

Planning Department

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax (262) 691-1798

VIRTUAL ONLY
PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, November 19, 2020
7:00 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Rd., Pewaukee, WI 53072

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)
 3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Waukesha County Department of Public Works to Rezone Land Located on Watertown Road From UC Upland Conservancy, F-1 Floodplain, I-1 Urban Institutional, LC Lowland Conservancy, Rm-3 Multi-Family Residential, Rs-4 Single-Family Residential, M-2 Limited Industrial and B-6 Mixed Use Business To P-1 Park and Open Space, UC Upland Conservancy, F-1 Floodplain and LC Lowland Conservancy for the Purpose of Constructing a 5-Stall Parking Lot for the Regional Trail That Will be Built on the County-Owned Abandoned Railroad Corridor (PWC 0960988)
 4. Discussion and Action Regarding the Site and Building Plans for Waukesha County Department of Public Works for Land Located on Watertown Road for the Purpose of Constructing a 5-Stall Parking Lot for the Regional Trail That Will be Built on the County-Owned Abandoned Railroad Corridor (PWC 0960988)
 5. Discussion and Possible Action Regarding Potential Amendments to Chapter 17 - Zoning of the City's Municipal Code Related to the Maximum Allowed Residential Building Heights
 6. Adjournment

Ami Hurd
Deputy Clerk

11/12/2020

NOTICE

Due to City Hall being closed to the public due to the COVID virus, this meeting will only be held virtually.

To attend this meeting virtually or by phone please contact Nick Fuchs, City Planner, 262-691-6007, fuchs@pewaukee.wi.us **before 3 P.M. on the date of the meeting** for directions. Meeting materials are available at <https://pewaukee.novusagenda.com/AgendaPublic/>.

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, 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
PLAN COMMISSION AGENDA ITEM 2.**

DATE: November 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club Located at N22 W23170 Watertown Road for the Purpose of Building a Five-Stand Shooting Structure (PWC 0920997, PWC 0920998, PWC 0920999)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Waukesha Gun Club Staff Report

Waukesha Gun Club Site & Building Plans



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

REPORT TO THE PLAN COMMISSION

Meeting of October 15, 2020

Date: October 8, 2020

Project Name: Waukesha Gun Club Site & Building Plans

Project Address/Tax Key No.: N22W23170 Watertown Road/PWC 0920998

Applicant: Patrick Gerbensky, Waukesha Gun Club

Property Owner: Waukesha Gun Club

Current Zoning: I-2 Rural Institutional District and Lowland Conservancy District

Proposed Zoning: Same

2050 Land Use Map Designation: Public or Private Park and Recreation and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Industrial properties zoned M-4 to the north, Lowland Conservancy zoned lands to the south, nonresidential properties zoned M-2, B-6 and B-5 to the east, and B-4, LC and M-2 zoned lands to the west

Project Description/Analysis

The applicant submitted Site and Building Plans for a five-stand shooting structure at the Waukesha Gun Club. As part of this project, an existing building will also be relocated further west from its current location. The new building and the existing building to be moved are both illustrated on the attached site plan prepared by the applicant.

The Waukesha Gun club development spans three separate parcels (Tax Key Nos. 0920997, 0920998, and 0920999). The Waukesha Gun Club also owns a 2.76-acre parcel directly to the east (PWC 0919998004) as well as a 10.43-acre parcel on the south side of Watertown Road (PWC 0953989).

The new building and the building to be moved are both located at N22W23170 Watertown Road (Tax Key No. 0920998). As the Gun Club is a single development, it is recommended that, prior to issuance of a Building Permit, a Certified Survey Map be submitted for review and approval to combine the properties bearing Tax Key Nos. 0920997, 0920998, and 0920999 into a single parcel. If the parcel bearing Tax Key No. 0919998004 is planned to be utilized as part of the Waukesha Gun Club development, it is recommended that that parcel be included as part of the CSM as well. Note that PWC 0919998004 is zoned B-4 District and would be required to be rezoned to I-2 to be combined with the adjacent Waukesha Gun Club properties.

Site & Building Plans

The property containing the proposed and relocated buildings (PWC 0920998) is approximately 26.25-acres and zoned I-2 Rural Institutional District. The three sites noted above comprising of the Gun Club have a combined acreage of approximately 75.38-acres. The majority of the site is greenspace.

The applicant is proposing a 56-foot by 12-foot (672 square foot) building. The building locations both conform to the I-2 District development standards.

The property does contain protected natural resources; however, the proposed and relocated buildings do not appear to encroach into any protected resources or setbacks based on WDNR mapped wetlands and SEWRPC Regional mapping.

The proposed building primarily consists of steel siding and overhead doors. The north elevation is left open for shooting and the south elevation includes five 7' x 7' overhead doors and two sets of patio doors. The east and west elevations each have a 10' x 7' overhead door.

There are no proposed changes to parking, landscaping, lighting, or signage onsite. Staff does recommend that final grading, erosion control and storm water management plans, as may be required, shall be submitted for approval by the Engineering Department prior to any land disturbance activities.

As noise may be a concern with changes onsite, staff did ask the applicant if a noise study had ever been completed, particularly related to any effects from shooting indoor a structure like the one proposed compared to completely outdoors. Staff would have also been interested in a conversation with the applicant related to any need or options for insulation of the structure. Certain types of insulation, such as rubber or sound control blankets, may reduce noise and reverberation. Staff did not receive a response to any comments, which are listed below for reference.

- Has the Gun Club ever conducted a noise study, particularly related to the effect from shooting within a partially enclosed structure like the one proposed? Noise is likely a question that will be discussed as the project moves forward.
- Has a wetland delineation ever been conducted onsite?
- Please provide an additional site plan that illustrates property lines. A scaled site plan with setbacks dimensioned is preferred, including setbacks for WDNR mapped wetlands.
- The site plan shows existing lighting to remain. Please confirm that no new lighting is proposed as part of this project.
- It is also recommended that a Certified Survey Map be submitted to combine the 4 separate parcels owned by the Waukesha Gun Club. These properties function as a single development, so it recommended they be combined, which would eliminate any potential zoning setback issues. I believe the City would be open to a time frame that would allow the shooting stand to proceed while the CSM moves forward separately at a later date.

Recommendation

Staff does not find that comments have been fully addressed. As such, staff would like to discuss further with the Plan Commission and the applicant, prior to making a final recommendation.



Ascent, LLC
W240 N1221 Pewaukee Rd.
Waukesha, WI 53188
262-650-9705
mike@ascentbuild.com

Monday, August 31, 2020

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Rd.
Pewaukee, WI 53072

To Whom it May Concern:

We looking for approval on a permanent 5 stand shooting structure at the Waukesha Gun Club (N22 W23170 Watertown Rd., Waukesha, WI) This permanent 5 stand shooting structure will be used for recreational shooting and tournament events through out the year.

Tentative development: 4 month building timeline
Estimated building improvement: \$70,000.

Enclosed are the following documents for submission to the planning commission.

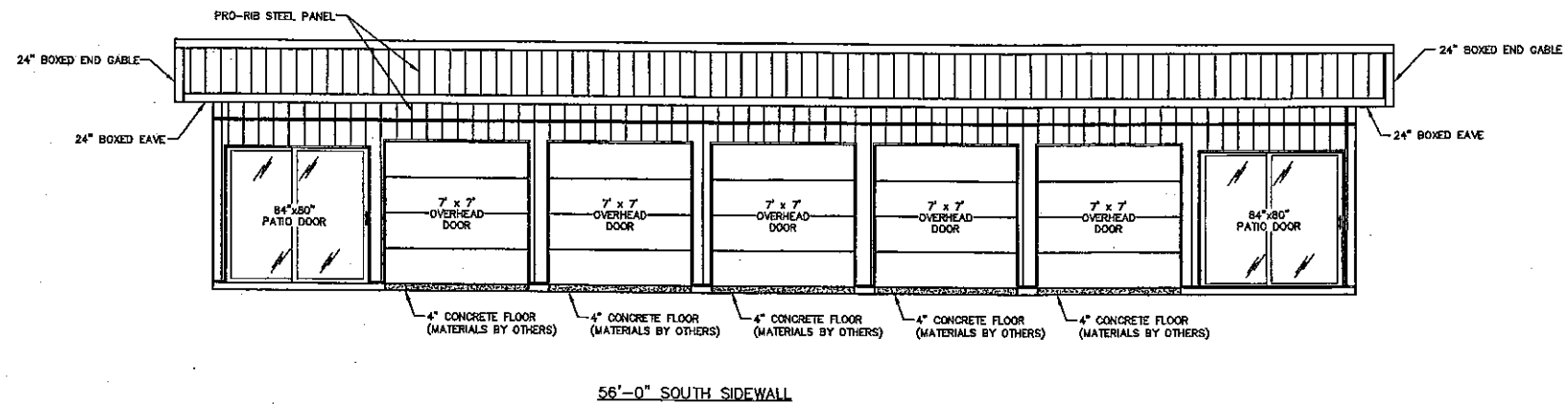
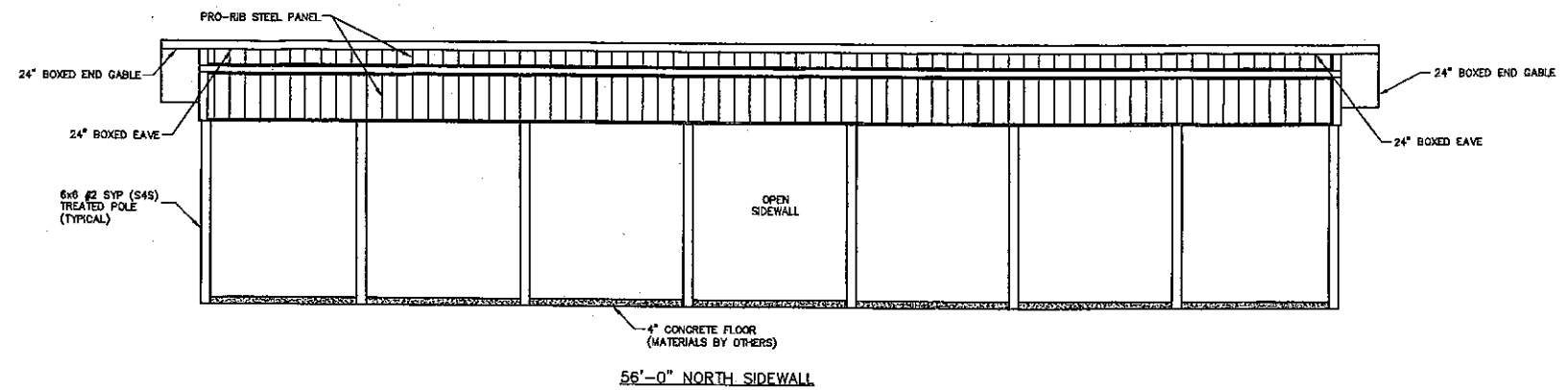
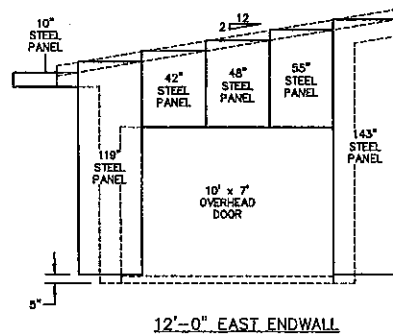
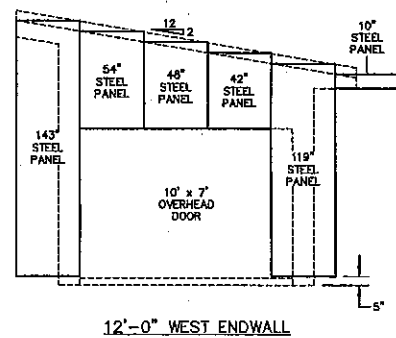
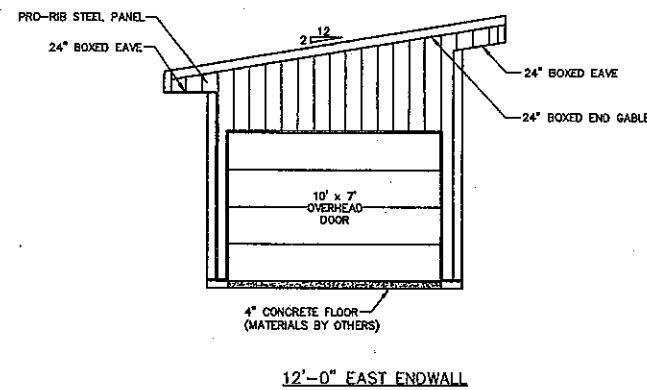
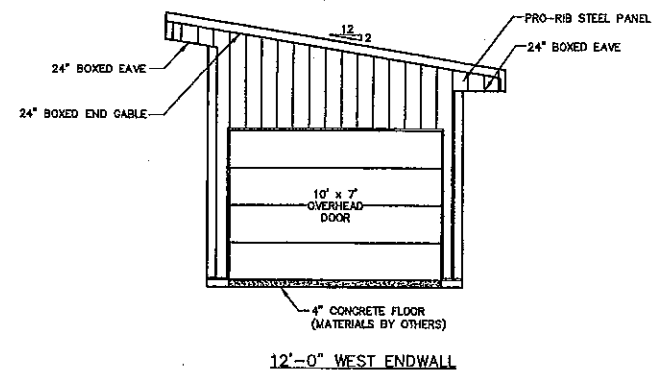
- Application for site and Building Plan Review
- Written narrative (see above)
- Site plan, lighting plan
- Grading and Erosion control
- Colored renderings

For questions, please contact Mike Merkel at Ascent, LLC.

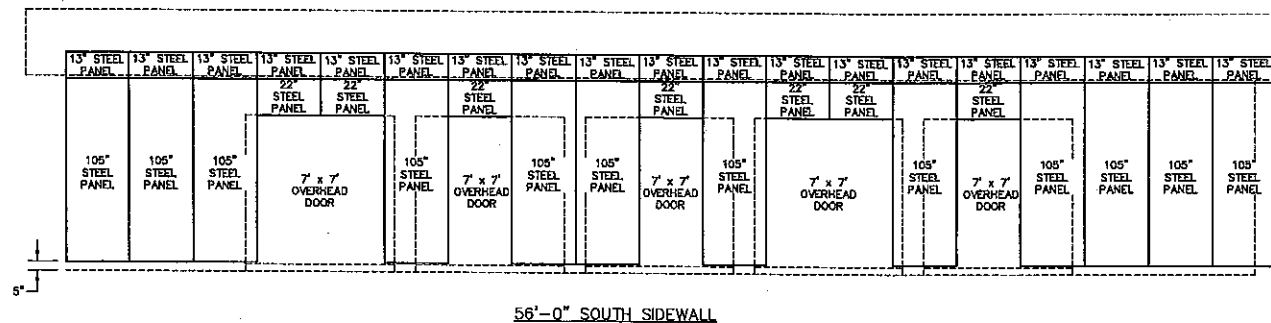
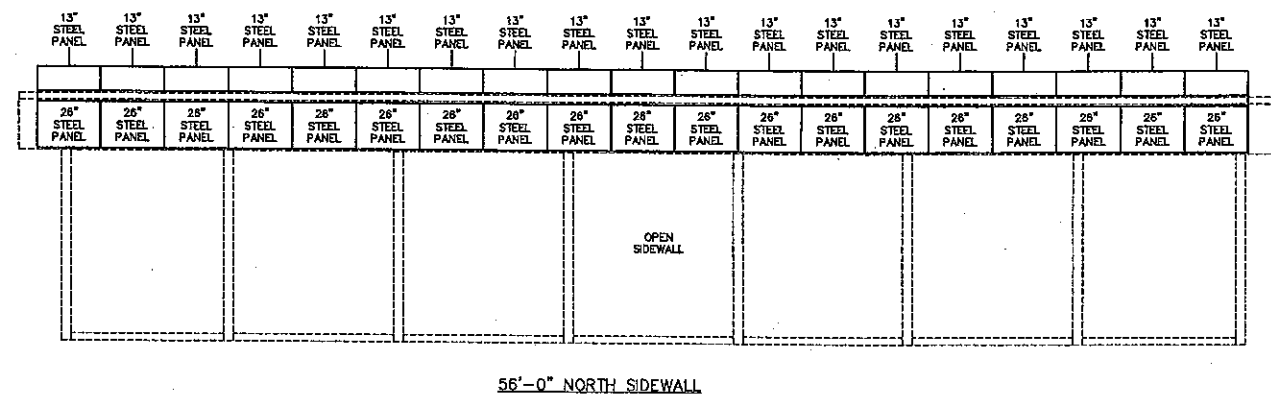
Sincerely,

Mike Merkel
mike@ascentbuild.com
262-649-6334





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



WALL STEEL LAYOUTS SCALE: 1/4"=1'-0"

ENGINEERING SERVICES
6042 HANCOCK RD. SUITE 100, WAUKESHA, WI 53186 (715) 979-8500

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MMWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: FRANCIS DEL VECCHIO

DRAWN BY: JMS

DATE: 8/3/2018

SCALE: AS NOTED

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
ELEVATIONS AND WALL STEEL LAYOUTS

FILE NAME: U19118W

SHEET NO.
S2

TOPOGRAPHIC SURVEY

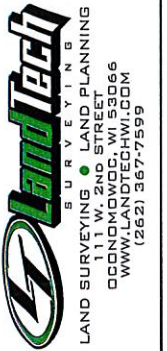
LEGEND

- FOUND 3/4 REBAR OR NOTED
- ⊙ CHECK POINT BENCHMARK
- ⊙ STORM MANHOLE
- ⊙ WATER VALVE
- ⊙ HYDRANT
- ⊙ CMCP CULVERT
- ⊙ SEPTIC CLEANOUT
- ⊙ TV PED
- ⊙ LIGHT
- ⊙ UTILITY POLE
- ⊙ LP TANK
- ⊙ ELECTRIC
- ⊙ FLOOR ELEVATION
- ⊙ EXISTING SPOT GRADE
- ⊙ EXISTING CONTOUR
- ⊙ WOOD FENCE
- ⊙ FLAG POLE

NOTES:

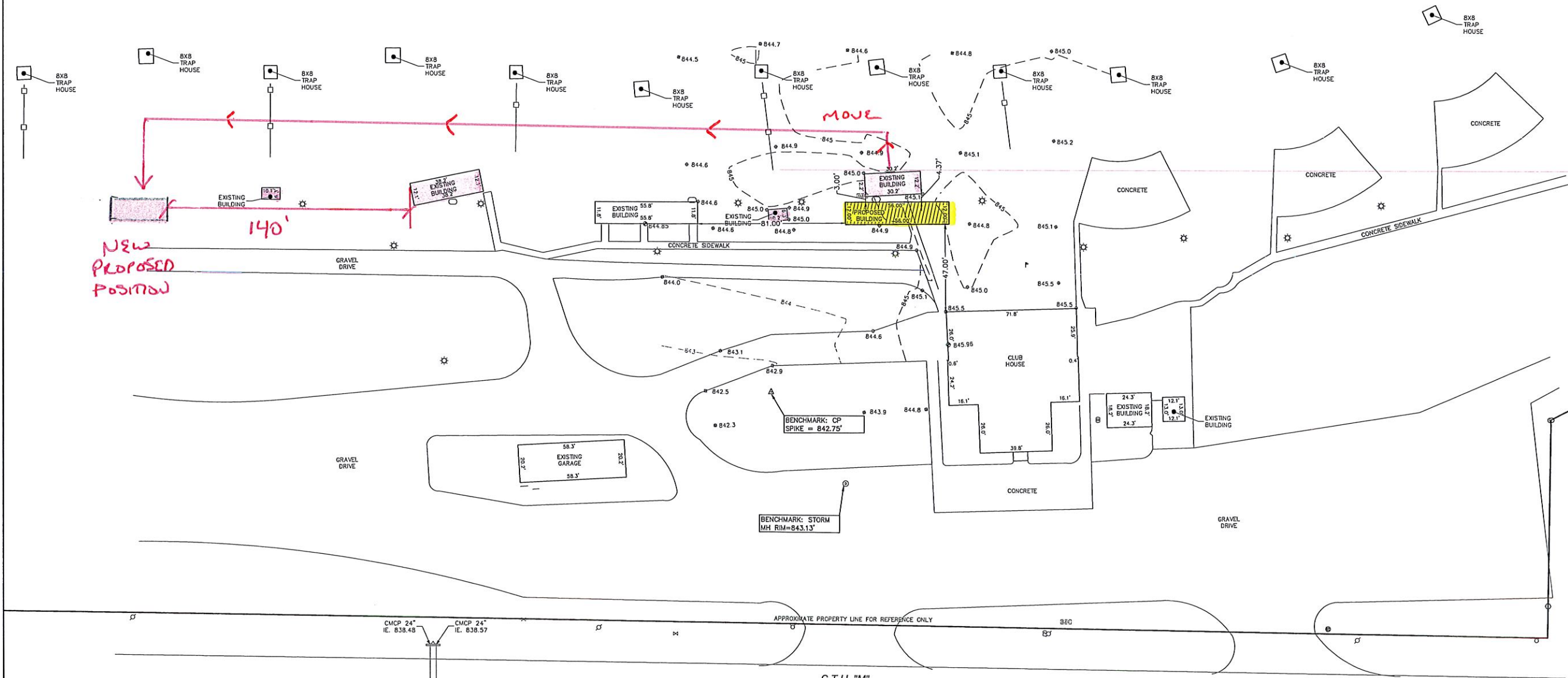
- VERTICAL DATUM IS NAVD 88 (GEOID 12A)

EXISTING LIGHTING TO REMAIN



CLIENT PROJECT LAYOUT DRAWING	ASCENT	LOCATION N22W23170 WATERTOWN RD. WAUKESHA, WI. DRAWN BY LJS CHECKED BY MTD	REV.	07/08/2020	ADD PROP. BLD.
	WAUKESHA GUN CLUB		REV.		
	PLAT OF SURVEY		REV.		
	20140_SURVEY.DWG		REV.		
			REV.		
SCALE 1:30 DATE 07/01/2020 JOB NO. 20140 SHEET 1 OF 1					

TOPOGRAPHIC SURVEY



ALL HIGHLIGHTED STRUCTURES ARE TEMPORARY BUILDINGS

PROPOSED NEW STRUCTURE

NOTES:
• VERTICAL DATUM IS NAVD 88 (GEOID 12A)

LEGEND

- FOUND 3/4 REBAR OR NOTED
- CHECK POINT BENCHMARK
- STORM MANHOLE
- WATER VALVE
- HYDRANT
- CMCP CULVERT
- SEPTIC CLEANOUT
- TV PED
- LIGHT
- UTILITY POLE
- LP TANK
- ELECTRIC
- FLOOR ELEVATION
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- WOOD FENCE
- FLAG POLE

0' 30' 60'

1 INCH = 30 FEET

REV.	07/08/2020	ADD PROP. BLD.
REV.		
REV.		
REV.		
REV.		
LOCATION	N22W23170 WATERTOWN RD. WAUKESHA, WI.	
CLIENT	ASCENT	
PROJECT	WAUKESHA GUN CLUB	
LAYOUT	PLAT OF SURVEY	
DRAWING	20140_SURVEY.DWG	
DRAWN BY	LJS	CHECKED BY MTO
SCALE	1:30	
DATE	07/01/2020	
JOB NO.	20140	
SHEET	1 OF 1	

TOPOGRAPHIC SURVEY

LEGEND

- FOUND 3/4 REBAR OR NOTED
- CHECK POINT BENCHMARK
- STORM MANHOLE
- WATER VALVE
- HYDRANT
- CMCP CULVERT
- SEPTIC CLEANOUT
- TV PED
- LIGHT
- UTILITY POLE
- LP TANK
- ELECTRIC
- FLOOR ELEVATION
- EXISTING SPOT GRADE
- EXISTING CONTOUR
- WOOD FENCE
- FLAG POLE

NOTES:

- VERTICAL DATUM IS NAVD 88 (GEOID 12A)

Scale: 1 INCH = 30 FEET

Map Labels:

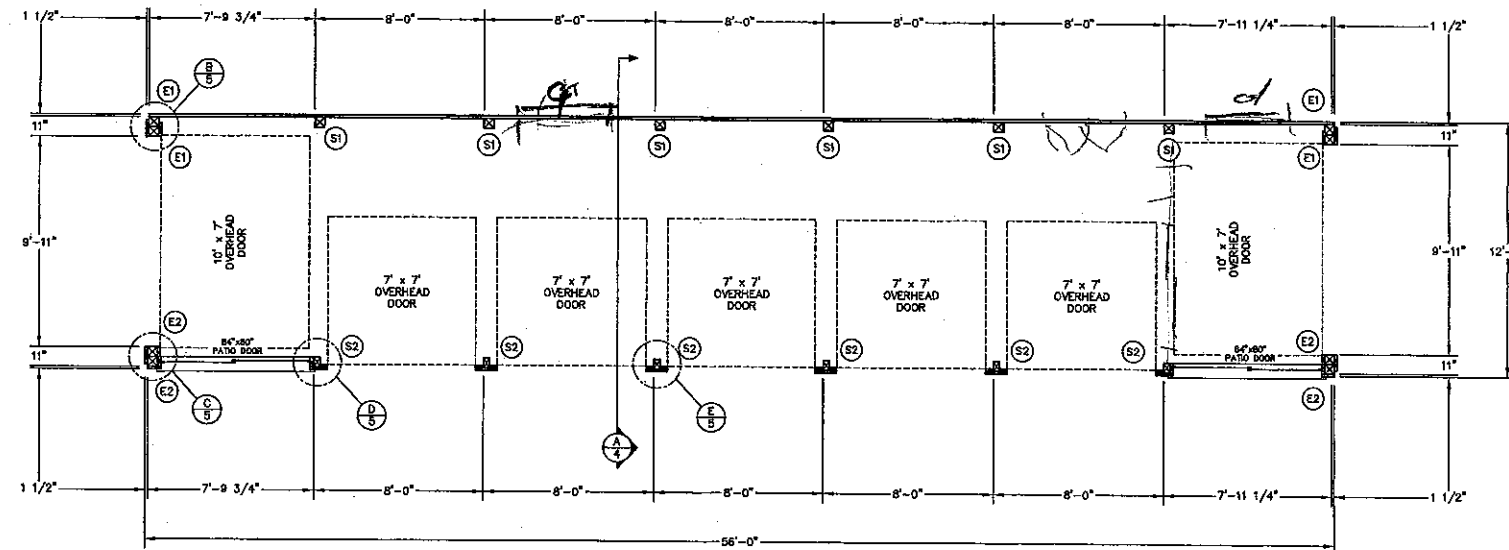
- 8x8 TRAP HOUSE
- EXISTING BUILDING
- GRAVEL DRIVE
- EXISTING GARAGE
- CONCRETE SIDEWALK
- EXISTING BUILDING
- PROPOSED BUILDING
- CLUB HOUSE
- EXISTING BUILDING
- CONCRETE
- GRAVEL DRIVE
- APPROXIMATE PROPERTY LINE FOR REFERENCE ONLY
- C.T.H. "M"
- BENCHMARK: CP SPIKE = 842.75'
- BENCHMARK: STORM MH RIM = 843.13'
- CMCP 24" IE 838.48
- CMCP 24" IE 838.57
- CMCP 24" IE 838.85
- CMCP 24" IE 838.62

Handwritten Notes:

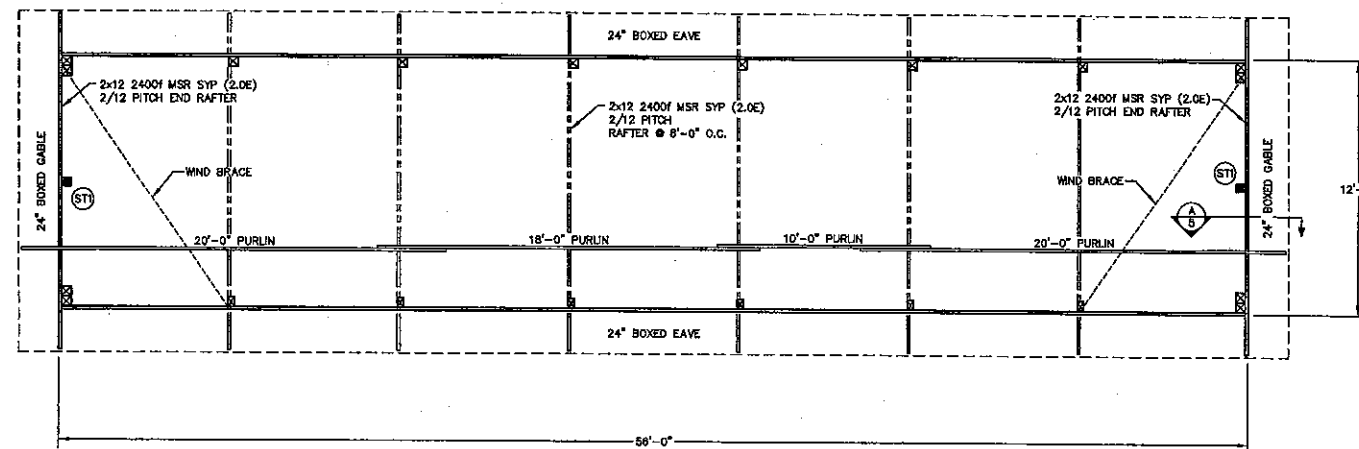
- X-X-X BRIDGE CONTROL



CLIENT		ASCENT		LOCATION		REV.	
PROJECT		WAUKESHA GUN CLUB		N22W23170 WATERTOWN RD. WAUKESHA, WI.		REV.	
LAYOUT		PLAT OF SURVEY				REV.	
DRAWING		20140_SURVEY.DWG		DRAWN BY		REV.	
				LJS		MTO	
						REV.	
SCALE		1:30					
DATE		07/01/2020					
JOB NO.		20140					
SHEET		1 OF 1					



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



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

NOTE:
WIND BRACE SHALL BE A 2x4 #2 SPF PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/2-30d THREADED HARDENED STEEL NAILS AT EACH END AND W/1-10d THREADED HARDENED STEEL NAIL AT EACH BRACE TO PURLIN LOCATION.

NOTE: LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.

NOTE:
2x4 #2 SPF ROOF PURLINS (ON-EDGE) @ 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE RAFTER W/1-10d THREADED HARDENED STEEL NAIL AT EACH PURLIN TO RAFTER LOCATION. FOR PURLIN OVERLAP SEE DETAIL E/4.

POLE & FOOTING SCHEDULE				
POLE LOCATION	POLE DESCRIPTION	EMBEDMENT	NUMBER OF POLES	FOOTING DESCRIPTION
S1	(18")-6x8 #1 SYP (S4S) TREATED POLE	4'-4"	6	14"x6"x4" CONCRETE FOOTING
S2	(18")-4x6 #2 SYP (S4S) TREATED POLE	4'-4"	6	14"x6"x4" CONCRETE FOOTING
E1	(18")-6x8 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"x6"x4" CONCRETE FOOTING (SHARED)
E2	(18")-6x8 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"x6"x4" CONCRETE FOOTING (SHARED)

STUB COLUMN SCHEDULE		
COLUMN LOCATION	COLUMN DESCRIPTION	NUMBER OF COLUMNS
ST1	3-PLY 2x6-(4") #2 SPF STUB COLUMN (CUT TO FIT)	2



ENGINEERING SERVICES
5013 KASSA RD. BAY PLAZA, WI 53208 (715) 476-0044
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: FRANCIS DEL VECCHIO
DRAWN BY: JMS
DATE: 8/3/2018
SCALE: AS NOTED

REVISIONS		
NO	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
FLOOR PLAN AND ROOF FRAMING PLAN
FILE NAME: U19118W
SHEET NO.

S3

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.**

DATE: November 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Waukesha County Department of Public Works to Rezone Land Located on Watertown Road From UC Upland Conservancy, F-1 Floodplain, I-1 Urban Institutional, LC Lowland Conservancy, Rm-3 Multi-Family Residential, Rs-4 Single-Family Residential, M-2 Limited Industrial and B-6 Mixed Use Business To P-1 Park and Open Space, UC Upland Conservancy, F-1 Floodplain and LC Lowland Conservancy for the Purpose of Constructing a 5-Stall Parking Lot for the Regional Trail That Will be Built on the County-Owned Abandoned Railroad Corridor (PWC 0960988)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Waukesha County Trail Staff Report

Waukesha County Trail Rezoning Petition



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

REPORT TO THE PLAN COMMISSION

Meeting of November 19, 2020

Date: November 10, 2020

Project Name: Waukesha County Pewaukee to Brookfield Trail

Project Address/Tax Key No.: Not Assigned/PWC 0960988

Applicant: Waukesha County

Property Owner: Waukesha County and Dept. of Public Works

Current Zoning: I-1 Urban Institutional District, Rm-3 Multiple-Family Residential District, Rs-4 Single-Family Residential District, M-2 Limited Industrial District, B-6 Mixed Use Business District, UC Upland Conservancy District, LC Lowland Conservancy District, and F-1 Floodplain District

Proposed Zoning: P-1 Park and Open Space District and UC Upland Conservancy District, LC Lowland Conservancy District, and F-1 Floodplain District

2050 Land Use Map Designation: Transportation

Use of Surrounding Properties: Commercial, institutional, residential, and areas of natural resource features

Project Description/Analysis:

The applicant submitted a Rezoning Application and Site and Building Plans for the construction of a recreational trail and trailhead for the Waukesha County Pewaukee to Brookfield Trail. The trail extends through the City of Pewaukee via an abandoned railroad right-of-way that is owned by Waukesha County. The 5-stall parking lot and trailhead are located within this Waukesha County owned land, just to the southwest of Watertown Road and to the southeast of the GE Precision Healthcare property at N16W22419 Watertown Road.

Rezoning

The Waukesha County property is currently zoned I-1, Rm-3, Rs-4, M-2, B-6, UC, LC and F-1 districts. As requested by staff, the applicant has submitted a rezoning request to amend the entire trail corridor to P-1 Park and Open Space District, except for the environmental zoning districts that remain applicable, such as the F-1 District and any remaining LC District that is not disturbed.

The P-1 Park and Open Space District best accommodates the trail and trailhead use, which generally allows recreational type uses and lists "Paved off-street parking areas" as a Permitted Accessory Use.

Site Plan

The site and building plan submittal includes details of the trailhead and trail. The regional trail is a 10-foot wide asphalt trail. The trailhead parking spaces are 10-feet wide and 20-feet long and the drive aisle width is 18-feet.

The County will be clearing the area needed for the trailhead and trail throughout the corridor. Within the trailhead location, the applicant is proposing to plant five Iowa Juniper trees and one Pagoda Dogwood as well as utilizing a tall grass prairie seed mix around the drive, parking and trail area.

It can be noted that trails are allowed within the F-1 Floodplain District, which permits non-structural recreational uses, subject to certain fill limitations (see Section 17.0435l.(5)). Much of the regional trail will be developed within floodplain and floodway areas. According to the applicant, the base flood elevation will not be raised and the development is in compliance with Section 17.0435l.(5) and 17.0435g of the Zoning Code.

Staff recommends that:

1. The applicant shall obtain and provide a copy to the City of all necessary permits from the Wisconsin Department of Natural Resources and any other required approval agency prior to any land disturbance activities.
2. Final grading, erosion control and storm water management plans shall be submitted for approval by the Engineering Department prior to any land disturbance.

Signage

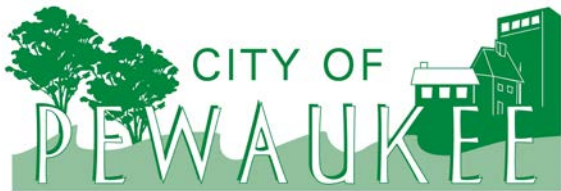
Currently the only proposed signage are directional signs, which are allowed without a permit per Section 17.0708f.

Any other signage, if proposed in the future, must comply with all standards set forth in Section 17.0700 of the City's Zoning Code and require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department prior to installation.

Recommendation:

A motion to recommend approval of the rezoning request to rezone property bearing Tax Key No. 0960998 from I-1 Urban Institutional District, Rm-3 Multiple-Family Residential District, Rs-4 Single-Family Residential District, M-2 Limited Industrial District, B-6 Mixed Use Business District, UC Upland Conservancy District, LC Lowland Conservancy District, and F-1 Floodplain District to P-1 Park and Open Space District and UC Upland Conservancy District, LC Lowland Conservancy District, and F-1 Floodplain District.

A motion to approve the proposed building and site plans for the Waukesha County Pewaukee to Brookfield Trail, subject to staff recommended conditions of approval and approval of the concurrently submitted rezoning request.



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

PETITION FOR A REZONING DISTRICT MAP 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
rezone the following property **FROM** UC Upland Conservancy, F-1 Floodplain, I-1 Urban Institutional, LC Lowland Conservancy, Rm-3 Multiple-family Residential, Rs-4 Single-family Residential, M-2 Limited Industrial, and B-6 Mixed-use Business
zoning district(s) **TO** P-1 Park, UC Upland Conservancy, F-1 Floodplain and LC Lowland Conservancy zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: N/A

Property Address: N/A **Tax Key Number(s):** PWC 0960988

Property owner(s) (Full Legal Name): Waukesha County and Department of Public Works

Owner's Address: 515 W. Moreland Blvd., Room AC148 **City/State/Zip:** 53188

Phone: 262.548.7793 **Email:** ssiodlarz@waukeshacounty.gov

This amendment to the zoning map is being proposed in order to allow for the construction of a 5-stall parking lot for the regional trail that will be built on the County-owned abandoned railroad corridor.

Applicant (Full Legal Name):

Name: Stephen Siodlarz

Company: Waukesha County

Address: 515 W. Moreland Blvd., Rm AC230

City/State/Zip: Waukesha, WI 53188

Phone: 262.548.7793

Email: ssiodlarz@waukeshacounty.gov

Contact Person (Full Legal Name):

Name: Stephen Siodlarz

Company: Waukesha County

Address: 515 W. Moreland Blvd., Rm AC230

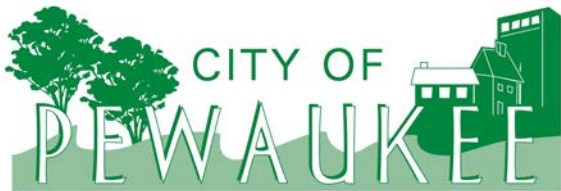
City/State/Zip: Waukesha, WI 53188

Phone: 262.548.7793

Email: ssiodlarz@waukeshacounty.gov

Rezoning 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:
 - o \$400.00, plus cost for publication, notice and all attorney fees related to Project
- ☒ Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request and proposed zoning as well as any future development plans or any proposed site or building improvements.
 - o A Rezoning Exhibit that illustrates the property boundaries, areas to be rezoned and specifically notes the existing and proposed zoning.
 - o 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.



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

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: Stephen Siodlarz

NAME & TITLE (PRINT): Stephen Siodlarz, Landscape Architect

SIGN AND DATED this 23rd **day of** September, 2020.

PROPERTY OWNER'S SIGNATURE: Stephen Siodlarz

NAME & TITLE (PRINT): Stephen Siodlarz, Landscape Architect

SIGN AND DATED this 23rd **day of** September, 2020.

PROPERTY OWNER'S SIGNATURE: _____

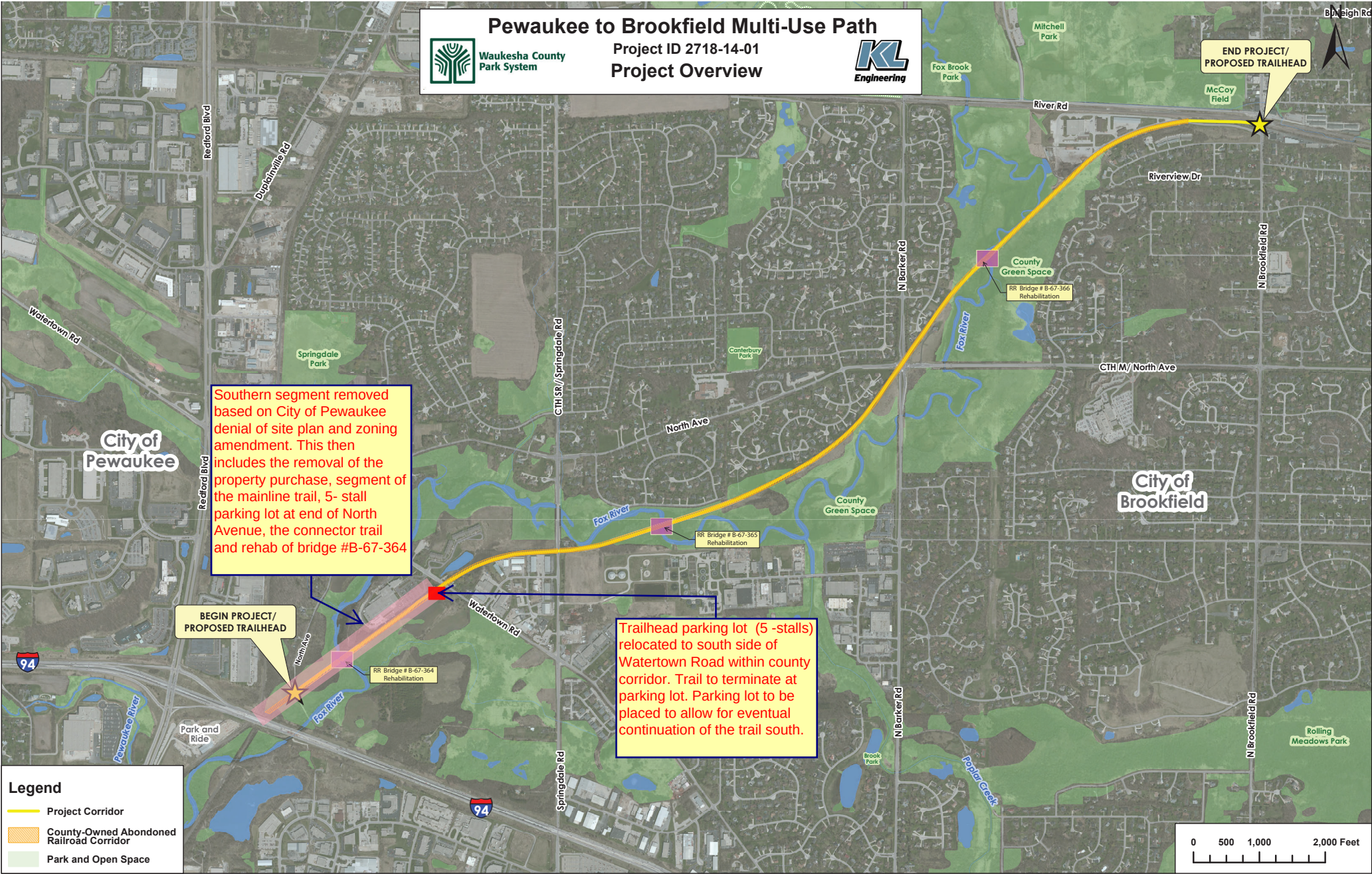
NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____



LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 19 EAST, IN THE TOWN OF PEWAUKEE [NOW CITY OF PEWAUKEE], WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

A STRIP OF LAND 66 FEET WIDE CONTINUING SOUTHWESTERLY THROUGH THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24 TO AN END POINT APPROXIMATELY 900 FEET EAST AND 100 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 24.

Existing Zoning City of Pewaukee Rezoning Permit Narrative

Waukesha County in cooperation with WisDOT will be constructing the Pewaukee to Brookfield Trail (WisDOT ID #2718-14-01). The regional trail will consist of a 10' wide paved trail on the abandoned railroad corridor owned by the County and will stretch 3 miles from Pewaukee to downtown Brookfield.

As part of this project, the County will be constructing a small, 5-stall parking lot on the County-owned corridor on the south side of the intersection of the trail corridor and Watertown Road within the City of Pewaukee. The parking lot will then provide access via a 10' wide asphalt connector trail to the main trail on the abandoned rail corridor.

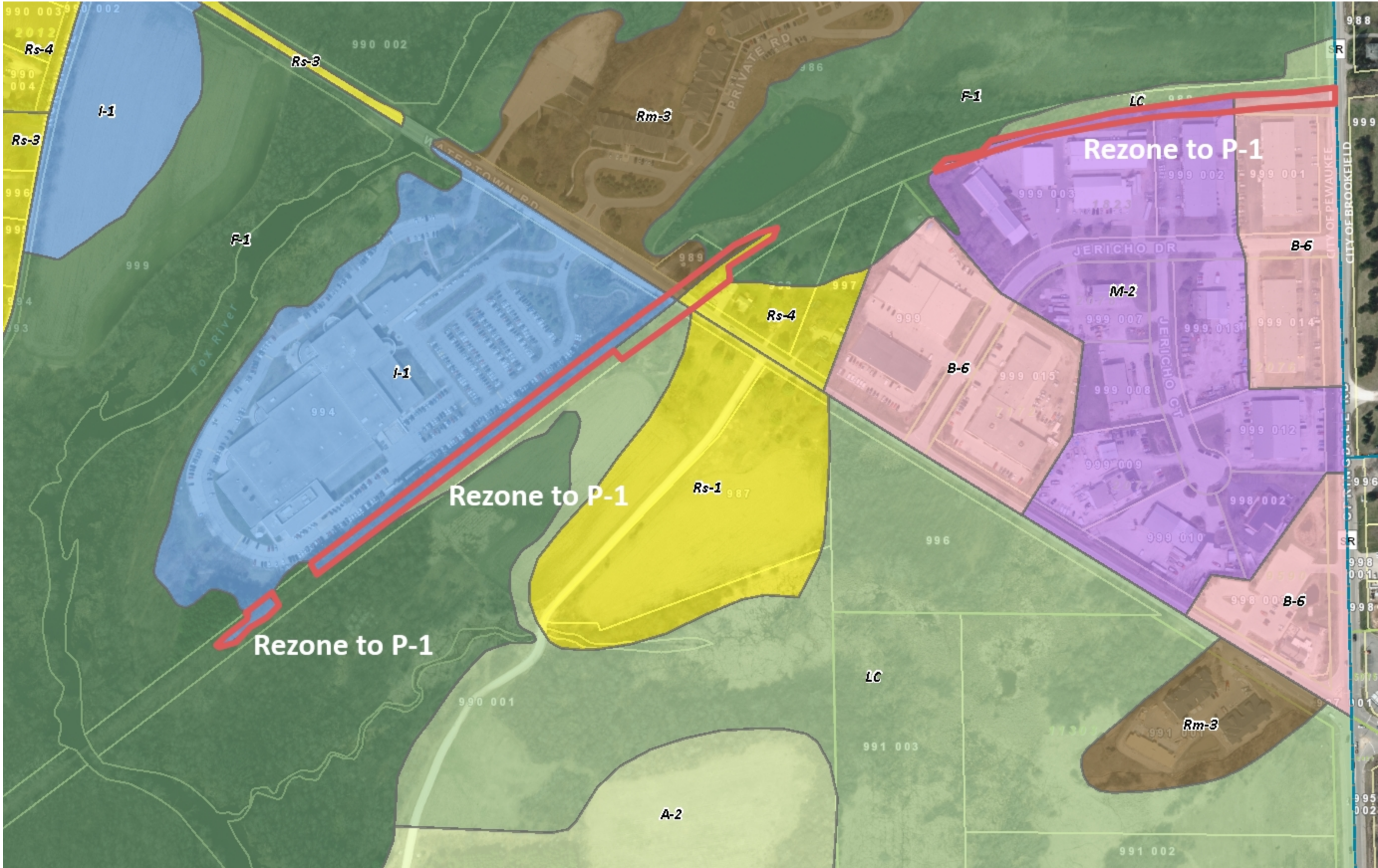
The work on this site will include the following:

- Site preparation/finishing: Erosion control, clearing & grubbing, grading & restoration
- Construction of a 5-stall parking lot: Geogrid, stone base, HMA pavement, signing and marking.
- Construction of a 10' wide asphalt trail: geogrid, stone base, asphaltic surface, signing and marking.

The City recommended rezoning the entire trail corridor to use-compatible districts and proposed this as a joint rezoning application. The parcel is currently zoned as Upland Conservancy (UC), Lowland Conservancy (LC), Floodplain (F-1), Urban Institutional (I-1), Multiple-family Residential (Rm-3), Single-family Residential (Rs-4), Limited Industrial (M-2) and Mixed-use Business (B-6). We propose rezoning the I-1, Rm-3, Rs-4, M-2 and B-6 districts within the corridor to P-1 to allow for recreational pathways throughout the corridor. The area where the parking lot is planned is currently zoned LC and parking lots are not allowable accessory uses within the LC District. The rezoning to Park (P-1) matches the proposed new parking lot and paved, off-street construction with the allowable accessory uses in a P-1 District. Improvements will not raise the base floodplain elevation.

The County will also be applying for WisDNR and ACOE permits for the entire project. A "Chapter 30" (waterways) permit will be applied for for the bridge rehabilitation on the County's corridor. The County will also apply for a "Wetland Disturbance – Recreational Development" permit (general permit) as part of the project. Finally, the County will be applying for the appropriate stormwater/ grading permits with the County and WisDNR. All permits will be in place prior to the start of construction. The County will forward the approved permits to the City of Pewaukee upon receipt. The County will apply for any additional City of Pewaukee stormwater or erosion control permits that are required.

Waukesha County Trail Corridor Rezoning Map



Legend

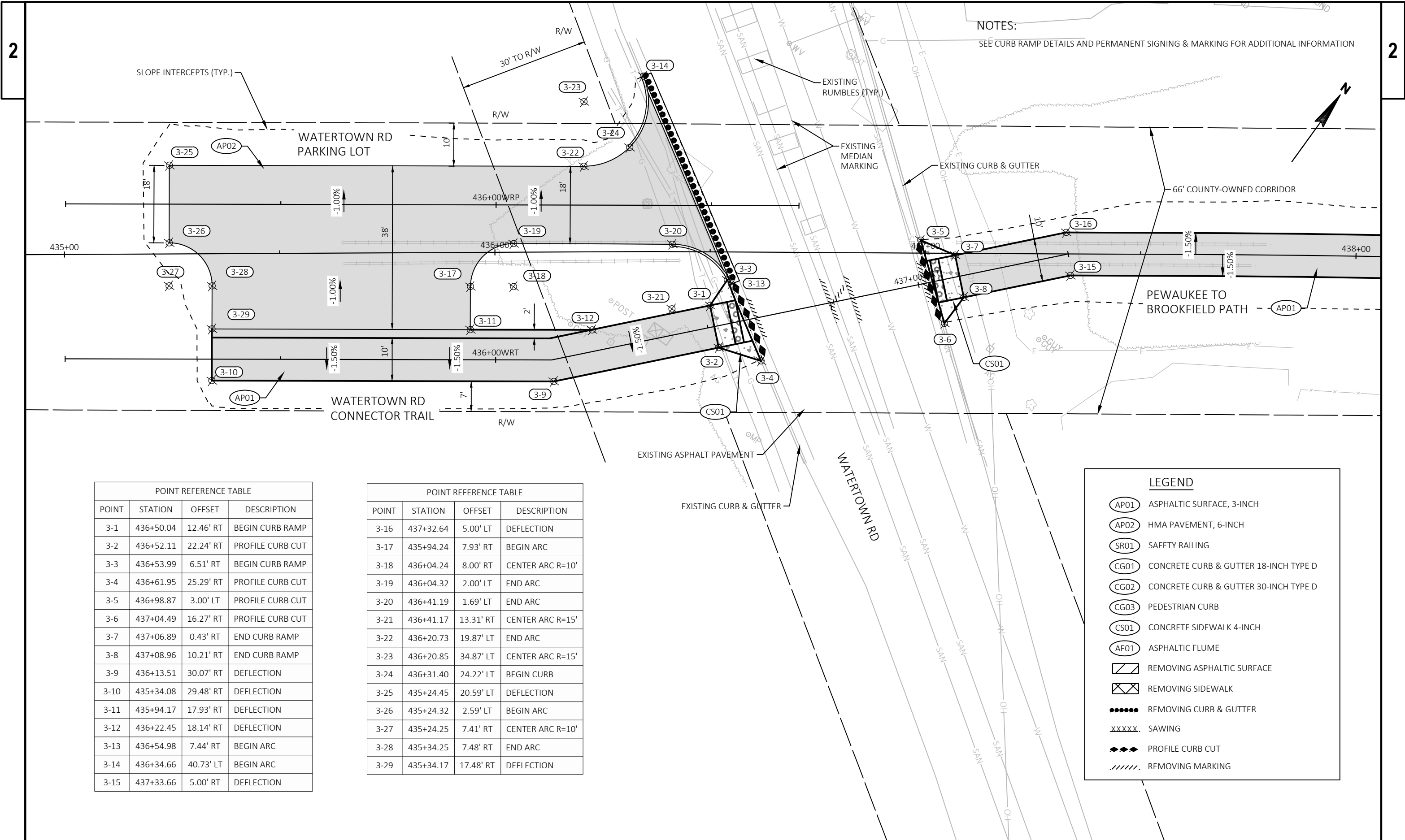
- Civil Division Boundary
- Parks
- Assessment Data
- Zoning
 - A-1 Agricultural
 - A-2 Agricultural
 - Rs-1 Single Family
 - Rs-2 Single Family
 - Rs-3 Single Family
 - Rs-4 Single Family
 - Rs-5 Single Family
 - Rs-6 Single Family
 - Rs-7 Single Family
 - Rd-1 Two Family
 - Rd-2 Two Family
 - Rm-1 Multi-Family
 - Rm-2 Multi-Family
 - Rm-3 Multi-Family
 - B-1 Neighborhood
 - B-2 Community
 - B-3 General
 - B-4 Office
 - B-5 Highway
 - B-6 (Mixed Use)
 - M-1 Gen. Wholesale/Warehouse
 - M-2 Limited Industrial
 - M-3 General Industrial
 - M-4 Industrial Park
 - M-5A Long-term Mineral Extraction
 - M-5B Short-term Mineral Extraction
 - M-6 Mixed Industrial
 - I-1 Urban
 - I-2 Rural
 - P-1 Park and Open Space
 - UC Upland Conservancy
 - LC Lowland Conservancy
 - F-1 Floodplain
- Parcels
- Plats
- Retired Parcels
- Retired Plats
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
 - Lot
 - Outlot
 - Unit
- SimultaneousConveyance_2K
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line



Notes

Areas outlined in red to be rezoned to P-1

0 250.00 Feet



NOTES:
SEE CURB RAMP DETAILS AND PERMANENT SIGNING & MARKING FOR ADDITIONAL INFORMATION

POINT REFERENCE TABLE			
POINT	STATION	OFFSET	DESCRIPTION
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LEGEND

AP01

ASPHALTIC SURFACE, 3-INCH

AP02

HMA PAVEMENT, 6-INCH

SR01

SAFETY RAILING

CG01

CONCRETE CURB & GUTTER 18-INCH TYPE D

CG02

CONCRETE CURB & GUTTER 30-INCH TYPE D

CG03

PEDESTRIAN CURB

CS01

CONCRETE SIDEWALK 4-INCH

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ASPHALTIC FLUME

REMOVING ASPHALTIC SURFACE

REMOVING SIDEWALK

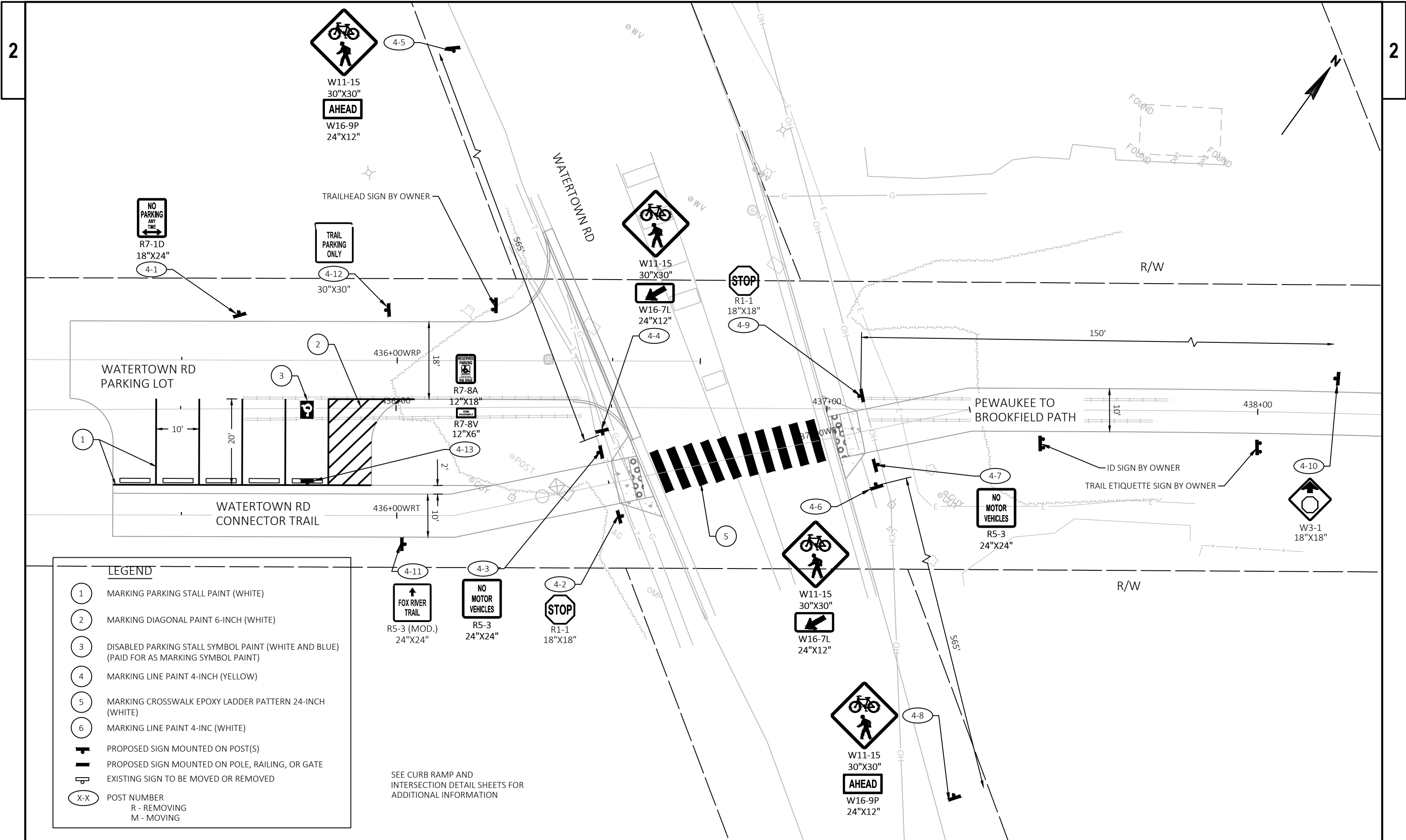
REMOVING CURB & GUTTER

XXXXX

SAWING

PROFILE CURB CUT

REMOVING MARKING



**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.**

DATE: November 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Waukesha County Department of Public Works for Land Located on Watertown Road for the Purpose of Constructing a 5-Stall Parking Lot for the Regional Trail That Will be Built on the County-Owned Abandoned Railroad Corridor (PWC 0960988)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Waukesha County Trail Site & Building Plans



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

APPLICATION FOR SITE AND BUILDING PLAN REVIEW

TO THE HONORABLE MAYOR AND PLAN COMMISSION OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Plan Commission of the City of Pewaukee, Waukesha County, Wisconsin for site and building plan review and approval to allow for: the construction of a 5-stall parking lot and connector trail that will connect into the regional trail that will be built on the County-owned abandoned railroad corridor.

Legal description of property to be rezoned – Please attach.

Common property description or name: N/A

Property Address: N/A **Tax Key Number(s):** PWC 0960988

Property owner(s) (Full Legal Name): Waukesha County and Department of Public Works

Owner's Address: 515 W. Moreland Blvd., Rm AC148 **City/State/Zip:** Waukesha, WI 53188

Phone: 262.548.7793 **Email:** ssiodlarz@waukeshacounty.gov

Applicant (Full Legal Name):

Name: Stephen Siodlarz

Company: Waukesha County

Address: 515 W. Moreland Blvd., Rm AC230

City/State/Zip: Waukesha, WI 53188

Phone: 262.548.7793

Email: ssiodlarz@waukeshacounty.gov

Contact Person (Full Legal Name):

Name: Stephen Siodlarz

Company: Waukesha County

Address: 515 W. Moreland Blvd., Rm AC230

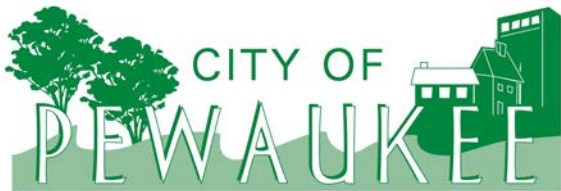
City/State/Zip: Waukesha, WI 53188

Phone: 262.548.7793

Email: ssiodlarz@waukeshacounty.gov

Site and Building Plan 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 for new construction
 - ☐ \$250.00 for amendments
 - ☐ \$75.00 for minor amendments (staff review only)
- ☒ Five (5) complete collated sets of Application materials to include:
 - ☐ A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
 - ☐ Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☒ 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.



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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.

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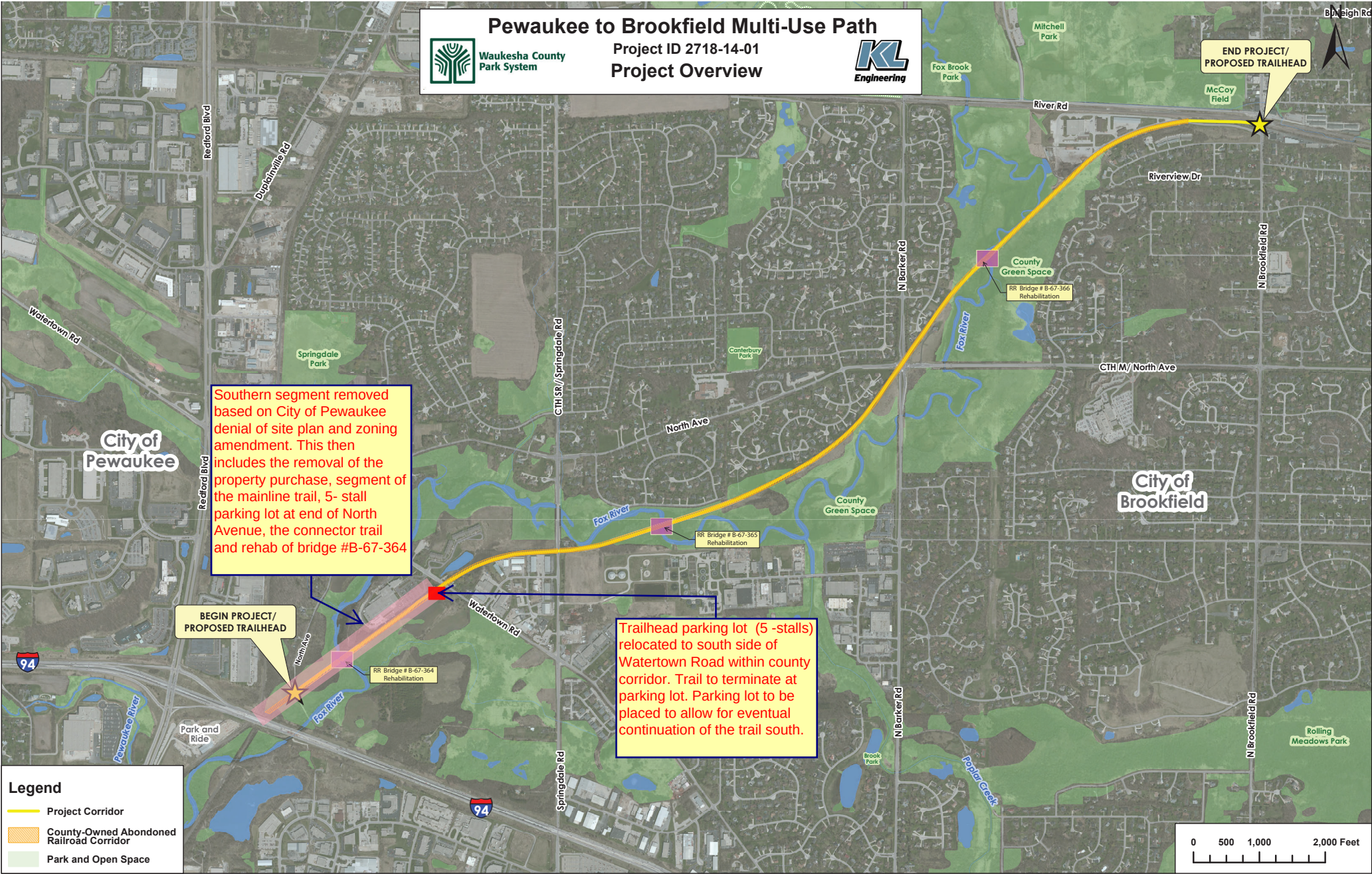
PETITIONER'S/APPLICANT'S SIGNATURE: Stephen Siodlarz
NAME & TITLE (PRINT): Stephen Siodlarz, Landscape Architect
SIGN AND DATED this 23rd **day of** September, 2020.

PROPERTY OWNER'S SIGNATURE: Stephen Siodlarz
NAME & TITLE (PRINT): Stephen Siodlarz, Landscape Architect
SIGN AND DATED this 23rd **day of** September, 2020.

PROPERTY OWNER'S SIGNATURE: _____
NAME & TITLE (PRINT): _____
SIGN AND DATED this _____ **day of** _____, _____.

City Staff-

RECEIVED at City Hall by: _____ on _____
Fee paid: \$_____. Date: _____.



LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHEAST 1/4 AND THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 24, TOWN 7 NORTH, RANGE 19 EAST, IN THE TOWN OF PEWAUKEE [NOW CITY OF PEWAUKEE], WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

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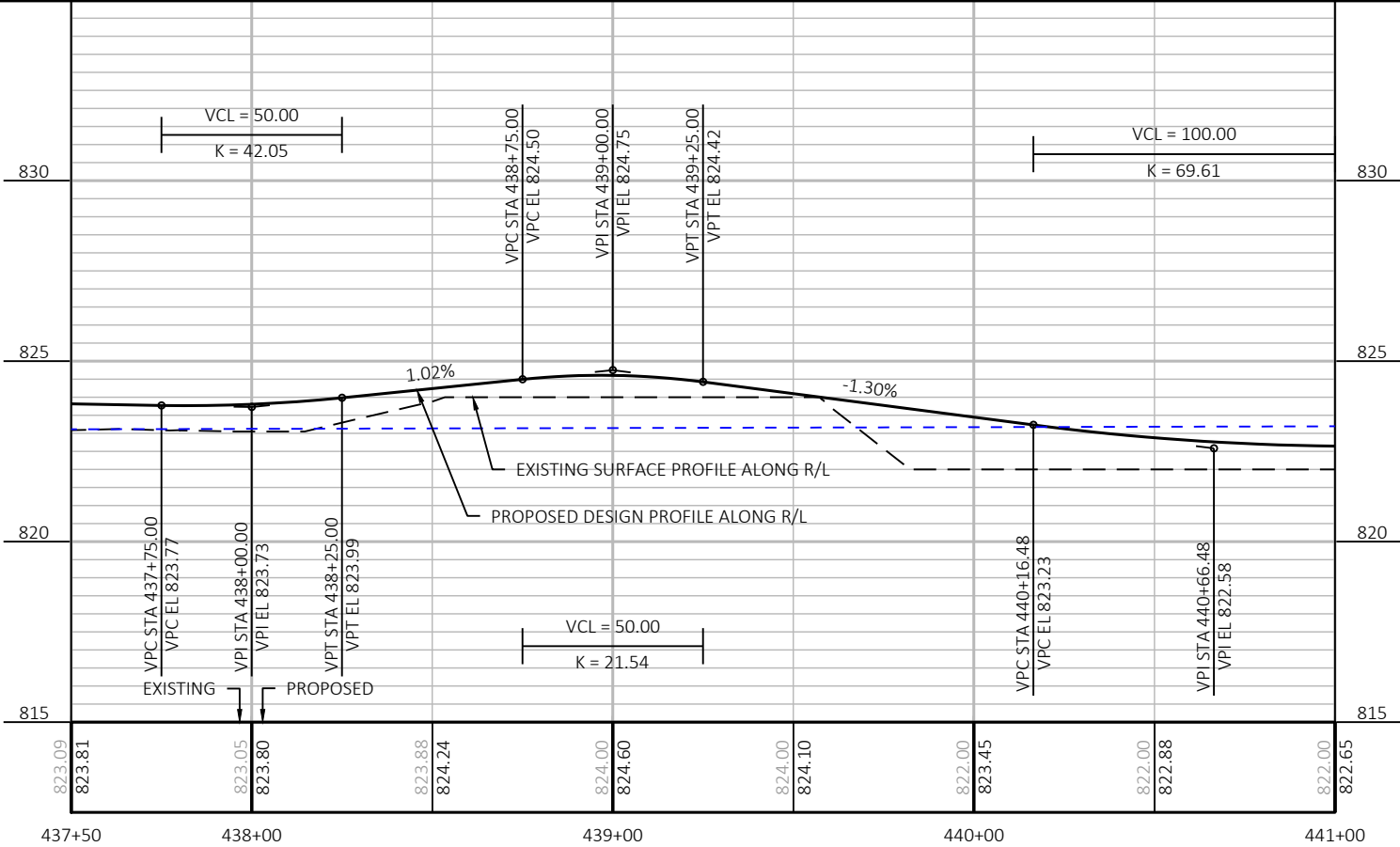
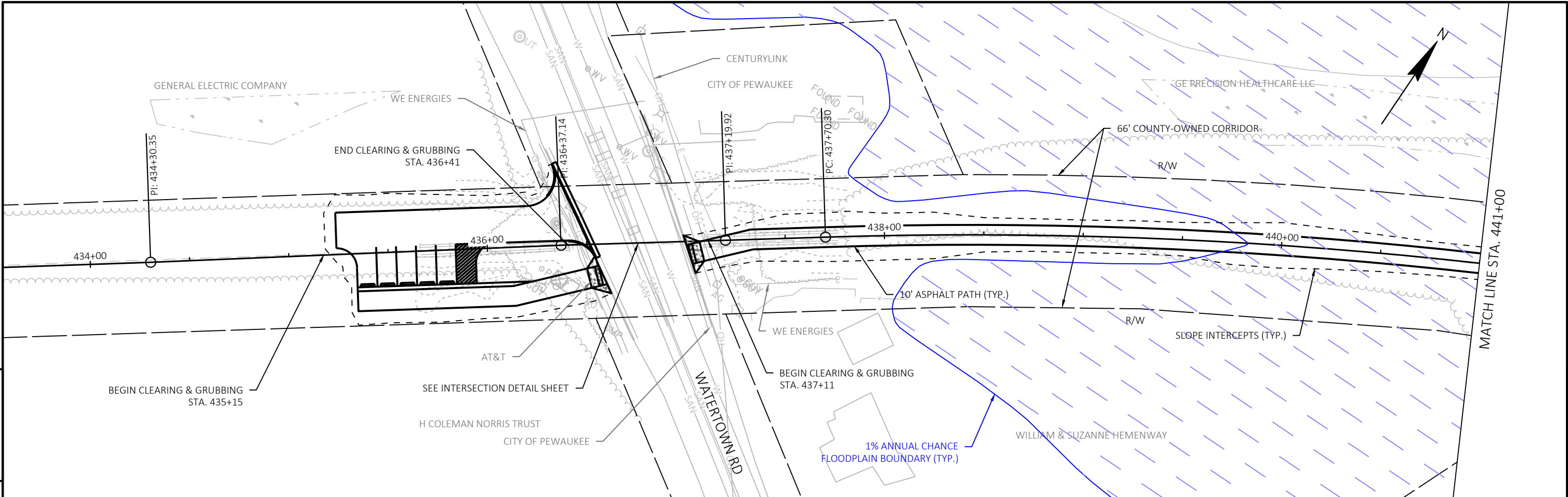
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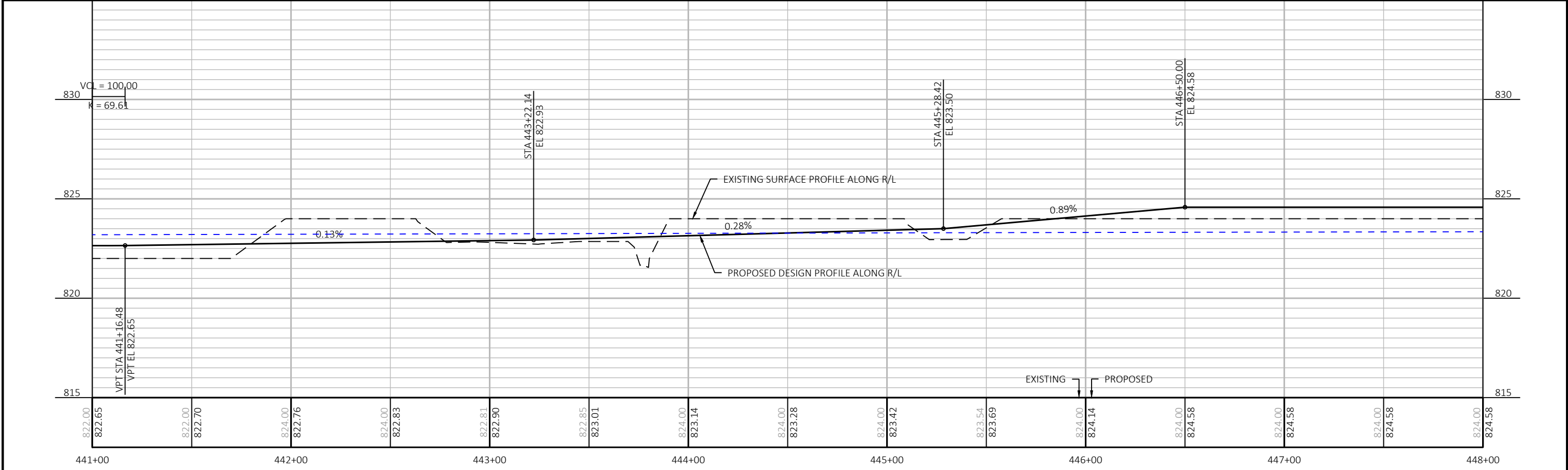
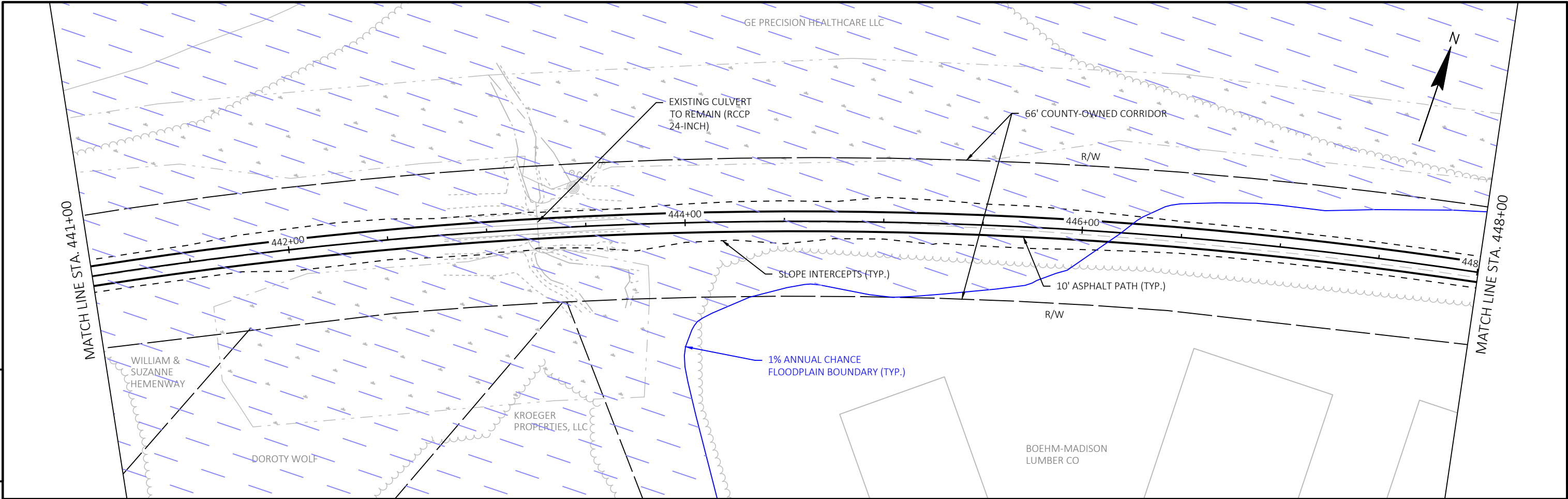
The work on this site will include the following:

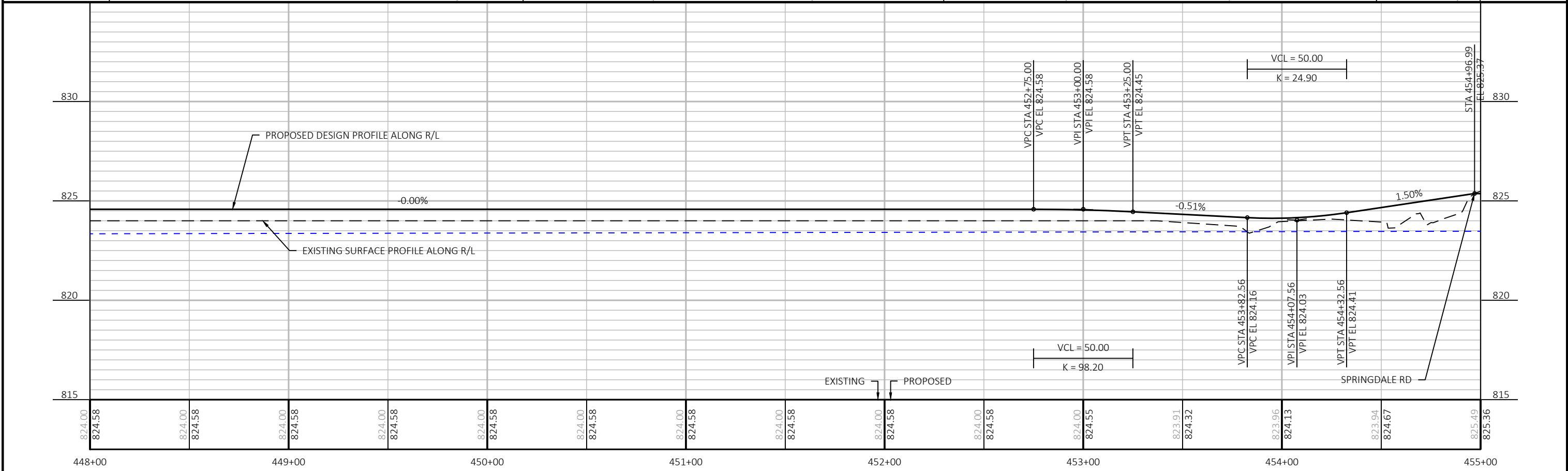
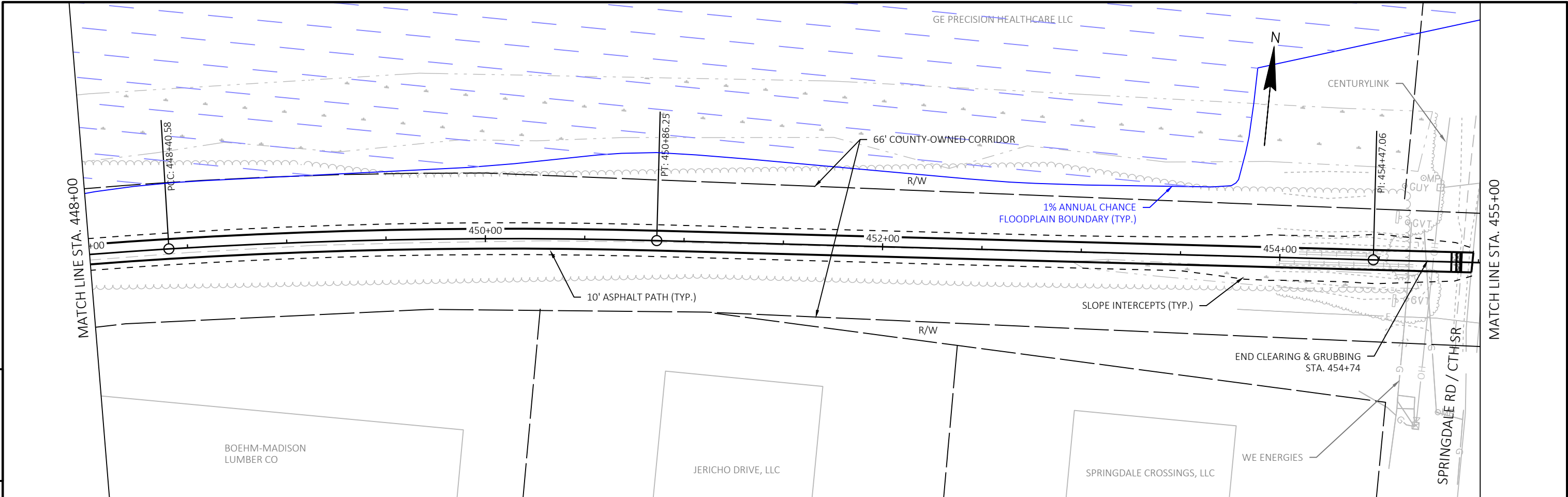
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- Construction of a 5-stall parking lot: Geogrid, stone base, HMA pavement, signing and marking.
- Construction of a 10' wide asphalt trail: geogrid, stone base, asphaltic surface, signing and marking.

A Work within City R/W permit will also be applied for to allow for the construction of the parking lot drive. Improvements will not raise the base floodplain elevation.

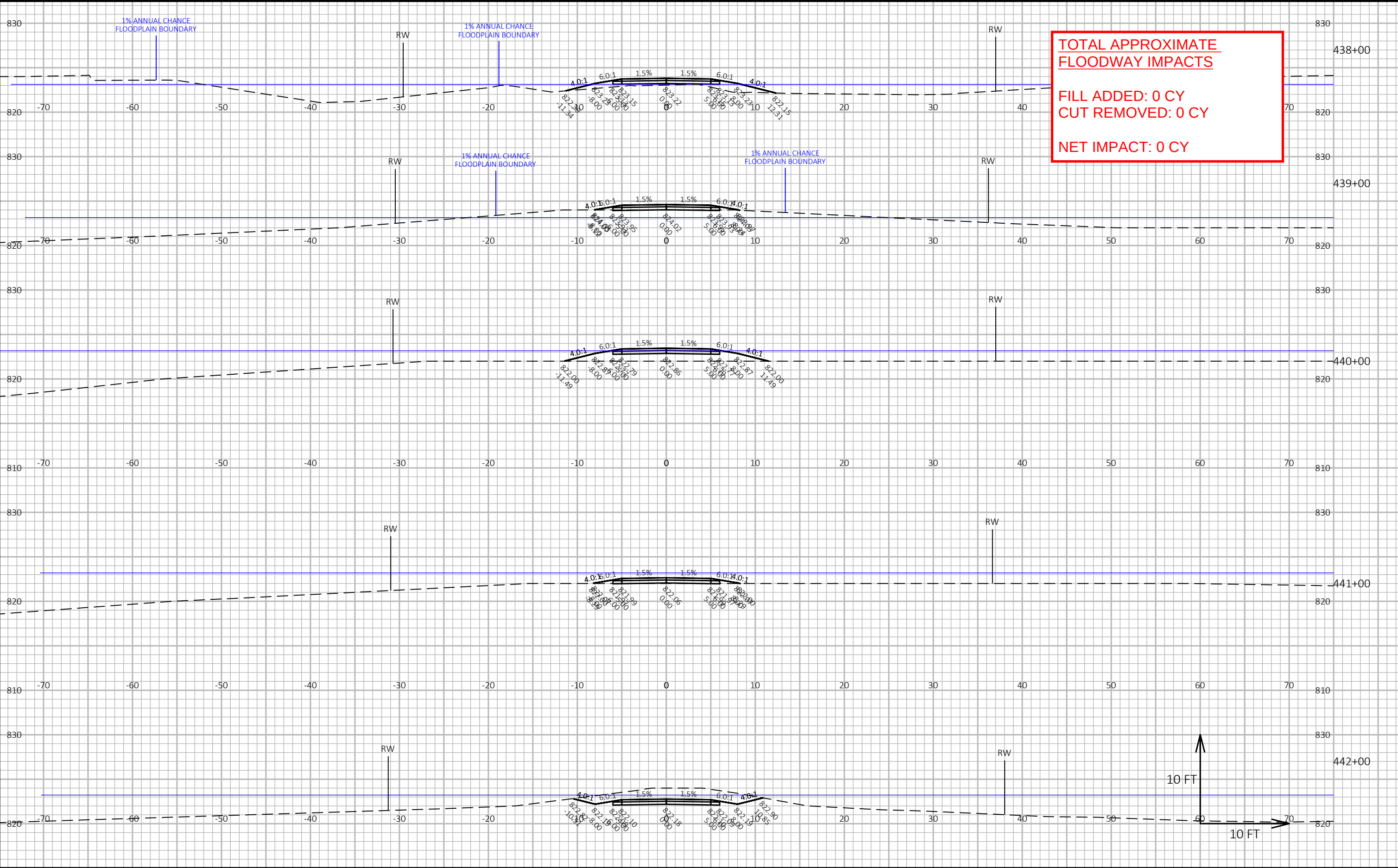
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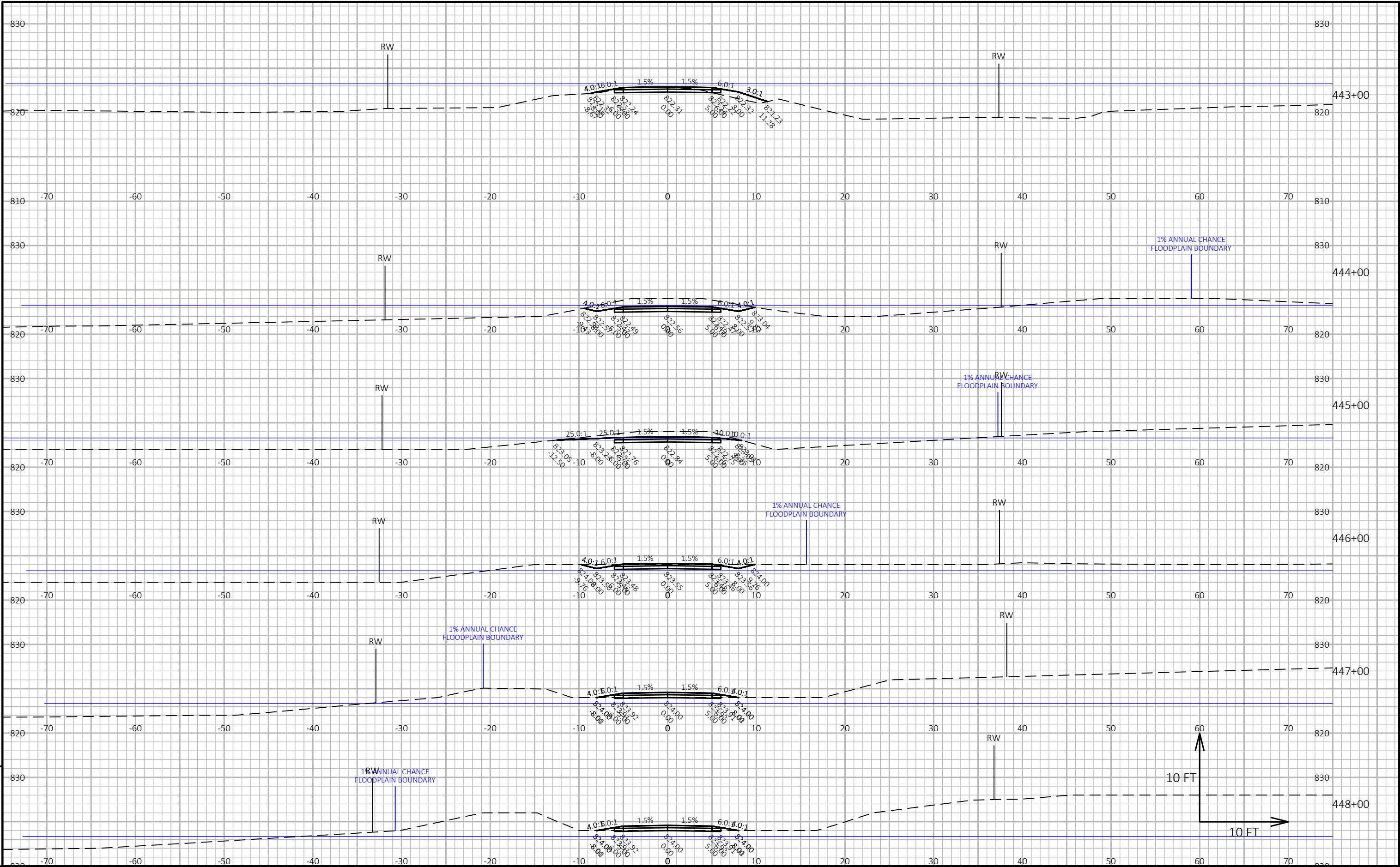
PROJECT NO: 2718-14-71	PEWAUKEE TO BROOKFIELD MULTI-USE PATH	COUNTY: WAUKESHA	PLAN AND PROFILE	SHEET	E
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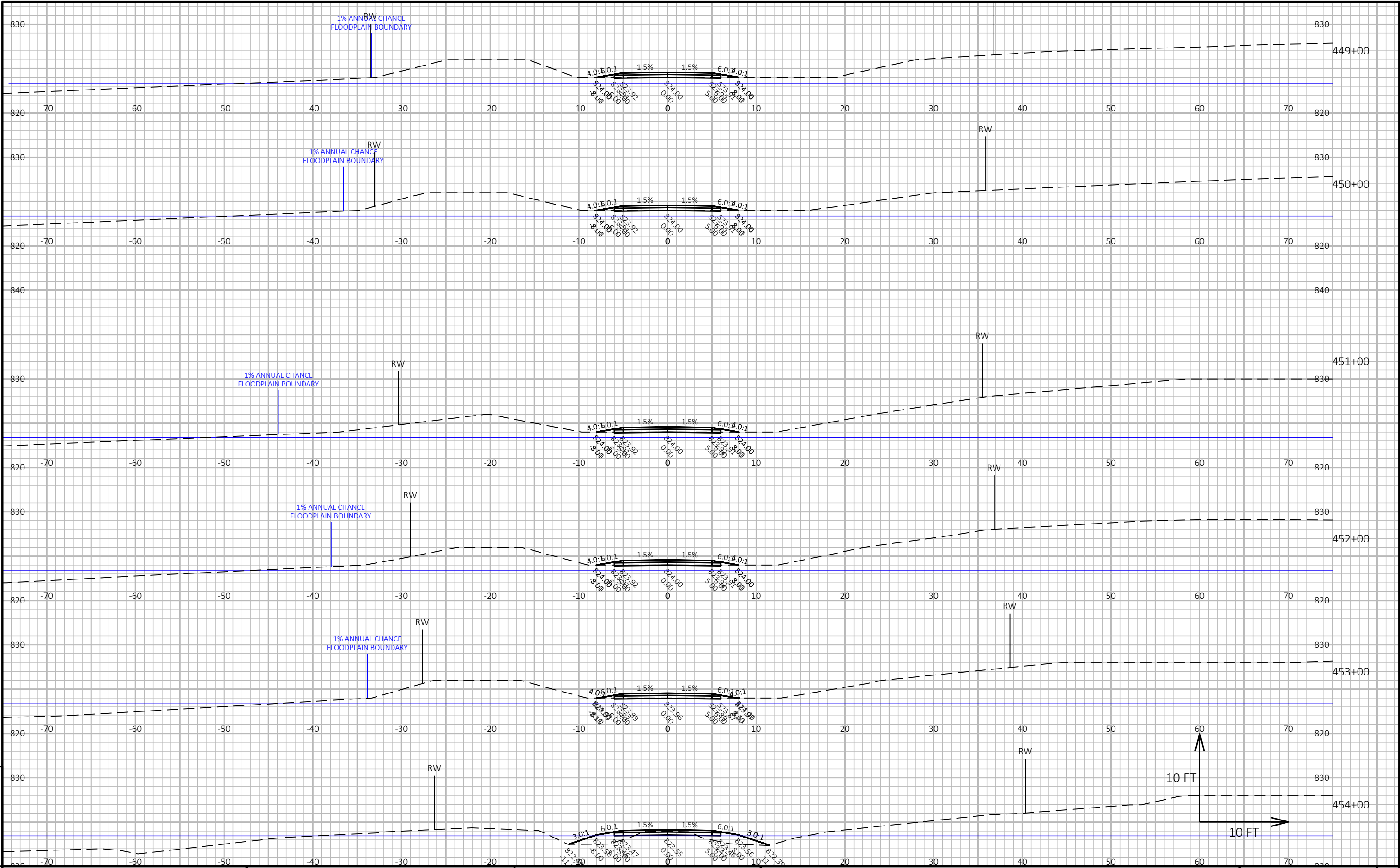


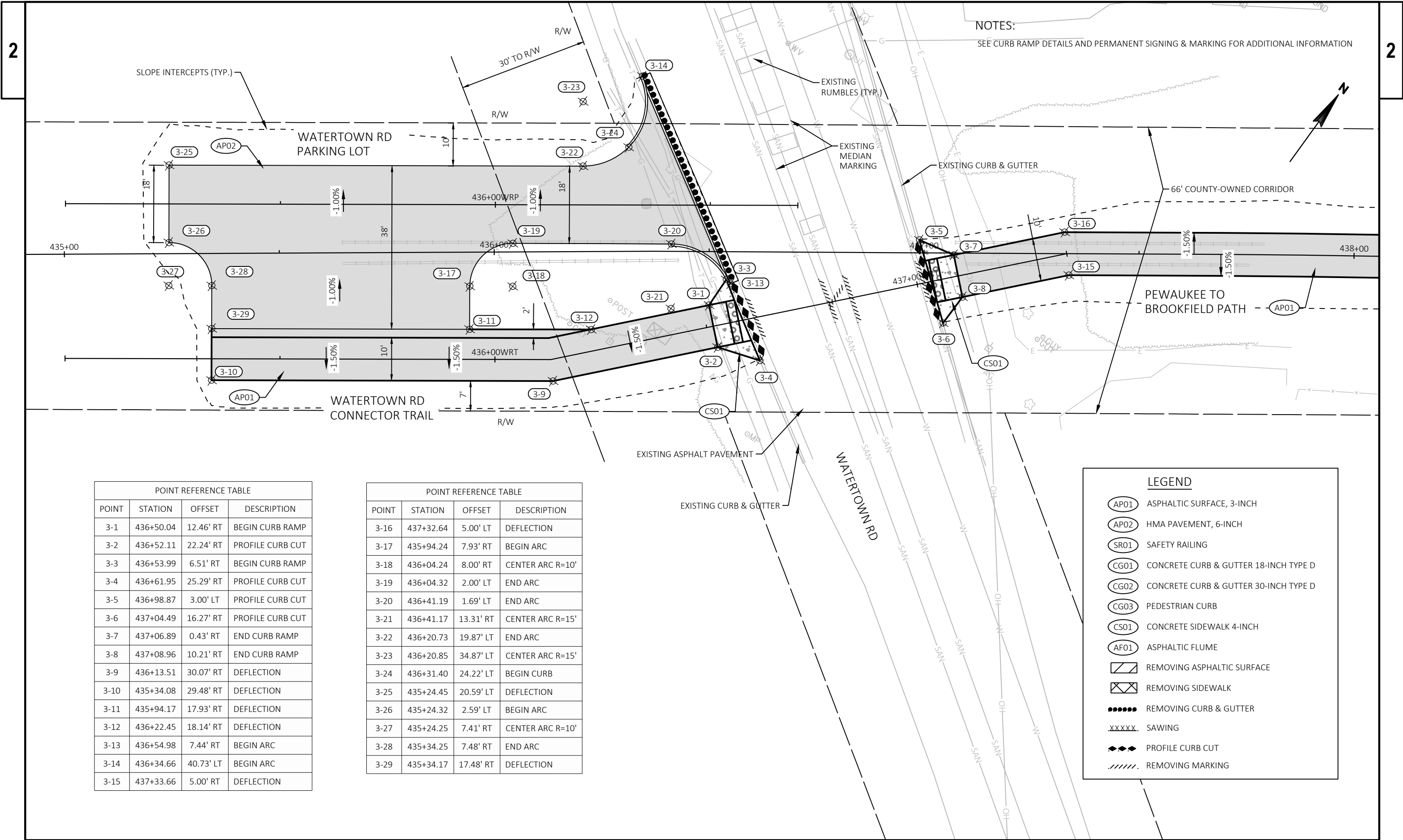
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PROJECT NO: 2718-14-71	PEWAUKEE TO BROOKFIELD MULTI-USE PATH	COUNTY: WAUKESHA	CROSS SECTIONS	SHEET	E
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NOTES:
SEE CURB RAMP DETAILS AND PERMANENT SIGNING & MARKING FOR ADDITIONAL INFORMATION

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LEGEND

AP01

ASPHALTIC SURFACE, 3-INCH

AP02

HMA PAVEMENT, 6-INCH

SR01

SAFETY RAILING

CG01

CONCRETE CURB & GUTTER 18-INCH TYPE D

CG02

CONCRETE CURB & GUTTER 30-INCH TYPE D

CG03

PEDESTRIAN CURB

CS01

CONCRETE SIDEWALK 4-INCH

AF01

ASPHALTIC FLUME

REMOVING ASPHALTIC SURFACE

REMOVING SIDEWALK

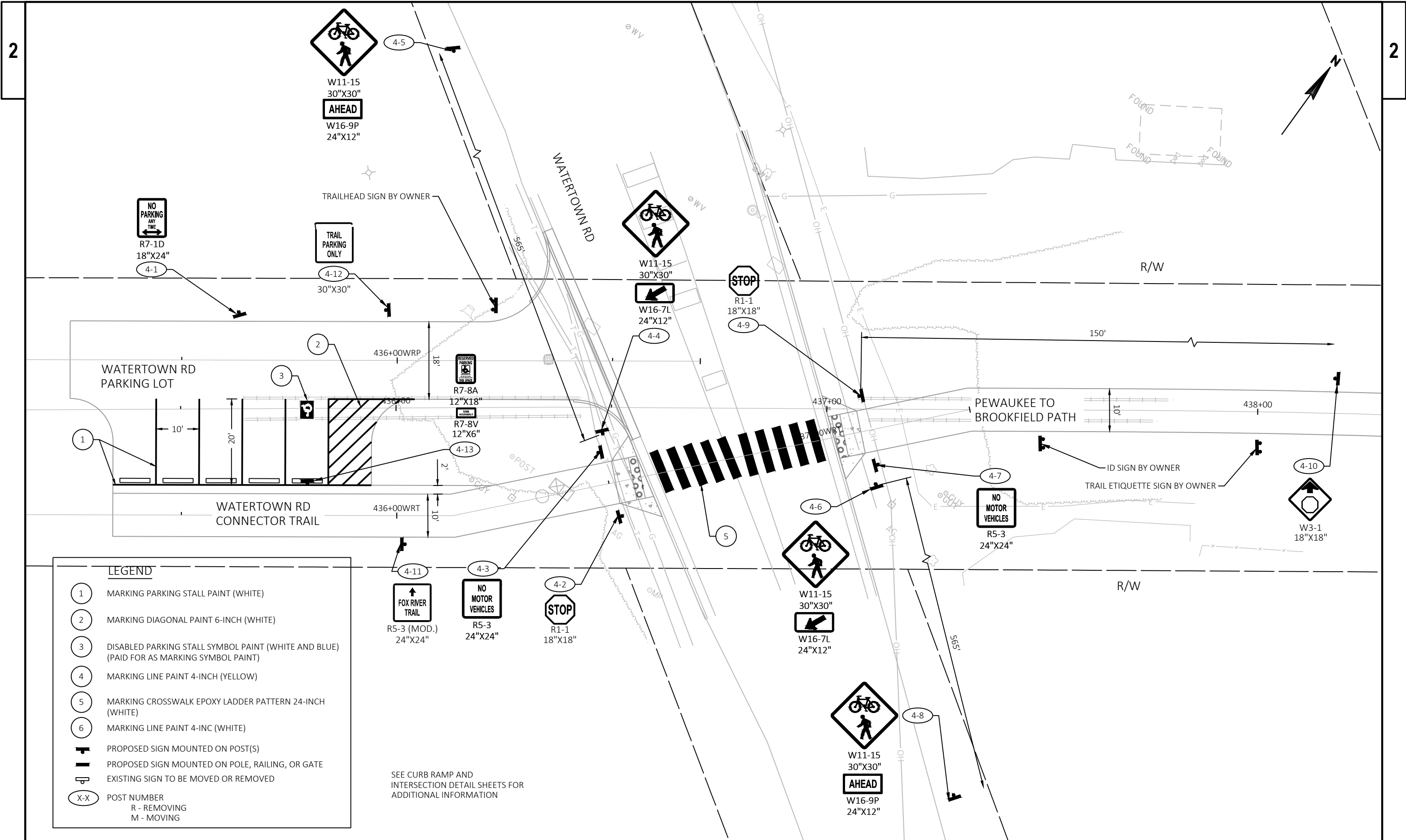
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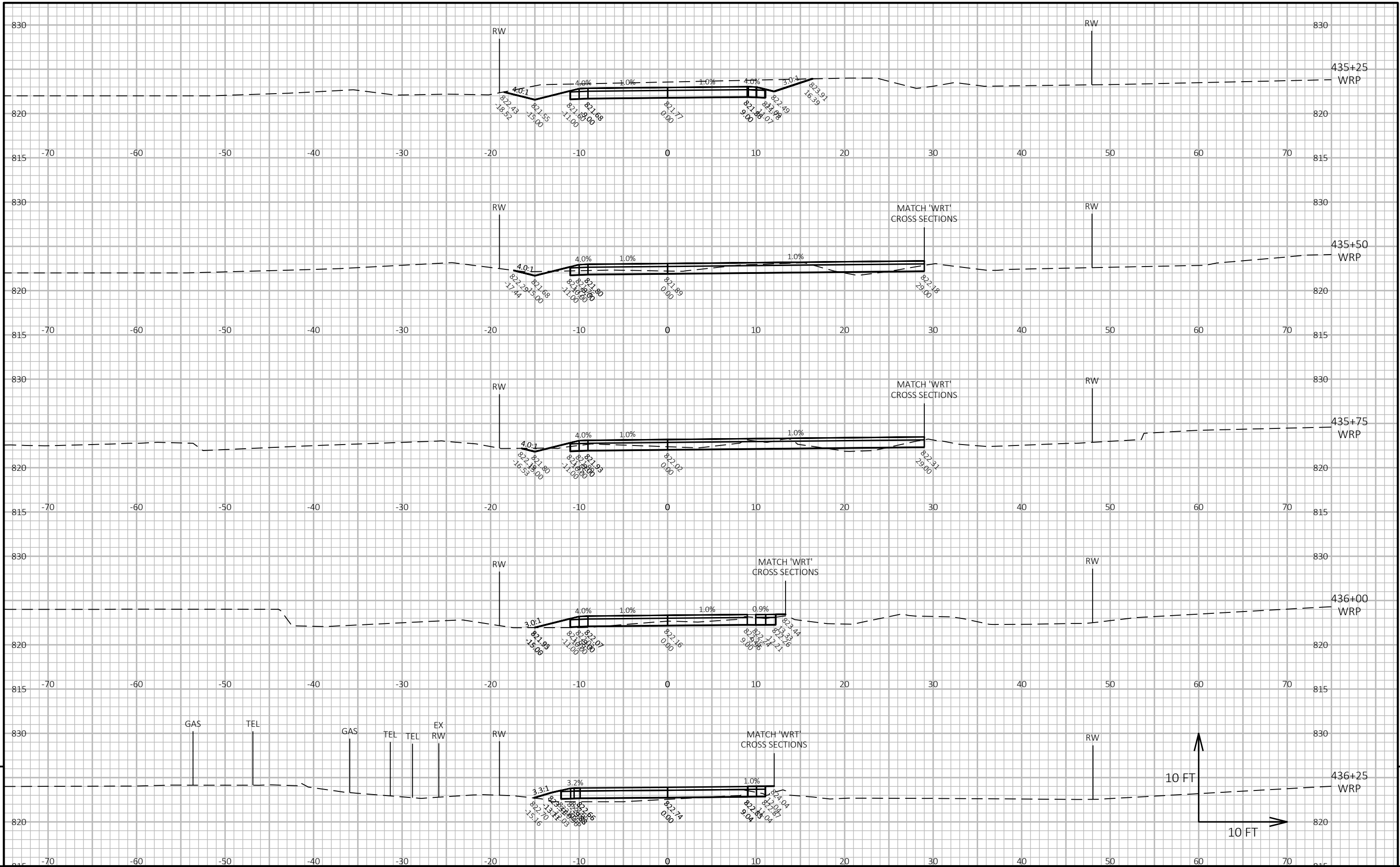
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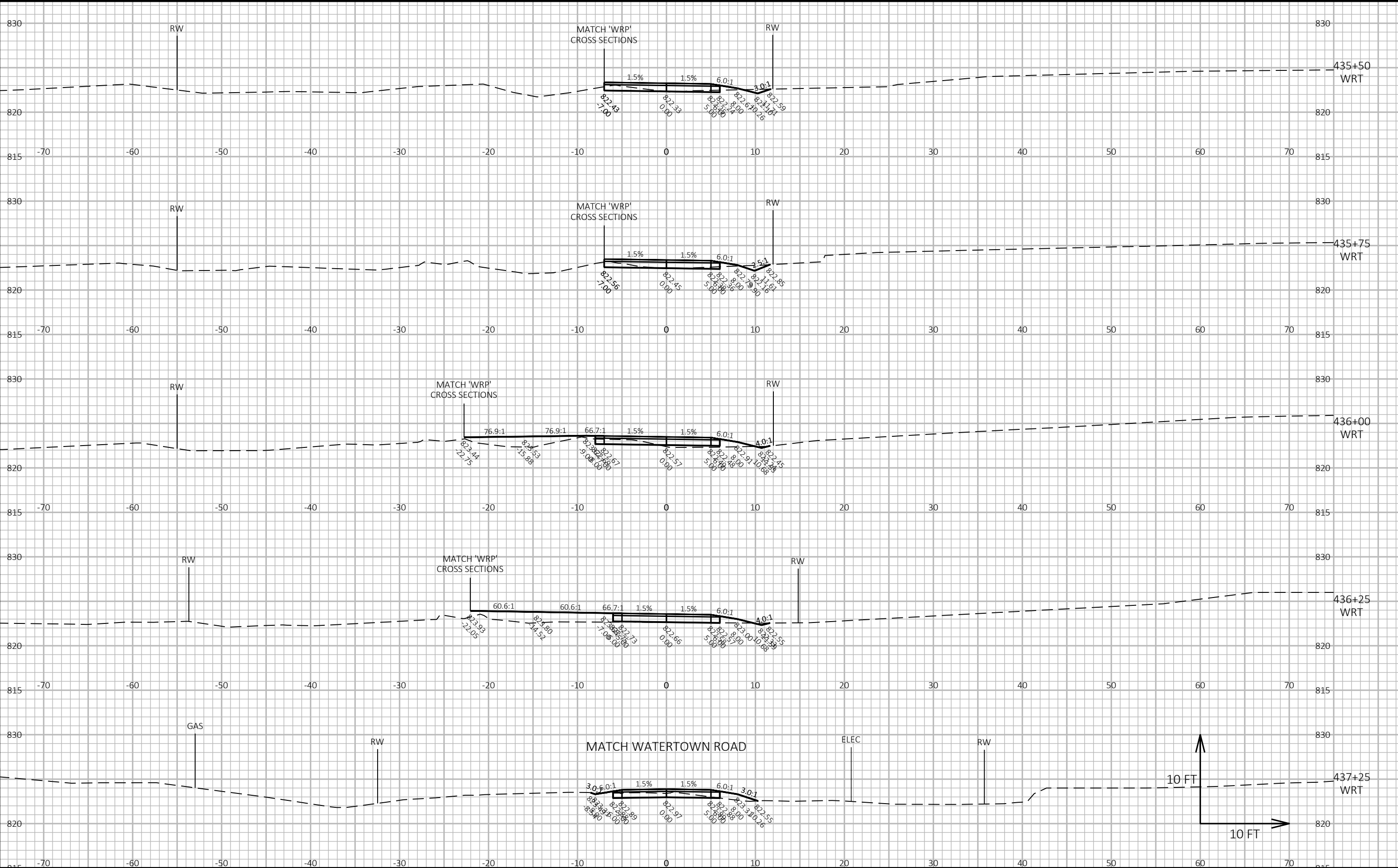
SAWING

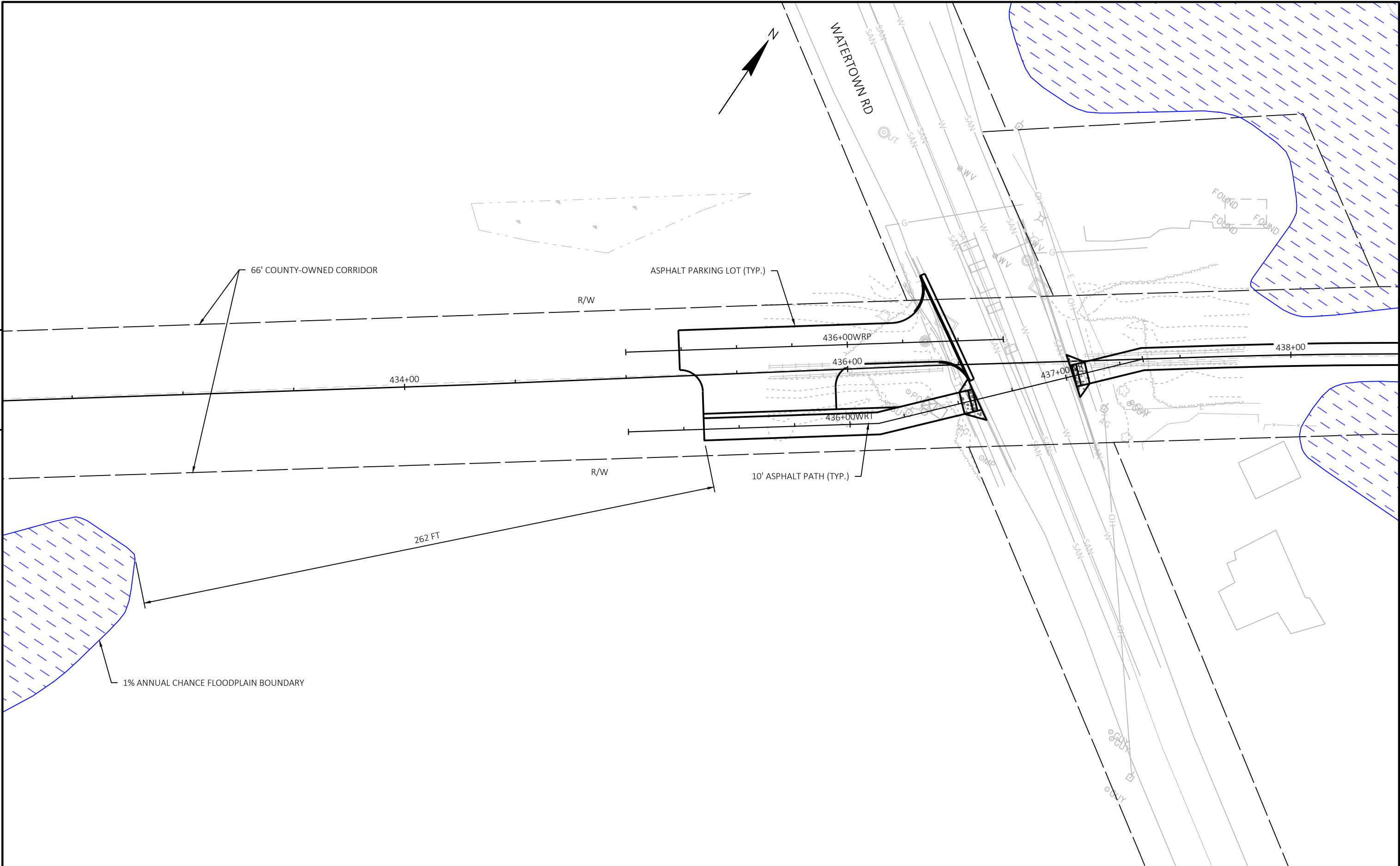
PROFILE CURB CUT

REMOVING MARKING

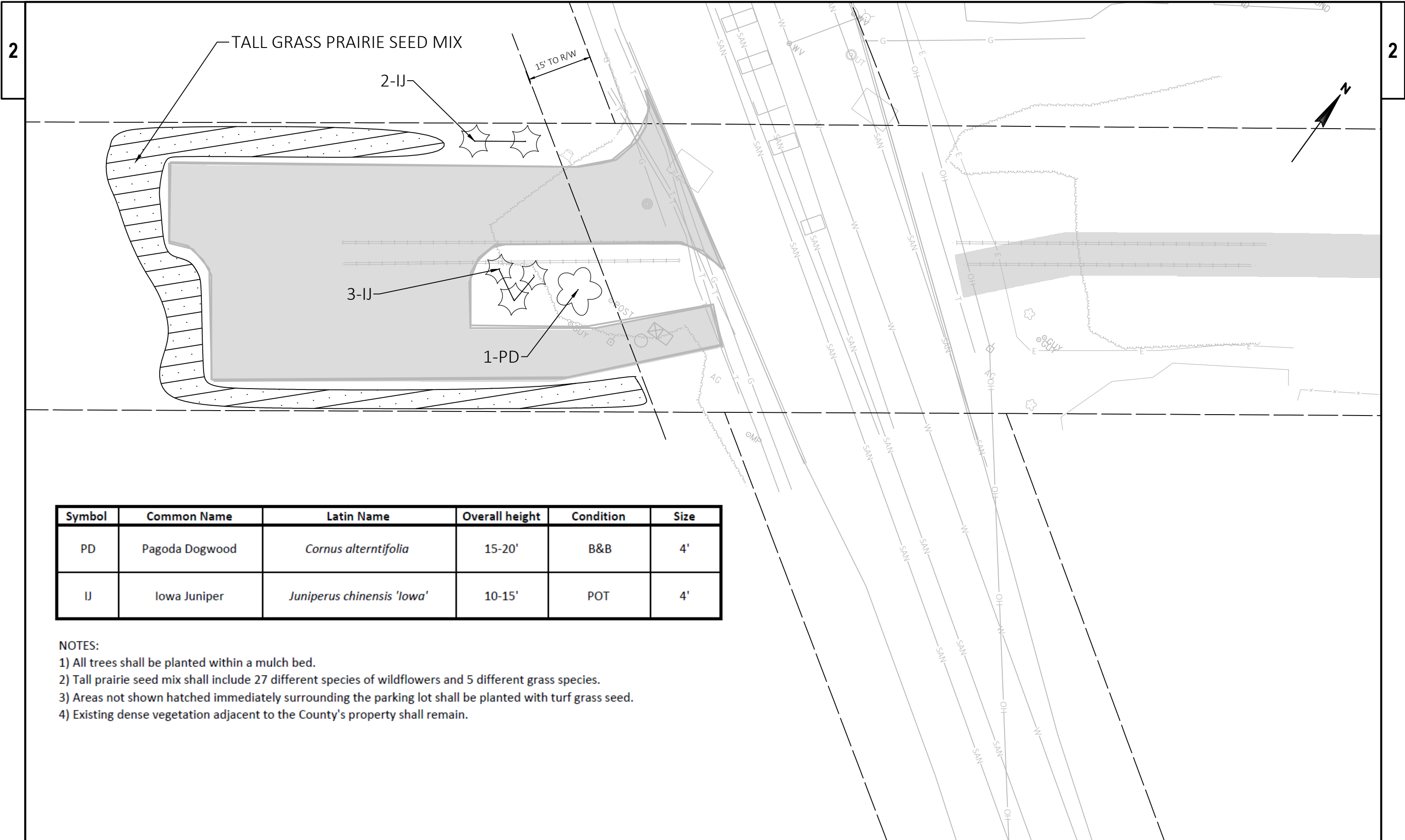








PROJECT NO: 2718-14-71	PEWAUKEE TO BROOKFIELD MULTI-USE PATH	COUNTY: WAUKESHA	WATERTOWN RD PARKING LOT FLOODPLAIN DISPLAY	SHEET	E
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Symbol	Common Name	Latin Name	Overall height	Condition	Size
PD	Pagoda Dogwood	Cornus alternifolia	15-20'	B&B	4'
IJ	Iowa Juniper	Juniperus chinensis 'Iowa'	10-15'	POT	4'

- NOTES:
- 1) All trees shall be planted within a mulch bed.
 - 2) Tall prairie seed mix shall include 27 different species of wildflowers and 5 different grass species.
 - 3) Areas not shown hatched immediately surrounding the parking lot shall be planted with turf grass seed.
 - 4) Existing dense vegetation adjacent to the County's property shall remain.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.**

DATE: November 19, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding Potential Amendments to Chapter 17 - Zoning of the City's Municipal Code
Related to the Maximum Allowed Residential Building Heights

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Building Height Comparison

Section 17.0901

Sample Homes Westridge Builders

Building Heights

City of Pewaukee

39- Building Height

The vertical distance measured from the mean elevation of the finished lot grade along the street yard face of the structure to the highest point of the roof. Where the building is on a lot which slopes from the rear down to the street, or vise versa, the height will be determined at a point on the side wall equidistant between the back and front walls of the building.

Rs-1 through Rs-7

e. Building Height and Size

(1) No principal building or parts of a principal building shall exceed 35 feet in height.

17.0901f. The Height of Commercial, Industrial, and Institutional Buildings may be increased to a maximum of six (6) stories if a fully operational sprinkler system is in place including enclosed stairwells to the roof and the Fire Chief has approved in writing a fire safety plan for the structure and use.

Village of Pewaukee

Sec. 40.421. - Height regulations.

(a) *Maximum* height. No structure shall be erected or structurally altered to a height in excess of that specified in the structure's zoning district except as provided in subsection (c) of this section.

(b) *Determining* height. The height of a building shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.

(c) *Exceptions*. The following shall be excepted from the height regulations of all districts:

- (1) Chimneys and flues.
- (2) Accessory farm buildings not to exceed 60 feet in height on lots of three acres or more in area.
- (3) Electrical transmission and distribution facilities.
- (4) Silos for agricultural purposes.
- (5) Subject to the approval of the planning commission, cooling towers, elevator bulk heads, fire towers, monuments, penthouses, stacks, scenery lofts, tanks, water towers, ornamental towers, spires and necessary mechanical appurtenances.
- (6) Radio and television antennas. In no case, however, shall any radio or television antenna be erected or structurally altered to an overall height in excess of 25 feet or to a height in excess of five feet above the highest point on the roof of the principal structure located on the same property, whichever is greater. The overall height shall not exceed the distance measured in a straight line to the nearest property line.
- (7) Television antennas intended for the common use of a subdivision, group project development or multifamily development or for use in conjunction with a closed circuit television system serving a school, church, public utility facility, public administrative office, public service building or other similar type of facility shall be subject to the approval of the building inspector. Except as

otherwise regulated in this section, such television antennas shall not be erected or structurally altered to a height in excess of 35 feet. In no case, however, shall the overall height exceed the distance measured in a straight line to the nearest property line.

- (8) Radio towers and antennas, provided that such towers and antennas are intended for the use of appropriately licensed amateur radio operators or for use as part of a commercial or industrial enterprise being conducted on an appropriately zoned property, shall be subject to the approval of the building inspector. Except as otherwise regulated in this section, such radio towers or antennas shall not be erected or structurally altered to a height in excess of 75 feet. In no case, however, shall the overall height exceed the distance measured in a straight line, to the nearest property line.
- (9) The height of wireless telecommunications facilities and equipment shall be regulated as to height only by the regulations set forth in article VII, division 3 of this Code.

(d) *Increase permitted.* The maximum height of any structure may be increased up to ten feet if offset and setbacks are increased by one foot for each additional foot of structural height exceeding the standard district requirement.

R-1 (same in R-2, R-3, R-4, R-5, R-6 districts)

Sec. 40.167. - Building height.

(a) The height of any dwelling unit in the R-1 district shall not exceed 42 feet.

(b) The height of accessory structures shall not exceed 15 feet or the width of the structure, whichever is less.

(Ord. No. 99-5, § 17.07(1)(g), 5-4-1999)

City of Oconomowoc

Height: The vertical distance from: (1) the average elevation of the adjoining ground level or (2) the established grade, whichever is lower to the top of the cornice of a flat roof, to the deck line of a mansard roof, to a point of the roof directly above the highest wall of a shed roof, to the uppermost point on a round or other arch type roof, to the mean distance between the gable peak and the roof sill of the highest gable on a gable, gambrel, or hip pitched or hip roof.

RR, SR, TR, and RML districts:

Principal Structure (max ft) – 35'

City of Brookfield

Building, Height of. "Height of building" means the vertical distance from the average established street grade in front of the lot or the finished grade at the building line, whichever is higher, to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or to the average height of the highest gable or a gambrel, hip or pitch roof.

R-1, R-2, and R-3 single-family districts height requirements:

- A. Principal building: thirty-five (35) feet maximum.

- B. Accessory buildings: fifteen (15) feet maximum.
- C. Attached garages: no higher than the principal building's roof ridge. The garage must be consistent with the principal dwelling's architecture and building materials as well as the character of the neighborhood. (Ord. 1666 § 1 (part), 1998: prior code § 17.29(3))

City of Franklin

BUILDING HEIGHT

The vertical distance measured from the curb level or its equivalent established grade opposite the middle of the front of the building to the highest point of the roof in the case of a flat or slant roof, to the deck line of a mansard roof; and to the mean height level between eaves and ridge of a gable, or hip, or gambrel roof; provided that where buildings are set back from the street line, the height of the building may be measured from the average elevation of the finished grade at the front of the building.

R-1, R-2, R-3, R-3E, R-4, R-5, and R-6 single-family districts:

2.5 stories/30 feet

R-1E single-family district

4.5 stories/50 feet

City of Mequon

Sec. 58-418. - Height regulations.

(a) *Maximum* height. No structure shall be erected or structurally altered to a height in excess of that specified in the structure's zoning district except as provided below in this section.

(b) *Determining* height. The height of a structure shall be the vertical distance measured from the mean elevation of the finished grade at the front of the structure to the highest point of the building.

(c) *Exceptions*. The following shall be exempted from the height regulations of all districts:

- (1) Chimneys and flues.
- (2) Accessory farm buildings, not to exceed 60 feet in height on lots of three acres or more in area.
- (3) Electrical transmission and distribution facilities.
- (4) Silos for agricultural purposes.
- (5) Subject to the approval of the planning commission, cooling towers, elevator bulk heads, fire towers, monuments, penthouses, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, and necessary mechanical appurtenances.
- (6) Radio and television antennas. In no case, however, shall any radio or television antenna be erected or structurally altered to an overall height in excess of 25 feet or to a height in excess of five feet above the highest point on the roof of the principal structure located on the same property, whichever is greater. Furthermore, the overall height shall not exceed the distance measured in a straight line to the nearest property line.
- (7) Television antennas intended for the common use of a subdivision, group project development, or multiple family development or for use in conjunction with a closed circuit television system

serving a school, church, public utility facility, public administrative office, public service building or other similar type of facility shall be subject to the approval of the building inspector. Except as otherwise regulated herein, such television antennas shall not be erected or structurally altered to a height in excess of 35 feet. In no case, however, shall the overall height exceed the distance measured in a straight line to the nearest property line.

- (8) Radio towers and antennas, provided that such towers and antennas are intended for the use of appropriately licensed amateur radio operators or for use as part of a commercial or industrial enterprise being conducted on an appropriately zoned property, shall be subject to the approval of the building inspector. Except as otherwise regulated herein, such radio towers or antennas shall not be erected or structurally altered to a height in excess of 75 feet. In no case, however, shall the overall height exceed the distance measured in a straight line to the nearest property line.
- (9) Structures for which height regulations are prohibited by state law.

(d) *Increase permitted.* The maximum height of any structure may be increased up to ten feet if offset and setbacks are increased by one foot for each additional foot of structural height exceeding the standard district requirement.

R-1, R-1B, R-2, R-2B, R-3, R-4, R-5, R-6

(g) *Building height.*

(1) The height of any dwelling unit shall not exceed 42 feet.

Village of Sussex

Building Height

The vertical distance measured from the average elevation of the finished lot grade within 20 feet of the structure to the highest point of the coping of a flat roof; to the deck line of a mansard roof; or to the average height between the plate and ridge of a gable, hip, or gambrel roof.

CR-1 and CR-2

E. Building Height and Area 1. No building or parts of a building shall exceed 50 feet in height.

TS-1, Rs-1, Rs-2, Rs-3, and Rs-4

D. Building Height and Area 1. No building or parts of a building shall exceed 30 feet in height.

Village of Elm Grove

BUILDING HEIGHT

The distance measured from the grade line or ground elevation at its lowest intersect with the building foundation on the side of the structure where the principal entrance is located to the highest point of the structure.

[Amended 9-10-2001]

Rs-1, Rs-2, Rs-3, Rs-4, Rm-1, and Rm-2
E. Building height and area.

(1) Height.

[Amended 9-10-2001]

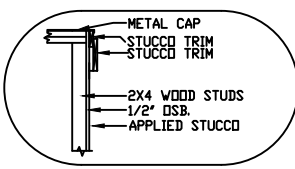
- (a) The building height for principal structures (including any part thereof) shall not exceed 36 feet; provided, however, that the building height for principal structures may be increased by one foot for every two feet added to all side yard and the rear setback requirements for the district in which the structure is located. A maximum of five feet of additional building height may be added under this subsection.
- (b) For principal structures having exposed foundations on the side or rear yards, the vertical height at that location shall not exceed 46 feet; provided, however, that the vertical height at that location may be increased by one foot for every two feet added to all side and rear setback requirements of the district up to a maximum of five feet of additional vertical height.
- (c) The building height of accessory structures, other than servants' quarters and garages, shall not exceed 10 feet.
- (d) The building height of servants' quarters and garages shall not exceed 36 feet.

SECTION 17.0900 MODIFICATIONS AUTHORIZED BY PLAN COMMISSION

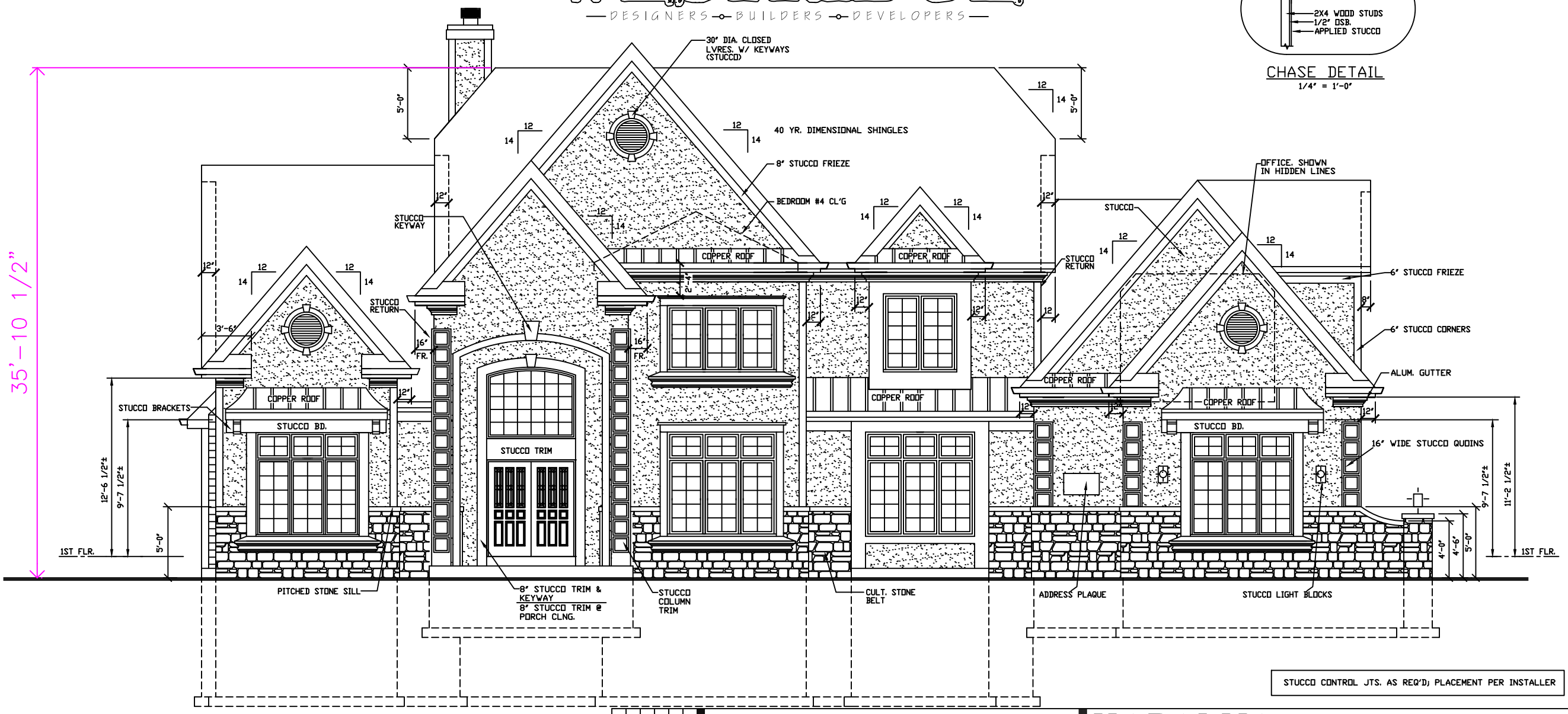
17.0901 HEIGHT

The Plan Commission may permit, after review at a regularly scheduled Plan Commission meeting, a height limit to be exceeded, but such modification shall be in accord with the following:

- a. Agricultural Structures such as barns, silos, and windmills shall not exceed in height the actual distance from the nearest property line.
- b. Supplemental Architectural Projections such as spires, steeples, belfries, parapet walls, cupolas, domes, flues, and chimneys may be exempted from the height limitations of this ordinance.
- c. Communication and Power-Generating Structures such as radio and television transmission and relay towers, windmills, aerials, and receiving antennas as well as flagpoles shall not exceed in height thirty (30) feet or the distance of the base of such structure from the nearest lot line, whichever is less, unless otherwise authorized by the Plan Commission.
- d. Essential Services such as utilities, water towers, and electrical power and communication transmission lines may be exempted from the height limitations of this ordinance.
- e. Public or Quasi-public Facilities such as schools, churches, hospitals, monuments, sanitariums, libraries, governmental offices, and fire stations may be erected to a height of 60 feet **provided** all required yards are increased not less than one (1) foot for each foot the structure exceeds the maximum height requirement of the zoning district.
- f. The Height of Commercial, Industrial, ~~and~~ Institutional, and Multi-Family Residential Buildings may be increased to a maximum of six (6) stories if a fully operational sprinkler system is in place including enclosed stairwells to the roof and the Fire Chief has approved in writing a fire safety plan for the structure and use.
- f.g. The Height of Single-Family and Two-Family Residential Buildings may be increased to a maximum of three stories or 42-feet in height if the structure is located no closer than 40-feet to another structure.



CHASE DETAIL
1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"

DRAWN: DEC. 3, 07
FINAL: DEC. 17, 07
REV: FEB. 5, 08

ACCEPTED BY:

BUILDER:	_____
DATE:	_____
BUYER:	_____
DATE:	_____
BUYER:	_____
DATE:	_____

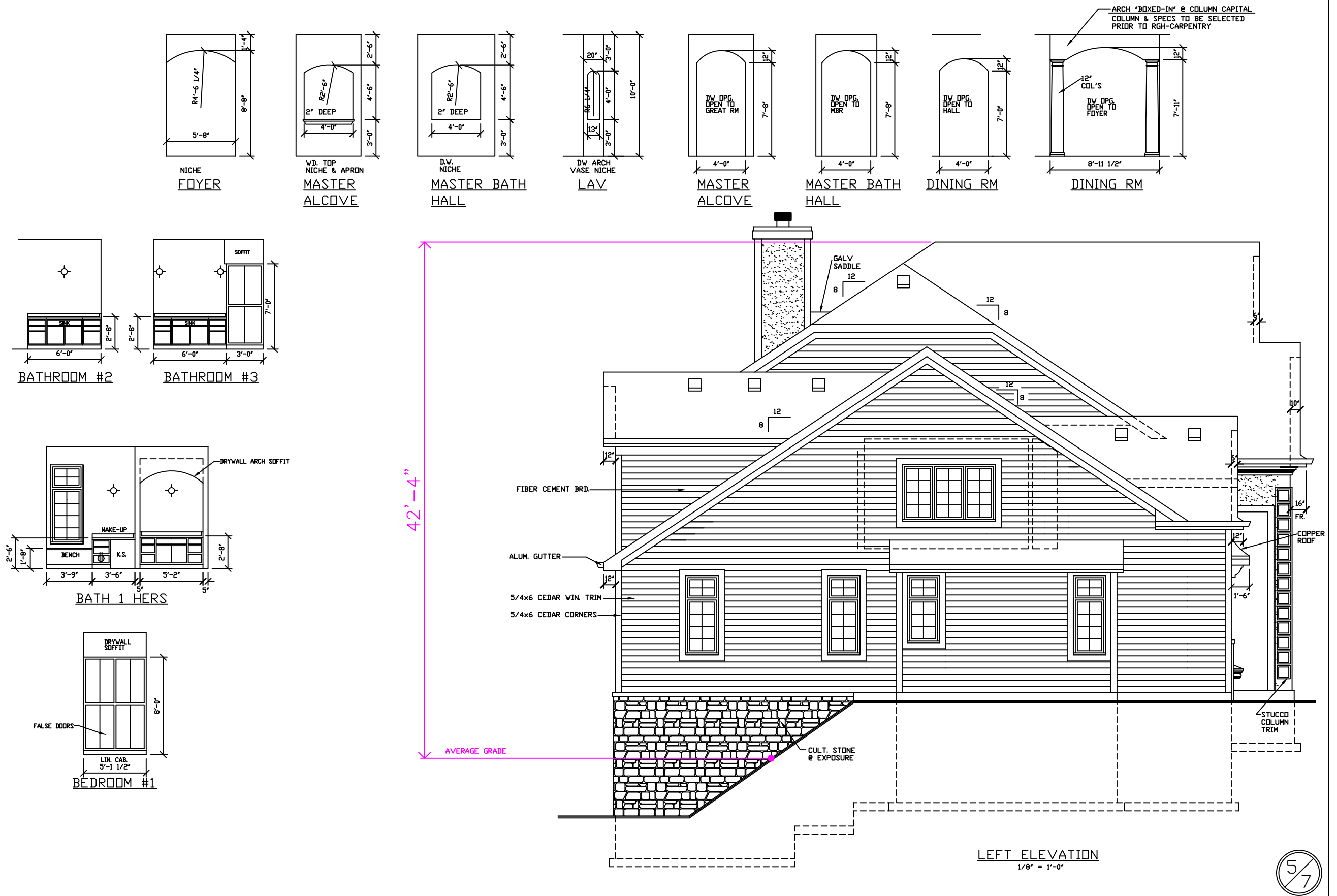
KAPALUA	
WESTRIDGE BUILDERS, INC.	
N8 W22520-L JOHNSON DRIVE	
WAUKESHA, WISCONSIN 53186	
PHONE : 262-547-0326	
NAME & JOB ADDRESS: SANDRA & ANDRE GORDON	
LOT 22 CARTERS CROSSING	
VILLAGE OF MENOMONEE FALLS	

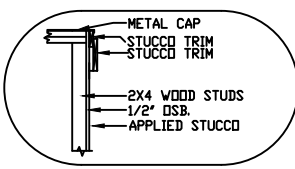


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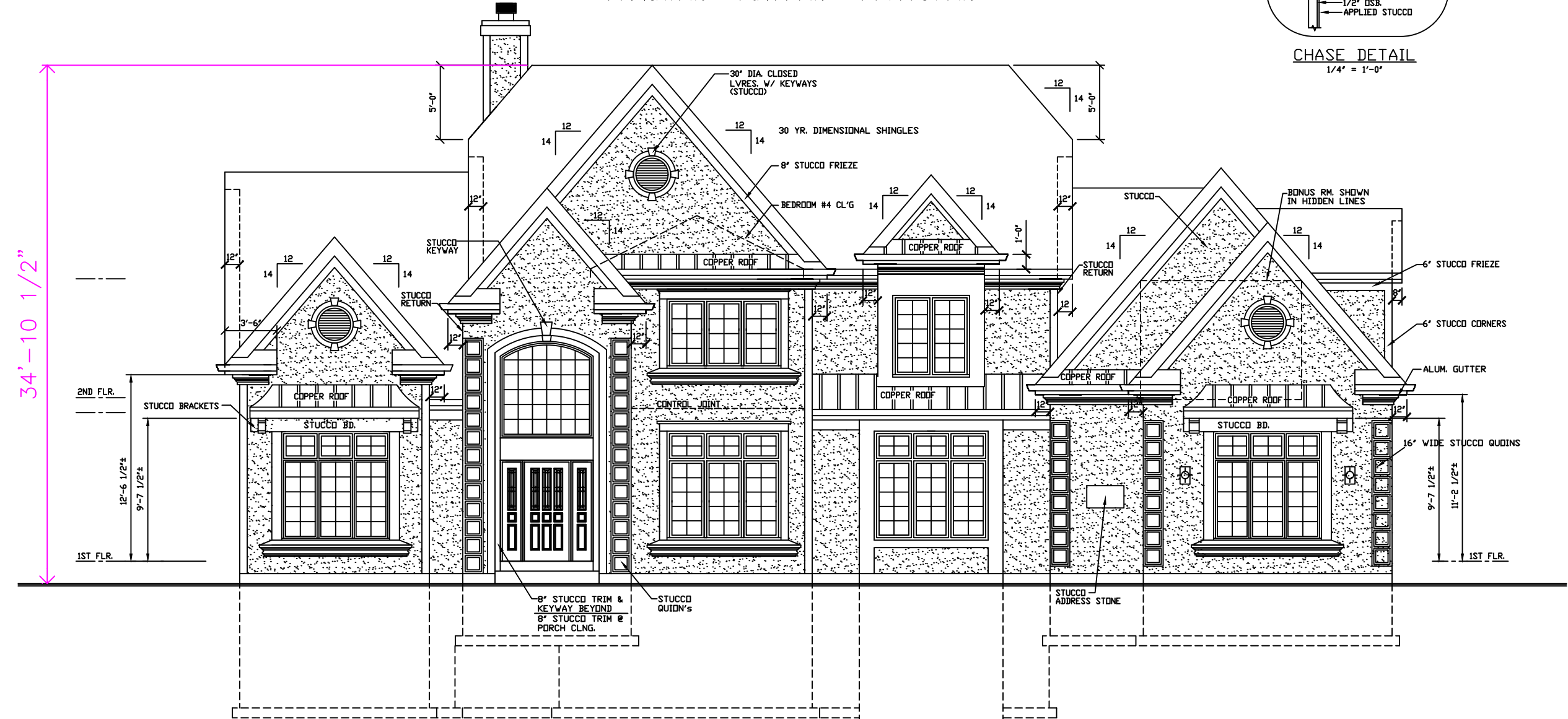
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CHASE DETAIL
1/4" = 1'-0"



FRONT ELEVATION
SCALE 1/8" = 1'-0"

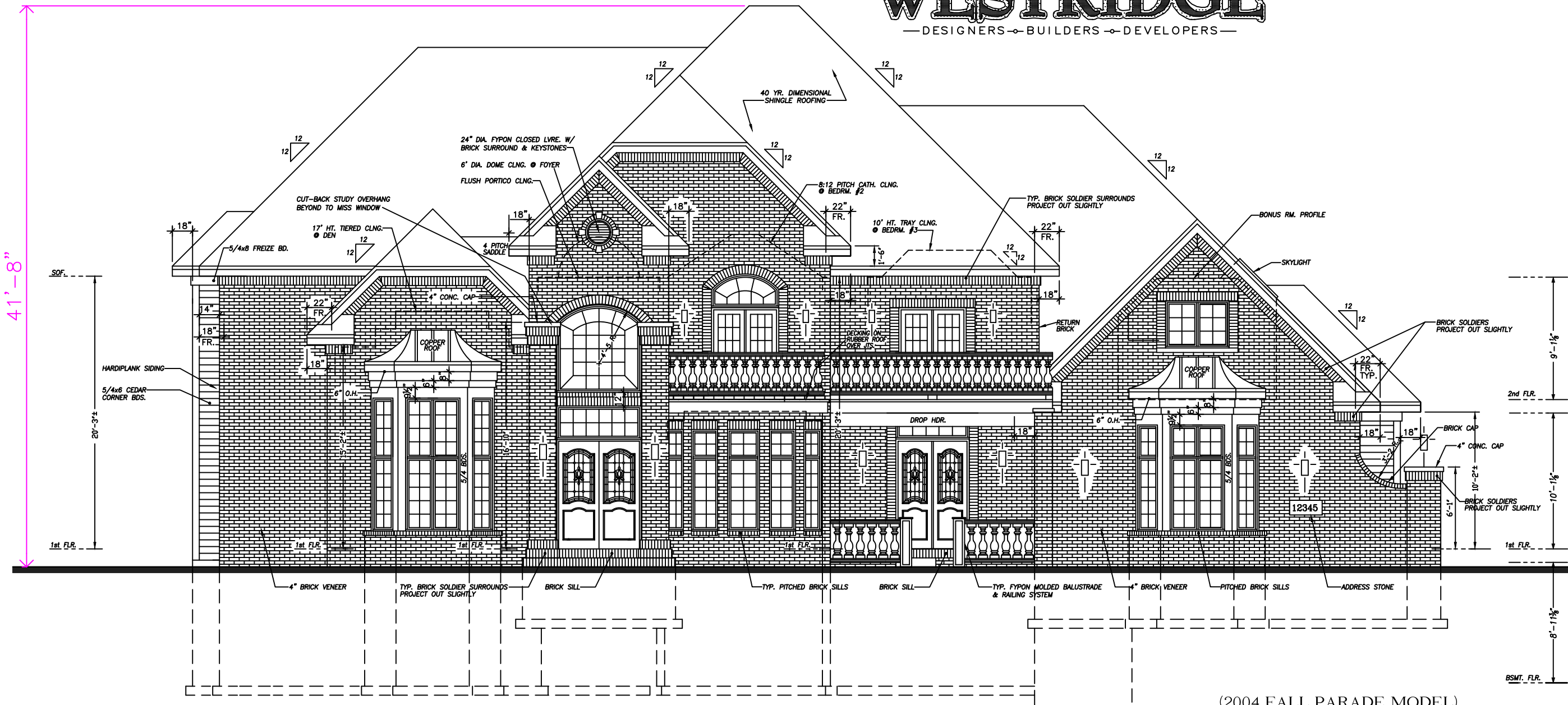
DRAWN: FEB. 6, 07

ACCEPTED BY: _____
BUILDER: _____
DATE: _____
BUYER: _____
DATE: _____
BUYER: _____
DATE: _____

KAPALUA
WESTRIDGE BUILDERS, INC.
N8 W22520-L JOHNSON DRIVE
WAUKESHA, WISCONSIN 53186
PHONE : 262-547-0326
NAME & JOB ADDRESS: KAPALUA MODEL
LOT 59 CARTERS CROSSING
VILLAGE OF MENOMONEE FALLS



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FRONT ELEVATION
1/8" SCALE

DRAWN: MAY 11, 2005
FINAL: JULY 21, 2005
REV: JULY 25, 2005
REV: AUG 05, 2005
REV: SEPT 19, 2005
REV: NOV. 16, 2005
REV: NOV. 29, 2005

ACCEPTED BY :	
BUILDER :	
DATE :	
BUYER :	
DATE :	
BUYER :	
DATE :	

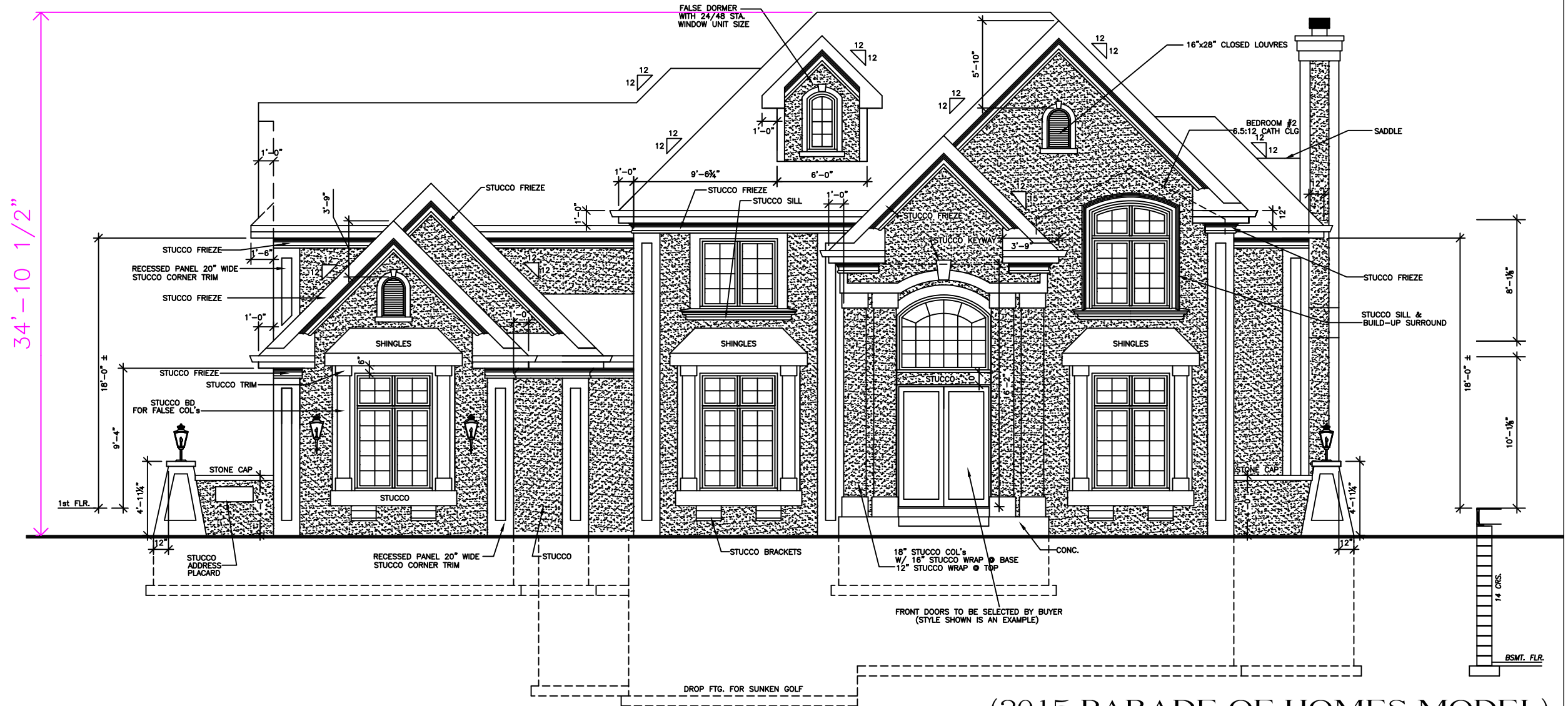
(2004 FALL PARADE MODEL)	
TAYLOR'S LANGHOLM MANOR	
WESTRIDGE BUILDERS INC.	
N8 W22520-L JOHNSON DRIVE	
WAUKESHA , WISCONSIN 53186	
PHONE : 262 - 547-0326	
NAME:	FRED & ROSHELLE RUTLEDGE
ADDRESS	LOT 18, CARTER'S CROSSING
	MENOMONEE FALLS, WI.



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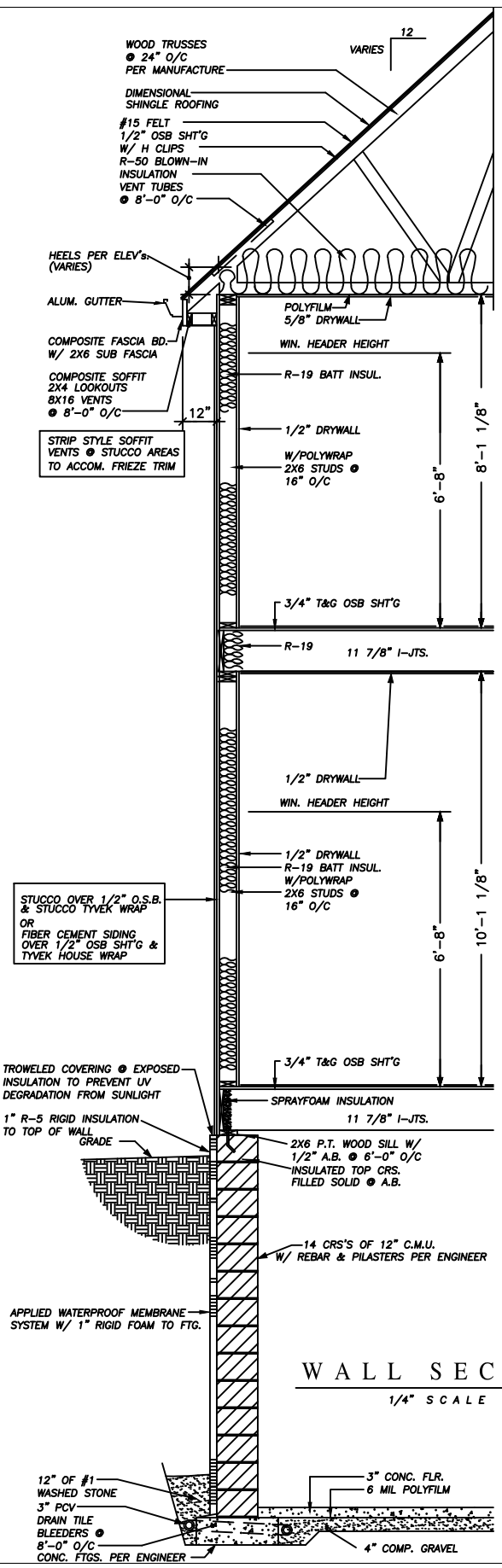
FRONT ELEVATION
1/8" SCALE

(2015 PARADE OF HOMES MODEL)

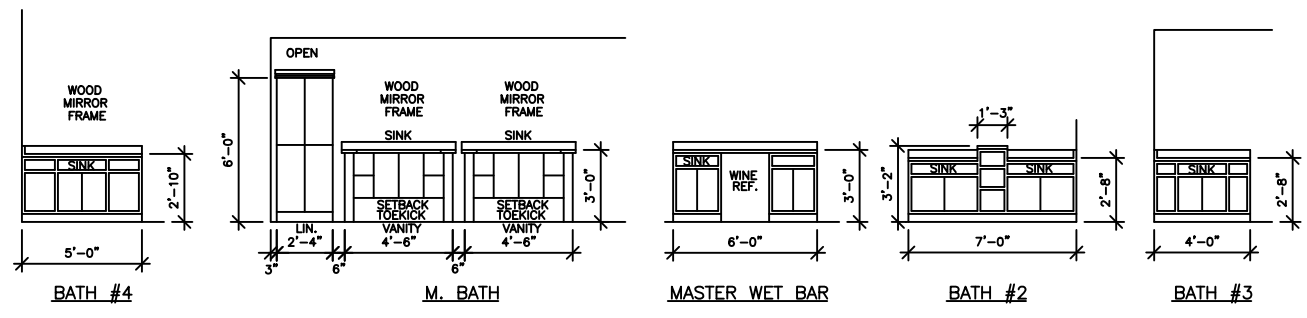
THE SYMBOLS SHOWN THROUGHOUT PLAN ARE REPRESENTATIVE IN NATURE AND NOT REFLECTIVE OF ACTUAL SELECTIONS

DRAWN: 08-06-18 FINAL: 09-11-18 REV: 10-25-18	ACCEPTED BY:		ST. MARTIN II	
	BUILDER :		WESTRIDGE BUILDERS INC.	
	DATE :		N8 W22520-L JOHNSON DRIVE	
	BUYER :		WAUKESHA, WISCONSIN 53186	
DATE :		NAME: ROB & JULIE HAUGEN		
BUYER :		LOT 9, LILLY CROSSING		
DATE :		CITY OF BROOKFIELD		

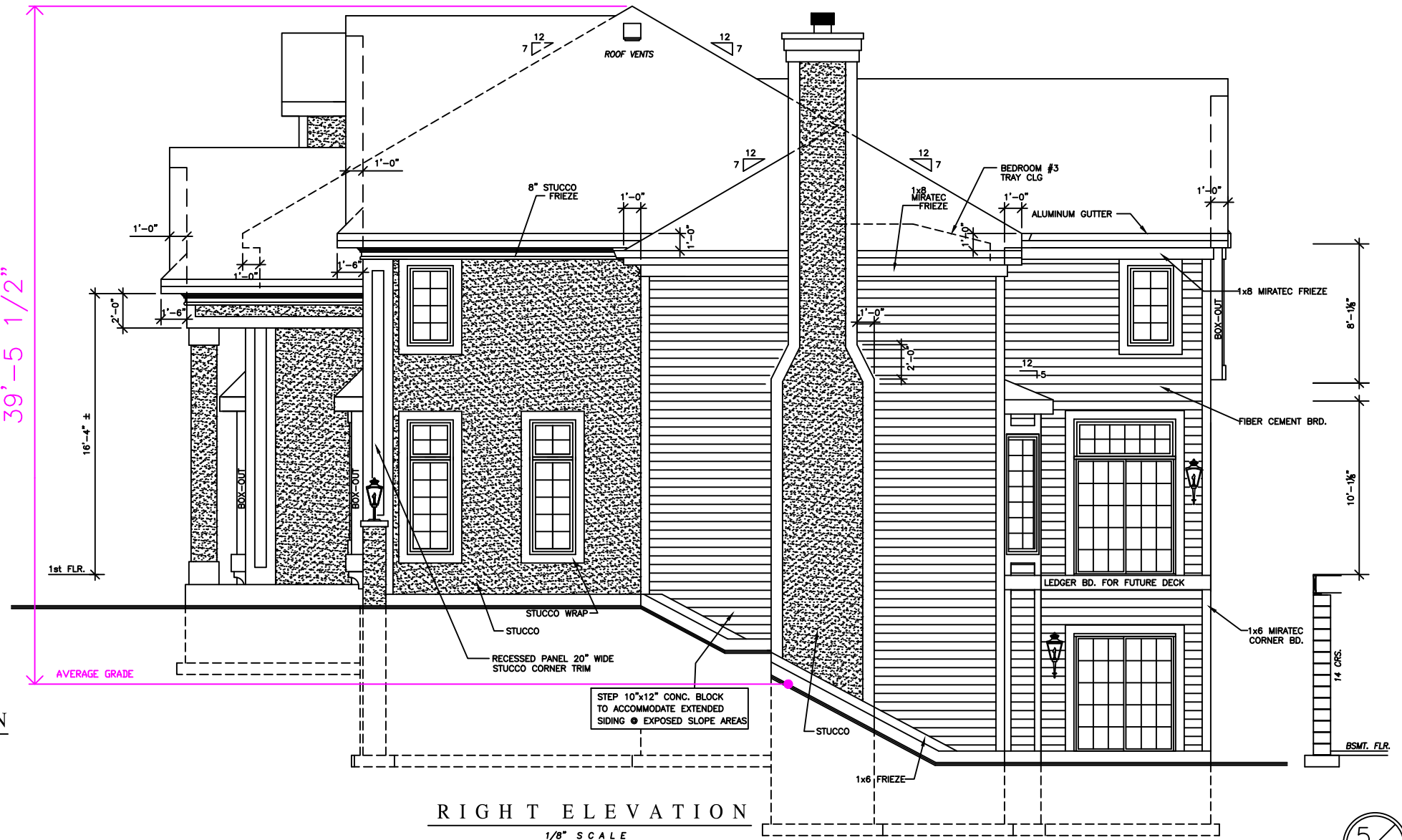
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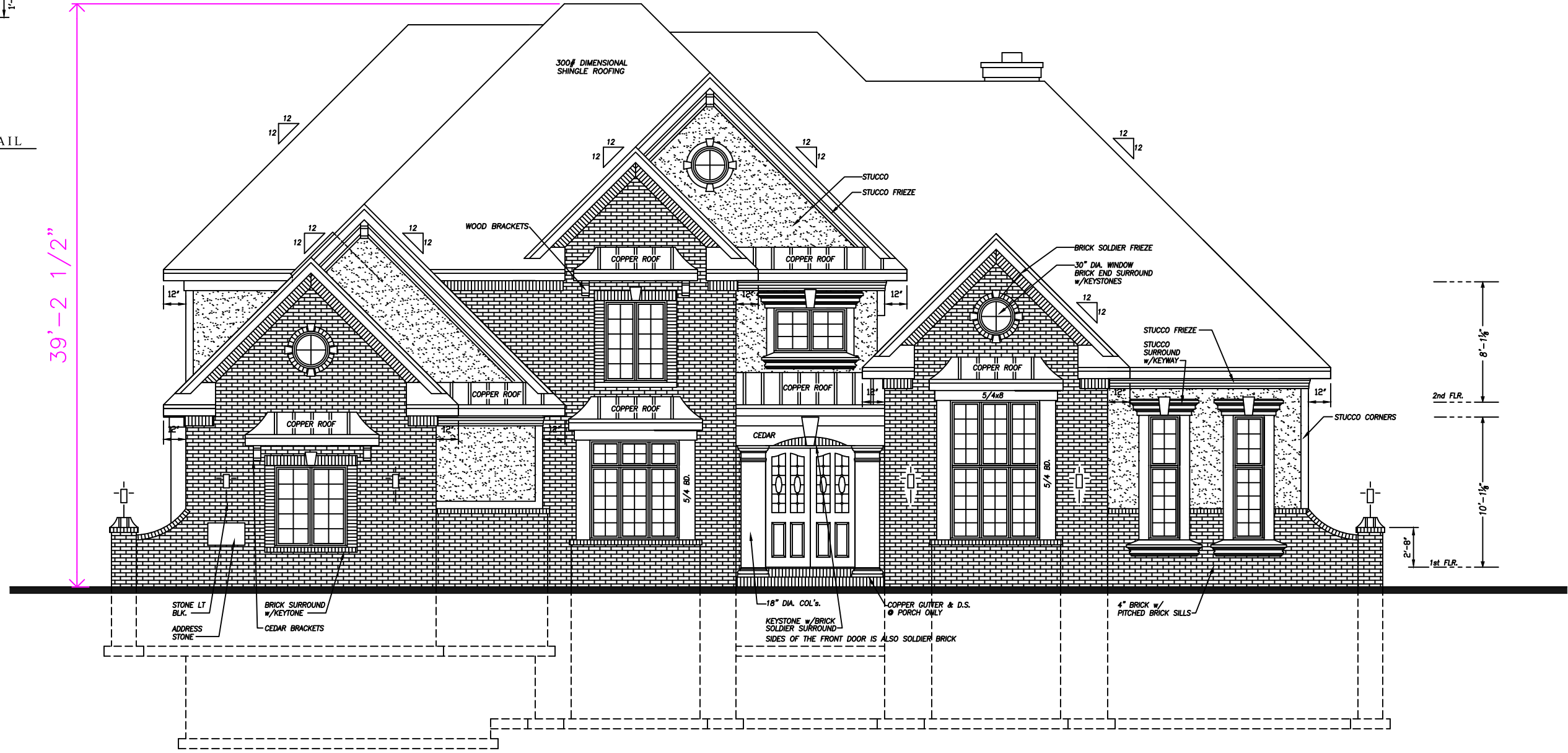
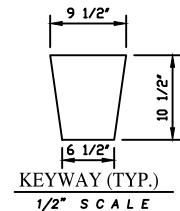
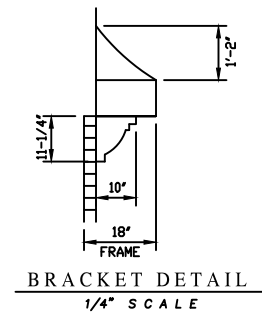
WALL SECTION
1/4" SCALE



INTERIOR ELEVATIONS
1/8" SCALE



RIGHT ELEVATION
1/8" SCALE

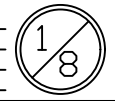


FRONT ELEVATION
1/8" SCALE

FINAL: JULY 20, 2004
REV: JULY 30, 2004
REV: SEPT 7, 2004
REV: MAR. 12, 2007

ACCEPTED BY:	
BUILDER:	
DATE:	
BUYER:	
DATE:	
BUYER:	
DATE:	

TIMBER RIDGE MANOR	
WESTRIDGE BUILDERS INC.	
N8 W22520-L JOHNSON DRIVE	
WAUKESHA, WISCONSIN 53186	
PHONE: 262 - 547-0326	
NAME:	WESTRIDGE BUILDERS, INC.
ADDRESS:	LOT 2 TAYLORS WOODS
	VILLAGE OF MENOMONEE FALLS



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