

Planning Department

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

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, November 18, 2021
6:00 PM**

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

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding a Revised Certified Survey Map for Debra Aukofer for Property Located at N6 W27539 Northview Road for the Purpose of Dividing the Property Into Two Lots (PWC 0983999005)
 3. Discussion and Action Regarding a Mitigation Plan for a Detached Garage for the Dawn & Bret Myers Property Located at N37 W26773 Kopmeier Drive (PWC 0894016001)
 4. Adjournment

Ami Hurd
Deputy Clerk

11/11/2021

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, 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 18, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Revised Certified Survey Map for Debra Aukofer for Property Located at N6 W27539 Northview Road for the Purpose of Dividing the Property Into Two Lots (PWC 0983999005)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

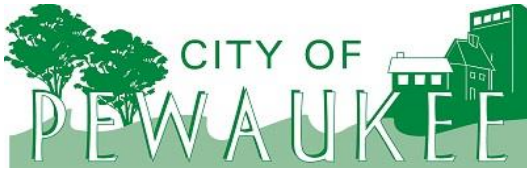
Description

Aukofer staff report 11.18.21

Aukofer revised CSM

Aukofer grading plan

Aukofer sewer lateral plan



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 18, 2021

Date: November 11, 2021

Project Name: Aukofer Certified Survey Map (revised)

Project Address/Tax Key No.: N6W27539 Northview Road/Tax Key No. 0983999005

Applicant: Debra A. Aukofer

Property Owner: Debra A. Aukofer

Current Zoning: Rs-1 Single-Family Residential District

Proposed Zoning: Rs-4 Single-Family Residential District

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

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

History

The applicant filed a Rezoning Application requesting approval to rezone property located at N6W27539 Northview Road from Rs-1 Single-Family Residential District to Rs-4 Single-Family Residential District along with a Certified Survey Map (CSM) Application to subdivide the property into three separate lots.

The property owner first presented the applications at the June 17, 2021 Plan Commission meeting, where the items were tabled at the request of the applicant to allow revisions.

The applicant returned to the July 15th Plan Commission meeting with a revised 3-lot CSM and the Plan Commission recommended approval of the Rezoning Application and CSM. Both items were then approved by the Common Council at their July 19th meeting.

Following the approval, the applicant presented a revised CSM to staff to create two lots, opposed to three as originally proposed.

Project Description

The current CSM divides the existing 5.48-acre lot into two separate parcels. Lot 1 has an area of 1.577-acres and is vacant. Lot 2 has an area of 3.900-acres and consists of the existing home, detached garage, barn and shed.

The proposed lots comply with the Rs-4 District minimum lot size of 20,000 square feet and minimum lot width at the setback line of 110-feet. The existing home and detached garage also meet the Rs-4 District development standards. Staff is recommending that both lots connect to public sewer, including the existing home on Lot 2.

It is also recommended that final grading, utility, and land disturbance plans, including the requirement of a drainage swale along the east side of the property to direct runoff to the City's right-of-way, shall be reviewed and approved by the Engineering Department prior to recording the CSM.

It can be noted, and the applicant has been made aware, that if land disturbance to develop these lots exceeds 1-acre, storm water management requirements must be met.

It can further be noted that the applicant has been made aware that Lot 1 will require access approval from the City and a culvert for the driveway. Staff also indicated that there are assessments that will be due prior to recording the CSM. Additionally, Lot 1 will require a private well for water service.

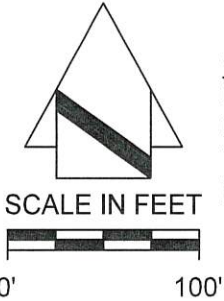
Recommendation

A motion recommending approval of a 2-Lot Certified Survey Map for property located at N6W27539 Northview Road, subject to staff's recommended conditions noted in this report.

CERTIFIED SURVEY MAP NO. _____

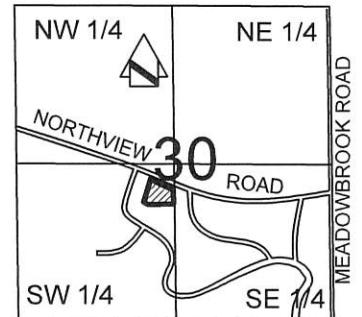
Sheet 1 of 4

Being a division of Lot 1 of Certified Survey Map No. 7955 and being part of the
Northeast 1/4 of the Southwest 1/4 of Section 30, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



OWNER/SUBDIVIDER:
DEBRA A AUKOER
N6W27539 NORTHVIEW RD
WAUKESHA, WI 53188
PHONE: (262) 786-5003

SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797



LOCATION MAP
SECTION 30-7-19
SCALE: 1"=4000'

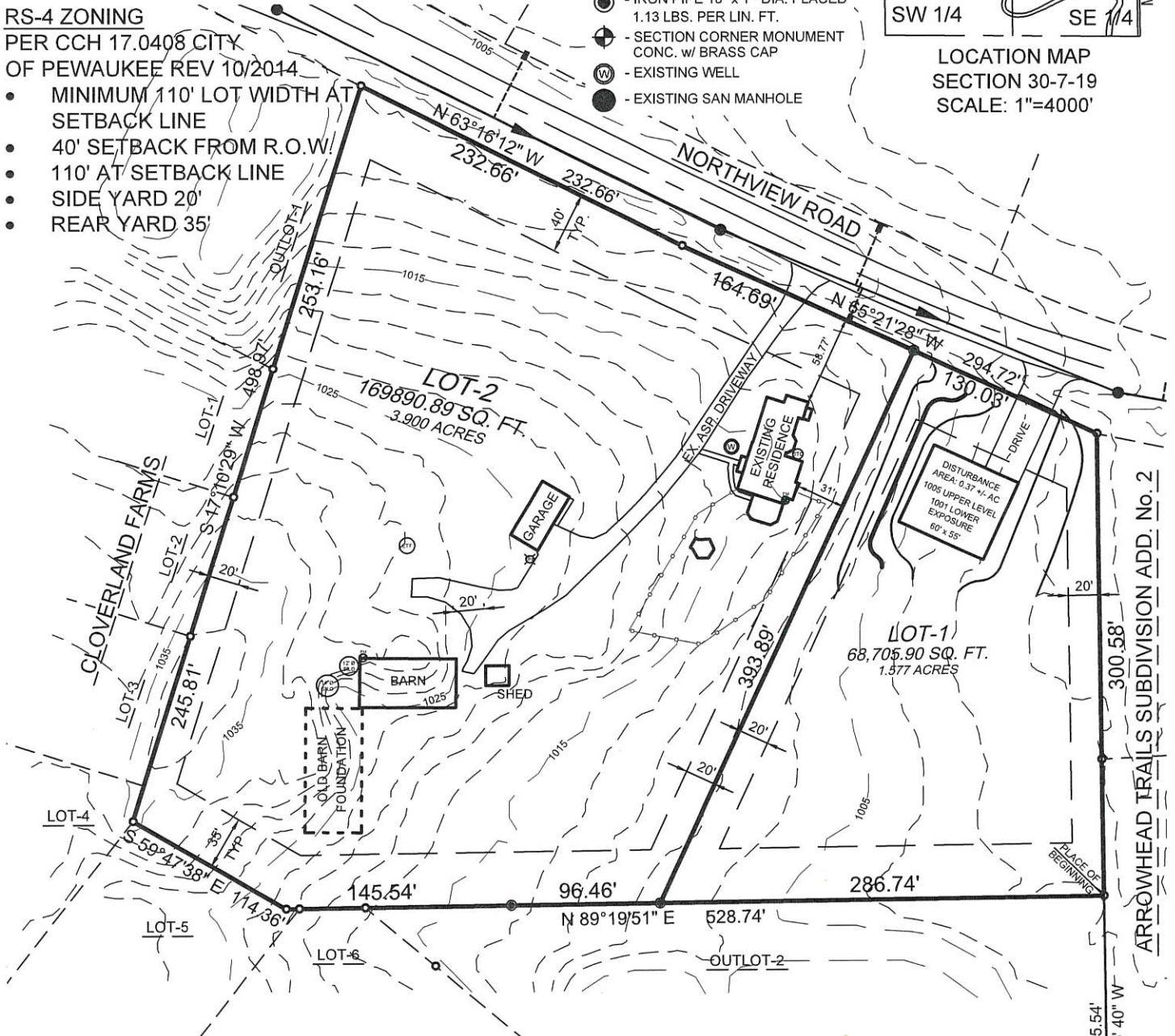
LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED
1.13 LBS. PER LIN. FT.
- ⊕ - SECTION CORNER MONUMENT
CONC. w/ BRASS CAP
- ⊙ - EXISTING WELL
- - EXISTING SAN MANHOLE

RS-4 ZONING

PER CCH 17.0408 CITY
OF PEWAUKEE REV 10/2014

- MINIMUM 110' LOT WIDTH AT
SETBACK LINE
- 40' SETBACK FROM R.O.W.
- 110' AT SETBACK LINE
- SIDE YARD 20'
- REAR YARD 35'



REFERENCE BEARING: THE SOUTH LINE OF THE SOUTHWEST QUARTER
(SW 1/4) OF SECTION 30, TOWN 7 NORTH, RANGE 19 EAST WAS USED AS
THE REFERENCE BEARING AND HAS A BEARING OF N 86°47'00" E BASED
ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

NOTE: LOT 1 WILL REQUIRE ACCESS APPROVAL
FROM THE CITY.



SW COR SW 1/4
30-7-19

SOUTH LINE OF THE
SW 1/4, SEC 30-7-17

2399.422'
N 86° 47' 00" E

SE COR SW 1/4
30-7-19

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 12th DAY of OCT, 2021

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 4

Being all of Lot 1 of Certified Survey Map No. 7955 and being a
Part of the NE 1/4 of the SW 1/4 of Section 30, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Commencing at the Southwest Corner of Section 30, Town 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, being marked by a concrete monument with brass cap; thence North 86°47'00" East along the South line of the Southwest Quarter (SW 1/4) of Section 30, 2395.35 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of Section 30, Town 7 North, Range 19 East; thence North 00°51'40" West along the East line of the Plat of Cloverland Farms 1785.54 feet to the Southeast corner of Certified Survey Map No. 7955 recorded in Volume 68 of Certified Survey Maps on pages 328 – 330 inclusive as Document No. 2102679 and being the place of beginning of the land herein after described; thence continuing North 00°51'40" West 300.58 feet along the East line of said Certified Survey Map No. 7955 to the South right-of-way line of Northview Road; thence North 65°21'28" West 294.72 feet along the South right-of-way line; thence North 63°16'12" West 232.66 feet along said South right-of-way line; thence South 17°10'29" West 498.97 feet along the West line of said Certified Survey Map No. 7955; thence South 59°47'38" East 114.38 feet along said South line; thence North 89°19'51" East 528.74 feet along said South line to the place of beginning.

Containing a net area of 238,595 square feet or 5.4773 acres of land.

I further certify that I 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 I have 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.



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820
Dated this 12th day of OCT., 2021

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 12th day of October, 2021.

My commission expires July 5, 2023



Peter A. Muehl
PETER A. MUEHL - NOTARY PUBLIC

NOTE: Lot-1 & 3 will require access approval from the City of Pewaukee at time of building permit.

NOTE: All sewer laterals must be extended at the time of residence construction (including Lot-2).

NOTE: Assessments will be owed prior to recording the CSM.

OWNER: DEBRA A. AUKOFER

Instrument drafted by John R. Stigler

P.S. Pewaukee 3541

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 4

Being all of Lot 1 of Certified Survey Map No. 7955 and being a
Part of the NE 1/4 of the SW 1/4 of Section 30, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

DEBRA A. AUKOFER, duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that it caused the land described on this map to be surveyed, divided and mapped as represented on this map. It also certifies that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee.

DEBRA A. AUKOFER

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2021, the above named DEBRA A. AUKOFER, to me known to be the person who executed the foregoing instrument and acknowledged the same.

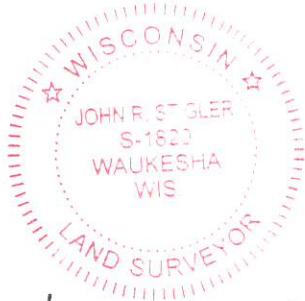
My commission expires _____

NOTARY PUBLIC -

STATE OF WISCONSIN)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2021 _____ of the above named DEBRA A. AUKOFER, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the _____ and acknowledged that they executed the foregoing instrument as such officer as the deed of _____ by it authority.

Notary Public - _____
State of _____
My commission expires _____



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 12th day of OCT., 2021

OWNER: DEBRA A. AUKOFER

Instrument drafted by John R. Stigler

P.S. Pewaukee 3541

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

Being all of Lot 1 of Certified Survey Map No. 7955 and being a
Part of the NE 1/4 of the SW 1/4 of Section 30, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Pewaukee, this _____ day of _____, 2021.

STEVE BIERCE – CHAIRMAN

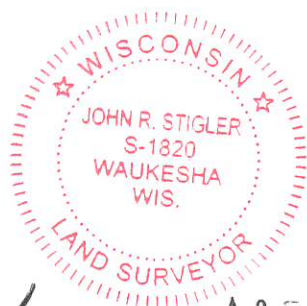
AMI HURD – RECORDING SECRETARY

COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Pewaukee, this _____ day of _____, 2021.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLERK/TREASURER



John R. Stigler

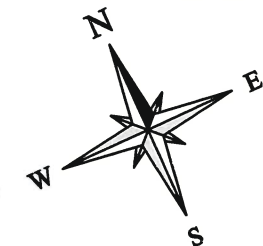
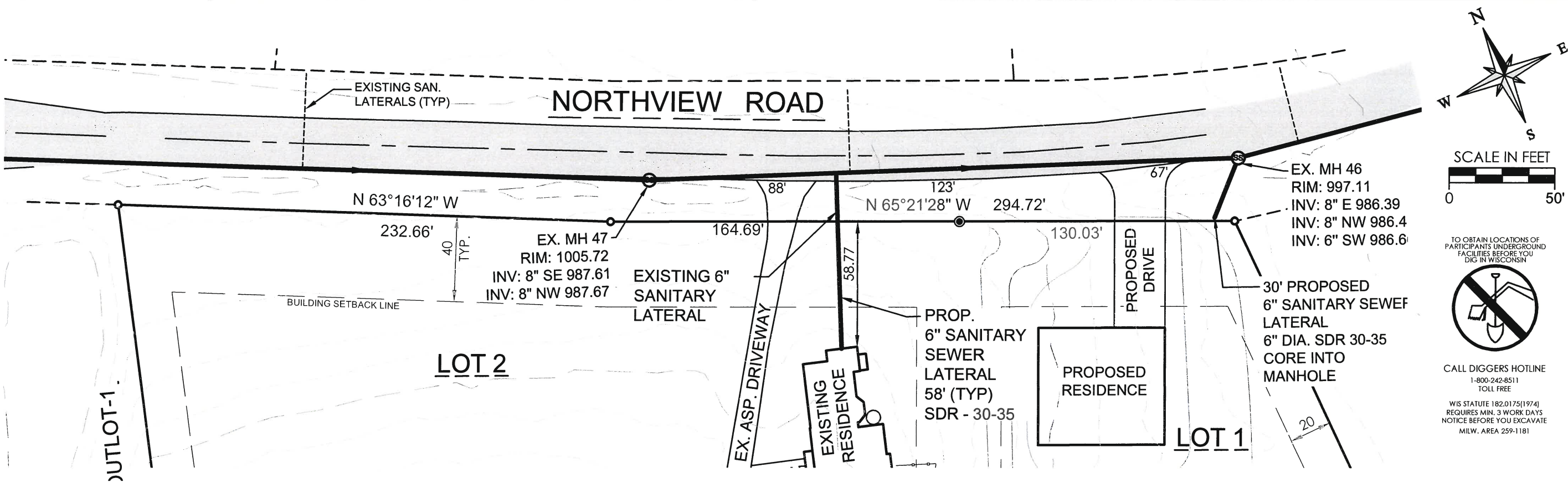
JOHN R. STIGLER - Wis. Reg. No. 8-1820

Dated this 12th day of OCT., 2021

OWNER: DEBRA A. AUKOER

Instrument drafted by John R. Stigler

P.S. Pewaukee 3541



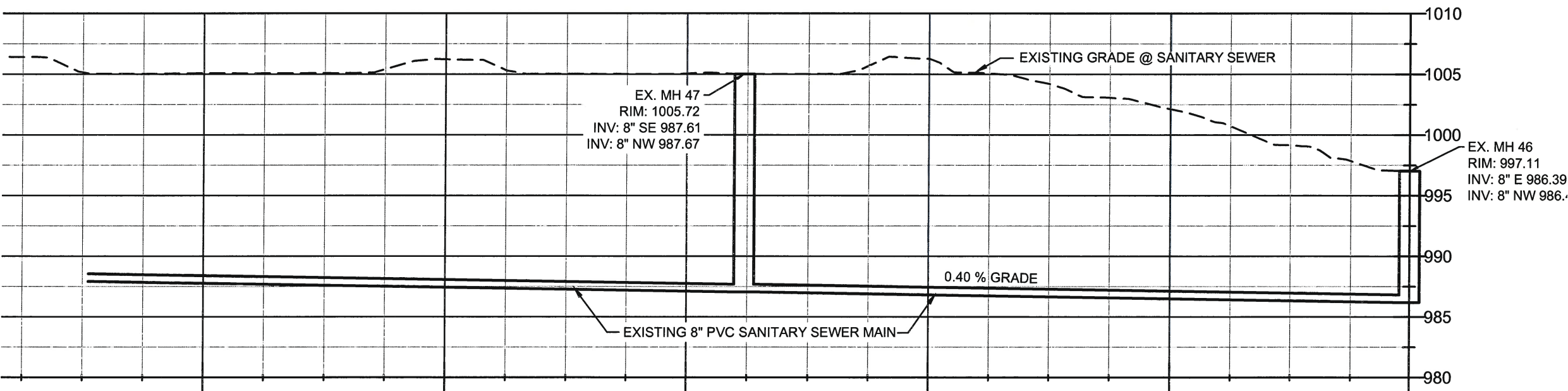
SCALE IN FEET
0 50'

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



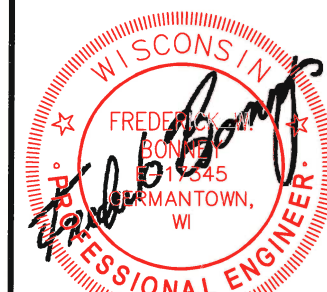
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181



NOTES:

- 1) SAWCUT EXISTING PAVEMENT AND REPLACE IN KIND.
- 2) 8"x6" WYE PVC SDR 3035 CONNECTION REQUIRED.
- 3) SLURRY BACKFILL REQUIRED IN PAVEMENT AREA.
- 4) CONTRACTOR TO OBTAIN ALL LOCAL PERMITS.



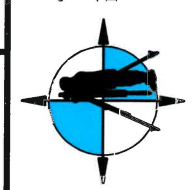
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SANITARY SEWER LATERAL PLAN N6W27539 NORTHVIEW ROAD WAUKESHA, WI 53188	
DRAWN BY: DHC	CHECKED BY: FWB
JOB NUMBER: 21-9329	DATE: OCT 12, 2021
FILE NAME: S:\projects\21-9329\DWG\21-9329r3.dwg	

JAHNKE & JAHNKE ASSOCIATES, LLC.
ENGINEERS PLANNERS SURVEYORS
ENGINEERING SOLUTIONS SINCE 1964
711 WEST MORELAND BLVD. WAUKESHA, WI 53188
(262) 542-5797 | WWW.JAHNKEANDJAHNKE.COM



SHEET:	1 OF 1
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**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.**

DATE: November 18, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Mitigation Plan for a Detached Garage for the Dawn & Bret Myers Property
Located at N37 W26773 Kopmeier Drive (PWC 0894016001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Myers mitigation plan staff report

Myers landscape plan 11.9.21

Myers detached garage 11.9.21



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

Memorandum

To: Plan Commission
From: Magdelene J. Wagner, P.E.
Subject: Myers Residence – N37W26783 Kopmeier Drive
Mitigation Plan
Date: November 11, 2021

Requested Action: Plan Commission to approve the mitigation plan contingent on 1) a proposed grading plan is created, 2) at least 1,193 SF of impervious area is directed to the infiltration trenches (reviewed by City Staff), and 3) the mitigation plan and Plan Commission minutes are recorded at Waukesha County and a recorded copy provided to the City for their records.

Background:

According to Ordinance 17.0436, any home within 300 feet of the lake has a maximum building coverage of permanent structures of 20% of the total parcel area. In addition, it has a maximum of 7.5% (lot is more than 10,000 sf) of permanent impervious surfaces outside of the structures. If a lot is proposing to be over this 27.5%, it will be allowed a maximum of 35% total impervious area with mitigation practices as approved by the Plan Commission.

The Myers property located at N37W26783 Kopmeier Drive and has a lot size of 57,023 SF. The allowable permanent structure is 11,404.60 SF (20%) and the allowable permanent impervious surface is 4,276.73 SF (7.5%) for a total allowable impervious area of 15,681.33 SF. Myers is requesting approval for 29.59% total impervious area which consists of 6,566 SF (12%) for permanent structures and 10,308 SF (18%) for permanent impervious surfaces.

The Myers property is mitigating this additional impervious area with two-24 SF by 6 foot deep infiltration trench which will receive drainage from the downspouts of the proposed garage.

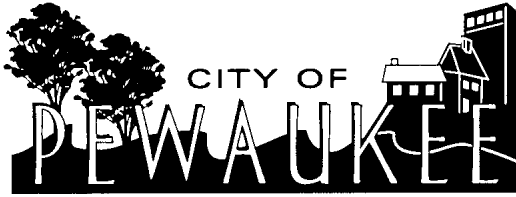
The calculations provided in the mitigation plan are correct. The size of the infiltration trenches are adequately sized to provide the required mitigation. However, additional impervious area will need to be directed to the infiltration trench to meet the required mitigation area.

We recommend approving the mitigation plan contingent on the following:

1. The mitigation plan narrative, plan, and the Plan Commission minutes are recorded at

P:\City\Lot Grading\mitigations\N37W26773 Kopmeier Dr. - Myers\20211111-N37W26783 Kopmeier Dr-Myers Property-mitigation review.docx

Director Magdelene Wagner, P.E.



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road
Pewaukee, WI 53072

(262) 691-0804 Fax: (262) 691-5720

Waukesha County (City provided a recorded copy) as required in the ordinance using the Recording Template previously provided to the owner.

2. A proposed grading plan is created, reviewed, and approved by Staff.
3. A minimum of 1,193 SF of impervious area is directed to the infiltration trench.



Chris Miracle PLA, ASLA
John Klatt PLA, ASLA
Jeff Dhein-Schuldt ASLA

Date: _____

09.14.2020
12:34:37 - 1.931

10.20.21

12.12.5

12.82. L

0.11.4
0.25.2

LANDWORK

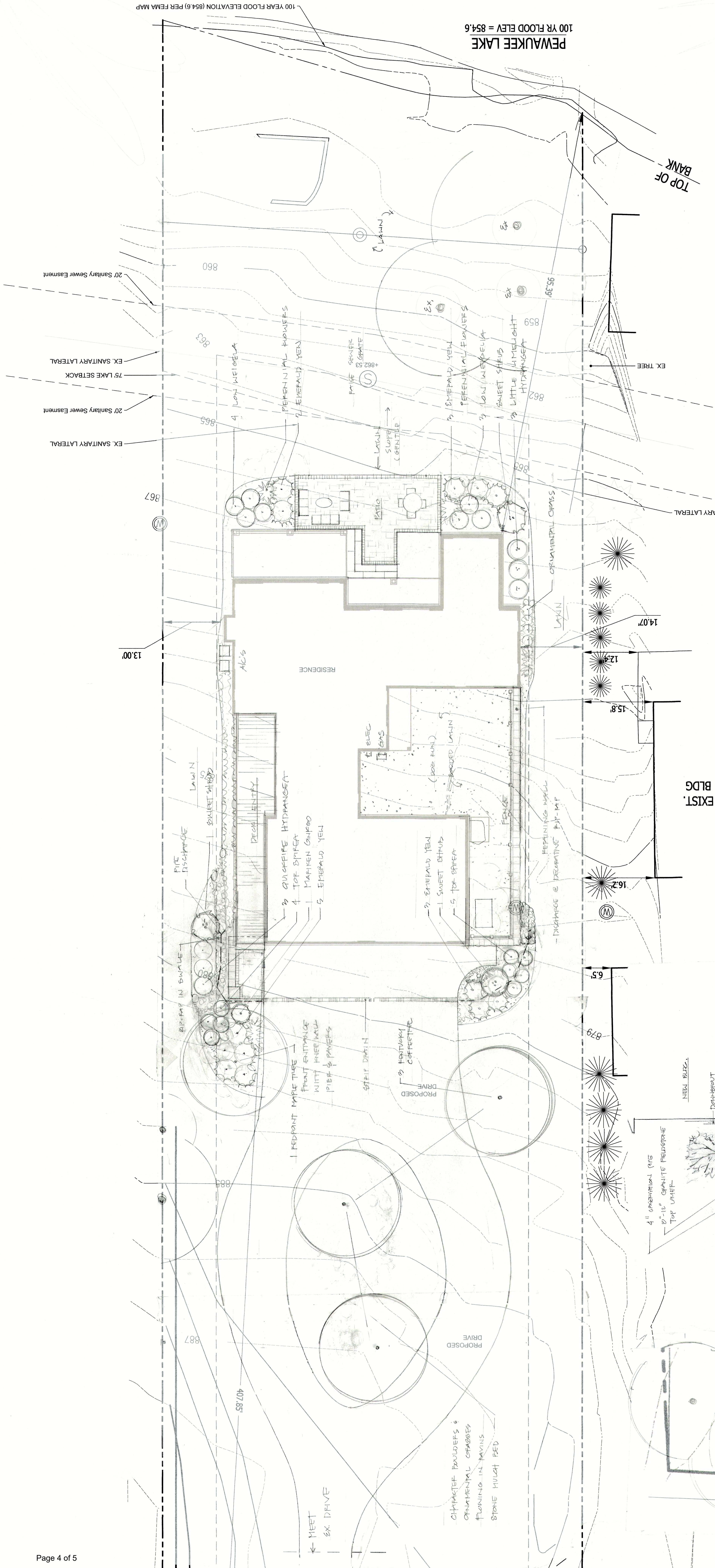
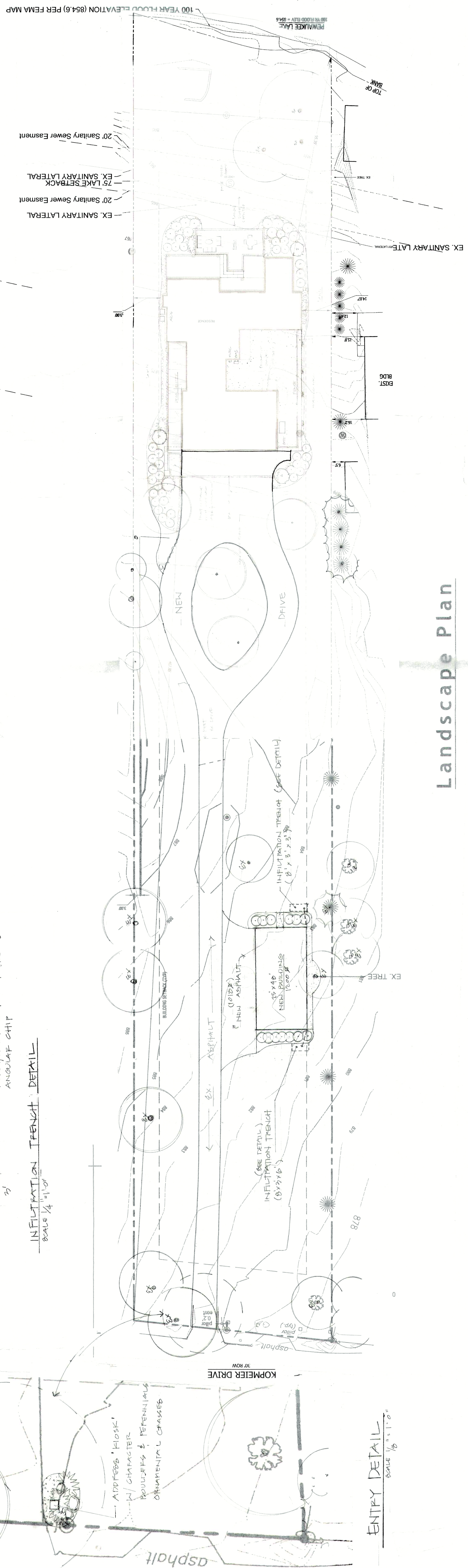
LANDWORKS
Landscaping services

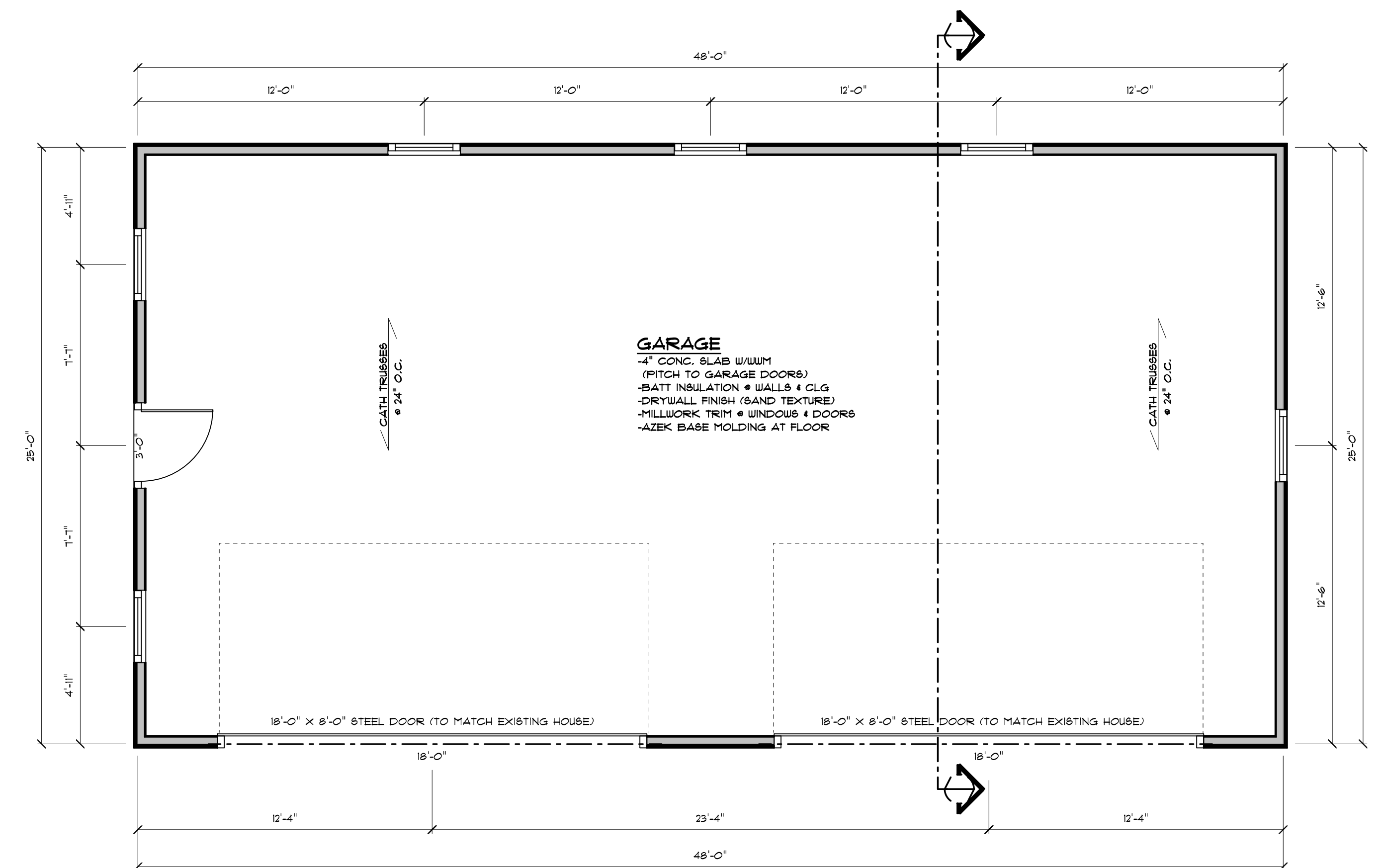
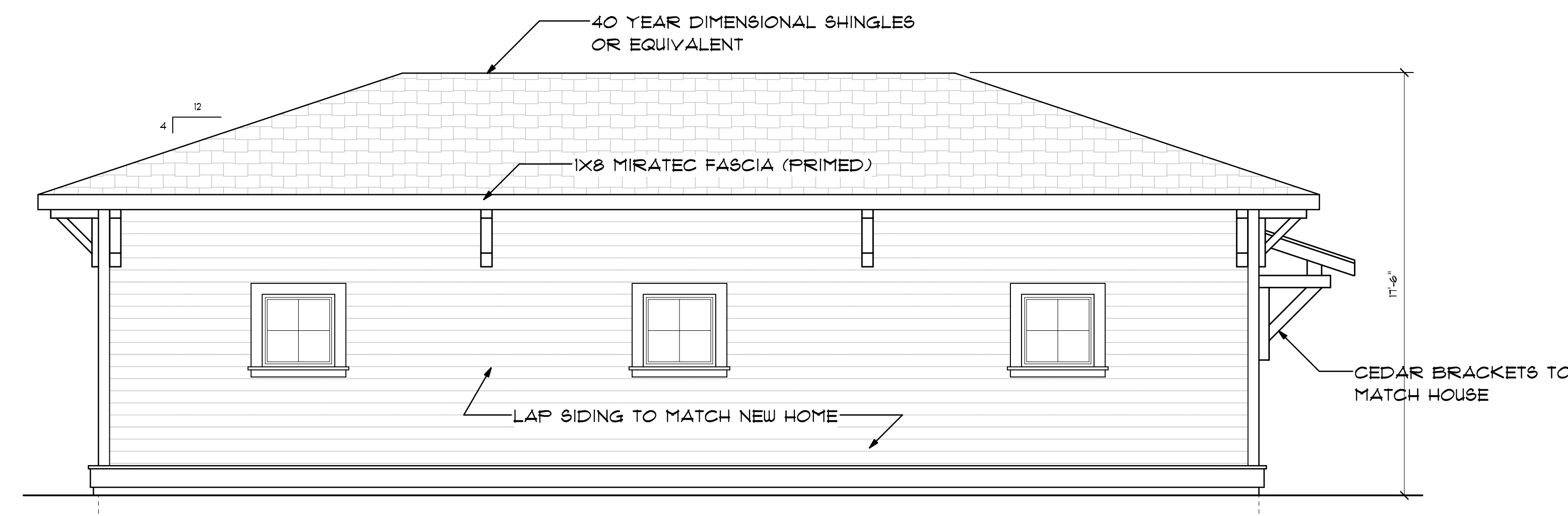
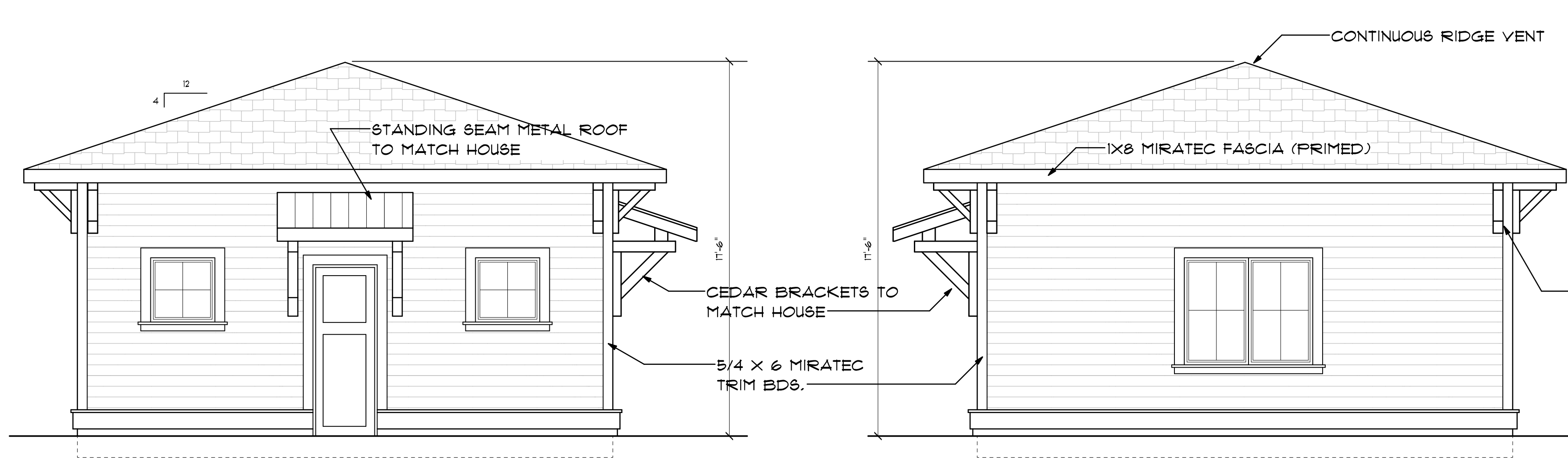
Landscape Science

www.landworkswisconsin.com

N69W25195 Indiangrass L
Succor WI 53090

Sussex, WI 33069
p.262.820.2501





MYERS GARAGE
N37 W26773 KOPMEIER DRIVE, CITY OF PEWAUKEE

PLAN DATE: 11-9-21
REVISION: