



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

**PLAN COMMISSION
MEETING NOTICE AND AGENDA**

**Thursday, July 16, 2026
6:00 PM**

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

1. Call to Order and Pledge of Allegiance
2. Items for Discussion and Action
 - 2.1 Discussion and Action Regarding a Kennel License for Annmarie Gray for Property Located at N7 W27811 Northview Road for the Purpose of Having Four Resident Dogs and Temporarily Fostering Puppies in Need Through HAWS (PWC 0982997006)
 - 2.2 Discussion and Action Regarding the Site and Building Plans for Cold Noses Sanctuary for the Purpose of Constructing an Approximately 3,700 Square Foot Dog Facility on Property Located at N47 W26699 Lynndale Road (PWC 0882999001)
 - 2.3 Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Mental Health America of Wisconsin to Operate a Peer-Run Respite Home for Veterans Located at N2 W27318 Lyles Drive (PWC 0984029)
 - 2.4 Discussion and Action Regarding the Site and Building Plans for T&M Waukesha, LLC/Terex for the Purpose of Adding Overhead Doors to the East and West Elevations and Installing an Overhead Lift Within the Outdoor Gravel Storage Area on Property Located at N4 W22610 Bluemound Road (PWC 0963999016)
3. Adjournment

Ami Hurd
Deputy Clerk
Community Development Coordinator
July 9, 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.

CITY OF PEWAUKEE

KENNEL LICENSE APPLICATION

PART 1: Purpose of License

☐ **Commercial Kennel** (Please check all that apply)

- | | | | |
|--|---|--|--|
| ☐ Boarding Dogs | ☐ Foster Care | ☐ Day Care | ☐ Grooming |
| ☐ Training | ☐ Buying & Selling of Dogs | ☐ Breeding or Stud Purposes | ☐ Raising Dogs for Sale (3) or more litters |

☒ **Hobby Kennel** (Please check all that apply)

- | | | | |
|--|--|--|--|
| ☒ Household Pets | ☒ Non-Commercial Foster Care <i>Volunteer HANS Fosters</i> | ☐ Non-Commercial Grooming | ☐ Non-Commercial Training |
| ☐ Non-Commercial Boarding | ☐ Non-Commercial Breeding or Stud Purposes | ☐ Occasional Raising Dogs for Sale – No more than (2) litters | |

PART 2: Applicant Information

First Name: <i>Annmarie</i>	Middle Initial: <i>L</i>	Last Name: <i>Gray</i>
Address: <i>NT W27811 Northview Road</i>		
City: <i>Waukesha</i>	State: <i>WI</i>	Zip Code: <i>53188</i>
Home Phone: <i>262-408-2065</i>		Cell Phone: <i>262-408-2065</i>
Email Address: <i>Annmarie-Gray@Hotmail.com</i> <i>↑ underscore</i>		

PART 3: Kennel Information

Attach Sketch or survey with Dimensions of Kennel and Distance to Principal Structure and Any On-Site Water Supply Systems

Name of Kennel if Applicable: <i>N/A</i>	
Physical Address of Kennel if Different from Above: <i>N/A</i>	
Type of Principal Building: <i>Home</i>	Size of Principal Building: <i>2573 sq ft</i>
Number of Acres: <i>2.0</i>	Zoning of Property: <i>R2</i>
Months of Operation: <i>N/A</i>	Hours of Operation: <i>N/A</i>
Number of Dogs to be Boarded: <i>N/A</i>	Number of Dogs Estimated to be Sold Annually: <i>N/A</i>
Type of Kennel Enclosure: <i>Home</i>	Size of Enclosure: <i>N/A</i>
Source and Location of Water Supply: <i>Faucets in home</i>	Place for Keeping Food & Medicine: <i>Pantry & Nursery Room</i>
Fenced Area Location: <i>Back yard</i>	Fence Measurement & Height: <i>684' Long x 6' H</i> <i>Wooden/ Privacy</i>
Security: <i>N/A</i>	Noise Suppression: <i>N/A</i>

PART 4: Type and Size of Dogs

Minimum Number of Dogs Proposed to Be on the Premises: 4 Resident Dogs	Maximum Number of Dogs Proposed to Be on the Premises: 6 + Puppies
List Type(s) and Size of Dogs to be Housed in Kennel: Home	
① 35lb Jack Russell mix	③ 65lb Hound mix
② 45lb Am Staff/Border Collie mix	④ 65lb German Shep mix

PART 5: Sanitary Maintenance Plan

Provisions for Collection of Excrement, Food Waste, Food Waste and Other Liquid or Solid Waste: How Often? **(i)**

- **No food is wasted! Some one always eats the food.**
- **I pick up excrement in yard daily. In nursery, every 2-4 hours**

Provisions for Storage of Excrement, Food Waste, Food Waste and Other Liquid or Solid Waste: Where?

- **If there happened to be any wasted food, it would go in my garbage**
- **Excrement is picked up in doubled up plastic bags.**

Provisions for Disposal of Excrement, Food Waste, Food Waste and Other Liquid or Solid Waste: Where?

- **If there happened to be any wasted food, it would go in my garbage can that John's Disposal picks up weekly.**
- **Excrement is double bagged and placed in my garbage can that John's Disposal picks up weekly.**

PART 6: Emergency Contact Information

Name:	Phone:
Amy Roller, Mother	262-894-0298
Tony Gray, Father	262-372-1071 or 414-248-6175

I hereby certify that the information given on this form is true and accurate to the best of my knowledge.

Signature of Applicant: **Annmarie J Gray** Date: **6 / 11 / 2026**

Action by the Plan Commission: ☐ Approve ☐ Deny Date: ____/____/____

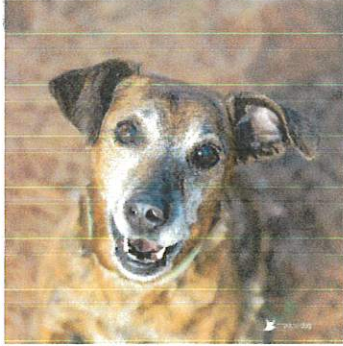
Action by Common Council: ☐ Approve ☐ Deny Date: ____/____/____

Restrictions (if any): _____

Annual License Fee: \$35.00

City of Pewaukee
Hobby Kennel License Application for Annmarie Gray
Supplement to Part 4 – Type and Size of Dogs

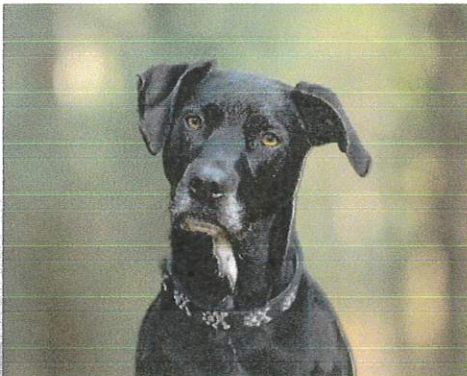
Let me introduce my pack to you. They are all “foster fails” from litters I have volunteered to raise.:



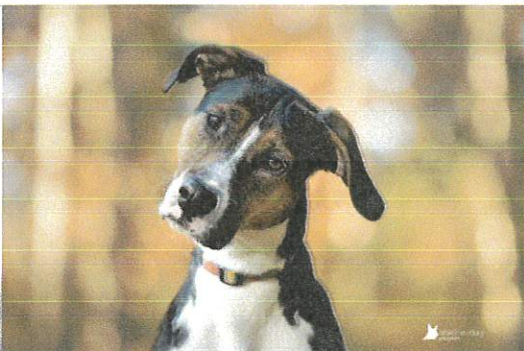
Name: Little Miss Lily
Breed: Jack Russell Mix
Age: 10.5 years
Weight: 35 lbs
Adopted from: HAWS – Litter #1 – Mom Dog/Medical case
Fostered Dates: 7/22/2016 – 10/13/2016
Date Adopted: 10/14/2016



Name: Little White Opal
Breed: Border Collie Mix
Age: 9.25 years
Weight: 48 lbs
Adopted from: HAWS – Litter #2 – Medical case
Fostered Dates: 11/6/2016 – 2/20/2017
Date Adopted: 2/21/2017



Name: Little White Romano
Breed: Treeing Walker Coonhound Mix
Age: 6.5 years
Weight: 65 lbs
Adopted from: HAWS – Litter #8
Fostered Dates: 8/21/2019 – 10/19/2019
Date Adopted: 10/20/2019



Name: Little Bo-Peep
Breed: German Shepherd Mix
Age: 3.5 years
Weight: 67 lbs
Adopted from: Ma, Paws & Me – Litter #12 – Last pup. No one wanted her, but I did!
Fostered Dates: 4/6/2022 – 9/1/2022
Date Adopted: 9/2/2022

At one point, there was a webpage on the Waukesha County Local Animal Laws that stated in the City of Pewaukee a maximum of 6 dogs could be kept with a Hobby Kennel License. (That link no longer appears to be functional.) That is why I have written down 6, as I would like the flexibility to go up to 6 dogs if the need arose through fostering where a medical case would need to be adopted out rather than be put down. It was a selling feature of the lot I bought to build a house on to have this option!

Here is a recap of my fostering to give you an idea:

				16	135	151	
Number	Year	Organization	Name	Mom	Pups	Total	Notes
1	2016	HAWS	Missie & The Littles	1	7	8	Missie - HW+
2	2016	HAWS	Sweet Caroline & The Little Gems	1	5	6	Opal - Broken Leg
3	2017	HAWS	Sierra Spring & The Little Bloomers	1	8	9	
4	2017	HAWS	Autumn & The Little Harvests	1	6	7	
5	2018	HAWS	Athena & The Little Gifts of Thanks	1	6	7	
6	2018	HAWS	Charlee & The Little Angels	1	3	4	2 pups died, 1 survived
7	2019	HAWS	Perzey & The Little Spices	1	7	8	1 pup died at 4wks, 6 survived
8	2019	HAWS	Colbie Jacq & The Little Cheeseheads	1	11	12	
9	2020	HAWS	Santa's 8 Tiny Reindeer	0	8	8	Garbage Dump Pups
10	2020	HAWS	Lucky & The Little Charms	1	7	8	
11	2021	HAWS	Sundae & The Little Half Pints	1	7	8	
12	2022	MPM Pet Rescue	Mother Goose & The Little Nursery Rhymes	1	7	8	
13	2023	HAWS	Rory & The Little Coffee Mugs	1	7	8	
14	2023	HAWS	Hazel & The Oodles of Little Doodles	1	5	6	
15	2024	HAWS	Hazel & The Little Rascals	1	6	7	
16	2024	HAWS	Dior & The Little Potatoes	1	6	7	4 pups died from respiratory infection, 2 survived
17	2024	HAWS	The Little Peanuts	0	7	7	Owners kept mom dog
18	2025	HAWS	The Little Hot Shots	0	6	6	Owners kept mom dog + 2 pups
19	2025	HAWS	The Little Giants	0	6	6	Owners kept mom dog + 1 pup
20	2025	HAWS	Texan Beauties - Medical Foster	0	4	4	4 month old pups with kennel cough
21	2025	HAWS	Comet & The Little Stars	1	6	7	7 pups, but 1 with umbilical cord injury died in first 24 hours

Warm Regards,
Annmarie Gray
N7 W27811 Northview Road
Waukesha, WI 53188
262-408-2065 cell

Chapter 126. Animals

§ 126-4. Dog and kennel licenses required.

Except as provided in Subsection B(1) below, licenses are required and will be granted by the Common Council or the Clerk and issued by the Clerk as follows:

- A. Dog license tax. The owner of every dog which is five months of age on January 1 of any year, or five months of age within the license year, shall annually on or before the date the dog becomes five months of age pay the dog license tax and obtain a license, except as provided in § 174.054, Wis. Stats. The license and tag can be obtained from the City Clerk, after presenting proof of rabies immunization, unless exempt as allowed under § 95.21(9)(d), Wis. Stats. Tags shall be attached to a collar which shall be kept on the dog at all times, except during competition, training, hunting, or actively herding or controlling livestock, if the dog is under control of the owner, or if the dog is securely confined indoors. Multiple dog licenses can be obtain per § 174.053, Wis. Stats.
- B. Kennel licenses.
 - (1) No license is required for six or fewer animals.
 - (2) Hobby kennel.
 - (a) A hobby kennel license is required for:
 - [1] Four or more dogs five months of age or older kept on a premises within the City as household pets or for noncommercial purposes including raising, breeding, boarding, training, grooming, foster care and the occasional raising and selling of not more than two litters of animals per year; or
 - [2] Six or more animals, or a combination of six or more dogs (five months of age or older) and other animals kept outside on a premises within the City or with constant access to the outside.
[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]
 - (b) Hobby kennels are allowed only in the A-1, A-2, Rs-1, Rs-2, Rs-3, Rs-4, Rs-5, Rs-6, Rs-7, Rd-1, Rd-2 and B-3 Zoning Districts.
 - (3) Commercial kennel. A commercial kennel license is required when one or more animals are kept on a premises within the City for commercial purpose of raising, breeding, boarding, training, or grooming, including raising and selling of three or more litters of animals, day-care facilities, and foster care. Commercial kennels are allowed only in the A-1, A-2, B-3, B-5, B-6, M-1, M-2, M-3, M-4 and M-6 Zoning Districts.
- C. Kennel license application. Application forms are available from and must be filed with the Clerk containing the following information:
 - (1) Type of kennel license requested (hobby or commercial).
 - (2) Address of property on which the kennel is to be located.
 - (3) Size and zoning of premises.
 - (4) Type of animals.
 - (5) Maximum number of animals to be kept at the kennel at any time.
 - (6) Type and size of principal buildings.
 - (7) The type of kennel enclosure(s), if any, including:
 - (a) Size of enclosure(s).
 - (b) Fenced area location and size, if any.
 - (c) Source and location of water supply.
 - (d) Place for keeping of food/medicine.
 - (e) Sanitary maintenance plan, including provision for collection, storage and disposal of excrement, food waste and other liquid or solid waste.
 - (8) Noise suppression.
 - (9) Methods of security.

(10) Hours of operation, if commercial kennel.

- D. License fees and late fees shall be established from time to time by resolution of the Common Council.
- E. Kennels are subject to site plan review as well as architectural and business plan of operation review, as necessary, by the Plan Commission per § 340-2.7 of the Pewaukee Code.

Chapter 126. Animals

§ 126-5. Kennel regulations.

In order to keep the dogs/animals in a healthful and sanitary condition the minimum requirements shall be as follows:

- A. An enclosed, insulated shelter at least three feet in height shall be made accessible to every animal on the premises, no less than eight square feet in floor area for each animal. Such shelters shall be kept clean and free of vermin and shall be ventilated to allow movement of air and heated during cold weather. In addition, such enclosure shall be provided with a window or skylight. Such shelter, if separate from the principal or accessory buildings on the premises, shall be placed so as to meet the yard setback requirements of Chapter 340, Zoning.
- B. Fenced runs or enclosures. Fenced enclosures, if erected, shall be constructed so that the animals cannot escape and shall be visually screened from the general public and, specifically, from the direction of neighboring residences and businesses. Such screening may include a permanent wood or fabric screening in combination with the fence material or may be composed of dense evergreen planting adjacent to and outside the fenced enclosure. The fence shall meet the maximum fence height requirements of Chapter 340, Zoning, and may not be placed in the street yard setback areas of the premises as set forth in Chapter 340, Zoning. The fenced enclosure shall be large enough to accommodate the number of animals licensed for the premises without crowding.
- C. Food and waste. Leftover food and animal waste shall be removed each day from the kennel or fenced enclosures and stored in sealed containers which are located a minimum of 50 feet from any neighboring residence, surface water and water supply, until such time as it can be disposed of properly.
- D. For an animal foster care home, there shall be a building a minimum of 1,800 square feet in area.
- E. Animal to premises area ratio.
 - (1) Minimum of 15,000 square feet for four animals plus 10,000 square feet for each additional animal.
 - (2) More than eight animals: minimum of 60,000 square feet plus 12,000 square feet for each additional animal over eight.
 - (3) Day care. Minimum parcel size as noted in Subsection E(1) plus a building having a minimum of 1,000 square feet of area plus 90 square feet of building area for each prospective animal to be cared for.

From: [VENENGA, DOUGLAS D](#)
To: [Hurd, Ami](#)
Cc: annmarie_gray@hotmail.com
Subject: Support for Residential Hobby Kennel License Application – Annmarie Gray
Date: Friday, June 12, 2026 4:39:40 PM



Dear Ms. Hurd and Members of the Planning Commission,

I am writing to express my strong support for Annmarie Gray's application for a Residential Hobby Kennel License at N7 W27811 Northview Road in Waukesha. As one of her nearest neighbors, I have had the opportunity to observe firsthand the level of care, responsibility, and extraordinary dedication she brings to her home and to the animals she cares for.

Annmarie is an exceptionally dedicated and responsible individual who consistently demonstrates a deep commitment to animal care and welfare. She volunteers significant time with HAWS, fostering dogs and providing a safe, nurturing environment for mothers and their puppies. This work requires patience, attentiveness, and a strong sense of responsibility—qualities she clearly demonstrates.

We are fortunate to have individuals like Annmarie in our community. Her compassion for animals and willingness to help those in need reflect positively on the neighborhood. She conducts herself in a respectful and responsible manner, and I have no concerns regarding her ability to maintain a safe and well-managed environment.

I fully support her request for the Residential Hobby Kennel License and believe she will continue to be a positive and responsible presence in the community. Thank you for your time and consideration.

Sincerely,

Douglas Venenga
N8W27875 Northview Road
Waukesha, WI 53188
Phone: 262-844-5565

From: [Ann Kroll](#)
To: [Hurd, Ami](#)
Subject: Annmarie Gray's Hobby Kennel License Support
Date: Thursday, June 18, 2026 10:32:36 AM



Hi Ami,

I'm writing you on behalf of Annmarie Gray who will be going in front of the Planning Commission on Thursday, July 16, 2026 at 6:00 pm to explain her need for a Hobby Kennel License. My husband and I own the vacant land next to Annmarie on Northview Road. We have known Annemarie for almost 4 years now and are in support of her obtaining the Hobby Kennel License.

I am aware that Annmarie has 4 resident dogs and fosters newborn puppies for HAWS on occasion. My husband and I do enjoy socializing with the pups at Annmarie's residence. Annemarie's new house on Northview Road has a fence to secure these dogs, preventing them from roaming. In the nearly 4 years I've known her, she has always been responsible and attentive to the needs of these dogs and takes their upkeep very seriously.

With these factors in mind, I fully support granting Annmarie Gray a Hobby Kennel License and respectfully encourage the City of Pewaukee to do the same.

Thank you,

Ann Kroll
(262) 347-2844

From: [Lauriel Wright](#)
To: [Hurd, Ami](#)
Subject: Hobby Kennel License for N7 W27811 Northview Road
Date: Thursday, June 25, 2026 1:15:15 PM



Craig and I fully support Annmarie Gray in her request for a residential hobby kennel license. We appreciate her diligence in being compliant with local ordinances and regulations. My husband and I live across the road from Ms. Gray, and have watched the building of her new home, with enclosed fencing. It is more than adequate for assisting HAWS in fostering
mom dogs and pups.

We appreciate Ms. Gray taking into consideration our opinion in this matter, and fully support her continued efforts for the care of unwanted pets.

Respectfully

Craig and Lauriel Wright
W277 N807 Woodside Dr.
Waukesha, Wis. 53188



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 July 16, 2026

Date: July 9, 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

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 filed a Site and Building Plan Review Application requesting approval of a dog facility at N47W26699 Lynndale Road.

The proposed dog facility is approximately 3,700 square feet and located to the southeast of the existing 1910 barn on the property. These two facilities will share the parking lot that was recently approved. There are also sidewalk connections between these buildings as well as the Feline Building to the north.

The dog building consists of vertical board and batten siding with cultured stone accents on the north and west elevations. A chain-link fence will enclose a roofed-over outdoor area of the building on the south side. The building will contain low level decorative goose neck lighting or soffit lighting.

All setbacks and A-1 District development standards are met.

Recommendation

Staff recommends approval of the Site and Building Plan Review Application for Cold Noses Sanctuary to construct the dog facility as depicted on the submitted plans, subject to final grading, erosion control, utility, and stormwater management plans being approved by the Engineering Department prior to any land disturbing activities.



June 8th 2026

Site Plan Approval Canine Building “Bowser’s Bungalow”

This site plan approval is for the proposed dog facility. The site plan also shows structures that will be removed and also a storm water basin to manage water due to the additional impervious surfaces.

The purpose of this space will be community living for special needs dogs to live comfortably.

Approximate cost of the building will be \$650,000.

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
N47 W26699 Lynndale Rd.
Pewaukee, WI. 53072

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

Website: www.coldnosessanctuary.org

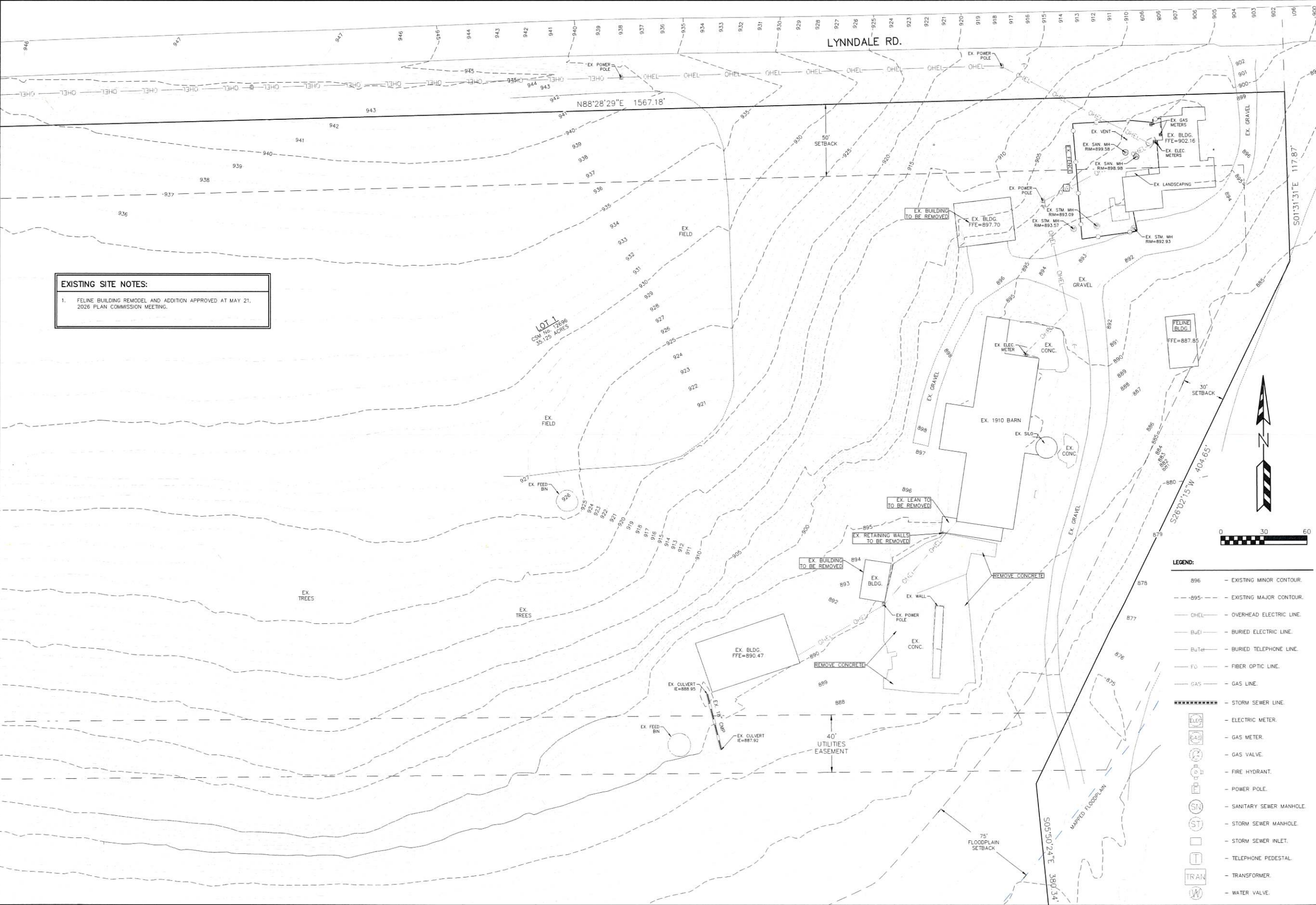
Tax ID: 33-2026609

PLAN COMMISSION



262.549.3222

G1.0



EXISTING SITE NOTES:

1. FELINE BUILDING REMODEL AND ADDITION APPROVED AT MAY 21, 2026 PLAN COMMISSION MEETING.

REVISIONS:	
NO.	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 LYNNDAL RD.
PEWAUKEE, WI 53072

PLAN TITLE:
EXISTING
CONDITIONS -
DEMOLITION
PLAN

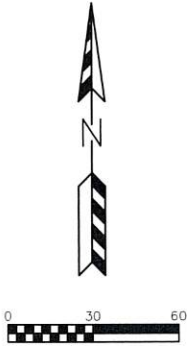
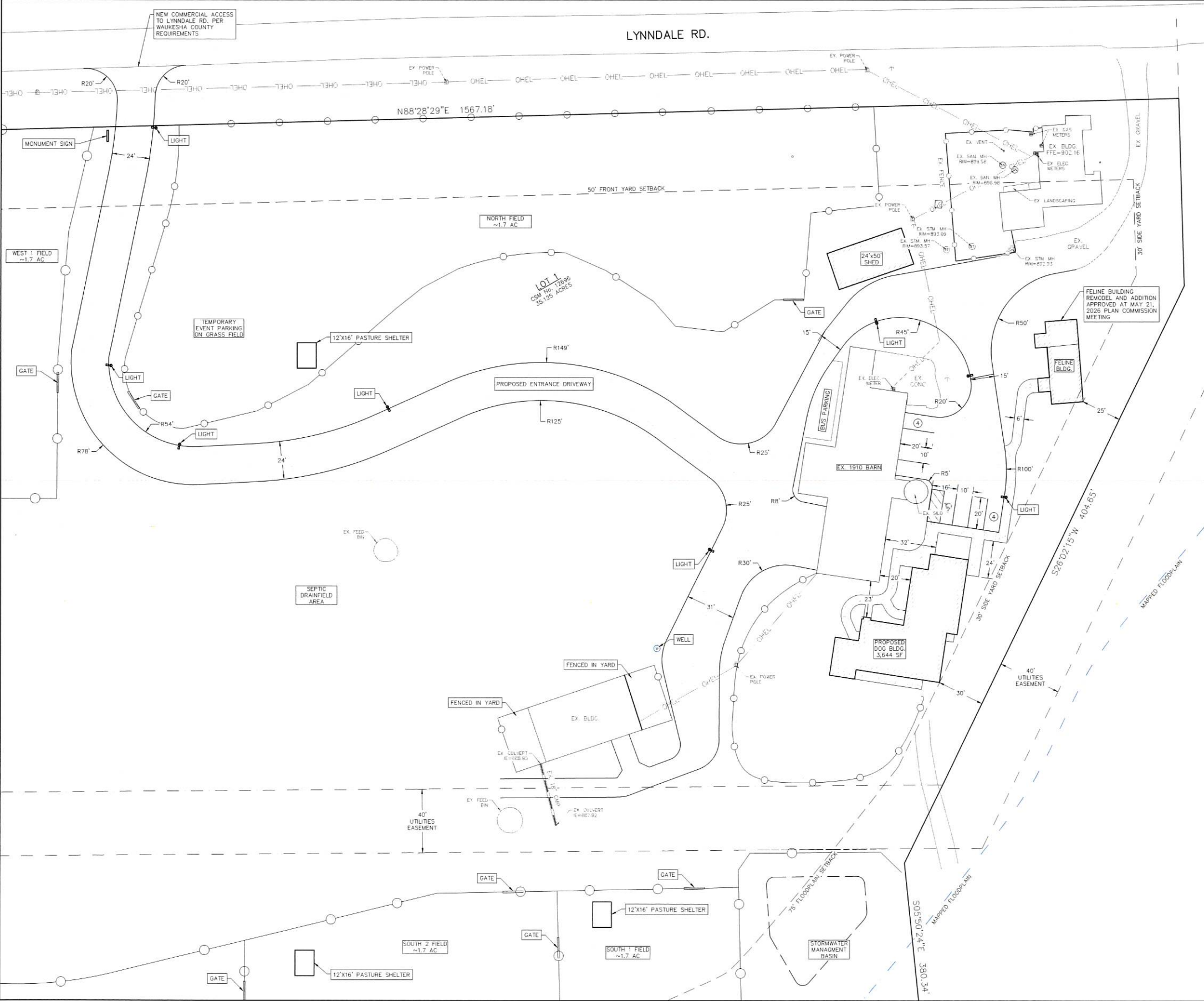
DRAWN BY:
WWS
DESIGNED BY:
EPN
CHECKED BY:
KJP

PLAN DATE:
6/8/2026

PROJECT NO.:
ISR-63-251

**DOG BLDG
APPROVAL**

SHEET NO:
C1.02



LEGEND:
④ - 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	17,013	1.11
Asphalt/Concrete*	37,745	2.47
Impervious Total	54,758	3.58
Lawn/Ag/Woodland	1,475,301	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:
1. DIMENSIONS ARE TO FACE OF PAVEMENT AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 2. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 3. FELINE BUILDING REMODEL AND ADDITION APPROVED AT MAY 21, 2026 PLAN COMMISSION MEETING.
 4. 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.
 5. CANINE BUILDING WILL BE PART OF A FUTURE APPROVAL. THE LOCATION WILL BE AS SHOWN ON THIS PLAN.

PAVING LEGEND	
	GRAVEL ACCESS 8" CRUSHED AGGREGATE BASE COURSE
	CONCRETE SIDEWALK 6" CRUSHED AGGREGATE BASE COURSE 4" CONCRETE

REVISIONS:	
NO.	DESCRIPTION

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

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

PLAN TITLE:
DETAILED SITE PLAN

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

PLAN DATE:
7/9/2026

PROJECT NO:
\SR-63-25

CITY SUBMITTAL

SHEET NO:
C1.04



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

- LEGEND:**
- 936 - EXISTING MINOR CONTOUR.
 - 935- - EXISTING MAJOR CONTOUR.
 - 936- - PROPOSED MINOR CONTOUR.
 - 935- - PROPOSED MAJOR CONTOUR.
 - - PROPOSED STORM SEWER.
 - - EXISTING STORM SEWER.
 - ⊗ - INSTALL WSDOT TYPE D INLET PROTECTION.
 - - - - - INSTALL SILT FENCE.
 - - - - - INSTALL DITCH CHECK.
 - - DRAINAGE ARROW.

- STAGES OF CONSTRUCTION TIME SCHEDULE:**
- JUNE 15, 2026**
1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE CITY OF PEWAUKEE SHALL HAVE A TRACKING PAD.
- JUNE 16, 2026 - OCTOBER 1, 2026**
2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION POND AND CONSTRUCT A TEMPORARY STOCKPILE. TO BE SEEDED AND SILT FENCE PLACED AROUND THE PERIMETER.
 3. CONSTRUCT WET DETENTION POND. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION POND THROUGHOUT THE CONSTRUCTION PROCESS.
 4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
 5. BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
 6. START CONSTRUCTION OF UTILITIES: PRIVATE WATER SERVICE, AND PRIVATE SANITARY.
 7. CONSTRUCT BUILDING PADS AND BUILDINGS.
 8. CONTINUE SITE GRADING.
 9. INSTALL BASE COURSES, PROPOSED PAVEMENTS
 10. INSTALL LANDSCAPING
 11. APPLY FINAL STABILIZATION TO ENTIRE SITE.
- OCTOBER 2 - 15, 2026**
- ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)
- STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH DNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.
- SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.
- CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY CITY OF PEWAUKEE PRIOR TO CHANGE.
- AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AREAS DISTURBED BY REMOVAL OF BMPs.

REVISIONS:	
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:
**EROSION
CONTROL
PLAN**

DRAWN BY:
EPN

DESIGNED BY:
EPN

CHECKED BY:
EPN

PLAN DATE:
7/9/2026

PROJECT NO:
\SR-63-25

CITY SUBMITTAL

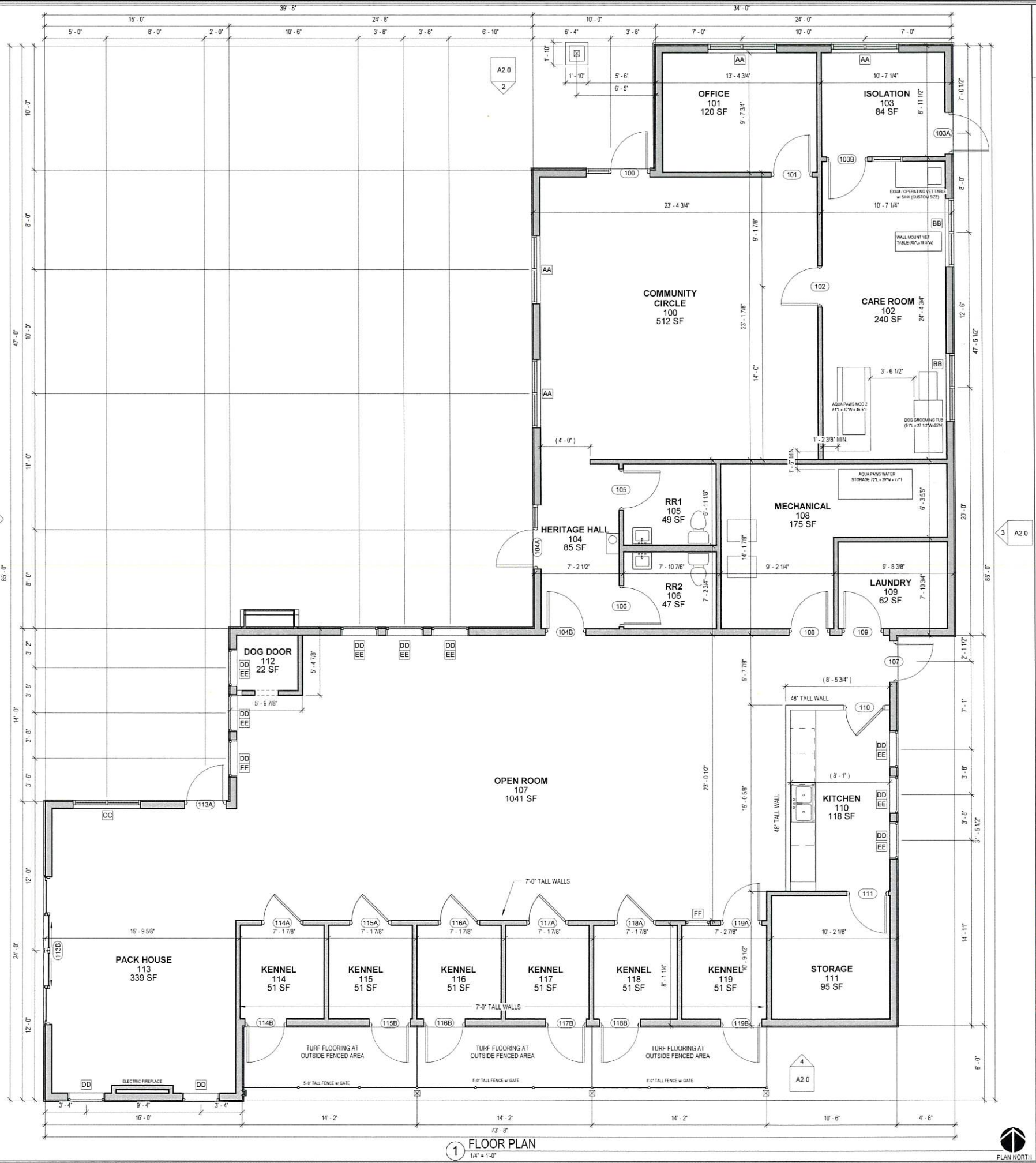
SHEET NO:
C1.05

6/6/2026 3:56:06 PM

DOOR SCHEDULE										
MARK	LOCATION	WIDTH	HEIGHT	FIRE RATING	DOOR PANEL			DOOR FRAME		HARDWARE SET
					TYPE	MATERIAL	FINISH	MATERIAL	FINISH	
100	COMMUNITY CIRCLE	5'-4"	7'-2"		C	ALUM	PAINT	STEEL	PAINT	
101	OFFICE	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	
102	CARE ROOM	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	
103A	ISOLATION	3'-0"	6'-8"		C	ALUM	PAINT	STEEL	PAINT	
103B	ISOLATION	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	
104A	HERITAGE HALL	5'-4"	7'-2"		C	ALUM	PAINT	STEEL	PAINT	
104B	HERITAGE HALL	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	
105	BATHROOM 1	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	
106	BATHROOM 2	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	
107	DOG RUN	3'-0"	6'-8"		C	ALUM	PAINT	STEEL	PAINT	
108	MECHANICAL	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	
109	LAUNDRY	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	
110	KITCHENETTE	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	42" TALL DOOR
111	STORAGE	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	
113A	PACK HOUSE	3'-0"	6'-8"		C	ALUM	PAINT	STEEL	PAINT	
113B	PACK HOUSE	11'-11"	7'-2"							
114A	KENNEL 1	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	42" TALL DOOR
114B	KENNEL 1	3'-0"	6'-8"		C	STEEL	PAINT	STEEL	PAINT	
115A	KENNEL 2	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	42" TALL DOOR
115B	KENNEL 2	3'-0"	6'-8"		C	ALUM	PAINT	STEEL	PAINT	
116A	KENNEL 3	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	42" TALL DOOR
116B	KENNEL 3	3'-0"	6'-8"		C	ALUM	PAINT	STEEL	PAINT	
117A	KENNEL 4	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	42" TALL DOOR
117B	KENNEL 4	3'-0"	6'-8"		C	ALUM	PAINT	STEEL	PAINT	
118A	KENNEL 5	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	42" TALL DOOR
118B	KENNEL 5	3'-0"	6'-8"		C	ALUM	PAINT	STEEL	PAINT	
119A	KENNEL 6	3'-0"	6'-8"		A	WOOD	STAIN	STEEL	PAINT	42" TALL DOOR
119B	KENNEL 6	3'-0"	6'-8"		C	ALUM	PAINT	STEEL	PAINT	
28										

WINDOW SCHEDULE				
MARK	WINDOW SIZE		QTY.	COMMENTS
	WIDTH	HEIGHT		
AA	5'-6"	5'-0"	4	
BB	5'-6"	3'-0"	2	
CC	5'-6"	6'-0"	1	
DD	3'-0"	6'-0"	11	
EE	3'-0"	2'-0"	9	
FF	2'-0"	4'-0"	1	
GG	2'-0"	4'-0"	6	SKYLIGHTS
HH	2'-6"	3'-0"	1	
			35	

A2.0 1



1 FLOOR PLAN
1/4" = 1'-0"



Cold Noses Dog Facility

N47W26699 Lynndale Rd
Pewaukee, WI 53072

REVISIONS

No.	DATE	DESCRIPTION
THESE DOCUMENTS REFLECT INTENT AND MAY BE SUBJECT TO CHANGE. THESE ARE NOT FINAL CONSTRUCTION DOCUMENTS AND SHOULD NOT BE USED FOR FINAL BIDDING OR CONSTRUCTION RELATED PURPOSES.		

PLAN COMMISSION

SHEET TITLE:	FLOOR PLAN
JOB NUMBER:	25161
ISSUED DATE:	06.08.2026
DRAWN BY:	JJR
SHEET NUMBER:	

A1.1

**N47W26699 Lynndale Rd
Pewaukee, WI 53072**

THESE DOCUMENTS
REFLECT INTENT AND MAY
BE SUBJECT TO CHANGE.
THESE ARE NOT FINAL
CONSTRUCTION
DOCUMENTS AND SHOULD
NOT BE USED FOR FINAL
BIDDING OR CONSTRUCTION-
RELATED PURPOSES.

SHEET TITLE:	ROOF PLAN
SHEET NUMBER:	25161
ISSUED DATE:	06.08.2026
DRAWN BY:	JJR
SHEET NUMBER:	

A1.3

1 ROOF PLAN
1/4" = 1'-0"

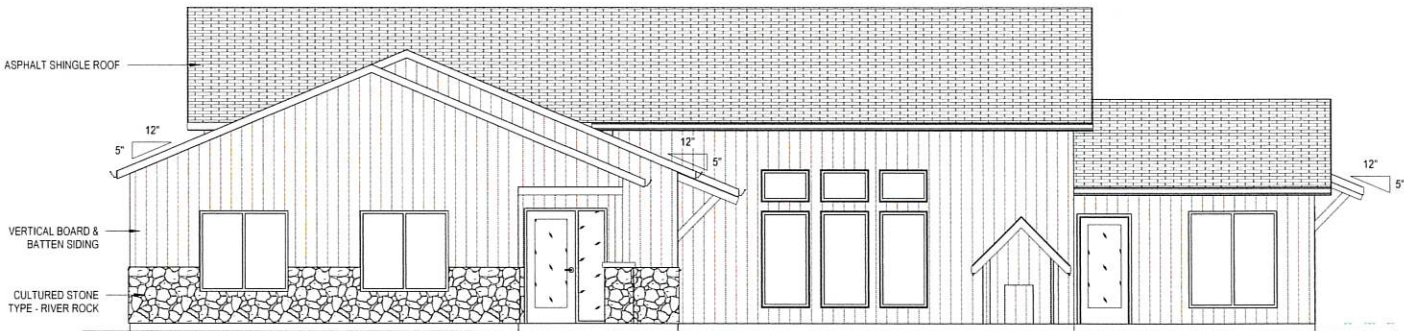


Cold Noses Dog Facility

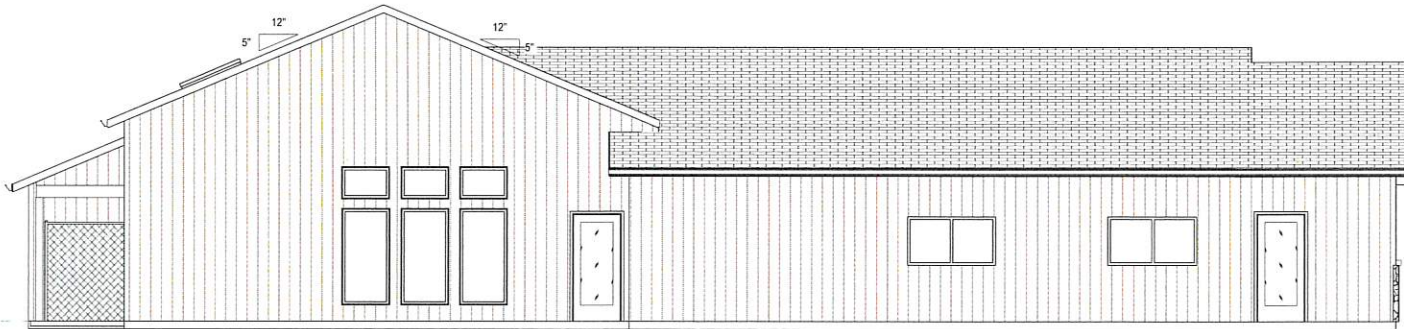
N47W26699 Lynndale Rd
Pewaukee, WI 53072



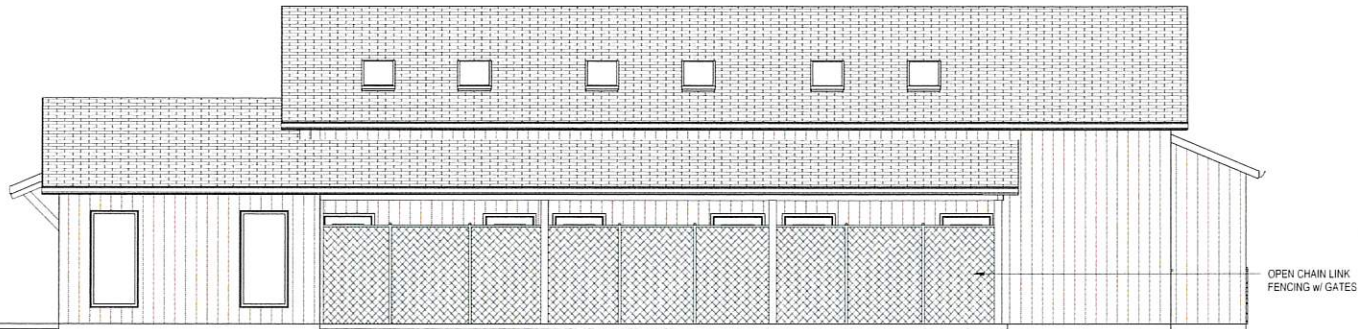
1 WEST ELEVATION
3/16" = 1'-0"



2 NORTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

REVISIONS

No	DATE	DESCRIPTION
THESE DOCUMENTS REFLECT INTENT AND MAY BE SUBJECT TO CHANGE. THESE ARE NOT FINAL. CONSTRUCTION DOCUMENTS AND SHOULD NOT BE USED FOR FINAL BIDDING OR CONSTRUCTION-RELATED PURPOSES.		

PLAN COMMISSION

SHEET TITLE	EXTERIOR ELEVATIONS
JOB NUMBER	25161
ISSUED DATE	06.08.2026
DRAWN BY	JJR
SHEET NUMBER	

A2.0



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 July 16, 2026

Date: July 9, 2026

Project Name: Mental Health America of Wisconsin Conditional Use

Project Address/Tax Key No.: N2W27318 Lyles Drive / PWC 0984029

Applicant: Martina Gollin-Graves, Mental Health America of Wisconsin

Property Owner: Jonathan and Christine Thompson

Current Zoning: Rs-4 Single-Family Residential District

2050 Land Use Map Designation: Low-Medium Density Residential (1/2 Ac. - 2 Ac. / D.U.)

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

Introduction

Mental Health America of Wisconsin (MHA) filed a Conditional Use Permit requesting to operate a peer run respite for veterans within a single-family home located at N2W27318 Lyles Drive.

In November 2019, MHA received a Conditional Use Permit for this same use for property located at W252N4304 Sussex Street (PWC 0880997). MHA was notified by the property owners that their lease would not be renewed. As such, MHA is proposing to relocate the respite to the property on Lyles Drive.

MHA has recently provided staff with the information below regarding the number of stays the current facility on Sussex Street has had since 2020.

- 0 overnight guests in 2020
- 2 overnight guests in 2021
- 0 overnight guests in 2022
- 0 overnight guests in 2023
- 7 overnight guests in 2024
- 14 overnight guests in 2025
- 6 overnight guests as of June 5, 2026

MHA also indicated that they received 18 "warm-line" calls in the first quarter of 2026.

The 2019 approval included the conditions below. Condition No. 4 required the creation of an oversight committee. This committee met five times with the first meeting being held on September

15, 2020 and the last meeting held on October 12, 2021. The committee stopped meeting as no stays were occurring at the facility. Staff was not notified of the stays listed above until June of this year.

1. The subject Conditional Use is personal to Mental Health America of Wisconsin, does not run with the land, is not transferable, and is temporal. All rights and approvals granted hereunder shall terminate and become null and void as of December 2, 2021. Upon expiration, the applicant may reapply for a new Conditional Use Permit.
2. The proposed Mental Health America of Wisconsin use shall return to the Plan Commission within 6 months from the date of approval for review of its operation and impacts upon City services and adjacent properties. Subsequently, annual reviews may be conducted as deemed necessary by City of Pewaukee Staff.
3. The approval granted hereunder is conditioned upon Mental Health America of Wisconsin: (i) being compliant with all applicable governmental laws, statutes, rules, codes, orders and ordinances; (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the use; (iii) adhering to its own Policies and Procedures as attached hereto.
4. Creation of an oversight Committee whose membership shall consist of, as may be possible: 1) a Mental Health American staff person; 2) City Alderperson; 3) City staff person; 4) a Waukesha County Sheriff representative; 5) a Pewaukee resident neighborhood representative (to be appointed by the Mayor); and 6) a Waukesha County Health & Human Services (Veteran Services Division) representative. This Committee shall meet at a minimum on a quarterly basis unless otherwise directed by the Common Council.
5. All parking shall be off-street and no vehicle parking shall be allowed on grassed or other unpaved areas. Further, at least one van ADA accessible parking space shall be provided. Said parking space shall be signed and be a minimum of 16-feet wide by 20-feet long.
6. A minimum of two trained staff persons shall be onsite at all times.
7. The property shall provide ADA compliant restroom facilities and ADA compliant access to the home, prior to occupancy.
8. Any and all Building Code violations shall be corrected prior to use or occupancy of the facility by Mental Health America of Wisconsin.
9. Outdoor activities shall cease by 10:00 p.m. and noise shall not exceed 30 decibels between the hours of 10:00 p.m. and 7:00 a.m.
10. No more than three individuals shall reside at the subject dwelling at any given time.
11. As agreed to and required by the applicant's Policies and Procedures, no weapons of any kind shall be allowed to enter or be kept onsite under any circumstances.

12. Fencing and landscaping shall be installed to screen views from the adjacent properties and to prevent unintentional trespassing beyond the property lines of the subject property. A fence and landscape plan shall be reviewed and approved by Staff and must comply with Zoning Code standards.
13. Guest curfew hours shall be from 6:00 a.m. to 10:00 p.m. Residents that fail to return to the house by 10:00 p.m. will be subject to exclusion from the program as may be required by Mental Health America of Wisconsin or the oversight Committee.
14. No alcohol or substance use shall be allowed on the premises. Guests who return to the home who have engaged in alcohol or substance use shall be subject to exclusion from the program as may be required by Mental Health America of Wisconsin or the oversight Committee.
15. Mental Health American of Wisconsin shall inform all potential guests during the phone screening process that individuals staying at the R&R House will hear sounds from the local firearm range, hunting activities, and blasting at nearby quarries.
16. Mental Health America of Wisconsin shall install video surveillance and signage indicating such at all exterior entrances to the R&R House for the security and safety of guests and staff onsite.
17. Mental Health America shall be required to carry and provide proof of liability insurance in the amount of at least \$1,000,000 to operate the subject facility.

Project Description/Analysis:

The subject property is zoned Rs-4 Single-Family Residential District and designated as Low-Medium Density Residential on the City's Year 2050 Land Use/Transportation Map. The proposed use is not specifically listed within the Rs-4 District; however, Section 340-7.4 allows unspecified uses to proceed through the Conditional Use process. As this Section references the "intent of the district", the Rs-4 District is attached for Plan Commission review.

340-7.4. Special conditional uses.

A. Special conditional uses not set forth in district regulations may be allowed, including all uses similar in character to the permitted uses on the premises, as determined by the Plan Commission, which meet the intent of the district but which are not specifically listed as permitted principal, accessory or conditional uses within the text of the zoning district classification or other section of this chapter.

It can also be noted that Section 340-2.9E. allows 'unclassified uses' to be permitted by the Plan Commission provided "that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."

The facility proposed by MHA is for veterans who are recovering from mental health and substance use challenges. The applicant has indicated that the proposed use is similar in character to Community Living Arrangements, particularly Community Based Residential Facilities, which are listed as a Permitted Use in the Rs-4 District.

According to the applicant, this location has a maximum capacity for up to three guests and will allow individuals to stay at the facility up to one week.

The facility will be staffed 24 hours per day, seven days a week. Each shift will consist of two staff persons. The staff are veterans that have received training to manage this type of residence. There is no other staffing provided and no nursing or assisted living type of care provided.

The applicant has further indicated that there are no walk-ins and applicants are screened to ensure that they meet MHA's goal and intent for this program. Residents are able to come and go as they please.

The only exterior site or building modifications that staff is aware of is an ADA accessible ramp on the front of the home. This may be approved by staff via a Building Permit. No signage is proposed. Some interior changes may be made to comply with ADA requirements, such as handrails in the bathroom. MHA has stated that there are three outdoor parking spaces within the driveway and two garage parking spaces. This would be sufficient to allow parking of three guest and two staff vehicles.

Note that 2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed information related to the proposed use for Plan Commission and Common Council review and consideration.

(de) Conditional use permits.

1. In this paragraph:

- a.** "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b.** "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2.

- a.** If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- b.** The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.

- 3.** Upon receipt of a conditional use permit application, and following publication in the city of a

class 2 notice under ch. 985, the city shall hold a public hearing on the application.

4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

Staff does not find that the proposed use would have adverse impacts on adjacent properties as it relates to traffic and parking.

Recommendation

Staff recommends approval of the Mental Health America of Wisconsin facility, subject to the same conditions as approved under the previous conditional use allowance on Sussex Street.

Note that Condition No. 1 above will require updating the date referenced.

Staff also recommends the Plan Commission specifically consider Condition No. 4, which requires the creation of an oversight committee. Considering the current facility has not received complaints or had any issues, it may be sufficient for the Community Development Department and Building Services Department to handle issues and complaints.

City of Pewaukee, WI
Thursday, July 9, 2026

Chapter 340. Zoning

Article 4. Zoning Districts

§ 340-4.8. Rs-4 Single-Family Residential District.

[Amended by Ord. No. 13-09; 1-15-2024 by Ord. No. 24-04; 10-7-2024 by Ord. No. 24-14]

The Rs-4 Single-Family Residential District is intended to provide for only detached single-family residential development at densities not exceeding 2.18 dwelling units per net acre and served by municipal sewer and water supply facilities.

A. Permitted principal uses.

- (1) Single-family dwelling with attached or detached garages as defined in § **340-16.2**.
- (2) Foster homes and community living arrangements, including CBRFs, as set forth in Wisconsin Statutes.
- (3) Family child care home as set forth in § 66.1017, Wis. Stats.

B. Permitted accessory uses.

- (1) Home occupations and professional home offices as defined herein.
- (2) Accessory uses and structures in compliance with § **340-2.9**, Use restrictions.
- (3) The recreational keeping and raising of a maximum of 10 hen chickens in accordance with § **340-2.9B(2)(l)** for eggs, meat or meat by-products for family consumption, and not for sale on the premises.
- (4) Hobby kennels.

C. Conditional uses (also see Article 7). Residential planned unit development (PUD) such as cluster developments and detached condominiums. The district lot size and frontage and yard requirements may be varied provided that adequate open space shall be provided so that the average intensity and density of land use shall be no greater than that permitted for the district. The proper preservation, care, and maintenance by the original and all subsequent owners of the exterior design and all common structures, facilities, utilities, access and open spaces shall be assured by deed, plat restrictions, and/or condominium declaration, enforceable by the City. All PUDs shall comply with the following minimum standards:

- (1) Minimum PUD development area shall be 25 acres.
- (2) Minimum PUD lot or space area shall be 14,000 square feet.
- (3) Minimum PUD lot or space width at the street setback line shall be 80 feet.
- (4) Minimum PUD building height and size shall be the same as required for permitted principal uses; however, the yard requirements as set forth in Subsection **F(1)** and **(3)** below may be reduced by up to 30%.

- (5) No detached structure shall be located closer than 40 feet to another structure within the PUD development. Yards adjacent to exterior property lines shall not be less than those required for permitted principal uses.

D. Lot area and width.

- (1) Lots shall have a minimum area of 20,000 square feet.
- (2) Lots shall have a width of not less than 110 feet at the building setback line.

E. Building height and size.

- (1) No principal building or parts of a principal building shall exceed 35 feet in height.
- (2) No accessory structure shall be more than 18 feet in height.
- (3) The minimum floor area of a one- or two-story dwelling unit shall be as follows:

Number of Bedrooms Per Dwelling Unit	Minimum Total Area (square feet)	Minimum First Floor Area (square feet)
1	1,200	1,200
2	1,300	1,200
3	1,500	1,200
4 or more	1,700	1,200

- (a) No bedroom shall be less than 100 square feet in area exclusive of closets.
- (4) The sum total of the first floor area of the principal building and all accessory buildings shall not exceed 25% of the lot area.

F. Setback and yards.

- (1) There shall be a minimum building (or street) setback of 40 feet from the right-of-way of all public streets, roads, or highways.
- (2) There shall be a side yard on each side of all structures not less than 20 feet in width.
- (3) There shall be a rear yard of not less than 35 feet.
- (4) There shall be a minimum building setback of 75 feet from the designated 100-year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from any designated wetland. (Also see Chapter **207**, Floodplain Zoning.)

G. Parking space. See Article **8**.

H. Minimum utility service. Electricity and public sanitary sewerage and water supply facilities.

Nick Fuchs
City of Pewaukee Zoning Administrator
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

June 30, 2026

**Re: Request for Special Conditional Use Permit in Rs-4 District
Request for Expedited Hearing Before Planning Commission**

Dear Mr. Fuchs:

I am writing as Statewide Peer Services Manager at Mental Health America of Wisconsin (MHA) to request a special conditional use permit, pursuant to Pewaukee Municipal Code § 340-7.4A, to establish and operate a Peer-Run Respite for Veterans (PRR-V) at N2W27318 Lyles Dr. in the City of Pewaukee (Parcel # PWC 0984029). The proposed use is similar in character to the permitted principal uses on the premises and meets the intent of the district, currently zoned as Rs-4 District. Specifically, the proposed use is most similar to the explicitly permitted use by Community-Based Residential Facilities (CBRFs). This shall also serve as a request for an expedited hearing before the Planning Commission regarding this permit, to ensure that the deliverables under MHA's contract with the Wisconsin Department of Health Services (DHS) are met.

DHS defines a CBRF as a “place where 5 or more unrelated people live together in a community setting. Services provided include room and board, supervision, support services, and may include up to 3 hours of nursing care per week. “As will be described in more detail, the proposed PRR-V will have a capacity of fewer than 4 individuals and will not provide clinical or nursing care. While CBRFs are considered “Assisted Living Facilities,” Veterans who are eligible for the PRR-V must have independent living skills and be self-sufficient in their daily hygiene care, medication management, and food preparation. Where the programs are most similar is the communal living environment, the close interaction with trained care specialists, and access to resources which may be otherwise unknown or unavailable in their community. Further, both CBRF and PRR-V services are intended for individuals living with mental health or substance use issues. The guests at the PRR-V would be more self-sufficient than those at a CBRF, but would receive a similar level of supervision to ensure the safety of guests, staff, and the community.

¹ Pewaukee Muni. Code 340-7.4A.: “SPECIAL CONDITIONAL USES NOT outlined in DISTRICT REGULATIONS MAY BE ALLOWED, INCLUDING: a. All uses similar in character to the permitted uses on the premises, as determined by the Plan Commission, which meet the intent of the district, but which are not specifically listed as permitted principal, accessory or conditional uses within the text of the zoning district classification or other section of this ordinance.”

² CBRF is a Permitted Principal Use under Rs-4, see Pewaukee Muni. Code 340-4.8(a)(2); See Also Wis. Stat. § 46.003(22), which states that “A community living arrangement for adults [CBRF] with a capacity for 8 or fewer persons shall be a permissible use for purposes of any deed covenant which limits use of property to single-family or 2-family residences.”

³ See Attachment, MHA Description of ADA compliance and other application attachments.

⁴ <https://www.dhs.wisconsin.gov/regulations/cbrf/introduction.htm> (accessed May 12, 2026).

⁵ <https://www.dhs.wisconsin.gov/guide/cbrf.htm> (accessed May 12, 2026).

⁶ “CBRFs can admit and provide services to people of advanced age, persons with dementia, developmental disabilities, mental health problems, physical disabilities, traumatic brain injury, AIDS, alcohol and other drug abuse, correctional clients, pregnant women needing counseling, and/or the terminally ill.” Id.

The PRR-V is an extension of other successful operations that have developed throughout Wisconsin since 2015. Peer-Run Respite provide a home-like environment for Wisconsin residents who may be struggling in their recovery from mental health or substance use issues to access the services of trained staff with shared lived experiences to support guests in times of stress. Capacity is limited to three guests. Two staff members are present during each shift to ensure continuous support and supervision. All staff must pass caregiver background checks and are on-site 24 hours a day, seven days a week. Guests can improve their coping skills and response to stress by removing themselves from their routine life and connecting with peers who are trained to encourage recovery by focusing on guests' strengths and assets.

Guests are provided with an individual bedroom for up to one week. All services at a Peer-Run Respite are provided at no charge to the guest, and no health insurance is required. The property includes three designated outdoor parking spaces and a two-car garage to accommodate guests and staff. To ensure accessibility for individuals with disabilities, the home is designed to be ADA accessible and includes an exterior wheelchair ramp and interior bathroom handrails, and guests will reside on the first floor during their stay. Peer-Run Respite are categorically not detox facilities, health clinics, mandatory placement centers, homeless shelters, or transitional housing facilities. They are also not open for walk-ins or public access, as all guests are invited only after an extensive phone interview with staff to ensure Respite care is a good fit at that time. Respite support is specifically for individuals who have a permanent address, who are not actively using substances, and who value the importance of peer support and making connections with individuals who empathize with their struggle in recovery.

While Peer-Run Respite services are available on an invite-only basis, any adult is eligible to call the current Respite to request services or inquire about resources. **This PRR-V presents a national first as it will be the only Peer-Run Respite to dedicate its resources to serving former members of the United States Armed Forces,** ⁸ regardless of their dates of service, discharge status, VA or insurance eligibility, or other barriers to accessing benefits or resources. With over 28,000 veterans in Waukesha County and another 88,000 in Milwaukee County, the region's resources for veterans are strained beyond capacity. The suicide rate among veterans is higher than the general population, and even more so among female veterans who often suffer silently with histories of Post-Traumatic Stress or Military Sexual Trauma. For many veterans, the loss of connection they feel to their civilian counterparts becomes too much to bear. Guests at the proposed PRR-V will be able to build solutions to reestablish those connections, to find solace among their fellow warriors, and to improve their skills during their transition out of active service. The PRR-V will also provide appropriate resources and referrals to veterans who call for support from throughout Wisconsin.

Mental Health America of Wisconsin (MHA) is relocating its Peer-Run Respite for Veterans (PRR-V) to its new home on Lyles Drive, which includes three bedrooms on the main floor that will be used to accommodate veteran guests during their respite stay. Over the past six years at our current location, MHA has intentionally built strong, respectful relationships with neighboring residents and community stakeholders, and we are committed to continuing that same community-centered approach at the new location. MHA will also continue its longstanding collaboration with veteran-serving organizations, including County Veteran Service Offices, Vet Center locations, VA Medical Centers, and other valued partners to ensure the PRR-V operates successfully as an integrated and supportive part of the community. While the PRR-V does not meet the exact definition of a permitted Community-Based Residential Facility (CBRF), the intended use of the property is substantially similar in nature and aligns with the purpose and intent of the zoning district by providing a

community-based living environment that supports veterans experiencing mental health and/or substance use challenges.

⁷ <https://www.dhs.wisconsin.gov/peer-run-respite/index.htm> (accessed May 12, 2026).

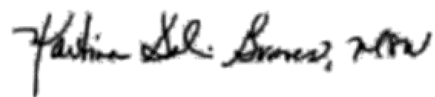
⁸ “Peer-Run Veterans Respite Home to Launch in Wisconsin,” US News and World Report, 4/13/19, available: [Peer-Run Veterans Respite Home to Launch in Wisconsin](#) (accessed May 12, 2026).

The alternative to granting a special conditional use permit would be to rezone the parcel. However, Mental Health America of Wisconsin (MHA) does not believe rezoning is necessary. For the past six years, MHA successfully operated the Peer-Run Respite for Veterans (PRR-V) at its Sussex Street location without the need for rezoning, while maintaining positive relationships with neighbors and operating without disruption to the surrounding residential community. Based on that demonstrated history, MHA believes the PRR-V most closely aligns with the permitted principal use under the RS-4 district as a Community-Based Residential Facility (CBRF)-like use. Other zoning districts are generally intended for services that cater to the general public, provide medical or clinical services, or otherwise differ significantly in design, purpose, and operation from the PRR-V. The PRR-V is not a training center, educational facility, wellness center, or professional office. No commercial activity will take place on the premises, and the PRR-V address will not be promoted through public-facing materials. MHA does not propose to make any modifications to the existing structures on the property and believes this new location offers an ideal residential setting where veterans can find healing and recovery from the invisible wounds associated with mental health and substance use challenges.

Based on the foregoing, Mental Health America of Wisconsin (MHA) respectfully requests that a special conditional use permit be granted to establish and operate its Peer-Run Respite for Veterans (PRR-V) at N2W27318 Lyles Drive. Six years ago, MHA was granted a conditional use permit for the PRR-V at its Sussex Street location, where the program has operated successfully and in harmony with the surrounding residential community. Building on that demonstrated history of responsible operation, MHA believes the proposed use at the Lyles Drive location is consistent with the character of the RS-4 zoning district and meets the district’s intended purpose. Given the urgent need for supportive recovery services for veterans, MHA respectfully requests an expedited hearing to ensure uninterrupted access to these critical services as soon as possible.

Thank you for your time and attention to this matter.

Sincerely,



Martina Gollin Graves, MSW, APSW
President and CEO
Mental Health America of Wisconsin

Miller Mobility Products, Inc.
36336 N Summit Village Way
Oconomowoc, WI 53066-8827
2625494900
info@millermobility.com
www.millermobility.com

Estimate 2117



ADDRESS Victor Kilpatrick N2W27318 Lyles Dr Waukesha, WI 53188	DATE 05/20/2026	TOTAL \$7,895.00	

SALES REP MT	PHONE NUMBER 414-418-8456
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	DESCRIPTION	QTY	AMOUNT
A4U-Modular Ramp System	5ft x 8ft Platform with Handrails 17ft of Ramp Run with Handrails	1	6,800.00
Shipping	Shipping Charges	1	695.00
Ramp Install - Over Concrete	Installation of modular ramp. For installation over existing concrete surfaces. Includes delivery, setup and demonstration of ramp and ramp equipment. -6 pavers needed	1	400.00

I am fully aware of, and understand, the manufacturer's warranty, if any. I have received an owner's manual and will read it fully before using this product. I am aware of how to contact MMP with an questions, comments or concerns. There are NO returns/refunds unless stated on this form. Custom orders require half down at time of order and half due at delivery or completion, unless otherwise stated. A handling fee will be charge on all returned checks. I am aware that MMP does NOT bill to Medicare/Medicaid or insurance plans, and I must file on my own for reimbursement. As of 01-01-19 all new equipment purchased from MMP carries a limited lift time labor warranty, provided work is done at and by MMP. Service Charges are assessed for any work done at customer's location.

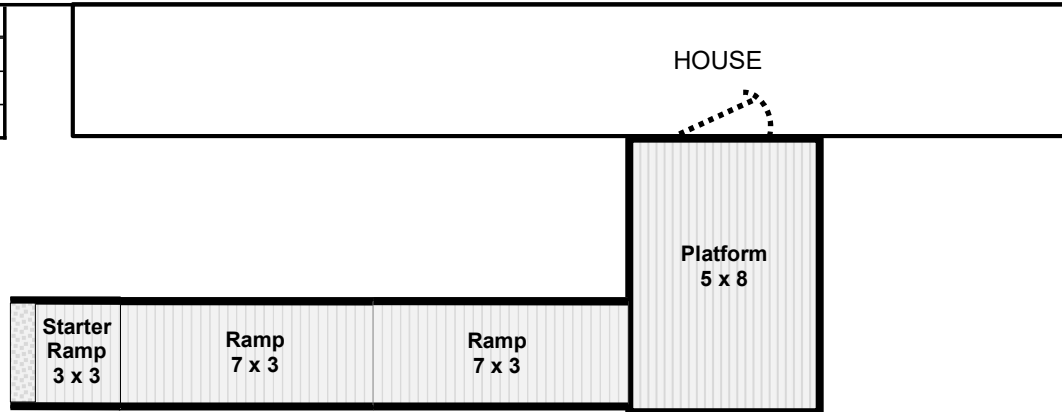
TOTAL	\$7,895.00
	THANK YOU.

Accepted By _____ Accepted Date _____



Ramp Plan

Rise at door	17
Rise at steps	0
Rise due to ground	0
Total Rise	17





From: [Amy Rusch](#)
To: [Hurd, Ami](#)
Subject: Re: Opposition to Proposed Mental Health America Housing in Arrowhead Trails
Date: Wednesday, July 15, 2026 11:00:33 PM



July 15th, 2026

Ami Hurd

Deputy Clerk
City of Pewaukee
Pewaukee, Wisconsin

Re: Opposition to Proposed Mental Health America Housing in Arrowhead Trails

Dear Ms. Hurd,

I am writing as a resident of Arrowhead Trails to formally express my opposition to the proposed Mental Health America (MHA) housing development planned at N2W27318 Lyles Drive, directly across the street from my home.

My family chose this neighborhood because it is a safe, quiet residential community. The proposed use of this property for MHA raises significant concerns regarding neighborhood safety, property values, and the overall quality of life for the families who live here.

One of my greatest concerns stems from information presented on 7/14/2026 regarding MHA's resident screening process. During discussions about the proposal, it was stated that MHA checks only Wisconsin CCAP records and does not conduct a comprehensive national criminal background check. This means that an individual with a serious criminal history from another state may not be identified through their screening process. I find this to be a significant public safety concern.

Additionally, it was stated that MHA does not review applicants' medical histories or verify whether individuals are receiving or complying with recommended mental health treatment. As a Nurse Practitioner, I fully understand that medical information is protected by privacy laws. However, the absence of information about how MHA evaluates a person's ability to live safely and independently leaves many residents concerned about whether appropriate safeguards are in place for both residents and the surrounding community as it was stated that there will be no medical professionals involved with any of the residents' care.

My concerns are not based on stigma toward individuals living with mental health conditions. Many people successfully manage mental illness and are valued members of our communities. Rather, my concern is whether the proposed program has adequate screening, supervision, and risk management practices to protect both program participants and neighboring families.

In addition to safety concerns, I am also concerned about the potential impact on nearby property values. Many homeowners in Arrowhead Trails have invested substantial financial resources into their homes with the expectation that the character of the neighborhood would remain consistent. A significant change in the use of this property has the potential to affect those investments and the desirability of our neighborhood.

I respectfully ask the City to carefully consider the concerns raised by residents before approving this proposal. Specifically, I request that the City:

- Carefully evaluate whether the proposed location is appropriate within a single-family residential neighborhood.
- Consider the long-term impacts on neighborhood safety, property values, and residents' quality of life.
- Ensure that the concerns of the surrounding homeowners are given meaningful consideration during the decision-making process.
- Require full transparency regarding MHA's screening, admission, and supervision policies, if approved.

The residents of Arrowhead Trails deserve to feel safe in their homes and confident that developments within our neighborhood will preserve the character and security of our community.

Thank you for your time and consideration of my concerns. I respectfully ask that this letter be included as part of the public record regarding this proposal.

Sincerely,

Amy Rusch
Resident, Arrowhead Trails
N2W27319 Lyles Dr
262-527-7201

July 15, 2026

Maggie & Brian Heinz
N2W27372 Lyles Drive
Waukesha, WI 53188

Re: August 3 Council Mtg - Jonathan Thompson's request to rent his house to MHA

Council Members,

We are writing to you regarding Jonathan Thompson's request to rent his house on Lyles Drive to the R&R House Peer Run Respite for Veterans (operated by Mental Health America of Wisconsin). We've been his direct property-line neighbor for several years now and can only say wonderful things about his family. We know that they are compassionate and want to make a difference to those in need.

It's our understanding that R&R House is a respite that helps support veterans, and that WI is currently the first peer-to-peer respite in the entire country. What better way to show the entire country how community-oriented, caring, and supportive of veterans we are than by accepting R&R as our new neighbor.

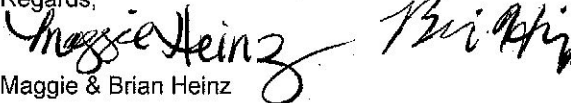
Growing up in WI we all learned at an early age to be self sufficient and heard "if you want something done, do it yourself". But everyone needs support at some point in their life. R&R house will allow veterans to have the courage to reach out for support when they first need it. And by allowing them respite in Jonathan's house for a short period of time, city and state resources aren't tied up.

We would be very proud to continue supporting their mission by having R&R House as our new neighbor, and we would like to provide full and complete support for them to rent Jonathan's house.

We are flying back from vacation the evening of the Council meeting (Aug 3) and may not make it in time to speak in person. But we wanted all of you to know that we are completely supportive of having R&R House as our neighbor. We look forward to welcoming them here.

Please feel free to contact us with any questions.

Regards,


Maggie & Brian Heinz

N2W27372 Lyles Drive
Waukesha, WI 53188
(708) 305-2784

From: [mark.wozniak](#)
To: [Hurd, Ami](#)
Subject: Opposition to MHA housing in Arrowhead Trails subdivision
Date: Thursday, July 16, 2026 8:28:25 AM



Morning Ami, (7/16/26),

Could you please forward this letter to all of the appropriate personal in the decision making process of the MHA housing facility on Lyles Drive, I just want to make sure that this email is included in the public record regarding the proposed facility,

I am writing this email to express my opposition to the MHA housing on Lyles Drive in the Arrowhead Trails subdivision,

I have lived in my home across the street from the proposed site of the MHA house for 23 years, it's been a great 23 years, very quite subdivision, great neighbors, me and my wife have always felt very safe here, the last thing I expected was to possibly live across the street from the proposed facility,

This is a very residential neighborhood and what I believe is a terrible location for the proposed facility, way to many home in close proximity to proposed location,

A couple of things I would like to bring to the attention of those that will make the final decision,

The people that will staff the facility are not doctors and are not trained enough to handle their patients,

A couple of the things the MHA people told me and my neighbors at the meeting on Tuesday 7/14 at South Park on Northview,

If a patient returns to the home drunk, they cannot doing anything about this, like keep the person inside, revoke their right to stay at the MHA house, when pushed harder on this policy the MHA people told us calling the Sheriff's office or 911 is their last resort, this make me and wife feel very unsafe,

The MHA people also told us at the meeting the only back round check they do is CCAP, that means if the person is from out of state they could have an extensive criminal history without the staff at MHA knowing, once again this makes us feel very unsafe,

We were also told by the MHA board that they cannot make the patients staying at the house to take their meds because they are not doctors, so I could have an intoxicated patient not taking their meds roaming the neighborhood,

I have talked to many of my neighbors in the subdivision and they told me if the MHA facility opens up, they will no longer walk, bike or jog down Lyles Drive, how terrible this would be, to no longer meet, wave or just smile at the neighbors I have known for 20 years, or to meet new neighbors,

Please think of all the home owners that have made this their place to live for the last 5, 10, 20

years and not just the handful of patients this may or may not help,

If approved, this will make our subdivision less safe, and when something bad does happen, and it's not if it's when, it will be too late, and then who will be held responsible,

Thanks for reading,
Mark & Lisa Wozniak
N2W27297 Lyles Drive,
414-333-9593
markwozniak1@gmail.com

From: kerrie.cmcbillingandconsulting.com
To: [Hurd, Ami](#)
Subject: Opposition to Proposed Mental Health American Housing on Arrowhead Trails
Date: Thursday, July 16, 2026 11:57:07 AM



Hi Ami,

I am writing as a resident on Lyles Drive to express my opposition to the proposed Mental Health America housing development planned at N2W27318 Lyles Drive.

As a parent living in our beautiful neighborhood, my primary concern is the safety and well-being of my children. The proposal to introduce a Mental Health America house across the street has filled me with apprehension and worry about the potential impact on our community.

Our neighborhood has always been a safe haven for families, where children can play freely and neighbors greet each other with a smile. We have chosen to live here because of the serene environment and the sense of security it provides us. However, the prospect of an institutional facility for people experiencing acute mental crisis being established right next door threatens this peace & tranquility.

While we understand the importance of providing support for mental health, placing such a facility in the midst of a closely-knit family-oriented neighborhood is not the most suitable choice. This decision will lead to increased safety concerns & alter the peaceful dynamic that we have always cherished.

As discussed during the MHA meeting this week, applicants undergo background checks; however, those checks are limited to Wisconsin CCAP records. As a result, an individual with a significant criminal history from another state could potentially be approved for housing if that history is not reflected in Wisconsin records.

It was also explained that medical histories are not reviewed as part of the screening process. Consequently, individuals with a wide range of mental health diagnoses such as schizophrenia, bipolar disorder, severe major depressive disorder, and borderline personality disorder may be eligible for housing. This raises concerns for my family because my 11- and 15-year-old sons would be living directly across the street from the proposed residence.

There are other potential locations that can be considered for the MHA house, areas that would not disrupt residential life and where proper provisions can be made to ensure safety and privacy for both the residents of the neighborhood and the individuals requiring mental health support.

None of the neighbors I have spoken with oppose supporting veterans. However, this proposal is asking us to do more than support veterans—it requires us to sacrifice the safety and security of a community that many of us have spent more than a decade building.

We urge to reconsider the placement of the MHA house. By exploring alternative locations, we can continue to provide mental health services without compromising the character and safety of our

family-centric neighborhood.

Thank you!

Kerrie Massey
Phone: 414-248-3245

From: [Pamela Klekoski](#)
To: [Hurd, Ami](#)
Subject: Arrowhead Subdivision
Date: Thursday, July 16, 2026 12:31:16 PM



This is in reference to the meeting being held at city hall the evening in regards to our subdivision and properties! My name is Pamela Klekoski, I live at N2w27188 Lyles Dr. and I have lived there happily for over 10 years! please do not allow this to happen!!!! I am strongly opposed to this as are a lot of my neighbors. I am a widow and don't know that I would ever feel comfortable again!

Thank you ,Pamela klekoski

July 16, 2026

Dear Members of the Planning Commission,

My husband and I live in the Arrowhead Trails Subdivision. We recently learned that a VA mental health respite care facility is seeking to rent a home in our subdivision. Currently, this organization operates out of a home on a two-acre lot off a country road, which is a very different setting from our close-knit, family-oriented residential neighborhood.

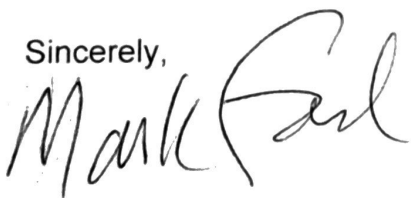
We are extremely concerned about the impact this would have on the families who purchased homes here expecting a strictly residential environment. A subdivision is not an ideal setting for any business—profit or non-profit—and particularly not for a facility serving individuals struggling with mental health issues. We urge you to take proactive measures and say no to this permit. This is not an appropriate location for such a facility, and we ask that you vote against this permit.

We have major concerns regarding the following issues:

- Safety for the children that live nearby
- Property values - No one wants to live next to a Mental Health Facility
- Additional traffic in the subdivision
- Possible police activity due to potential situations

At the heavily attended informational meeting on Tuesday night, we learned that the organization has another option available. We want the best outcome for everyone involved, and we firmly believe that locating this facility in our subdivision is not the right solution. Please vote against it for this subdivision.

Sincerely,



Mark & Marilyn Ford
Arrowhead Trails Resident
262-993-4816



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 July 16, 2026

Date: July 9, 2026

Project Name: Terex Site & Building Plan Review Application

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

Applicant: T & M Waukesha LLC c/o Terex

Property Owner: T & M Waukesha LLC c/o Terex

Current Zoning: M-4 Industrial Park District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

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

Project Description/Analysis

The applicant filed a Site & Building Plan Review Application requesting approval to add six new overhead doors on the west elevation of the building, four new overhead doors on the east elevation, and to install an overhead lift within the gravel outdoor storage area to the east side of the building.

At the January 15, 2026 meeting, the Plan Commission approved the overhead doors but tabled the request for the overhead lift. The Plan Commission recommended that the two properties utilized by Terex be combined and the lift be located to the north side of the building.

The property owner recently received Plan Commission and Common Council approval of the Certified Survey Map to combine the properties. As such, Terex is now returning to the Plan Commission with revised plans showing the lift on the north side of the building.

The overhead lift is setback about 150-feet from the Eastmound Drive property line. The lift is seventy-five feet long and thirty-five feet wide. The final height of the overhead lift has not yet been determined but it will be between 35 and 40 feet. There is an existing six-foot tall chain-link fence with slats surrounding the outdoor storage area. As part of this project, staff recommends that the applicant replace all broken slats within the fencing with new slats of the same color.

Staff also recommends that the certified survey map to combine the properties be recorded with the Waukesha County Register of Deeds, prior to installation of the overhead lift.

Staff Recommendation

Staff recommends approval of the Site & Building Plan Review Application for the proposed overhead lift.



IMAGE "D"



IMAGE "C"

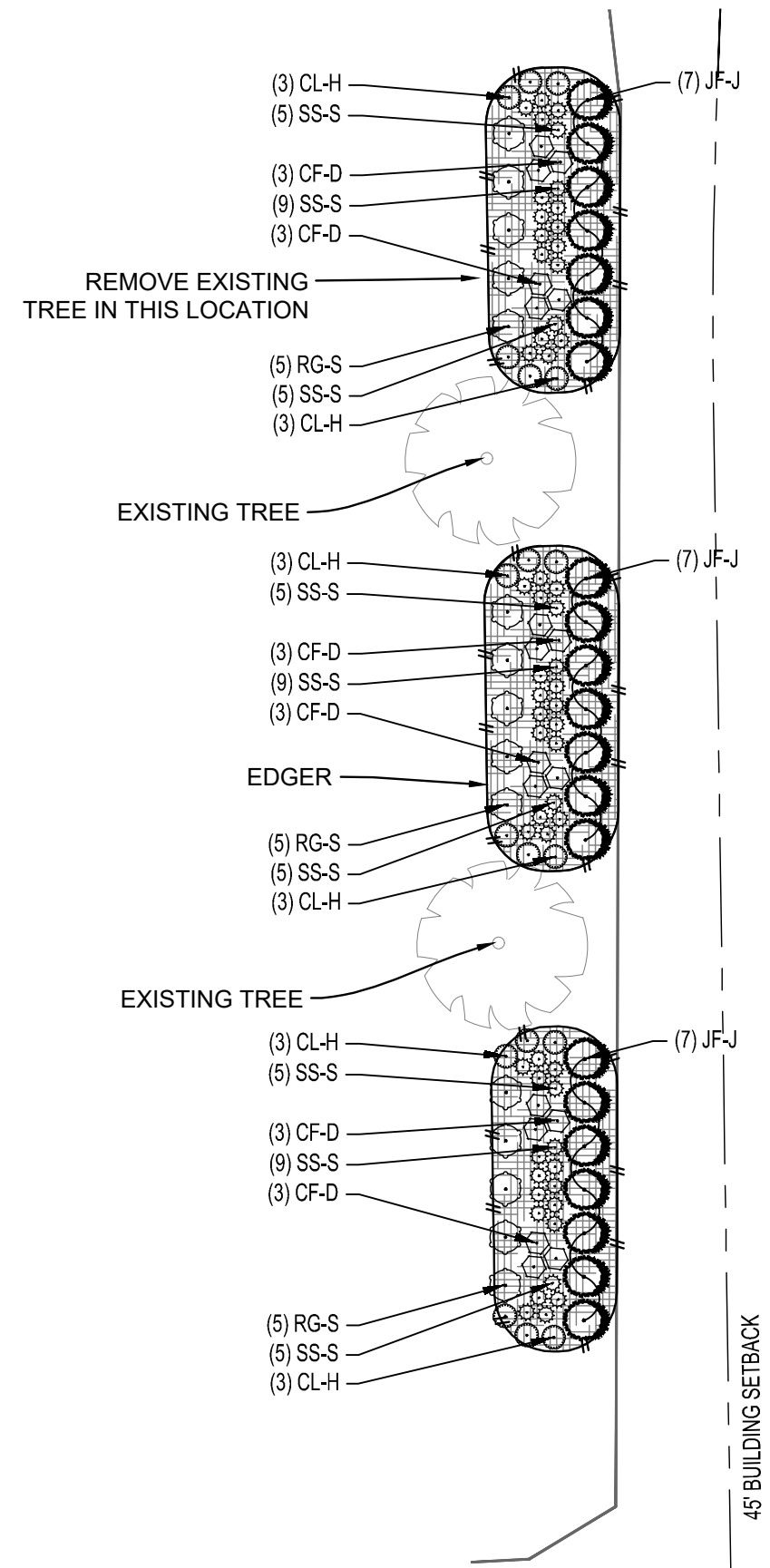
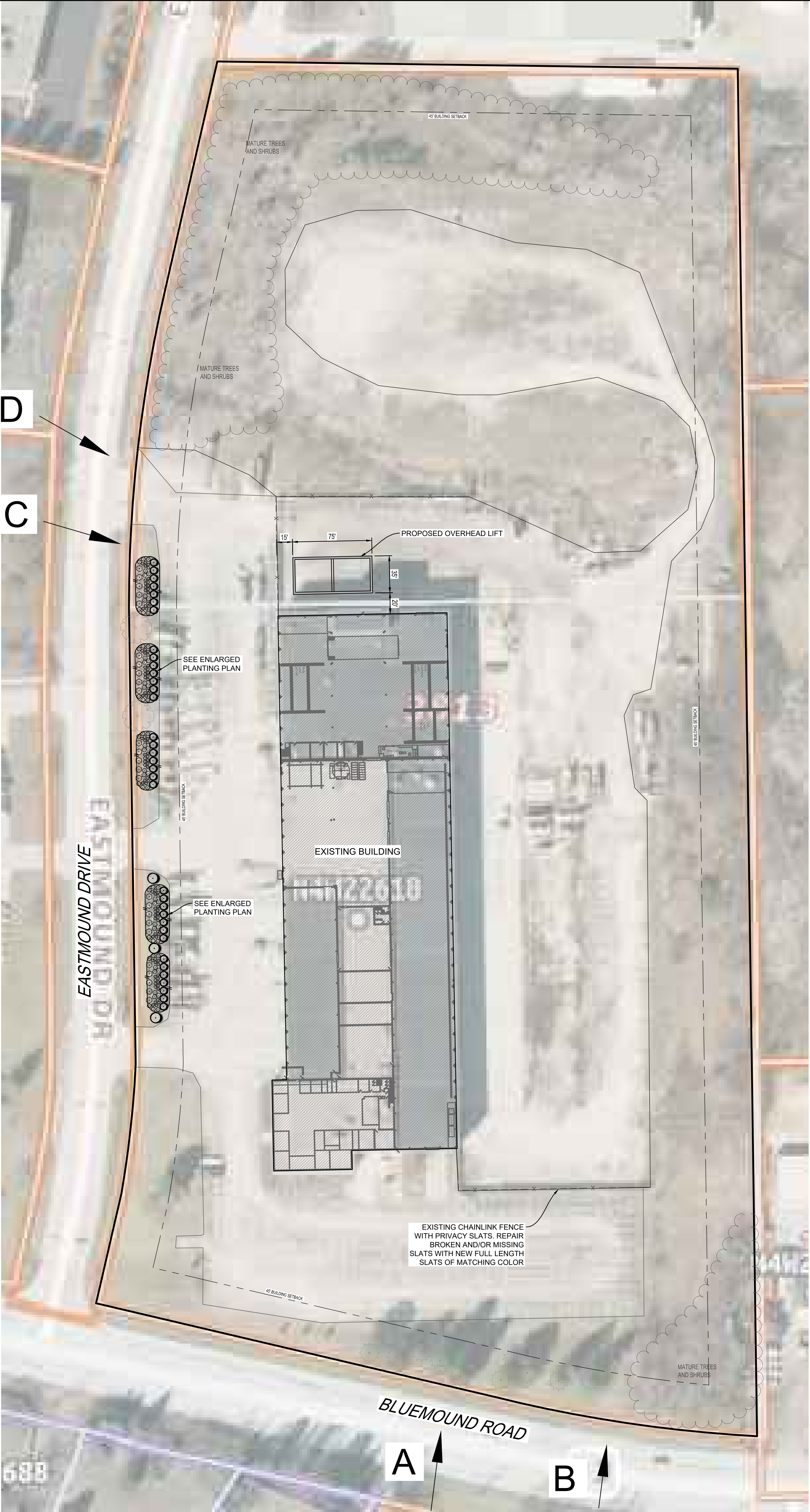


IMAGE "B"

ENLARGED PLANTING PLAN
1" = 30'



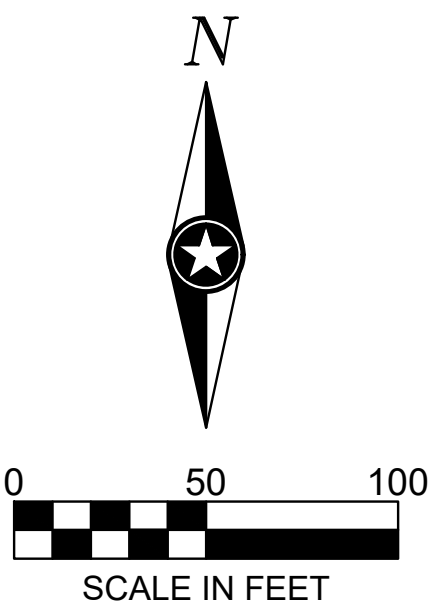
IMAGE "A"



SITE SUMMARY		
PROJECT ADDRESS/LOCATION:	N4W22610 BLUEMOUND ROAD	
OWNER NAME:	T&M WAUKESHA LLC AND CO	
ZONING:	M-4 INDUSTRIAL PARK	
SITE/LOT AREA:	710,115 SF	(16.3 AC)
EXISTING IMPERVIOUS:	399,732 SF	(9.2 AC)
EXISTING GREENSPACE:	310,383 SF (44%)	(7.1 AC)
REQUIRED SETBACKS		
	PARKING	BUILDING
FRONT YARD	0'	45'
SIDE YARD	0'	45'
REAR YARD	0'	45'



OVERHEAD LIFT



SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT		
TEREX		
BLDG RENOVATIONS		
PEWAUKEE	WISCONSIN	

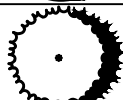
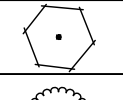
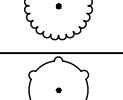
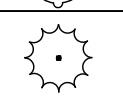
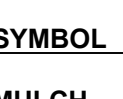
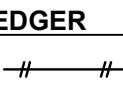
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

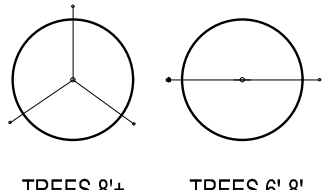
PROJECT NO.	25-33639
FILE NAME	33639-C1-11 SITE DETAILS
DRAWN BY	TK
DESIGNED BY	TK
REVIEWED BY	MC
ORIGINAL ISSUE DATE	04/14/2026
CLIENT PROJECT NO.	33639

TITLE
SITE PLAN

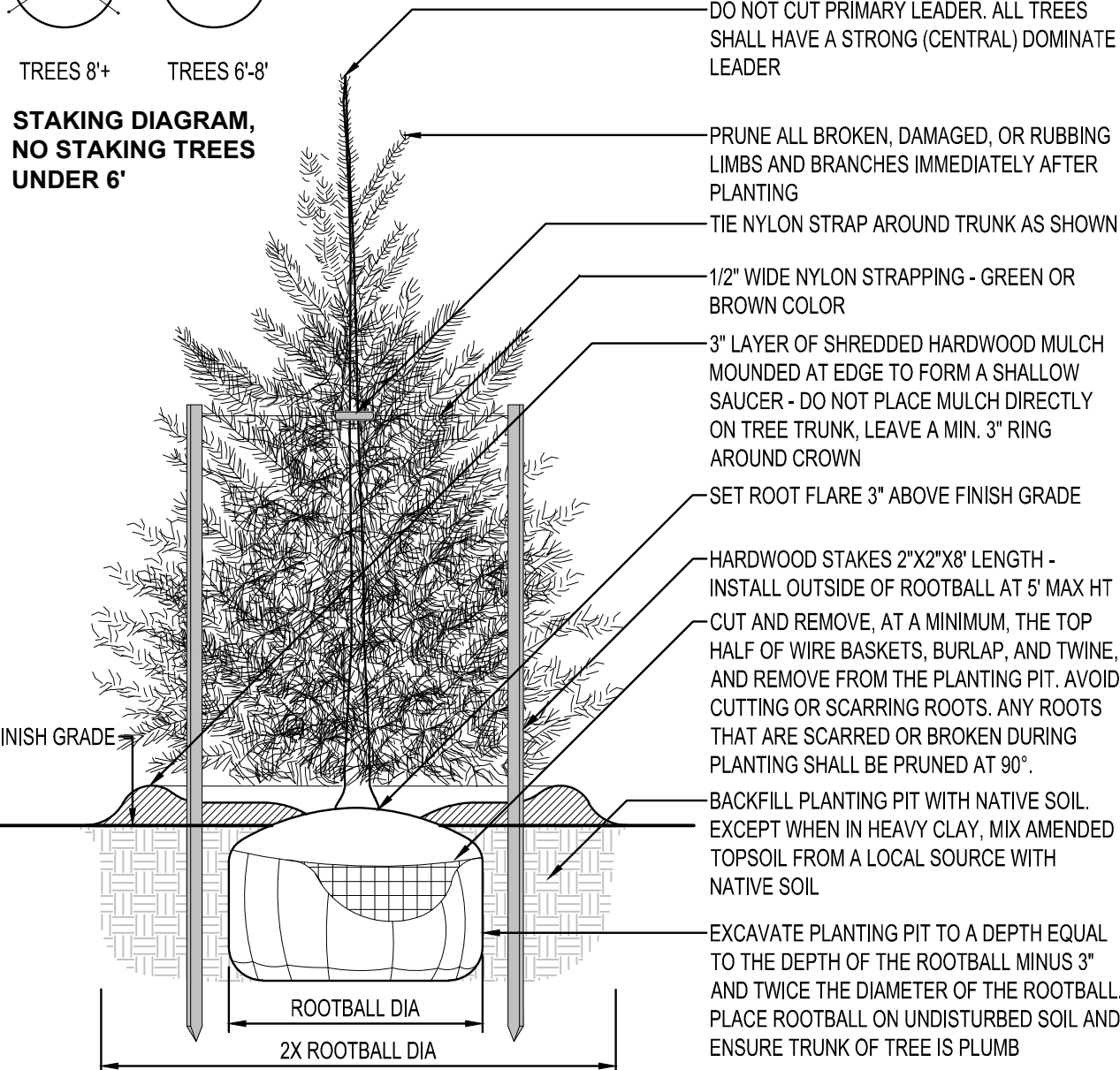
SHEET
C1-10 OF #

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
TREES					
	AA-M	3	ACER X FREEMANNI 'ARMSTRONG' ARMSTRONG FREEMAN MAPLE	2" CAL	B & B
	JF-J	35	JUNIPERUS CHINENSIS 'FAIRVIEW' FAIRVIEW JUNIPER	2" CAL	B & B
SHRUBS					
	CF-D	30	CORNUS SERICEA 'FARROW' ARCTIC FRIES' RED TWIG DOGWOOD	5 GAL	CONT
	CL-H	30	DIERVILLA LONICERA 'MICHIGAN SUNSET' DWARF BUSH HONEYSUCKLE	5 GAL	CONT
	RG-S	25	RHAUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL	CONT
	SS-S	95	SPIRAEA JAPONICA 'ANTHONY' WATERER ANTHONY WATERER JAPANESE SPIREA	5 GAL	CONT
SYMBOL	QTY	BOTANICAL / COMMON NAME			
MULCH					
	5,794 SF	SHREDDED HARDWOOD MULCH WOOD MULCH			
EDGER					
	280 LF	EDGER POLYVINYL (BLACK COLOR)			

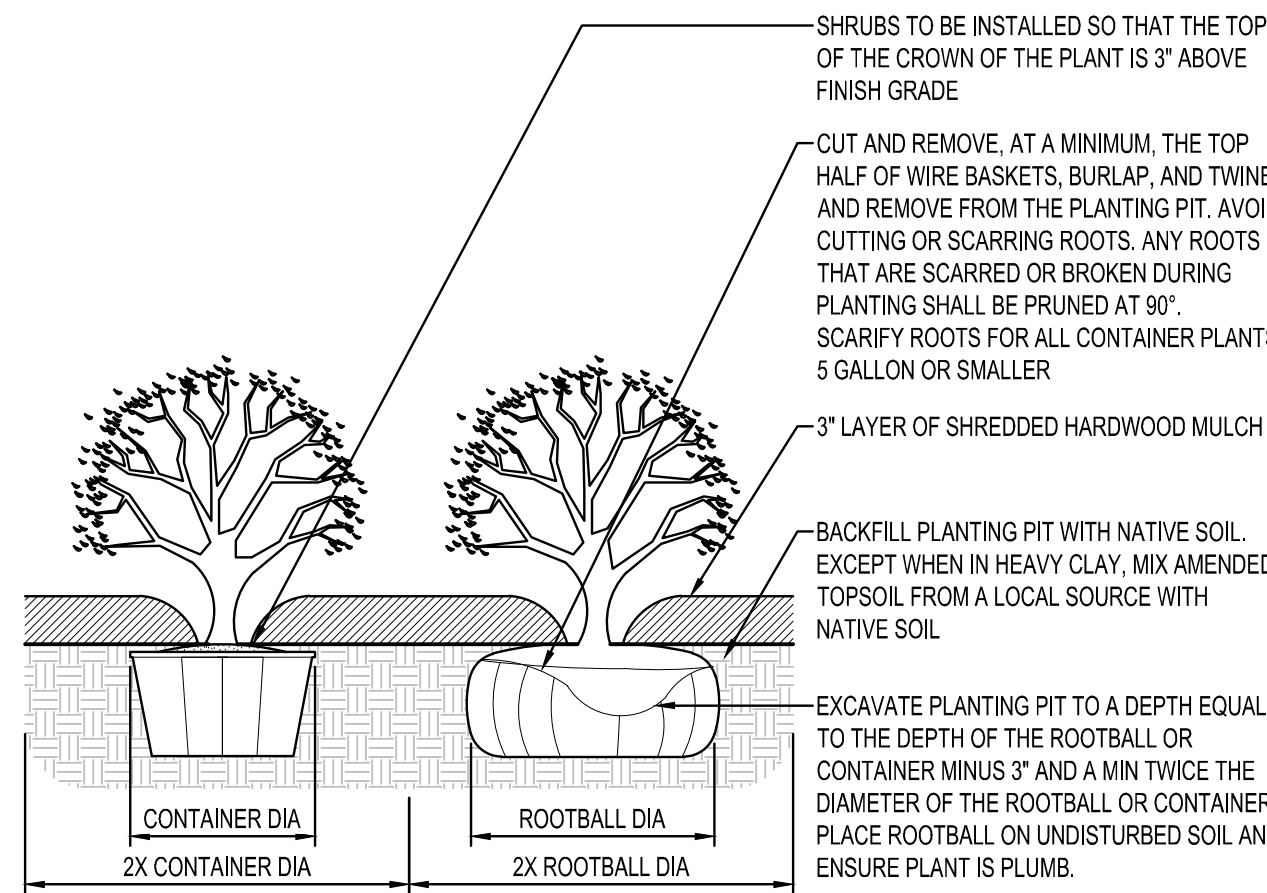


STAKING DIAGRAM,
NO STAKING TREES
UNDER 6'



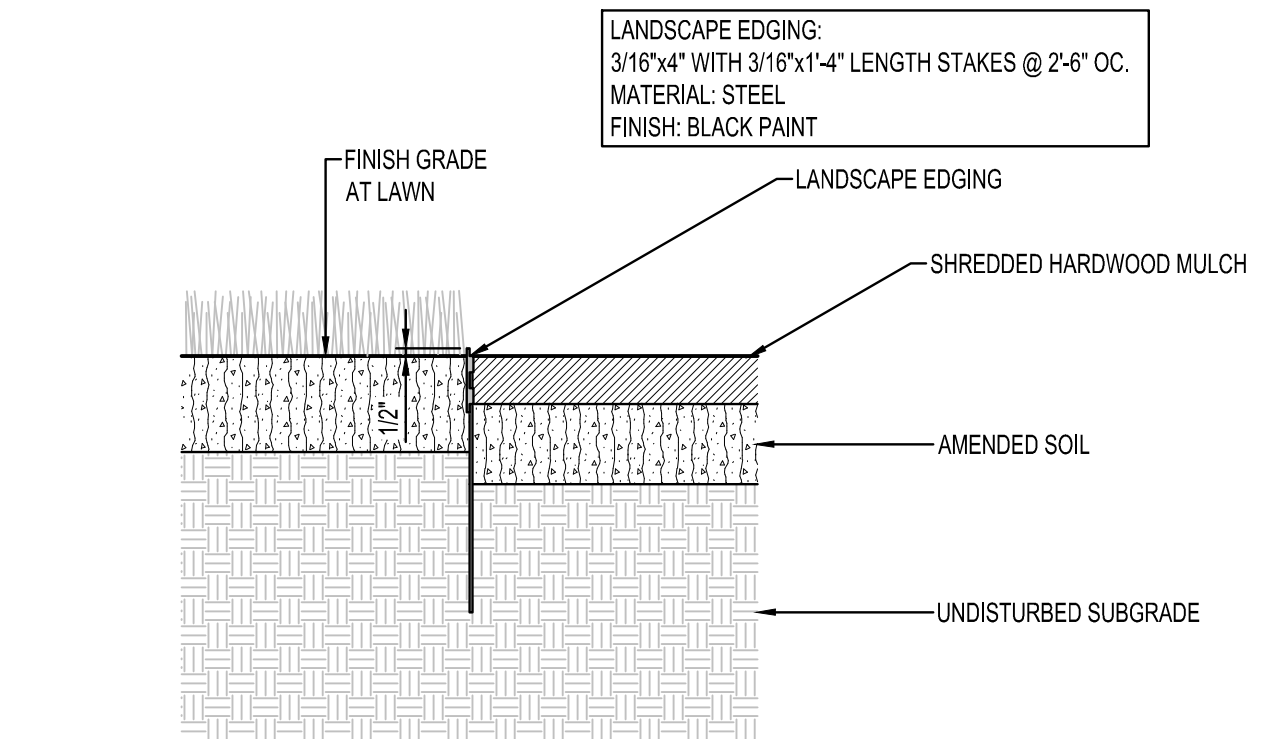
EVERGREEN TREE PLANTING

NTS



SHRUB PLANTING

NTS



LANDSCAPE EDGING

NTS

PLANTING NOTES

- COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FENCE, FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE PRIOR TO CONTINUING WORK.
- SAVE AND PROTECT ALL EXISTING TREES NOT NOTED TO BE REMOVED.
- REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- REFER TO PLANTING DETAILS FOR AMENDED SOIL DEPTH IN PLANTING BEDS AND SURROUNDING TREES.
- FIELD STAKE PLANTINGS ACCORDING TO PLAN. OWNER'S REPRESENTATIVE SHALL APPROVE ALL PLANT LOCATIONS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANTING LAYOUT AT TIME OF INSTALLATION.
- ALL PLANT MATERIALS SHALL BE TRUE TO THEIR SCIENTIFIC NAME AND SIZE AS INDICATED IN THE PLANT SCHEDULE.
- IF DISCREPANCIES EXIST BETWEEN THE NUMBER OF PLANTS DRAWN ON THE PLANTING PLAN AND THE NUMBER OF PLANTS IN THE SCHEDULE, THE PLANTING PLAN SHALL GOVERN.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO ANSI Z60.1.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED BY THE CONTRACTOR FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.
- ALL TREES SHALL HAVE A STRONG CENTRAL LEADER. ANY TREES DEEMED NOT TO HAVE A STRONG CENTRAL LEADER SHALL BE REJECTED.
- CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY AREAS THAT ARE DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- PROVIDE SHREDDED HARDWOOD MULCH SURROUNDING ALL PROPOSED TREES (5' Ø) AND WITHIN PLANTING BEDS TO A 3" MINIMUM DEPTH AS SHOWN IN TREE PLANTING DETAIL. DO NOT USE AN UNDERLAYMENT SUCH AS PLASTIC SHEET OR LANDSCAPE FABRIC. APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING. REFER TO PLANS FOR ADDITIONAL DETAILS. REFER TO STORMWATER DETAILS FOR BASIN CONSTRUCTION AND MULCH APPLICATION.
- MULCHING MATERIAL SHALL BE SHREDDED HARDWOOD MULCH, WITH NO INDIVIDUAL PIECES LARGER THAN 3", FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS, 3" MINIMUM DEPTH. MINIMUM DEPTHS AT LOCATIONS INDICATED ON DRAWINGS.
- CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- INDICATED QUANTITIES ARE ESTIMATES AND SHALL BE CONFIRMED BY THE CONTRACTOR.
- ADJUST SPACING OF PLANT MATERIALS AROUND ADJACENT UTILITY STRUCTURES.

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SHEET NOT VALID UNLESS THIS TEXT IS COLOR.

PROJECT

TEREX
BLDG
RENOVATIONS

PEWAUKEE

WISCONSIN

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	25-33639
FILE NAME	33639-C1-11 SITE DETAILS
DRAWN BY	TK
DESIGNED BY	TK
REVIEWED BY	MC
ORIGINAL ISSUE DATE	04/14/2026
CLIENT PROJECT NO.	33639

TITLE

PLANTING
DETAILS

SHEET

C1-11

OF #