 W26506 Golf Road, as Submitted by Veridian Homes (PWC 0944994)

Mr. Fuchs stated the Preliminary Plat included 147 lots, with a mean lot size of 14,376 square feet. Many of the same conditions are included that were included in the previous plat. He suggested discussing condition 4 regarding whether the setbacks for wetlands needed to be in an outlot or easement. Mr. Fuchs stated the staff report also included Waukesha County's comments, and staff recommended approval. Ms. Wagner pointed out that drainage easements were to be located in outlots.

Commissioner Schoenemann liked the narrowing of the road as a calming feature and felt three of them were needed on the road, not just one. She suggested one at the four-way stop and one at the base entrance at a minimum.

Commissioner Schoenemann also suggested enhancing the landscaping by the entrance, and she felt the sign further up was disconnected. She also referred to the location of the CBU mailbox clusters and felt it was a dangerous location for it. She suggested pulling it back so that it was not in such a busy area. Commissioner Endl noted that they were on the left side of the road, so for people coming home from work it would be on the opposite side of the road that people would be driving on.

Ben Lang with Veridian Homes noted that the USPS is now requiring more parcel boxes at each CBU. He confirmed that all other deliveries would be done directly to the front door. The location of the CBU's is only conceptual in nature at this time, and they will work directly with the Postmaster to determine where they want it to be.

Ms. Wagner noted that there would be issues with snowplowing if the CBU's are too close to the road. She stated other subdivisions with CBU's have pull-offs to accommodate the cars, or a few parking stalls. Chairman Bierce assumed there would be backups onto the road if over 70 homes per mailbox cluster were picking their mail up after work. Mr. Lang noted that they would try to break them up in the final design so that every 30 to 40 homes would have a cluster of boxes.

Commissioner Brown questioned the number of monument signs. Ms. Cialdini stated there was one overarching brand for the development, but she did believe there needed to be a distinguishing identity for each community. A monument sign was planned for the entry at Golf Road and the spine road, and Veridian has a second monument sign entering the single-family area. Another monument sign was planned for the entrance of the garden-style apartments so there were different signs to understand the different locations within the development.

Chairman Bierce did not believe the traffic calming features would work and felt they would

only make things worse by narrowing the road and causing cars to drive closer to each other while still going faster. He felt the young people would be living in the apartments and they would drive faster than anyone else, causing massive accidents.

Commissioner Linsmeier felt traffic calming measures like bump outs really did slow people down because it makes the road so narrow.

Commissioner Brown referred to the sidewalks and felt they were necessary, as the main road would be a major thoroughfare and there would be a significant amount of traffic. She did not believe the City should maintain the sidewalks.

Ms. Wagner recommended sidewalks be in place so that we do not continue to have the same issues that we have in existing subdivisions with a similar layout to this. She mentioned the biggest complaint she receives is on major thoroughfares such as this. There is a demand for pedestrians to be out walking and the safest place for them is not in the road.

Chairman Bierce questioned who would be responsible if the sidewalk cracked and questioned if that burden would be put on the homeowner. Mr. Lang noted they would create a maintenance agreement between the HOA, the single family, and the management company for the single-family for rent and multi-family and they would all be responsible for the open space sidewalk.

Commissioner Kiser felt the sidewalks needed to be exclusively within the development and out of the right-of-way so that pedestrians could get from Road B all the way to Golf Road.

Ms. Cialdini stated they would agree to the maintenance obligation of snow removal from the sidewalk if it was in the right-of-way. She also noted there were street trees so that every yard would have a tree in the single-family rentals. If the sidewalks are left in the right-of-way, they would agree to maintain them and do snow removal, and it would allow them to maintain the street trees adjacent to the right-of-way. If the sidewalks are moved out of the right-of-way and into the lots, that would shrink yard space, and there would be no room left for landscaping. Mr. Lang highly recommended putting the sidewalks in the right-of-way and they would work with Maggie and Nick to come up with a policy for snow removal and long-term maintenance.

Ms. Wagner mentioned that she would add discussion to the Public Works Committee meeting agenda to format a sidewalk policy.

Mr. Lang then referred to the wetland setbacks and stated if they put all of the wetlands that they are not to planning to fill into outlots, that would work on every single lot. If the 75 foot setback for the navigable stream is required to be in an outlet, it would impact a handful of homes in the southwest corner of the western loop. Mr. Lang noted that they would be open to doing an easement and noting it on the plat, so the homeowners were aware of the setbacks. Mr. Fuchs stated the City prefers to have everything in the outlots.

Discussion took place regarding the quality of the exterior materials. Chairman Bierce felt the City needed to be very careful with this development, and strict about the material being used,

so that it does not end up in disrepair. He suggested including a condition in the covenants for no vinyl on the houses.

Commissioner Kiser was concerned about the narrowing of the roadways and was concerned about plow maintenance. The roads would narrow to 20 feet wide, and a plow blade is 10 to 11 feet. Ms. Wagner noted that it would not be an issue, and she felt that out of all of the traffic calming options, this would have the least impact to operations.

Commissioner Brown stated she was concerned about a number of lots that were encroaching the wetlands. Mr. Lang discussed the individual lots and noted the various setbacks. Discussion took place regarding the location of the wetlands and setbacks as it relates to outlots and easements.

A motion was made and seconded (S. Bierce, D. Kiser) to approve the Preliminary Plat contingent on the staff conditions in the staff report, the sidewalks being out of the right-of-way, and the drainage easements being placed within outlots. Motion failed: 2-For, 4-Against (C. Brown, J. Endl, D. Linsmeier, A. Schoenemann).

A motion was made and seconded (C. Brown, D. Linsmeier) to approve the Preliminary Plat contingent on the conditions in the staff report, the sidewalks being in the right-of-way, and the drainage easements being placed within outlots. Motion passed: 4-For, 2-Against (S. Bierce, D. Kiser).

3. The Glen at Springdale Mixed-Use Residential Development Located at W220 N2475 Springdale Road, as Requested by Cornerstone Development/Esser Farm (PWC 0916997)

   3.1 Discussion and Action and Public Hearing to Rezone the Subject Property from Rs-6 Single-Family Residential, A-2 Agricultural, and LC Lowland Conservancy to Rs-6 Single-Family Residential, Rm-1 Multi-Family Planned Unit Development, and LC Lowland Conservancy

Mr. Fuchs stated this was a single- and multi-family development with 48 single-family lots and an average lot size of 16,226 square feet. The applicant is also proposing 84 condominiums within 15 four-family and 12 two-family buildings. The condominium portion of the development includes a clubhouse, swimming pool, and sport courts. Mr. Fuchs noted there was a recommendation to extend the path in the development further to have more access for the condominium buildings to access the amenities, as well as extending to lots 34 through 36. There were also conditions for lighting and landscaping details to be submitted for staff approval, engineering conditions, and utility approval. There was a sump pump condition as well, and signage would have to be reviewed by staff. Mr. Fuchs recommended approval and noted that they would have to address Waukesha County's comments as well.

Chairman Bierce opened the public hearing at 8:35pm.

Andrew Kanehl (W221 N2670 Lindenwood Court) questioned what point the project was at with planning. He was concerned about the high density of the condos and did not believe this went along with the rest of the area. Mr. Kanehl made various suggestions as to how the roads and neighborhood could be designed.

Joe Orendorf with Cornerstone Development referred to the entrances and noted that the entrance could not line up with the boulevard. Ms. Wagner added that Waukesha County was only allowing one entrance.

Leslie Gesme (W220 N2624 Maplewood Lane) stated she did not like the idea of condos, especially coming into Maplewood Lane where children are playing in the road. She questioned if there would be a housing study, traffic study, wildlife study, or sewer study. Ms. Gesme did not believe condos would jive with the community makeup and she was worried about the transient people in and out of the rentals.

Dan McLaughlin (N23 W22273 Briarwood Lane) stated he was worried about the water and drainage, as the field holds a lot of water when it rains. He questioned where the water would go if this gets developed. Mr. McLaughlin questioned where the construction traffic would go and did not want to see the trucks in the neighborhood.

Baron Brunke (N27 W22633 Burningwood Lane) stated he was looking forward to this development. He stated he was thoroughly searching the market to downsize and live in a condo. He felt that architecturally, Cornerstone had very nice buildings and would fit well into any single-family development. Mr. Brunke did not believe density would be an issue with a four-unit condo and he felt it would be older people owning them.

Jeff Esser (W220 N2475 Springdale Road) stated his family has owned the property since 1947. He pointed out that the southeast corner of property used to be plowed and was dry most of the time. He stated the area is now wetlands but was not wetlands when it was a farm.

Janet Binder (W223 N2559 Glenwood Lane) was concerned that people driving on Willowood Lane would drive up her driveway because people frequently mistake her driveway for a road. She was also concerned about the water at the end of the farm field and questioned what the future would bring. Ms. Binder was also concerned about the traffic and speeding cars. She requested a separation between her side and the new development.

Chairman Bierce closed the public hearing at 9:00pm.

Ms. Wagner referred to the stormwater and noted they had not yet received a plan, but it would be required. She also mentioned that Waukesha County required a traffic study on Springdale Road, but not on the local roadways in Springdale Estates. She discussed the wetlands on the property and the culverts in the area as relates to water backing up.

Commissioner Brown referred to lots 37 through 39 on the northwest end and felt the residents in that area would appreciate buffer, so she felt the current vegetation should stay. She stated she was not opposed to the development and felt it was a great layout, but she did agree with the water issues.

Commissioner Linsmeier mentioned that construction traffic should come off Springdale Road. Ms. Wagner stated they would post “no construction traffic” signs on Glenwood Lane and temporary weight restrict them. She noted that in the past they have done temporary barricades across roadways so there was no access into the existing subdivision.

Commissioner Endl mentioned that she lives in Five Fields and there are multiple condos and apartment complexes in the subdivision and they are not an issue. She stated there is an 87 unit complex on one side of the road and a 60 to 70 unit apartment complex on the other side and there are zero traffic issues.

Commissioner Schoenemann felt that because Springdale was already so dense with single-family, a condo solution was far better in the area than single-family. She stated she was fond of Cornerstone Development subdivisions, as they were tastefully laid out with the landscaping and positioning of the homes.

Maria Zampola-Stafford (N22 W22251 Meadowood Court) stated she was concerned about the cornfield holding water. She felt the mature trees would help with the flooding and wanted to keep them on the tree line.

Commissioner Schoenemann felt the clubhouse had one characteristic style, but the condos looked different as far as shake siding, vertical slat siding, and gables. Mr. Orendorf confirmed that they would tie the buildings together.

Ms. Wagner referred to the sidewalk and requested some clarification. Mr. Orendorf noted that they did not add the sidewalk to the six lots near the existing subdivision because there were no paved sidewalks in Springdale Estates, and instead it would start after that in the condo area. He stated they were not opposed to putting it in other areas. Commissioner Brown felt it was a good separation between the single-family homes and the condos. Ms. Wagner recommended adding the sidewalks.

A motion was made and seconded (A. Schoenemann, J. Endl) to recommend approval of the Rezoning, Conditional Use, and Preliminary Plat for The Glen at Springdale with the staff recommendations, excluding the trail extension. Motion Passed: 6-For, 0-Against.

3.2 Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Residential Planned Unit Development to Allow for a Multi-Family Residential Development Upon the Subject Property

Action taken in item 3.1.

3.3 Discussion and Action Regarding a Preliminary Plat for the Purpose of Developing a Single-Family Residential Subdivision Upon the Subject Property

Action taken in item 3.1

3.4 Discussion and Action Regarding the Site and Building Plans for a Multi-Family Residential Development Upon the Subject Property

A motion was made and seconded (C. Brown, D. Linsmeier) to table the Site and Building Plans for The Glen at Springdale. Motion Passed: 6-For, 0-Against.

4. Adjournment

A motion was made and seconded (D. Kiser, C. Brown) to adjourn the meeting at 9:38pm.
Motion Passed: 6-For, 0-Against.

Respectfully Submitted

Ami Hurd
Deputy Clerk/
Community Development Coordinator

In attendance:
Mayor S. Bierce, Alderwoman C. Brown, J. Endl, D. Linsmeier, 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/Community Development Coordinator A. Hurd.

1. Call to Order and Pledge of Allegiance

   Chairman Bierce called the meeting to order and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Plan Commission Meeting Minutes

   2.1 May 15, 2025

   2.2 June 12, 2025

   2.3 July 17, 2025

   A motion was made and seconded (C. Brown, D. Linsmeier) to approve the May 15th, 2025, June 12th, 2025, and July 17th, 2025 Plan Commission meeting minutes. Motion Passed: 3-For, 0-Against, 2-Abstain (Endl, Linsmeier).

3. Items for Discussion and Possible Action

   3.1 Discussion and Action Regarding the Site and Building Plans for The Glen at Springdale for a Multi-Family Residential Development Upon Property Located at W220 N2475 Springdale Road as Requested by Cornerstone Development (PWC 0916997)

   Mr. Fuchs stated the Plan Commission previously approved the Rezoning, Conditional Use Permit, and Preliminary Plat at their October 15th meeting. The Site and Building Plans were tabled for further review at that meeting. There have been no significant changes to the plan other than the siding on the clubhouse was changed to horizontal siding to better match the condos. Mr. Fuchs recommended approval with the conditions that it be subject to staff review of the lighting and landscaping plans, and final Engineering review and approval.

   Chairman Bierce referred to the sidewalks near condo buildings 6 and 7 and felt they were not matching like for like. He requested the plantings be spruced up between the two buildings. Joe Orendorf and John Whalen with Cornerstone Development noted that they chatted with the neighbors in the area and they would address the buffers.

   Commissioner Brown felt the entrance sign was underwhelming and she was used to a monument sign with a subdivision this nice. Mr. Whalen noted he liked the understated look because it was classic and timeless and he noted he would send pictures of their current signs on different sites.

Ms. Wagner referred to the grading plan, and it appeared that they were grading up to the property line on some of the lots, so she suggested having the Engineer pull back the contours in order to preserve the tree line.

Chairman Bierce referred to the intersections and questioned if there would be streetlights. Ms. Wagner stated they do have them at other entrances, but they would have to determine if they would be paid for by the City or by the HOA. Mr. Whalen confirmed that they would submit a photometric plan to show what kind of illuminations were needed.

Chairman Bierce referred to the sidewalks, and Mr. Orendorf clarified that the site as a whole was not designed with sidewalks because of the City's previous thinking. They do have an asphalt trail that connects Briarwood Lane and winds through to the clubhouse to serve more of the condo owners that would have access to the clubhouse. He added that the single family would not have access to the clubhouse.

Discussion then took place regarding the design of the sign. Chairman Bierce felt the sign would need to go back to Plan Commission. Commissioner Brown felt the current sign would not be bad as an internal sign, but she was used to a stone-type monument sign at the main entrance. After further discussion, the Plan Commission agreed that the sign could be approved at the staff level.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the Site and Building Plans for The Glen at Springdale contingent on the lighting, landscape, and Engineering approval. Motion Passed: 5-For, 0-Against.

3.2 Discussion and Action Regarding the Site and Building Plans for Lake Country Eye Surgery Center for an Ambulatory Surgery Center Upon Property Located at W238 N1670 Busse Road (PWC 0954998013)

Mr. Fuchs stated an eye surgery center would be a permitted use in the B-6 District. The proposed single-story building was approximately 10,600 square feet with 78 parking spaces. The 40 percent green space requirement was being met, as were the setbacks. Mr. Fuchs noted the conditions that an agreement was to be approved by the Engineering Department for the allowance of signage, landscaping, and parking to encroach the sanitary sewer easement, final Engineering review of grading, erosion control, and stormwater, and the sign to be reviewed by staff and subject to a sign permit.

Commissioner Brown questioned the four handicapped parking spots and felt with the expected clientele that they should have more handicapped parking than that. Kerry Hardin with Collins Engineers stated the four spots were striped for van stalls. The code is more for mobility issues, but she noted they could look at additional stalls.

Ms. Hardin added that they have a monument sign that will be submitted for a sign permit, but they do not currently have a rendering.

A motion was made and seconded (C. Brown, S. Sullivan) to approve the Site and Building Plans for Lake Country Eye Surgery Center contingent on final Engineering approvals, the

agreement for encroachments, the sign being subject to staff review, and applying for a sign permit. Motion Passed: 5-For, 0-Against.

3.3 Discussion and Action Regarding a Mitigation Plan for the James and Susan Taylor Residence Located at N37 W26725 Kopmeier Drive (PWC 0894013)

Ms. Wagner stated the property was exceeding the allowable 27.5 percent impervious area. She was recommending approval, with the final calculations and report being recorded with Waukesha County.

A motion was made and seconded (D. Linsmeier, J. Endl) to approve the Mitigation Plan for the James and Susan Taylor residence. Motion Passed: 5-For, 0-Against.

3.4 Discussion Regarding a Conceptual Review Application for a Multi-Tenant Medical Service and Office Development Upon Property Located at W240 N2687 Pewaukee Road (PWC 0924995)

Mr. Fuchs stated the property was zoned B-6, and the applicant was proposing a 35,000 square foot multi-tenant building with a potential future expansion area that would allow for a 20,000 square foot building. The applicant was looking at multi-service medical offices or medical type uses. Mr. Fuchs mentioned that the proposed use did meet current zoning district and future land use designations.

Brian Adamson with ICAP Development stated he was open to the B-4 District. He noted that it would not be a fully speculative project, as they did have a specialty medical group looking to occupy almost half of the first building, so they would be designing this with that user, and complimentary users, in mind. Mr. Adamson added that each user would go through the Business Plan of Operation approval. They were not anticipating any conditional uses, or any ambulance use or 24 hour needs.

Commissioner Brown was concerned about the B-5 District, as it would open up the potential for vape shops and tattoo parlors. She requested the property be rezoned to B-4.

Commissioner Sullivan felt this was the most agreeable use for this property, but he felt it should be rezoned to address the medical use. Commissioner Linsmeier agreed and felt it would be a great use of the property.

Mr. Adamson referred to the entrances and noted that they intentionally pushed them as far away from the intersections as possible. He added that there would only be a right-in right-out on Watertown Road, but there would be a full access point on STH 164. Mr. Adamson referred to the possibility of a public road going through with previous applications and he noted that was not something they were anticipating. They wanted to keep the road behind the building but understood that people would probably use it as a cut through.

Ms. Wagner mentioned that they were looking to put a trail on Watertown Road along the north side of the property, so they would need to have a conversation about that if the project were to move forward.

No action was taken.

4. Adjournment

A motion was made and seconded (C. Brown, J. Endl) to adjourn the meeting at 7:04pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted

Ami Hurd
Deputy Clerk/
Community Development Coordinator

To: the City of Pewaukee
W240N3065 Pewaukee Rd.
Pewaukee, WI 53072

Date: January 29, 2026

Attention: Nick Fukes

From: Robert T. and Lois I. Severson, Trustees

It is our desire to donate our 4.4 acres (parcel ID#0872997) located in the City of Pewaukee to the City of Pewaukee, We understand that this donation relinquishes our control or use of this property and that the City of Pewaukee receives that control once title of ownership has been transferred.

Please let us know how and when the transfer of ownership can take place.

Sincerely,

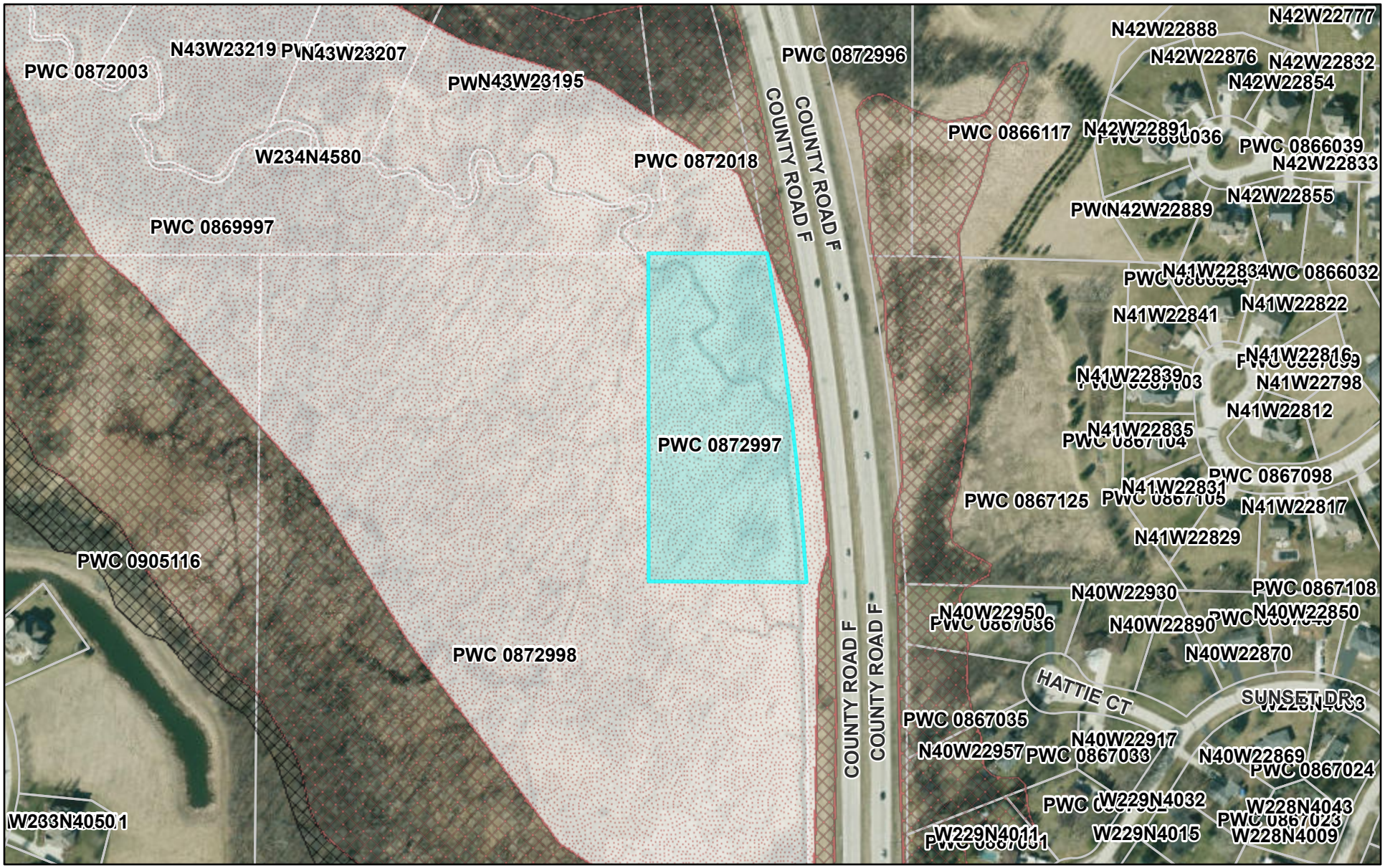
Robert T. Severson, Trustee **Date** 1-29-26

Robert T. Severson, Trustee

Lois I. Severson, Trustee **Date** January 29, 2026

Lois I. Severson, Trustee

PWC 0872997



1/29/2026, 3:49:13 PM

1:4,590

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

SE Wisc Reg Planning Comm, SEWRPC, Vantor, LIS, FEMA, SEWRPC

City of Pewaukee - New Agenda Item

Agenda Language:
Discussion and Possible Action Regarding an Offer to Donate Approximately 4.39 Acres of Land Located along the East Side of Redford Boulevard (County Road F) and Approximately 625 Feet South of Beaver Court (PWC 0872997)

Sub Item Agenda Language:

Background Provided By:
Nick Fuchs

Background:
Robert and Lois Severson, representing the Robert and Lois I Severson Revocable Trust, contacted the City of Pewaukee regarding the possible donation of their land located along Redford Boulevard, approximately 625 feet south of Beaver Court.

The subject property is approximately 4.39 acres. According to FEMA mapping, it is designated as Zone AE 100-year floodplain and a high-risk Special Flood Hazard Area (SFHA). Accordingly, the property is zoned F-1 Floodplain District and designated as Floodplains, Lowland, & Upland Conservancy and Other Natural Areas on the City's Year 2050 Land Use / Transportation Plan.

The Wisconsin Department of Natural Resources Surface Water Data Viewer mapping shows the property as entirely wetland. As such, no development of the property is anticipated.

It is anticipated the City would be responsible for transfer and recording fees. The transfer may be accomplished via Quit Claim Deed.

Fiscal Impact:
The Waukesha County Register of Deeds charges a recording fee of $30 for Deeds.

The property is assessed at $11,000 and the 2025 property tax bill was in the amount of $103.02.

Additional costs are not anticipated.

Recommended Motion:
A motion to accept the offer to acquire the subject property with transfer and recording fees to be paid by the City.

State Bar of Wisconsin Form 3-2003

QUIT CLAIM DEED

Document Number | Document Name

THIS DEED, made between ROBERT AND LOIS I SEVERSON REVOCABLE TRUST ("Grantor," whether one or more), and City of Pewaukee ("Grantee," whether one or more).

Grantor quit claims to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Waukesha County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

PARCEL 3 CERT SURV 2403 VOL 17/201 4.433 AC PT SE1/4 SEC 2 & PT SW1/4 SEC 1 T7N R19E DOC# 3267190 & DOC# 3277017.

Contains 4.39 acres of land, more or less.

Recording Area

Name and Return Address
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

PWC 0872997
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Dated _____ .

_____(SEAL) _____(SEAL)
* *

_____(SEAL) _____(SEAL)
* *

AUTHENTICATION

Signature(s) _____
_____
authenticated on _____.

_____
*
TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:
Nicholas Fuchs
_____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____
_____
to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

_____
*
Notary Public, State of Wisconsin
My Commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

* Type name below signatures.

Reset

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

WY: Surface Water Data Viewer (SWDV_VS_App)



Legend: (some map layers may not be displayed)

- Wetland Class Areas
- Rivers and Streams
- Intermittent Streams
- Rivers and Streams
- Intermittent Streams
- 24K Streams and Rivers
- Latest Leaf Off Index
- Latest Leaf Off Imagery

Notes:

Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 140 280 Feet
0 40 80 Meters

Service Layer Credits:
DNR Basic Feature VTL (WTM): Wisconsin Department of Natural Resources, GIS Section, Latest Leaf Off: , Surface Water (Cached): WiDNR, USGS, and other data, Wetland Inventory NWI (Dynamic): Calvin Lawrence, Dennis Weise, Nina Rihn

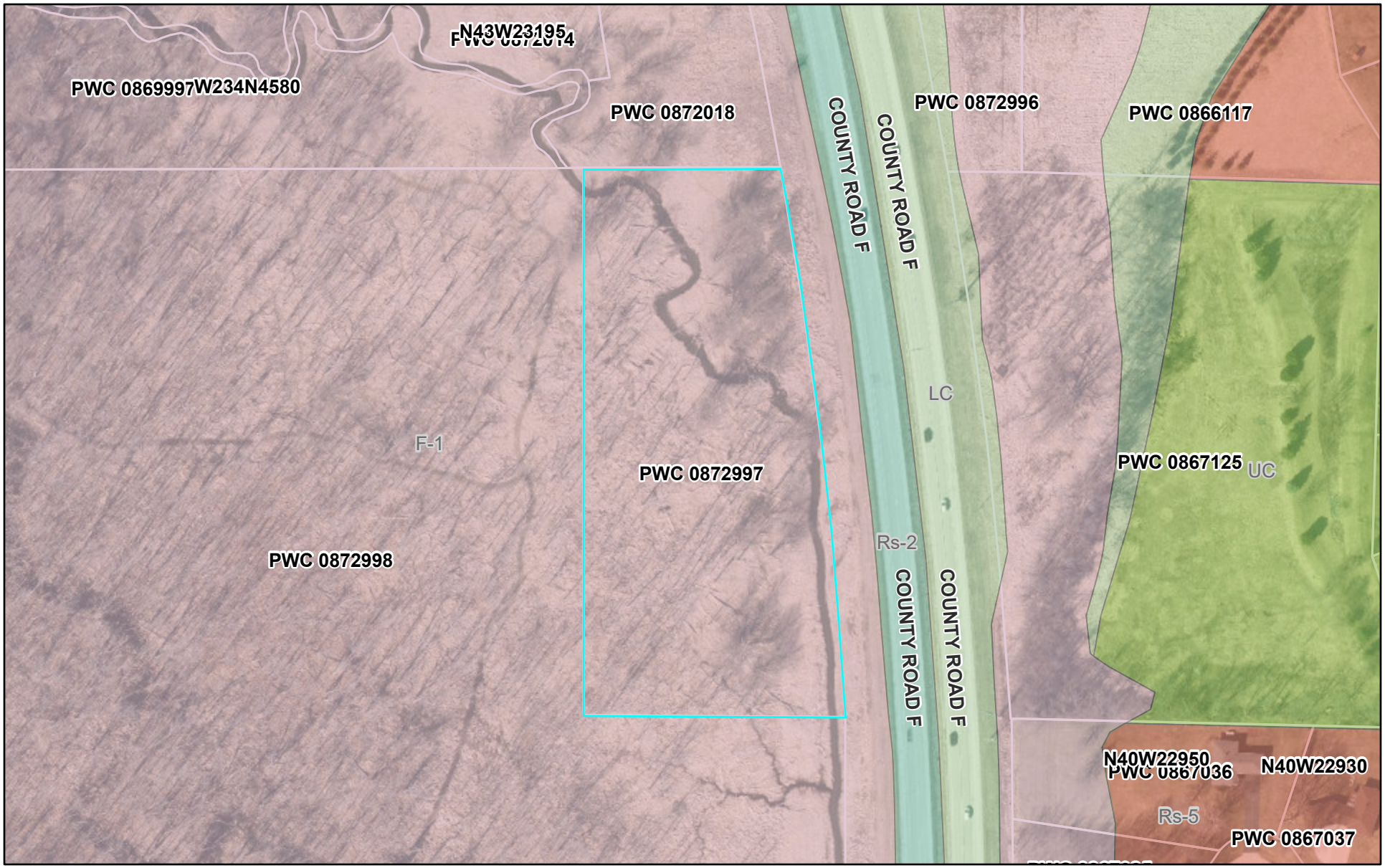


This map is a product generated by a DNR web mapping application.

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Date Printed: 1/29/2026 3:47 PM

PWC 0872997



1/29/2026, 3:50:17 PM

1:2,754

0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

SE Wisc Reg Planning Comm, SEWRPC, Microsoft, Vantor

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

REPORT TO THE PLAN COMMISSION

Meeting of March 19, 2026

Date: March 11, 2026

Project Name: Spring Creek Church Site & Building Plan Review

Project Address/Tax Key No.: N35W22000 / PWC 0909999005

Applicant: Spring Creek Church

Property Owner: GARFIELD BAPTIST CHURCH

Current Zoning: I-1 Urban Institutional, A-1 Agricultural District and LC Lowland Conservancy District

2050 Land Use Map Designation: Governmental / Institutional, Medium Density Residential, and Flood Plains, Lowland & Upland Conservancy and Other Natural Resource Areas

Use of Surrounding Properties: Agriculture to the north, office and residential to the south across from Capitol Dr, and railroad tracks and storage facility to the west a

Project Description

The applicant filed a Site & Building Plan Review Application requesting approval of a parking lot expansion and relocation of existing athletic fields for the property located at N35W22000 Capitol Drive. This new parking lot is located within the existing athletic fields. The applicant is proposing to relocate the field area to the northwest corner of the property.

The church property currently has 1,067 parking spaces, including 58 ADA accessible spaces. The proposed expansion adds 174 parking spaces. As such, the project will result in a total of 1,241 parking spaces including the 58 ADA accessible spaces.

The project will add 1.48 acres of impervious surface. The site is approximately 53.9 acres. The total impervious area onsite is 17.66 acres or 33%. The site calculations provided do not account for the requirement that floodplain and wetland areas do not comprise of more than 20% of the total green space requirement. As such, *staff is recommending that the greenspace and impervious surface calculation on the site plan be revised as required by Section 340-2.10D(4)*. It appears that the minimum greenspace requirement of 40% is met.

The Zoning Ordinance suggests that churches provide a minimum of one parking space for each two seats. According to the applicant. Spring Creek Church has a maximum capacity of 1,650 occupants, which equates to 825 parking spaces. As such, the church is providing substantially more parking than suggested.

The I-1 District requires that parking and loading areas be adequately screened as determined by the Plan Commission. Furthermore, Section 340-8.1C.(3) states that all off-street parking, "…shall be provided with accessory landscape or decorative fence screening that will block from the view of

motorists or pedestrians on adjacent streets at least the lower ½ of vehicles parked within the off-street parking area."

The applicant is proposing to plant eleven deciduous trees and two ornamental trees around the perimeter of the parking lot. The parking lot does not contain any interior plantings or landscape islands; however, that is consistent with the existing parking lot.

The primary screening of the parking lot already exists with a staggering row of evergreens located to the south of the parking area along the south property line. With that said, Capitol Drive is significantly higher than the site and it's not feasible to fully screen the parking lot.

The I-1 District also requires that parking areas be a minimum of 30-feet from a street right-of-way. The drive extending from the existing parking lot drive is closer than 30-feet; however, the nearest portion of the parking lot is about 45-feet. This is consistent with previous approvals. Moreover, the drive is in compliance with the required minimum 10-foot paving setback of Section 340-8.1C.(3).

Parking spaces are a minimum of 10' x 18' (180 square feet) in conformance with Section 340-8.1A. of the Zoning Code. The applicant has indicated that paving will meet or exceed the minimums set forth in Section 340-8.1C.(1) of the Zoning Code.

The light poles are seventeen feet high from grade to the top of poles. The applicant is aware that the peak height, including the fixture, may not exceed 20 feet. *Staff recommends that the applicant provide lighting with options for motions sensors and dimming as indicated in their responses to staff comments.*

The applicant is also proposing to expand the existing storm water management pond to accommodate the new parking lot. *Final Engineering Department approval of grading, erosion control, utilities, and storm water management plans shall be obtained prior to any land disturbance*.

Recommendation

Staff recommends a motion to approve the Site & Building Plan Review Application for Spring Creek Church, subject to the conditions in this report.

zimmerman
ARCHITECTURAL STUDIOS, INC.

2122 West Mt. Vernon Avenue | Milwaukee, WI 53233 | zastudios.com
TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

Nick Fuchs, Director
City of Pewaukee Planning & Community Development
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Project Narrative
January 5, 2026

To meet the needs of the growing congregation at Spring Creek Church, an expansion to the west parking lot is proposed to accommodate the increasing parish member numbers. This parking expansion project will also include a relocation of the existing athletic field currently to the northwest corner of the property currently located within the proposed west parking lot expansion extents. A storm water management plan will also be developed and submitted as required for planning commission approval.

The existing number of parking spaces is 1,067 which includes 58 ADA parking spaces. The number of parking spaces after proposed improvements is 1,241 spaces. The West Parking Lot Expansion work is anticipated to begin in April 2026 and be completed by June 2026.

Along with the parking expansion, the existing stormwater wet pond will be expanded to provide the necessary stormwater quantity and quality requirements.

Sincerely,
Zimmerman Architectural Studios



LEGEND:

UTILITY

EXISTING:

- WATERMAIN
- BURIED ELECTRIC
- OVERHEAD WIRE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- UTILITY POLE
- LIGHT POLE
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- STORM SEWER STRUCTURE

PROPOSED:

- WATERMAIN
- ELECTRICAL LINE
- GAS LINE
- SANITARY SEWER
- STORM SEWER
- WATER VALVE
- STORM SEWER STRUCTURE
- FLARED END SECTION

GRADING

EXISTING:

- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING SPOT ELEVATION (EXIST 100.00)

PROPOSED:

- MAJOR CONTOUR
- MINOR CONTOUR
- SPOT ELEVATION (FINISHED GRADE, TOP OF PAVEMENT, FLANGE OF CURB)
- DOOR ELEVATION (DOOR 100.00)
- GROUND GRADE AT BUILDING (GR 100.00)
- SPOT ELEVATION (100.50T/C 100.00E/P) (T/C - TOP OF CURB, E/P - EDGE OF PAVEMENT)
- RETAINING WALL SPOT ELEVATION (100.50T/W 100.00B/W) (TW - GROUND GRADE AT TOP OF WALL, B/W - GROUND GRADE AT BOTTOM)
- FLARED END SECTION (12" FES 100.00B/W) (PIPE SIZE, INVERT ELEVATION)
- DRAINAGE FLOW DIRECTION
- EMERGENCY OVERFLOW ROUTE

SITE

EXISTING:

- EXISTING PARKING COUNT
- EXISTING SIGN
- EXISTING ADA PARKING SPACE

PROPOSED:

- PARKING COUNT
- ADA PARKING SPACE
- SIGN
- TRUNCATED DOMES
- PAVEMENT MARKING DIRECTIONAL ARROWS

DIGGER'S HOTLINE — CALL BEFORE YOU DIG — 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

GENERAL NOTES AND SPECIFICATIONS:

1. THE EXISTING SITE INFORMATION ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PROVIDED BY CAPITOL SURVEY ENTERPRISES. THE ENGINEER MAKES NO WARRANTY OR REPRESENTATION WITH REFERENCE TO THE ACCURACY AND COMPLETENESS OF THE EXISTING CONDITIONS INDICATED OR NOT INDICATED ON THE ENGINEERING PLANS PROVIDED. VERIFY THE LOCATION OF ALL EXISTING SITE CONDITIONS INCLUDING UNDERGROUND UTILITIES, UNDERGROUND UTILITY ELEVATIONS, BUILDING SETBACKS AND EXISTING BUILDING LOCATIONS. THE CONTRACTOR SHALL INFORM THE OWNER AND ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK. QUESTIONS REGARDING THE EXISTING SURVEY SHALL BE DIRECTED TO THE PARTIES LISTED ABOVE.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, EXCAVATE EACH EXISTING LATERAL TO BE CONNECTED TO (VERIFYING ELEVATION, LOCATION AND SIZE). SHOULD THE EXISTING UTILITY NOT BE AS INDICATED ON THE PLAN, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR EVALUATION.
3. ALL UTILITY CONSTRUCTION SHALL ADHERE TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (2003), AS WELL AS, THE MUNICIPAL CONSTRUCTION STANDARDS AND THE DEPT. OF SAFETY AND PROFESSIONAL SERVICES SEC. 382-387.
4. ALL PERMITS MUST BE RECEIVED FROM THE MUNICIPALITY AND WDNR (IF REQUIRED) PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL APPLICABLE PERMITS ARE RECEIVED PRIOR TO STARTING CONSTRUCTION.
5. NOTIFY THE PUBLIC WORKS INSPECTION DEPT. AT LEAST 48 HOURS BEFORE STARTING CONSTRUCTION.
6. BACKFILL REQUIREMENTS AND ROADWAY/SIDEWALK RESTORATION SHALL ADHERE TO LOCAL STANDARDS (GRANULAR BACKFILL UNDER OR WITHIN 5' OF CURBS, SIDEWALK, OR PAVEMENT, SPOIL MAY BE USED ELSEWHERE. SLURRY BACKFILL WILL BE REQUIRED IN PUBLIC ROADWAYS.)
7. PROPOSED STORM SEWER SHALL BE PVC, ASTM D-3034, SDR 35 WITH RUBBER ELASTOMERIC JOINTS CONFORMING TO ASTM D-3212 (UNLESS OTHERWISE NOTED).
8. A MEANS TO LOCATE BURIED UNDERGROUND EXTERIOR NONMETALLIC UTILITIES MUST BE PROVIDED. PROVIDE TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORD WITH THE PROVISIONS SECTIONS 182.0175(2R) OF THE STATE STATUTES.
9. UTILITY TRENCHES SHALL BE MECHANICALLY COMPACTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. ALL MANHOLES, CATCH BASINS, INLETS, VALVES BOXES, ETC WITHIN THE PROJECT AREA SHALL BE RESET AND ADJUSTED TO MATCH FINISH GRADE.
11. ALL EXCAVATED OR STRIPPED MATERIALS NOT BEING REPLACED IN UTILITY TRENCHES OR BEING USED FOR FILL SHALL BE REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER.
12. MATCH PROPOSED CONCRETE CURB AND GUTTER, SIDEWALK AND PAVEMENT TO EXISTING IN ELEVATION AND ALIGNMENT.
13. REMOVAL OF CURB AND GUTTER, SIDEWALK AND PAVEMENT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WISCONSIN D.O.T.
14. ALL CONCRETE FOR CURB AND GUTTER, ROADWAY AND SIDEWALKS MUST CONFORM TO THE STANDARD SPECIFICATIONS FOR READY MIXED CONCRETE. MINIMUM 28 DAY COMPRESSIVE STRENGTH TEST MUST EQUAL 4000 PSI.
15. PROTECT ALL PROPERTY CORNERS.
16. REPAIR ANY DAMAGE TO EXISTING UTILITIES OR SITE IMPROVEMENTS. DOCUMENT ALL EXISTING DAMAGE PRIOR TO START OF CONSTRUCTION AND NOTIFY CONSTRUCTION MANAGER OF ANY FINDINGS.
17. AS-BUILTS ARE TO BE PROVIDED TO THE CLIENT TRACKING ANY CHANGES THAT OCCURRED DURING CONSTRUCTION.

CIVIL SHEET INDEX:

C1.10 PROJECT LOCATION AND GENERAL NOTES
C1.11 SITE PLAN OVERALL
C1.12 SITE PLAN NORTH
C1.13 SITE PLAN SOUTH
C1.20 GRADING PLAN NORTH
C1.21 GRADING PLAN SOUTH
C1.30 EROSION CONTROL PLAN NORTH
C1.31 EROSION CONTROL PLAN SOUTH
C5.00 CONSTRUCTION DETAILS

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Project Name:

Spring Creek Church
Parking Improvements

N35 W22000 Capitol Dr
Pewaukee, WI 53072

Client:

SPRING CREEK CHURCH

Issuance:

01-05-2026	Plan Commission
02-06-2026	Plan Commission Resubmittal
03-13-2026	Staff Comments

Scale: 1" = 150'

N

Date: 01-05-2026

Project Number:

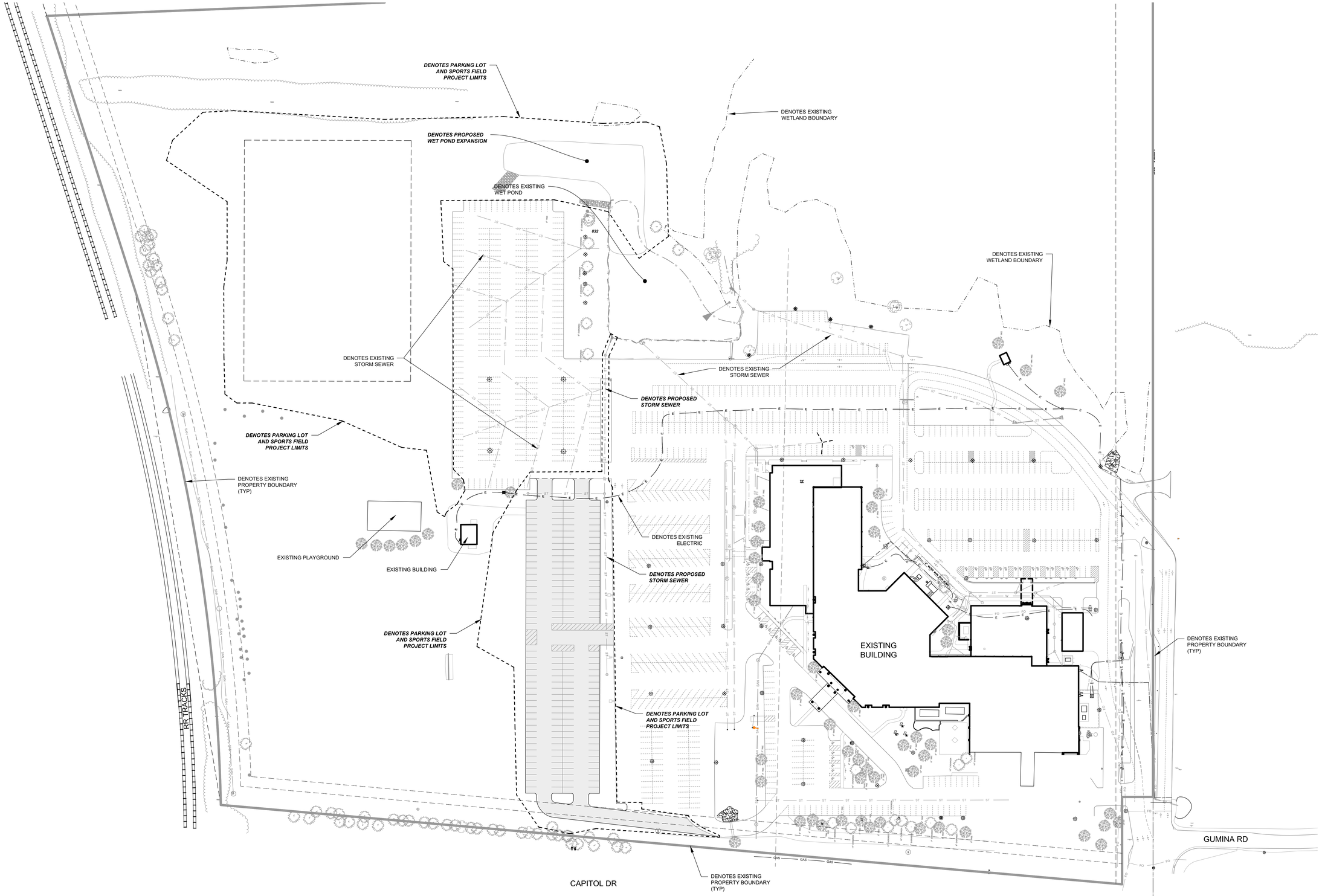
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Sheet Name:
PROJECT LOCATION & GENERAL NOTES

Sheet Number:

C1.10

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SITE CALCULATION TABLE

- TOTAL PROPERTY AREA	53.898 AC	
- TOTAL PROJECT LIMITS AREA	8.09 AC	
- TOTAL DISTURBED AREA	8.09 AC	
- ADDITIONAL IMPERVIOUS AREA	1.48 AC	
- TOTAL PROPERTY IMPERVIOUS AREA	17.66 AC (33%)	
- TOTAL PROPERTY GREENSPACE (INCLUDING WETLANDS)	36.23 AC	
- TOTAL PROPERTY WETLANDS	11.19 AC	
- TOTAL PROPERTY GREENSPACE EXCLUDING WETLANDS	25.04 AC	
- 40% TOTAL PROPERTY GREENSPACE REQUIREMENT		(53.898 AC x 40%) = 21.56 AC
- 20% TOTAL GREENSPACE FROM FLOODPLAIN AND WETLANDS FROM 40% GREENSPACE REQUIREMENTS		(21.56 AC x 20%) = 4.312 AC
- TOTAL PROPERTY GREENSPACE INCLUDING MAX 20% WETLANDS FROM GREENSPACE REQUIREMENTS		(25.04 AC + 4.312 AC) = 29.35 AC (54%)

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Scale: 1" = 60'

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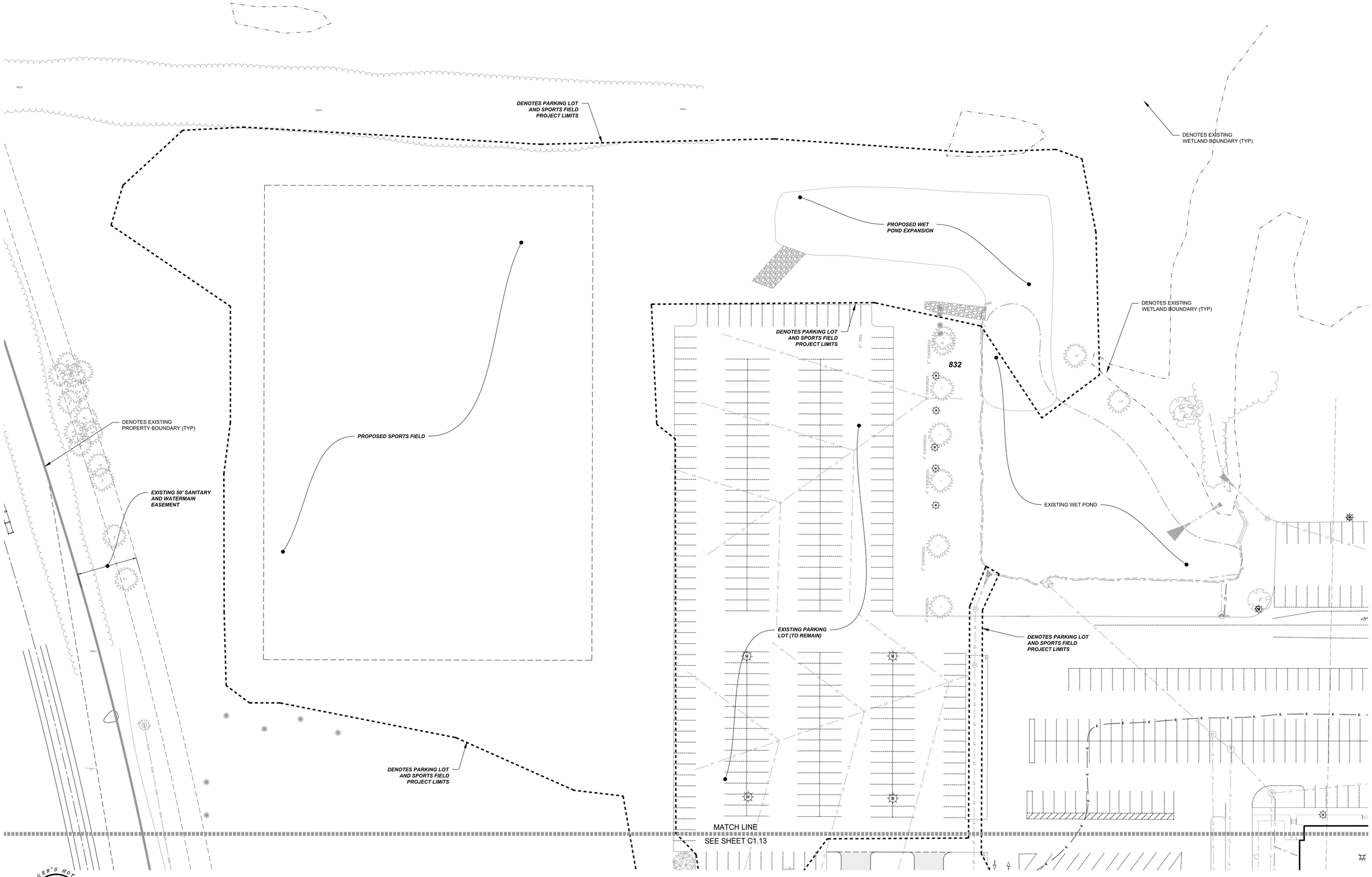
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Sheet Name:
SITE PLAN - OVERALL

Sheet Number:
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Issuance:

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02-06-2026	Plan Commission Resubmittal
03-13-2026	Staff Comments

Scale: 1" = 30'

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Date: 01-05-2026

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Sheet Name:
SITE PLAN - NORTH

Sheet Number:

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HATCH LEGEND

PROPOSED REGULAR DUTY ASPHALT PAVEMENT

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N35 W22000 Capitol Dr
Pewaukee, WI 53072

Client:

SPRING CREEK CHURCH

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02-06-2026	Plan Commission Resubmittal
03-13-2026	Staff Comments

Scale: 1" = 30'

Date: 01-05-2026

Project Number:

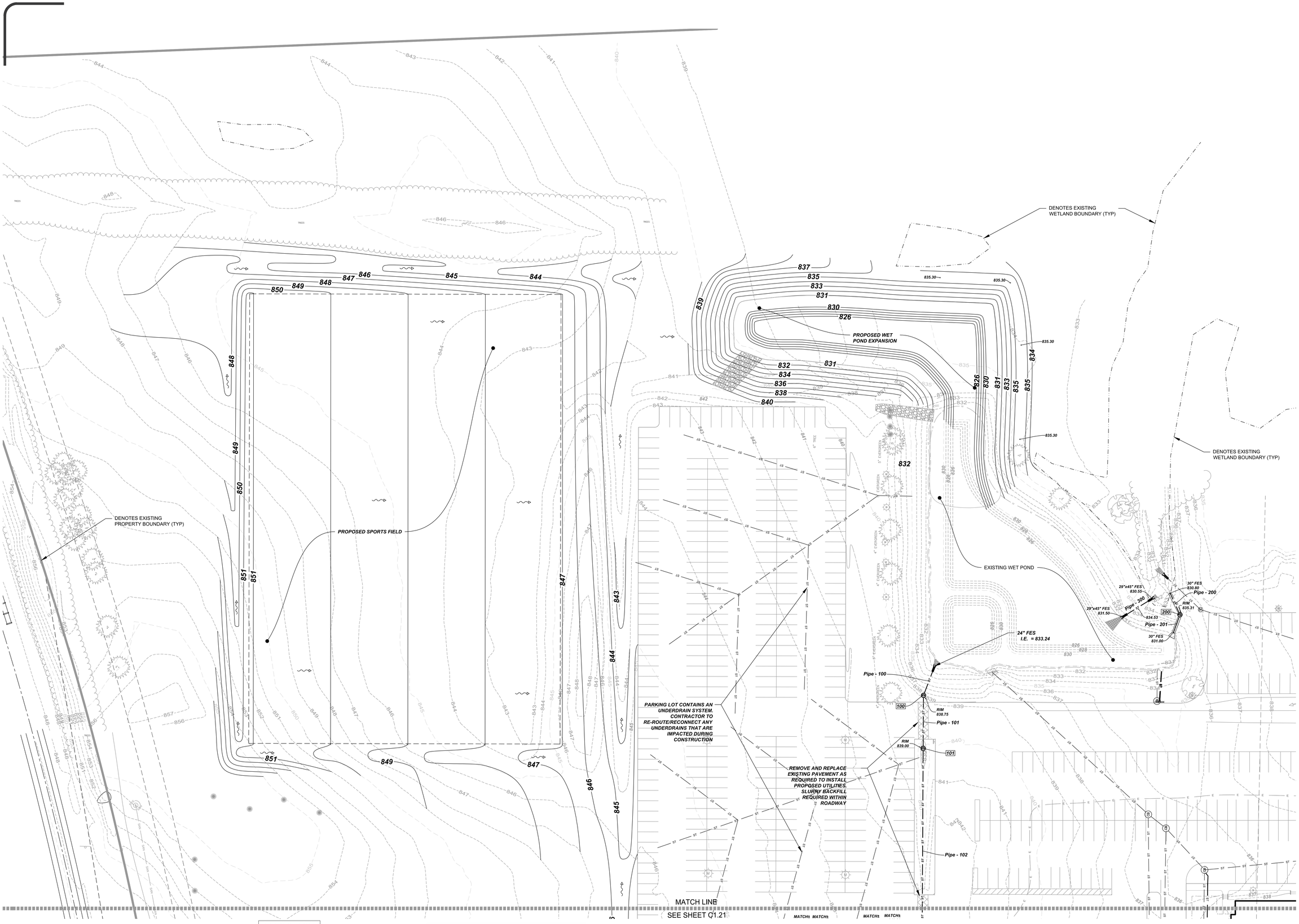
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SITE PLAN - SOUTH

Sheet Number:

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Storm Structure Table

#	Structure Details
100	CATCH BASIN W/ R-1772 LID RIM = 838.75 Pipe - 101 = 833.89 Pipe - 100 = 833.89
101	CATCH BASIN RIM = 839.00 Pipe - 102 = 835.04 Pipe - 101 = 835.04
102	CATCH BASIN RIM = 841.75 Pipe - 103 = 836.82 Pipe - 102A = 837.75 Pipe - 102 = 836.82
102A	CATCH BASIN RIM = 843.50 Pipe - 102A = 838.99
103	CATCH BASIN RIM = 843.00 Pipe - 103 = 839.75
200	OUTLET CONTROL STRUCTURE RIM = 835.31 Pipe - 201 = 831.00 Pipe - 200 = 831.00

Storm Pipe Table

Pipe Name	Size	Material	Length	Slope	Description
Pipe - 100	24	HDPE	26	2.50%	
Pipe - 101	24	HDPE	46	2.50%	
Pipe - 102	24	HDPE	178	1.00%	
Pipe - 102A	12	HDPE	124	1.00%	
Pipe - 103	15	HDPE	293	1.00%	
Pipe - 200	30	HDPE	21	0.97%	
Pipe - 201	30	HDPE	17	0.00%	
Pipe - 300	36	RCP	30	3.13%	29"x45" ELLIPTICAL PIPE

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Spring Creek Church
Parking Improvements

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Pewaukee, WI 53072

Client:

SPRING CREEK CHURCH

Issuance:

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02-06-2026	Plan Commission Resubmittal
03-13-2026	Staff Comments

Scale: 1" = 30'

N

Date: 01-05-2026

Project Number:

25-0074.00

Sheet Name:
GRADING PLAN - NORTH

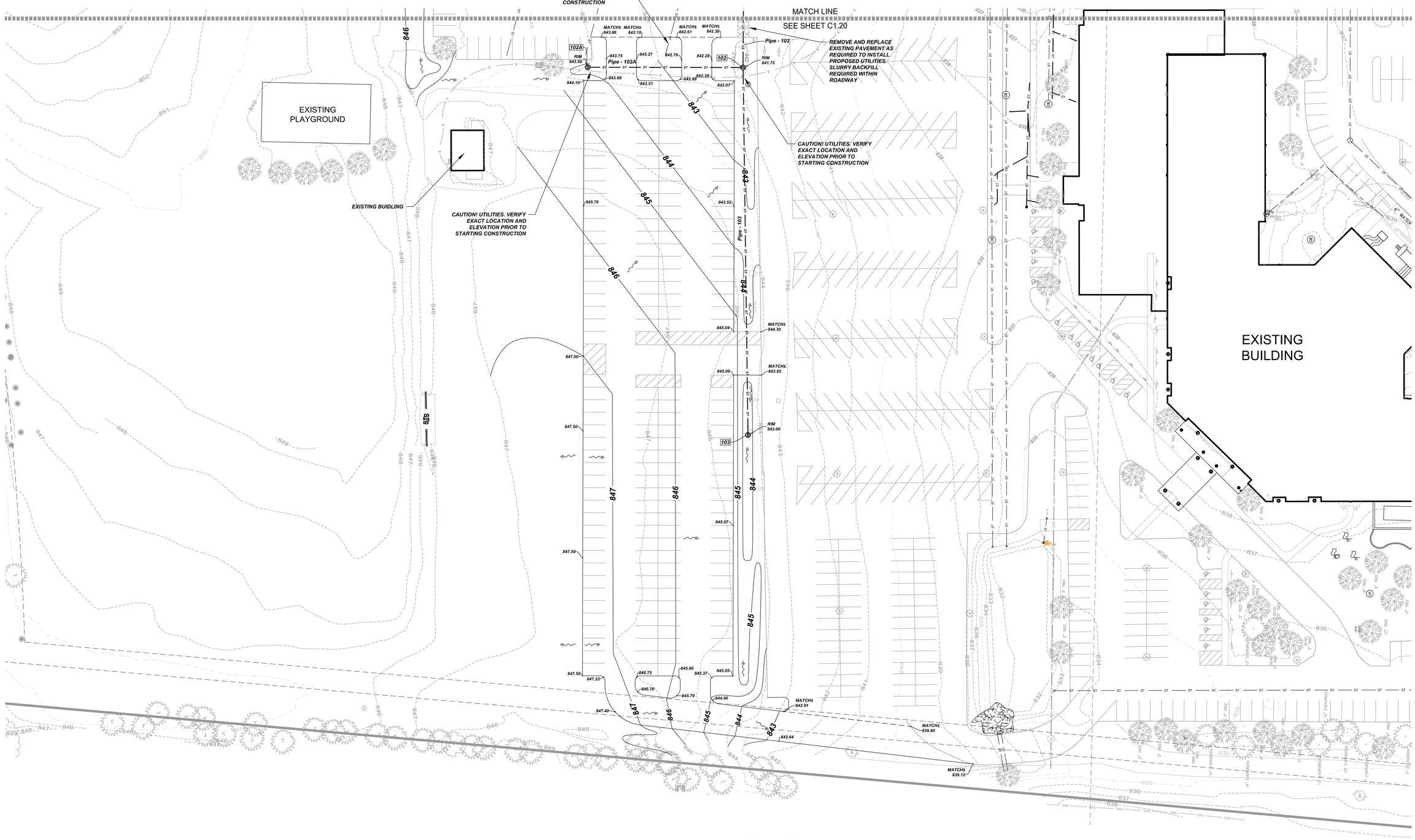
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Storm Structure Table			
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101	CATCH BASIN RIM = 839.00 Pipe - 102 = 835.04 Pipe - 101 = 835.04	103	CATCH BASIN RIM = 843.00 Pipe - 103 = 839.75
102	CATCH BASIN RIM = 841.75 Pipe - 103 = 836.82 Pipe - 102A = 837.75 Pipe - 102 = 836.82	200	OUTLET CONTROL STRUCTURE RIM = 835.31 Pipe - 201 = 831.00 Pipe - 200 = 831.00

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Pipe - 102	24	HDPE	178	1.00%	
Pipe - 102A	12	HDPE	124	1.00%	
Pipe - 103	15	HDPE	293	1.00%	
Pipe - 200	30	HDPE	21	0.97%	
Pipe - 201	30	HDPE	17	0.00%	
Pipe - 300	36	RCP	30	3.13%	29"x45" ELLIPTICAL PIPE



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Scale: 1" = 30'

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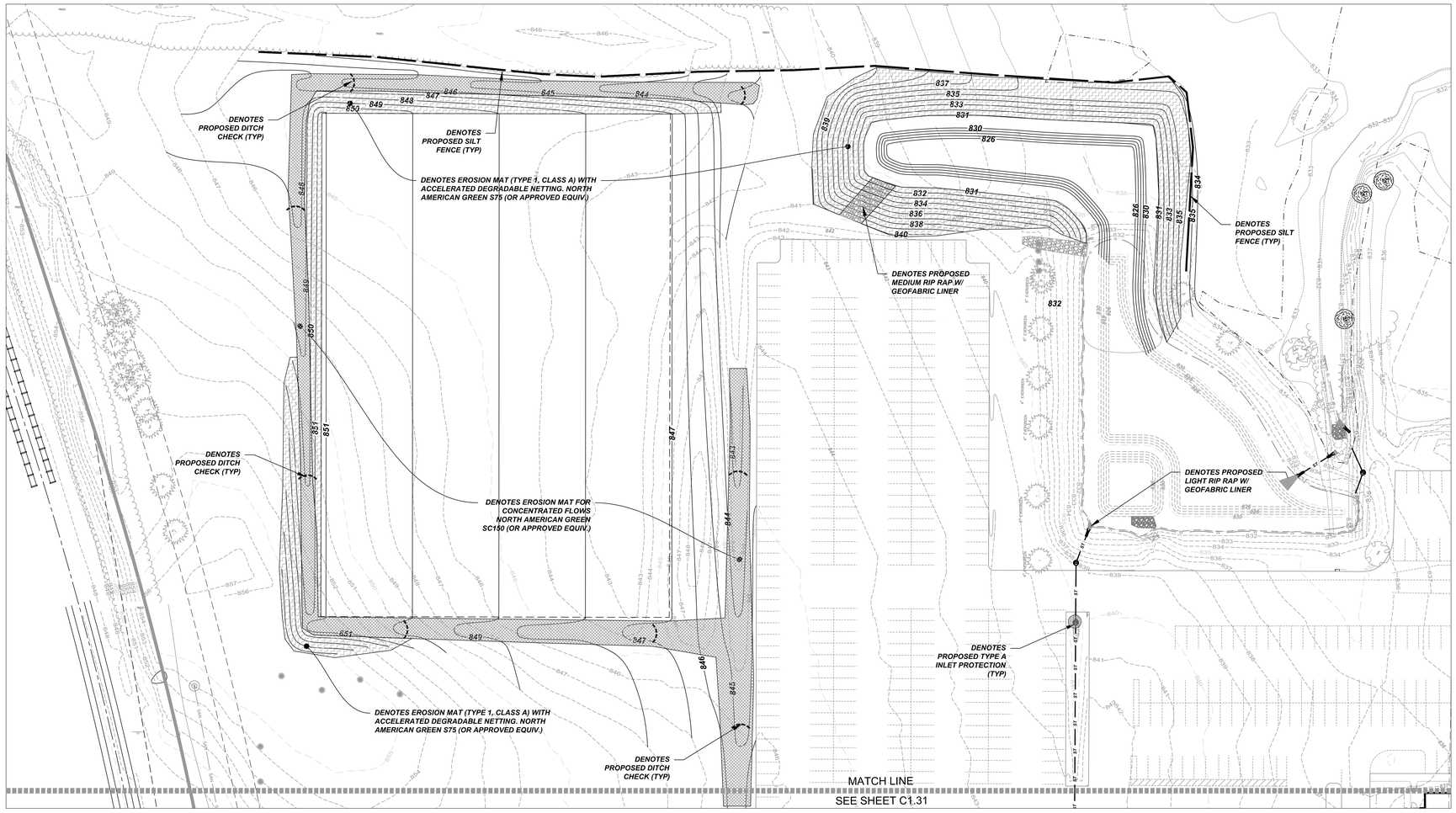
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GRADING PLAN - SOUTH

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EROSION CONTROL NOTES AND PHASING

1. WDNR PERMIT COVERAGE IS REQUIRED. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE ENGINEER AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE. MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS, (IF REQUIRED) AND TRACKOUT CONTROL PRACTICES PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD 1057 FOR TRACKOUT CONTROL AT CONSTRUCTION ENTRANCE(S) (IF REQUIRED).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA, CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. PERMITTING OF GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. GROUNDWATER DEWATERING IS SUBJECT TO A DNR WASTEWATER DISCHARGE PERMIT AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR MORE.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061,
13. COMPLETE AND STABILIZE WET POND PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP # 1063.
14. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
15. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
16. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071,
17. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
18. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER.
    - BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE
    - CONSTRUCTION OR STABILIZATION ACTIVITIES BETWEEN NOVEMBER 1 AND MAY 1 WILL COMPLY WITH THE WINTER CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS FOUND IN THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
19. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
20. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE WDNR/MUNCIPALITY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
21. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068,
22. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES 4:1 OR GREATER (OR AS SHOWN ON THE PLAN), PROVIDE CLASS I TYPE TYPE A (WITH ACCELERATED DEGRADABLE NETTING) EROSION CONTROL MATTING. SELECT EROSION MATTING FROM WDOT'S PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
23. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS (OR AS SHOWN ON THE PLANS), PROVIDE NORTH AMERICAN GREEN SC150 (OR APPROVED EQUAL) EROSION CONTROL MATTING. INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
24. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.
25. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY WDNR/MUNICIPALITY
26. NOTICE OF TERMINATION: WHEN THE SITE HAS BEEN FULLY STABILIZED AND ALL STORMWATER DISCHARGES FROM THE SITE AUTHORIZED UNDER THE NOI PERMIT HAVE BEEN ELIMINATED, A NOTICE OF TERMINATION SHALL BE FILED WITH THE DNR. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION APPLICATION IN ACCORDANCE WITH THE PERMIT REQUIREMENTS PRIOR TO FINAL PAYMENT.

GENERAL NOTES:

DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE, WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

① CROSS BRACE WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

② MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C-C.

③ EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.

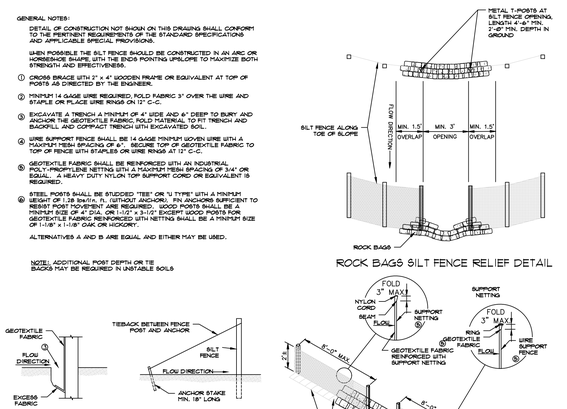
④ WIRE SUPPORT FENCE SHALL BE 14 GAGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C-C.

⑤ GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLY-PROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED.

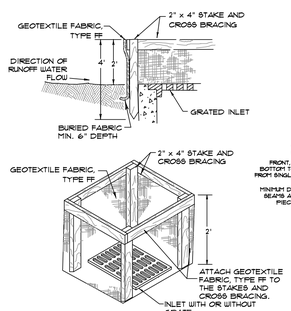
⑥ STEEL POSTS SHALL BE STUDDED "TEE" OR "U TYPE" WITH A MINIMUM WEIGHT OF 1.33 lbs/ft. (WITHOUT ANCHOR). PIN ANCHORS SUFFICIENT TO RESIST POST MOVEMENT ARE REQUIRED. WOOD POSTS SHALL BE A MINIMUM SIZE OF 4" DIA. OR 1-1/2" x 1-1/2" EXCEPT WOOD POSTS FOR GEOTEXTILE FABRIC REINFORCED WITH NETTING SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OAK OR HICKORY.

ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS



SILT FENCE DETAIL
NTS



INLET PROTECTION, TYPE A

GENERAL NOTES:

TYPE A INLET PROTECTION TO BE USED FOR ALL FIELD INLETS AND TYPE D TO BE USED FOR ALL INLETS IN THE PAVEMENT

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

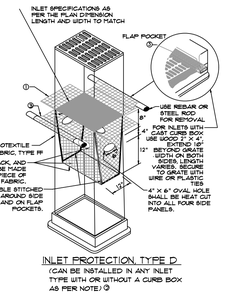
WHEN REMOVING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 18" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

FOR INLET PROTECTION, TYPE C WITH CURB BOX, AND ADDITIONAL 18" OF FABRIC IS UNWRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENINGS.

FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

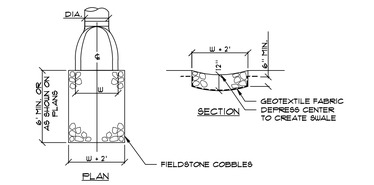
INLET PROTECTION
NTS



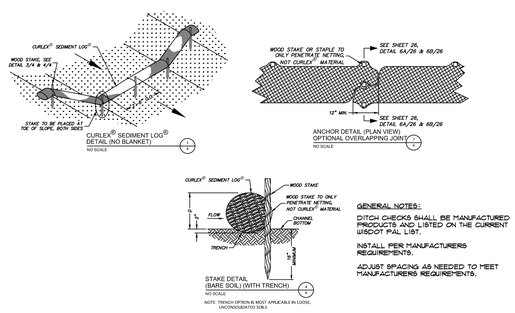
INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE) ②

INSTALLATION NOTES:

TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES OF 3", WHERE NECESSARY, THE CONTRACTOR SHALL CINCH THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM IF 4" FROM THE BOTTOM OF THE BAG.



FIELDSTONE COBBLES AT PIPE ENDWALL 105
NTS 11/19/10



GENERAL NOTES:

DITCH CHECKS SHALL BE MANUFACTURED PRODUCTS AND LISTED ON THE CURRENT WISDOT PAL LIST.

INSTALL PER MANUFACTURERS REQUIREMENTS.

ADJUST SPACING AS NEEDED TO MEET MANUFACTURERS REQUIREMENTS.

DITCH CHECK
NTS

EROSION CONTROL LEGEND

- SILT FILTER FENCE
- EROSION MAT
- DITCH CHECK
- INLET SEDIMENT GUARD

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IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

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civil · landscape architecture
structural · mechanical · electrical
plumbing / fire protection · security
lighting design · telecommunications
255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Spring Creek Church Parking Improvements

N35 W22000 Capitol Dr
Pewaukee, WI 53072

Client:
SPRING CREEK CHURCH

Issuance:

01-05-2026	Plan Commission
02-06-2026	Plan Commission Resubmittal
03-13-2026	Staff Comments

Scale: 1" = 40'
N

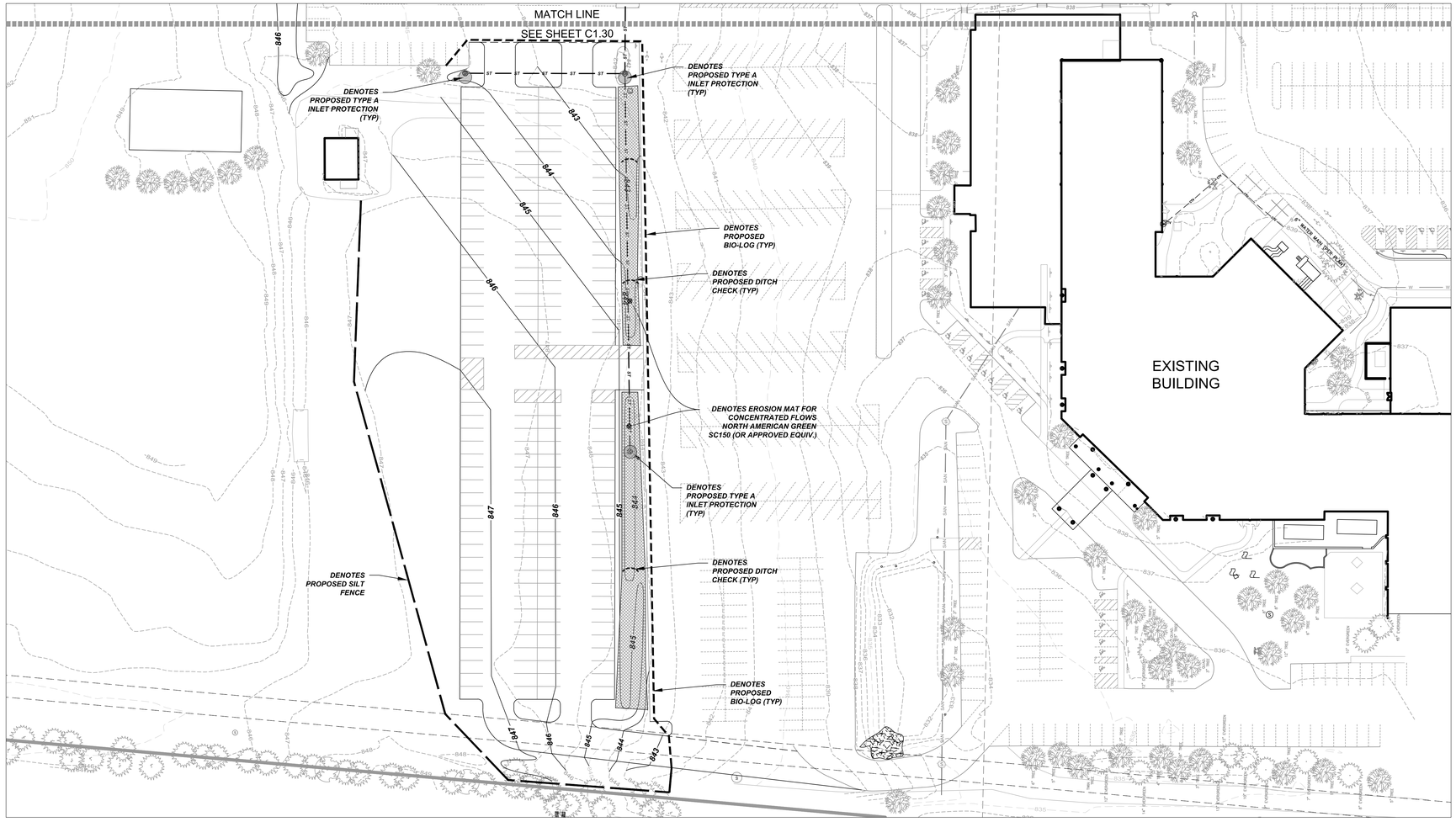
Date: 01-05-2026

Project Number:
25-0074.00

Sheet Name:
EROSION CONTROL PLAN - NORTH

Sheet Number:
C1.30

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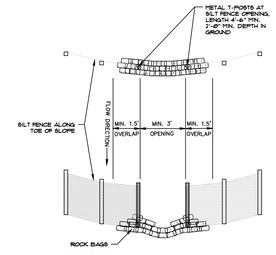
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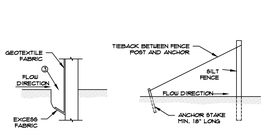
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ALTERNATIVES A AND B ARE EQUAL AND EITHER MAY BE USED.

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

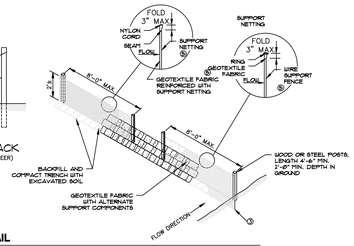


ROCK BAGS SILT FENCE RELIEF DETAIL

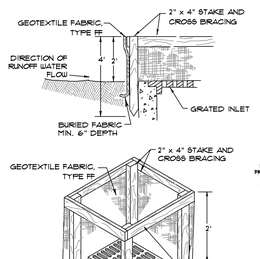


TRENCH DETAIL

SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)



SILT FENCE DETAIL
NTS



INLET PROTECTION, TYPE A

GENERAL NOTES:

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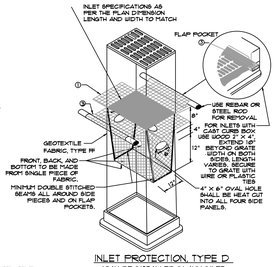
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WHEN REMOVING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

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FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

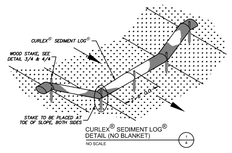


INLET PROTECTION, TYPE D
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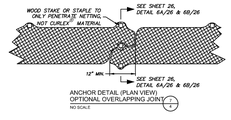
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TYPE D:
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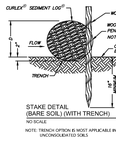
INLET PROTECTION
NTS



CURLEX® SEDIMENT LOG® DETAIL (NO BLANKET)
NO SCALE



ANCHOR DETAIL (PLAN VIEW)
OPTIONAL OVERLAPPING JOINT
NO SCALE



STAKE DETAIL
(BARE SOIL) (WITH TRENCH)
NO SCALE
NOTE: TRENCH OPTION IS MOST APPLICABLE IN LOOSE, UNCONSOLIDATED SOILS

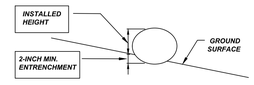
GENERAL NOTES:

DITCH CHECKS SHALL BE MANUFACTURED PRODUCTS AND LISTED ON THE CURRENT WISDOT PAL LIST.

INSTALL PER MANUFACTURERS REQUIREMENTS.

ADJUST SPACING AS NEEDED TO MEET MANUFACTURERS REQUIREMENTS.

DITCH CHECK
NTS



NOTE:
INSTALLED HEIGHT IS MEASURED FROM THE UPSLOPE GROUND SURFACE TO THE TOP OF THE PRODUCT, DUE TO SETTLEMENT AND/OR DEFORMATION, THE INSTALLED HEIGHT MAY NOT BE EQUIVALENT TO THE NOMINAL DIAMETER OF THE PRODUCT

NOTE:
SEDIMENT/BIOLOGS INSTALLED IN AREAS WHERE THE GROUND IS NOT DISTURBED DO NOT NEED TO BE ENTRENCHED.

SEDIMENT/BIOLOGS SHALL BE 9"(MIN) IN HEIGHT AND MEET THE REQUIREMENTS OF THE WISDOT PRODUCT ACCEPTABILITY LIST FOR TEMPORARY DITCH CHECKS

NO STAPLES OR STAKES ALLOWED

SEDIMENT/BIOLOG DETAIL 206
NTS 11/19/10

EROSION CONTROL LEGEND

SILT FILTER FENCE	
SILT BIO-LOG	
EROSION MAT	
DITCH CHECK	
INLET SEDIMENT GUARD	

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1-800-242-8511

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Project Name:
Spring Creek Church Parking Improvements

N35 W22000 Capitol Dr
Pewaukee, WI 53072

Client:
SPRING CREEK CHURCH

Issuance:

01-05-2026	Plan Commission
02-06-2026	Plan Commission Resubmittal
03-13-2026	Staff Comments

Scale: 1" = 40'

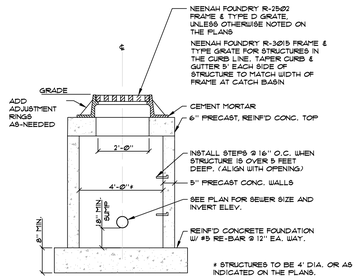
Date: 01-05-2026

Project Number:
25-0074.00

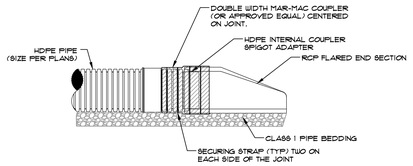
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EROSION CONTROL PLAN - SOUTH

Sheet Number:
C1.31

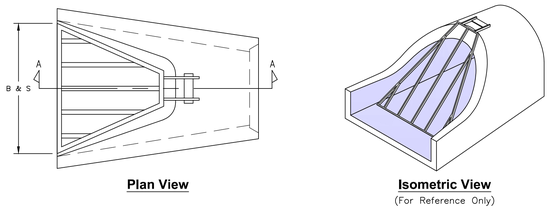
© Copyright 2024

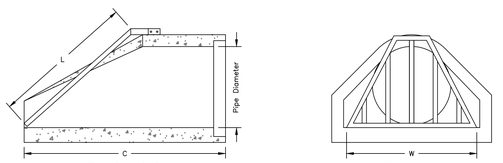


01 CATCH BASIN DETAIL
NTS



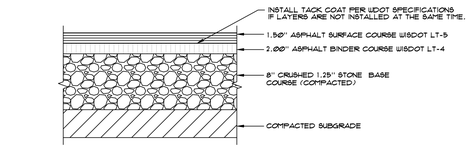
02 RCP FLARED END SECTION
NTS



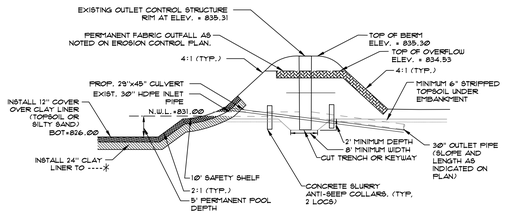


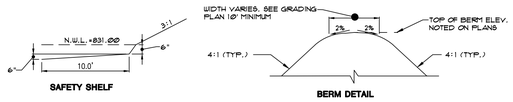
Pipe Diameter	Trash Rack Width W (in.)	Trash Rack Length L (in.)	Total # of Bars B	Bar Spacing S (in.)
12"	21.00"	30.00"	3	6.0"
15"	28.00"	32.00"	3	6.5"
18"	33.00"	34.00"	3	8.0"
24"	40.00"	47.50"	5	8.0"
30"	55.00"	63.00"	5	9.0"
36"	58.00"	71.25"	6	8.0"
42"	64.00"	76.00"	7	8.0"
48"	70.00"	82.75"	9	8.0"
54"	84.00"	84.00"	14	6.0"
60"	94.00"	90.00"	22	6.0"
72"	106.0"	106.0"	22	6.0"

03 FLARED END SECTION TRASH GUARD
NTS



04 REGULAR DUTY ASPHALT PAVEMENT
NTS



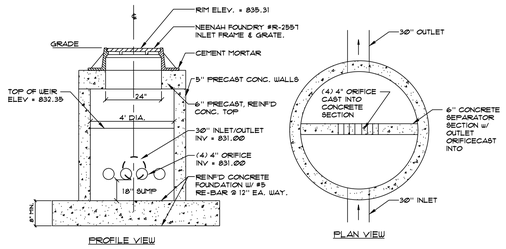


#NOTE: FOR AREAS WHERE THE IN-SITU SOILS ARE NOT SUITABLE AS A LINER (PER A GEOTECHNICAL REPRESENTATIVE), THE CONTRACTOR SHALL INSTALL A LINER PER THE DETAIL WITH THE FOLLOWING PROPERTIES:

CLAY LINER TO HAVE THE FOLLOWING PROPERTIES: PI > 12 : LL > 25
MOISTURE CONTENT = Ø-2% ABOVE OPTIMUM

PLACE LINER IN 9" LIFTS, COMPACT TO 92% MODIFIED PROCTOR

05 WET POND DETAIL
NTS



06 OUTLET CONTROL STRUCTURE
NTS

HARWOOD
civil · landscape architecture
structural · mechanical · electrical
plumbing / fire protection · security
lighting design · telecommunications
255 North 21st Street,
Milwaukee, Wisconsin 53233
414.475.5554 • hecl.com

Project Name:
Spring Creek Church Parking Improvements

N35 W22000 Capitol Dr
Pewaukee, WI 53072

Client:
SPRING CREEK CHURCH

Issuance:

01-05-2026	Plan Commission
02-06-2026	Plan Commission Resubmittal
03-13-2026	Staff Comments

Scale: N

Date: 01-05-2026

Project Number:
25-0074.00

Sheet Name:
CONSTRUCTION DETAILS

Sheet Number:
C5.00

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

Date:	January 28, 2026 (Responses added 2/6/26 in RED)
To:	Spring Creek Church
From:	Nick Fuchs, Planner & Community Development Director
RE:	Staff Comments - Site & Building Plan Review

Comments and Recommendations:

Below are comments and recommendations for the proposed development application for property located at N35W22000 Capitol Drive (Tax Key No. PWC 0909999005).

1. Please provide lot coverage calculations in accordance with Section 340-2.10D(4) of the Zoning Code.
   Impervious area lot calculations have been added to the site plan.
2. Please ensure that the proposed lighting is in compliance with Section 340-2.10D(6). Note that light poles may not exceed 20-feet as measured from grade.
   Poles are designed as 17' high from grade to top of pole.
3. Are the proposed lights dimmable?
   Not included in this design, however there are options for motion sensors on the fixtures/poles. The lot would dim to 20 or 50% when no activity is detected.
4. How many seats are within the church?
   There are pews used the church in lieu of fixed seating and the capacity is 1,650 occupants
5. Is the layout of the existing parking lot to the east of the proposed changing? It appears different on the plans than how it is currently striped.
   The existing parking lot striping to the east has been updated to match the current layout.
6. The parking lot shall be paved in accordance with the minimums set forth in Section 340-8.1C.(1) of the Zoning Code.
   So noted. Pavement sections match/exceed requirements.
7. Approval will be conditioned upon final Engineering Department approval of grading, erosion control, utilities, and storm water management plans, which must be obtained prior to any land disturbance.
   So noted. Updated plans and reports will be sent to Engineering department for their review.

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

REPORT TO THE PLAN COMMISSION

Meeting of March 19, 2026

Date: March 10, 2026

Project Name: Lake Pewaukee Sanitary District Site & Building Plan Review

Project Address/Tax Key No.: N25W27534 Oak Street / PWC 0935979001

Applicant: Lake Pewaukee Sanitary District (LPSD)

Property Owner: PEWAUKEE LAKE SANITARY DISTRICT AND TOWN OF PEWAUKEE

Current Zoning: I-1 Urban Institutional and F-1 Floodplain District

2050 Land Use Map Designation: Governmental/Institutional and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas

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

Project Description

The applicant filed a Site & Building Plan Review Application for property located at N25W27534 Oak Street requesting approval of a building addition and lift station. The property is approximately 1.94 acres and is zoned I-1 Urban Institutional District and F-1 Floodplain District.

The I-1 District allows, as a permitted use, public utility offices as well as accessory storage. Lift stations are also allowed as an essential service and are exempt from height and yard regulations per sections 340-11.1D. and 340-11.25C., respectively.

The total area of the building addition is 6,922 square feet comprising of 2,448 square feet of new office space and 4,474 square feet of new shop space. The lift station is 1,259 square feet. The project also includes adding new paved areas and repaving existing drive and parking areas. Parking spaces are being redesigned to conform to the city's size requirement of a minimum of 180 square feet.

According to the applicant, the total impervious surface onsite, including all buildings and hard surfaces, is 35,223 square feet, which is 57% of the site. The remaining 43% of greenspace is in compliance with the city's 40% minimum greenspace standard.

There is wetland and floodplain setback on the south side of the property as shown on the site plan. No improvements encroach into these areas.

The building addition is brick with EIFS accents and includes six overhead doors on the east elevation. The lift station is also primarily brick.

The Landscape Plan provided consists of two trees and twelve shrubs. The two trees are located on the west end of the parking lot in front of the building. The shrubs are located along the front of the building near the main entrance. There are existing trees along the perimeter of the site, however, primarily on the neighboring properties.

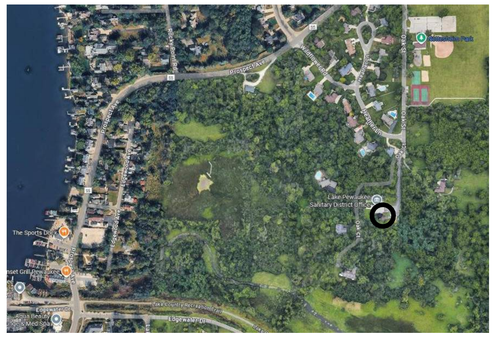
The applicant is proposing to maintain the existing light poles but add new fixtures. New building lighting will be placed on the building addition as well as on the lift station.

Signage is shown on the building and is subject to staff review and approval of a Sign Permit.

Recommendation

Staff recommends approval of the Site & Building Plan Review Application for the Lake Pewaukee Sanitary District, *subject to final Engineering Department approval of grading, erosion control, stormwater management, and utility plans, prior to any land disturbance*.

SITE MAP



GENERAL NOTES

1. All concrete to test 4000 psi in 28 days.
2. Verify all dimensions, access, utilities and working conditions in the field.
3. Conform to all applicable codes, ordinances and safety standards.
4. Obtain and pay for all required permits and fees.
5. Notify Architect immediately if work cannot proceed as shown on Drawings or as described in the Specifications.
6. No concrete to be poured without Architect's prior review.
7. All Contractor's to co-operate with all trades, Owner's and Architect's representatives.
8. Leave site clean, neat and free of debris at all times.
9. Each Prime and Sub-contractor is responsible for having read each page of the Specifications, Drawings, Addenda and Change Orders.
10. Guard against interfering with Owner's operations.
11. These Drawings contain no provisions or procedures for on-site safety. Each Contractor and their employees are responsible to follow all laws and ordinances and provide their own engineering to provide a safe work place.
12. The locations of existing underground utilities, shown on these Drawings, are shown in an approximate way only and have not been independently verified by the Owner or its representatives. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occassioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.
13. Services perform for this project have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar budget and time constraints. No warranty, expressed or implied, is made.

CONSULTANTS

ARCHITECT **Kueny Architects** 10505 Corporate Drive, Suite 100
(262) 857-8101 Pleasant Prairie, Wisconsin 53158
Architect of Record - Jon P. Wallenkamp



SHEET INDEX

TITLE SHEET
01 Title Sheet - Site 1

ARCHITECTURAL
1A101 Site Layout Plan
1A103 Site Grading, Utility and Erosion Plan
1A104 Site Details and Standards
1A105 Landscape Plan
1A201 Floor Plan
1A205 Exterior Elevations
1A401 Wall Sections
1A405 Wall Sections

ELECTRICAL
1E202 Lighting Plan & General Site Plan
Grand total: 10

PROJECT INFO

Lake Pewaukee Sanitary District
LPSD - Lake Facility Facility - Site 1
February 10, 2026

VOLUME #2 - LPSD - Lake Facility - Site 1

Lake Pewaukee Sanitary District

N25 W27534 Oak Street
Pewaukee, WI 53072

KUENY ARCHITECTS, LLC
10505 CORPORATE DRIVE - SUITE 100 PLEASANT PRAIRIE, WI 53158
10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.857.8101 web: www.kuenyarch.com
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01

KEYNOTE LEGEND

LOT COVERAGE	
TOTAL ADDED MAIN BUILDING AREA -	6,922 SQ/FT
EXISTING MAIN BUILDING AREA -	4,156 SQ/FT
TOTAL ADDED LIFT STATION AREA -	1,259 SQ/FT
NORTH ASPHALT AREA -	9,224 SQ/FT
EAST ASPHALT AREA -	10,292 SQ/FT
MISC. CONCRETE PAD AREA -	3,370 SQ/FT
IMPERVIOUS SURFACE TOTAL -	35,223 SQ/FT
TOTAL SITE AREA -	62,352 SQ/FT
35,223 / 62,352 SQ/FT x 100 = 57% IMPERVIOUS / 43% GREEN SPACE	

MAIN FACILITY AREAS
NEW OFFICE ADDITION - 2,448 SQ/FT
NEW SHOP ADDITION - 4,474 SQ/FT
TOTAL ADDED AREA - 6,922 SQ/FT

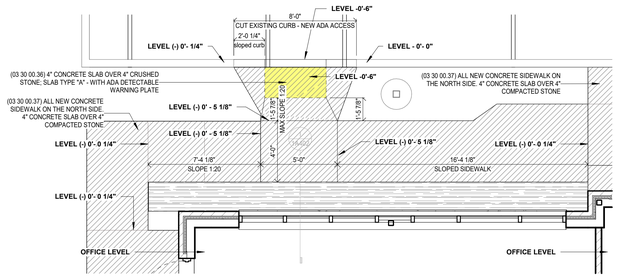
GENERAL PAVING NOTES:

MINIMUM PAVEMENT STRUCTURE - SEE SITE GEOTECHNICAL REPORT (NOTE: IF NO GEOTECHNICAL REPORT IS AVAILABLE, USE THESE THICKNESS SPECIFIED BELOW):

ASPHALTIC CONCRETE PAVEMENT BASE THICKNESS - 10"

BASE MATERIAL - DENSE GRADED BASE MEETING WISDOT SPECIFICATION SECTION 305, 1-1/4" DENSE GRADED BASE. PROVIDE AGGREGATE CONFORMING TO 301.2 FOR CRUSHED STONE, CRUSHED GRAVEL, CRUSHED CONCRETE, RECLAIMED ASPHALT, REPROCESSED MATERIAL, OR BLENDED MATERIAL. CONTRACTOR MAY USE PULVERIZED AND SALVAGE MATERIAL FROM DEMO ACTIVITIES AS LONG AS IT MEETINGS WISDOT SPECIFICATION. THIS MATERIAL WILL BE ALLOWED TO BE USED IN THE BOTTOM HALF OF THE BASE COURSE STRUCTURE.

ASPHALT PAVEMENT LAYER THICKNESSES:
BINDER LAYER: 2.25" HMA PAVEMENT 3 MT 58-28 S SURFACE LAYER: 1.75" HMA PAVEMENT 4 MT 58-28H



2 Site -Enlarged Sidewalk Detail
1/4" = 1'-0"

NOT FOR CONSTRUCTION

3/9/2026 12:22:24 PM

EXISTING EDGE OF PARKING LOT TO REMAIN
EXISTING EDGE OF PARKING LOT TO REMAIN
EXISTING EDGE ASPHALT TO REMAIN
C FNC
(32 12 00) RE-PAVE EXISTING PARKING LOT. SEE GENERAL PAVING NOTES FOR ASPHALT REQUIREMENTS
(9,224 SQ/FT)
25'-0" SETBACK
25 FOOT SETBACK
NEW ASPHALT ONLY EXISTING PARKING LOT ACCESS TO REMAIN ALTERNATE #1
EXISTING PARKING LOT TO REMAIN AS IS -- NEW ASPHALT ONLY - NO CHANGE IN LIMITS THIS AREA IS ALTERNATE #1
R 11'-7 5/32"
(03 30 00.02) 4" CONCRETE SLAB OVER 4" CRUSHED STONE: SLAB TYPE "A"
CUT EXISTING CURB - NEW ADA ACCESS
EXISTING LIGHT POLE BASE TO REMAIN. INSTALL NEW LIGHT POLE WITH LED LIGHT FIXTURE
(03 30 00.36) 4" CONCRETE SLAB OVER 4" CRUSHED STONE: SLAB TYPE "A" - WITH ADA DETECTABLE WARNING PLATE
(03 30 00.37) ALL NEW CONCRETE SIDEWALK ON THE NORTH SIDE. 4" CONCRETE SLAB OVER 4" COMPACTED STONE
NEW RETAINING WALL BLOCK SYSTEM
NEW OFFICE ADDITION - 2,448 SQ/FT
NEW SHOP ADDITION - 4,474 SQ/FT
872.00 MAIN F.F
872.00 MAIN F.F
868.00 LOWER F.F
EXISTING - 4,156 SQ/FT
867.82 LOWER F.F
(03 30 00.04) 6" CONCRETE SLAB OVER 8" CRUSHED STONE: SLAB TYPE "C"
NEW CONCRETE LIGHT POLE BASE
NEW LIGHT POLE WITH LED LIGHT FIXTURE
TOP OF BASE @ 24" AFF
LIGHT POLE MAX. HEIGHT = 18 FT AFF
TOTAL POLE MAX HEIGHT = 20 FT AFF
(32 12 00) NEW PAVED PARKING LOT SEE GENERAL PAVING NOTES FOR ASPHALT REQUIREMENTS BASE BID
NEW EDGE OF ASPHALT
20 FOOT SETBACK
(32 12 00) NEW ASPHALT TO BE MIN. 10 FT AWAY FROM PROPERTY LINE
PROPERTY LINE
20 FOOT SETBACK
FLOOD PLAIN 75 FOOT SETBACK
WETLAND 25 FOOT SETBACK
25 FOOT SETBACK
SEE R/M DRAWINGS FOR WORK RELATED TO THE LIFT STATION
BUILDING 1 AREA -- 264 SQ/FT
BUILDING 2 AREA -- 995 SQ/FT
27'-5 1/4"
21'-4 1/8"
7'-5 1/4"
71'-0"
20'-0"
58'-3 1/8"
44'-0 1/4"
68'-0 1/4"
50'-7"
42'-9 1/8"
25'-0"
14'-8"
19'-0"
10'-0"
13'-5"
114'-0 3/4"

PROJECT

PROJECT:
Volume #2 - LPSD - Lake Facility Site 1

N25W27534 Oak Street
Pewaukee, WI 53072

OWNER:
Lake Pewaukee Sanitary District

PROJECT ISSUE DATE:
February 10, 2026

KUENY ARCHITECTS
10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.857.8101 web: www.kuenyarch.com

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CONSULTANTS

ARCHITECT

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Phone: (262) 857-8101
Address: 10505 Corporate Drive, Suite 100
Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

REVISIONS

REV. / DESCRIPTION		DATE
A3	Addendum #3	03/02/2026

KEY PLAN

PLAN NORTH
SCALE: As indicated

SHEET

SHEET TITLE:
Site Layout Plan

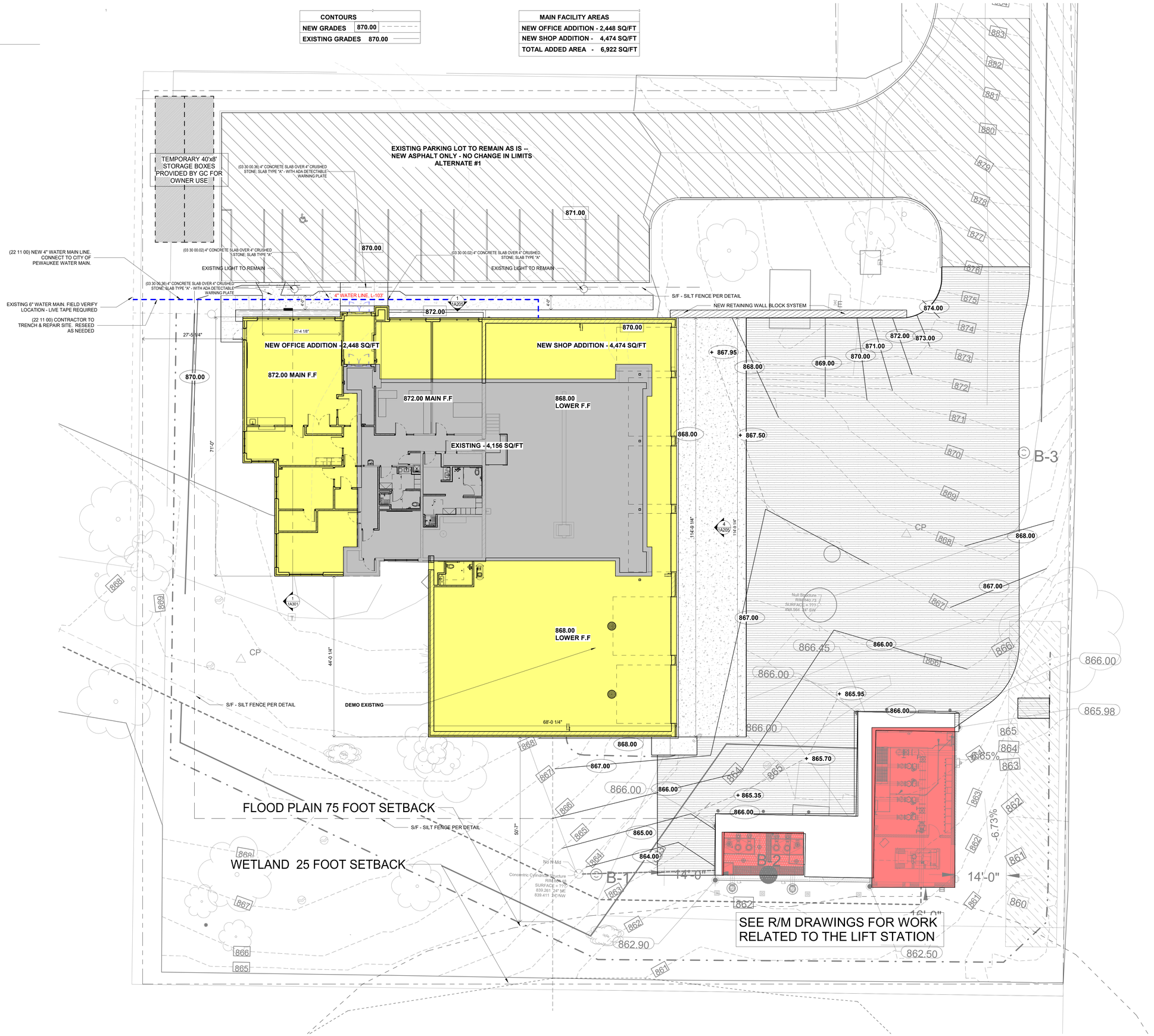
1A101

BID SET

KEYNOTE LEGEND

CONTOURS	
NEW GRADES	870.00
EXISTING GRADES	870.00

MAIN FACILITY AREAS	
NEW OFFICE ADDITION -	2,448 SQ/FT
NEW SHOP ADDITION -	4,474 SQ/FT
TOTAL ADDED AREA -	6,922 SQ/FT



NOT FOR CONSTRUCTION

3/9/2026 12:22:25 PM

PROJECT

PROJECT:

Volume #2 - LPSD - Lake Facility Site 1

N25W27534 Oak Street
Pewaukee, WI 53072

OWNER:

Lake Pewaukee Sanitary District

PROJECT ISSUE DATE:

February 10, 2026

KUENY ARCHITECTS

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Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

REVISIONS

REV. / DESCRIPTION		DATE
A3	Addendum #3	03/02/2026
A1	Addendum #1	02/23/2026

KEY PLAN

PLAN NORTH
SCALE: 1" = 10'-0"

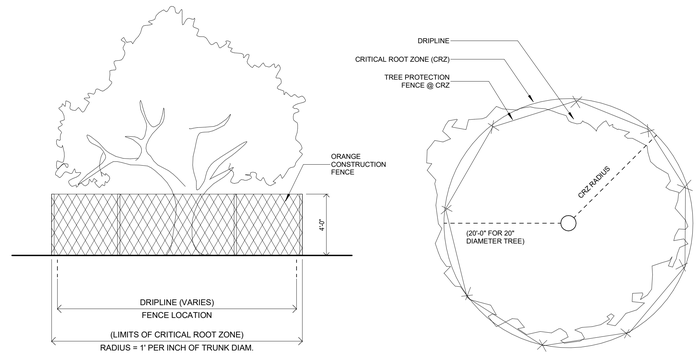
SHEET

SHEET TITLE:

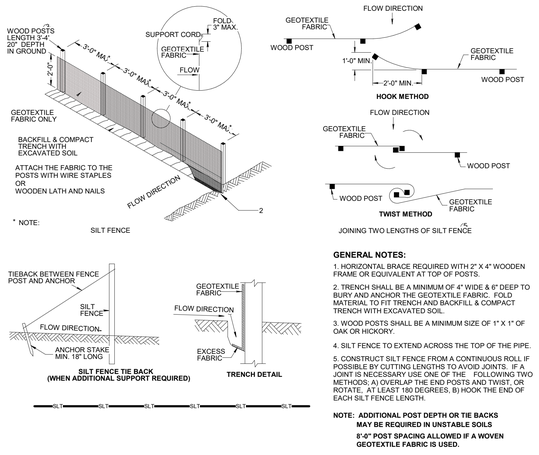
Site Grading, Utility and Erosion Plan

1A103

BID SET



5 Tree Protection Detail
1/4" = 1'-0"



GENERAL NOTES:

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

2. 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.

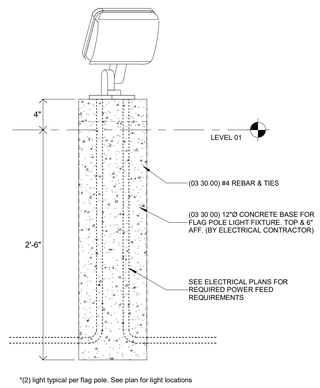
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF OAK OR HICKORY.

4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

5. 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) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.

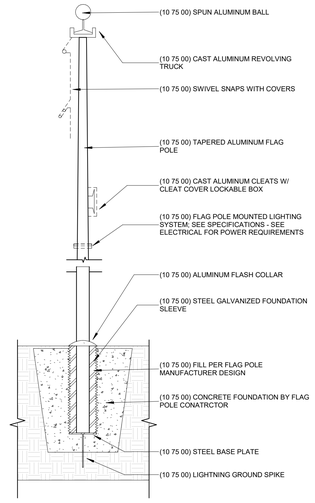
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS
6'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

4 Silt Fence Details
3/4" = 1'-0"

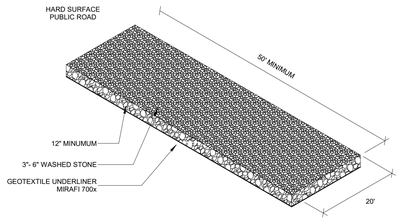


*(2) light typical per flag pole. See plan for light locations

3 Flag Pole - Light Detail
1 1/2" = 1'-0"



2 Flag Pole Detail
1/2" = 1'-0"



1 Stone Tracking Pad
3/16" = 1'-0"

PROJECT

PROJECT:

Volume #2 - LPSD - Lake Facility Site 1

N25W27534 Oak Street
Pewaukee, WI 53072

OWNER:

Lake Pewaukee Sanitary District

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KUENY ARCHITECTS

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Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

REVISIONS

REV. / DESCRIPTION	DATE

KEY PLAN

SCALE: As indicated

SHEET

SHEET TITLE:

Site Details and Standards

1A104

BID SET

NOT FOR CONSTRUCTION

3/9/2026 12:22:27 PM

LANDSCAPE CHART

PLAN CODE	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	QTTY	COMMENTS
TREES						
CM	Acer Freemanii 'Autumn Blaze'	Celebration Maple	3-1/2" CAL	Per Plan	2	
SHRUBS						
SO	Hemerocallis 'Stella de Oro'	Stella de Oro' Daylily	2-Gal	18"-24" O.C.	12	
ORNAMENTAL GRASSES						
SG	Panicum Virgatum 'Shenandoah'	Shenandoah Switch Grass	#1	18" O.C.	18	

GRASS SEED

- ALL DISTURBED AREAS SHALL BE RESEEDED.

1- GENERAL: ALL SEED SHALL BE
- A. FREE FROM NOXIOUS WEED SEEDS AND RECLEANED
- B. GRAGE A RECENT CROP SEED
- C. TREATED WITH APPROPRIATE FUNGICIDE AT TIME OF MIXING.
- D. DELIVERED TO THE SITE IN SEALED CONTAINERS WITH DEALER'S GUARANTEED ANALYSIS AND SEASON CERTIFICATION OF WEIGHT, PURITY, AND GERMINATION

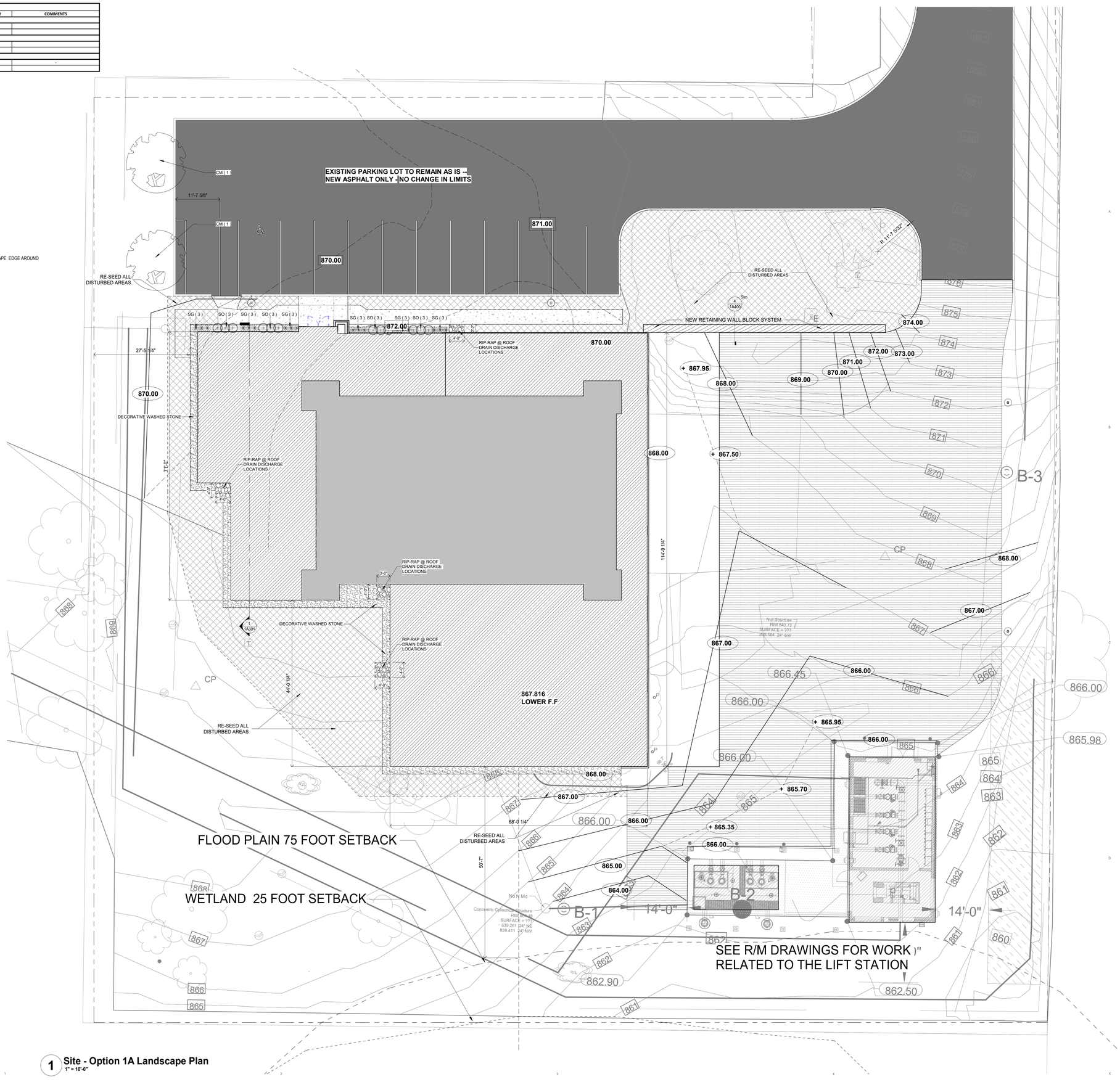
2- PROPORTIONS BY WEIGHT

A. BARON BLUEGRASS	20%
B. MAJESTIC BLUEGRASS	20%
C. TOUCHDOWN BLUEGRASS	20%
D. PENNLAWN FESCUE	20%
E. FIESTA RYE GRASS	20%

(OR APPROVED EQUAL)

LANDSCAPE GENERAL NOTES:

1. RE-GRAD AND RE-SEED ALL DISTUREBED AREAS
2. MULCHED AREAS: 6 FT DIAM. AREA W/ MULCH (4" DEEP) OVER LANDSCAPE PAPER AND PLASTIC LANDSCAPE EDGE AROUND ALL TREES AND BUSHES AS NOTED ON PLANS.
3. RIVEROCK AREAS: AREA W/ 1-1/2" RIVER WASH STONE OVER LANDSCAPE PAPER (4" DEEP)



1 **Site - Option 1A Landscape Plan**
1" = 10'-0"

NOT FOR CONSTRUCTION

3/9/2026 12:22:29 PM

PROJECT

PROJECT:

Volume #2 - LPSD - Lake Facility Site 1

N25W27534 Oak Street
Pewaukee, WI 53072

OWNER:

Lake Pewaukee Sanitary District

PROJECT ISSUE DATE:

February 10, 2026

KUENY ARCHITECTS

10505 Corporate Drive, Pleasant Prairie, WI 53158
phone: 262.857.8101 web: www.kuenyarch.com

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CONSULTANTS

ARCHITECT

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Pleasant Prairie, Wisconsin 53158

Architect of Record - Jon P. Wallenkamp

REVISIONS

REV. / DESCRIPTION	DATE

KEY PLAN

PLAN NORTH
SCALE: As indicated

SHEET

SHEET TITLE:

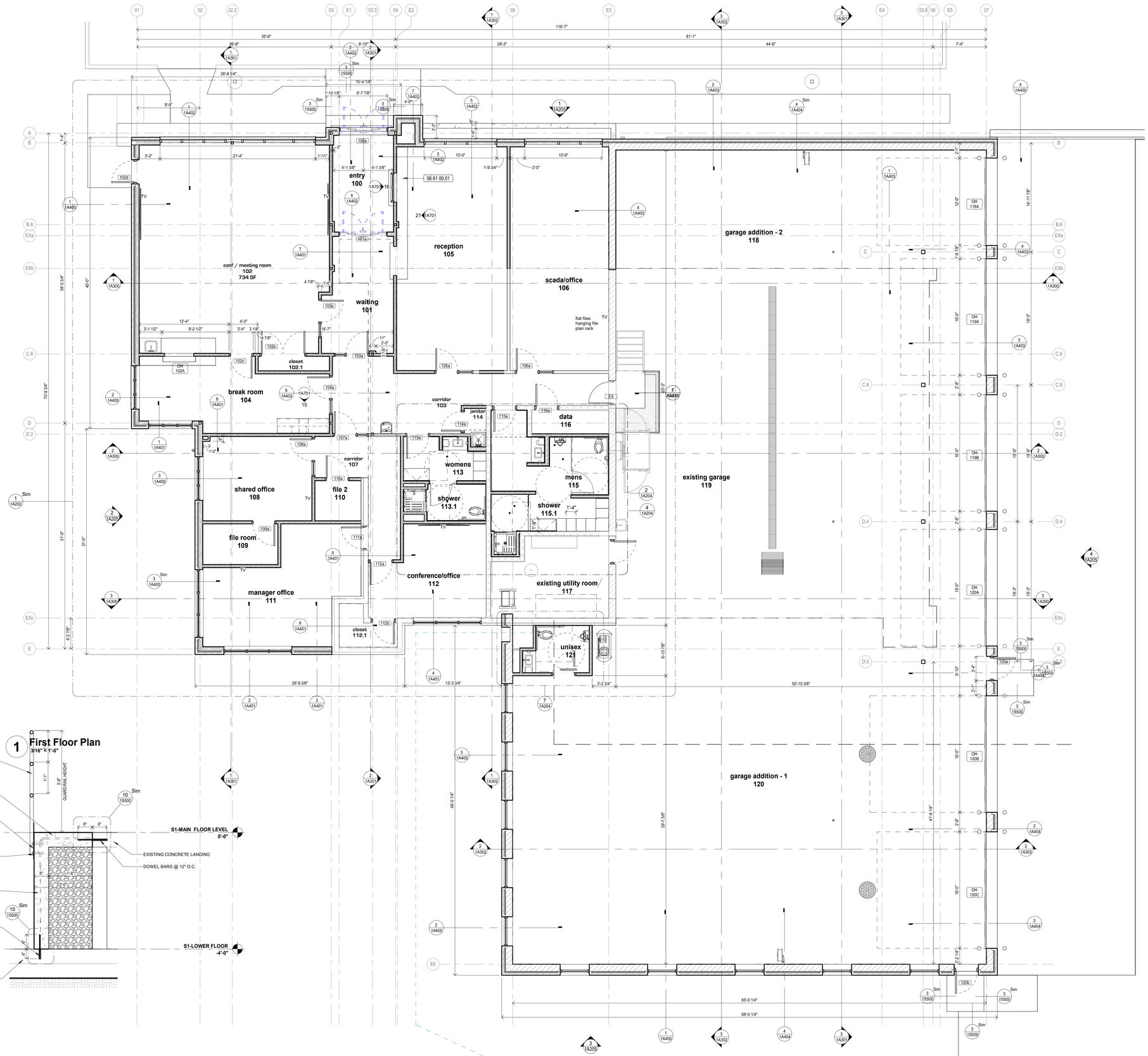
Landscape Plan

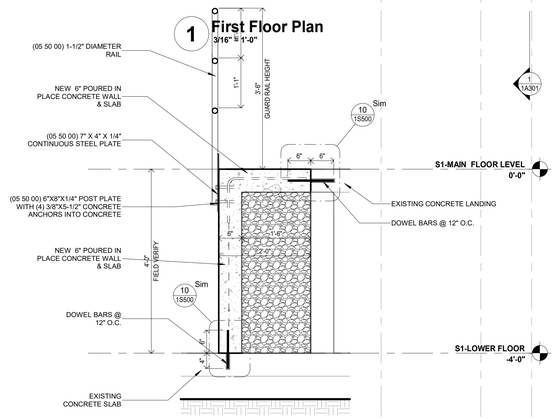
1A105

BID SET

KEYNOTE LEGEND

06 61 00.01	SOLID SURFACE COUNTER TOP





1 First Floor Plan
3/16" = 1'-0"

2 Landing Section Detail
3/4" = 1'-0"

NOT FOR CONSTRUCTION

3/9/2026 12:22:32 PM

PROJECT

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REVISIONS

REV. / DESCRIPTION		DATE
A3	Addendum #3	03/02/2026
A1A1	Addendum #4	03/05/2026

KEY PLAN

PLAN NORTH
SCALE: As indicated

SHEET

SHEET TITLE:

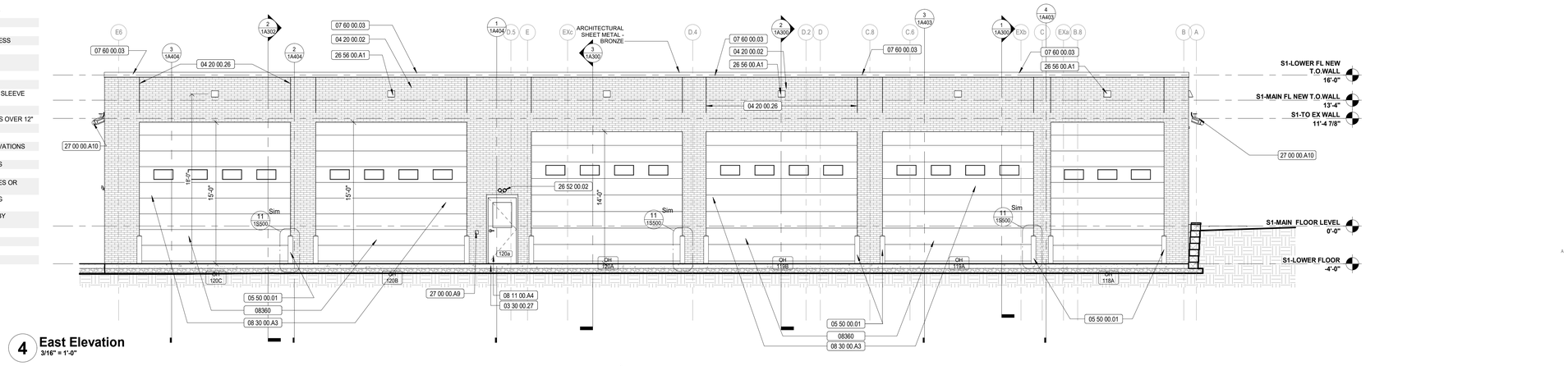
Floor Plan

1A201

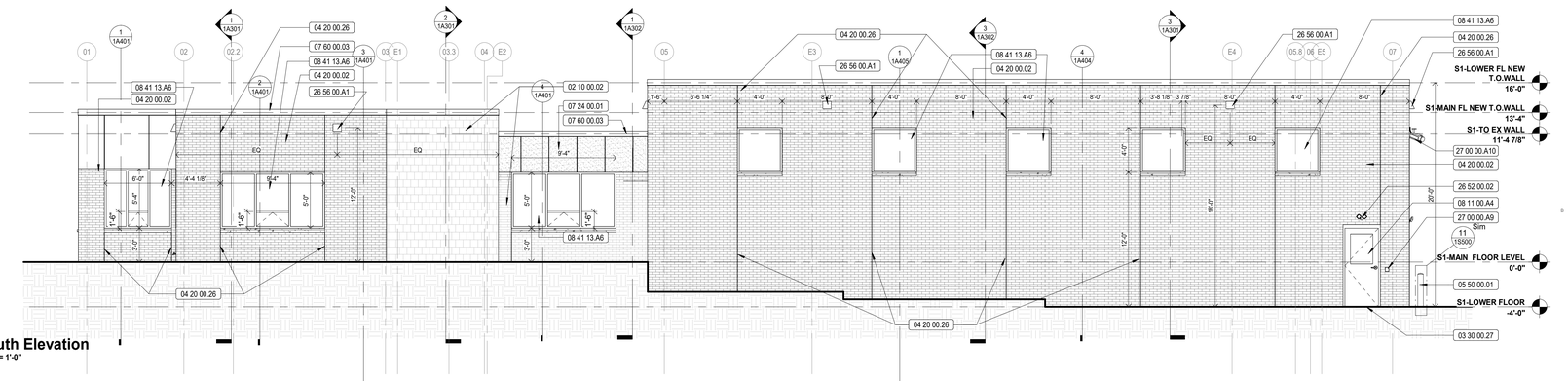
BID SET

KEYNOTE LEGEND

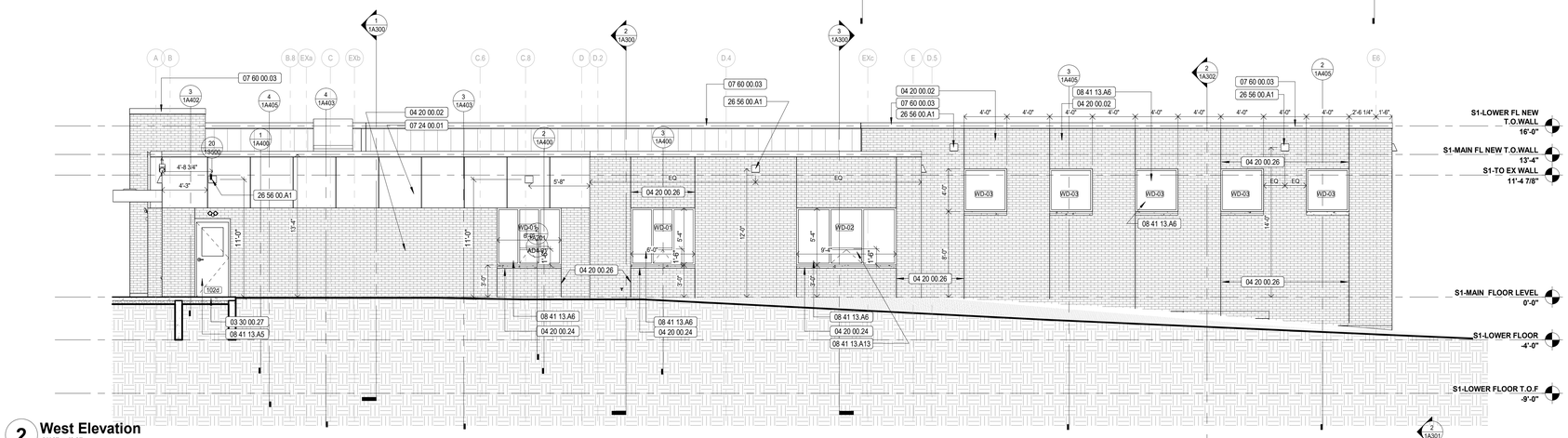
02 10 00.02	EXISTING WALLS TO REMAIN
02 10 00.10	EXISTING EXTERIOR LIGHT POLES TO REMAIN
03 30 00.10	CAST-IN-PLACE CONCRETE WALL; REFER TO PLANS FOR THICKNESS
03 30 00.27	CONCRETE FROST STOOP. TYP @ ALL EXTERIOR DOORS
04 20 00.02	FACE BRICK; PROVIDE ALL TIES, WEEPS, AND FLASHING; SEE SPECIFICATIONS
04 20 00.24	STONE WINDOW SILL
04 20 00.26	MASONRY CONTROL JOINT (TYP.)
05 50 00.01	6" STEEL BOLLARD - GALVANIZED AND GROUTED SOLID; PLASTIC SLEEVE COVER - COLOR SELECTED BY ARCHITECT
07 24 00.01	EXTERIOR EIFS PANEL PER SPECS
07 60 00.03	SHEET METAL WALL CAP; PROVIDE STIFFENING BEAD AT HEIGHTS OVER 12"
07 60 00.14	PRE-FINISHED SHEET METAL SCUPPER W/ WITH DRIP EDGE
08 11 00.A4	DOOR AND HARDWARE PER DOOR SCHEDULES
08 30 00.A3	OVERHEAD DOOR FULL VISION PANEL; REFER TO EXTERIOR ELEVATIONS
08 41 13.A5	ALUMINUM STOREFRONT DOOR; SEE SPECIFICATIONS
08 41 13.A6	ALUMINUM STOREFRONT WINDOW SYSTEM; SEE SPECIFICATIONS
08 41 13.A12	ALUMINUM SLIDING DOOR PER SPECS AND SCHEDULES
08 41 13.A13	OPERABLE CASEMENT WINDOW KAWNEER OptiQ® Aa®4325 SERIES OR EQUAL
22 13 16.A11	SMITH 1770 DOWNSPOUT NOZZLE FOR ROOF DRAIN BY PLUMBING CONTRACTOR. SIZE TO MATCH PIPE
22 13 16.A12	SMITH 1770 DOWNSPOUT NOZZLE FOR ROOF OVERFLOW DRAIN BY PLUMBING CONTRACTOR. SIZE TO MATCH PIPE
26 52 00.02	EXTERIOR REMOTE HEADS PER ELECTRIC PLANS
26 56 00.A1	SURFACE MOUNT WALL PACK LIGHTING; REFER TO MEP
27 00 00.A9	CARD READER PER SPECS
27 00 00.A10	CCTV CAMERA PER SPECS
08360	



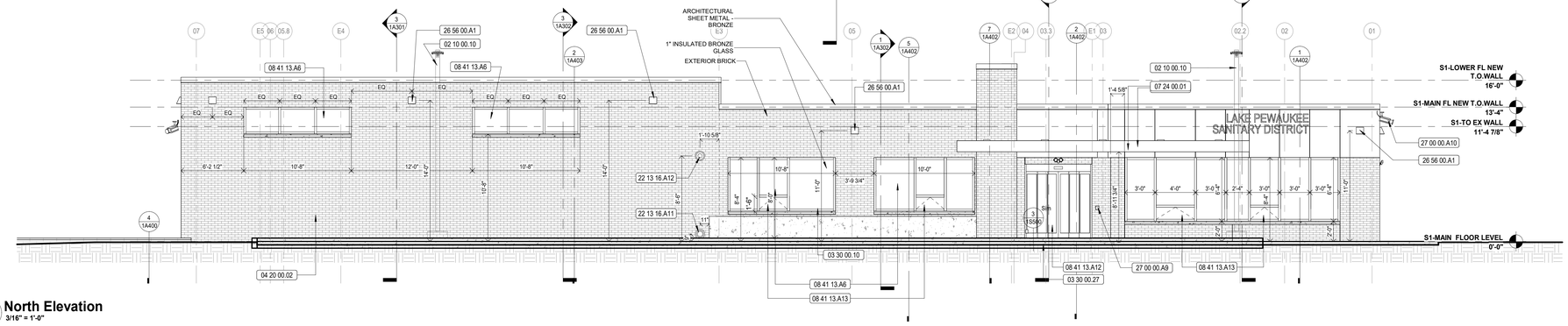
4 East Elevation
3/16" = 1'-0"



3 South Elevation
3/16" = 1'-0"



2 West Elevation
3/16" = 1'-0"



1 North Elevation
3/16" = 1'-0"

NOT FOR CONSTRUCTION

3/9/2026 12:24:50 PM

PROJECT

PROJECT:

Volume #2 - LPSD - Lake Facility Site 1

N25W27534 Oak Street
Pewaukee, WI 53072

OWNER:
Lake Pewaukee Sanitary District

PROJECT ISSUE DATE:
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Architect of Record - Jon P. Wallenkamp

REVISIONS

REV. / DESCRIPTION		DATE
A3A3	Addendum #6	03/06/2026
A1	Addendum #1	02/23/2026

KEY PLAN

SCALE: 3/16" = 1'-0"

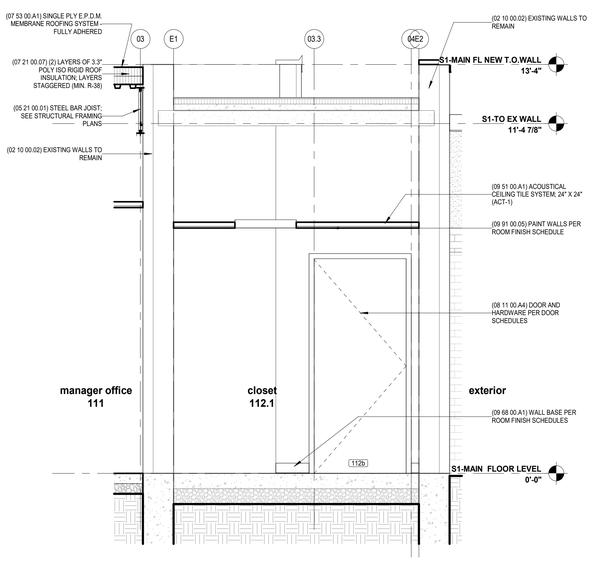
SHEET

SHEET TITLE:

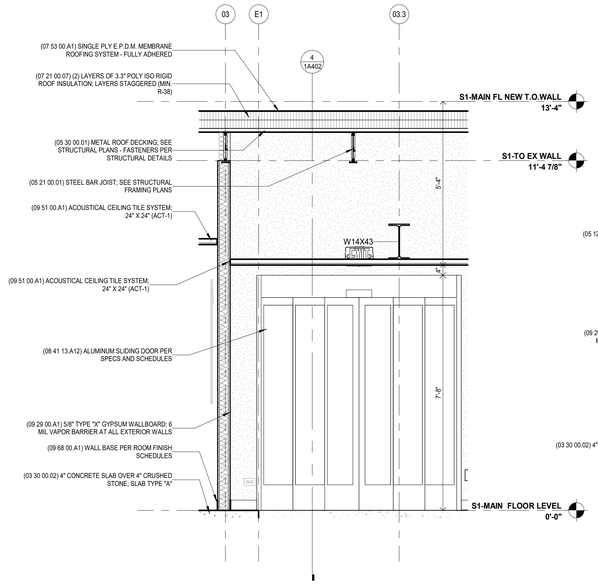
Exterior Elevations

1A205

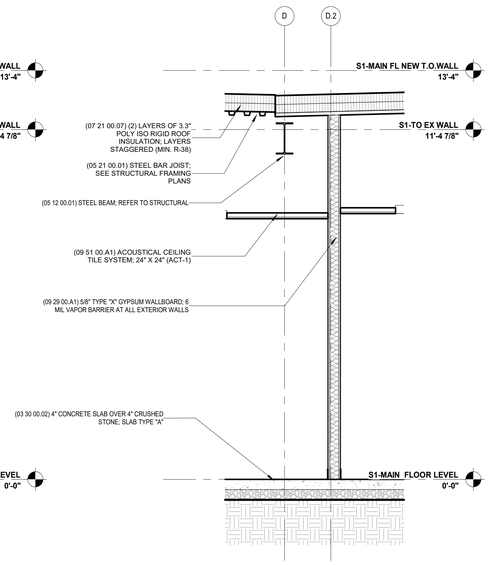
BID SET



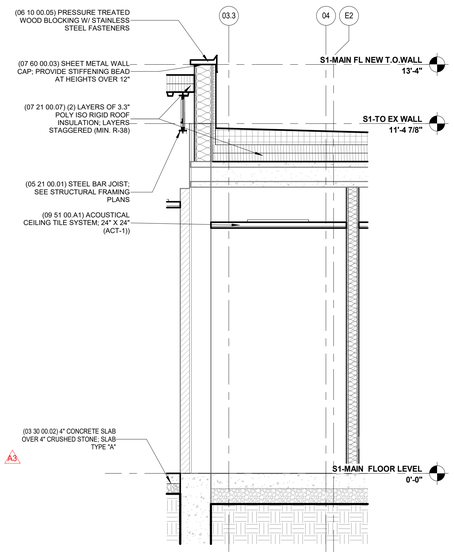
8 Wall Section
1/2" = 1'-0"



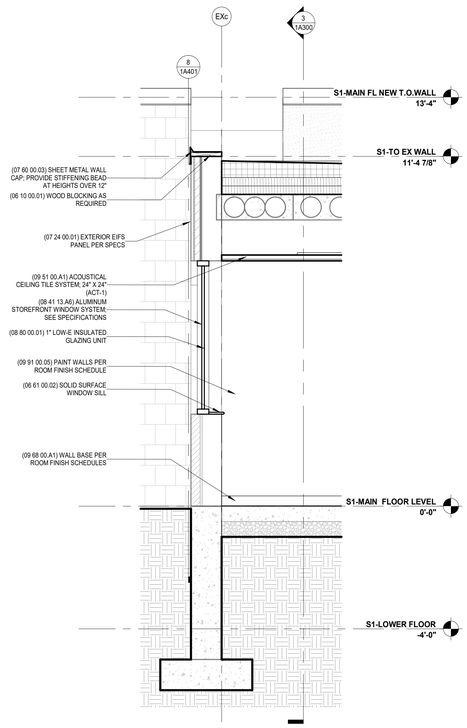
7 Wall Section
1/2" = 1'-0"



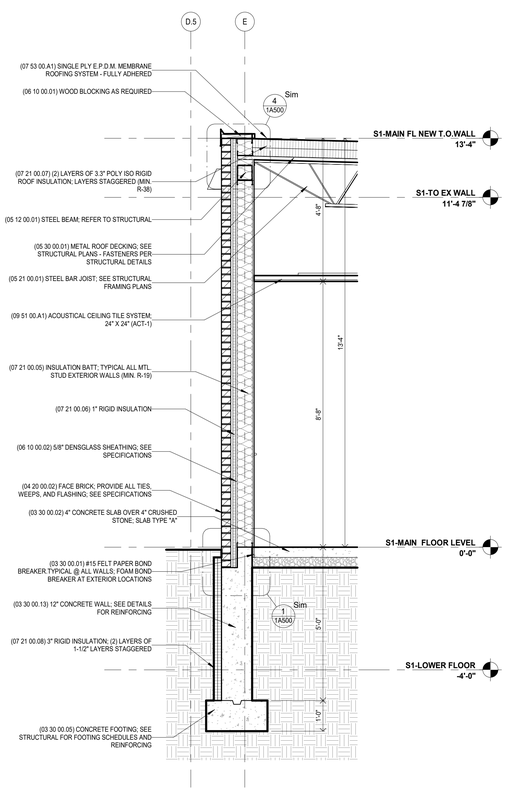
6 Wall Section
1/2" = 1'-0"



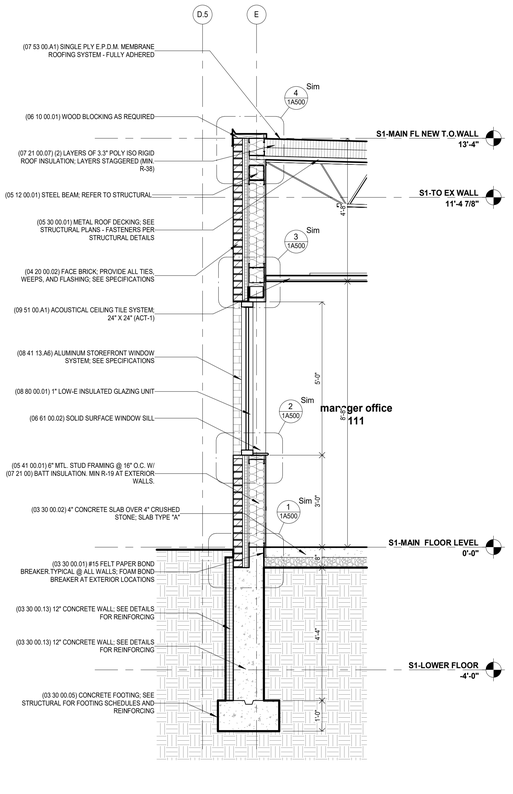
5 Wall Section
1/2" = 1'-0"



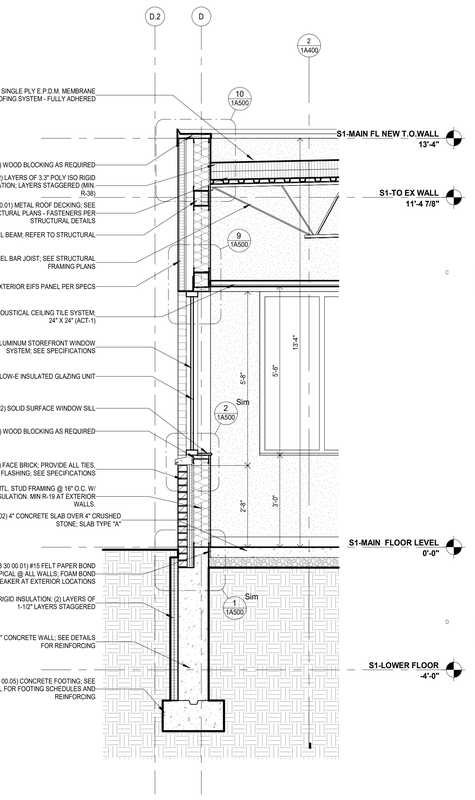
4 Wall Section
1/2" = 1'-0"



3 Wall Section
1/2" = 1'-0"



2 Wall Section
1/2" = 1'-0"



1 Wall Section
1/2" = 1'-0"

NOT FOR CONSTRUCTION

3/9/2026 12:22:39 PM

PROJECT

PROJECT:

Volume #2 - LPSD - Lake Facility Site 1

N25W27534 Oak Street
Pewaukee, WI 53072

OWNER:

Lake Pewaukee Sanitary District

PROJECT ISSUE DATE:

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Architect of Record - Jon P. Wallenkamp

REVISIONS

REV. / DESCRIPTION		DATE
A3	Addendum #3	03/02/2026

KEY PLAN

SCALE: 1/2" = 1'-0"

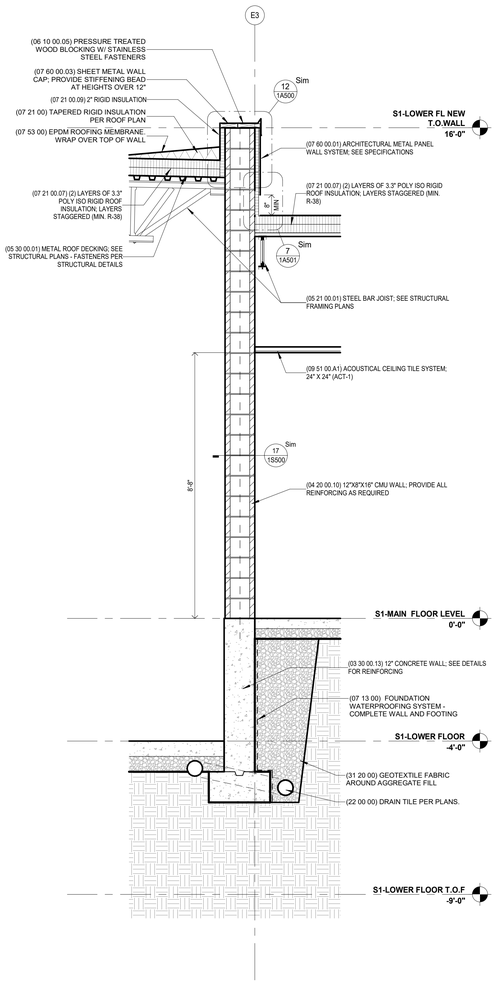
SHEET

SHEET TITLE:

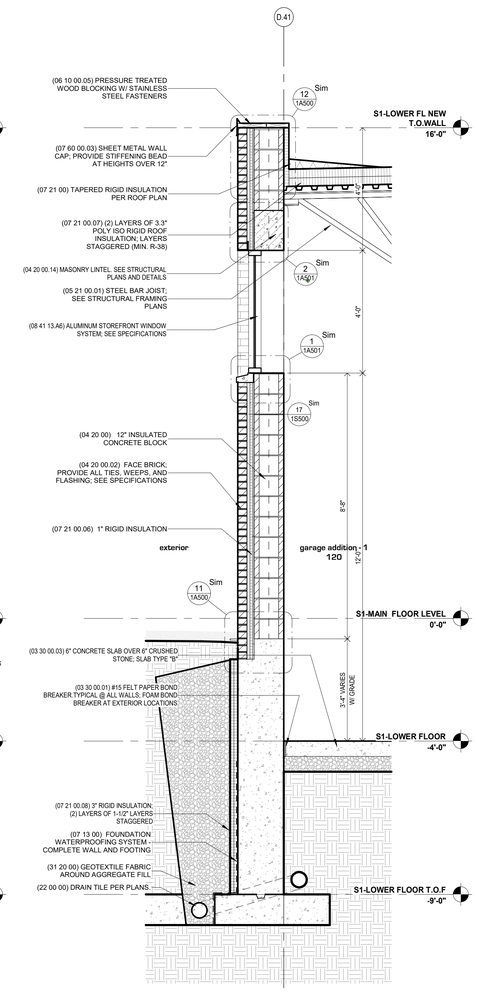
Wall Sections

1A401

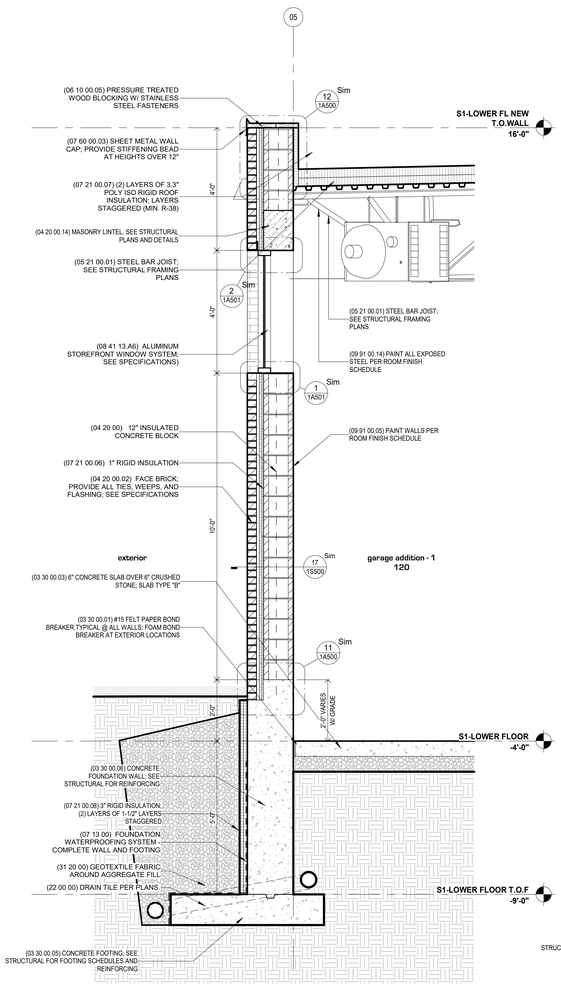
BID SET



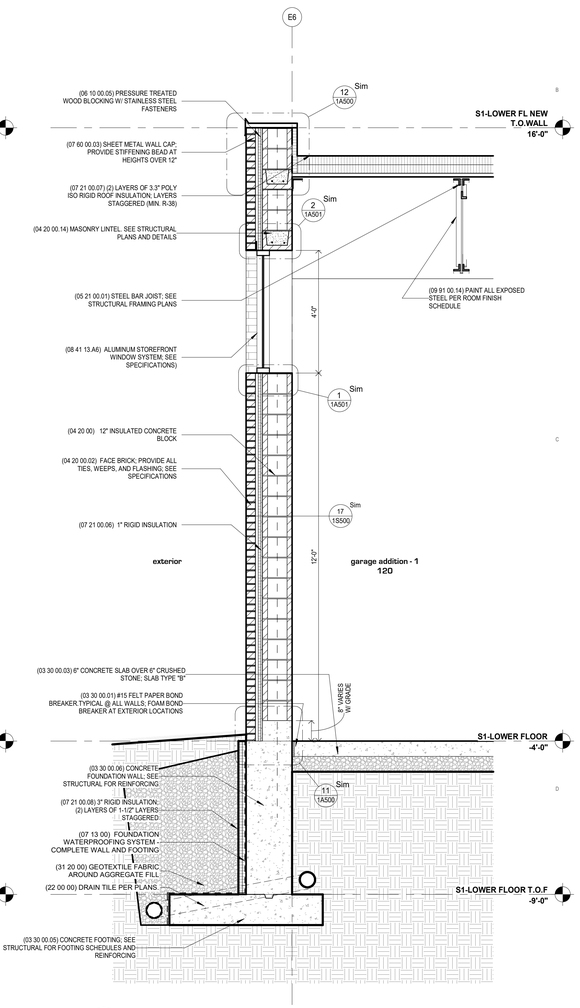
4 Wall Section - Garage Addition -2 - East1
1/2" = 1'-0"



3 Wall Section - Garage Addition-1 - West 2
1/2" = 1'-0"



2 Wall Section - Garage Addition-1 West
1/2" = 1'-0"



1 Wall Section - Garage Addition-1 - South 02
1/2" = 1'-0"

NOT FOR CONSTRUCTION

3/9/2026 12:22:41 PM

PROJECT

PROJECT:

Volume #2 - LPSD - Lake Facility Site 1

N25W27534 Oak Street
Pewaukee, WI 53072

OWNER:

Lake Pewaukee Sanitary District

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February 10, 2026

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Architect of Record - Jon P. Wallenkamp

REVISIONS

REV. / DESCRIPTION	DATE

KEY PLAN

SCALE: 1/2" = 1'-0"

SHEET

SHEET TITLE:

Wall Sections

1A405

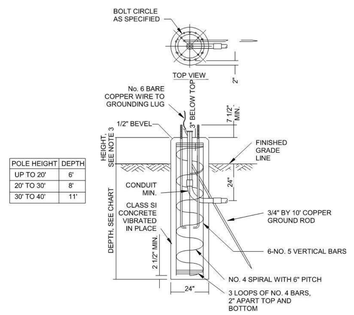
BID SET



LIGHT CONTROL SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	MODEL
$N	nLIGHT WALL SWITCH, SINGLE CHANNEL ON/OFF CONTROLS ONLY.	ACUITY CONTROLS	NPODMA
$2ND	nLIGHT WALL SWITCH, TWO CHANNEL ON/OFF AND DIMMING CONTROLS.	ACUITY CONTROLS	NPODM-2P-DX
$ND	nLIGHT WALL SWITCH, SINGLE CHANNEL, ON/OFF/DIMMING	ACUITY CONTROLS	nPODM-DX
NPA	AUTO ON/OFF OCCUPANCY CONTROLLED POWER PACK	ACUITY CONTROLS	nPP16 EFP
NPDM	VACANCY DEFAULT, AUTOMATIC OFF, OCCUPANCY CONTROLLED DIMMING CAPABLE POWER PACK	ACUITY CONTROLS	nPP16-D-EFP-SA
$SV	WALL MOUNT LINE VOLT SWITCH WITH OCCUPANCY/VACANCY SENSOR, AUTOMATIC ON	SENSOR SWITCH	WSXA PDT
$T	TIMER SWITCH	SENSOR SWITCH	PTSA 60
nOSS	NLIGHT SMALL MOTION OCCUPANCY SENSOR, CEILING MOUNT 360 DEG SENSOR WITH DUAL TECHNOLOGY (PIR & MICROPHONICS).	ACUITY CONTROLS	nCM PDT 9

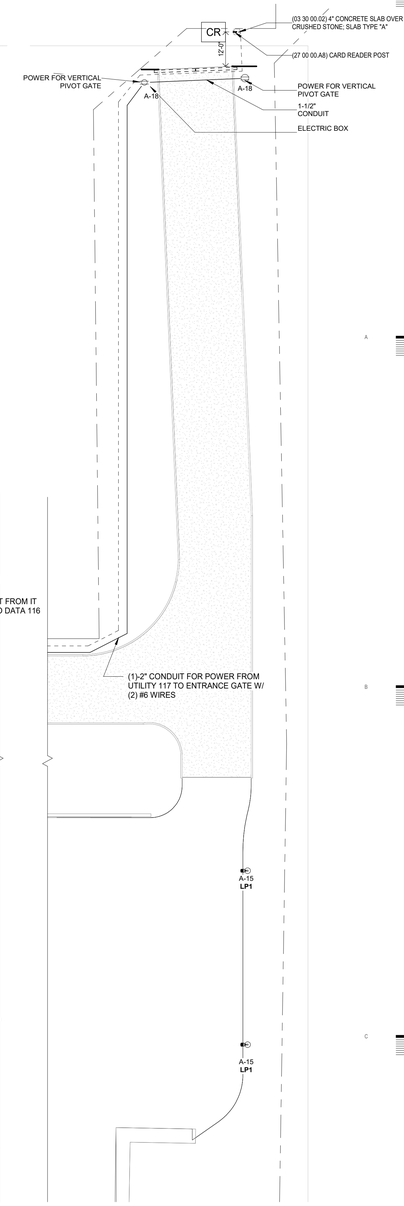
1 Lighting Plan
3/16" = 1'-0"



POLE HEIGHT	DEPTH
UP TO 20'	6'
20' TO 30'	8'
30' TO 40'	11'

1. ALL BARS ARE TO BE DEFORMED STEEL.
2. DEEPER FOUNDATIONS WILL BE REQUIRED IF SOIL CONDITIONS WARRANT.
3. TOP OF FOUNDATION SHALL BE 24" ABOVE TOP OF CURB.
4. REBAR "CAGE" IS TO BE WELDED OR TIGHTLY WIRED SO AS TO REMAIN RIGID.
5. NOTIFY CITY AND ELECTRICAL INSPECTOR 24 HOURS PRIOR TO POURING.
6. FORMWORK IS TO EXTEND AT LEAST 18" BELOW GRADE.
7. CONCRETE IS TO BE POURED TO UNDISTURBED EARTH.
8. STREET LIGHT FOUNDATION DETAIL IS SIMILIAR TO IDOT STANDARD 2378, TYPE E.

3 Light Pole Detail
1/2" = 1'-0"



2 Site 1 - Electrical Site Plan
3/64" = 1'-0"

Light Fixture Schedule

Tag	Mount	Nominal Lumens	Color Temp.	Load	Description	Manufacturer	Model
A	Grid	3300 lm	4000 K	37 VA	2RTL2 2X2. Fixture to have 0-10V dimming, 3300 nominal lumens, 4000K.	Lithonia	2RTL2 33L EZ1 LP840
Aem	Grid	3300 lm	4000 K	37 VA	2RTL2 2X2. Fixture to have 0-10V dimming, 3300 nominal lumens, 4000K. (Emergency Light Option)	Lithonia	2RTL2 33L EZ1 LP840 E10W
D	Recessed	1500 lm	4000 K	18 VA	4" Round downlight, standard 1500 delivered lumens,dimmable to 10% (0-10V dimming) 80 CRI 4000K color temperature. Has a Semi Specular finish.	Lithonia	LDN4 40/15 LS4AR LSS
E	Surface/Pendant	N/A	N/A	5 VA	LED Thermoplastic Exit Sign, Stencile Face, White with Red Letters. Exterior remote head lights [RH] (ERE B T SQ WP) on exterior man doors.	Lithonia	LQM S W RG MVOLT
EL	Surface	90 lm	5000K	3 VA	LED Thermoplastic Emergency Light Unit	Lithonia	EU2C M6 120V-277V
G1	Suspended from Structure at bottom chord of Joists	5000 lm	4000 K	34 VA	4' LED Striplight. Fixture to have 0-10V dimming, 5000 nominal lumens, frosted diffused lens, 4000K color temperature, 80 CRI, white finish. Damp listed.	Lithonia	ZL1N L48 - 5000LM FST MVOLT 40K 80CRI WH
G2	Suspended from Structure at bottom chord of Joists	5000 lm	4000 K	34 VA	48" LED WRAP. Fixture to have 0-10V dimming, 5000 nominal lumens, frosted diffused lens, 4000K color temperature, 80 CRI, white finish.	Lithonia	FML4W 48 - 5000LM 840 TD MVOLT 40K 80CRI WH
H	Suspended from Structure at bottom chord of Joists	24000 lm	4000 K	144 VA	LED High Bay Fixture, Standard Efficiency, Clear Acrylic Lens, General Distribution, 0-10V Dimming, 80CRI, 360 Integral High Mount Motion Sensor	Lithonia	IBG 18000LM SEF ACL GND 40K 80CRI LSXR6 HL
Hem	Suspended from Structure at bottom chord of Joists	24000 lm	4000 K	144 VA	LED High Bay Fixture, Standard Efficiency, Clear Acrylic Lens, General Distribution, 0-10V Dimming, 80CRI, 360 Integral High Mount Motion Sensor (Emergency Light Option)	Lithonia	IBG 18000LM SEF ACL GND 40K 80CRI E10W LSXR6 HL
LP1	Pole	11600 lm	4000k	138 VA	DSX1 Mast Arm Fixture P5 Optics 4000 LEDS Type 5 Wide (Dim Sensor 10% to 100%)	Lithonia	DSX1 LED P5 40K 80CRI T5W MVOLT PIR
					Pole 18' on 24"Ø Concrete Base - Refer to Detail 3/1E203	Lithonia	SSS 18 5C DDBXD
VL	Wall + 7'-2" AFG	1300 lm	3000 k	12 VA	24" Wall mount Traditional Square Vanity LED Light.	Lithonia	FMVTSL 24IN MVOLT 30K 90CRI BN M4
W1	Wall +9' AFG	1200 lm	4000 K	10 VA	Egress Wallpack mounted above Mandoors, Visual comfort wide distribution, with photocell.	Lithonia	WDGE1 LED P1 40K 80CRI VW MVOLT PE
W2	Wall +13' AFG	2000 lm	4000 K	19 VA	Area Light Wallpack, Type 4M optics, include Bi-Level (100%/35%) motion sensor for 8-15' Mounting height w/ photocell for dusk to dawn operation.	Lithonia	WDGE2 LED P2 40K 80CRI T4M MVOLT PIR1FC3V

Note: Architect to Select all Finishes for Light Fixtures

PROJECT

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Architect of Record - Jon P. Wallenkamp

REVISIONS

REV. / DESCRIPTION		DATE
A3	Addendum #3	03/02/2026
A2	Addendum #2	02/24/2026
A1A1	Addendum #4	03/05/2026
A1	Addendum #1	02/23/2026

KEY PLAN

PLAN NORTH
SCALE: As indicated

SHEET

SHEET TITLE:

Lighting Plan & General Site Plan

1E202

BID SET

NOT FOR CONSTRUCTION

3/9/2026 12:42:09 PM

RM1117LB

LAKE PEWAUKEE SANITARY DISTRICT

LIFT STATION NO. 13 RECONSTRUCTION
REQUIRED BUILDING SETBACK DISTANCES

0 10 20 40
SCALE IN FEET

LEGEND

- FLOOD PLAIN
- WETLANDS
- BUILDING SETBACK

25'-0"

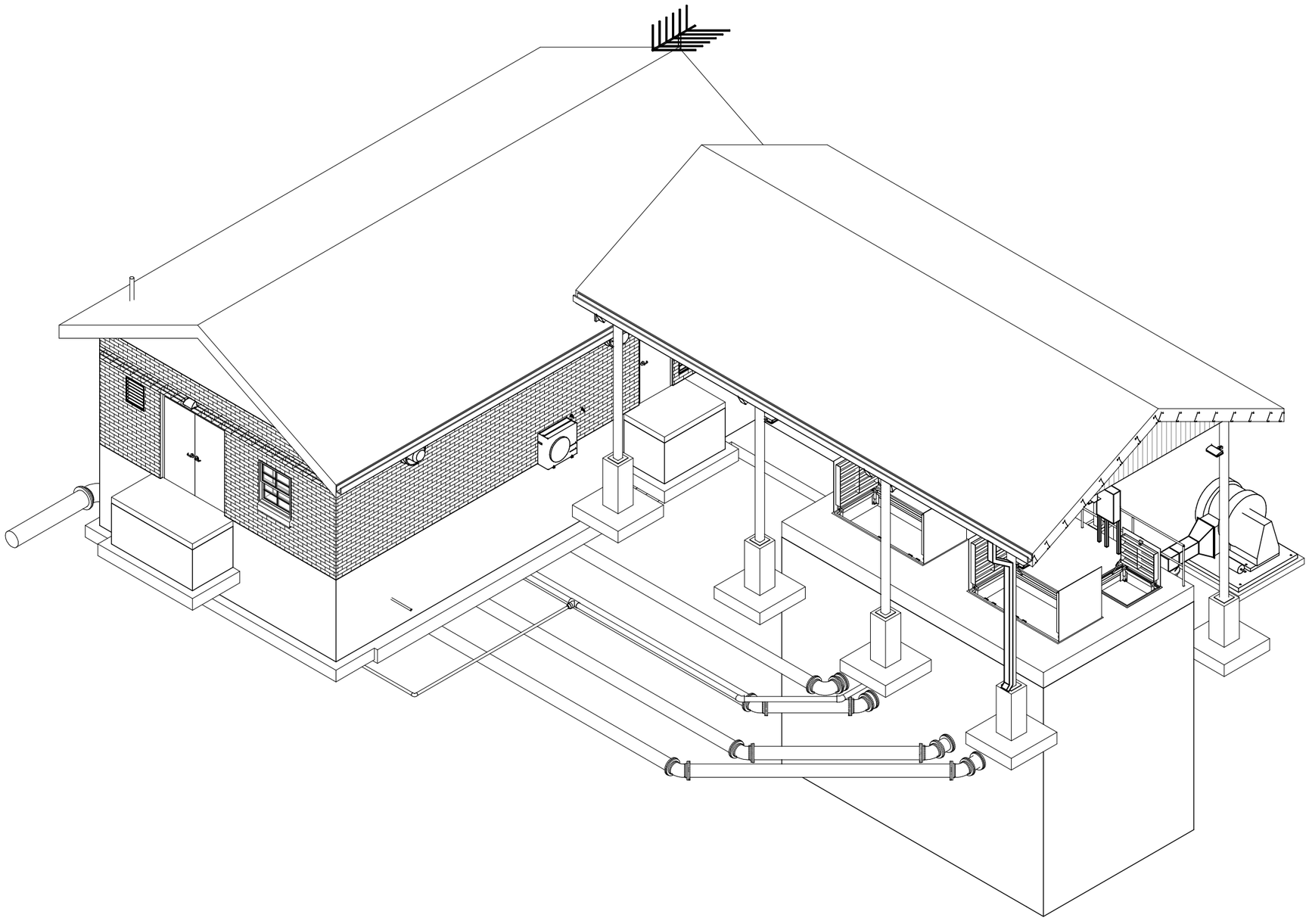
20'-0"

20'-0"

25'-0"

FLOOD PLAIN
75-FOOT SETBACK

WETLAND
75-FOOT SETBACK



ISO VIEW 1

△	REVISIONS
1	
2	
3	
4	
5	
6	
7	

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Waukesha • Kenosha • Madison

Global Water Center • Fox Valley

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LIFT STATION NO. 13 RECONSTRUCTION

ARCHITECTURAL ISOMETRIC VIEWS

LAKE PEWAUKEE SANITARY DISTRICT
WAUKESHA COUNTY, WI

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DESIGN BY: **EJB**

DRAFTED BY: **WCB**

CHECKED BY: **DJH**

DATE: DECEMBER, 2025

FILE NO.
8193-10027

DRAWING NO.
21
SHEET NO.
A101

0 1/2" 1" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT FULL SCALE

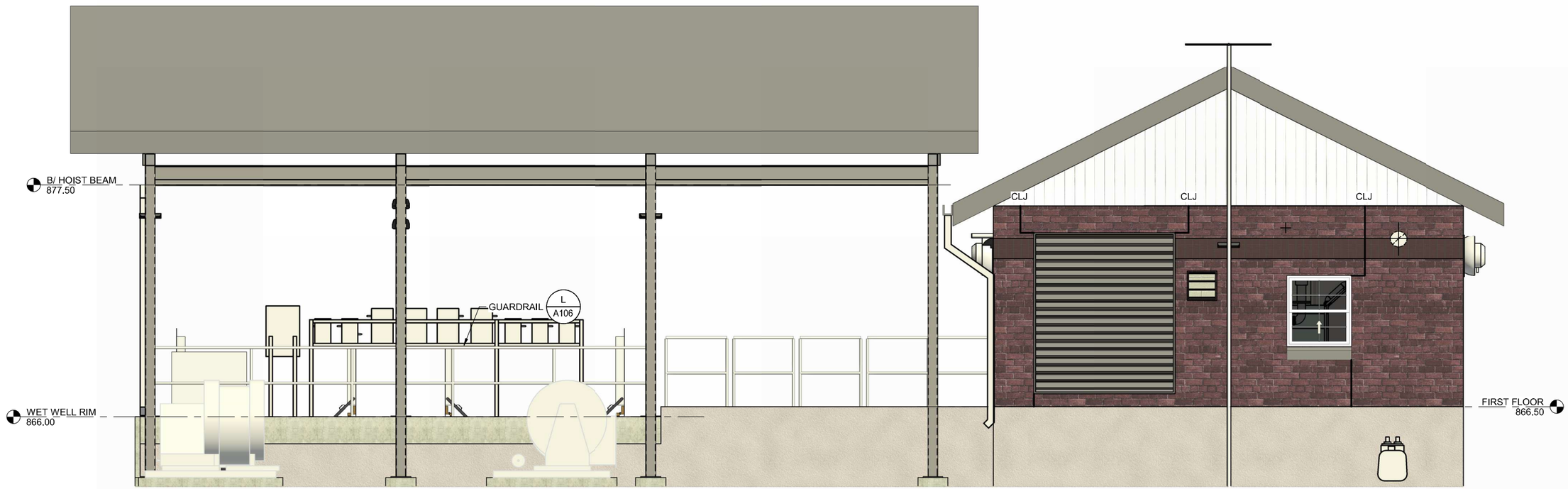
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NORTH ELEVATION

SCALE: 3/8" = 1'-0"



SOUTH ELEVATION

SCALE: 3/8" = 1'-0"

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LIFT STATION NO. 13 RECONSTRUCTION

ARCHITECTURAL ELEVATIONS - 1

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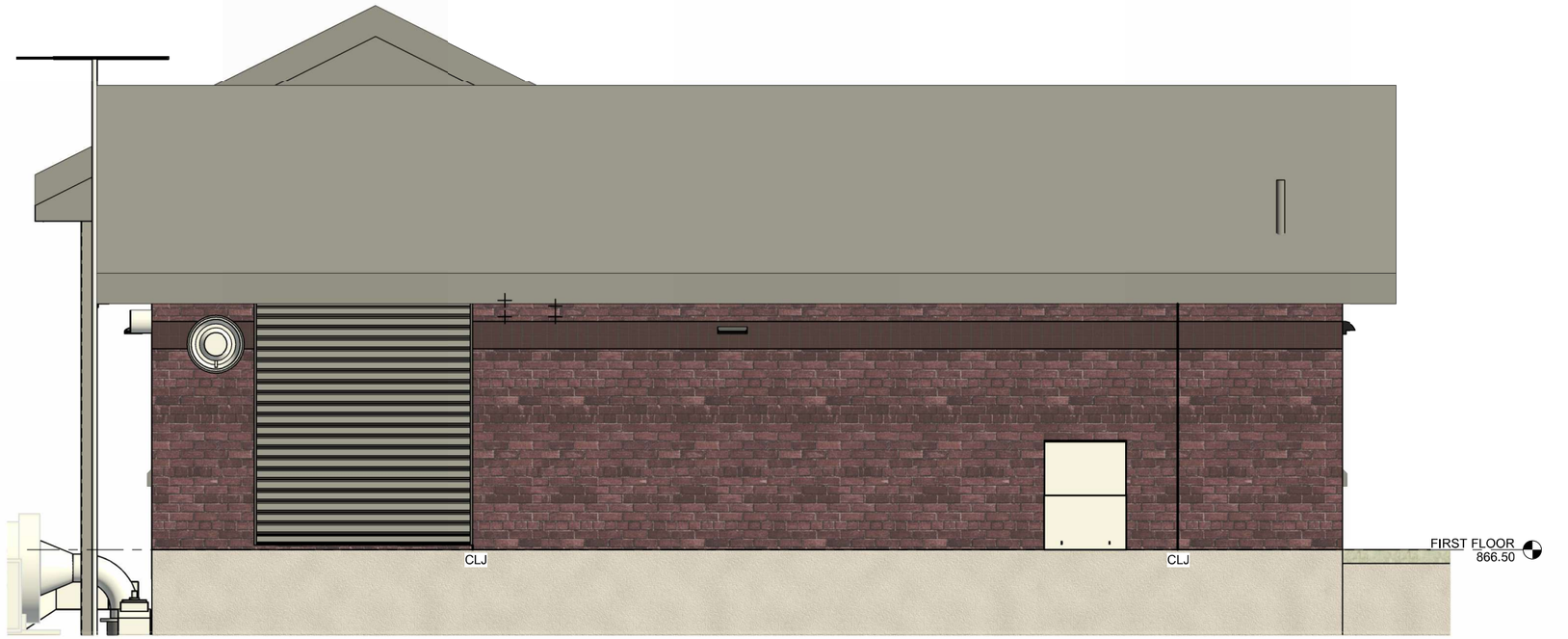
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FILE NO. **8193-10027**

DRAWING NO. **22**

SHEET NO. **A102**

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EAST ELEVATION

SCALE: 3/8" = 1'-0"



WEST ELEVATION

SCALE: 3/8" = 1'-0"

0 1/2" 1" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT FULL SCALE

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ARCHITECTURAL ELEVATIONS - 2

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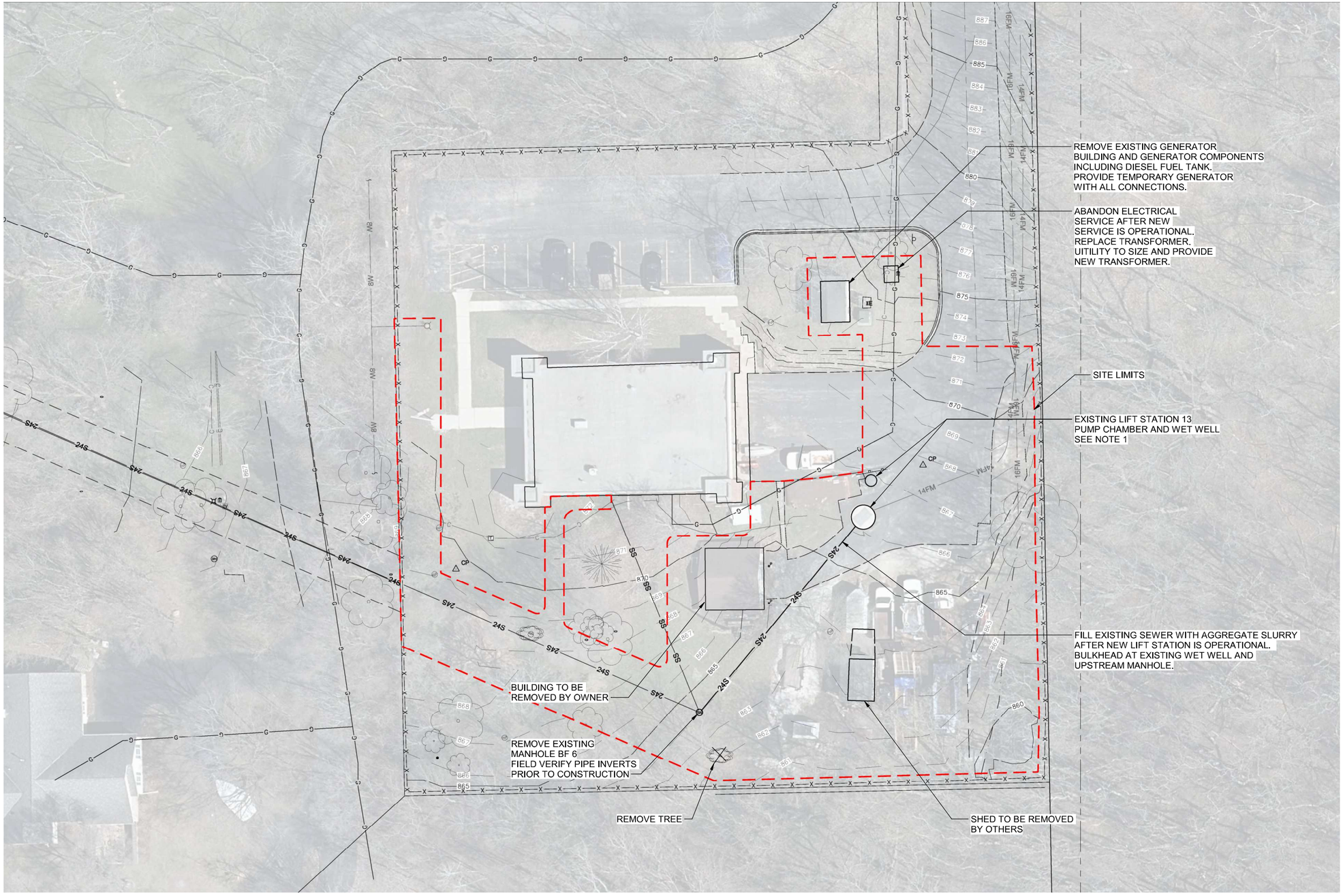
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DRAWING NO.
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SHEET NO.
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EXISTING SITE PLAN

SCALE: 1" = 20'-0"

NOTE:

1. REMOVE INTERIOR COMPONENTS WITHIN WET WELL AND LIFT STATION. CUT LIFT STATION ACCESS TUBE 6 FEET BELOW GRADE AND FILL WITH AGGREGATE SLURRY. EXISTING WET WELL TO BE RETROFITTED TO SERVE AS TEMPORARY EMERGENCY HOLDING TANK. SEE SPECIFICATION SECTION 02 41 19.

0 1/2" 1" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT FULL SCALE

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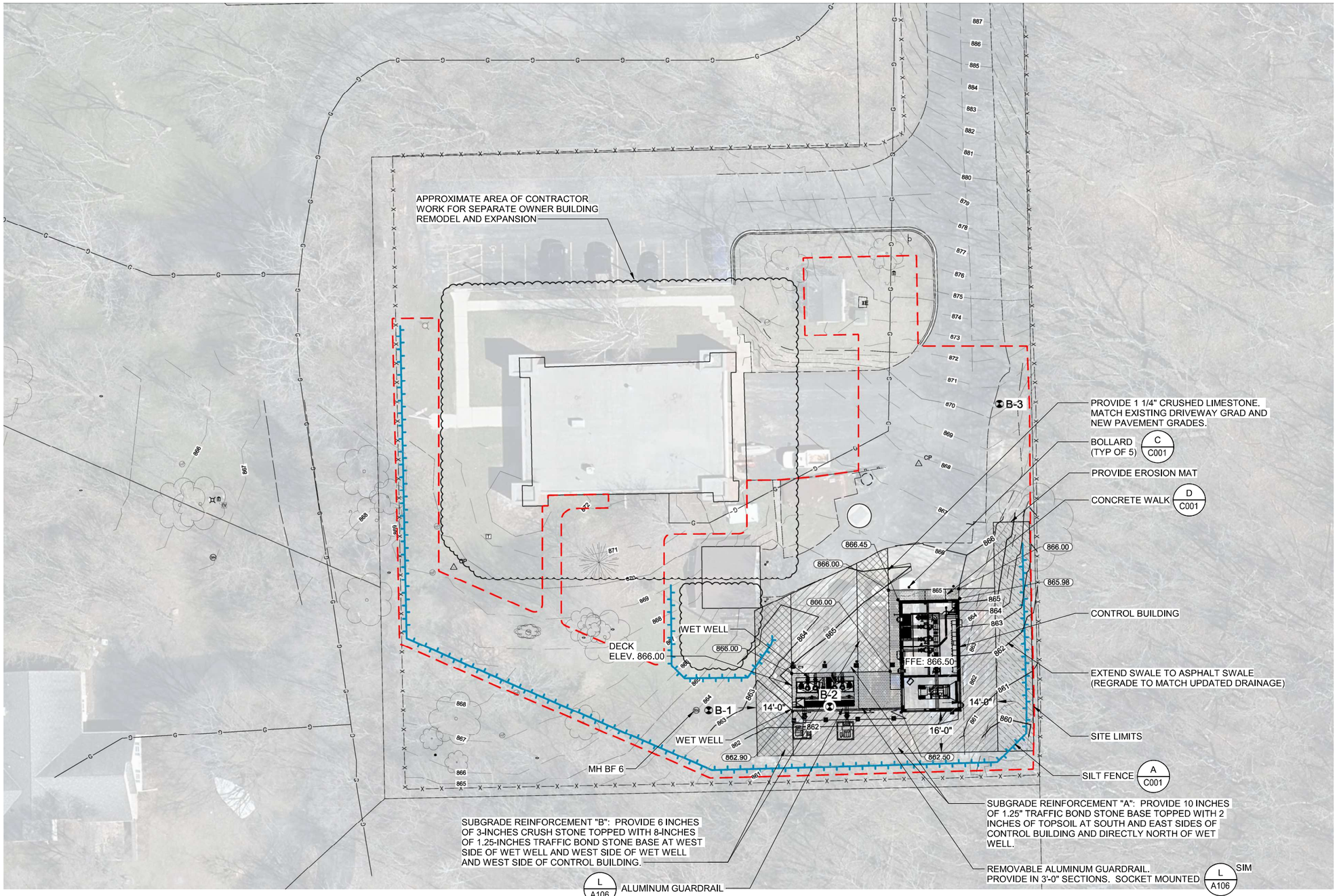
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LIFT STATION NO. 13 RECONSTRUCTION
EXISTING SITE AND DEMOLITION PLAN
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SHEET NO. G010

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NOTE: APPROXIMATE LOCATION OF BORINGS + OR - 5 FEET.

SITE PLAN

SCALE: 1" = 20'-0"

0 1/2" 1" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT FULL SCALE

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LIFT STATION NO. 13 RECONSTRUCTION

SITE PLAN

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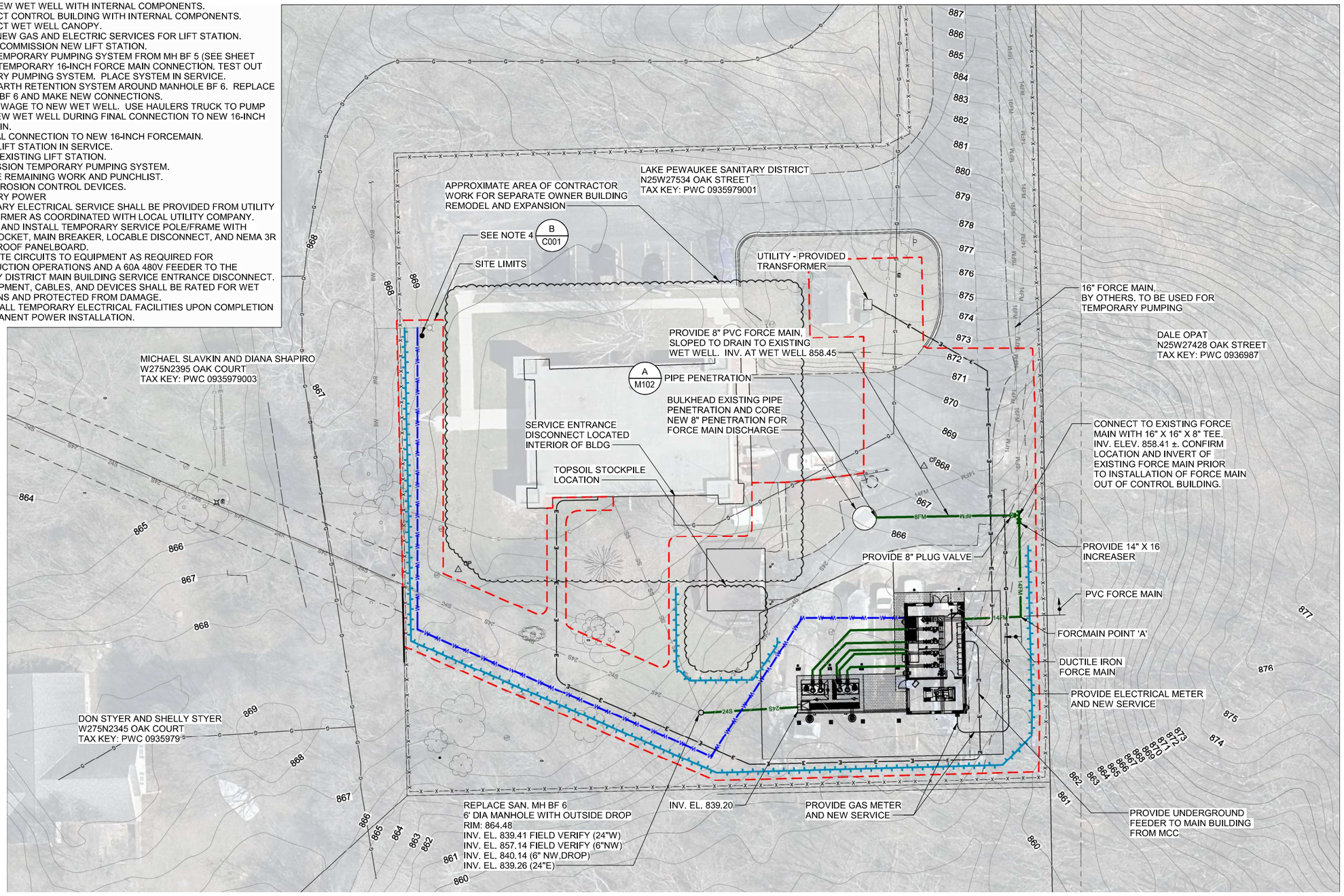
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FILE NO. 8193-10027
DRAWING NO. 7
SHEET NO. C010

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CONSTRUCTION SEQUENCE:

1. INSTALL EROSION CONTROL DEVICES.
2. CLEAR AND GRUB SITE. REMOVE TREES.
3. INSTALL EARTH RETENTION SYSTEM AROUND NEW WET WELL.
4. INSTALL NEW WET WELL WITH INTERNAL COMPONENTS.
5. CONSTRUCT CONTROL BUILDING WITH INTERNAL COMPONENTS.
6. CONSTRUCT WET WELL CANOPY.
7. PROVIDE NEW GAS AND ELECTRIC SERVICES FOR LIFT STATION.
8. TEST AND COMMISSION NEW LIFT STATION.
9. INSTALL TEMPORARY PUMPING SYSTEM FROM MH BF 5 (SEE SHEET C-012) TO TEMPORARY 16-INCH FORCE MAIN CONNECTION. TEST OUT TEMPORARY PUMPING SYSTEM. PLACE SYSTEM IN SERVICE.
10. INSTALL EARTH RETENTION SYSTEM AROUND MANHOLE BF 6. REPLACE MANHOLE BF 6 AND MAKE NEW CONNECTIONS.
11. DIRECT SEWAGE TO NEW WET WELL. USE HAULERS TRUCK TO PUMP OUT OF NEW WET WELL DURING FINAL CONNECTION TO NEW 16-INCH FORCE MAIN.
12. MAKE FINAL CONNECTION TO NEW 16-INCH FORCEMAIN.
13. PUT NEW LIFT STATION IN SERVICE.
14. ABANDON EXISTING LIFT STATION.
15. DECOMMISSION TEMPORARY PUMPING SYSTEM.
16. COMPLETE REMAINING WORK AND PUNCHLIST.
17. REMOVE EROSION CONTROL DEVICES.
18. TEMPORARY POWER
    - TEMPORARY ELECTRICAL SERVICE SHALL BE PROVIDED FROM UTILITY TRANSFORMER AS COORDINATED WITH LOCAL UTILITY COMPANY.
    - PROVIDE AND INSTALL TEMPORARY SERVICE POLE/FRAME WITH METER SOCKET, MAIN BREAKER, LOCABLE DISCONNECT, AND NEMA 3R WATERPROOF PANELBOARD.
    - DISTRIBUTE CIRCUITS TO EQUIPMENT AS REQUIRED FOR CONSTRUCTION OPERATIONS AND A 60A 480V FEEDER TO THE SANITARY DISTRICT MAIN BUILDING SERVICE ENTRANCE DISCONNECT.
    - ALL EQUIPMENT, CABLES, AND DEVICES SHALL BE RATED FOR WET LOCATIONS AND PROTECTED FROM DAMAGE.
    - REMOVE ALL TEMPORARY ELECTRICAL FACILITIES UPON COMPLETION OF PERMANENT POWER INSTALLATION.



NOTE: CONTOURS PROVIDED BY WAUKESHA COUNTRY.

UTILITY PLAN - 1

SCALE: 1" = 20'-0"

NOTES:

1. SANITARY SEWER FORCEMAIN TO BE DUCTILE IRON EAST OF FORCE MAIN POINT 'A'.
2. SANITARY SEWER FORCE MAIN TO BE PVC NORTH OF FORCE MAIN POINT 'A'.
3. BYPASS FORCE MAIN TO BE PVC OR HDPE STARTING AT WEST PROPERTY LINE.
4. VERIFY LOCATION OF TRACKER WIRE ACCESS BOXES WITH OWNER. THREE TOTAL (WATER AND SANITARY)

0 1/2" 1" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT FULL SCALE

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UTILITY PLAN - 1
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WAUKESHA COUNTY, WI

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DRAWING NO. 8
SHEET NO. C011

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UTILITY PLAN - 2

SCALE: 1" = 20'-0"

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LIFT STATION NO. 13 RECONSTRUCTION

UTILITY PLAN - 2

LAKE PEWAUKEE SANITARY DISTRICT

WAUKESHA COUNTY, WI

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DRAFTED BY: Author

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FILE NO.
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DRAWING NO.
9

SHEET NO.
C012

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March 9, 2026

Lake Pewaukee Sanitary District

Project Address: N25W27534 Oak Street (Tax Key No. PWC 0935979001

Facility Information: LPSD Site & Building Plan Review

Re: Response to Staff Review Comments

The following is Kueny Architects, LLC letter in response to the staff review comments from the letter issued on January 29, 2026. The italics text are your comments with Kueny's response following in regular bold fonts.

KEY ITEM(S):

1. Please make sure that setbacks are consistent throughout all plans, including the setback lines and labeling. It appears setback lines may have been revised, but not the labeling. Note that the front and rear yard setback is 25-feet.

a. See revised sheet 1A101.

2. Please ensure that parking spaces conform to the size requirements of Section 340-8.1A of the Zoning Code.

a. Site Plan 1A101 was modified to show 9x20 parking stalls as required to comply with the min required 180 sf.

3. Please ensure that paving meets the minimum paving requirements of Section 340-8.1C.(1)

a. See Sheet 1A101 with the paving requirement.

4. Staff recommends that all parking and paved areas be a minimum of ten feet from property lines in accordance with Section 340-8.1C.(3).

a. The existing parking lot will be repaved for maintenance purposes. The new asphalt on the east side will comply with the 10 ft.

5. Is there outdoor storage of vehicles or equipment? If so, please label those areas on the site plan.

A . There are no vehicles or equipment being stored outside of the facility.

6. Note Section 340-8.2 requires all vehicle maneuverability to occur onsite and outside of public rights-of-way.

a. All vehicles turning radius were confirmed and work inside the paved area of the facility, and will not affect the public rights-of-way.

7. Is any new lighting proposed or just the replacement of existing fixtures only? It is difficult to identify light locations on the Landscape and Lighting Plan. Please clearly show all building and site lighting and label existing or proposed.

a. There are 2 existing poles on the north side and 2 new poles on the east side as noted on 1A101 and the new sheet 1E202

8. Please ensure that the proposed lighting is in compliance with Section 340-2.10D(6). Note that light poles may not exceed 20-feet as measured from grade.

a. The max height of the light poles is 20 ft as indicated on revised sheet 1A101 and 1E201.

9. Please also provide a photometric plan showing light levels up to the property lines.

a. Photometric Plan will be forthcoming.

10. Are lights dimmable?

a. Yes. The exterior lights can be dimmed down to 30% at night

11. Please indicate the planting quantities provided for each plant type in the landscape table.

a. See revised sheet 1A105.

12. Approval will be conditioned upon final Engineering Department approval of grading, erosion control, utilities, and storm water management plans, which must be obtained prior to any land disturbance.

a. Acknowledged

Sincerely.

Kueny Architects, LLC
Jon P. Wallenkamp
Principal