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

PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, September 17, 2026
6:00 PM
Pewaukee City Hall Common Council Chambers
W240N3065 Pewaukee Road, Pewaukee, WI

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1. Call to Order and Pledge of Allegiance

2. Items for Discussion and Action

   2.1 Discussion and Action Regarding the Architectural Changes to the Shorepoint Church Site and Building Plan Approvals for Property Located on the Southwest Corner of Duplainville Road and Capitol Drive Originally Approved on 11/21/2024 (PWC 0912983, PWC 0912984, PWC 0912985)

   2.2 Discussion and Action and Public Hearing Regarding a Zoning Code Text Amendment to Amend Section 340-4.36C(5) to Allow Swimming Pools Within the 75-Foot Ordinary High Water Mark and Floodplain Setback as Requested by Timothy & Robin Andringa

   2.3 Discussion and Action Regarding the Site and Building Plans for Lucky Leaf Storage/Border States for the Purpose of Installing an Eight-Foot Tall Chain-Link Fence With Barbed Wire and Three Light Poles on Property Located at
   N46 W23075 Lindsay Road (PWC 0869996)

   2.4 Discussion and Action and Public Hearing to Rezone Property Located at W225 N4226 Duplainville Road from Rs-2 Single-Family Residential to Rs-4 Single-Family Residential as Requested by Christian Hansen (PWC 0867998)

   2.5 Discussion and Action Regarding a Certified Survey Map for Christian Hansen for the Purpose of Subdividing the Property Located at W225 N4226 Duplainville Road (PWC 0867998)

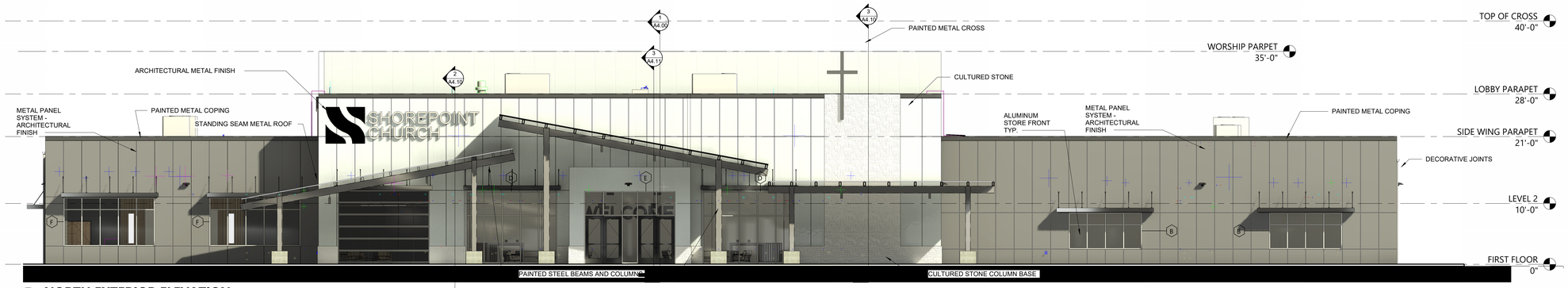
3. Adjournment

Ami Hurd
Deputy Clerk
Community Development Coordinator
September 11, 2026

NOTICE

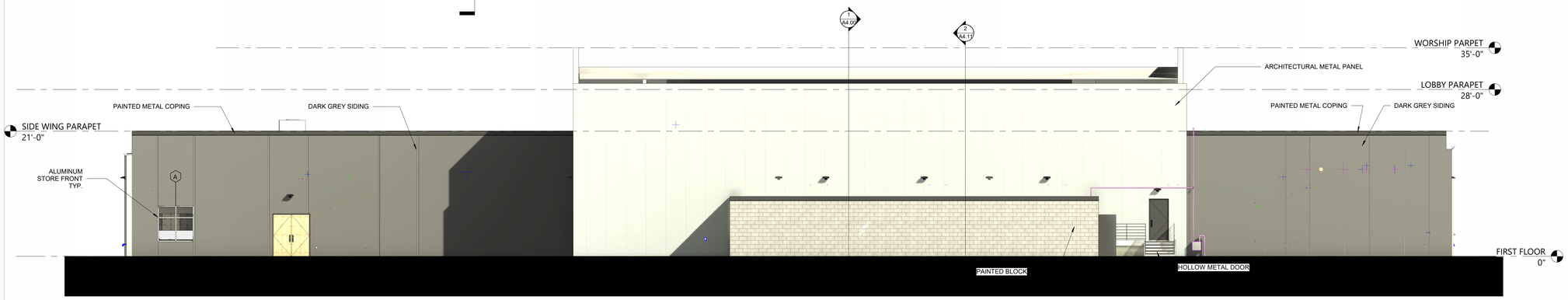
It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum at the above stated meeting. No action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

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.



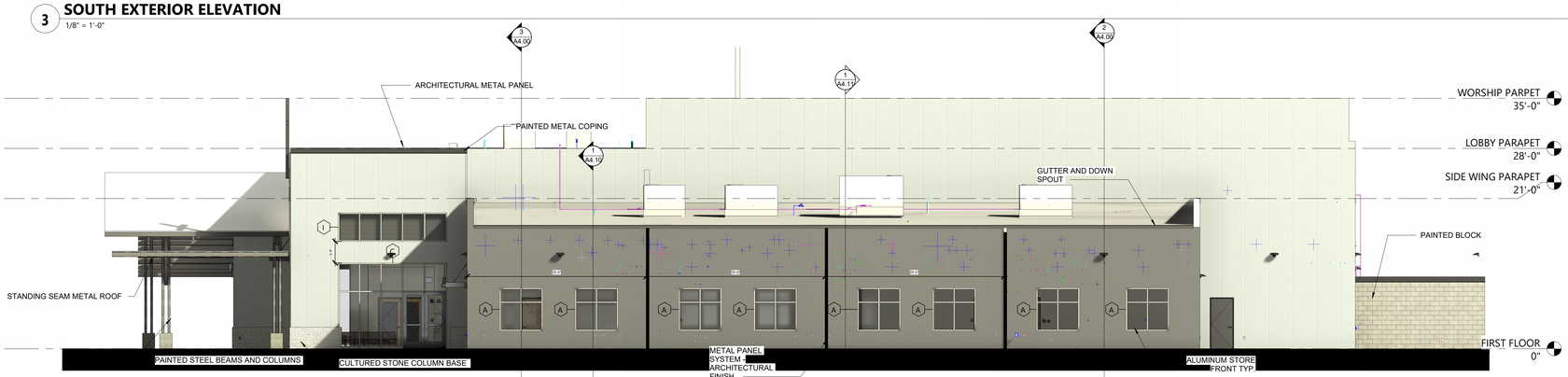
1 NORTH EXTERIOR ELEVATION

1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION

1/8" = 1'-0"

4 EAST EXTERIOR ELEVATION

1/8" = 1'-0"

LIVE design

[FOR CONSTRUCTION]

SHOREPOINT

N34W22407 CAPITOL DRIVE, PEWAUKEE, WI 53072

Revisions

No.	Description	Date

SHOREPOINT

Owner

N34W22407 CAPITOL DRIVE, PEWAUKEE, WI 53072

Project Number

25013

Date

07/27/26

EXTERIOR ELEVATIONS

A3.00

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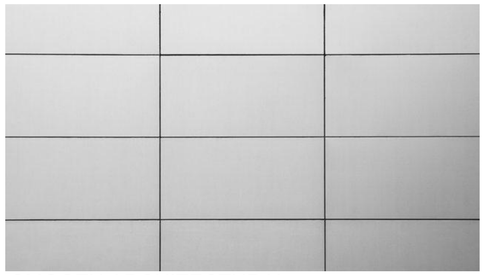
EXTERIOR RENDERING 1

EXTERIOR RENDERING 2

EXTERIOR RENDERING 3

CULTURED STONE EXAMPLE

STANDING SEAM METAL ROOF EXAMPLE



SMOOTH ARCHITECTURAL
METAL PANEL EXAMPLE

BLACK ALUMINUM WINDOW & DOOR EXAMPLE

SHOREPOINT

N34W22407 CAPITOL DRIVE, PEWAUKEE, WI 53072

Revisions

No.	Description	Date
1	Revision 1	2026-03-02
2	Revision 2	2026-04-17

SHOREPOINT

Owner

N34W22407 CAPITOL DRIVE, PEWAUKEE, WI 53072

Project Number

25013

Date

07/27/26

EXTERIOR RENDERINGS & MATERIALS

LV.00

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REPORT TO THE PLAN COMMISSION

Meeting of September 17, 2026

Date: September 10, 2026

Project Name: Andringa Zoning Code Amendment

Project Address/Tax Key No.: City-wide

Introduction

The applicant filed a Zoning Code Amendment request to allow swimming pools within the floodplain and ordinary high water mark setbacks within Section 340-4.36C.(5) of the Zoning Code.

Section 340-4.36C(5) currently prohibits structures, with certain specified exceptions, within 75 feet of the designated 100-year floodplain of a lake or navigable stream or within 50 feet of an OHWM or officially designated wetland. The applicant proposes to add "approved swimming pools" to the list of structures exempt from these setback requirements.

The proposed amendment would allow swimming pools to be located no closer than 35 feet from the OHWM and 100-year floodplain boundary, subject to applicable requirements of the Zoning Code.

The applicant is proposing to add "approved swimming pools" as shown below (emphasis added).

> Structure setbacks. No structure except necessary streets or accessways, utilities, navigational aids, piers and boat launch facilities, parking areas, approved boathouses, **approved swimming pools**, and principal buildings shall be located within 75 feet of a designated 100-year recurrence interval (base flood) floodplain of any lake or navigable stream or within 50 feet of an OHWM or officially designated wetland, unless there are existing principal use structures on adjoining parcels, in which case the setback from the OHWM or base flood elevation may be an average of setbacks on the adjoining parcels but no less than 35 feet. (See § 207-35 for definition of "base flood.") In this subsection,

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> "principal building" shall mean the main building or structure on a single lot or parcel of land and includes any attached garage, **approved swimming pools**, or attached porch.

If the amendment is considered for approval, staff also recommends that Section 340-2.9B.(2)(a), which specifically regulates swimming pools, be revised to add the language below.

> All swimming pools abutting a designated 100-year recurrence interval (base flood) floodplain of any lake or navigable stream, including any associated fencing, concrete surround, decking, or other impervious surface, shall be setback a minimum of 35 feet from the ordinary high water mark and 100-year floodplain boundary.

Project Description/Analysis

The existing ordinance provides exceptions from the shoreland setback requirements for certain structures and improvements, including necessary streets and accessways, utilities, navigational aids, piers, boat-launch facilities, parking areas, approved boathouses, and qualifying principal buildings.

These exceptions generally recognize structures or improvements that are functionally related to the use of lakefront property or circumstances involving an established development pattern. The existing regulations attempt to balance private property use with protection of shoreland areas, water quality, wildlife habitat, and scenic character.

Staff finds that swimming pools are not distinguishable from other accessory structures that remain subject to the applicable shoreland setbacks. Allowing swimming pools within the setback could also increase structural and impervious-surface development near the shoreline and establish a precedent for additional accessory structures within areas currently intended to remain relatively undeveloped.

Staff Recommendation

The existing setback requirements help protect water quality and wildlife habitat and help maintain a more natural and scenic shoreline that is not dominated by buildings, accessory structures, or impervious surfaces.

Office of the Planner & Community Development Director
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Pewaukee, Wisconsin 53072
262.691.6007
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Accordingly, staff recommends denial of the proposed Zoning Code Amendment.

If recommended for approval, *staff recommends that the proposed ordinance language be reviewed by the City Attorney prior to final adoption and publication to confirm compliance with applicable Wisconsin statutes and administrative regulations*.

CRAMER MULTHAUF LLP
ATTORNEYS

1601 EAST RACINE AVENUE STE 200
POST OFFICE BOX 558
WAUKESHA, WISCONSIN 53187-0558
TELEPHONE (262) 542-4278
FACSIMILE (262) 542-4270
tja@cmlawgroup.com
www.cmlawgroup.com

Timothy J. Andringa

August 31, 2026

Steve Bierce, Mayor
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

City of Pewaukee Common Council
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: ***Petition for a Zoning Code Text Amendment***

Dear Mayor Bierce and Council Members:

Robin and I own the property at N37 W26903 Kopmeier Drive, Pewaukee, WI 53072 ("Kopmeier Property"). We have owned that property since 2018. This is our secondary residence. Our primary residence is 1637 Legend Hill Lane, Waukesha, WI 53189 ("Waukesha Property").

Robin and I have decided that remodeling the Kopmeier Property is not possible. We have met with builders and have decided that the appropriate course is to tear down the home on Kopmeier and rebuild. As part of this process, we have decided that we would very much like to have a pool at the Kopmeier Property. We currently have a pool at the Waukesha Property, which we enjoy very much.

It was recently discovered that homes, streets, accessways, utilities, navigational aids, piers, boat launch facilities, parking areas, approved boat houses and homes can all be located up to the 75 feet of the designated 100-year reoccurrence interval flood plain, as well as the average setback of the adjoining parcels' structures, so long as they are no closer than 35 feet of the flood plain. The two adjoining parcels have homes that are much closer to the lake and, therefore, the new Kopmeier Property home, based upon the average of setbacks of the adjoining parcels, could be moved much closer to the lake. Thus, there is a large amount of space available between the average setbacks of the adjoining parcels and our proposed new home. The impediment is the way the current Ordinance reads, swimming pools are not allowed structures within the average of the setbacks of the adjoining parcels and, therefore, no part of the swimming pool improvement can be within 75 feet of the flood plain.

It is for this reason that we are requesting the amendment to Subsection 340.436 C. (5) of the City's Zoning Ordinance. We believe that an "approved swimming pool" is far less intrusive than a principal building, boat house, parking

area, boat launch facility, accessway, etc. We also do not believe it will lead to a flood gate of other proposed amendments for additional structures.

We ask that the Common Council for the City of Pewaukee approve this amendment.

Respectfully,

Tim and Robin Andringa

Enclosure

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

PETITION FOR A ZONING CODE TEXT AMENDMENT

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to amend the zoning code as follows: See attached proposed amendment.
The Andringas are requesting that Section 340.436 C. (5) be amended to include "approved swimming pools".

Applicant (Full Legal Name):
Name: Timothy J. and Robin L. Andringa
Company: Cramer Multhauf LLP
Address: 1637 Legend Hill Lane
City/State/Zip: Waukesha, WI 53189
Phone: (262) 542-4278
Email: tja@cmlawgroup.com

Contact Person (Full Legal Name):
Name: Timothy J. Andringa
Company: Cramer Multhauf LLP
Address: 1637 Legend Hill Lane
City/State/Zip: Waukesha, WI 53189
Phone: (262) 542-4278
Email: tja@cmlawgroup.com

Text Amendment submittals must include and be accompanied by the following:

- ☒ This Application form accurately completed with original signatures.
- ☒ Application Filing Fee, payable to the City of Pewaukee:
  - $500.00, plus cost for publication, notice and all attorney fees related to Project
- ☒ Five (5) complete collated sets of Application materials to include:
  - A written project narrative detailing the request and proposed zoning code change as well as any future development plans or any proposed site or building improvements.
  - Exhibits and Building and Site Plans as may be applicable.
- ☒ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☒ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.

Fraudulent invoices are being circulated online – DO NOT pay or wire funds to any unexpected invoices. The City of Pewaukee will never ask for funds to be wired for payment. If you receive any suspicious invoices or a request to wire funds, please contact Ami Hurd, Deputy Clerk/Community Development Coordinator at 262-691-0770 or via email hurd@pewaukee.wi.us.

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Pewaukee, Wisconsin 53072
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The applicant and property owner(s) hereby certify that:

1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
2) the applicant and property owner(s) has/have read and understand all information in this application; and
3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13. *(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).*

PETITIONER'S/APPLICANT'S SIGNATURE: /s/ Timothy J. Andringa
NAME & TITLE (PRINT): Timothy J. and Robin L. Andringa
SIGN AND DATED this 31 **day of** July, 2026.

PROPERTY OWNER'S SIGNATURE: /s/ Timothy J. Andringa
NAME & TITLE (PRINT): Timothy J. Andringa
SIGN AND DATED this 31 **day of** July, 2026.

PROPERTY OWNER'S SIGNATURE: /s/ Robin L. Andringa
NAME & TITLE (PRINT): Robin L. Andringa
SIGN AND DATED this 31 **day of** July, 2026.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: $_____. Date: _____.

Chapter 340. Zoning

Article 4. Zoning Districts

§ 340-4.36. SO Shoreland Overlay District.

§ 340.436 C. (5)

Structure setbacks. No structure except necessary streets or accessways, utilities, navigational aids, piers and boat launch facilities, parking areas, approved boathouses, *approved swimming pools*, and principal buildings shall be located within 75 feet of a designated 100-year recurrence interval (base flood) floodplain of any lake or navigable stream or within 50 feet of an OHWM or officially designated wetland, unless there are existing principal use structures on adjoining parcels, in which case the setback from the OHWM or base flood elevation may be an average of setbacks on the adjoining parcels but no less than 35 feet. (See § **207-35** for definition of "base flood.") In this subsection, "principal building" shall mean the main building or structure on a single lot or parcel of land and includes any attached garage, *approved swimming pools*, or attached porch.

STATE OF WISCONSIN **CITY OF PEWAUKEE** **WAUKESHA COUNTY**

ORDINANCE NO. 26-XX

AN ORDINANCE AMENDING STRUCTURE SETBACKS FOR SWIMMING POOLS IN THE SHORELAND OVERLAY DISTRICT IN CHAPTER 340 – ZONING

WHEREAS, the City of Pewaukee Plan Commission held a public hearing on September 17, 2026 to discuss changes to regulations related to swimming pool setbacks in the Shoreland Overlay District;

NOW THEREFORE, The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain sub [6] be added to Section 340-2.9B.(2)(a) as follows:

[6] All swimming pools abutting a designated 100-year recurrence interval (base flood) floodplain of any lake or navigable stream, including any associated fencing, concrete surround, decking, or other impervious surface, shall be setback a minimum of 35 feet from the ordinary high water mark and floodplain boundary.

NOW THEREFORE, The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that Section 340-4.36C.(5) be revised as follows:

(5) Structure setbacks. No structure except necessary streets or accessways, utilities, navigational aids, piers and boat launch facilities, parking areas, approved boathouses, approved swimming pools, and principal buildings shall be located within 75 feet of a designated 100-year recurrence interval (base flood) floodplain of any lake or navigable stream or within 50 feet of an OHWM or officially designated wetland, unless there are existing principal use structures on adjoining parcels, in which case the setback from the OHWM or base flood elevation may be an average of setbacks on the adjoining parcels but no less than 35 feet. (See § 207-35 for definition of "base flood.") In this subsection, "principal building" shall mean the main building or structure on a single lot or parcel of land and includes any attached garage, approved swimming pools, or attached porch.

SECTION 2: Severability. The sections of this ordinance are declared to be severable. Should any sub-section, clause, or provision of this ordinance be declared by any court of competent jurisdiction to be invalid, the same shall not affect the validity of this ordinance as a whole or any part thereof, other than the part declared invalid. The remainder of the ordinance shall remain in full force and effect.

SECTION 3: Effective Date. This ordinance is effective upon publication or posting as provided by law.

This ordinance passed this _____ day of _____ 2026.

_____
Steve Bierce, Mayor

ATTEST:

_____
Kelly Tarczewski, City Clerk/Treasurer

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 September 17, 2026

Date: September 10, 2026

Project Name: Lucky Leaf Storage/Border States Site & Building Plan Review

Project Address/Tax Key No.: N46W23075 Lindsay Road/PWC 0869996

Applicant: Tony Fischer, Rice Companies

Property Owner: Miller O'Hern Business Park LLC

Current Zoning: M-1 General Wholesale Business/Warehouse District

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

Use of Surrounding Properties: Vacant agricultural property to the north, vacant land to the south, and single-family residential to the east and west

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Project Description/Analysis

The applicant filed a Site & Building Plan Review Application requesting approval of the installation of a fence and light poles upon property located at N46W23075 Lindsay Road.

The storage area is approximately 84,357 square feet. The project consists of an eight foot tall chain link fence with three rows of barbed wire on top, located in the northeast portion of the site. The applicant is also proposing to install three light poles with a peak height of 19-feet. A security camera is also located on the east side of the storage area.

The subject property has been historically used for outdoor storage. In review of aerial photographs, the outdoor storage began at some point between 1970 and 1980. The M-1 District allows goods and materials temporarily stored inside a permanent building or within an open area attractively and effectively visually screened from 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. As such, a Business Plan of Operation for the Border States use of the site for outdoor storage shall be submitted for staff review and approval.

All accessory structures in nonresidential districts require Plan Commission review per Section 340-2.9B.(5). A Zoning Permit shall also be obtained following approval of the fence and lighting by the Plan Commission in accordance with Section 340-4.23I. of the Zoning Code.

There are currently several evergreen trees and a fence with vegetative screening along Lindsay Road. There is also an existing tree line between the subject property and the single-family homes to the east. Images of the property and screening are below for review.

Staff's primary concern is the lighting and potential impact on the neighboring residential properties, particularly during winter months. The lighting provided does comply with height, wattage, and footcandle requirements of the Zoning Code. To ensure lighting and glare do not impact neighboring properties, staff recommends the following condition:

> *Lighting provided as part of this project shall be installed and operated in accordance with the approved plans and project narrative. Following installation, if City staff determines that the lighting creates unreasonable glare, light trespass, or adverse impacts upon adjacent residential properties, the applicant or property owner shall implement corrective measures as directed by the City, which may include additional shielding, light fixture adjustments or relocation, reducing light levels, changes to motion-sensor settings or operating hours, or other similar measures. The City may require nighttime inspection or field measurements as necessary to evaluate reported lighting impacts*.

Recommendation

Staff recommends approval of the Site & Building Plan Review Application subject to the conditions within this report.

Views from Lindsay Road

Planner & Community Development Director Nick Fuchs

View from interior of the site

Planner & Community Development Director Nick Fuchs

Example views from between houses

9/8/2026

Lucky Leaf Storage
N46W23075 Lindsay Rd
Pewaukee, WI 53072

The proposed fenced in portion of the Lucky Leaf Storage property is planned to store inventory of electrical components including conduits, by their tenant Border States. No racking will be used in storage of the inventory. (3) Light poles to be installed on the East Perimeter.

1. Light poles are 16' tall, on a 3 foot concrete base, for a total height of 19' above grade. The fixtures are full cutoff, with integral bilevel occupancy sensors. Fixtures will remain at 50% level until motion is sensed, and will increase to 100% output when movement is detected. They are provided with house side shields to prevent light trespass behind the fixture onto adjacent properties. See included photometric plan for light level calculations and cutsheet of the proposed light fixture. Lighting calculations on the photometric plan were performed with light fixtures at their 100% level.

2. Light poles are to provide security for the yard, and are located on the perimeter to allow movement of vehicles and materials throughout the yard without obstacle. House side shields are furnished with each fixture to prevent light trespass to adjacent properties.

3. Please see the attached example of the proposed fence.

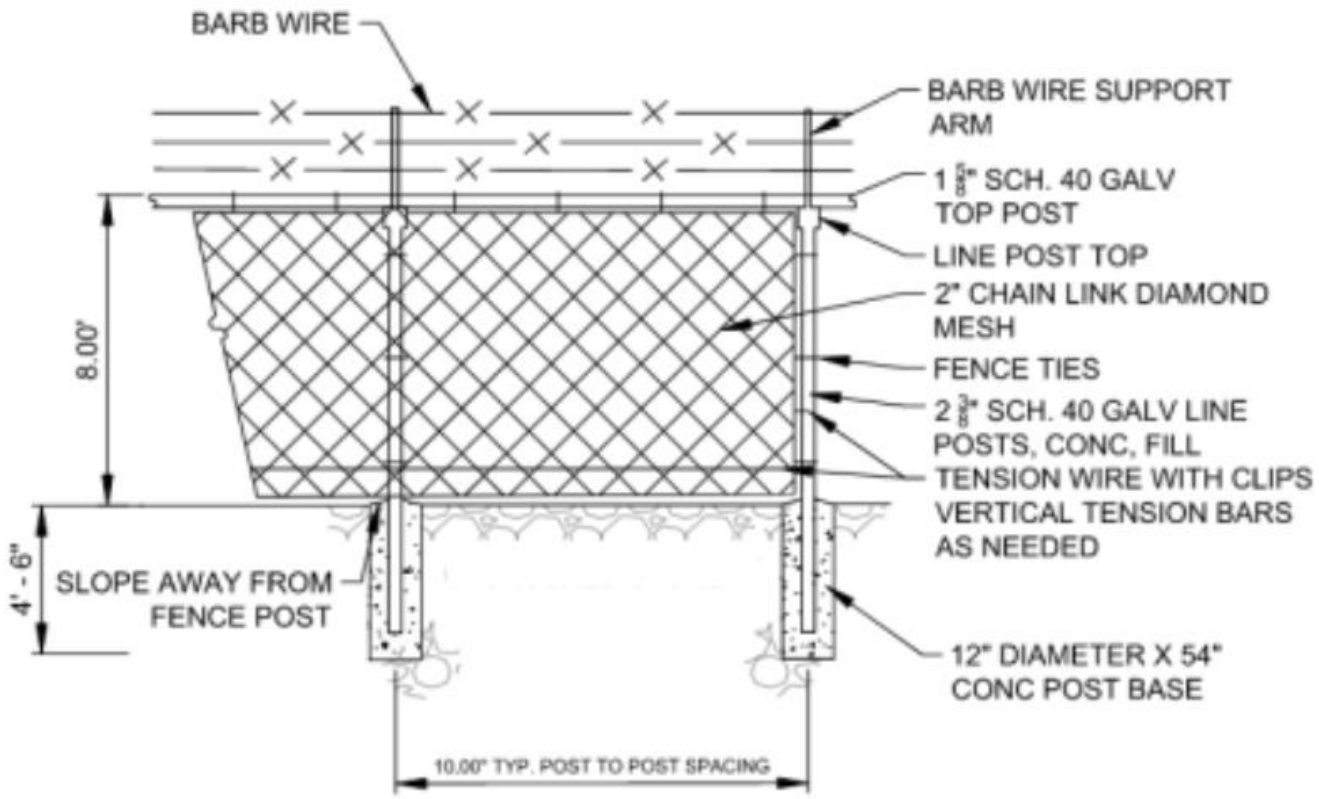
4. No permanent employee or customer parking will be needed other than a forklift to load and unload materials.

5.The tree line between the subject property stands behind a 6-8 foot tall berm, that runs on the East side of the property adjacent to the adjacent single-family properties.

6. Lighting currently exists across the road from the proposed fence to the West. Tenant has said that the lighting on that side is adequate for the West side of the property, which is lit at night.

Sincerely,

Tony Fischer
701-793-1154



1 **FENCE DETAIL**

1 **OVERALL SITE PLAN**
1/64" = 1'-0"

N

ZONING REQUIREMENTS	
A. DISTRICT:	ZONE 3: M-1
B. USE:	WHOLESALE / WAREHOUSE
C. BULK AREAS:	
SITE AREA:	26.737 ACRES
AREA OF WORK:	83,210 SF
D. SETBACKS:	
FRONT YARD (R.O.W. FROM STREETS):	30'-0" MINIMUM
REAR YARD:	25'-0" MINIMUM
SIDE YARD:	25'-0" MINIMUM

E. SITE LIGHTING:
- LIGHTING OF THE SITE SHALL BE OF A TYPE, DESIGN, COLOR, HEIGHT AND INTENSITY TO BLEND WITH THE SITE AND LANDSCAPING, BUT IN NO CASE SHALL LIGHT POLES BE TALLER THAN 20 FEET MEASURED FROM GROUND LEVEL.
- LIGHTING OF THE SITE SHALL BE OF A DESIGN AND HEIGHT AND BE LOCATED AND/OR SHIELDED SO AS TO ILLUMINATE ONLY THE SITE AND NOT BE A BEACON OF DISTRACTION OR POTENTIAL HAZARD TO TRAFFIC OR TO PEOPLE WORKING OR LIVING IN THE VICINITY OF THE SITE, AND, SPECIFICALLY, THE INDIVIDUAL LIGHT SOURCE AND THE DIRECT RADIATION FROM LIGHTS WITH WATTAGE GREATER THAN 150 SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR RESIDENTIAL PROPERTY UNLESS SPECIFICALLY APPROVED BY THE PLAN COMMISSION.

RICE COMPANIES
701.809.7187 | RICECOMPANIES.COM
SAUK RAPIDS MN | GLENCOE MN
MANKATO MN | FARGO ND | CEDAR FALLS IA
SIOUX FALLS SD | APPLETON WI

NOT FOR CONSTRUCTION

BORDER STATES
LUCKY LEAF YARD
N46W23075 LINDSAY RD, PEWAUKEE, WI 53072

REVISIONS	
NUMBER	DATE

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OVERALL SITE PLAN

A100

TIA | 08.04.26

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Autodesk Docs://Border States Lucky Leaf Storage Site - Pewaukee, WI/2026 - Border States Lucky Leaf Storage Site - Pewaukee, WI.rvt
FMC26031 8/4/2026 8:13:59 AM

1 **ENLARGED SITE PLAN**
1/32" = 1'-0"

CONSTRUCTION NOTES

1. NEW CHAIN LINK SECURITY FENCING; 8'-0" TALL W/ 3 ROWS OF BARBED WIRE ON TOP.
2. NEW 40'-0" WIDE DOUBLE SWING CHAIN LINK GATE (2 - 20'-0" GATES).
3. NEW LIGHT POLE; STANDARD NO. SD-6 PER PEWAUKEE CODE OF ORDINANCES.
4. NEW ELECTRICAL RECEPTACLES FOR FORKLIFT CHARGING.
5. NEW SECURITY CAMERA.
6. EXISTING JUNCTION BOX W/ 6 GA. WIRE FED FROM EXISTING ELECTRICAL PANEL.
7. EXISTING 240V ELECTRICAL PANEL.

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SIOUX FALLS SD | APPLETON WI

NOT FOR CONSTRUCTION

BORDER STATES
LUCKY LEAF YARD
N46W23075 LINDSAY RD, PEWAUKEE, WI 53072

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ENLARGED SITE PLAN

A101

TIA | 08.04.26

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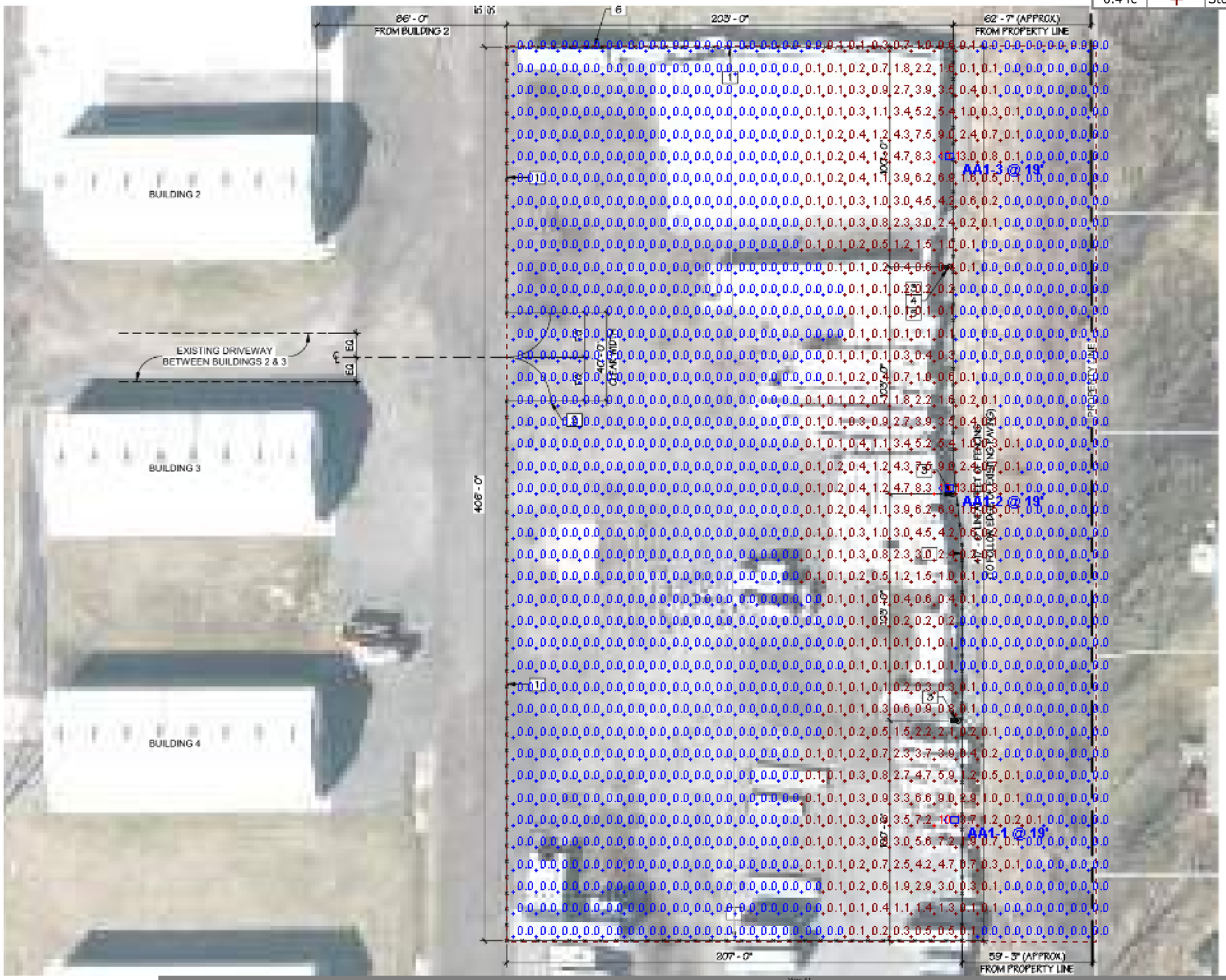
Autodesk Docs://Border States Lucky Leaf Storage Site - Pewaukee, WI/2026 - Border States Lucky Leaf Storage Site - Pewaukee, WI.rvt
FMC26031 8/4/2026 8:13:59 AM

Statistics

Avg	Symbol	Description	Max	Min	Max/Min	Avg/Min
0.4 fc	+	Storage yard and adjacent property	10.1 fc	0.0 fc	N/A	N/A

Luminaire Locations

No.	Label	Location Z	MH	Orientation	Tilt
1	AA1	19.00	19.00	270.00	0.00
2	AA1	19.00	19.00	270.00	0.00
3	AA1	19.00	19.00	270.00	0.00



View #1

RSX2 LED
Area Luminaire

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications

EPA (ft²@0°): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm) (SPA mount)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body, 7.2" (18.3 cm) Arm
Weight (SPA mount): 30.0 lbs (13.6 kg)

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

Options

Finish

LITHONIA LIGHTING COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, GA 30035 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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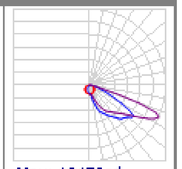
Lithonia RSX2 Area LED
Rev. 07/22/26
Page 1 of 9

PROVIDE WITH 16 FT SQUARE STEEL POLE, 36 INCH HIGH CONCRETE BASE.

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF	Description	Input Power	Polar Plot
	AA1		3	Lithonia Lighting	RSX2 LED P3 40K R4 HS	1	14473	1	RSX LED Area Luminaire Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution with HS shield	147	 Max: 12472cd

LUCKY LEAF YARD
N46W23075 LINDSAY RD, PEWAUKEE, WI 53072

Designer
MBN
Date
08/03/2026
Scale
Not to Scale
Drawing No.
SITE PHOTO.
Summary

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 September 17, 2026

Date: September 10, 2026

Project Name: Hansen Rezoning & Certified Survey Map

Project Address/Tax Key No.: W225N4226 Duplainville Road/PWC 0867998

Applicant: Christian Hansen

Property Owner: Thomas & Marcia Mueller

Current Zoning: Rs-2 Single-Family Residential

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

Use of Surrounding Properties: Single-family residential to the north, east and west and M-1 District zoned property to the south

---

Project Description/Analysis

The applicant has submitted a Rezoning Petition and Certified Survey Map (CSM) application for the approximately 2.384-acre property located at W225N4226 Duplainville Road. The property is currently zoned Rs-2 Single-Family Residential District.

The applicant proposes to rezone the property to the Rs-4 Single-Family Residential District and subdivide the property into three lots. The Rs-4 District requires a minimum lot area of 20,000 square feet and a minimum lot width of 110 feet at the building setback line.

The proposed lots are summarized below:

Lot Number	Lot Width (feet)	Lot Area (square feet)
1	231.17	37,277
2	167.72	32,984
3	164.23	33,605

Based on the proposed lot dimensions, all three lots satisfy the minimum lot area and width requirements of the Rs-4 District.

Lot 1 contains an existing single-family residence and accessory buildings. The accessory buildings do not meet the quantity requirements or the 10-foot building separation standard and the residence is currently nonconforming under the existing Rs-2 District zoning due to its setbacks. Although the required setbacks are reduced under the proposed Rs-4 District zoning, the existing residence would

continue to encroach into the required front yard setback and would also have a minor encroachment into the required side yard setback. Accordingly, the existing residence would remain a nonconforming structure and would continue to be subject to the provisions of Article 10, Nonconforming Uses, Structures and Lots, of the Zoning Code.

Note the home and three larger accessory buildings are nonconforming regardless of the land division request. The smaller shed that is located on the south side of Lot 1, however, does not meet the five foot side yard setback standard as a result of the land division request. As the land division is creating this nonconforming status, *staff recommends that the approximately 100 square foot shed located on the south end of Lot 1 be moved to a conforming location or razed prior to the recording of the certified survey map*.

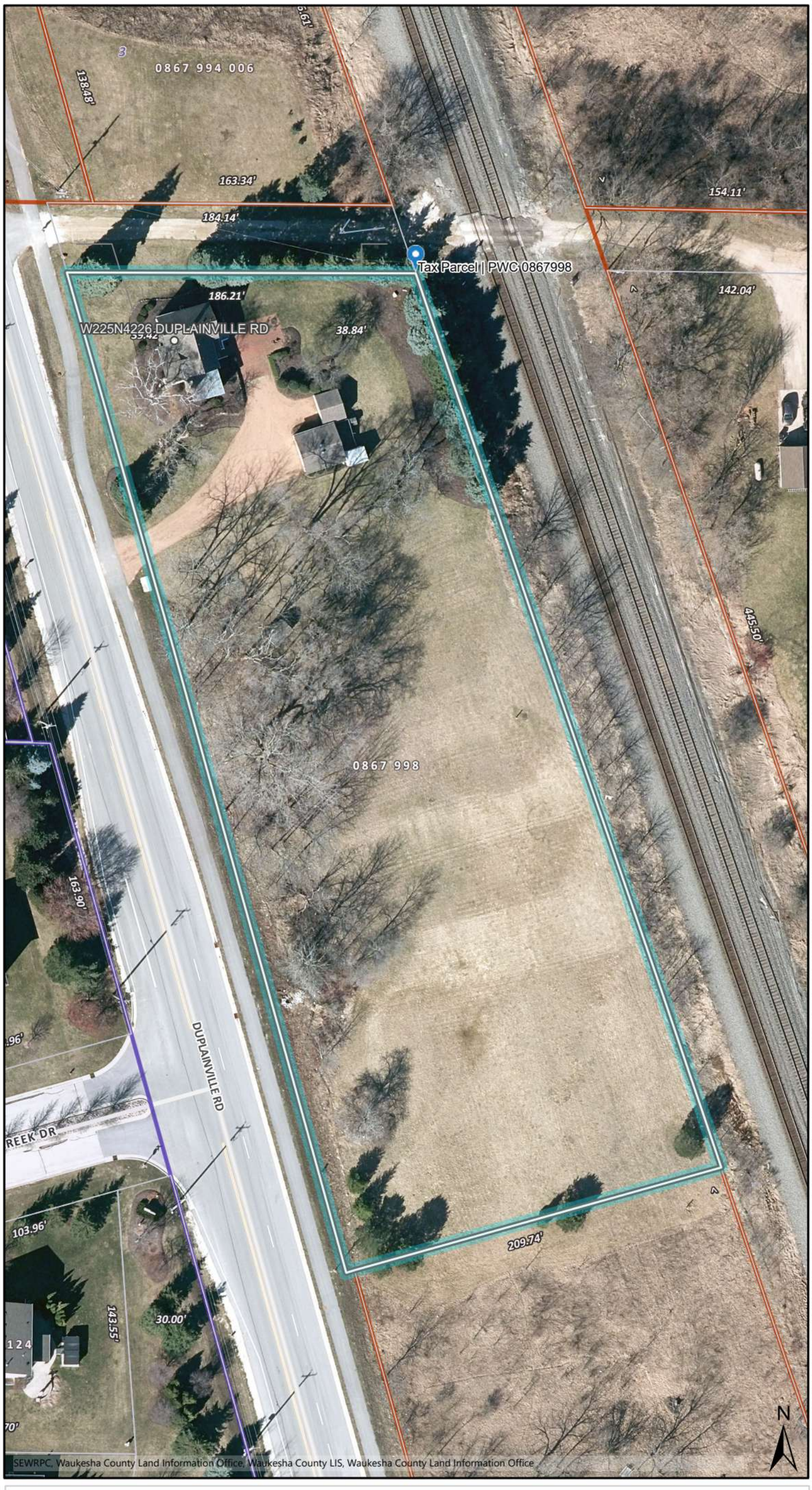
Recommendation

Staff recommends approval of the Rezoning Petition and Certified Survey Map for property located at W225N4226 Duplainville Road, *subject to the following conditions:*

1. *The approximately 100 square foot shed located on the south end of Lot 1 shall be relocated to a conforming location or razed prior to the recording of the certified survey map*.
2. *Final grading, stormwater management, and utility plans for Lots 2 and 3 shall be reviewed and approved by the Engineering Department prior to the issuance of any building permits for either lot*.
3. *The applicant shall revise the "Village Board" language and dedication reference in the owner's certificate on Page 4*.
4. *The Certified Survey Map shall be revised as necessary to address all remaining comments of City staff and shall comply with all applicable requirements of the City of Pewaukee Municipal Code and Chapter 236 of the Wisconsin Statutes prior to recording*.

WAUKESHA COUNTY
Land Information System

26-10221-GIS



Legend

- Site Address
- Site Address Units
- Tax Parcels
- Assessor Plat — Assessor Plat
- CSM — CSM
- Condominium — Condominium
- Subdivision — Subdivision
- Focus Labels
- Focused Pushpins
- Focused Polygons
- Focused Polygons (Borders)
- Override 1

Notes

Printed Date: 6/30/2026 2:04 PM

0 28 56 84 112

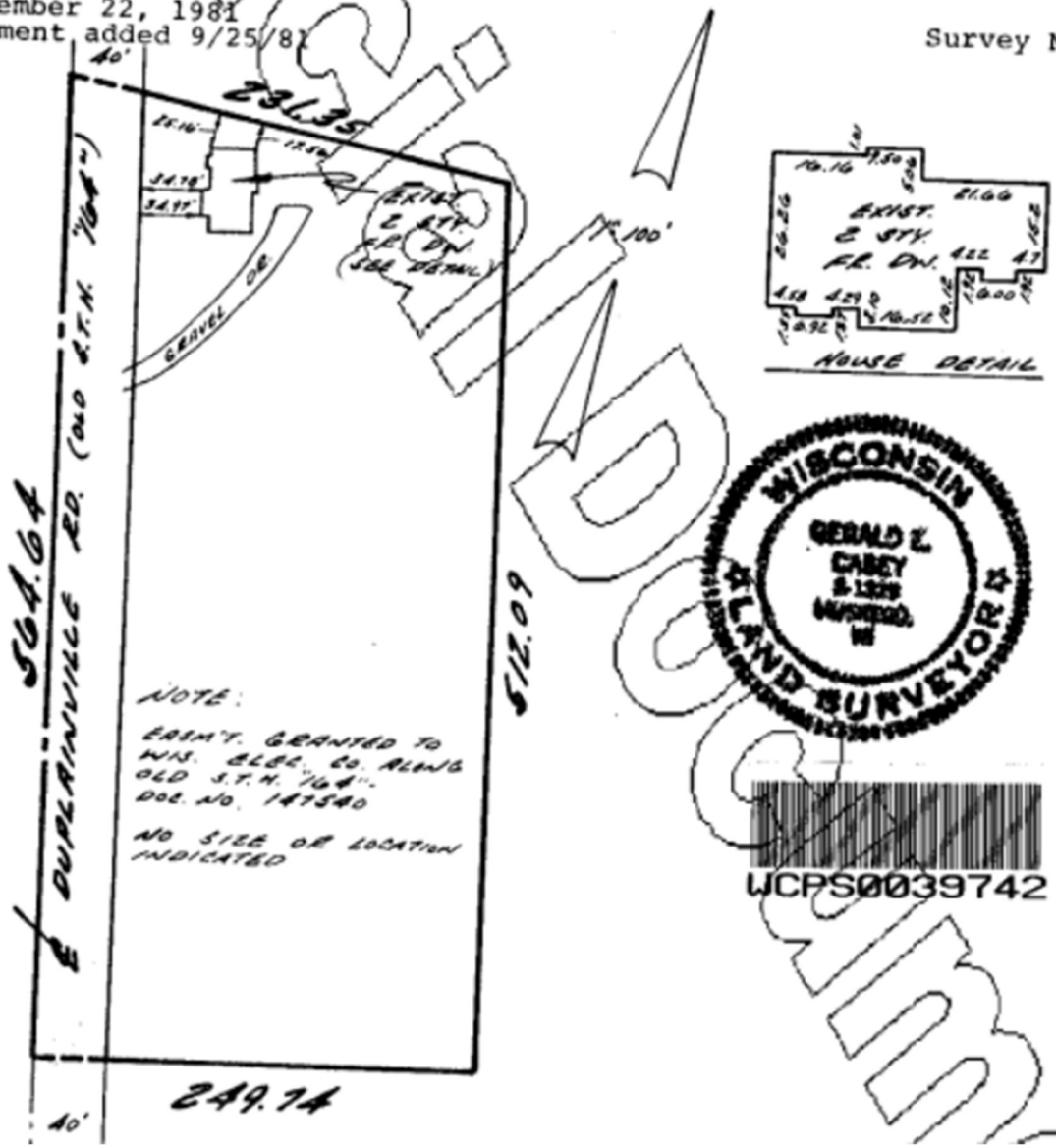
1 inch equals 56 feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

LEGAL DESCRIPTION: Part of the East 1/2 of the SW 1/4 and part of the West 1/2 of the SE 1/4 of Section 1, T 7 N, R 19 E, in the Town of Pewaukee, Waukesha County, Wisconsin, described as follows: Commencing at the South quarter monument Section 1, T 7 N, R 19 E; thence N 87° 41' W, 31.5 feet to the centerline of Wisconsin State Highway "164"; thence N 16° 54' W, on long chord of curve (C/L to left) 287.5 feet to point of tangent; thence N 14° 39' W, on centerline 444.5 feet to the place of beginning of this description; thence continuing N 14° 39' W, 927.7 feet; thence S 88° 25' E, 231.35 feet to the Westerly right-of-way line of Soo Line Railroad; thence S 18° 7' E, on said right-of-way line 936.59 feet; thence S 89° 48' W, 287.75 feet to centerline of highway and place of beginning. Excepting therefrom that portion thereof conveyed to Waukesha County by deed dated February 18, 1953 and recorded March 31, 1953 as Document No. 378233 at Volume 597 of Deeds, page 605 being also the same property described and conveyed in a deed dated March 16, 1953 and recorded March 31, 1953 as Document No. 378234 in Volume 597 of Deeds on page 607, Waukesha County records. Further excepting therefrom Certified Survey Map No. 3152 recorded in the Office of the Register of Deeds on November 28, 1977 in Volume 23 of Certified Survey Maps, page 169 as Document No. 1026223.

September 22, 1981
Easement added 9/25/81

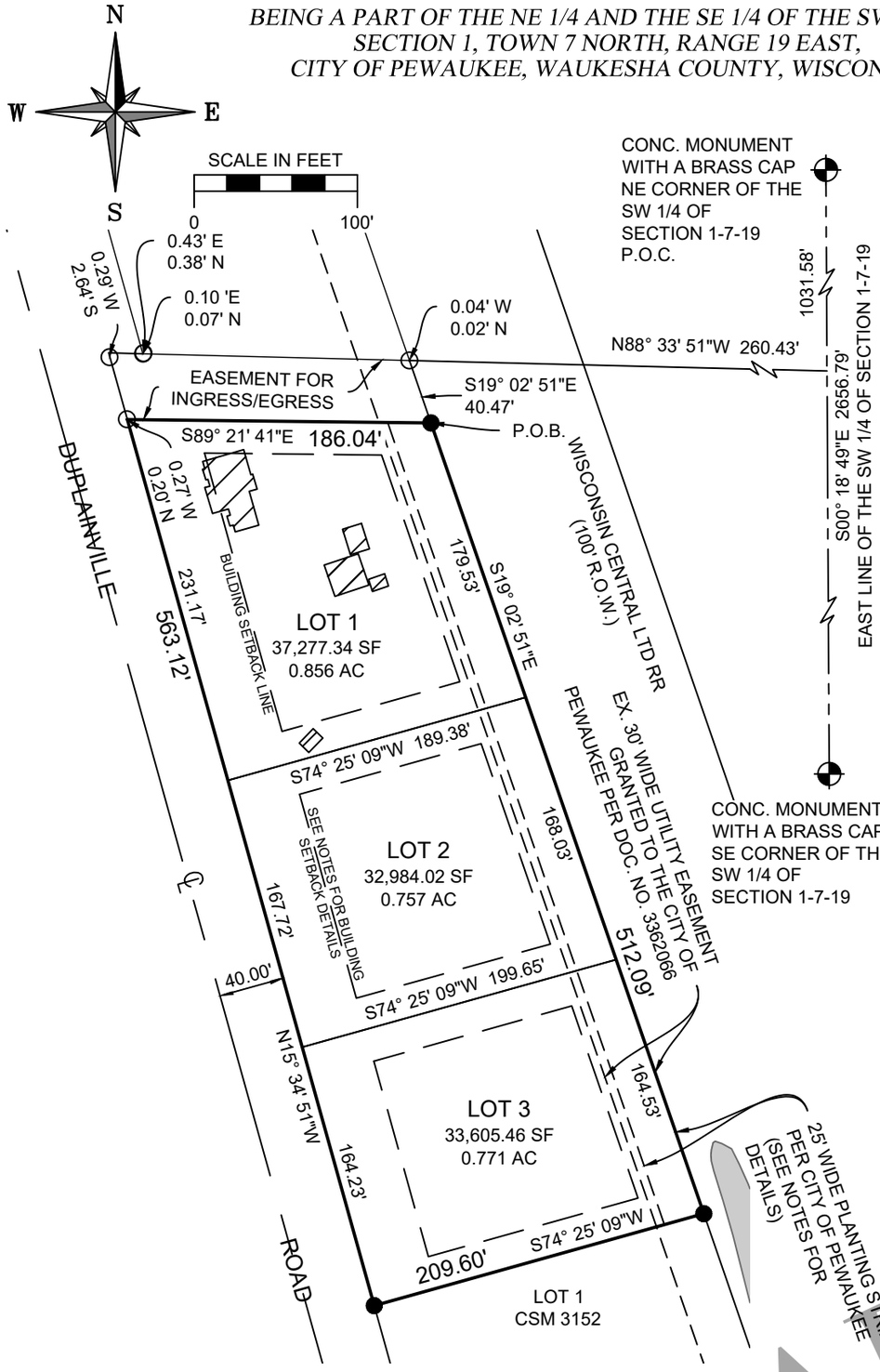
Survey No. 57926

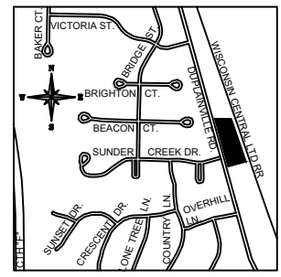


For reference only, not for re-sale.

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN





LOCATION MAP
SW 1/4 OF SECTION 1-7-19
SCALE: 1" = 2000'

LEGEND

- ○ - 1" IRON PIPE FOUND
- ● - IRON PIPE 18" x 1"' DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊕ - SECTION CORNER MONUMENT
- ▭ - WETLAND BOUNDARY (PER WAUKESHA COUNTY GIS)

P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
R.O.W. - RIGHT-OF-WAY

SURVEY NOTES:

1. All dimensions shown are in decimal feet, US survey units.
2. Review legal description and record measurements on this plat and at once report any apparent difference to the surveyor.
3. Reference bearing is the East line of the Southwest 1/4 of Section 1,T7N, R19E was used as the reference bearing and has a bearing of South 00° 18' 49" East. Bearing shown here are based on the North American Datum of 1983 (NAD 83)(2011), Wisconsin State Plane Coordinate System South Zone. Elevations (if any) shown are in relation to the North American Vertical Datum of 1988 (NAVD 88).
4. This property does not lie within the 100 year flood zone per FEMA Map No. 55133C0202H dated October 19, 2023 and FEMA Map No. 55133C0204H dated October 19, 2023.
5. No title policy was provided, thus the title was not reviewed.
6. Road R.O.W. was mapped per Plat of Right-of-Way Project S0805 (4).
7. The 25 foot wide planting strip of land is reserved for the planting of trees and shrubs for the purpose of screening. The building of structures heron is prohibited.
8. This Property is zoned Rs-4 per letter from Nick Fuchs, Planner for the City of Pewaukee. Building setbacks shown were obtained from the City municipal ordinance. Note there is also a 5 foot setback from public easements.

DRAFT

DATED AT WAUKESHA, WISCONSIN THIS 5th DAY OF AUGUST, 2026.

BY: _____
MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126
THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

OWNER:
HANSON BROS. CONTRUCTION

FILE NAME: S:\projects\26-10220\DWG\26-10220-21.dwg

SHEET: 1 OF 4

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

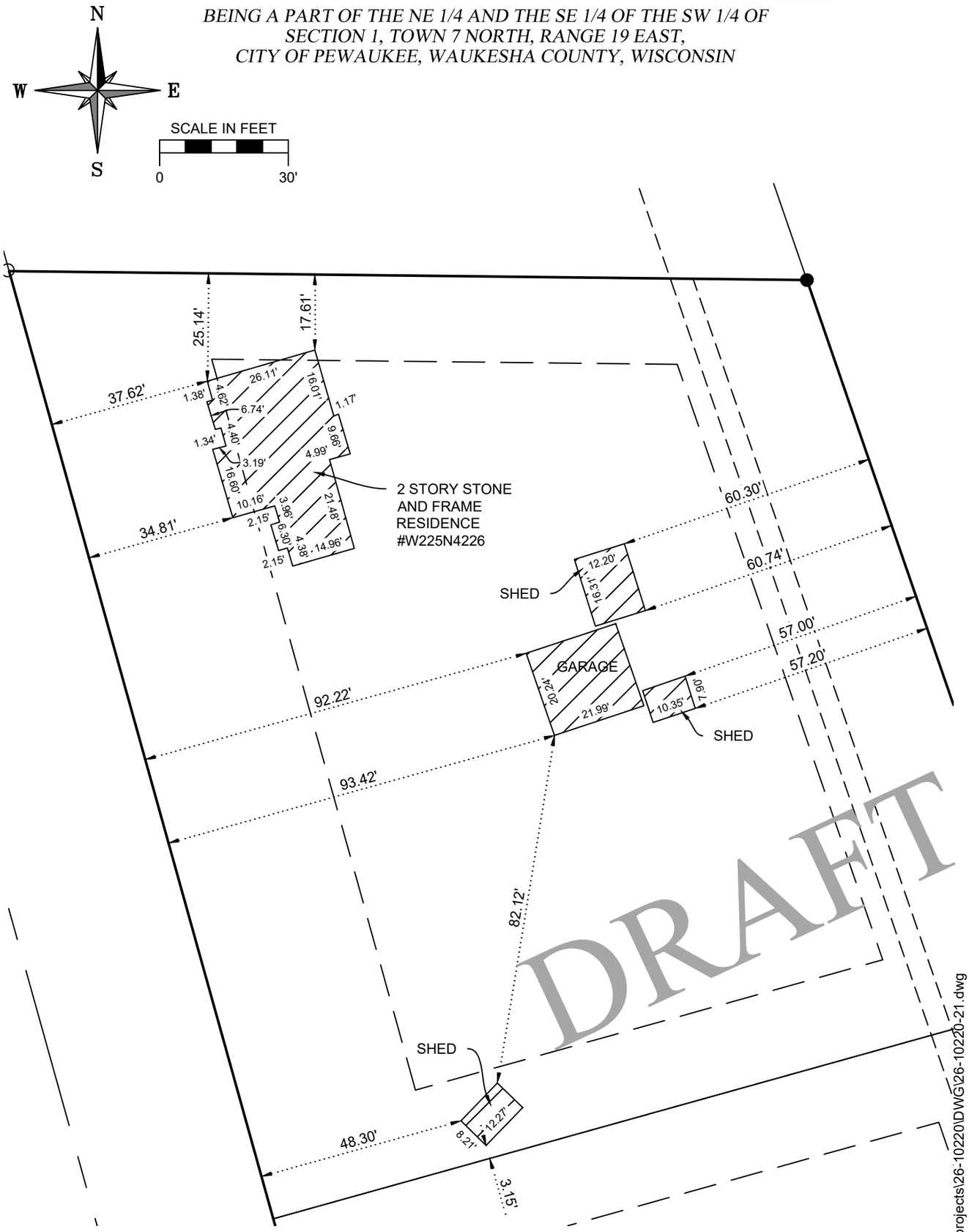
DRAWN BY: JB	CHECKED BY: MR
JOB NO.: 26-10221	

REVISION

DATE	DESCRIPTION	BY
09/09/2026	ADJUSTED PROPOSED LINES	JB

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



DATED AT WAUKESHA, WISCONSIN THIS 5th DAY OF AUGUST, 2026.

BY: _____

MOHAMMAD RANJHA - WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2126

THIS INSTRUMENT WAS DRAFTED UNDER THE SUPERVISION OF MOHAMMAD RANJHA.

FILE NAME: S:\projects\26-10220\DWG\26-10220-21.dwg

SHEET: 2 OF 4

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DRAWN BY: JB		CHECKED BY: MR
JOB NO.: 26-10221		
REVISION		
DATE	DESCRIPTION	BY
09/09/2026	ADJUSTED PROPOSED LINES	JB

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Mohammad Ranjha, a Wisconsin Professional Land Surveyor do hereby certify and say that I have surveyed, divided, dedicated, and mapped the following land bounded and described as follows:

All that being a part of the Northeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 1, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 1, being marked by a concrete monument with a brass cap; thence South 00° 18' 49" East, 1,031.58 feet along the East line of said Southwest Quarter; thence North 88° 33' 51" West, 260.43 feet to the Westerly right-of-way line of the Wisconsin Central LTD Railroad; thence South 19° 02' 51" East, along said Westerly railroad right-of-way, 40.47 feet, to the point of beginning; thence, continuing along said westerly railroad right-of-way, South 19° 02' 51" East, 512.09 feet to the North line of Lot 1 of CSM 3152; thence, along said North line, South 74° 25' 09" West, 209.60 feet to the Easterly right-of-way line of Duplainville road; thence North 15° 34' 51" West, along said Easterly right-of-way line, 563.12 feet; thence South 89° 21' 41" East, 186.04 feet to the Westerly railroad right-of-way and to the point of beginning.

Containing an area 103,866.83 square feet or 2.384 acres more or less of land.

I further certify that we have made such survey, land division, and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that we fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Pewaukee in surveying, dividing, and mapping the same.

_____

MOHAMMAD RANJHA - Wis. Reg. No. S-2126

Dated this __5th__ day of __AUGUST__, 2026.

DRAFT

FILE NAME: S:\projects\26-10220\DWG\26-10220-21.dwg

SHEET: 3 OF 4

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DRAWN BY: JB	CHECKED BY: MR	
JOB NO.: 26-10221		
REVISION		
DATE	DESCRIPTION	BY
09/09/2026	ADJUSTED PROPOSED LINES	JB

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NE 1/4 AND THE SE 1/4 OF THE SW 1/4 OF SECTION 1, TOWN 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNERS' CERTIFICATE:

I, CHRIS HANSEN, as owner, hereby certifies that it has caused the land described on this map to be surveyed, divided, dedicated, and mapped (have been executed and the Village Board involved have approved such dedication) as represented on this map. We also certify that this Certified Survey Map is required by State Statute 236.34 to be submitted to the following for approval or objection: CITY OF PEWAUKEE.

_____
CHRIS HANSEN, OWNER

STATE OF WISCONSIN }
WAUKESHA COUNTY } ss.

Personally came before me this_____day of_____, 2026, the above named CHRIS HANSEN, OWNER, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

My commission expires April 18th, 2028.

_____
NOTARY PUBLIC - ROBERT KRAUSE

CITY OF PEWAUKEE PLAN COMMISSION APPROVAL:

This land division is hereby approved by the Plan Commission of the CITY OF PEWAUKEE, this _____ day of _____, 2026.

_____ _____
STEVE BIERCE - MAYOR COLLEEN BROWN - SECRETARY

CITY OF PEWAUKEE COMMON COUNCIL APPROVAL:

This land division is hereby approved by the of the CITY OF PEWAUKEE Common Council, this _____ day of _____, 2026.

DRAFT

_____ _____
STEVE BIERCE - MAYOR KELLY TARCZEWSKI - CLERK/TREASURER

_____
MOHAMMAD RANJHA - Wis. Reg. No. S-2126
Dated this 5th day of AUGUST, 2026.

FILE NAME: S:\projects\26-10220\DWG\26-10220-21.dwg

SHEET: 4 OF 4

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09/09/2026	ADJUSTED PROPOSED LINES	JB