



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

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, June 18, 2026
6:00 PM**

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

1. Call to Order and Pledge of Allegiance
2. Discussion and Action Regarding Approval of Plan Commission Meeting Minutes
 - 2.1 April 16, 2026
3. Mitigation Plans
 - 3.1 Discussion and Action Regarding a Mitigation Plan for the Jon Williams Residence Located at N27 W27136 Woodland Drive (PWC 0933127)
 - 3.2 Discussion and Action Regarding a Mitigation Plan for the Joseph Mesec Residence Located at N29 W26700 Peterson Drive (PWC 0930049)
4. Items for Discussion and Possible Action
 - 4.1 Discussion and Action Regarding the Site and Building Plans for TI Investors/Amazon for the Purpose of Constructing an Eight-Foot Tall Chain-Link Fence on Property Located at W232 N2950 Roundy Circle East (PWC 0917994030)
 - 4.2 Discussion and Action Regarding a Certified Survey Map for T&M Waukesha, LLC to Combine Their Two Adjacent Properties Located at N4 W22610 Bluemound Road (PWC 0963999016 & PWC 0963999037)
 - 4.3 Discussion and Action Regarding the Site and Building Plans for Cold Noses Sanctuary for the Purpose of Constructing a New Gravel Driveway, Gravel Parking Lot, Pasture Buildings, Fencing, and Designating Two Event Parking Areas on Property Located at N47 W26699 Lynndale Road (PWC 0882999001)
 - 4.4 Discussion Regarding a Conceptual Review Application for Matthew Steiner for the Purpose of Constructing Two Buildings and Parking Areas for a Rain Gutter Business on Property Located at N15 W24887 Bluemound Road (PWC 0951993001)
 - 4.5 Discussion and Possible Action Regarding Section 340-2.9C(2)(d) and Section 320-4F(2)(C) of the City's Zoning Code Pertaining to Requirements for Recreational Vehicle Parking
5. Adjournment

Ami Hurd
Deputy Clerk
Community Development Coordinator

June 11, 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, 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. Items for Discussion and Possible Action

2.1 Discussion and Action Regarding the Site and Building Plans for ICAP Development for a Multi-Tenant Medical Office Building Located at W240 N2687 Pewaukee Road (PWC 0924995)

Mr. Fuchs stated this project went before the Plan Commission for a Conceptual Review back in November 2025. The applicant was proposing a 35,000 square foot medical office building, as well as a future 20,000 square foot building. The landscape plan paid particular attention to the parking setback in order to buffer the multifamily residential to the south of the property. Mr. Fuchs recommended the signs be staff approved, as well as conditioned on Engineering Department approval of the storm water, erosion control, grading, and utility plans.

Brian Adamson with ICAP noted there were doctors in the audience from Moreland ENT, which was planned to be the anchor tenant and partner in the project, and they were planned to occupy about half of the space in phase 1.

Dr. Fridirici introduced himself and stated they were a group of six physicians and two PA's in practice in the greater Milwaukee area with clinics across the area. On any given day, they would see patients from about 7:30am to 4:00pm, and there would typically only be one or two doctors on site on any given day. There are no weekend hours. This building would be the main hub for their practice.

Mr. Adamson referred to the landscaping plan and noted the closest parking stall to the setback was 30 feet. They also moved the stalls to abut the building in order to avoid headlights shining into the neighbor's homes. He noted they also added some arborvitae-type trees on the far southwestern corner between the condominiums and the proposed building. The trees would be six to seven feet when planted, and 17 to 20 feet tall and between 10 and 12 feet wide when they are fully grown. It would be considered more of a landscaping wall. This was anticipated to be where staff would park, and they were hoping to keep most of the customer traffic to the east of the building.

Commissioner Brown felt this was the best use for the property. She felt screening for neighbors was imperative and felt the developer did a good job making sure they had mature trees on site for screening. She was concerned about having the property zoned B-6 and the possibility of what could go into the buildings with a B-4 or B-5 zoning district, even though the applicant wanted it specific to a medical use. Mr. Adamson did not believe they could have the project done in the B-4 district, as B-4 was solely an office zoning district, and there would be non-material good services and retail on this site, such as eyeglasses sales. He felt the Conditional Uses that fit into B-4 were all office uses, and B-5 was very specific with only seven different uses, none of which would apply to their site plan.

Commissioner Schoenemann felt this was a really gorgeous building and liked all four sides of it. She felt the landscaping was more robust than any she had seen in the past.

A motion was made and seconded (A. Schoenemann, D. Kiser) to approve the Site and Building Plans for ICAP Development based on the staff recommendations. Motion Passed: 5-For, 0-Against.

- 2.2 Discussion and Action and Public Hearing Regarding an Accessory Structure Zoning Code Amendment to Revise Section 340-2.9(B)(1)(a) Related to the Size and Quantity of Accessory Structures Allowed on Residential Properties

Mr. Fuchs stated this amendment would allow one larger structure and then one smaller structure on a property. They have previously run into situations where a property owner had an existing 300 square foot building, but if they wanted to propose a second building, it would be limited to 200 square feet. The 300 square foot building would count as the larger building, even though it was a somewhat small building in size. To correct that, the ordinance looked at it in an aggregate with a total of 1,500 square feet, but it would still be a maximum of two buildings, with the maximum size of an individual building being 1,200 square feet.

Chairman Bierce opened the public hearing at 6:29pm. No one expressed an interest in speaking, so the public hearing was immediately closed at 6:29pm.

Commissioner Brown did not have an issue with combining the structures for the 1,500 square foot limit, but she did have an issue with the amount of structures being requested. She felt the limit should be no more than two structures, but questioned pools and decks and why they were being considered in this. Mr. Fuchs noted that there were provisions within the code that would clarify that, such as boathouses, play structures, pools, and decks that would not count towards the detached accessory structures.

A motion was made and seconded (C. Brown, D. Kiser) to recommend approval of the Zoning Code amendment. Motion Passed: 5-For, 0-Against.

- 2.3 Discussion and Action Regarding a Temporary Use Application for Lake Pewaukee Sanitary District to Keep a Temporary Trailer on Their Property Located at N25 W27675 Prospect Avenue During Construction (PWC 0935981)

Tom Koepp with Lake Pewaukee Sanitary District stated they would have signage stating "temporary" and was happy to take any of the calls the City received about it. He noted the

expected timeline of building the station was a year and a half, which was the reason for the application's expiration date.

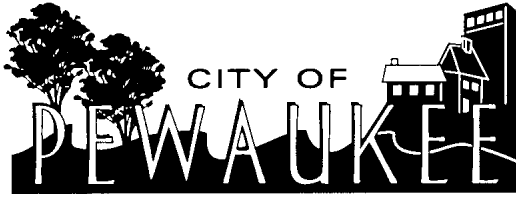
A motion was made and seconded (D. Kiser, C. Brown) to approve the Temporary Use Application for Lake Pewaukee Sanitary District. Motion Passed: 5-For, 0-Against.

3. Adjournment

A motion was made and seconded (D. Kiser, C. Brown) to adjourn the meeting at 6:40pm.
Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk
Community Development Coordinator



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

Memorandum

To: File
From: Magdelene J. Wagner, P.E.
Subject: Williams Residence – N27W27136 Woodland Drive
Mitigation Plan
Date: June 8, 2026

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

Background:

According to Ordinance 340-4.36.D, any home within 300 feet of the lake has a maximum building coverage of permanent structures of 20% of the total parcel area. In addition, it has a maximum of 10% of permanent impervious surfaces outside of the structures due to lot being less than 10,000 SF. If a lot is proposed to be over this 30%, a maximum of 35% total impervious area is allowed with mitigation practices as approved by the Plan Commission.

The Williams property is located at N27W27136 Woodland Drive and has a lot size of 7,291 SF. The allowable permanent structure is 1,458 SF (20%) and the allowable permanent impervious surface is 729 SF (10%) for a total allowable impervious area of 2,187 SF. Williams is requesting approval for 35% total impervious area which consists of 1,759 SF (24%) for permanent structures and 781 SF (11%) for permanent impervious surfaces.

The Williams property is mitigating this additional impervious area (353 SF) with a 180 SF at 2' deep infiltration trench which will receive drainage from the half the roof.

The infiltration trench is adequately sized to provide the required mitigation.

We approve the mitigation plan contingent on the following:

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



City of Pewaukee - Mitigation Plan Narrative

Williams Residence

SITE: N27W27136 Woodland Drive

Applicant: Kyle J. Kohlmann PLA (Landscape Architect with Bret Achtenhagen's Seasonal Services, LTD.)

May 27, 2026

Attachments:

-Mitigation Plan Sheet

The owner of the property listed above, Mike Williams, is proposing to remove the existing house, detached garage and driveway and build new structures (house with attached garage, deck, sidewalk and driveway). The total combined impervious surface of the new structures and remaining elements (shed, deck and patio) exceeds the standard allowable 27.5% lot coverage (2,005 s.f. based on lot square footage of 7,291 s.f.). The impervious surface calculations for the proposed project are listed below:

PROPOSED DWELLING/GARAGE/DECK =	1,759 S.F.
EXISTING SHED/DECK/PATIO =	168 S.F.
EXISTING RETAINING WALL =	12 S.F.
PROPOSED DRIVEWAY/SIDEWALK =	601 S.F.
<hr/>	
TOTAL IMPERVIOUS SURFACE PROPOSED=	2,540 S.F.

In order to exceed the standard allowable coverage, a mitigation plan must be prepared that accounts for the difference between the standard allowable coverage and the proposed, larger amount. More specifically the plan must propose measures that hold stormwater onsite for a volume (based on a 2 year, 24 hour rain event) associated with the difference in square footage between the standard allowable coverage and proposed, larger amount. The following are mitigation calculations that apply to this project:

LOT = 7,291 SQUARE FEET PER PLAT OF SURVEY

2,540 S.F. = 34.8% COVERAGE OF LOT PROPOSED WITH MITIGATION (35% MAXIMUM)

2,005 S.F. = 27.5% COVERAGE OF LOT ALLOWED STANDARD

535 S.F. = DIFFERENCE

535 S.F. X 2.69" (WATER VOLUME FOR A 2 YEAR, 24 HOUR STORM EVENT) =

120 CUBIC FEET OF STORAGE NEEDED FOR MITIGATION

120 CUBIC FEET x 3 (ACCOUNTS FOR STONE POROSITY WITHIN PROPOSED INFILTRATION TRENCH) = 360 CUBIC FEET NEEDED

ACTUAL SIZE OF PROPOSED INFILTRATION TRENCH TO BE INSTALLED =
360 CUBIC FEET

The following mitigation measure is proposed for the site to satisfy the requirement above:

- 1.) Installation of one, 180 square foot, 2' deep infiltration trench (360 cubic feet) to capture stormwater runoff from the north half of the roof per plan. The total storage volume for the 1 infiltration trench = **360 cubic feet**
- 2.) Installation of swales to keep stormwater onsite and prevent it from migrating onto neighboring properties.

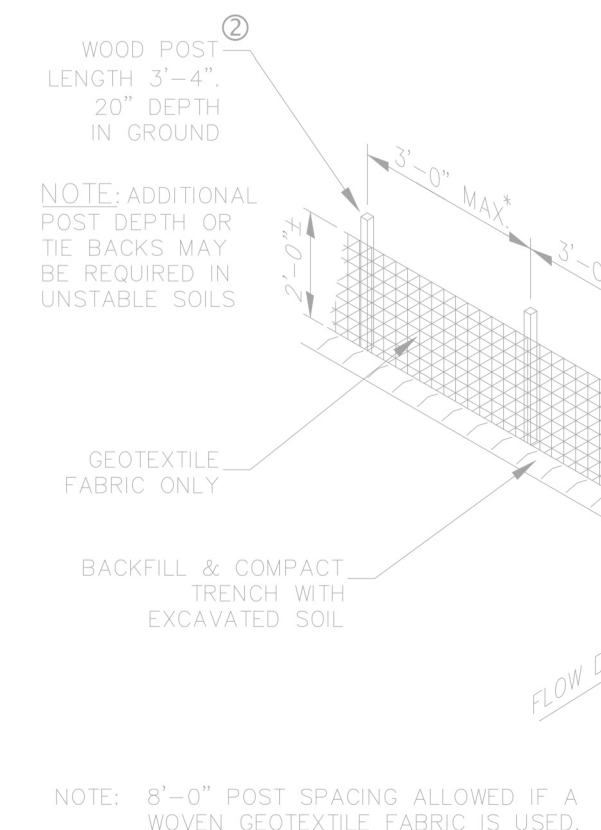
The proposed mitigation measure referenced above is illustrated on the attached plan. Implementing this measure should satisfy the city mitigation requirements which should allow Mr. Williams to proceed with the proposed project.

MITIGATION PLAN

SCALE = 1" = 10'-0"



- GENERAL NOTES**
- TRENCH SHALL BE A MINIMUM OF 4" WID THE GEOTEXTILE FABRIC FOLD MATERIAL COMPACT TRENCH WITH EXCAVATED SOIL.
 - WOOD POST SHALL BE A MINIMUM SIZE C HICKORY.
 - CONSTRUCT SILT FENCE FROM A CONTINU LENGTHS TO AVOID JOINTS. IF A JOINT I FOLLOWING TWO METHODS:
A) TWIST METHOD -- OVERLAP THE E LEAST 180 DEGREES, OR
B) HOOK METHOD -- HOOK THE END



GRADING KEY

- EXISTING CONTOURS
- PROPOSED CONTOURS
- + 100.0 PROPOSED ELEVATION
- [Green Box] INFILTRATION TRENCH 180 SQ.FT.

IMPERVIOUS SURFACE CALCULATIONS -

PROPOSED DWELLING/GARAGE/DECK =	1,759 S.F.
EXISTING SHED/DECK/PATIO =	168 S.F.
EXISTING RETAINING WALL =	12 S.F.
PROPOSED DRIVEWAY/SIDEWALK =	601 S.F.
TOTAL IMPERVIOUS SURFACE =	2,540 S.F.

MITIGATION CALCULATIONS

LOT = 7,291 SQUARE FEET PER PLAT OF SURVEY

2,540 S.F. = 34.8% COVERAGE OF LOT PROPOSED WITH MITIGATION (35% MAXIMUM)
 2,005 S.F. = 27.5% COVERAGE OF LOT ALLOWED STANDARD

535 S.F. = DIFFERENCE

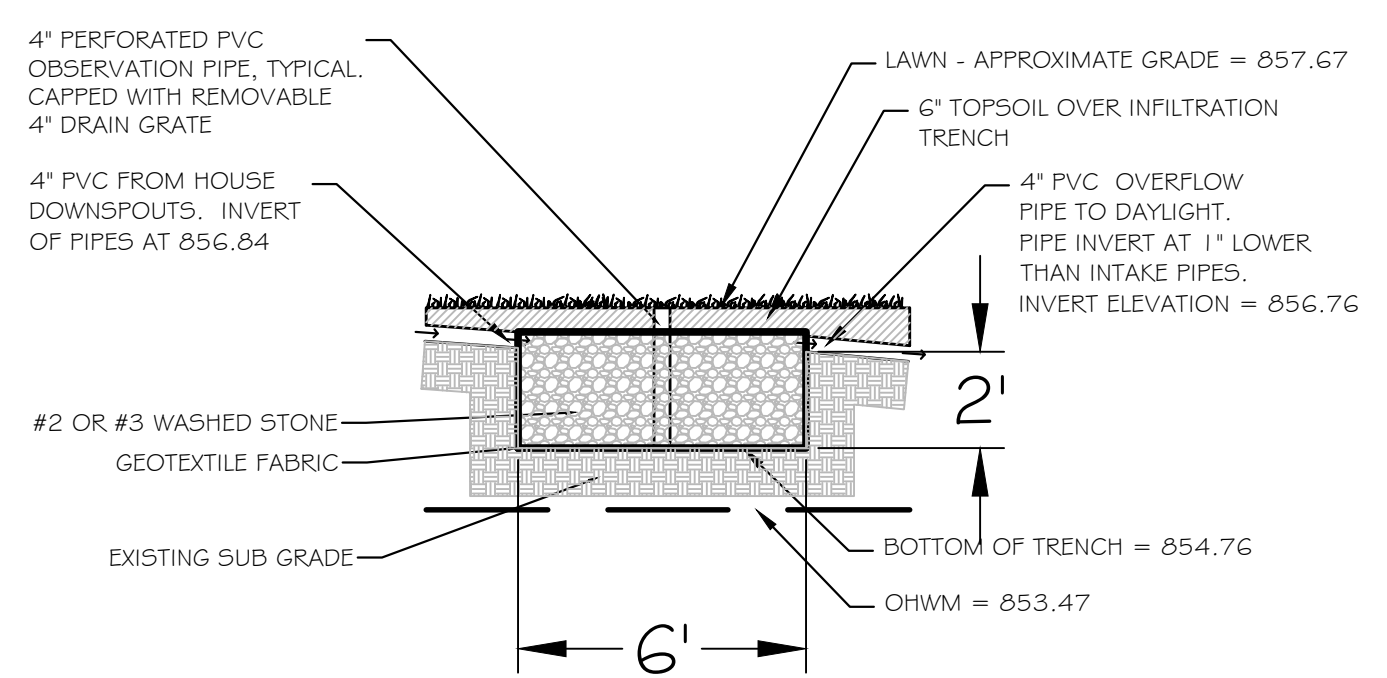
535 S.F. X 2.69" (WATER VOLUME FOR 2 YEAR, 24 HOUR STORM EVENT) = 120 CUBIC FEET

120 CUBIC FEET OF STORAGE NEEDED FOR MITIGATION

120 CUBIC FEET x 3 (ACCOUNTS FOR STONE POROSITY) = 360 CUBIC FEET NEEDED.
 ACTUAL SIZE OF INFILTRATION TRENCH TO BE INSTALLED = 360 CUBIC FEET (180 S.F. x 2' DEEP)

INFILTRATION TRENCH - CROSS SECTION

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



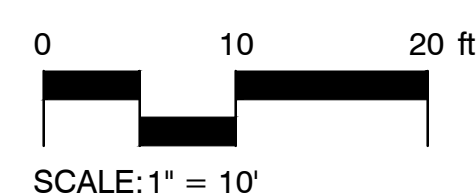
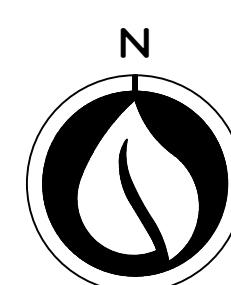
DETAILS MATTER
 - LANDSCAPE ARCHITECTURE -
 - CONSTRUCTION -
 - HORTICULTURAL CARE -
 - LIGHTING - IRRIGATION -
 - DECORATIVE MASONRY - CONCRETE -

SEASONALSERVICES.COM
 MUKWONAGO, WI - 262-392-3444

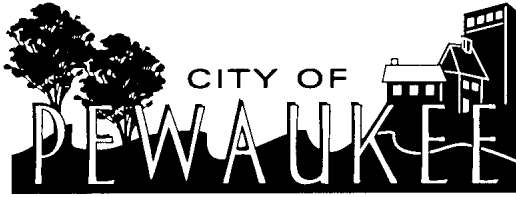
WILLIAMS RESIDENCE
 N27W27136 Woodland Drive
 Pewaukee, WI 53072

DRAWN BY: KK
DATE: 5.24.26
REVISION DATE:

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MITIGATION PLAN
M1.0



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

Memorandum

To: File

From: Magdelene J. Wagner, P.E.

Subject: Mesec Residence – N29W26700 Peterson Drive
Mitigation Plan

Date: June 8, 2026

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

Background:

According to Ordinance 340-4.36.D, any home within 300 feet of the lake has a maximum building coverage of permanent structures of 20% of the total parcel area. In addition, it has a maximum of 7.5% of permanent impervious surfaces outside of the structures due to lot being greater than 10,000 SF. If a lot is proposed to be over this 27.5%, a maximum of 35% total impervious area is allowed with mitigation practices as approved by the Plan Commission.

The Mesec property is located at N29W26700 Peterson Drive and has a lot size of 12,022 SF. The allowable permanent structure is 2,404 SF (20%) and the allowable permanent impervious surface is 901 SF (7.5%) for a total allowable impervious area of 3,305 SF. Mesec is requesting approval for 32.4% total impervious area which consists of 2,548 SF (21.2%) for permanent structures and 1,345 SF (11.2%) for permanent impervious surfaces.

The Mesec property is mitigating this additional impervious area (588 SF) with a 178 SF at 0.75' deep rain garden which will receive drainage from 1,220 SF of impervious area.

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

We approve the mitigation plan contingent on the following:

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

PROJECT NARRATIVE

Project Location

N29W26700 Peterson Dr, City of Pewaukee, WI 53072

About Project Site

The proposed project will raze the existing single-family residence and detached garage & driveway, and replace the structure with a new single-family residence with an attached garage, new asphalt driveway, and proposed deck. An existing slab exists for a boathouse that burned down prior, that will be utilized for a future proposed boathouse.

The proposed site improvements result in a total of 3,893 S.F. (32.3% of the total site area). Per Pewaukee Municipal Ordinance, mitigation is required for parcels that exceed the 27.5% threshold. In order to mitigate the proposed impervious surface, a rain garden designed per WDNR Technical Standard 1009 has been designed and sized to reduce the total untreated impervious surface beneath the 27.5% threshold. The rain garden is designed to Eastern half of the proposed site and building.

Existing soil conditions were determined based on USDA Web Soil Survey application, and it was determined that the existing soil conditions are Brookston Silt Loam, and the corresponding soil infiltration factor per WDNR Technical Standard 1009 was utilized to determine the rain garden sizing based on the required drainage area.

Calculations have been provided below, as well as on the proposed site plan. Portions of the proposed drainage area have 30+ foot runoff to the proposed rain garden, and a 75% sizing factor has been provided for such area. For impervious area closer than 30-ft to the proposed rain garden, a sizing factor of 90% has been utilized. Pervious areas have been included and sized at 75% per technical standard 1009. A proposed Bird and Butterfly seed mix by a local supplier has been provided for use in planting the bottom of the proposed rain garden.

TOTAL LOT AREA =	12,022 S.F.
TOTAL IMPERVIOUS AREA =	3,893 S.F. (32.4%)
MAXIMUM UNTREATED IMPERVIOUS AREA =	12,022 S.F. x 27.5% = 3,306 S.F.

PROPOSED TREATED IMPERVIOUS AREA =	1,220 S.F. (10.1%)
PROPOSED UNTREATED IMPERVIOUS AREA =	2,673 S.F. (22.3%)

RAIN GARDEN SIZING CALCULATION:

PROPOSED IMPERVIOUS AREA =	1,220 S.F.
IMPERVIOUS AREA @ 75% =	789 S.F. x 0.08 = 63 S.F.
IMPERVIOUS AREA @ 90% =	431 S.F. x 0.12 = 52 S.F.

PROPOSED PERVIOUS AREA =	780 S.F.
	780 S.F. x 0.08 = 62 S.F.

TOTAL RAIN GARDEN AREA =	177 S.F.
PROPOSED RAIN GARDEN SIZE =	178 S.F.

PROJECT NARRATIVE

Project Location Map:



FIGURE 1- AERIAL PHOTO. ↑ NORTH
NOTE: SEE ATTACHED CIVIL PLANS FOR
MORE DETAIL

PROJECT LOCATIONS

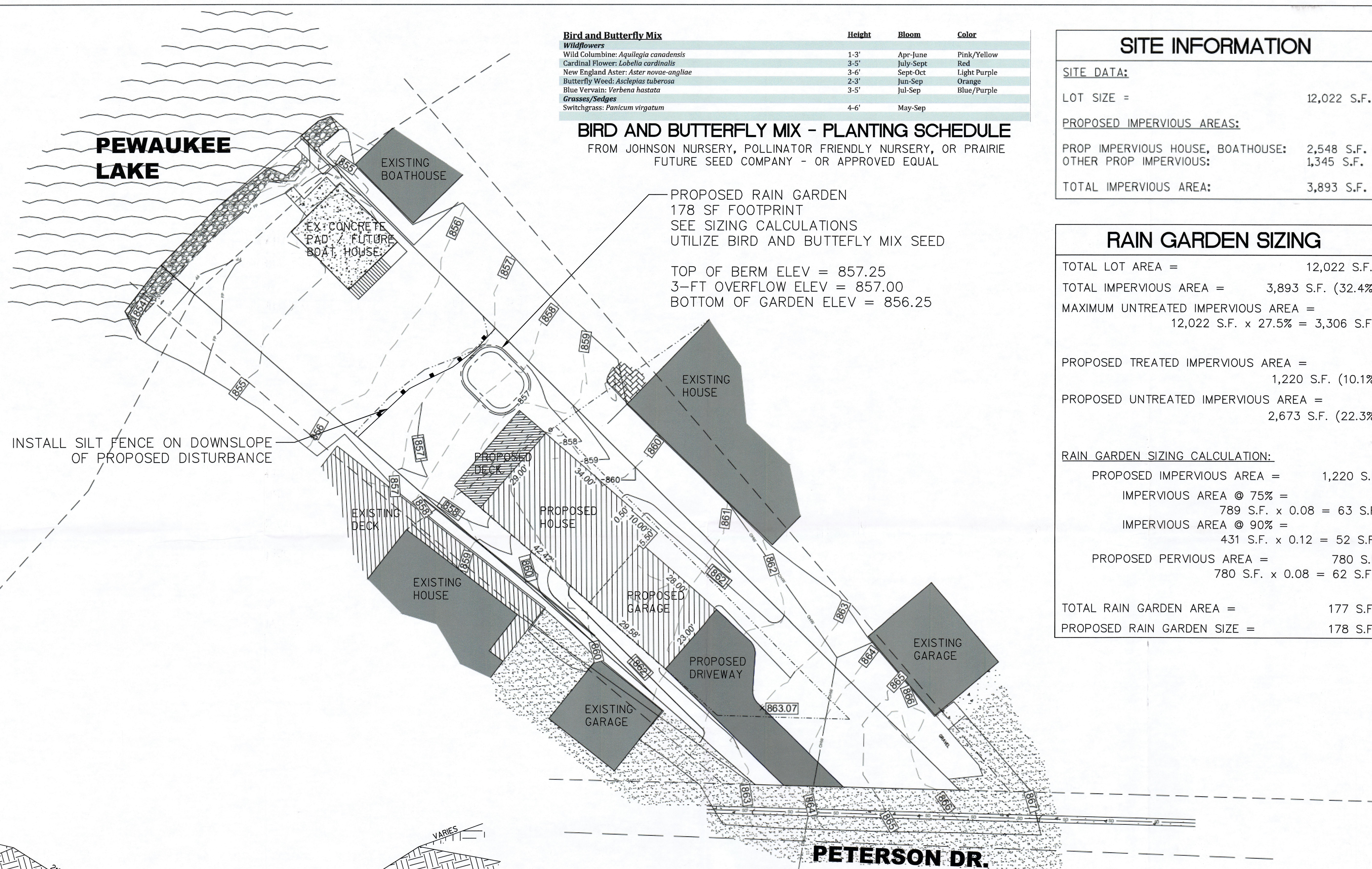
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 PLOT DATE/TIME: 5/11/2026 12:26 PM
 LAST SAVED DATE: 5/11/2026

Bird and Butterfly Mix			
Wildflowers	Height	Bloom	Color
Wild Columbine: <i>Aquilegia canadensis</i>	1-3'	Apr-June	Pink/Yellow
Cardinal Flower: <i>Lobelia cardinalis</i>	3-5'	July-Sept	Red
New England Aster: <i>Aster novae-angliae</i>	3-6'	Sept-Oct	Light Purple
Butterfly Weed: <i>Asclepias tuberosa</i>	2-3'	Jun-Sep	Orange
Blue Vervain: <i>Verbena hastata</i>	3-5'	Jul-Sep	Blue/Purple
Grasses/Sedges			
Switchgrass: <i>Panicum virgatum</i>	4-6'	May-Sep	

BIRD AND BUTTERFLY MIX - PLANTING SCHEDULE
 FROM JOHNSON NURSERY, POLLINATOR FRIENDLY NURSERY, OR PRAIRIE FUTURE SEED COMPANY - OR APPROVED EQUAL

PROPOSED RAIN GARDEN
 178 SF FOOTPRINT
 SEE SIZING CALCULATIONS
 UTILIZE BIRD AND BUTTERFLY MIX SEED

TOP OF BERM ELEV = 857.25
 3-FT OVERFLOW ELEV = 857.00
 BOTTOM OF GARDEN ELEV = 856.25



SITE INFORMATION

SITE DATA:

LOT SIZE =	12,022 S.F.
PROPOSED IMPERVIOUS AREAS:	
PROP IMPERVIOUS HOUSE, BOATHOUSE:	2,548 S.F.
OTHER PROP IMPERVIOUS:	1,345 S.F.
TOTAL IMPERVIOUS AREA:	3,893 S.F.

RAIN GARDEN SIZING

TOTAL LOT AREA =	12,022 S.F.
TOTAL IMPERVIOUS AREA =	3,893 S.F. (32.4%)
MAXIMUM UNTREATED IMPERVIOUS AREA =	12,022 S.F. x 27.5% = 3,306 S.F.
PROPOSED TREATED IMPERVIOUS AREA =	1,220 S.F. (10.1%)
PROPOSED UNTREATED IMPERVIOUS AREA =	2,673 S.F. (22.3%)
RAIN GARDEN SIZING CALCULATION:	
PROPOSED IMPERVIOUS AREA =	1,220 S.F.
IMPERVIOUS AREA @ 75% =	789 S.F. x 0.08 = 63 S.F.
IMPERVIOUS AREA @ 90% =	431 S.F. x 0.12 = 52 S.F.
PROPOSED PERVIOUS AREA =	780 S.F.
	780 S.F. x 0.08 = 62 S.F.
TOTAL RAIN GARDEN AREA =	177 S.F.
PROPOSED RAIN GARDEN SIZE =	178 S.F.



1224 S. Pine Street
 Burlington, Wisconsin
 53105

kapurinc.com

PROJECT:
 N29W26700
 PETERSON DRIVE
 MITIGATION

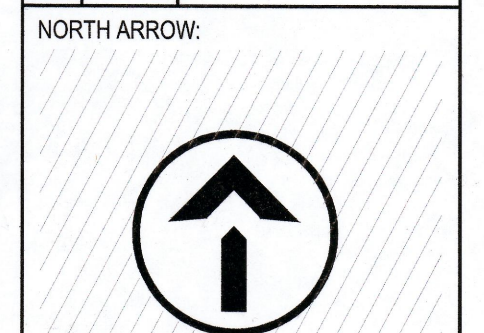
LOCATION:
 CITY OF PEWAUKEE,
 WAUKESHA
 COUNTY,
 WISCONSIN

CLIENT:
 R&E DESIGN &
 DEVELOPMENT

RELEASE:
 PERMIT PLANS

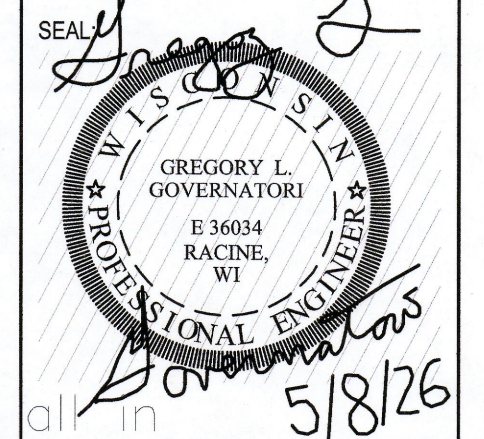
REVISIONS:

#	DATE	DESCRIPTION
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SCALE:
 0 15 30'

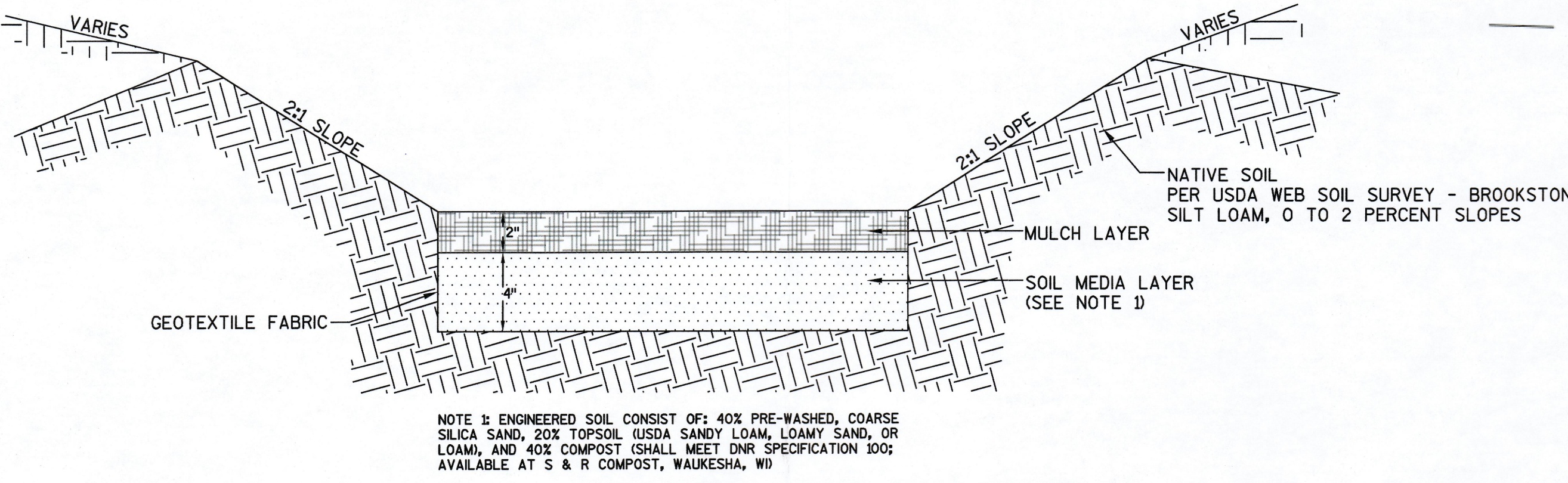
IF NOT ONE INCH ADJUST SCALE ACCORDINGLY



SHEET:
SITE PLAN

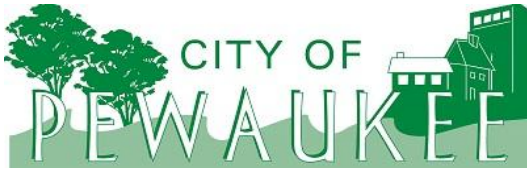
PROJECT MANAGER: GLG
 PROJECT NUMBER: 26.0604
 DATE: 5/8/2026

SHEET NUMBER:
1



1 RAIN GARDEN TYPICAL SECTION
 N.T.S.

NOTE 1: ENGINEERED SOIL CONSIST OF: 40% PRE-WASHED, COARSE SILICA SAND, 20% TOPSOIL (USDA SANDY LOAM, LOAMY SAND, OR LOAM), AND 40% COMPOST (SHALL MEET DNR SPECIFICATION 100; AVAILABLE AT S & R COMPOST, WAUKESHA, WI)



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 May 21, 2026

Date: May 11, 2026

Project Name: Amazon Fence Site & Building Plan Review

Project Address/Tax Key No.: W232N2950 Roundy Circle E / PWC 0917994030

Applicant: Patriot Fence & Construction

Property Owner: TI INVESTORS OF PEWAUKEE LLC

Current Zoning: M-4 Industrial Park District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Railroad tracks and multi-family residential to the north, industrial to the south and west, and HWY F and industrial to the east.

Project Description/Analysis

The applicant filed a Site & Building Plan Review Application to install a fence upon property located at W232N2950 Roundy Circle E. Section 340-2.9B(5) of the Zoning Code requires that all accessory structures in nonresidential districts require Plan Commission approval of a Site & Building Plan Review Application.

The applicant is proposing an eight-foot-tall black chain-link style fence that encloses the parking lot on the east side of the building. The fence is about 50-feet from north property line, 160 feet from east property line, and over 200 feet from the south property line.

The applicant provided a landscaping concept for Plan Commission consideration. If acceptable, *staff recommends that a complete and detailed landscape plan be provided for staff review and approval.* The final landscape plan must show the entire site/planting area and include a plant schedule listing the quantities, planting sizes, and types of plants that will be installed. Note the M-4 District requires that "[a]ll parking and loading areas shall be adequately screened as determined by the Plan Commission."

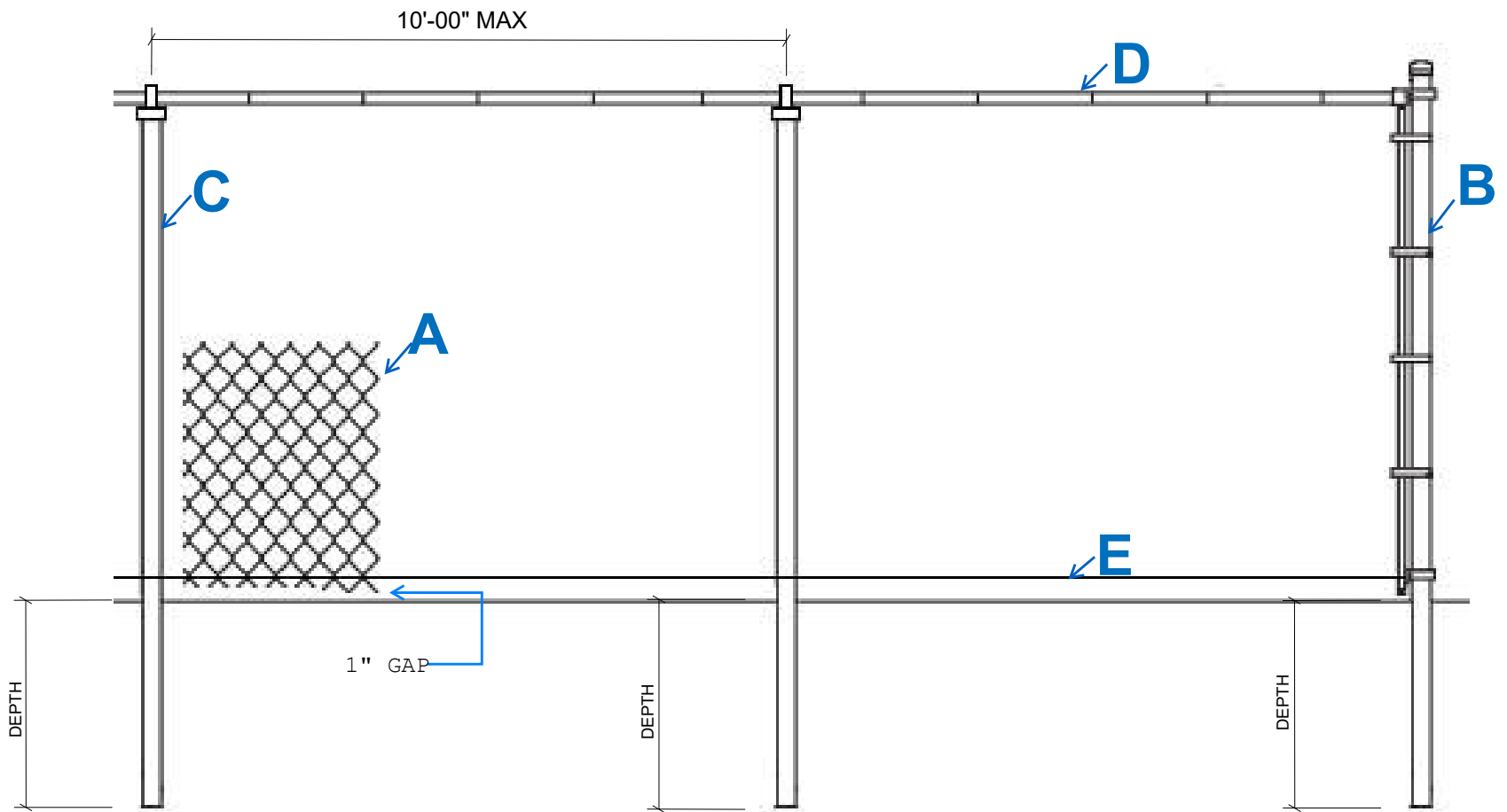
The proposed landscaping will extend along the entire length of the fence, except along the north side as indicated by the applicant.

Recommendation

Staff recommends approval of the subject Site & Building Plan Review Application to allow for the installation of the fence as presented.

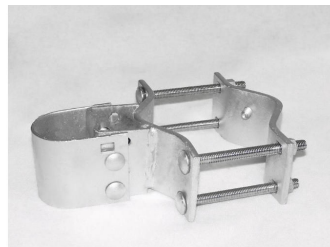
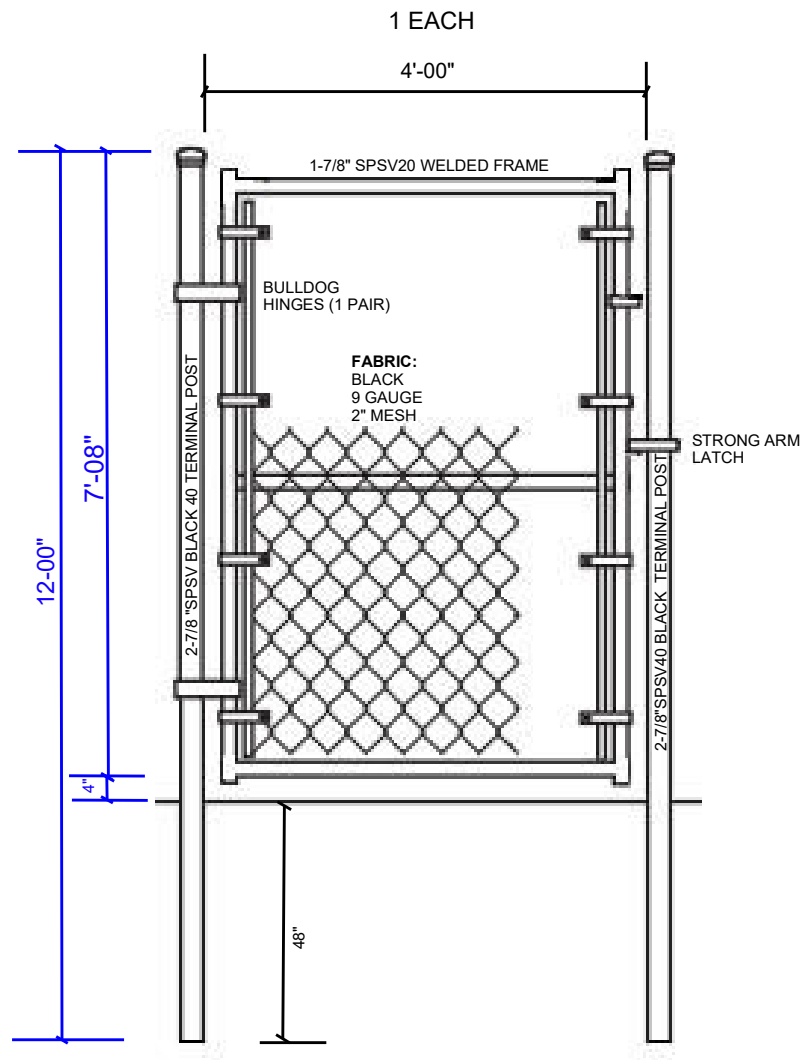






BLACK KNUCKLE SELVAGE

BLACK	FABRIC		"A"	HEIGHT:	8'-00"	MESH:	2"	CORE:	9 GA	SELVAGE:	K/K	
	POSTS	TERMINAL	"B"	DIA:	2-7/8"	LENGTH:	12'-00"	TYPE: SPSV40				
			LINE	"C"	DIA:	2-3/8"	LENGTH:	12'-00"	TYPE: SPSV40			
					EMBEDMENT:	DRIVEN 48"						
		RAIL		"D"	DIA:	1-5/8"	LENGTH:	21'-00"	TYPE: SPSV40			
		TENSION WIRE		"E"	GAUGE:	7	TYPE: SPRING COIL					



UNIVERSAL 90° BOX HINGE

Universal pressed steel box hinges are a swing gate hinge that permits the gate to swing 90° from the closed to the open position. Universal box hinges are attached to the post with a strap and four 3/8" carriage bolts. These hinges are universal because they fit post sizes 2 1/2" through 4 1/2". Bolts and nuts included.

Universal 90° Box Hinge (Fits 2 1/2", 3", 3 1/2", 4", 4 1/2")



SPSV Poly(Vinyl Chloride) (PVC)- Coated Steel Chain Link Fence Fabric

Class 2B - Fused and Adhered

ASTM F668, Federal Specification RR-F-191 Type IV, AASHTO M-181 Type IV

PRODUCT NAME

SPSV Fused and Bonded Poly (Vinyl Chloride)- PVC Coated Steel Chain Link Fence Fabric Class 2B

MANUFACTURER

Stephens Pipe and Steel, LLC

Manufacturing Locations:

Stephens Pipe and Steel, LLC
1413 Steve Warriner Drive
Russell Springs, Kentucky 42642

4301 46th Street
Bladensburg, Maryland 20710

2891 State Hwy 160
Warrior, Alabama 35180

PRODUCT DESCRIPTION

Basic Use:

Fused and adhered fabric is a bonded vinyl, high strength galvanized steel, chain link fence fabric for industrial, commercial and institutional application. Fused and adhered fabric is used in numerous federal, state, civil, and military specifications.

Composition and Materials:

The galvanized steel core wire for producing fused and adhered PVC coated steel chain link fence fabric is produced by cold-drawing good commercial grade steel rod into wire of the appropriate diameter. The steel rod from which the wire is drawn is produced by the open hearth, electric furnace or basic oxygen process. The galvanized coating is produced by passing the cleaned wire through a bath of molten zinc which conforms to ASTM B6.

The fused and adhered PVC coating is produced by first applying a thermo-set bonding agent to the galvanized core wire to which the PVC is bonded. A coating of PVC up to 0.010 in. (0.25 mm) is then fused and bonded to the wire.

Standards:

ASTM B 6 Slab Zinc
ASTM F567 Installation of Chain Link
ASTM F668 Poly(Vinyl Chloride) (PVC) and Other Organic Polymer-Coated Steel Chain Link Fence Fabric, Class 2B
Federal Specification RR-F-191 K/1 D Fencing, (Chain-Link Fence Fabric), Type IV
American Association of State Highway Transportation Officials (AASHTO) M-181 Chain Link Fence, Type IV , Class B

TECHNICAL DATA

General:

The manufacturer can supply samples and certification that all materials furnished fully comply with the required specifications.

Chain Link Fence Fabric:

The base metal of the chain link fence fabric is composed of commercial quality, medium-carbon galvanized (zinc coated) steel wire. The vinyl coating is thermally bonded to a thermoset bonding primer over a galvanized steel wire. This process ensures a bonded coating free of voids, as well as a smooth surface appearance. The wire is PVC coated before weaving and is free and flexible at all joints. Unless otherwise specified, fabric woven in 2 in. (50 mm) mesh, under 72" (1,830 mm) in height, is knuckled at both selvages; fabric 72" (1,830mm) high and over is knuckled at one selvege and twisted at the other. All fabrics woven into meshes under 2 in. (50 mm) have both selvages knuckled.

Wire Coating:

Only plasticized poly(vinyl chloride) (PVC) with a low temperature (-20 °C; -4°F) plasticizer and no extenders or extraneous matter other than the necessary stabilizers and pigments, is used. The PVC coating resists attack from dilute solutions of most common mineral acids, seawater, and dilute solutions of most salts and alkali.

ASTM Color System:

Standard colors conform to ASTM F934 and include:

Ensor
Green Brown **Black**

Other colors are available by special order.

Coating Adhesion: The PVC coated wire shall pass the test for adhesion contained in ASTM F668 for Class 2B chain link fabric.

INSTALLATION

Install fence in accordance with ASTM Practice 567. Handle all PVC coated material with care. If PVC coating is damaged during installation, contractor must replace or repair the material at their expense.

AVAILABILITY

PVC-coated steel chain link fence fabric is available throughout the United States and worldwide.

WARRANTY

Fused and bonded chain link fence fabric is warranted for 15 years against failure due to rust or corrosion.

MAINTENANCE

Periodic inspection is recommended but no routine maintenance is required.

TECHNICAL SERVICES

Technical services are available. Call your sales representative for assistance.

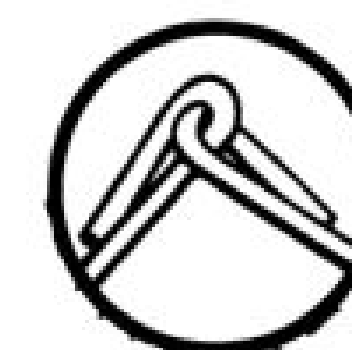
TABLE 1 BREAKING STRENGTH OF STEEL WIRE

6 gauge -0.192"	[4.88 mm]	2170 lbf [9650 N]
9 gauge- 0.148"	[3.76 mm]	1290 lbf [5740 N]
11 gauge- 0.120"	[3.05 mm]	850 lbf [3780 N]
11 ½ gauge- 0.113"	[2.87 mm]	750 lbf [3340 N]
12 gauge- 0.105"	[2.67 mm]	650 lbf [2890 N]
14 gauge- 0.080"	[2.03 mm]	380 lbf [1690 N]

TABLE 3 STANDARD 1" & LARGER MESH SIZES AND GAUGES FOR CHAIN LINK FABRIC

Size of mesh	Gauge*	Nominal Diameter	Recommended Usage	WIDTH
2 1/8" [54 mm]	11 ½	0.113" [2.87 mm]	Residential	
2" [50 mm]	11	0.120" [3.05 mm]	Residential/light commercial	
2" [50 mm]	9	0.148" [3.76 mm]	Residential /commercial/ind.	96"
2" [50 mm]	6	0.192" [4.88 mm]	Commercial/ind./security	
1 ¾" [44 mm]	11	0.120" [3.05 mm]	Tennis court	
1 ¾" [44 mm]	9	0.148" [3.76 mm]	Heavy commercial/industrial	
1 ¾" [44 mm]	6	0.192" [4.88 mm]	Security	
1 ¼" [32 mm]	11	0.120" [3.05 mm]	Residential/swimming pool	
1 ¼" [32 mm]	9	0.148" [3.76 mm]	Heavy industrial /Security	
1" [25 mm]	11	0.120" [3.05 mm]	Industrial	
1" [25 mm]	9	0.148" [3.76 mm]	Heavy industrial/ Security	

*polymer coated core wire gauge is specified gauge reference not the coated finished diameter



**KNUCKLE SELVAGE*
TOP & BOTTOM**



TWIST SELVAGE*

800.451.2612

ADVANTAGE ONE SOURCE

Stephens Pipe & Steel

SPS-40

Steel Pipe

FINISH COAT:

See SPSV40 sheet

SPS-40 Technical Specifications

Scope

This specification covers SPS-40 galvanized steel pipe as manufactured by Stephens Pipe & Steel and covers steel sheet, zinc-coated (galvanized) by the hot-dip process in coils and cut lengths.

Materials and Weight of Coatings

1. Steel

Steel Strip used in the manufacturer of Stephens SPS-40 shall conform to ASTM A-653 and will meet or exceed the performance criteria as stated in this standard specification. The steel shall be cold rolled and meet a minimum yield strength of 50,000 psi.

2. Zinc

The zinc used in coating SPS-40 shall conform to ASTM B6 for High Grade and Special High Grade Zinc. Coating weight of the zinc shall have a designation of G-210, and both exterior and interior surfaces are coated for a total zinc coating weight of 2.10 oz/ft². The test method for calculating zinc weight is described in ASTM A90.

3. Conversion Coating

While on-line, the external surface of the pipe shall be applied with a conversion coating once it has passed through an alkaline bath. That coating shall be 30 microgram/in² ± 10 micrograms/in² and shall be determined by a strip and weigh method using an atomic absorption spectrophotometer or X-ray fluorescence spectrograph.

4. Organic Clear Coating

An organic clear coat shall be applied to the exterior of the pipe.

The thickness of clear coat shall be .5 mils ± .2 mils and will be determined by measurement with a magnetic or eddy current coating thickness tester.

Strength Characteristics

1. Load Strength

The strength of SPS-40 shall conform to the requirements of ASTM F-1043. A 4-foot or 6-foot cantilevered beam test shall be used to determine the strength of line, end, corner and pull post. The strength of top rail shall be determined by a 10-foot free support beam test.

2. Bending Moment

Conformance with this specification can be demonstrated by measuring the yield strength of a randomly selected piece of pipe and calculating the section modulus. The yield strength shall be determined according to the methods described in ASTM E-8. For materials under this specification, the 0.2 offset method shall be used to determine yield strength.

Corrosion Resistance

1. Salt Spray

For the Exterior Surface of the Pipe, the clear organic coating shall demonstrate the ability to resist 1000 hours of exposure to salt spray with a maximum of 5% red rust. Test shall be conducted in accordance with ASTM B117. The Interior Zinc Coated Surface shall withstand no less than 650 hours of exposure to salt spray with a maximum of 5% red rust when tested in accordance with ASTM B-117.

2. Humidity

The clear organic coating shall have the ability to withstand exposure for 500 hours at 100% relative humidity without blistering and peeling when conducted in accordance with ASTM D-4585.

3. Weatherometer

The clear organic coating of SPS-40 shall have a demonstrated ability to withstand exposure for 500 hours without failure at a black panel temperature of 145 degrees F when tested in accordance with ASTM G-26, Xenon Type BH apparatus or ASTM G-23 HH apparatus.

Specifying Agencies

A partial list of agencies that have approved SPS-40:

- AASHTO American Association of State Highway and Transportation Officials M181-10
- Federal Specifications RR-F-191/3D
- ASTM F1043-14 Standard Specification for Strength and Protective Coatings
- US Department of Justice - Federal Bureau of Prisons
- US Army Corps of Engineers USGS 32 31 13
- Department of the Navy
- Federal Aviation Administration AC/5370-10E Item 162
- State Department of Transportation

Certification

Stephens Pipe & Steel proudly manufactures SPS-40 in the "Heartland of the USA".

Our materials can be certified to meet applicable Federal, State and Local Specifications, with "Made in the USA" stamped on each length of pipe.



POLYMER COATED FRAMEWORK – OnGuard SS/WT 40

ASTM F1043 Group I-C, Federal specification RR-F-191 Class 1 Grade B, AASHTO M-181 Grade 2

PRODUCT NAME

Polymer Coated Framework,
OnGuard SPSV 40

DISTRIBUTOR

Stephens Pipe & Steel, LLC

PO Box 618, 2224 E Hwy 619

Russell Springs, Kentucky 42642

800 451 2612

spsfence.com

PRODUCT DESCRIPTION

OnGuard SPSV 40 pipe is the strongest readily available product and is used as end, corner or line posts, and rails, for industrial, commercial and institutional applications.

It is available in both a heavy PVC coating and a lighter polyester coating. The polymer coating, PVC or polyolefin elastomer shall have a film thickness of 10 mils (.254 mm) minimum or polyester 3 mils (.0076 mm) minimum coating. It can be specified in conjunction with all metallic coatings and is applied to the exterior surface of tubular shapes. Unless otherwise specified the color of the coating shall be in accordance with ASTM F 934.

The requirements for this material are contained in numerous government specifications for use in prison, road, dock, airport, housing, forestry, and military installations.

OnGuard SPSV 40 pipe is typically used in installations which incorporate poly-coated steel chain link fence fabric, although it may also be specified for use with other types of fabric, i.e. zinc or aluminized coated.

Composition and Materials:

OnGuard SPS 40 pipe is manufactured using cold formed steel with a higher yield strength and tensile strength than schedule 40 pipe.

The pipe is triple coated to provide and maintain a pleasing appearance in all climates and severe atmospheric conditions.

Standards:

ASTM F1043 *Strength and Protective Coatings on Metal Industrial Chain Link Fence Framework*, Group I-C Heavy Industrial

ASTM F567 *Installation of Chain Link Fence*
Federal specification RR-F-191K/3D

Fencing, Wire and Post Metal (Chain Link Fence Posts, Top Rails, and Braces), Class 1, Grade B AASHTO M-181 *Chain Link Fence*, Grade 2 (American Association of State Highway Transportation Officials), Grade 2

Federal Aviation Administration AC 150/5370
Item F162

TECHNICAL DATA

General:

The manufacturer or distributor can supply samples and certification that all materials furnished fully comply with the required specifications.

Polymer Coated Steel Framework:

The information contained herein for high yield strength/high tensile strength pipe covers the requirements for pipe sizes NPS 1 to NPS 3 1/2, corresponding to fence industry sizes 1-3/8" to 4". Note: The dimensionless designator, NPS is used instead of traditional terms such as nominal diameter, size, and nominal size.)

Yield Strength Requirement:

The yield strength of OnGuard SPS 40 is 50,000 psi (344 MPa), min.

Coating Requirements:

The exterior of OnGuard pipe is triple coated, ensuring the pipe will maintain its appearance. The triple coating consists of a metallic coating of zinc, plus a conversion coating and a clear organic film, conforming to ASTM F1043 Type B coating requirements. The interior of the pipe is rated to a Type B interior zinc weight per ASTM F1043 Type B coating requirements. The PVC, polyester, and polyolefin elastomer coating shall not fade, crack, or peel under normal conditions. It shall withstand 1000 hours of Weatherometer without failure based on Practice D1499.

INSTALLATION

Install fence posts in accordance with ASTM Practice 567.

AVAILABILITY AND COST

Availability: OnGuard SPS 40 is available for shipment throughout the United States and worldwide.

Cost: Material costs may vary depending on specific requirements. Costs may be obtained from your Stephens Pipe Sales Representative.

MAINTENANCE

No routine maintenance is required.

TECHNICAL SERVICES

Technical services are available. Call your sales representative for assistance.

Physical Dimensions and Strength Calculations:

Fence Industry	Decimal O.D. Equivalent		Pipe Wall Thickness		Weight		Section Modulus	x	Min. Yield Strength	=	Max Bending Moment	Calculated Load (lbs)		
	O.D.	inches	(mm)	inches	(mm)	lb./ft						(kg/m)	inches ³	psi
		inches	(mm)									4'	6'	
1-5/8"	1.660	42.16	.111	2.82	1.84	2.74	.1961	x	50,000	=	9805	327	204	136
2"	1.900	48.26	.120	3.05	2.28	3.39	.2810	x	50,000	=	14050	468	293	195
2-1/2"	2.375	60.33	.130	3.30	3.12	4.64	.4881	x	50,000	=	24405	814	508	339
3"	2.875	73.03	.160	4.06	4.64	6.90	.8778	x	50,000	=	43890	1463	914	610
3-1/2"	3.500	88.90	.160	4.06	5.71	8.50	1.3408	x	50,000	=	67040	2235	1397	931
4"	4.000	101.60	.160	4.06	6.56	9.76	1.7819	x	50,000	=	89095	2970	1856	1237

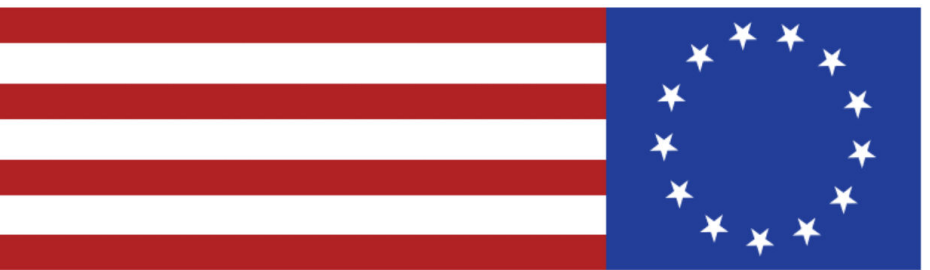


Polymer-Coated Steel Chain Link Accessories

ASTM F626, Federal Specification RR-F-191 /4D, AASHTO M-181-98

- Chain link fence accessories: [ASTM F 626] Provide items required to complete fence system. Galvanize each ferrous metal item and finish to match framing.
- Post caps: PVC-coated formed steel, cast malleable iron, or aluminum alloy weather tight closure cap for tubular posts. Provide one cap for each post. ~~Cap to have provision for barbed wire when necessary. "C" shaped line post without top rail or barbed wire supporting arms do not require post caps.~~ (Where top rail is used, provide tops to permit passage of top rail.)
- Top rail ~~and brace rail~~ ends: PVC-coated pressed steel per ASTM F626, for connection of rail and brace to terminal posts.
- Sleeves: Lengths of top rails to be connected using 6" (152 mm) PVC-coated sleeves that allow for expansion or contraction of the rail.
- Tie Wire: PVC-coated 9 gauge [0.148" (3.76 mm)] ~~galvanized steel or~~ aluminum for attachment of chain link fabric to posts and rails. Hog rings attach fabric to tension wire to be 12 1/2 GA [0.0985" (2.502 mm)].
- Brace and tension (stretcher bar) bands: PVC-coated pressed steel.
- Tension wire: PVC applied to metallic coated steel wire: Per ASTM F 1664 Class 2a, 6 gauge, [0.192" (4.88mm)] diameter core wire with tensile strength of 75,000 psi (517 MPa).
- Truss rods & tightener: PVC-coated steel rods with minimum diameter of 5/16" (7.9 mm). Capable of withstanding a tension of minimum 2,000 lbs.
- Nuts and bolts are galvanized but not vinyl coated.

CONTACT	POSITION	RESPONSIBILITY	CELL PHONE	EMAIL
BRANDI HAYES-FINK	OFFICE MANAGER / ACCOUNTING	ACCOUNTING	(262)521-0029	BRANDI@PATRIOTFENCING.COM
		CERTIFICATES OF INSURANCE		
		CLOSEOUTS/WARRANTIES		
		WAIVERS		
J. BIEHL	PROJECT MANAGER	ESTIMATING/MATERIALS	(920)264-3252	JAE@PATRIOTFENCING.COM
		SUBMITTALS		
TREVOR SCHROEDER	SITE SUPERINTENDENT	ESTIMATING/LABOR	(262)388-3758	TREVOR@PATRIOTFENCING.COM
JERROD "CHET" KAMINE	SITE FOREMAN	SCHEDULING	(715)923-0229	JERROD@PATRIOTFENCING.COM
PATRIOT FENCE	OFFICE	PO BOX 596 - SUSSEX, WI 53089	(262)521-0029	INFO@PATRIOTFENCING.COM



**PATRIOT
FENCE**



**PATRIOT FENCE
AND CONSTRUCTION LLC.**

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 926 SILVERMAIL RD. PEMAUNKEE, WI 52072 **SHIPPING**

BRANDI HAYES-FINK
 brandi@PatriotFencing.com
 (262) 527-5461 (Cell)

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JERROD "CHET" KAMINE
 (715) 923-0029 (Cell)
 jerrrod@patriotfencing.com

PatriotFencing.com

Sea Green Juniper



Crabapple pink and white



Sea Green Juniper (*Juniperus chinensis* 'Sea Green') is a popular, fast-growing evergreen shrub known for its graceful, arching, fountain-like branches and vibrant mint-green foliage that darkens in winter. It typically grows 4–6 feet tall and 6–8 feet wide, making it an excellent, low-maintenance choice for hedges, screens, or foundation plantings.



Nothing planted parallel with the train tracks. here's not much room there and it butts up the existing tree line.



Office of the Planner & Community Development Director
W240N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
262.691.6007
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2026

Date: June 02, 2026

Project Name: T&M Waukesha Certified Survey Map

Project Address/Tax Key No.: N4W22610 Bluemound Road and N4W22610 Bluemound Road /
PWC 0963999016 & PWC 0963999037

Applicant: T & M Waukesha LLC

Property Owner: T&M Waukesha LLC

Current Zoning: M-4 Industrial Park District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Industrial to the north, east and west and Bluemound Road and
single-family residential to the south

Project Description/Analysis

The applicant has submitted a Certified Survey Map (CSM) to combine two existing parcels located at the northeast corner of Bluemound Road and Eastmound Drive into a single lot.

Both properties are under common ownership and are occupied by Terex. The southern parcel contains an approximately 85,000-square-foot building, while the northern parcel is largely vacant.

Terex appeared before the Plan Commission on January 15, 2026, seeking approval for additional overhead doors and an exterior crane/lift to be located on the east side of the building. The Plan Commission approved the overhead doors but tabled action on the crane/lift request. During its discussion, the Commission requested that the applicant evaluate relocating the crane/lift to the north side of the building.

Due to the existing parcel configuration, the proposed location on the north side is constrained by setback requirements associated with the interior lot line separating the two properties. To address this issue, the applicant is proposing a Certified Survey Map to combine the parcels into a single 16.34-acre lot. Consolidation of the properties will eliminate the interior lot line, allowing the crane/lift to be relocated to the north side of the building, where it will be better screened from Bluemound Road.

Following approval of the CSM by the City, Terex is expected to submit a revised site plan reflecting the proposed crane/lift location.

The applicant has satisfactorily addressed all staff review comments.

Staff Recommendation

Staff recommends approval of the Certified Survey Map to combine the properties located at N4W22610 Bluemound Road, identified by Tax Key Nos. PWC 0963999016 and PWC 0963999037, into a single parcel.

CERTIFIED SURVEY MAP NO. _____

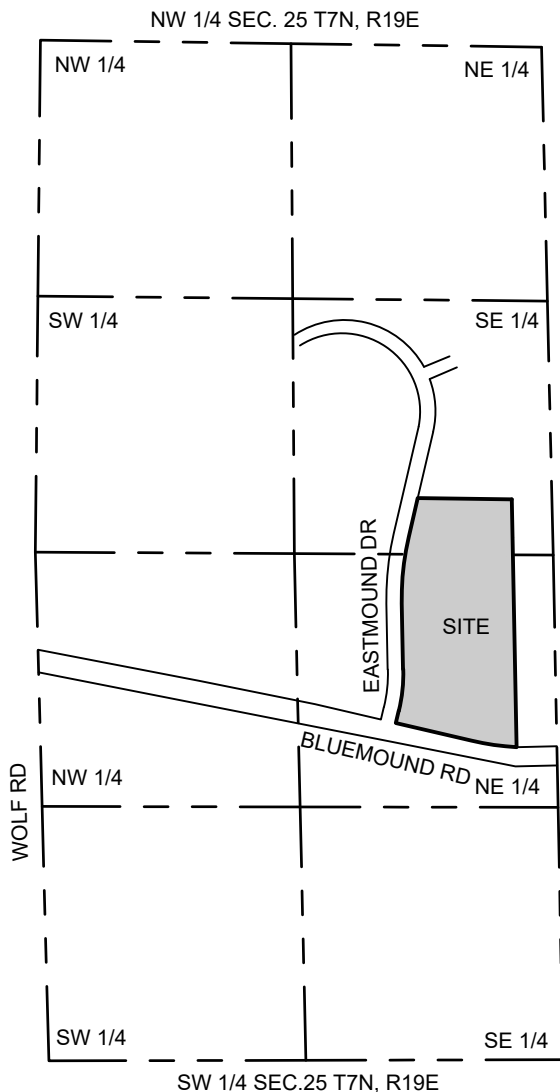
Being a part of Lot 4A and all of Lot 4B in Certified Survey Map No. 3813, all being located in of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Subject Property
Zoning: M-4 Industrial Park
Tax Key Number: PWC 0963999037 & PWC 0963999016

Prepared for:
T&M Waukesha LLC
31917 Apple Ln Hartland, WI 53029
262-547-5517

DRAFTED BY: BML

VICINITY SKETCH SCALE 1"=1000'



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurement have been made to the nearest one second.
- Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the east line of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East which has a bearing of $S01^{\circ}18'41''E$.



DATE APRIL 28, 2026
REVISED JUNE 9, 2026

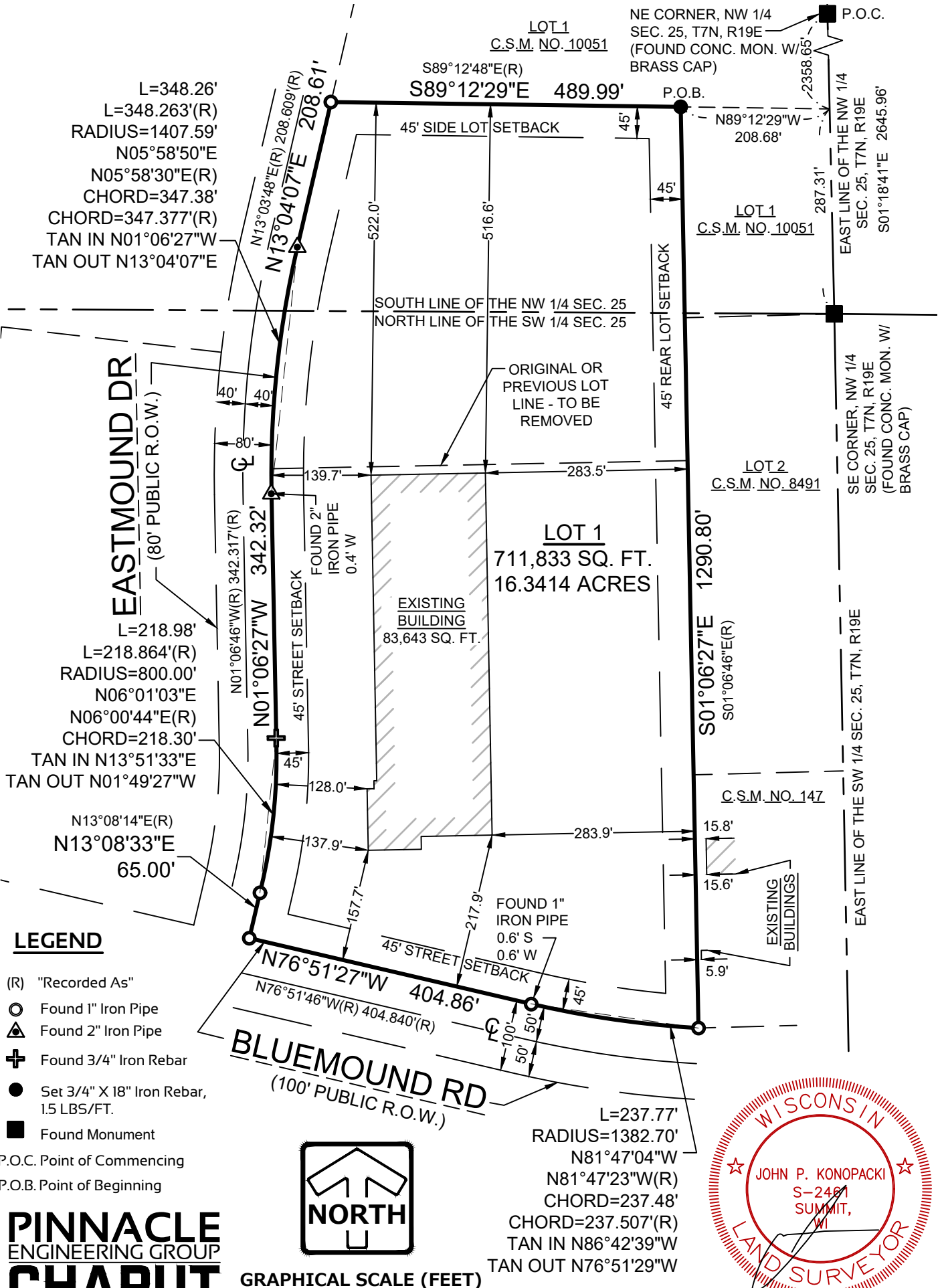
PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

JOB #7123.00
SHEET 1 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 4A and all of Lot 4B in Certified Survey Map No. 3813, all being located in of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



L=348.26'
 L=348.263'(R)
 RADIUS=1407.59'
 N05°58'50"E
 N05°58'30"E(R)
 CHORD=347.38'
 CHORD=347.377'(R)
 TAN IN N01°06'27"W
 TAN OUT N13°04'07"E

L=218.98'
 L=218.864'(R)
 RADIUS=800.00'
 N06°01'03"E
 N06°00'44"E(R)
 CHORD=218.30'
 TAN IN N13°51'33"E
 TAN OUT N01°49'27"W

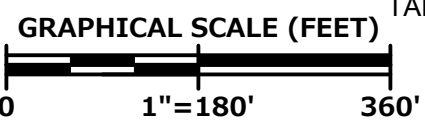
N13°08'14"E(R)
 N13°08'33"E
 65.00'

LEGEND

- (R) "Recorded As"
- Found 1" Iron Pipe
- △ Found 2" Iron Pipe
- ⊕ Found 3/4" Iron Rebar
- Set 3/4" X 18" Iron Rebar, 1.5 LBS/FT.
- Found Monument

P.O.C. Point of Commencing
 P.O.B. Point of Beginning

PINNACLE
 ENGINEERING GROUP
CHAPUT
 LAND SURVEYS
 710 N. PLANKINTON AVE. SUITE 720
 MILWAUKEE, WI 53203 | 414-224-8068

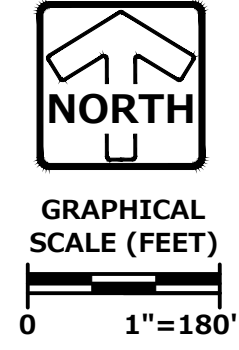
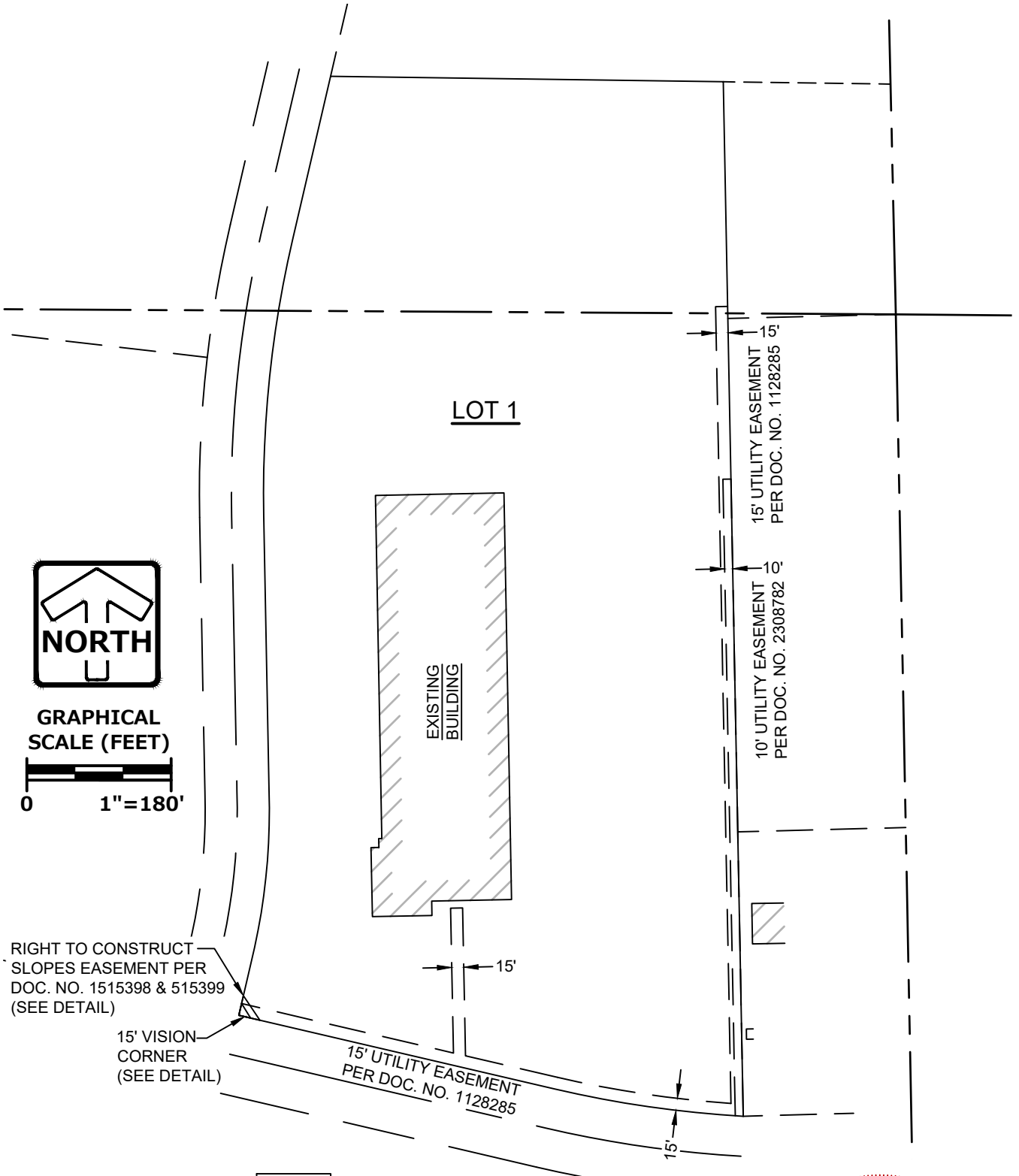


DATE APRIL 28, 2026
 REVISED JUNE 9, 2026
 JOB #7123.00

CERTIFIED SURVEY MAP NO. _____

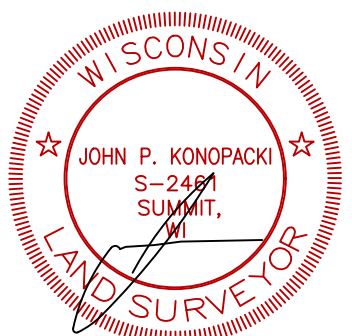
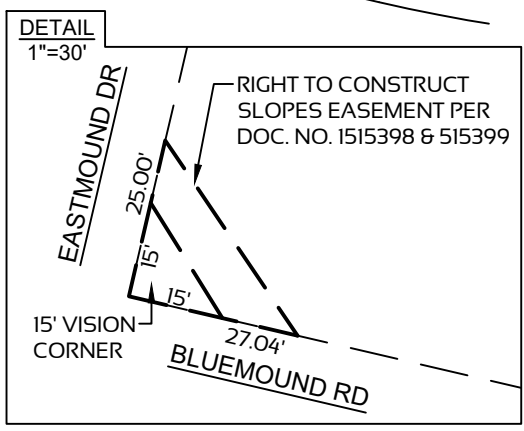
Being a part of Lot 4A and all of Lot 4B in Certified Survey Map No. 3813, all being located in of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

EASEMENTS OF RECORD SHOWN FOR REFERENCE PURPOSES



RIGHT TO CONSTRUCT SLOPES EASEMENT PER DOC. NO. 1515398 & 515399 (SEE DETAIL)

15' VISION CORNER (SEE DETAIL)



DATE APRIL 28, 2026
 REVISED JUNE 9, 2026
 JOB #7123.00

PINNACLE
 ENGINEERING GROUP
CHAPUT
 LAND SURVEYS
 710 N. PLANKINTON AVE. SUITE 720
 MILWAUKEE, WI 53203 | 414-224-8068

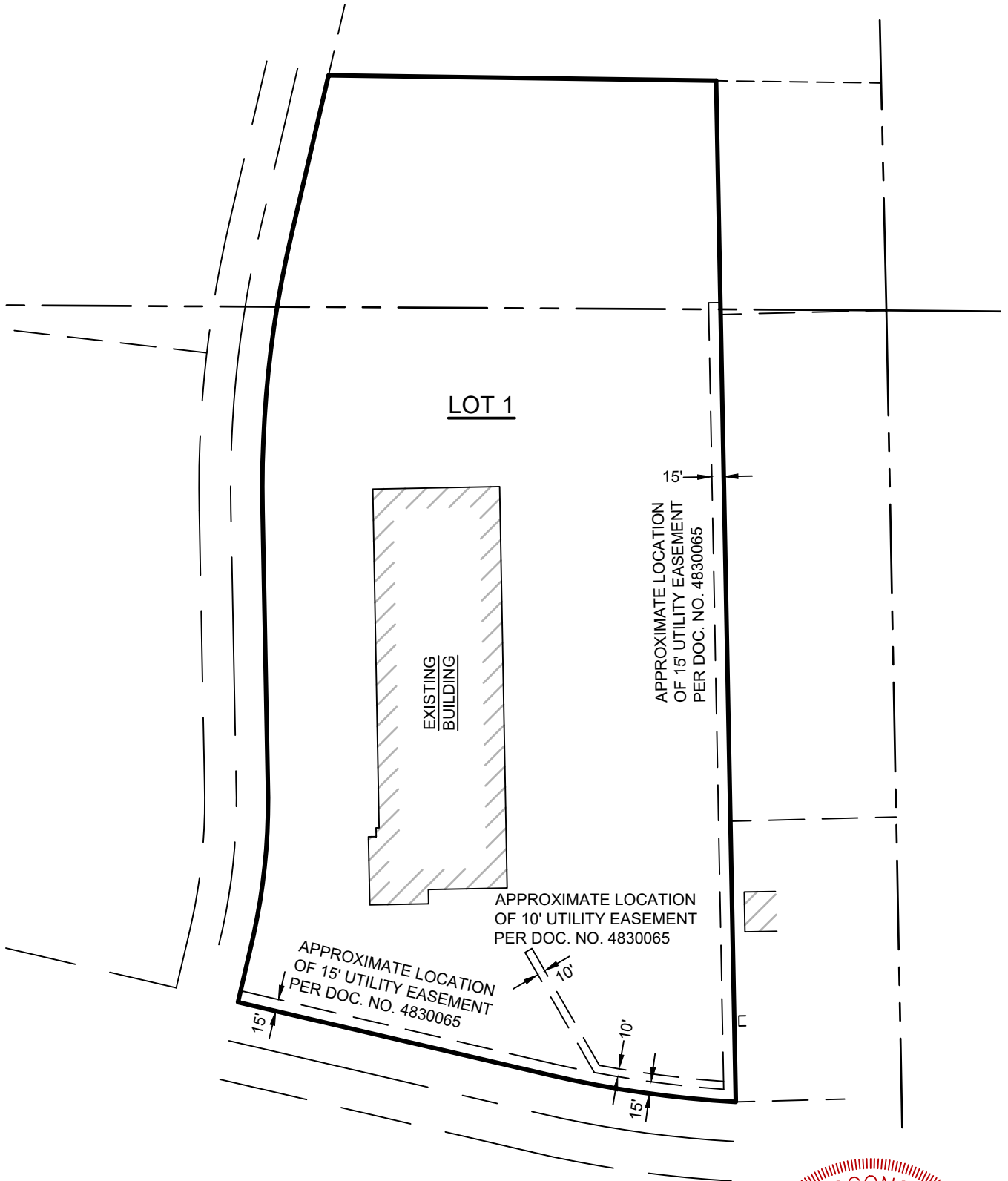
This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 4A and all of Lot 4B in Certified Survey Map No. 3813, all being located in of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

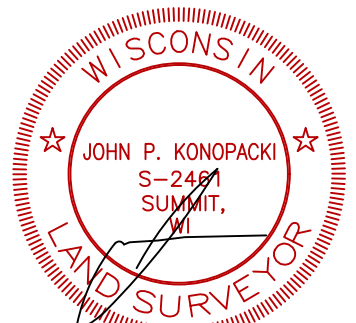
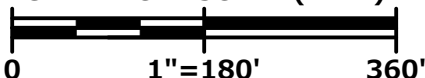
EASEMENTS OF RECORD SHOWN FOR REFERENCE PURPOSES



PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068



GRAPHICAL SCALE (FEET)



DATE APRIL 28, 2026
REVISED JUNE 9, 2026
JOB #7123.00

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

SHEET 4 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 4A and all of Lot 4B in Certified Survey Map No. 3813, all being located in of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided a part of Lot 4A and all of Lot 4B in Certified Survey Map No. 3813, recorded in the Waukesha County Register of Deeds Office as Document No. 1125497, all being located in the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 25; thence South 01°18'41" East along the east line of said Northwest 1/4, 2358.65 feet; thence North 89°12'29" West, 208.68 feet to the west line of Lot 1 of Certified Survey Map Number 10051 and the Point of Beginning; thence South 01°06'27" East along said west line and then along the west line of Lot 2 of Certified Survey Map Number 8491 extended, 1290.80 feet to the north line of Bluemond Road and a point on a curve; thence northwesterly 237.77 feet along the arc of said curve to the right and said north line, whose radius is 1382.70 feet and whose chord bears North 81°47'04" West, 237.48 feet; thence North 76°51'27" West along said north line, 404.86 feet to the east line of Eastmound Drive; thence North 13°08'33" East along said east line, 65.00 feet to a point on a curve; thence northeasterly 218.98 feet along the arc of said curve to the left and said east line, whose radius is 800.00 feet and whose chord bears North 06°01'03" East, 218.30 feet; thence North 01°06'27" West along said east line, 342.32 feet to a point of curvature; thence northeasterly 348.26 feet along the arc of said curve to the right and said east line, whose radius is 1407.59 feet and whose chord bears North 05°58'50" East, 347.38 feet; thence North 13°04'07" East along said east line, 208.61 feet to the south line of Lot 1 of Certified Survey Map Number 10051; thence South 89°12'29" East along said south line, 489.99 feet to the Point of Beginning.


Containing 711,833 square feet (16.3414 acres) of land more or less.

That I have made such survey, land division and map by the direction of T&M Waukesha, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Pewaukee Land Division Ordinance in surveying, mapping and dividing the land within the certified survey map.

Date: April 28, 2026
Revised: June 9, 2026



John P. Konopacki
Professional Land Surveyor S-2461



PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

JOB #7123.00
SHEET 5 OF 7

CERTIFIED SURVEY MAP NO. _____

Being a part of Lot 4A and all of Lot 4B in Certified Survey Map No. 3813, all being located in of the Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE

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

_____, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval:

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2026.

In the presence of:

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, (name) _____, (title) _____, of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2026.

Date Name - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2026, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



DATE APRIL 28, 2026
REVISED JUNE 9, 2026
JOB #7123.00

PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461

SHEET 6 OF 7

CERTIFIED SURVEY MAP NO. _____

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CITY OF PEWAUKEE PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the City of Pewaukee on this _____ day of _____, 2026.

Date

Steve Bierce, Mayor

Date

Colleen Brown, Plan Commission Secretary

CITY OF PEWAUKEE COMMON COUNCIL APPROVAL

Approved by the Common Council of the City of Pewaukee, Wisconsin, on this _____ day of _____, 2026.

Date

Steve Bierce, Mayor

Date

Kelly Tarczewski, City Clerk



PINNACLE
ENGINEERING GROUP
CHAPUT
LAND SURVEYS
710 N. PLANKINTON AVE. SUITE 720
MILWAUKEE, WI 53203 | 414-224-8068

DATE APRIL 28, 2026
REVISED JUNE 9, 2026
JOB #7123.00

SHEET 7 OF 7

This instrument was drafted by John P. Konopacki, PLS-License No. S-2461



Office of the Planner & Community Development Director
W240N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
262.691.6007
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2026

Date: June 8, 2026

Project Name: Cold Noses Sanctuary Site & Building Plan Review

Project Address/Tax Key No.: N47W26699 Lynndale Road / PWC 0882999001

Applicant: Cold Noses Sanctuary Property LLC

Property Owner: Cold Noses Sanctuary Property LLC

Current Zoning: A-1 Agricultural District, UC Upland Conservancy District, and F-1 Floodplain District

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

Use of Surrounding Properties: Village of Lisbon to the north, agricultural land to the south and east (planned for future industrial development), and single-family residential to the west

Project Description/Analysis

The applicant has submitted a Site and Building Plan Review Application requesting approval for a new gravel driveway, an eight-space gravel parking lot, seven 12-foot by 16-foot pasture shelters, fencing, two unimproved areas designated for event parking, and a stormwater management pond.

Pursuant to a condition of the Conditional Use Permit for Cold Noses Sanctuary, all parking improvements are subject to staff review and approval. The applicant is also proposing the removal of existing impervious surfaces and structures, as shown on Sheet C1.02.

The site plan identifies a future 3,700-square-foot Canine Building. This structure is not included in the current application and will require separate Site and Building Plan Review approval. It is anticipated that the proposed building will be considered by the Plan Commission at its July 16 meeting.

The submitted plans illustrate the location of all existing and proposed structures and site improvements.

The proposed driveway connection will require approval from Waukesha County. Staff understands that the applicant has coordinated with Waukesha County staff regarding the proposed ingress and egress configuration.

The proposed pasture shelters will be constructed of wood framing with metal siding. A representative photograph of the shelters is provided on Sheet C1.04. Details and sample images of the proposed fencing are included on Sheet C2.01. The fencing is proposed to be 53 inches in height.

Fencing is proposed throughout the site, including along Lynndale Road. Portions of the fencing are also located within the mapped floodplain. Accordingly, the applicant has submitted a Floodplain Zoning Land Use Permit application for staff review and approval of fencing located within the floodplain.

Staff recommends that all fencing maintain a minimum setback of two feet from side and rear property lines and a minimum setback of five feet from public rights-of-way and public easements.

Proposed decorative lighting is illustrated on Sheet C2.01.

A monument sign is shown on the site plan; however, sign design details have not been submitted. Staff recommends that any proposed signage comply with the requirements of Section 340-9.4 and be subject to staff review and approval through the sign permit process. Section 340-9.4 limits signage in agricultural zoning districts to a maximum area of 10 square feet. At this time, staff is unaware whether the applicant intends to comply with this limitation or seek a variance. Any request to exceed the maximum permitted sign area would require review and approval by the Zoning Board of Appeals.

Prior to any land-disturbing activities, final grading, erosion control, utility, and stormwater management plans shall be subject to Engineering Department review and approval.

Recommendation

Staff recommends approval of the Site and Building Plan Review Application for Cold Noses Sanctuary to complete the proposed building and site improvements as depicted on the submitted plans, subject to the conditions outlined in this staff report.



May 11th 2026

Site Plan Approval

This site plan approval is for modifications to:

1. Allow for a storm basin to manage the additional impervious area due to:
 - a. Construction of a new drive access lane onto Lynndale Road.
 - b. Additional impervious area due to asphalt paving, & landscape pavers, and a future dog facility with outdoor dog run.
2. Show the structures that will be removed.
3. Show the approximate location and type of pasture shelters

The dog facility will be part of another site plan application.

Approximate cost of drive and storm water is +/- \$150,000.00

Recap of the Cold Noses Sanctuary

On February 2, 2026, The City Common Council granted a Cold Noses Animal Sanctuary a Conditional Use Permit to develop a rescue sanctuary for special-needs animals.

Cold Noses Sanctuary is a non-profit organization that will help rescue special needs animals (mainly dogs, cats, horses, goats and donkeys) from high-kill shelters and other emergency situations. Often, these animals need time, tenderness, and someone to make them feel safe for them to live out their lives in peace. As is often the case with all animals, special needs animals bring out the best in people and demonstrate resilience and perseverance to others facing their own challenges.

Cold Noses Sanctuary will be a place where animals are healing, and many will live out their lives here. Our hope is that we will find forever homes for some of these animals through interactions with the public. Adoptions and fostering are not a regularly occurring part of our program, but we would expect them to happen occasionally. This is an opportunity for an animal to find their own forever family and thus open more space for us to help another. We will have adoption and foster applications, check Veterinary references and keep in close contact with our fosters and adopters with a “take back” policy if they cannot keep the animal for any reason.

Cold Noses Sanctuary
N47 W26699 Lynndale Rd.
Pewaukee, WI. 53072

Office Phone: 262-361-0107
Cellular: 508-648-9115
thalia@coldnosessanctuary.org

Website: www.coldnosessanctuary.org

Tax ID: 33-2026609



Daily Activities

Daily this will run as a small-scale hobby farm with an onsite caretaker, volunteers, and animals. The activities set forth fall well within the scope of agritourism, as defined by Wisconsin Department of Agriculture. We will be a working farm, and the education and agritourism will be a source of revenue generation for our sanctuary. At all times- even at our busiest, tranquility and calmness will be sought to be maintained for the well-being of our resident animals. We are not a zoo, and therefore we will neither force nor guarantee animal encounters with the public. Part of our educational program is to show that these animals are living their lives and deserve to have a say in their daily interactions.

This is ultimately the safest way to interact. The animals will be housed in secure buildings and have access to fenced yards (dogs), pastures (farm animals), and an enclosed “Catio” for the cats. We adhere to the standards provided by the Association of Shelter Veterinarians for minimum space requirements. Additionally, we follow protocol for standards for 1 acre per horse and 1 acre per 1-3 goats and .5 acre per donkey.

The sanctuary will be run daily by the live-in resident. (Lead Sanctuary Manager) There will be a core group of volunteers as the animal population grows, to help with the care and public outreach. We will work with several Veterinarians who will come to the farm on a regular schedule to oversee care processes and diagnose any conditions. Farriers will work with our livestock to ensure hoof health.

Cold Noses Sanctuary
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Pewaukee, WI. 53072

Office Phone: 262-361-0107
Cellular: 508-648-9115
thalia@coldnosessanctuary.org

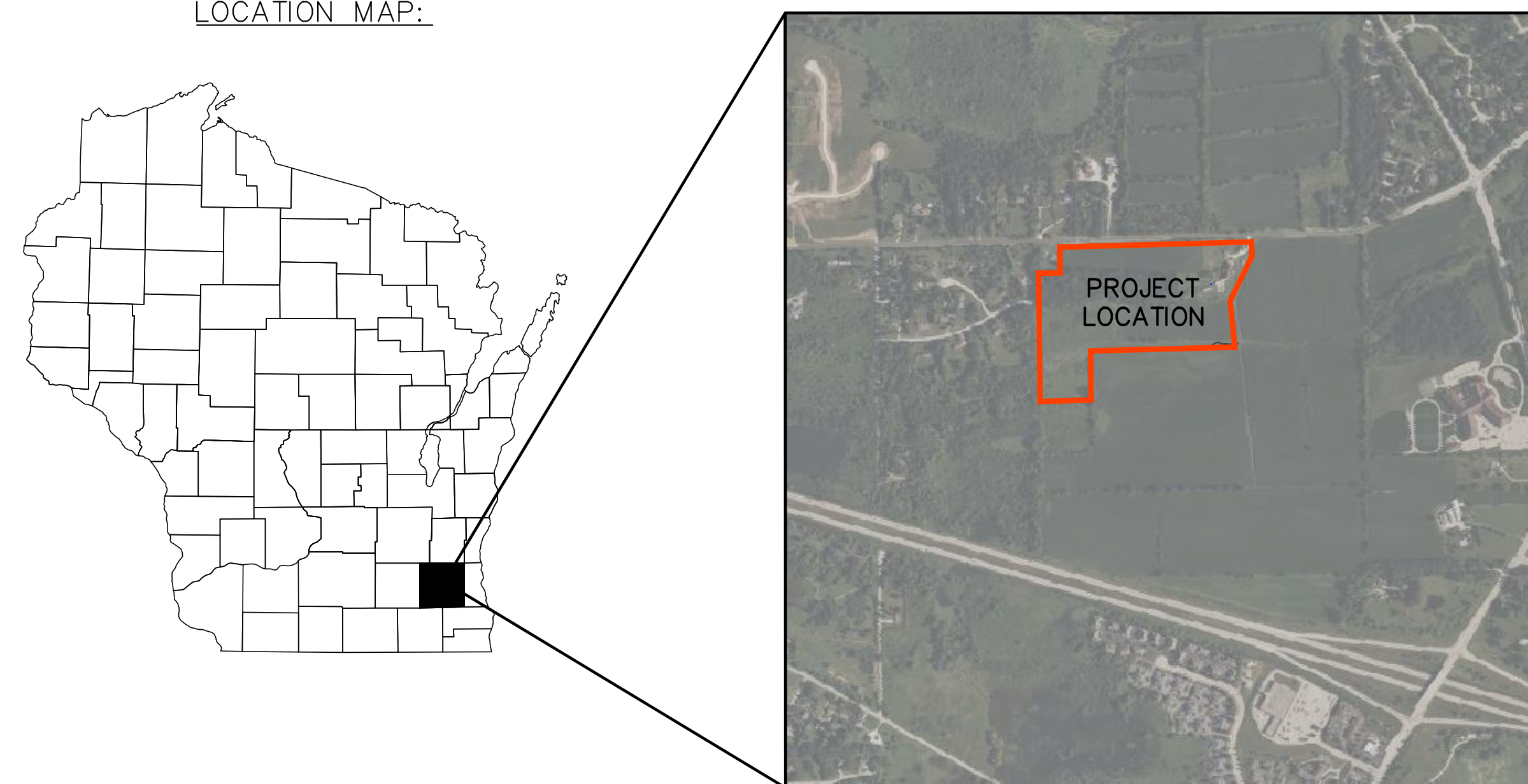
Website: www.coldnosessanctuary.org

Tax ID: 33-2026609

COLD NOSES SANCTUARY

N47W26699 LYNNDALE ROAD
PEWAUKEE, WI

LOCATION MAP:

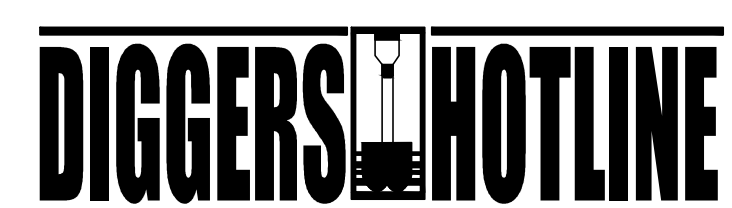


Professional Engineer's Seal

Signature _____
Date _____

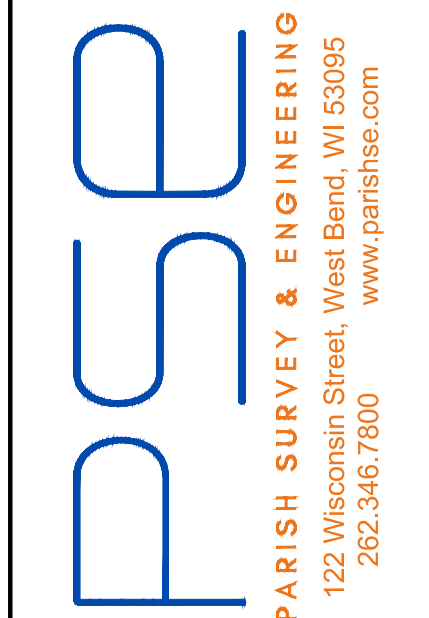
PROJECT CONTACTS:
<p>OWNER: COLD NOSES SANCTUARY ATTN: THALIA HASEOTES N47W26699 LYNNDALE ROAD PEWAUKEE, WI 53072</p> <p>CIVIL: PSE, LLC ATTN: EVAN NICKODEM, P.E. 122 WISCONSIN STREET WEST BEND, WI 53095</p>

CIVIL SHEET INDEX:	
SHEET	SHEET TITLE
C1.00	TITLE
C1.01	OVERALL EXISTING CONDITIONS PLAN
C1.02	EXISTING CONDITIONS – DEMOLITION PLAN
C1.03	OVERALL SITE PLAN
C1.04	DETAILED SITE PLAN
C1.05	EROSION CONTROL PLAN
C1.06	GRADING PLAN
C1.07	UTILITY PLAN
C2.01	SITE AND EROSION CONTROL DETAILS



Dial **811** or (800)242-8511
www.DiggersHotline.com

REVISIONS:		
NO.	DATE	DESCRIPTION



PROJECT TITLE:
**COLD NOSES SANCTUARY LLC.
N47W26699 LYNNDALE RD.
PEWAUKEE, WI 53072**

PLAN TITLE:
TITLE SHEET

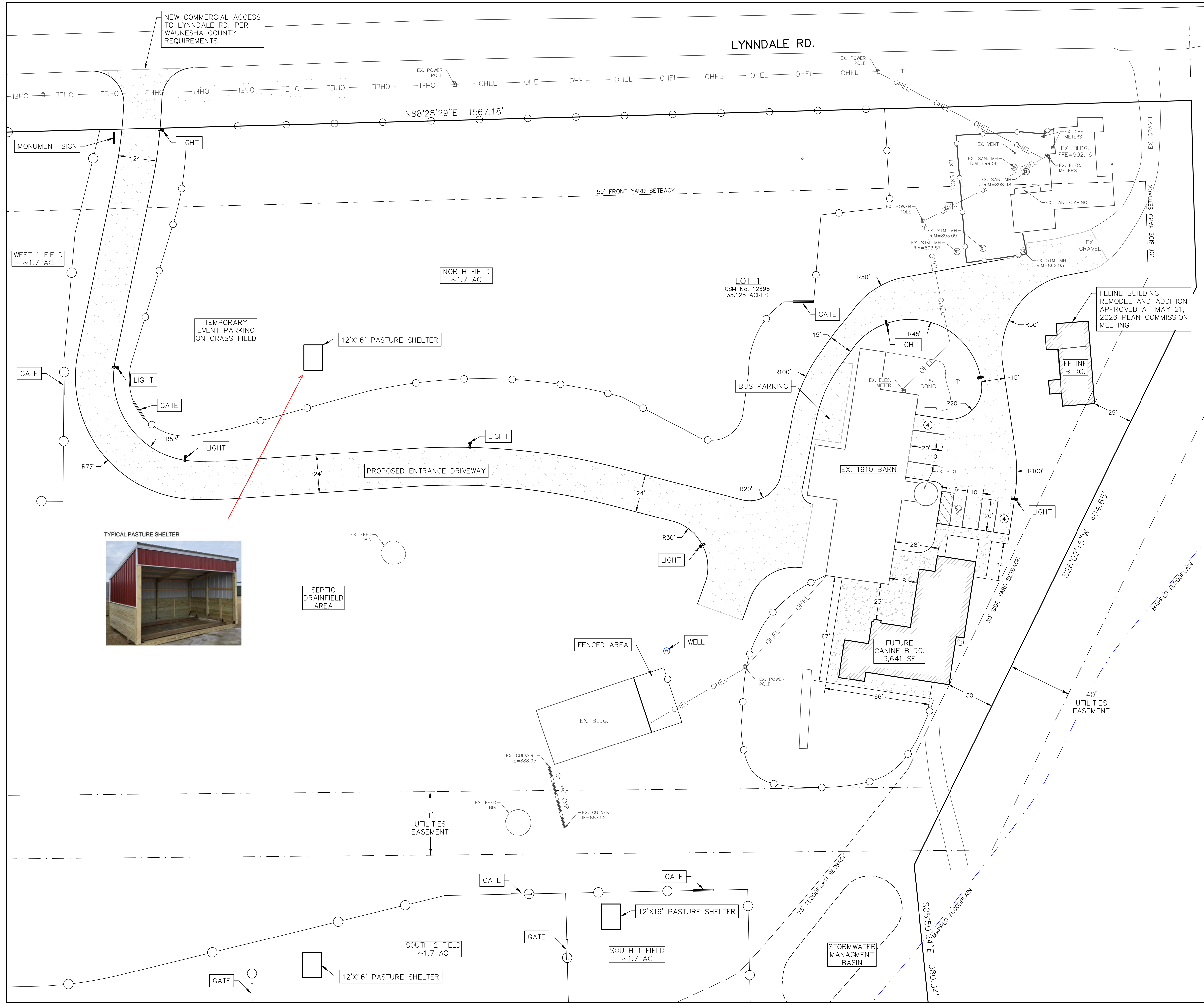
DRAWN BY:
EPN
DESIGNED BY:
EPN
CHECKED BY:
EPN

PLAN DATE:
6/8/2026

PROJECT NO:
\SR-63-25

**SITE PLAN
APPROVAL**

SHEET NO:
C1.00



LEGEND:
 (P) - PARKING STALLS IN A ROW

SITE INFORMATION BLOCK

Site Acreage	35.125 Acres	
Current Zoning:	A-1	
Building & Paving Setback Requirements		
	Building	Pavement
Front	50 feet	
Side	30 feet	
Rear	50 feet	
Floodplain	75 feet	
Proposed Site Areas		
Description	Area (sf)	% of Land Coverage
Building	17,010	1.11
Asphalt/Concrete*	37,745	2.47
Impervious Total	54,755	3.58
Lawn/Ag/Woodland	1,475,304	96.42
Total	1,530,059	100.00
* Gravel surfaces are considered impervious		
Existing Site Areas		
Description	Area (sf)	% Impervious
Building	13,712	0.90
Asphalt/Concrete*	19,370	1.27
Impervious	33,082	2.16
Lawn/Ag/Woodland	1,496,977	97.84
Total	1,530,059	100.00
* Gravel surfaces are considered impervious		

SITE PLAN NOTES:

- DIMENSIONS ARE TO FACE OF PAVEMENT AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- FELINE BUILDING REMODEL AND ADDITION APPROVED AT MAY 21, 2026 PLAN COMMISSION MEETING
- OVERFLOW EVENT PARKING WILL BE IN ONE OF THE FIELDS AS NOTED. PARKING WILL BE A TEMPORARY USE ONLY, WOULD BE ON GRASS FIELD, NO GRAVEL OR PERMANENT SURFACING PROPOSED.
- CANINE BUILDING WILL BE PART OF A FUTURE APPROVAL. THE LOCATION WILL BE AS SHOWN ON THIS PLAN.

PAVING LEGEND

-
-

NO.	DATE	DESCRIPTION



PROJECT TITLE:
COLD NOSES SANCTUARY LLC.
N47W26699 LYNDALE RD.
PEWAUKEE, WI 53072

PLAN TITLE:
DETAILED SITE PLAN

DRAWN BY:
EPN
DESIGNED BY:
EPN
CHECKED BY:
KJP

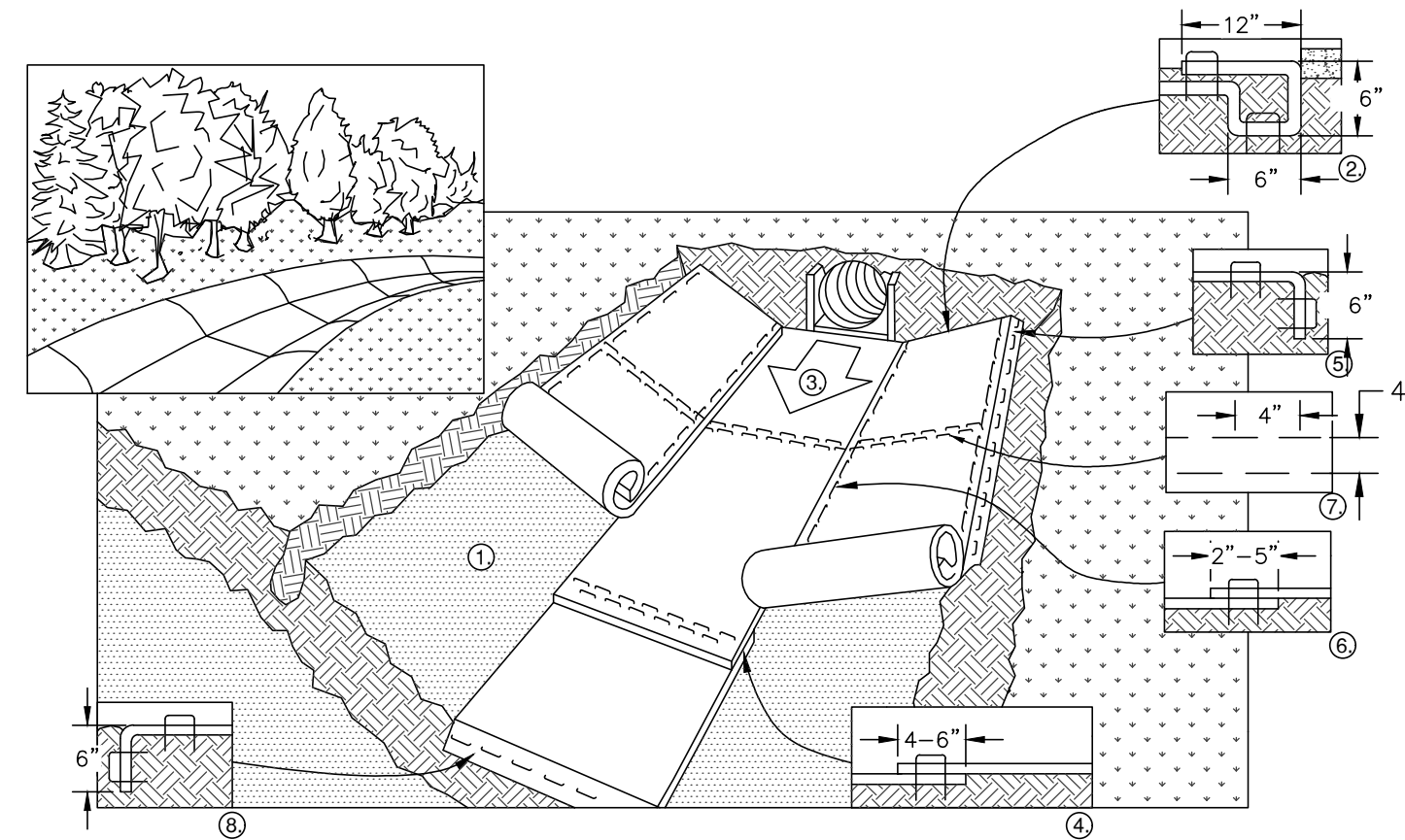
PLAN DATE:
6/5/2026

PROJECT NO.:
ISR-63-251

SITE PLAN APPROVAL

SHEET NO.:
C1.04

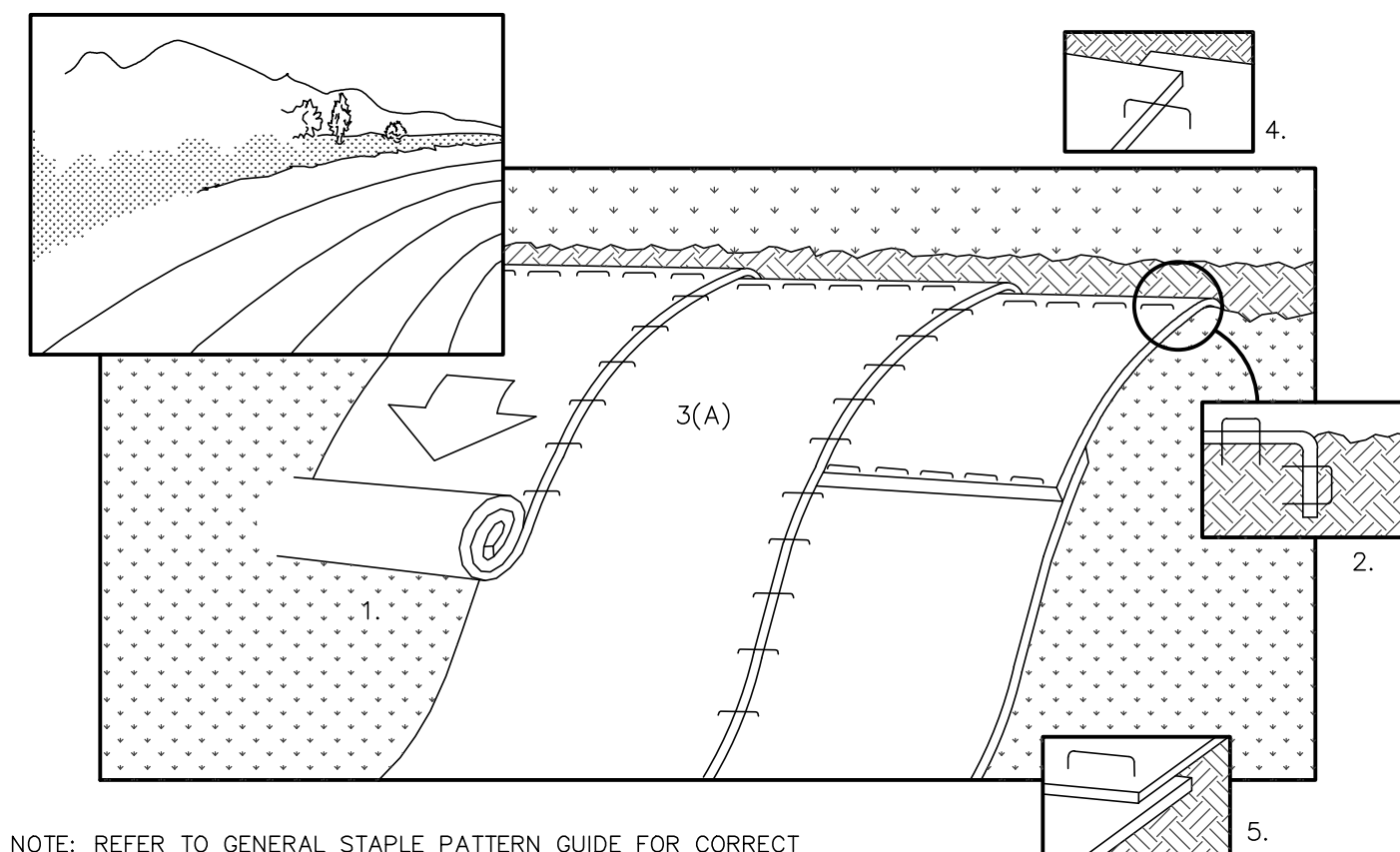
MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 15TH
YES	90	90
NO	60	30



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4-6" OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPE MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 4" AND STAPLED.
7. A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: ALL STAPLES MUST BE 6" OR GREATER IN LENGTH

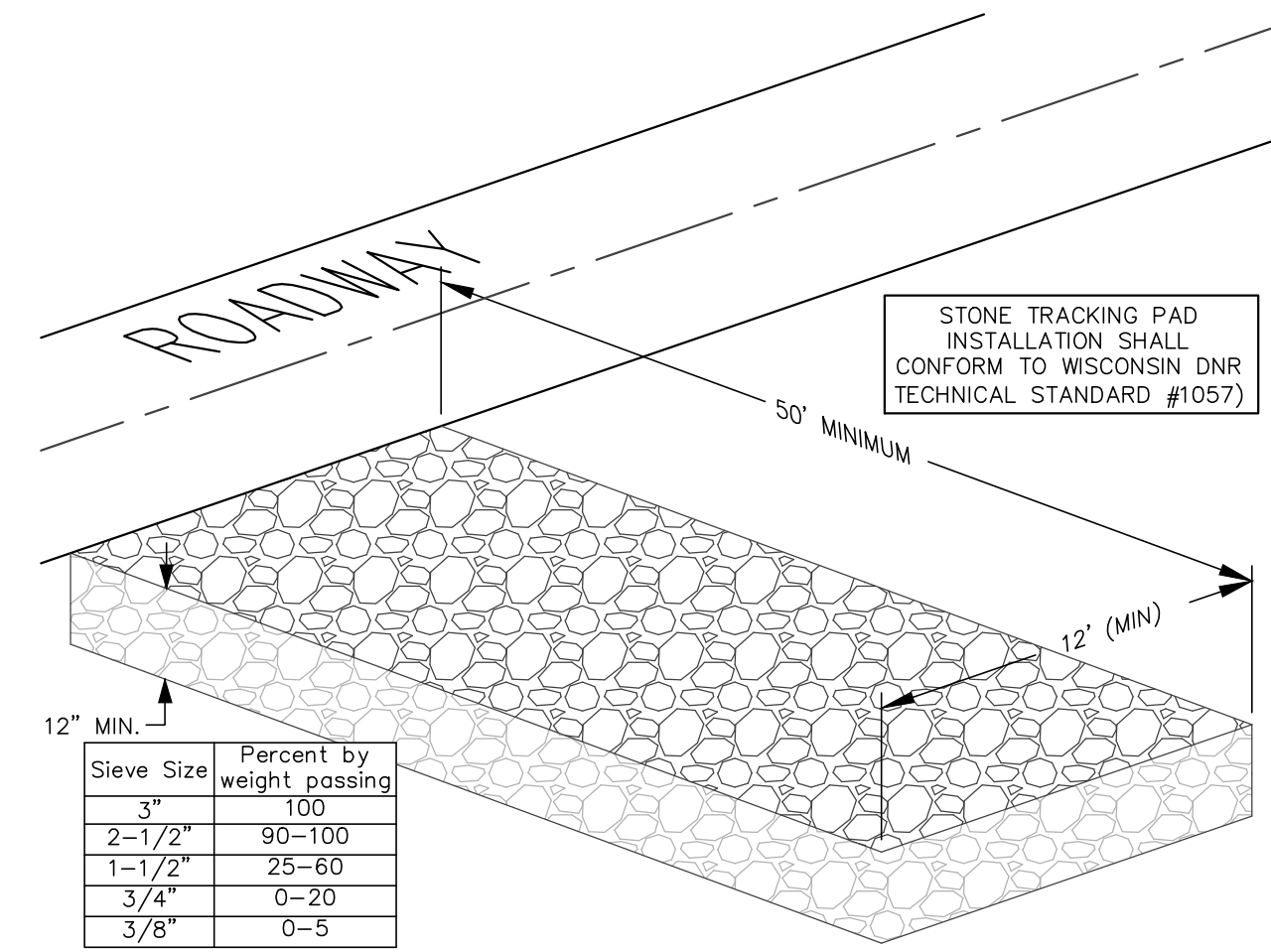
EROSION CONTROL MAT – CHANNEL INSTALLATION



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

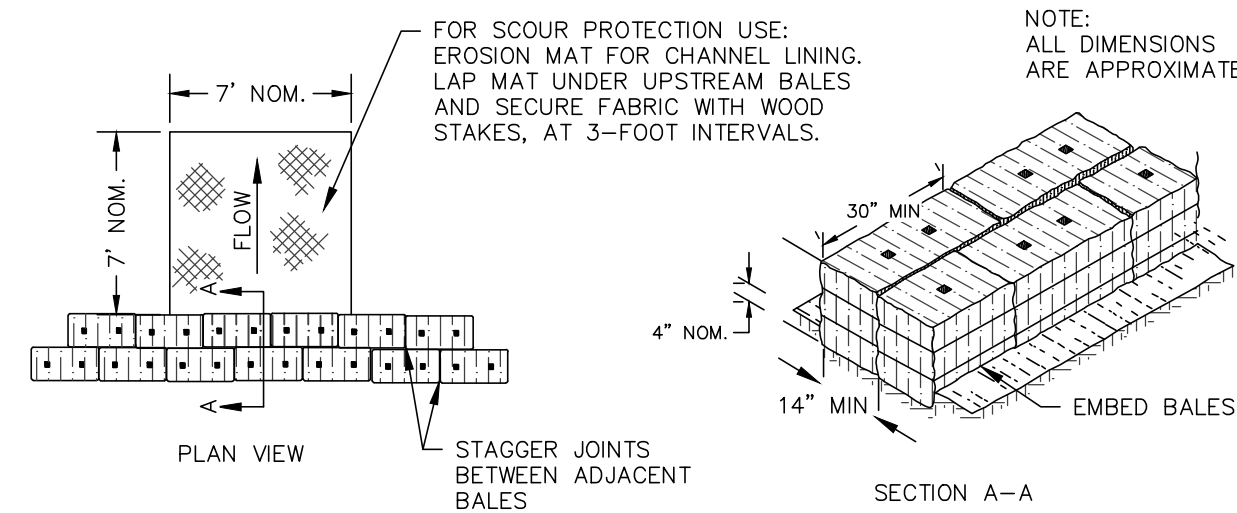
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED. NOTE: WHEN USING CELL-0-SEED DO NOT SEED PREPARED AREA. CELL-0-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

EROSION CONTROL MAT – SLOPE INSTALLATION

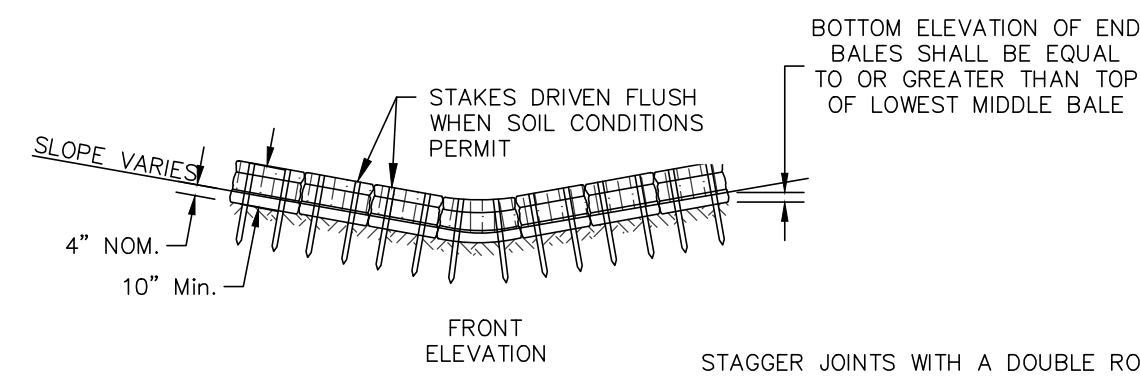


STONE TRACKING PAD DETAIL

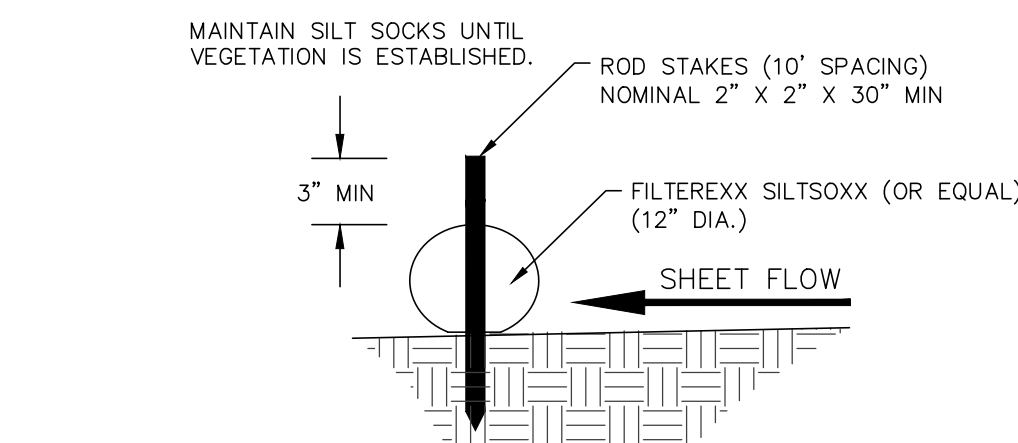
Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5



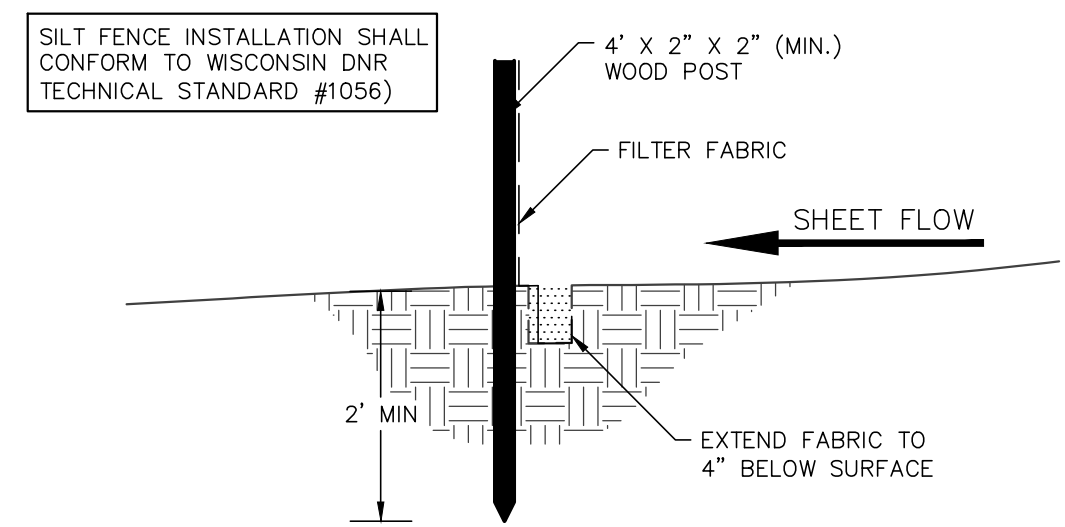
DITCH CHECK DETAIL



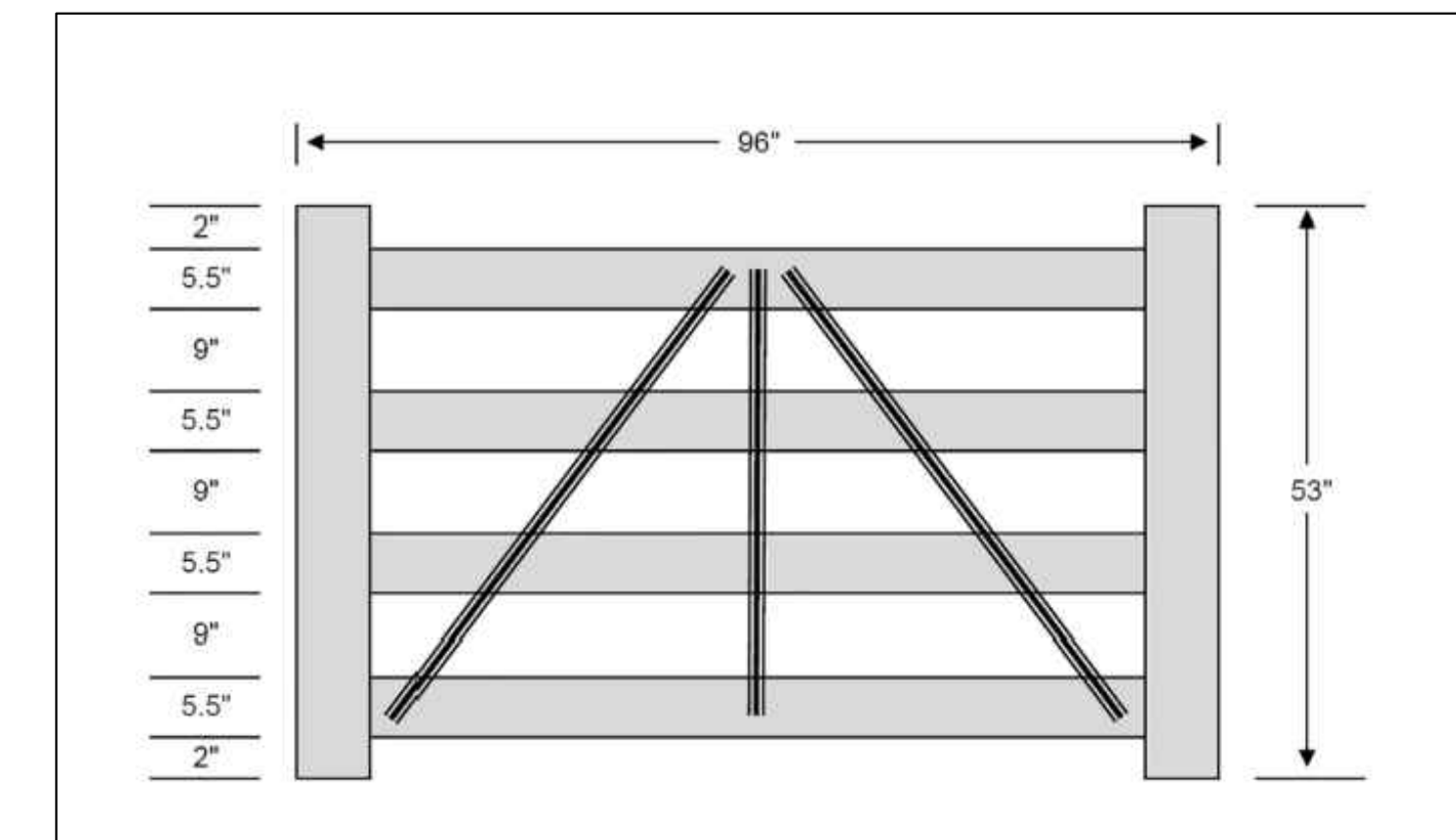
SILT SOCK DETAIL



SILT FENCE CONSTRUCTION (SHEET FLOW)



DRIVEWAY LIGHTING DETAIL



NOTE: FENCED AREAS WHERE DOGS OR SMALL ANIMALS ARE KEPT WILL HAVE WELDED WIRE MESH ADHERED TO THE FENCE

TYPICAL 4 RAIL RANCH FENCE DETAIL

NO.	DATE	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:
**COLD NOSES SANCTUARY LLC.
N47W26699 LYNNDALE RD.
PEWAUKEE, WI 53072**

PLAN TITLE:
**SITE AND
EROSION
CONTROL
DETAILS**

DRAWN BY:
EPN
DESIGNED BY:
EPN
CHECKED BY:
EPN

PLAN DATE:
6/5/2026

PROJECT NO:
ISR-63-251

**SITE PLAN
APPROVAL**

SHEET NO:

C2.01



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

Fax (262) 691-1798

Date: May 28, 2026
To: Cold Noses Sanctuary Property LLC
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 N47W26699 Lynndale Road (Tax Key No. PWC 0882999001).

1. [Section 340-4.3F.\(5\)](#) requires a 75-foot building setback from the 100-year floodplain. As such, please locate all pasture shelter buildings outside of the floodplain setback. This was also included as Condition No. 6 of the Conditional Use Permit. **Sheet C1.03 has been updated to move the pasture shelters outside the floodplain setback.**
2. What is the height of the proposed fence? What is the style of the fence? It is recommended that a cut sheet or sample photo be provided of all proposed fencing. Note it is preferred that fencing located within the floodplain be an open style fence so not to catch debris or act as an obstruction during a flood event.
3. Please complete and submit the [Floodplain Zoning Land Use Permit](#) for the proposed fencing within the floodplain. This permit will be reviewed by staff following approval of the Site & Building Plan Review Application and prior to issuance of a [Zoning Permit](#) for the fence. **Application has been completed and provided.**
4. Please ensure that all buildings and structures are a minimum of five feet from any public easement. A fence is directly abutting the 40-foot utility easement. **Fences are shown out to the easement line but it is desired to capture as much area as possible around the future canine building as possible for a yard.**
5. Staff also recommends that fencing be located two feet from side and rear property lines and five feet from the front/street property line to allow for maintenance of the fence. **With the exception of the County right of way on the north side, fences are shown off the lot lines as suggested. The County usually does not object to having fences installed at the right-of-way line.**
6. Sheet C1.03 indicates “& Event Parking.” Is a word intended before “&”? **Notation updated**
7. Are any surface improvements proposed for the event parking? **Notation added that temporary event parking if and when it occurs will be on the grass field. No additional treatments to the field are needed.**
8. Please provide cut sheets for any proposed lighting. Note that the peak height of light poles and fixtures shall not exceed 20-feet. **Provided**
9. Staff recommends noting on the plans that the Feline Building was approved at the May 21, 2026, Plan Commission meeting. This will indicate that that building and the architectural plans are not part of this application. **Notes have been added to all the plans regarding the Feline Building approval.**
10. Please also label the Canine Building as future, so it is clear it is not part of this request. **Canine building has been labeled as “future” and notes are provided on the site plan.**



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fuchs@pewaukee.wi.us

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11. Are any modifications to the existing 1910 barn proposed at this time? **The barn is currently under structural review and cost for alteration for commercial application. However, there is a dilapidated lean to on the south side of the barn that will be removed. There may be paint and other surficial updates, otherwise, no modifications to the 1910 Barn are proposed at this time and the public will not have access to this building until further notice.**
12. The proposed monument sign is subject to staff review and approval of a Sign Permit and standards within [Section 340-9.4](#). Please review these standards and follow up with staff if there are concerns.
13. Note that staff intends to include a condition requiring final Engineering Department review and approval of grading, erosion control, utility, and stormwater management plans following approval of the Site & Building Plan Review Application by Plan Commission. This will require a separate submittal to Engineering.
Understood



Office of the Planner & Community Development Director
W240N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
262.691.6007
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2026

Date: June 8, 2026

Project Name: Steiner Conceptual Review

Project Address/Tax Key No.: N15W24887 Bluemound Road / PWC 0951993001

Applicant: Matthew Steiner

Property Owner: River Saige, LLC

Current Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

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

Project Description/Analysis

The applicant/property owner submitted a Conceptual Review Application for a proposed commercial development located at N15W24887 Bluemound Road. This property is zoned M-2 Limited Industrial District, has an area of 2.244-acres, and contains an existing single-family home, two barns, a garage, and silo.

The applicant is proposing a two phased development. Phase 1 consists of a new approximately 10,560 square foot building and nine parking spaces for the property owner's business, Rivers Rain Gutters. The applicant has indicated they would like to keep and maintain the existing buildings onsite, including the single-family home, which is leased to a caretaker of the property.

The only allowance for a residential use in the M-2 District is "[r]esidential quarters for the owner or hired caretaker provided that such quarters are in the principal building, not more than 750 square feet in area, no more than two bedrooms, and not for rent, lease or separate sale," which is allowed as a permitted accessory use.

This is a detached two-story home, which is believed to be greater than 750 square feet in area. As such, the existing residential use is nonconforming and subject to Article 10 of the Zoning Code.

Phase 2 is anticipated to raze these existing structures to allow for construction of a second commercial building and parking area on the property. This building would likely be leased to other businesses for storage purposes. The property owner is expecting Phase 2 to occur about three years after completion of Phase 1.

The conceptual site plan appears to conform to M-2 District development standards. The applicant has also been made aware of the City's minimum 40% greenspace requirement.

As the applicant expressed interest in a metal sided building, staff also indicated that metal has generally not been allowed as a primary building material in accordance with Section 340-2.10E(3) of the Zoning Code (below).

Painted, unpainted or anodized metal panels used as a facade material shall not be extended or have the appearance of extending to within four feet of the ground elevation and shall comprise no more than 10% of the facade of any side of a building.

Each phase of this development will be subject to a Site & Building Plan Review Application. Proposed uses will be reviewed in detail as proposed. The property owner's business, which primarily consists of material storage for his business, is subject to a Business Plan of Operation Application.

Future uses will be required to apply for a Business Plan of Operation Application or a Conditional Use Permit depending on their allowance within the M-2 District.

The M-2 District also allows M-1 District uses. This would potentially allow for outdoor storage "within an open area attractively and effectively visually screened from passerby, public streets, roads, or highways and adjacent uses and where the individual goods or materials are not reduced in size or basically changed in character."

If outdoor storage is proposed, staff will recommend that this area be shown on the site plan along with proposed screening for Plan Commission review and approval.

As currently proposed, the development does not require a change in zoning or an amendment to the Comprehensive Master Plan.

Recommendation

No action required.

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

From: [Elyse Bain](#)
To: [Ami](#)
Subject: Re: Conceptual review description
Date: Wednesday, May 13, 2026 2:29:47 PM
Attachments: [IMG_0744.PNG](#)



Hi Ami, apologies for not being clear.

I am requesting to build two buildings with parking - in two phases. Primarily for my rain gutter business and to potentially lease portions of the buildings to contractors for warehousing.

Phase one is to build one building with parking and leave the existing structures in place.

The existing structures include a house, two barns and a garage.

I have a signed month to month lease agreement with the current tenants, with them stating they are to be the caretakers of the property and their acknowledgment of the fact that this is commercial property.

Within three years, start phase two by removing the existing structures and build the second building with parking. Ultimately turning this property into what it is zoned to be.

Attached are the pictures of different buildings that are in the area starting with the immediate neighbor, then consecutively down the line.

Thank you,
Matt

PROPOSED SITE PLAN

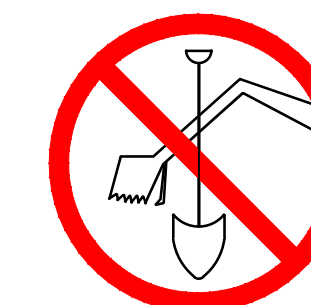
LOT 1 OF CERTIFIED SURVEY MAP NO. 8352, RECORDED ON SEPTEMBER 8, 1997 IN VOLUME 73 OF CERTIFIED SURVEY MAPS ON PAGES 117 TO 120, AS DOCUMENT NO. 2243090, BEING A PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAKEE, WAUKESHA COUNTY, WISCONSIN.

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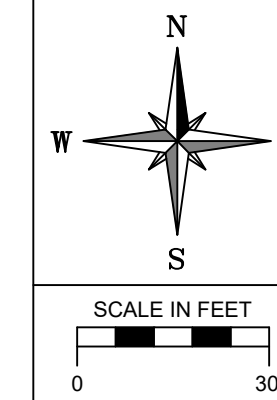
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811 OR 1-800-242-8511 TOLL FREE
WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE MILW. AREA 1-414-259-1181

NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.

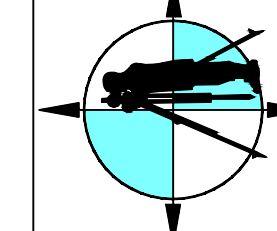


BY	DATE	REVISIONS	DESCRIPTION

CHECKED BY: MR	DATE: 03/10/2026
DRAWN BY: JB	JOB NO.: 26-10186
CLIENT	
MATT STEINER 301 SAND HILL LANE, DOUSMAN, WI 53118	

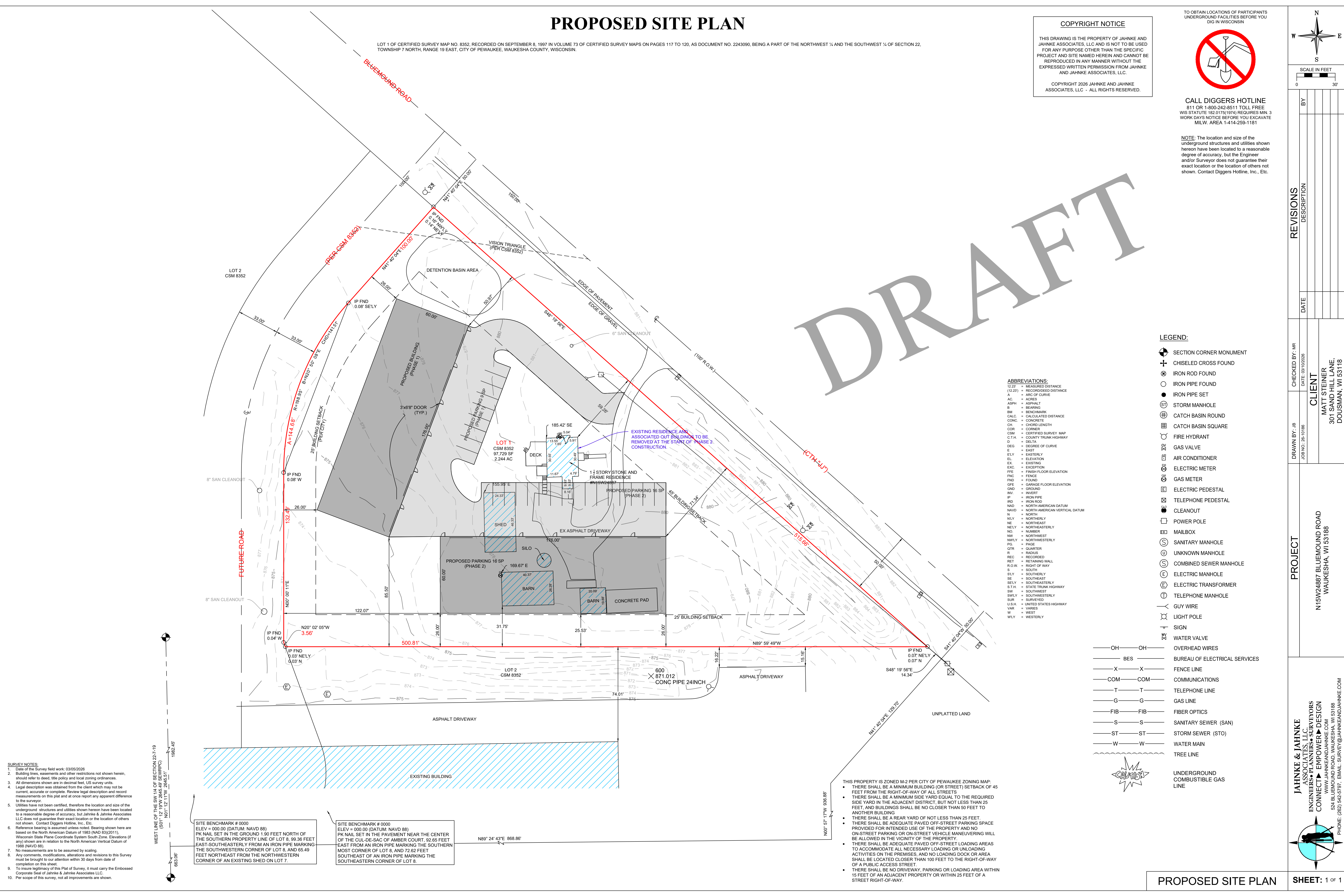
PROJECT	N15W24887 BLUEMOUND ROAD WAUKESHA, WI 53188
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JAHNKE & JAHNKE ASSOCIATES, LLC	ENGINEERS • PLANNERS • SURVEYORS
CONNECT • EMPOWER • DESIGN	WWW.JAHNKEANDJAHNKE.COM
524 BLUEMOUND ROAD, WAUKESHA, WI 53188	PHONE: (262) 542-5797, EMAIL: SURVEY@JAHNKEANDJAHNKE.COM



PROPOSED SITE PLAN SHEET: 1 OF 1

- SURVEY NOTES:**
- Date of the Survey field work: 03/05/2026
 - Building lines, easements and other restrictions not shown herein, should refer to deed, title policy and local zoning ordinances.
 - All dimensions shown are in decimal feet, US survey units.
 - Legal description was obtained from the client which may not be current, accurate or complete. Review legal description and record measurements on this plat and at once report any apparent difference to the surveyor.
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 - No measurements are to be assumed by scaling.
 - Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
 - To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
 - Per scope of this survey, not all improvements are shown.



SITE BENCHMARK # 0000
ELEV = 000.00 (DATUM: NAVD 88)
PK NAIL SET IN THE GROUND 1.90 FEET NORTH OF THE SOUTHERN PROPERTY LINE OF LOT 8, 99.36 FEET EAST-SOUTHEASTERLY FROM AN IRON PIPE MARKING THE SOUTHWESTERN CORNER OF LOT 8, AND 65.49 FEET NORTHEAST FROM THE NORTHWESTERN CORNER OF AN EXISTING SHED ON LOT 7.

SITE BENCHMARK # 0000
ELEV = 000.00 (DATUM: NAVD 88)
PK NAIL SET IN THE PAVEMENT NEAR THE CENTER OF THE CUL-DE-SAC OF AMBER COURT, 92.65 FEET EAST FROM AN IRON PIPE MARKING THE SOUTHERN MOST CORNER OF LOT 8, AND 72.62 FEET SOUTHEAST OF AN IRON PIPE MARKING THE SOUTHEASTERN CORNER OF LOT 8.

- THIS PROPERTY IS ZONED M-2 PER CITY OF PEWAKEE ZONING MAP:
- THERE SHALL BE A MINIMUM BUILDING (OR STREET) SETBACK OF 45 FEET FROM THE RIGHT-OF-WAY OF ALL STREETS.
 - THERE SHALL BE A MINIMUM SIDE YARD EQUAL TO THE REQUIRED SIDE YARD IN THE ADJACENT DISTRICT, BUT NOT LESS THAN 25 FEET, AND BUILDINGS SHALL BE NO CLOSER THAN 50 FEET TO ANOTHER BUILDING.
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 - THERE SHALL BE ADEQUATE PAVED OFF-STREET PARKING SPACE PROVIDED FOR INTENDED USE OF THE PROPERTY AND NO ON-STREET PARKING OR ON-STREET VEHICLE MANEUVERING WILL BE ALLOWED IN THE VICINITY OF THE PROPERTY.
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- LEGEND:**
- SECTION CORNER MONUMENT
 - CHISELED CROSS FOUND
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - IRON PIPE SET
 - STORM MANHOLE
 - CATCH BASIN ROUND
 - CATCH BASIN SQUARE
 - FIRE HYDRANT
 - GAS VALVE
 - AIR CONDITIONER
 - ELECTRIC METER
 - GAS METER
 - ELECTRIC PEDESTAL
 - TELEPHONE PEDESTAL
 - CLEANOUT
 - POWER POLE
 - MAILBOX
 - SANITARY MANHOLE
 - UNKNOWN MANHOLE
 - COMBINED SEWER MANHOLE
 - ELECTRIC MANHOLE
 - ELECTRIC TRANSFORMER
 - TELEPHONE MANHOLE
 - GUY WIRE
 - LIGHT POLE
 - SIGN
 - WATER VALVE
 - OVERHEAD WIRES
 - BUREAU OF ELECTRICAL SERVICES
 - FENCE LINE
 - COMMUNICATIONS
 - TELEPHONE LINE
 - GAS LINE
 - FIBER OPTICS
 - SANITARY SEWER (SAN)
 - STORM SEWER (STO)
 - WATER MAIN
 - TREE LINE
 - UNDERGROUND COMBUSTIBLE GAS LINE

Crop









Precision Gears, Inc.
1713 W24706 Blawieground Rd.

Apply Online Today



PLAT OF SURVEY

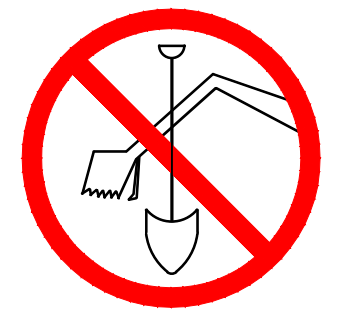
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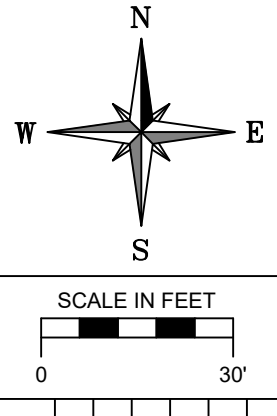
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BY	DATE	REVISIONS	DESCRIPTION

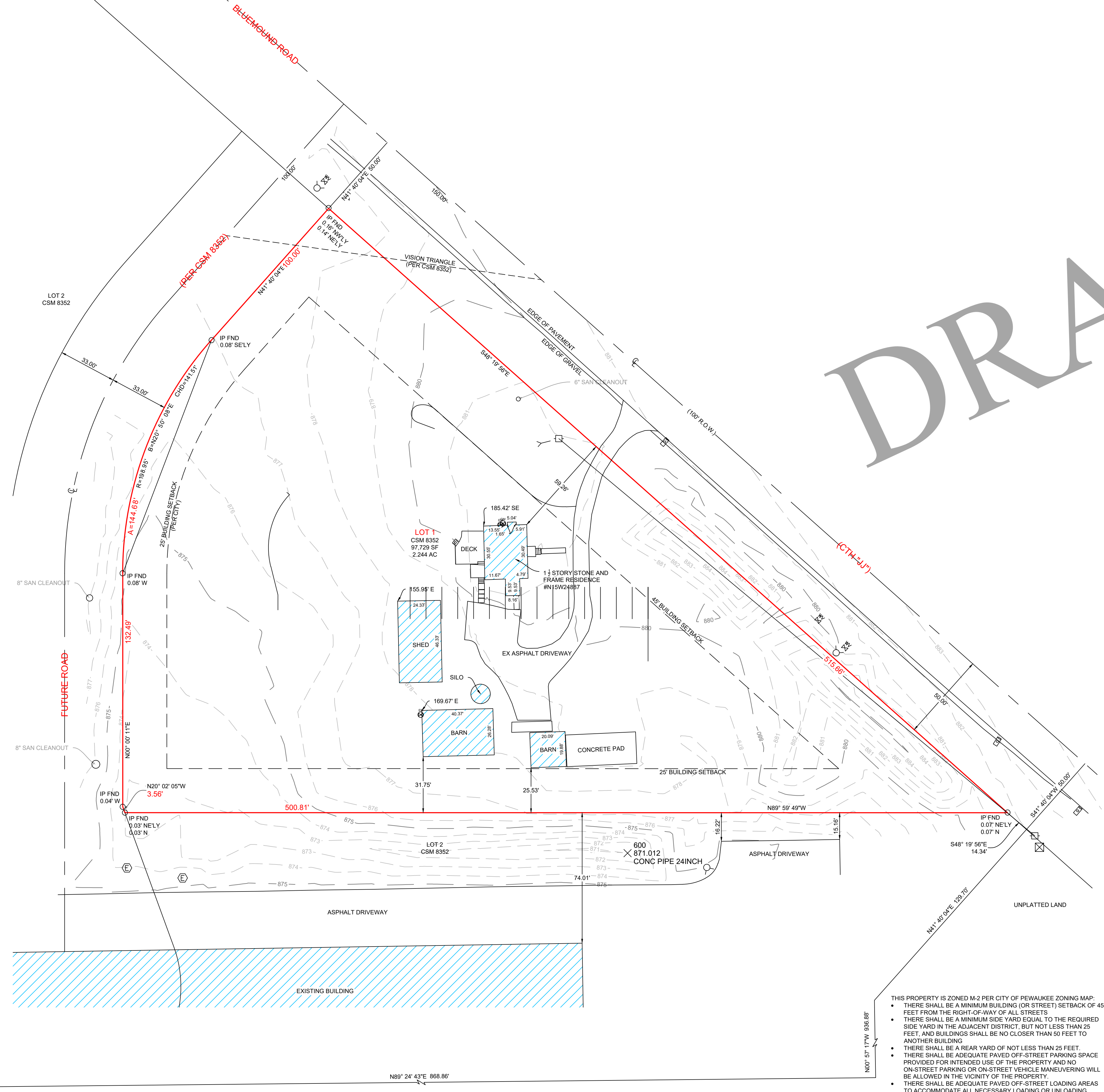
CHECKED BY: MR. DATE: 03/10/2026
 DRAWN BY: JB. JOB NO.: 26-10186
CLIENT
 MATT STEINER
 301 SAND HILL LANE,
 DOUSMAN, WI 53118

PROJECT
 N15W24887 BLUEMOUND ROAD
 WAUKESHA, WI 53188

JAHNKE & JAHNKE ASSOCIATES, LLC
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 WWW.JAHNKEANDJAHNKE.COM
 524 BLUEMOUND ROAD, WAUKESHA, WI 53188
 PHONE: (262) 542-5797. EMAIL: SURVEY@JAHNKEANDJAHNKE.COM
 FILE NAME: S:\projects\26-10186 Matt Steiner BlueMound\DWG\26-10186 R1 2026-5-5.dwg

- SURVEY NOTES:**
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 - Per scope of this survey, not all improvements are shown.

WEST LINE OF THE SW 1/4 OF SECTION 22-7-19
 (S81°12'10"W 2645.59' SEWRPFC)
 N01°12'11"W 2645.51'



- ABBREVIATIONS:**
- 12.27 = MEASURED DISTANCE
 - (12.27) = RECORDED DISTANCE
 - A = ARC OF CURVE
 - AC = ACRES
 - ASPH = ASPHALT
 - B = BEARING
 - BM = BENCHMARK
 - CALC. = CALCULATED DISTANCE
 - CONC. = CONCRETE
 - CHORD = CHORD LENGTH
 - CDR = CORNER
 - CSM = CERTIFIED SURVEY MAP
 - C.T.H. = COUNTY TRUNK HIGHWAY
 - D = DELTA
 - DEG = DEGREE OF CURVE
 - E = EAST
 - ELEV = ELEVATION
 - EX = EXISTING
 - EXC = EXCEPTION
 - F.F.E. = FINISH FLOOR ELEVATION
 - FENCE = FENCE
 - FND = FOUND
 - G.F.E. = GARAGE FLOOR ELEVATION
 - GND = GROUND
 - INV = INVERT
 - IP = IRON PIPE
 - IRD = IRON ROD
 - NAD = NORTH AMERICAN DATUM
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - N = NORTH
 - NLY = NORTHERLY
 - NE = NORTHEAST
 - NELY = NORTHEASTERLY
 - ND = NUMBER
 - NW = NORTHWEST
 - NWLY = NORTHWESTERLY
 - PG. = PAGE
 - QTR = QUARTER
 - R = RADIUS
 - REC = RECORDED
 - RET = RETAINING WALL
 - R.O.W. = RIGHT OF WAY
 - S = SOUTH
 - SLY = SOUTHERLY
 - SE = SOUTHEAST
 - SELY = SOUTHEASTERLY
 - S.T.H. = STATE TRUNK HIGHWAY
 - SW = SOUTHWEST
 - SWLY = SOUTHWESTERLY
 - SUR = SURVIVED
 - U.S.H. = UNITED STATES HIGHWAY
 - VAR = VARIES
 - W = WEST
 - WLY = WESTERLY

LEGEND:

- SECTION CORNER MONUMENT
- CHISELED CROSS FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
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- CATCH BASIN ROUND
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- TELEPHONE LINE
- GAS LINE
- FIBER OPTICS
- SANITARY SEWER (SAN)
- STORM SEWER (STO)
- WATER MAIN
- TREE LINE
- UNDERGROUND COMBUSTIBLE GAS LINE

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STATE OF WISCONSIN } ss
 COUNTY OF WAUKESHA }

I CERTIFY, THAT THIS SURVEY WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, PLAT HEREON DRAWN IS A REPRESENTATION OF SAME.

DATED AT WAUKESHA, WISCONSIN THIS 6TH DAY OF MARCH, 2026.

BY: MOHAMMAD I. RAJHAJI - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126

EXISTING CONDITIONS

SHEET: 1 OF 1



Office of the Planner & Community Development Director
W240N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
262.691.6007
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2026

Date: June 8, 2026

Project Name: Recreational Vehicle Parking Discussion

Project Address/Tax Key No.: City-wide

Project Description/Analysis

Following a complaint regarding the parking of a recreational vehicle (RV), staff found that there are conflicting requirements between Chapter 320 Vehicles and Traffic and Chapter 340 Zoning. Generally speaking, Section 340-2.9C(2)(d) only allows recreational vehicles to be parked on a temporary basis. However, Section 320-4F(2)(C) allows for one camper of 24 feet or less to be parked in any district.

This is something that has been in conflict for years, even prior to the temporary use changes in 2022. Prior to 2022, the Zoning Ordinance stated:

17.0209b.

“...Mobile homes and recreation vehicles designed or configured to be driven or towed are not principal or accessory structures and may not be used for habitation or storage except in approved mobile home parks and RV campgrounds or in the case of officially recognized emergencies. One such vehicle owned by the owner of the premises and less than 30 feet in length, including draw bar or ‘tongue’, may be temporarily stored outside within the buildable area of a residential property for no more than 45 days in a calendar year if property deed restrictions/covenants allow, but may not be used as a living unit or extra bedroom.”

In 2022, the above section was replaced with what is now numbered as Section 340-2.9C.(2)(d). This section states:

(d) Recreational vehicles and mobile homes.

[1] Shall be limited to one such vehicle owned by the owner of the premises and less than 30 feet in length, including draw bar or "tongue."



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[2] Shall not be located within the front yard of a lot.

[3] Shall be allowed no more than 60 consecutive days per calendar year.

Below is the current language of Section 320-4F(2)(C).

(c) Unenclosed parking of no more than one mobile home, camper home, camping trailer or camper on an occupied residential lot where the length of said vehicle is 24 feet or less (excluding therefrom the length of the trailer's tongue) shall be permitted in any district and only when the vehicle is actually owned or leased by the resident. All other vehicles other than trucks and commercial trailers prohibited in this chapter shall be permitted to temporarily park on a residential lot for no more than three consecutive or 10 cumulative days in any twelve-month period. Those vehicles described above longer than 24 feet in length (excluding tongue or draw-bar) may be permitted for longer periods of time by special permission of the City Common Council. Applicant shall make application for longer parking of those vehicles by filing with the City Clerk a sketch of his lot, the location of the proposed unit to be parked, and the location of his neighbor's buildings. The City Common Council, after recommendation of the Building Inspector/Zoning Administrator and after on-site observation, may grant a yearly parking permit to those units described herein where it appears that the parking of that mobile home, camper home, camping trailer or camper in excess of 24 feet in length will not be an eyesore, nuisance or hazard to any adjoining properties or to the residential neighborhood in which it shall exist. No such vehicle units may be used as living quarters.

The zoning ordinance also includes two definitions within Section 340-16.2 related to recreational vehicles.

MOBILE RECREATIONAL VEHICLE OR RV

A single chassis vehicle which is designed to be self-propelled, or carried or towed by a licensed light-duty vehicle; is licensed for highway use if required by local or state law; is designed for temporary or seasonal recreation use and not for permanent habitation; and is normally less than 300 square feet but can be no more than 400 square feet in wall-to-wall area.



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RECREATIONAL VEHICLE OR EQUIPMENT

A vehicle or piece of equipment which can be towed, hauled, carried or driven and designed as a temporary living accommodation for recreational camping and/or travel use and including but not limited to travel trailers, truck campers, tent trailers, camping trailers, self-propelled motor homes, and boats.

Staff Recommendation

Staff is recommending that recreational vehicle regulations be revised to be consistent throughout the Municipal Code. As such, staff is seeking direction from the Plan Commission regarding standards and requirements for RVs in order to bring forward a draft amendment of Chapters 320 and 340 for Plan Commission and Common Council review and approval.