

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, October 20, 2022 6:00 PM

Common Council Chambers
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of the April 21, 2022 Meeting Minutes
 3. Discussion and Action Regarding the Final Plat for Woodleaf Reserve Addition No. 5 (PWC 0865992 & PWC 0865175)
 4. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Lake Pewaukee Sanitary District for Property Located at N25 W27675 Prospect Avenue from Medium Density Residential (6,500 sq. ft. – 1/2 ac./d.u.) to Government/Institutional (PWC 0935981)
 5. Discussion and Action and Public Hearing for Lake Pewaukee Sanitary District to Rezone Property Located at N25 W27675 Prospect Avenue from Rs-1 Single-Family Residential to I-2 Rural Institutional for the Purpose of Constructing a New Building (PWC 0935981)
 6. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Keith Tubin for Property Located at N37 W26745 Kopmeier Drive for the Purpose of Constructing a Boathouse (PWC 0894014)
 7. Discussion and Action Regarding Site and Building Plans for Interstate Partners for Vacant Land Located at Approximately N30 W22835 Green Road for the Purpose of Constructing a Speculative Industrial Building (PWC 0914987 & PWC 0914980)
 8. Discussion and Action and Public Hearing for Interstate Partners to Rezone Vacant Land Located on Green Road from M-6 Mixed Industrial to M-2 Limited Industrial for the Purpose of Developing a 150,000 Square Foot Industrial Building (Previously Recommended for Approval at the 12/19/2019 Plan Commission Meeting) (PWC 0914987)
 9. Discussion and Action and Public Hearing for Interstate Partners to Rezone Property Located on Green Road from Rs-3 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a 150,000 Square Foot Industrial Building (Previously Recommended for Approval at the 12/19/2019 Plan Commission Meeting) (PWC 0914980)
 10. Discussion and Action Regarding a Certified Survey Map for Interstate Partners for Property Located on Green Road for the Purpose of Combining Two Existing Parcels (PWC 0914980 & PWC 0914987)

11. Discussion and Action Regarding Site and Building Plans for John and Kari Stroschein for Property Located at W245 N4780 Swan Road for the Purpose of Constructing a Second Dwelling on the Property (PWC 0873999)
12. Adjournment

Ami Hurd
Deputy Clerk

10/13/2022

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: October 20, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the April 21, 2022 Meeting Minutes

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

4.21.22 Meeting Minutes

In attendance:

Mayor S. Bierce, Alderwoman C. Brown, T. Janka, D. Kiser, and C. Wunder.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk/Community Development Coordinator A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action and Public Hearing Regarding Proposed Text Amendments to Section 17.0416 of the Rm-3 Multi-Family Zoning District of the City of Pewaukee Zoning Ordinance

Mr. Fuchs stated the text amendments accommodate a few proposed developments, as well as some changes that staff was looking at. The amendments would allow buildings to contain more than 40 dwelling units, reduce the Planned Unit Development area to ten acres, allow the net density to be increased by up to 10 percent, allow more than 40 dwelling units within senior facilities, and both senior facility and multi-family parking standards would become suggested minimums.

Chairman Bierce opened the public hearing at 6:02pm. He then closed the public hearing at 6:02pm.

A motion was made and seconded (D. Kiser, C. Brown) to approve the proposed changes to Section 17.0416. Motion Passed: 5-For, 0-Against.

3. Continued Discussion and Action Regarding the Site and Building Plans for Jeff Wistl for Property Located at W262 N4521 Ryan Street for the Purpose of Constructing a 5,760 Square Foot Building (PWC 0881998005)

Mr. Fuchs noted the applicant was returning with revised architecture. He pointed out that one of the bigger concerns was with the north elevation and the long expanse that abuts CELA to the north. The applicant has proposed to plant evergreen trees in the existing tree line to replace some dead trees, provide screening, and help break up the elevation. Decorative features were also added to the east elevation, visible from Ryan Street, as well as decorative lighting, windows, and a change to the roofline. Mr. Fuchs recommended approval of the site and building plans.

Commissioner Brown stated she liked the view and felt the applicant did a great job adding some elements.

Discussion took place on the elevations and the screening. Commissioner Janka noted that elevation changes are forever, but plantings can die and reveal the true elevations.

A motion was made and seconded (D. Kiser, C. Wunder) to approve the site and building plans for Jeff Wistl. Motion Passed: 4-For, 1-Against (Janka).

4. Discussion and Action Regarding a Mitigation Plan for John and Kelly Maltsch for Property Located

at N28 W26894 Woodland Drive (PWC 0930059)

Ms. Wagner stated the property owner is tearing down their existing house and building a new house. They are exceeding their 27.5 percent allowable impervious area, thus requiring a mitigation plan. She stated the homeowners planned to put in a rain garden to mitigate the area. Ms. Wagner recommended approval contingent on the mitigation plan, the plan and the Plan Commission minutes being recorded with Waukesha County.

A motion was made and seconded (T. Janka, D. Kiser) to approve the mitigation plan for John and Kelly Maltsch. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Over the Top Roofing for Property Located at W223 N3481 Duplainville Road from Medium Density Residential (6,500 sq. ft. – 1/2 ac./d.u.) to Retail/Service Commercial (PWC 0912984)

Mr. Fuchs stated the applicant was proposing to restore and add two additions to an existing structure on the site and use it as an office for a business. There would be a garage addition on the west side of the building and a porch or greenhouse on the south side.

Mr. Fuchs noted the conditions recommended in the staff report were to limit the conditional use due to the surrounding uses that are currently residential; limit the existing structure to the office use; pave the driveway in accordance with the zoning code requirements; add two parking spaces off of the drive; final approval by the Engineering Department for grading and erosion control; no outdoor storage on the property; and provide a landscape plan to add landscape along the west property line where the existing single-family home is located.

Chairman Bierce opened the public hearing at 6:18pm. He then closed the public hearing at 6:18pm.

Ms. Wagner noted the structure would be required to connect to existing sewer and water, and a sampling manhole would be needed at the property line.

Discussion took place regarding the road reconstruction assessments for Duplainville Road.

A motion was made and seconded (C. Brown, T. Janka) to recommend approval of the Comprehensive Master Plan Amendment, Rezoning and Site and Building Plans. Motion Passed: 5-For, 0-Against.

6. Discussion and Action and Public Hearing for Over the Top Roofing to Rezone Property Located at W223 N3481 Duplainville Road from Rs-1 Single-Family Residential to B-3 General Business (PWC 0912984)

Action taken in Item 5.

7. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Over the Top Roofing for Property Located at W223 N3481 Duplainville Road (PWC 0912984)

Action taken in Item 5.

8. Discussion and Possible Action Regarding Conceptual Review of a Proposed Boat Storage Building to be Located Along Edgewood Avenue for Mike Riley (PWC 0935029)

Mr. Fuchs stated the applicant is proposing a storage building with parking next to it for outdoor storage use. The conceptual plans call for a vertical wood sided building with overhead garage doors. He felt there would be some zoning issues that would have to be worked out such as lot coverage, setbacks, and parking space sizes.

Chairman Bierce did not feel this was the best use for this property.

Commissioner Brown stated she liked the high fence, but felt the problem was that the street was terrible and tight. She stated she was not completely opposed to this, as it was an empty lot, but she felt it would be challenging to get a boat in or out.

Mr. Fuchs felt there would be challenges with the lot coverage being in the Shoreland Overlay District.

Discussion took place regarding other options for the property and the surrounding zoning.

No action was taken.

9. Discussion and Possible Action Regarding Conceptual Review of the Construction of a Proposed Teen Center and Picnic Pavilion for Spring Creek Church Located at N35 W22000 Capitol Drive (PWC 0909999005)

Mr. Fuchs stated the proposal was for an addition on the north side of the building and a pavilion to the west of the building and parking. The building addition includes 10,660 square feet of auditorium space, a two-story indoor gathering space, and an outdoor seating area. The playground and splash pad have been taken out of the plans.

Discussion took place regarding parking spaces. The applicant did not believe they would be replacing the spaces that were being taken out for the addition. They may add some to the south towards the soccer field. Ms. Wagner noted it would then be part of the storm water management.

Chairman Bierce felt the teen center and the auditorium looked great, but he felt it looked too big and too expansive without the windows. He felt the two walls should look just as nice as the rest of the building. Discussion took place regarding the look of the building.

No action was taken.

10. Discussion and Possible Action Regarding Conceptual Review of a Proposed 225,000 Square Foot Distribution Facility on Vacant Land at the Northeast Corner of Lindsay Road and Redford Boulevard for Mierow Lindsay LLC (PWC 0869999001)

Mr. Fuchs stated the site plan includes a two-acre City-owned parcel and the applicant is looking to incorporate that into the development, as the floodplain on the property makes it almost undevelopable. The property owner is working with City staff and FEMA on a map amendment to get the floodplain relocated

and to put flood storage on the City-owned parcel. Mr. Fuchs noted the site plan can meet all the M-2 district standards and the green space requirement can be met as well.

Mr. Fuchs noted the applicant was also requesting a developer funded TIF, although that has not yet been discussed with City staff or outlined in detail.

Mr. Fuchs also noted a concern with the architecture, due to the amount of traffic on Highway F. City staff will be looking for some architectural improvements along the street views.

Commissioner Brown referred to the Council's decision to put an R-cut on Redford Boulevard and questioned if that project should be delayed with the hopes that the County puts traffic lights at the intersection.

George Irwin, representing the applicant, stated he wanted to make sure the intersection was as safe as possible, and he wanted to protect the viability of project.

Commissioner Brown questioned the reasoning for a TIF. Mr. Irwin stated it can easily be designed to make sure it is not on the tax rolls, but it is needed if there is a lot of off-site work, such as road upgrades and the floodplain issues. The tax revenue can be shared in some ways.

Commissioner Kiser noted there were no docks shown on the building elevations. Mr. Irwin noted that there are loading areas on the north side of the building. Commissioner Kiser then referred to the screening and suggested it be prettied up.

Ms. Wagner noted there would have to be a sewer extension for the building. The sewer is currently at Wilhar Road.

Further discussion took place regarding the possible elevations and color of the building.

No action was taken.

11. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Property Located at W225 N3131 Duplainville Road from Manufacturing/Fabrication/Warehousing and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to Government/Institutional for the Purpose of Constructing an Access Drive, Salt Shed and Fuel Tanks for the New City of Pewaukee DPW Garage (PWC 0911993006 & PWC 0911989)

Mr. Fuchs stated the City has now acquired a portion of the Quad Graphics property and that now needs to be combined with the rest of the City property for the DPW garage.

Chairman Bierce opened the public hearing at 7:29pm. He then closed the public hearing at 7:29pm.

A motion was made and seconded (D. Kiser, C. Wunder) to recommend approval of the Comprehensive Master Plan Amendment and approve the rezoning of the property. Motion Passed: 5-For, 0-Against.

12. Discussion and Action and Public Hearing for City of Pewaukee to Rezone Property Located at W225 N3131 Duplainville Road from M-2 Limited Industrial to I-2 Rural Institutional for the

Purpose of Constructing an Access Drive, Salt Shed and Fuel Tanks for the New City of Pewaukee
DPW Garage (PWC 0911993006 & PWC 0911989)

Action taken in Item 11.

13. Adjournment

A motion was made and seconded (D. Kiser, C. Wunder) to adjourn the meeting at 7:30pm. Motion
Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: October 20, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Final Plat for Woodleaf Reserve Addition No. 5 (PWC 0865992 & PWC 0865175)

BACKGROUND:

FINANCIAL IMPACT:

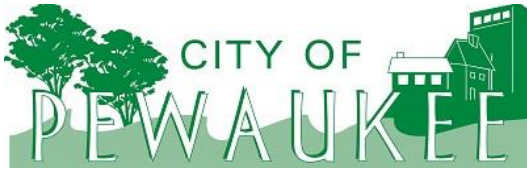
RECOMMENDED MOTION:

ATTACHMENTS:

Description

Woodleaf Reserve final plat staff report

Woodleaf Reserve Addition No. 5 final plat



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 20, 2022

Date: October 5, 2022

Project Name: Woodleaf Reserve Addition No. 5 Final Plat

Project Address/Tax Key No.: Not Assigned/PWC 0865992

Applicant: WOODLEAF INVESTMENTS LLC

Property Owner: WOODLEAF INVESTMENTS LLC

Current Zoning: Rs-6 Single-Family Residential, LC Lowland Conservancy, F-1 Floodplain

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

Use of Surrounding Properties: Single-family residential to the north, vacant agricultural and LC, F-1, and UC district zoning to the south, east and west

Project Description

The applicant, Woodleaf Investments, LLC, filed a Final Plat Application for Addition No. 5 of the Woodleaf Reserve single-family residential subdivision development.

This addition of the development consists of 11 lots located along the extension of Timber Court, south from Timber Drive. Timber Court then terminates into a cul-de-sac at the south end of the development. There are no outlots platted as part of this phase.

All lots conform to the Rs-6 minimum lot area of 12,500 square feet and a lot width of at least 90 feet at the building setback line. Overall, staff finds that the Final Plat is in substantial conformance with the Preliminary Plat.

Recommendation

A motion to recommend approval of the Woodleaf Reserve Addition No. 5 Final Plat.

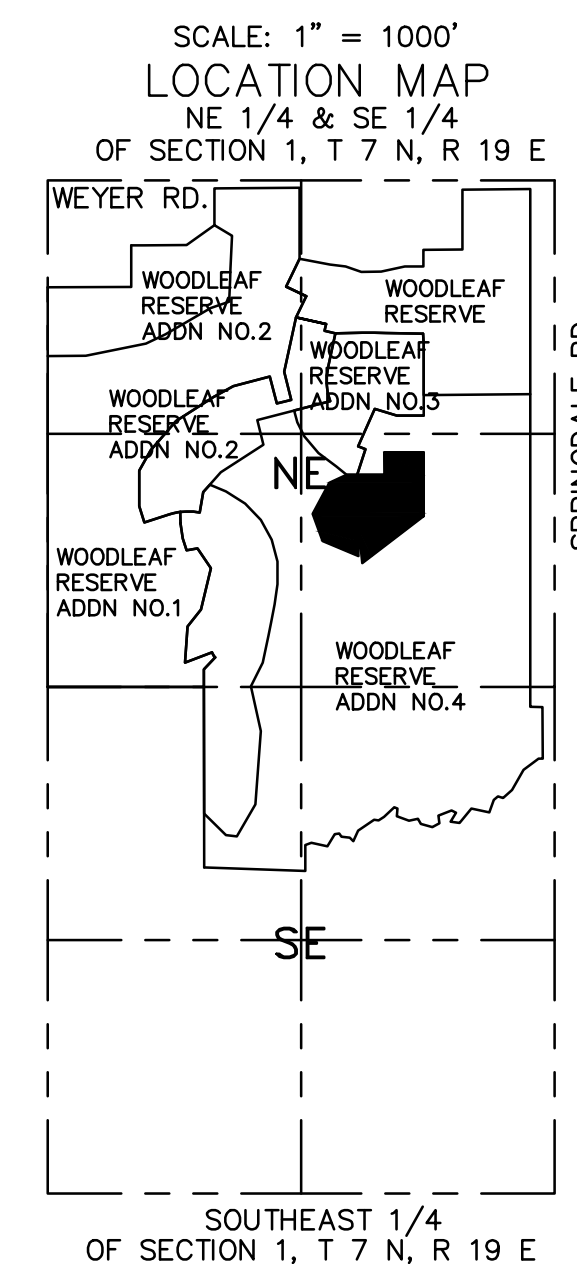
Outlot 13 in Woodleaf Reserve Addition No.4, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin

R.A. Smith, Inc.
16745 West Bluemound Road
Brookfield, WI 53066
Ph. 262-781-1000
Fax 262-797-7373

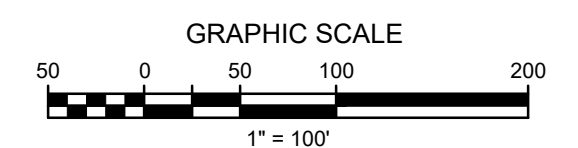
Woodleaf Investments, LLC
7900 Durand Ave., Building 10
Sturtevant, WI. 53177
Wolf Korndoerfer
wolfk@korndoerferhomes.com
PH. 262-884-9550

1. Bearings are reference to the East line of the Northeast 1/4 of Section 1, Town 7 North, Range 19 East which is assumed to bear South 00°29'12" East, grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD 27).
2. Subdivision statistics
 - Subdivision to contain 11 Lots
 - Lots are zoned Rs-6
 - Minimum front setback 30'
 - Minimum side setback 12'
 - Minimum rear setback 35'
 - Corner lots have 2 front setbacks
 - Wetland setback 25'
5. Drainage Easements and Vision Corners Easements shown hereon are granted to the City of Pewaukee.
6. The height of plantings, berms, fences or other structures within the vision corner easement is limited to 24" above the elevation of the center of the intersection.
7. Basement Restriction - Groundwater
 - Although all lots in the subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots may contain soil conditions that, due to the possible presence of groundwater near the surface, could require additional soil engineering and foundation design with regard to basement construction. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.
8. Lot 179 is impacted by a Primary environmental Corridor which does not affect the building area of the Lots. Lots 179, 180 & 181 are impacted by a wetland setback. See sheet 2 for Primary Environmental Corridor restrictions, wetland setback restrictions, & Utility and Stormwater Management Notes.
9. Subdivision is located in the Hamilton School District.
10. Any tree, shrub, or landscaping placed within the City's right-of-way may be pruned, trimmed, or removed at any time at the Homeowner's Association expense. The City will not be responsible for the maintenance or replacement of landscaping upon removal.

● INDICATES FOUND NO. 10 (1.27") REBAR.
▲ INDICATES FOUND 1" IRON PIPE.
○ INDICATES NO. 10 (1.27") REBAR, WT. 4.303 LBS PER LINEAL FOOT AT LEAST 18" IN LENGTH, SET. UNLESS NOTED.
ALL OTHER LOT & OUTLOT CORNERS HAVE 1" O.D. IRON PIPE, 18" IN LENGTH, WT. 1.68 LBS. PER LINEAL FOOT, SET.
① INDICATES "DEDICATED TO THE CITY OF PEWAAKEE FOR ROAD PURPOSES".

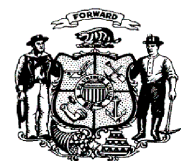


September 07, 2022



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

SE COR OF
NE 1/4 OF
SEC. 1-7-19
FOUND BRASS
CAP MONUMENT
N: 405,038.56
E: 2,484,560.05

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

Outlot 13 in Woodleaf Reserve Addition No.4, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin

		Curve Table						
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out	Delta
C/L	C1	136.96	156.61	S24°53'09"W	132.64	S49°56'19"W	S00°0'01"E	50°06'20"
W. R.O.W.	C2	99.31	126.60	N21°58'42"E	96.78	N44°27'01"E	S00°29'36"W	44°56'37"
E. R.O.W.	C3	169.09	186.61	S25°47'28"W	163.36	S51°44'57"W	S00°0'01"E	51°54'58"
LOT 175	C4	76.45	186.59	S11°34'00"W	75.91	S00°10'12"E	S23°18'12"W	23°28'24"
LOT 176	C5	78.98	186.59	S35°25'43"W	77.39	S23°18'12"W	S47°33'14"W	24°15'02"
LOT 177	C6	13.67	186.60	S49°39'07"W	13.66	S47°33'13"W	S51°45'01"W	04°11'47"
CT. R.O.W.	C7	295.96	75.00	N15°12'05"W	138.03	S82°09'09"E	S51°44'59"W	226°05'52"
LOT 178	C8	41.49	75.00	S67°35'54"W	40.96	S51°44'59"W	S83°26'49"W	31°41'50"
LOT 179	C9	64.62	75.00	N67°10'24"W	62.64	S88°08'36"W	N42°29'23"W	49°22'01"
LOT 180	C10	60.73	75.00	N19°17'28"W	59.09	S42°29'23"W	N03°54'26"E	46°23'50"
LOT 181	C11	60.73	75.00	N27°06'21"E	59.09	N03°54'26"E	N50°18'16"E	46°23'50"
LOT 182	C12	60.73	75.00	N73°30'11"E	59.09	N50°18'16"E	S83°17'54"E	46°23'50"
LOT 183	C13	1.50	75.00	S82°43'31"E	1.50	S82°09'09"E	S83°17'54"E	01°08'45"
LOT 183	C14	13.98	15.00	N71°08'56"E	13.48	S82°09'09"E	N44°27'01"E	53°23'50"

Those areas of land which are identified as "primary environmental corridor" on this subdivision plat shall be subject to the following restrictions:

A. Lot 179 is located within the primary environmental corridor and the construction of buildings is allowed on the lots. The construction of buildings, grading, filling, removal of topsoil and vegetation cover and planting of material not indigenous to the existing environment are allowed on the lot. Any buildings constructed on these lots must follow the declaration of protective covenants recorded on the Lots, zoning regulation of the City of Pewaukee and must follow the restrictions of buildings within the primary environmental corridor, as promulgated by the City of Pewaukee.

B. Grading and filling shall be prohibited, except as provided in Restriction A.

C. The removal of topsoil or other earthen materials shall be prohibited, except as provided in Restriction A.

D. The removal or destruction of any vegetative cover, i.e., trees, grasses, etc., shall be prohibited, with the exception of: invasive species, the removal of dead, diseased or dying vegetation or invasive species at the discretion of the landowner, or silvicultural thinning upon the recommendation of a forester or naturalist, and the approval of City of Pewaukee, except as allowed in Restriction A.

E. Grazing by domesticated animals, i.e. horses, cows, etc. shall be discouraged to the greatest extent possible.

F. The introduction of plant material not indigenous to the existing environment of the primary environmental corridor preservation area, (except as allowed in Restriction A), floodplain and wetland shall be prohibited.

G. Ponds are permitted subject to the approval of the City of Pewaukee and the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

H. Construction of buildings within the primary environmental corridor preservation area (except as allowed in Restriction A) is prohibited.

A. Drainage Easements may not be filled.

B. If the Stormwater Easements are not adequately maintained, the City of Pewaukee may maintain and levy a special charge pursuant to S66.027, Wis. Stats., against the Woodleaf Reserve Homeowner's Association or responsible lot owner.

C. Final grade for surface water drainage ditches shall be maintained by lot owners within Drainage Easements on Lots and the Woodleaf Reserve Homeowner's Association in Outlots.

D. No structure may be placed upon the surface water drainage easement areas.

E. Landscaping in Drainage Easements shall be restricted to ground cover which will not retard surface water drainage. Shrubs and trees may not be placed within the drainage easement areas. Any perennials, flowers or other plantings located within these areas shall be placed at the risk of the lot owner and lot owner may be requested to remove shrubs and trees at the lot owners sole cost. The City will not replace landscaping if removal is necessary.

F. The Woodleaf Reserve Homeowner's Association and all lot owners shall conform to the stormwater management practices maintenance agreement and its amendment for the subdivision on file at the City of Pewaukee.

G. The drainage easements shall be maintained by the respective lot owners of the lots in which such easements are located. The lot owners shall maintain said easements in an unobstructed condition so as to maintain their intended purpose. Construction of any buildings, grading or filling-in said easements is prohibited and are at the sole risk of the lot owner. The lot owners grant the City of Pewaukee the right (but not the responsibility) to enter upon said easements in order to inspect, repair or restore said easements to their intended purpose.

SURVEYOR'S CERTIFICATE

State of Wisconsin }
:SS
Waukesha county }

I, John P. Casucci, Professional Land Surveyor, certify:

That I have surveyed, divided and mapped Outlot 13 in Woodleaf Reserve Addition No.4, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Said land contains 224,834 square feet or 5.1615 acres.

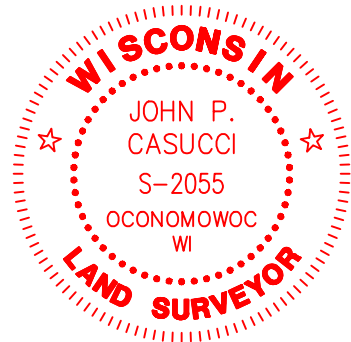
That I have made such survey, land division and plat by the direction of WOODLEAF INVESTMENTS, LLC, owner of said land.

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

That I have fully complied with the provisions of chapter 236 of the Wisconsin statutes and the subdivision regulations of the City of Pewaukee in surveying, dividing and mapping the same.

Date: September 07, 2022

John P. Casucci
John P. Casucci
Professional Land Surveyor
Registration No. 2055



OWNER'S CERTIFICATE OF DEDICATION

WOODLEAF INVESTMENTS, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

WOODLEAF INVESTMENTS, LLC, does further certify that this plat is required by: S.236.10 or S.236.12 to be submitted to the following for approval or objection:

1. City of Pewaukee
2. Wisconsin Department of Administration
3. Waukesha County Parks and Land Use Department

In witness where, said WOODLEAF INVESTMENTS, LLC, has caused these presents to be signed by Wolf Korndoerfer, its Managing Member, this _____ day of _____, 20 _____

and by Michael J. Kaerek, its Managing Member, this _____ day of _____, 20 _____

WOODLEAF INVESTMENTS, LLC

Wolf Korndoerfer, Managing Member

State of Wisconsin }
:SS
_____ County }

Personally came before me this _____ day of _____, 20 _____, Wolf Korndoerfer, Managing Member, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the WOODLEAF INVESTMENTS, LLC, by its authority.

Notary Public, State of Wisconsin
my commission expires _____

WOODLEAF INVESTMENTS, LLC

Michael J. Kaerek, Managing Member

State of Wisconsin }
:SS
_____ County }

Personally came before me this _____ day of _____, 20 _____, Michael J. Kaerek, Managing Member, to me known to be the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of the WOODLEAF INVESTMENTS, LLC, by its authority.

Notary Public, State of Wisconsin
my commission expires _____

CONSENT OF CORPORATE MORTGAGEE

Tri City National Bank, mortgagee of that portion of the above-described land identified in this Plat, does hereby consent to the surveying, dividing, dedicating and mapping of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner, WOODLEAF INVESTMENTS, LLC.

In witness whereof, the said _____, has caused these

presents to be signed by _____, its _____, and by _____

its _____, at _____, _____, and its corporate seal to be hereunto affixed.

this ____ day of _____, 20 ____.

STATE OF _____ }
:SS
COUNTY OF _____ }

PERSONALLY came before me this _____ day of _____, 20 ___, _____ and

_____, _____ of the above named organization, to me known as the person(s) who

executed the foregoing instrument, and to me known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

(SEAL)

Notary Public, State of _____
My commission expires _____

WOODLEAF RESERVE ADDITION NO.5
FINAL PLAT

Outlot 13 in Woodleaf Reserve Addition No.4, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 1, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin

CITY TREASURER CERTIFICATE

State of Wisconsin }
:SS
Waukesha County }

I, Kelly Tarczewski, being the duly elected qualified and acting City Treasurer of the City of Pewaukee, do hereby certify that in

accordance with the records in my office, there are no unpaid taxes or special assessments as of _____,

20 ____, On any of the land included in the Plat of Woodleaf Reserve Addition No. 5.

Date: _____
Kelly Tarczewski, City Treasurer

COUNTY TREASURER'S CERTIFICATE

I, Pamela F. Reeves, being the duly elected, qualified and acting Treasurer of the County of Waukesha, do hereby certify that

the records in my office show no unredeemed tax sales or unpaid special assessments as of _____, 20 ____, affecting the lands included in the Plat of Woodleaf Reserve Addition No. 5.

Date: _____
Pamela F. Reeves, County Treasurer

COMMON COUNCIL CERTIFICATE AND ACCEPTANCE OF DEDICATION

Resolved that the plat known as Woodleaf Reserve Addition No. 5, in the City of Pewaukee, Waukesha County, Wisconsin, which has been filed for approval, be and hereby is approved as required by chapter 236 of the Wisconsin State Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Common Council of the City of

Pewaukee on the ____ day of _____, 20 ____.

Date: _____
Steve Bierce, Mayor

Date: _____
Kelly Tarczewski, City Clerk

UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRIC, NATURAL GAS AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

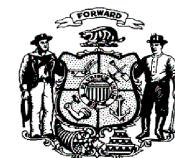
THE "WOODLEAF INVESTMENTS, LLC", GRANTOR, TO

Wisconsin Electric Power Company, and Wisconsin Gas, LLC, Wisconsin corporations doing business as WE Energies, grantee, Wisconsin Bell, Inc., d/b/a AT&T Wisconsin, a Wisconsin corporation, grantee, and Spectrum Mid-America, LLC, grantee, their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 ____



Department of Administration

raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SHEET 3 OF 3 SHEETS

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

DATE: October 20, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Lake Pewaukee Sanitary District for Property Located at N25 W27675 Prospect Avenue from Medium Density Residential (6,500 sq. ft. – 1/2 ac./d.u.) to Government/Institutional (PWC 0935981)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

LPSD staff report 10.20.22

LPSD revised narrative & maps 10.12.22

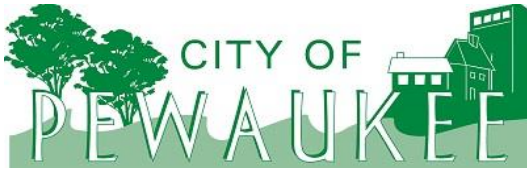
LPSD staff comments

LPSD staff comment responses

LPSD Comp Plan map

CMP A PC RES

CMP A ORD



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 20, 2022

Date: October 10, 2022

Project Name: LPSD Rezoning and Comprehensive Master Plan Amendment

Project Address/Tax Key No.: N25W27675 Prospect Avenue/PWC 0935981

Applicant: LAKE PEWAUKEE SANITARY DISTRICT

Property Owner: LAKE PEWAUKEE SANITARY DISTRICT

Current Zoning: F-1 Floodplain, UC Upland Conservancy, Rs-1 Single-Family Residential, & B-3 General Business District

2050 Land Use Map Designation: Medium density residential (6,500 Sq.Ft. – ½ Ac./D.U.)

Use of Surrounding Properties: Residential to the east, residential and business to the west, the Lake Country Trail to the south, and Prospect Ave. to the north.

Project Description

The applicant submitted a Rezoning and Comprehensive Master Plan Amendment for the property located at N25W27675 Prospect Avenue. The parcel has an area of about 32.8 acres with the northern portion bordering Prospect Avenue and the southern portion bordering the Lake Country Recreation Trail.

Currently, the northern portion of the parcel is zoned Rs-1 Single-Family Residential District. The northwest portion of the parcel is zoned Rs-1, B-3, and UC districts. The southern portion and majority of the parcel is zoned F-1 Floodplain District.

The applicant seeks to re-zone the Rs-1 District portion of the parcel to I-2 Rural Institutional District. The applicant also seeks to change the Comprehensive Master Plan Year 2050 Land Use/Transportation Plan map from Medium Density Residential (6,500 Sq.Ft. – ½ Ac./D.U.) to Governmental/Institutional. This is required to provide consistency between the requested zoning district and the future land use designation.

The applicant is requesting approval of the Rezoning and Comprehensive Master Plan Amendment prior to submitting Site & Building Plans for construction of an office, garage, and storage building. Related to the initial sketch site plan provided, staff sent the applicant the attached comments for consideration prior to submitting detailed plans. Specifically Comment #2 contains questions and comments regarding the future development of the site.

Upon receiving staff comments, the applicant submitted a more detailed conceptual site plan which shows a proposed building envelope that appears to meet the setbacks and standards of the I-2 Rural

Institutional District. The conceptual site plan shows minor tree removal and the existing tree buffer remaining intact.

Ultimately more information will be needed to provide a complete review related to the site plan and building design. Staff anticipates there will be potential questions and concerns regarding the visibility of overhead doors, quantity of parking provided, and outdoor storage, if proposed.

Recommendation

As LPSD already owns and utilizes the property, and the City must review and approve detailed site and building plans, staff does not object to the requested Rezoning and Comprehensive Master Plan Amendment for the property located at N25W27675 Prospect Avenue.

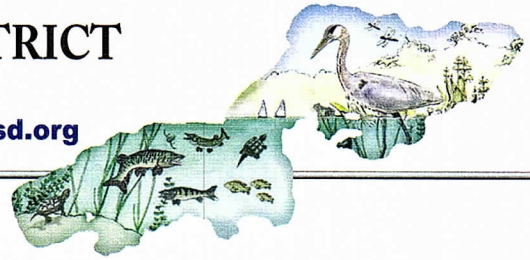
It should be noted that there are significant neighbor concerns related to this request. Attached are several emails that staff has received for Plan Commission review.

As there are concerns, staff would suggest that the zoning could be contingent upon the submittal of a Site & Building Plan Review Application within a certain time frame. If not provided, the City would then take the necessary steps to rezone the property back to Rs-1 or another zoning district as deemed appropriate.

LAKE PEWAUKEE SANITARY DISTRICT

N25 W27534 Oak Street • P. O. Box 111 • Pewaukee, WI 53072

(262) 691-4485 • Fax (262) 691-8096 www.lakepewaukeesd.org



October 6, 2022

Nick Fuchs
City of Pewaukee Planner Director of Development
W240 N3065 Pewaukee Rd
Pewaukee, WI 53072

Re: Lake Pewaukee Sanitary District ("LPSD") rezoning

Dear Nick and the Plan Commission,

This letter is in response to the City of Pewaukee's request for a site plan for the proposed rezoning at N25 W27675 Prospect Avenue and to detail the actual use, traffic concerns, safety and other items citizens have shown concern about. Most of the citizens' statements and objections are based upon incorrect assumptions and were made with insufficient information. No citizen met with me or any other member of the LPSD prior to lodging their complaints.

1. **Site Clearing.** The LPSD is NOT going to demolish a large portion of the forest. If fact, there are about seven mature trees that need to be removed – three black walnut trees, two dying pine trees, and two box elder trees. Most of the small areas of trees are invasive buckthorn trees that should be cleared regardless of any project. The affected area is less than one-tenth of an acre.
2. **Traffic.** A traffic study is unnecessary as the LPSD's existing main facility is located off Oak St, just a few hundred yards down from the proposed site, and the new site location would therefore not change traffic flow. The objections based upon increased traffic were likely made without knowledge that the LPSD's existing facilities are already located in this area. The LPSD already utilizes the existing site on a nearly daily basis and drives past the site every day.

The LPSD has very few employees and very few visitors, and the impact of moving the main LPSD facility to the proposed site instead of Prospect Ave versus Oak St would be negligible. The LPSD has four full time employees, and they are the only people who will utilize the proposed building daily. In the summer, the LPSD adds fourteen seasonal employees. All seasonal employees work out of the lake building on Edgewater Dr. and would not go to the proposed site. The four full time employees consist of a two-person sewer staff who arrive in the morning and are typically out all day, a secretary/clerk who is in the office all day, and a Manager who comes and goes a few times a day. For visitors, there are typically one or two people from the public stop by per quarter to pay their bill in person, and a UPS or Fed Ex truck stops by about once a month.

If the zoning classification remains unchanged and the LPSD sells the property to a developer, four houses could be built on the site and traffic would increase substantially. Currently, there are two driveway exits onto Prospect Ave, and the proposal would reduce this to one. The driveway is currently used on a nearly daily basis by people unaffiliated with the LPSD who see it as a good spot to pull off the road. If a developer builds four homes, that represents four additional driveway entries onto Prospect Ave. Contrary to citizen objections, the proposed change would not further congest this area.

3. **Impervious Surfaces.** The LPSD is seeking to ultimately construct a building that fits its operational needs while giving a great deal of thought to green space and ensuring the building fits in with the surroundings. The LPSD is not simply seeking to build a large office building or storage facility as has been alleged. The LPSD prides itself on protecting the environment, wetlands, streams and the lake. One objection noted the 32-acre acquisition, which includes the site, was purchased with a WDNR Lake Protection Grant. However, the site itself, consisting of two acres of high ground, was kept out of the grant to allow a structure to be built to “house” the very equipment that allows the LPSD to preserve, protect and enhance Pewaukee Lake and its watershed. Discussions on green roofs and LEED certified construction is underway. Saving the high-quality mature trees and incorporating a large landscaping berm will screen the office building from Prospect Avenue. It is being proposed as a 1 story building so the treetops, the surrounding trees and the proposed landscape berm will hide the majority of the building from public sight.
4. **Safety.** The objections to the propose building based upon two deaths in the area should not be considered; both were tragedies that are irrelevant to the proposed building. One accident involved a couple and the driver fell asleep and hit a tree at 5 a.m., killing a child. The other was near Apple Tree Lane and was a young girl on a bicycle turning out into traffic a half mile from this project location. Neither of these situations relate in any way to the proposed building.
5. **Hours of Operation.** The LPSD hours of operation are 7 a.m. to 3:30 Monday through Friday. Other than emergencies, typically due to storms, the building stays quiet. For the past twelve years, the LPSD has been running emergency generators from this site during storms and power outages. No traffic, noise complaints, or safety issue concerns have been lodged. In fact, the public is typically sound asleep or at work and does not know the LPSD is working to keep their sewage flowing to Brookfield.

The LPSD is watching the extremely high costs of equipment increase over the years due to the rising cost of steel. Replacing equipment every ten years is becoming unfeasible. Maintaining and protecting the millions of dollars of assets the LPSD has already purchased is critical. Maintaining the equipment for the sewer system is critical as well. These assets are paid for by tax dollars, extending the life of these assets saves the sewer users – lake country residents – money and will help keep LPSD sewer and lake fees from increasing so rapidly in the future.

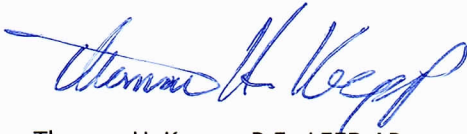
Enclosed is an aerial photo of our sewer building site taken from the Waukesha County GIS website (exhibit “A”). The sewer equipment and vehicles are deteriorating due to being kept outside all spring, summer and winter. Enclosed is also an aerial photo of the LPSD lake building site with all the expensive lake equipment that the City and Town residents purchase with their tax dollars sitting outside during brutal winters deteriorating (exhibit “B”).

Enclosed is a site plan showing exactly what trees would be removed and a landscaping berm that will be installed to screen the building. The building will be tucked in the existing landscape and will be surrounded almost entirely by existing tree lines and a landscaping berm. The proposal will not have negative impacts on the residential area. In fact, the LPSD intends to provide a potential conference room for environmental programs and educational seminars such as “how to build a rain garden”, “The history of Pewaukee Lake”, “it’s our Watershed”, “Pewaukee Lake success story”, “Walleyes for Tomorrow”, etc. The LPSD will be promoting the environmental tours down the back hill and into LPSD’s prairies by tractor and trailer. These programs have occurred with the women’s cub, Wisconsin Lutheran college students and the Pewaukee Schools River keepers’ group. Having a conference center on site will only help teach the youth and the public on all the work the Lake Pewaukee Sanitary District is currently doing and what has been done over the years to protect, preserve and enhance Pewaukee Lake and its watershed.

Finally, it should be further noted that the current agenda item is to rezone the property from residential to government-institutional; any proposed future building is not part of the current agenda and any future building will need to be brought to the City and meet all City zoning requirements

For more information contact our office at (414)333-9603

Sincerely,

A handwritten signature in blue ink, reading "Thomas H. Koepp". The signature is fluid and cursive, with the first name "Thomas" and last name "Koepp" clearly legible.

Thomas H. Koepp, P.E., LEED AP
Manager
Lake Pewaukee Sanitary District

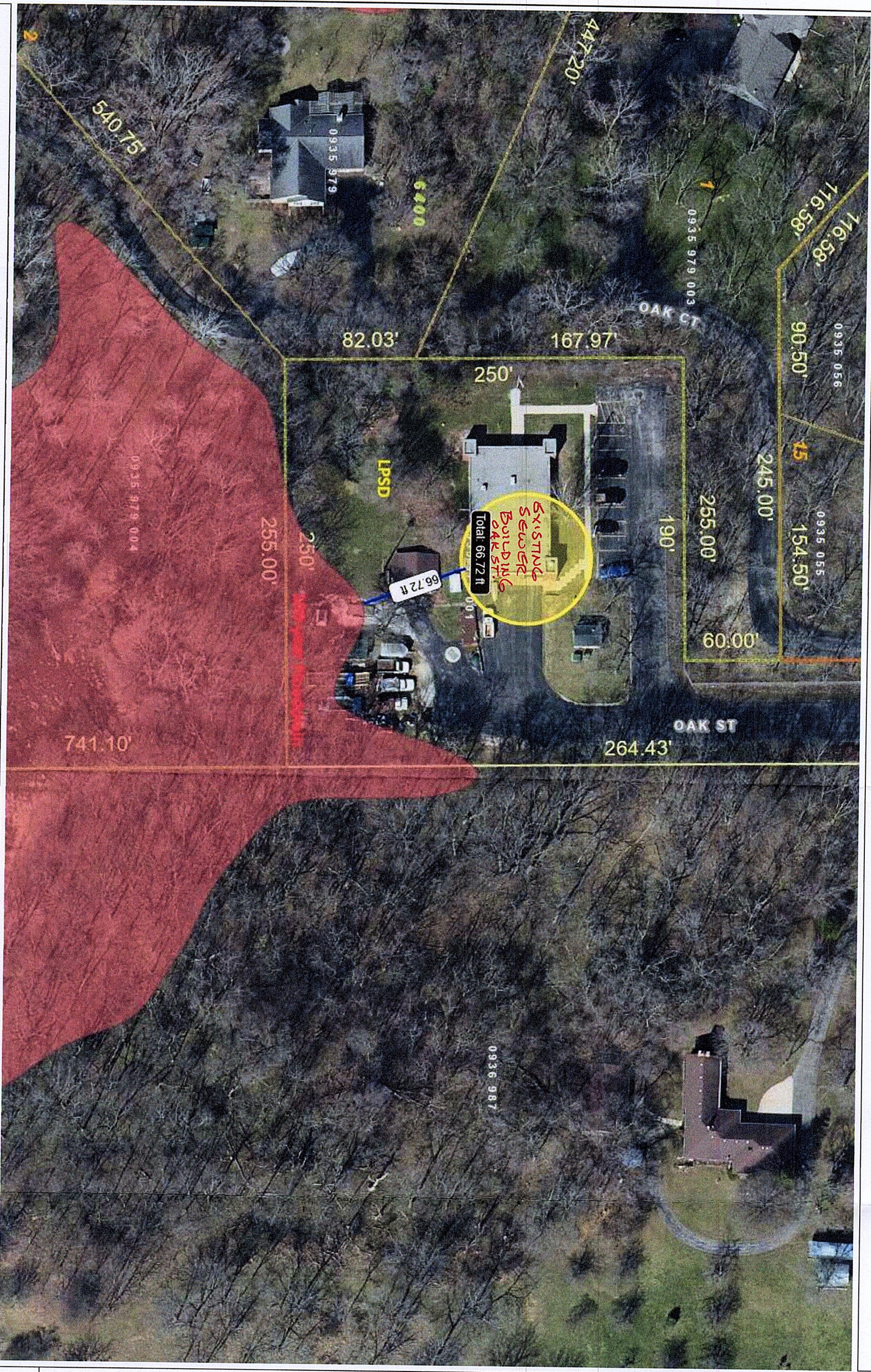
Cc: LPSD Commissioners

City of Pewaukee Staff

Enclosures: Exhibit "A" and "B"



Sewer Equipment sitting outside by office



0 59.03 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.

Legend

- FEMA Floodplain
 - 0.2% Chance Flood
 - 1% Chance Flood (Zone A No Base)
 - 1% Chance Flood Area (Zone AE w)
 - AE Floodway
- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
- Lot
- Unit
- General Common Element
- Outlot
- SimultaneousConveyance_2K
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
- EA-Easement_Line
- PL-DA
- PL-Extended_Line
- PL-Meander_Line
- PL-Note
- PL-Tie
- PL-Tie_Line
- <all other values>
- Railroad_2K

Notes



EXHIBIT "B"

Lake Equipment sitting outside by lake



0 30.23 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.

Legend

- Municipal Boundary_2K
- Parcel_Dimension_2K
- Note_Text_2K
- Lots_2K
- Lot
- Unit
- General Common Element
- Outlot
- SimultaneousConveyance_2K
- Assessor-Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
- EA-Easement_Line
- PL-DA
- PL-Extended_Tie_line
- PL-Meander_Line
- PL-Note
- PL-Tie
- PL-Tie_Line
- call other values>
- Railroad_2K

Notes



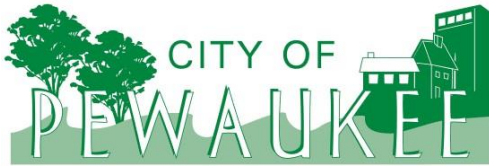
Oct 05, 2022 12:20pm PLOTTED BY:AKueger SAVED BY:AKueger
IMAGES RM SQUARE Full Color-Print: C:\Users\AKueger\OneDrive\Documents\Projects\Lake Pewaukee Sanitary District\Drawings\2022\Prospect Avenue\2022 Existing Site 01.dwg
C:\Users\AKueger\OneDrive\Documents\Projects\Lake Pewaukee Sanitary District\Drawings\2022\Prospect Avenue\2022 Existing Site 01.dwg



LAKE PEWAUKEE SANITARY DISTRICT SITE									
EXISTING SITE									
CITY OF PEWAUKEE WAUKESHA COUNTY, WISCONSIN									
© COPYRIGHT 2022 RUEKERT & MIELKE INC.									
DESIGNED BY: JJW									
DRAFTED BY: AK2									
CHECKED BY:									
DATE: SEPTEMBER 2022									
FILE NO. 8193-00000.200									
SHEET NO. 01									

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

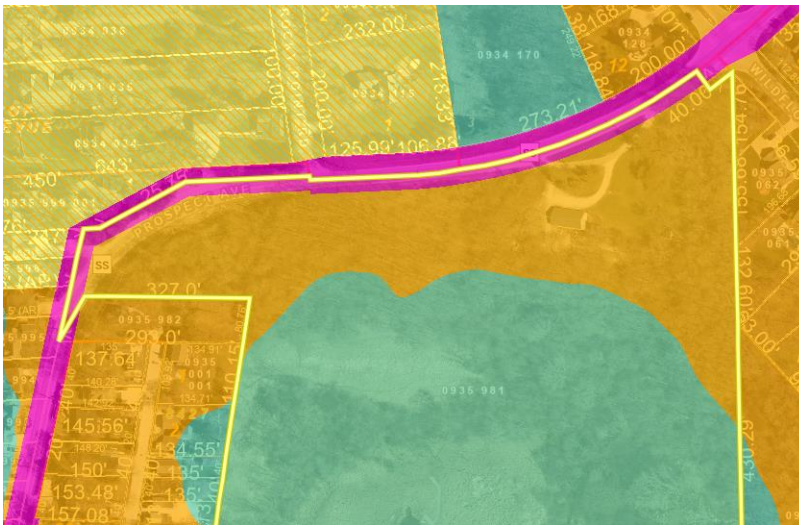
Fax (262) 691-1798

Date: August 16, 2022
To: LAKE PEWAUKEE SANITARY DISTRICT
From: Nick Fuchs, Planner & Community Development Director
RE: Staff Comments – Rezoning & Comprehensive Master Plan Amendment

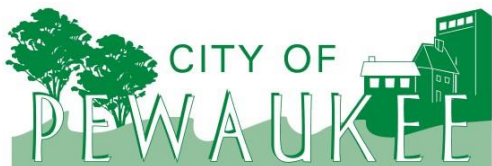
Comments and Recommendations:

Below are comments and recommendations for the proposed development application for property located at N25W27675 PROSPECT AVE/Tax Key No. PWC 0935981.

1. A Comprehensive Master Plan exhibit must be provided. This is similar to the exhibit that shows the location and change in zoning, but would request a change in future land use designation from Medium Density Residential to Government/Institutional. This would include the area in orange below.



2. Staff does not anticipate objecting to the rezoning and Comprehensive Master Plan Amendment; however, please consider the following comments for the future submittal of detailed site and building plans.
 - a. The subject property is surrounded by single-family residential uses. The existing tree line should be reviewed, and landscape added where necessary to fill in any gaps that may exist. Additional landscaping in general should be considered to ensure appropriate buffering is provided for the adjacent less intense uses.
 - b. Will repair work be done within the building? If so, limited hours of operations and keeping the overhead door closed during work should be considered to limit noise.
 - c. The initial proposed uses and structures are permitted in the I-2 Rural Zoning District. Note that the height of a principal building shall not exceed 35ft and an accessory building shall not be taller than 18 feet.



Office of the Planner & Community Development Director

W240 N3065 Pewaukee Road

Pewaukee, Wisconsin 53072

Phone (262) 691-0770

fuchs@pewaukee.wi.us

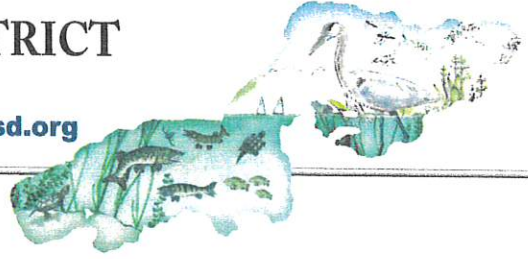
Fax (262) 691-1798

- d. Please dimension and label all setbacks when submitting detailed site and building plans. Be mindful that both Floodplain and Wetland lay just south of the existing building and that setbacks need to be met.
 - e. Note that the I-2 District requires the following Building Setbacks:
 - i. f. Setback and Yards
 - (1) There shall be a minimum building (or street) setback of 75 feet from the street, road, or highway right-of-way.
 - (2) There shall be a side yard on each side of all structures not less than 25 feet in width.
 - (3) There shall be a rear yard of not less than 25 feet.
 - (4) All structures shall be set back a minimum 75 feet from the designated 100 year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from any designated wetland. (Also see subsection 17.0435)
 - f. Furthermore, the I-2 zoning district states that no parking or loading shall be within 30 feet of a street right-of-way.
 - g. Building materials and aesthetic will be important to consider and included when submitting the Site & Building Plan Review Application. Please be aware that metal buildings are typically not permitted. Below are design guidelines related to the use of metal as a building material.
 - (b) Painted, unpainted or anodized metal panels used as a facade material shall not be extended or have the appearance of extending to within four (4) feet of the ground elevation and shall comprise no more than ten (10) percent of the facade of any side of a building.
 - (4) Many types of totally or partially metal-clad buildings do not give the visual impression of permanence and, in addition, such buildings are often vulnerable to both physical and visual decay within a relatively short period. There are those cases, however, where buildings have been or may be designed using special metallic panels which are at once both durable and visually attractive and not merely an inexpensive method of building construction. In such cases, when it can be demonstrated to the satisfaction of the Plan Commission that a building having more than ten (10) percent of the building facade covered with such metal panels is both attractive and provides a visual permanence within the community, the Plan Commission may reduce or waive those standards which relate to such cases.
 - h. Staff is wondering if any significant or mature trees will be removed? If so, please indicate include details of the tree types and sizes on the Landscape Plan.
3. Staff understands that the site plan submitted is preliminary; however, it is still recommended that the it conform to zoning district development standards. Currently it does not appear that setbacks are met.

LAKE PEWAUKEE SANITARY DISTRICT

N25 W27534 Oak Street • P. O. Box 111 • Pewaukee, WI 53072

(262) 691-4485 • Fax (262) 691-8096 www.lakepewaukeesd.org



August 30th, 2022

Nick Fuchs

City of Pewaukee Planner & Community Development Director

W240 N3065 Pewaukee Road

Pewaukee, WI 53072

Re: Lake Pewaukee Sanitary District (LPSD) – Rezoning of N25 W27675 Prospect Avenue additional Information

Dear Mr. Fuchs,

We are in receipt of your letter dated August 16, 2022, with staff comments and would like to provide the requested additional information. It is as follows:

1. Enclosed is a Comprehensive Master Plan Exhibit "A" which indicates the requested current Medium Density Residential to be changed to Government/Institutional. The area is outlined in black ink and hatched with red ink. To be clear and simple – the area that is orange, change to blue (everything outside the floodplain) per the Cities maps.
2. We will adhere to all the setbacks and consider all the comments regarding the site plan items a-f. Building materials will be discussed with the city (item g). There is 1 large pine tree and 1 large oak tree that the district would like to save and design around. The tree line should be preserved to screen from the neighbors and additional landscaping shall be added to enhance overall site appearance and screening.
3. All setbacks shall be met. A detailed site plan will be forthcoming with actual surveyed ROW and setbacks shown.

Please share this information with all staff for the next meeting on September 15th, 2022. I anticipate our commissioners will be attending with me.

Sincerely,

Thomas H. Koepp, P.E., LEED AP
Manager
Lake Pewaukee Sanitary District

Enc: Comprehensive Master Plan Exhibit "A"

CC: John Ruff – LPSD Commissioner

Joby Boland – LPSD Commissioner

Jennifer Barker – LPSD Commissioner

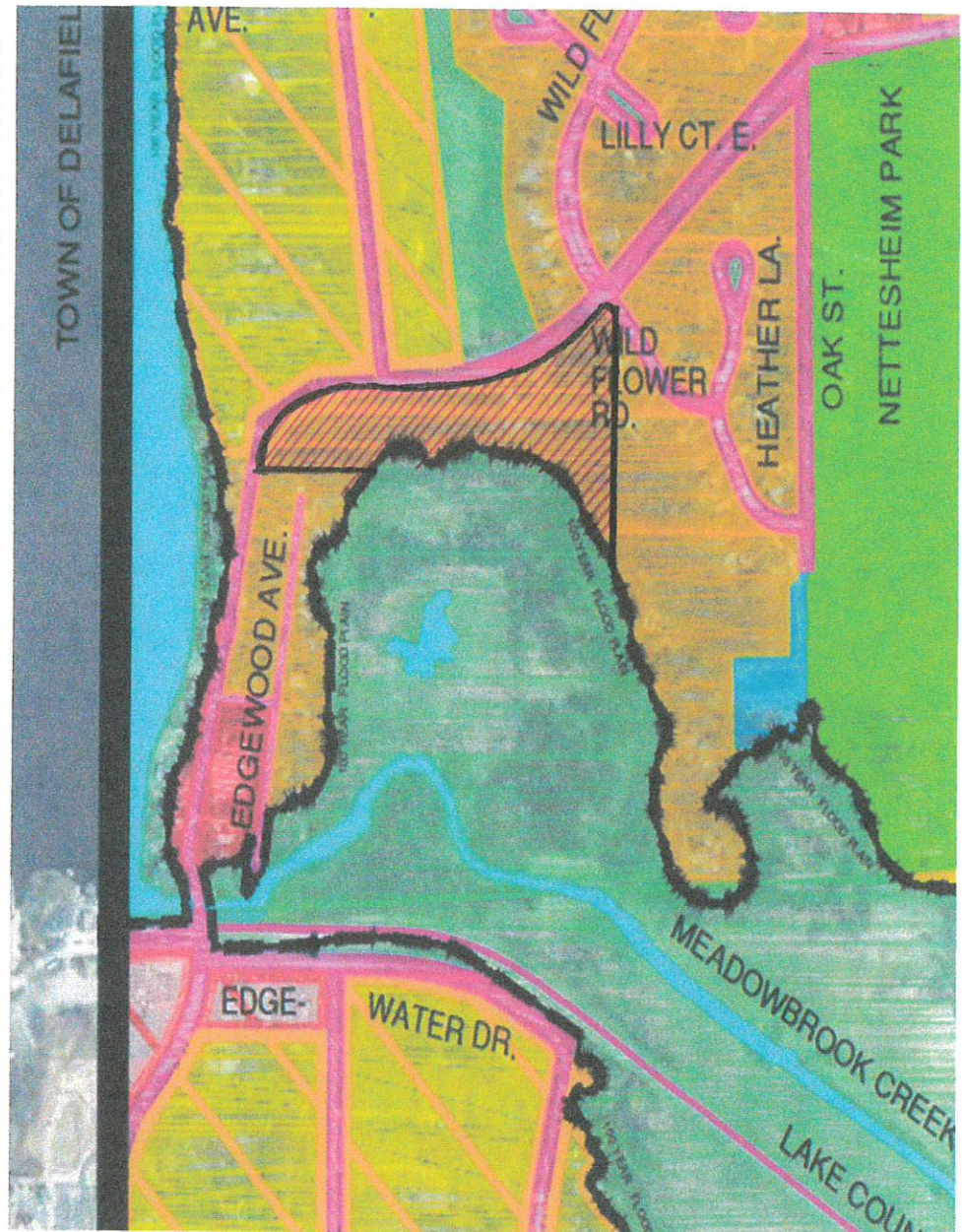
Steve Bierce – City of Pewaukee Mayor

Scott Klein – City of Pewaukee Administrator

Maggie Wagner – City of Pewaukee Engineer/DPW Director

City of Pewaukee Plan Commission

LEGEND	
1	WATER (> 2 AC.)
2	AGRICULTURE
3	PUBLIC OR PRIVATE PARK AND RECREATION
4	FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS
5	LOW DENSITY RESIDENTIAL (> 2 AC. / DWELLING UNIT (D.U.))
6	LOW - MEDIUM DENSITY RESIDENTIAL (1/2 AC. - 2 AC. / D.U.)
7	MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. - 1/2 AC. / D.U.)
8	HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)
9	OFFICE COMMERCIAL
10	MIXED OFFICE / RETAIL COMMERCIAL
11	RETAIL / SERVICE COMMERCIAL
12	TRANSPORTATION / UTILITIES
13	GOVERNMENTAL / INSTITUTIONAL
14	MANUFACTURING / FABRICATION / WAREHOUSING
15	MINING
	TRANSITION



Comprehensive Master Plan Exhibit "A"

Request to change the current Medium Density Residential to Government/Institutional. The area requested is hatched in red.

RESOLUTION NO. __-__

**A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO
AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND
NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND
USE/TRANSPORTATION PLAN OF A PORTION OF A PROPERTY LOCATED AT
N25W27675 PROSPECT AVENUE BEARING TAX KEY NO. 0935981 FROM MEDIUM
DENSITY RESIDENTIAL TO GOVERNMENT/INSTITUTIONAL, PURSUANT TO
WIS. STAT. § 66.1001(4)(b)**

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, The Lake Pewaukee Sanitary District has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a portion of a property located at N25W27675 Prospect Avenue bearing Tax Key No. 0935981 from Medium Density Residential to Governmental/Institutional, more particularly described as follows:

PT SW1/4 SEC 18 T7N R19E; COM AT PT N88°22'E 610.2 FT FROM SW COR; N88°22'E 1058.4 FT; N 1548.0 FT; SWLY ALG CURVE 374.0 FT; S86°W 483.0 FT; SWLY ALG CURVE 340.0 FT; S31°20'W 163.4 FT; S88°3'E 327.0 FT; S9°49'W 1081.0 FT TO BGN :: EX COM NE COR LOT 21 PLAT OF EDGEWOOD STATION; S8°00'W 280.0 FT; N89°24'E 75.84 FT; N8°00'E 277.87 FT; N89°00'W 75.56 FT TO BGN :: EX COM SW COR SEC 18; N88°22'E 610.2 FT; N9°49'E 1081.0 FT THE BGN; N88°03'W 327.0 FT; N31°20'E 91.80 FT; S88°03'E 293.0 FT; S9°49'W 80.76 FT TO BGN :: ALSO PT NW1/4 SEC 19; COM NW COR N87°11'E 610.21 FT THE BGN; N87°11'E 1058.40 FT; S1°10'E 321.55 FT; N58°29'W 302.19 FT; NWLY 421.96 FT ALG CURVE; N89°09'W 243.00 FT; S89°59'W 158.90 FT TO BGN :: DOC# 3906948 & DOC# 3924604

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on October 20, 2022, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the Comprehensive Master Plan, subject to such modifications the Common

Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Pewaukee.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a portion of a property located at N25W27675 Prospect Avenue from Medium Density Residential to Governmental/Institutional, such property bearing Tax Key No. 0935981, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council:

Passed and adopted this 20th day of October, 2022.

FOR THE PLAN COMMISSION OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

ORDINANCE NO. __-__

AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN OF A PORTION OF A PROPERTY LOCATED AT N25W27675 PROSPECT AVENUE BEARING TAX KEY NO. 0935981 FROM MEDIUM DENSITY RESIDENTIAL TO GOVERNMENT/INSTITUTIONAL

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, The Lake Pewaukee Sanitary District has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a portion of a property located at N25W27675 Prospect Avenue bearing Tax Key No. 0935981 from Medium Density Residential to Governmental/Institutional; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on October 20, 2022, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a portion of a property located at N25W27675 Prospect Avenue bearing Tax Key No. 0935981 from Medium Density Residential to Governmental/Institutional; and

WHEREAS, the City of Pewaukee held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on November 7, 2022; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Pewaukee, Wisconsin, do ordain as follows:

SECTION 1: Adoption

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan of a portion of a property located at N25W27675 Prospect Avenue bearing Tax Key No. 0935981 from Medium Density Residential to Governmental/Institutional.

SECTION 2: Document Transmittal

The City Common Council hereby directs the City Clerk/Treasurer to transmit a copy of the amendment as well as a signed copy of both the Resolution No. PC ____ - ____ - ____ and this Ordinance No. ____ - ____ to the Wisconsin Department of Administration, the Southeastern Wisconsin Regional Planning Commission, the Waukesha Park and Land Use Department, the Pewaukee Public Library and to each town, village and city that abuts the City of Pewaukee.

SECTION 3: Severability

The several sections and portions of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of all other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: Effective Date

This ordinance shall take effect immediately upon passage and posting of publication as provided by law.

Passed and adopted this 7th day of November, 2022.

FOR THE COMMON COUNCIL OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

DATE: October 20, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for Lake Pewaukee Sanitary District to Rezone Property Located at N25 W27675 Prospect Avenue from Rs-1 Single-Family Residential to I-2 Rural Institutional for the Purpose of Constructing a New Building (PWC 0935981)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

LPSD rezoning

LPSD opposition emails

ZONING MAP NO. 4
CITY OF PEWAUKEE
SECTIONS 17, 18, 19 & 20

[illegible]



LPSD Building

Legend

Intermediate Contours

Intermediate Contour
Intermediate Depression

Index Contours

Index Contour
Index Depression

Municipal Boundary_2K

Parcel_Dimension_2K

Note_Text_2K

Lots_2K

Lot

Unit

General Common Element

Outlet

SimultaneousConveyance_2K

Assessor's Plat

CEM

Condominium

Subdivision

Cartoline_2K

EA-Exemption_Line

FL-DIA

FL-Extended_Tie_Line

FL-Mainline_Line

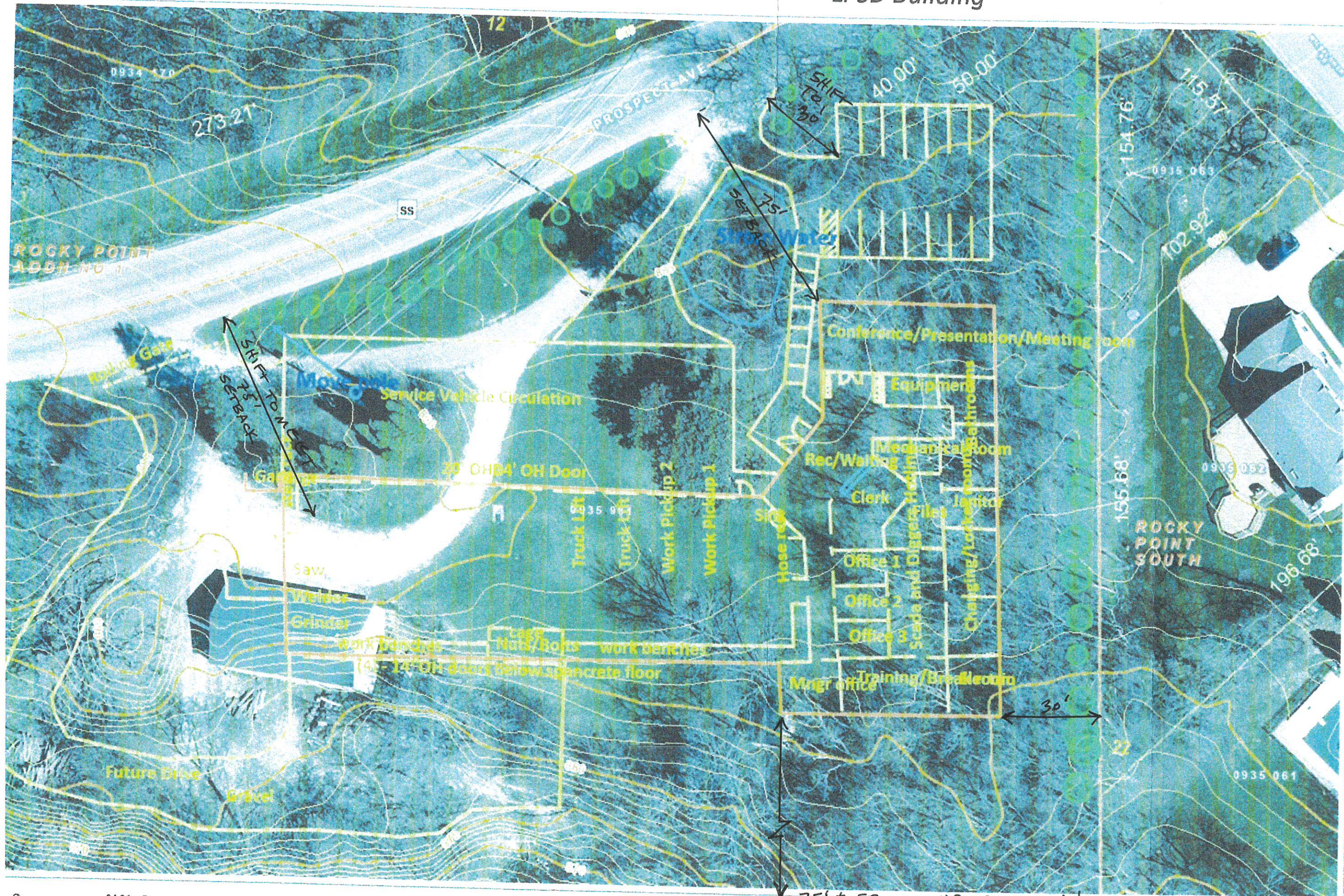
FL-Node

FL-Tie

FL-Tie_Line

FL-Other values

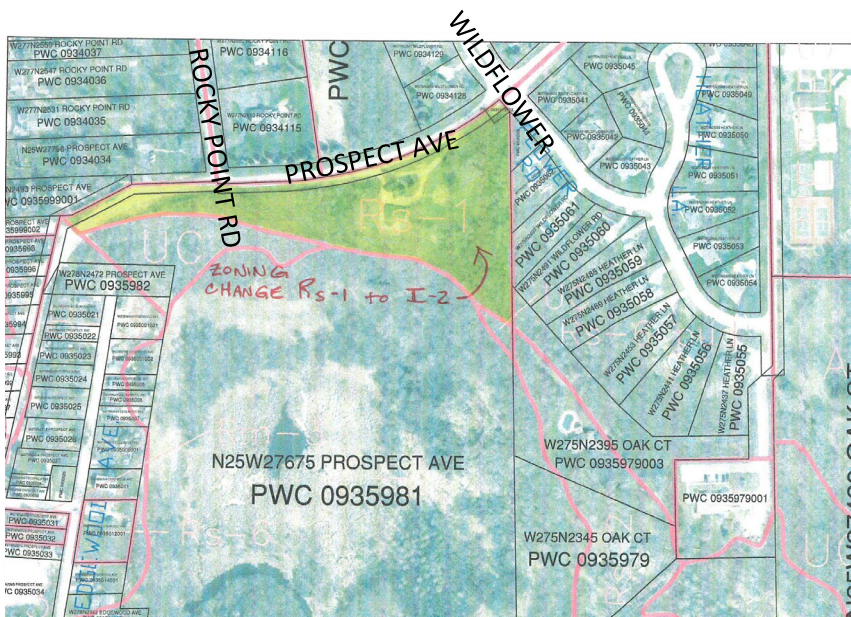
Railroad_2K



STOP THE RE-ZONING AT PROSPECT AVE & ROCKY POINT RD

Lake Pewaukee Sanitary District (LPSD) has filed a City application for the rezoning of the parcel between Rocky Point Rd and Wildflower Rd. This parcel is currently zoned RS-1 Single Family Residential. LPSD wants it rezoned to Government / Institutional for the purposes of constructing a large office building with eight garage bays for utility vehicles and equipment, an employee parking lot and large paving surface for vehicle circulation. **Images provided from City application*

The operation and quality of this facility is not conducive to being relocated on Prospect frontage. This development will demolish a large portion of forest abutting Rocky Point South and will destroy the rural and residential nature of this parcel. This development will contribute to more traffic at an already dangerous and busy intersection on the hill. The 2050 Land Use and Transportation Plan (*Adopted 2018*) is for the site's long term zoning plan to remain as residential.



WE NEED YOUR HELP!

OBJECT IN WRITING:

mayor@pewaukee.wi.us Mayor

brown@pewaukee.wi.us Alderwoman &
Plan Commission Chair

clark@pewaukee.wi.us Alderman

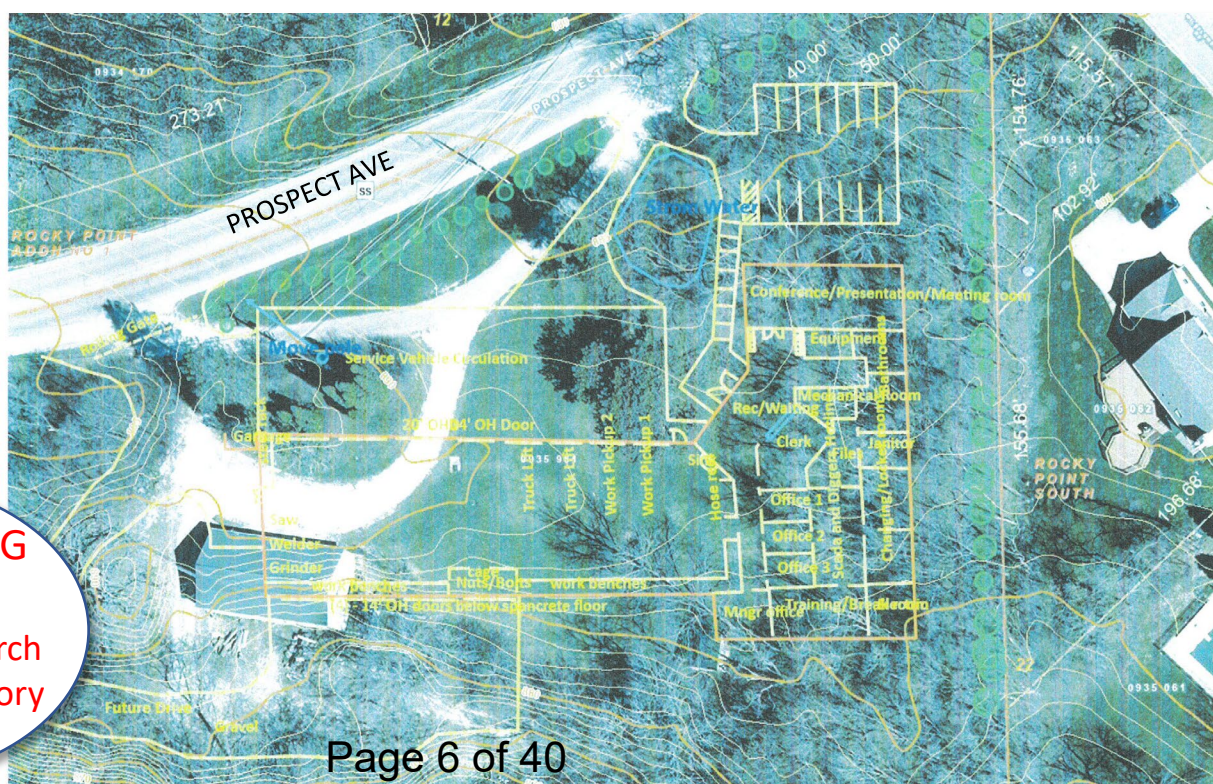
fuchs@pewaukee.wi.us City Planner

SHOW UP TO THE REZONING HEARING:

Thurs, Sept 15th at 6pm Plan Commission

Mon, Sept 19th at 6:30pm Common Council

BOTH AT CITY HALL CHAMBERS



**PETITIONS BEING
CIRCULATED!**

Or visit the front porch
of W277N2788 Chicory
Ln to sign

From: [Amy Schoenemann](#)
To: [Fuchs, Nick](#); [Mayor](#); [Reinbold, Rich](#); [Vetterkind, Phil](#); [Clark, Ian](#); [Brown, Colleen](#); [Wamser, Jerry](#); [Dziwulski, Brian](#); [janka@pewaukee.wi.us](#); [lindsmeier@pewaukee.wi.us](#); [wunder@pewaukee.wi.us](#); [sullivan@pewaukee.wi.us](#); [kiser@pewaukee.wi.us](#); [Wagner, Magdelene](#)
Cc: [Ryan Kautzer](#); [Dana Prochnow](#); [Ben Gmail](#); [Kyle Wolff](#); [Edgewood Farm](#); [cab.molly3@outlook.com](#); [Katie Thompson](#); [angelamcastillo14@gmail.com](#); [sawallers06@gmail.com](#); [dcolwell@gmail.com](#)
Subject: Objection to LPSD Rezoning of residential Prospect parcel
Date: Friday, September 9, 2022 9:10:10 PM
Attachments: [flyer.pdf](#)

Good Evening Mayor Bierce, Nick Fuchs, City of Pewaukee Plan Commission Members and Common Council Members:

I'm emailing in regards to the Lake Pewaukee Sanitary District (LPSD) application for the rezoning of N25W27675 Prospect Avenue which will appear on the September 15th PC agenda. My name is Amy Schoenemann, Board President of Rocky Point subdivision. As our HOA representative, we are going on record as VEHEMENTLY OPPOSING THE REZONING of the single-family residential parcel to governmental/institutional. This correspondence includes the collective OPPOSITION from the following member groups and cumulative 196 homes, acknowledged (cc'd) in this email:

- Rocky Point (RP): Amy Schoenemann, President, its Board of Directors, and 91-lot HOA
- Rocky Point South (RPS): Clark Bohnert, President, its Board of Directors, and 22-lot HOA
- Edgewood Farms (EF): Mark Jablonic, President, its Board of Directors, and 59-lot HOA
- Palomino Pointe (PP): Angela Castillo, President, its Board of Directors, and 24-lot HOA

According to the application, LPSD intends to rezone the parcel for the purposes of constructing a large office building with eight garage bays facing Prospect Ave (another 4 garage bays facing the conservancy) for utility vehicles and equipment. Roughly one-half acre of mature trees abutting RPS homes will be decimated and the open green space will become impervious service to include an employee parking lot and an excessive vehicle circulation lot for equipment.

Due to the parcel's location, the public legal notice had very little coverage for informing the surrounding community. Let me begin to express my disappointment that a rezoning of this magnitude was not handled with an informal town hall meeting to gain community feedback, nor a preemptive meeting with aldermanic districts affected. Our Opposition Collective has spent the past 8 days becoming educated and spending a tremendous amount of time on due diligence to support our opposition on this matter. Our measures of outreach and education include the following:

- Engaging and contacting all HOA boards in the surrounding area, something that has never been done before.
- Creating transparency with all homeowners to inform them of the rezoning notice, through email and social media outlets
- Circulating a Petition against the rezoning with volunteer activists and designated porch signing locations. It should be noted that 100% of all homes visited to-date, have signed the petition
- Distributing over 300 flyers to neighboring homes that were not legally notified such as Rocky Point Rd, Peninsula Rd, Orchards and other non-organized HOA communities.
- On September 7th at 6pm, members of RP HOA, RPS HOA and EF HOA met with Alderman Ian Clark to discuss the LPSD plans. Alder Clark took copious notes and listened to our concerns,

along with several action takeaways to resolve/verify with city leadership.

- Engaged with Alderwoman Colleen Brown, who unfortunately was not able to attend the 9/7 meeting.
- Call to Action to all citizens to reach out to Alders and City leadership.
- Engaged with the WDNR regarding the conservancy and the grant that was issued to LPSD in 2013.

We urge that voting members of the Plan Commission and Common Council VOTE NO on this rezoning effort. We have risen up in strong opposition to this rezoning for the most critical reasons listed below:

1. Safety. Prospect Avenue has become increasingly dangerous, particularly at this hillside curve. There have been 2 deaths on Prospect, one at this intersection of the proposed rezoning. The aligned intersection at Rocky Point & Rocky Point subdivisions are challenging to exit. Resounding feedback from petitioners is the daily fear of safety on this stretch of road; of pedestrians and cyclists with no shoulder, with increase traffic exiting at an unaligned parcel on a steep curve, for vehicles with blinding sunrise/sunset conditions. A non-residential use is too dangerous to consider.
2. Adhere to the 2050 Land Use Plan - zoning & precedence should remain residential. The 2050 Land Use & Transportation Plan, adopted by City Council in 2018, specifically indicates this vacant parcel should be developed as residential. All frontage along Prospect Avenue from I-94 to Hwy G is designated as residential land use, with small exclusions for existing operations such as the two restaurants, the Beer Depot, BP Gas & Ken Weber Trucking. The premise of rezoning this residential parcel to a high-density office & equipment operation facility is outside of the character of the residential fabric and not in context with the comprehensive plan. The high quality neighborhoods and supported tax values around this area were never intended to adjoin uses with Government/Institutional zoning of such a non-conforming nature.
3. Protection and enhancement of conservancy land. I've attached a March 2013 article which summarizes the 32-acre acquisition to secure a protection grant by the WDNR. The article interviews Tom Koepp (current applicant for rezoning) and Heidi Gluth, WDNR on the acquisition of the parcel due to a sizable \$200,000 grant to enhance the conservancy. The former City Planner mentions there was interest from residential developers on the RS-1 upland parcel but "this grant now allows for the property to be put under public protection." A rezoning and subsequent development of this parcel contradicts the very purpose of this protection grant.
4. Fiscal Responsibility. Jeopardizing and risking the rezoning of this parcel to make way for a costly infrastructure project is fiscally irresponsible. The following rhetorical questions should be addressed by the applicant and probed by City Officials – what's wrong with the existing property? Why is a 150% expansion needed for 6-8 total employees. What is the financial need and where does the money come from? What happens to the existing building and land?

City of Pewaukee Board Members – I encourage you to visit this site ahead of the Plan Commission meeting. Familiarize yourself with this corridor of residential neighborhoods, Nettesheim Park, and the vacant natural conservancy. Really look at the flat parcel which is suggested to be rezoned....it's

rather small and narrow in context to the steep ravine and conservancy. Imagine the destruction of a half-acre of trees against Rocky Point South to build an employee parking lot and office. Imagine the narrow stretch accommodating 8 garage bays along with a 150-ft long stretch of pavement for vehicles, weed thwackers, and various equipment that will be exiting & entering on this dangerous curve.

I URGE YOU TO VOTE NO TO THE RE-ZONING EFFORT ON SEPTEMBER 15TH.

Thank you,

Amy Schoenemann

Rocky Point Board President



From: [James Spooner](#)
To: [Fuchs, Nick](#)
Subject: Rezoning property at N25W27675
Date: Monday, September 12, 2022 7:48:14 AM

Good Day Mr. Fuchs,

My wife and I have been residents for 25+ years at W276N2695 Wildflower Rd in Rocky Point. We are against the re-zoning of the parcel on Prospect just south of the entrance to Rocky Point and Rocky Point South. Given the increase in traffic along Prospect over the years we've had to give up walking on a route from Rocky Point Road along Prospect to the entrance on Wildflower. Changing the RS-1 zoning to Commercial and building an office complex with parking a lot would further congest an area with heavy traffic along Prospect, adjacent to the residential entrances of Rocky Point and Rocky Point South. We are looking forward to meeting you in person on the 15th and hope we can convince those involved with the LPSD proposal it is best to leave the parcel's current zoning as RS-1.

Best regards,
Jim and Jen Spooner

From: [Jim](#)
To: [Mayor](#); [Phalin, Nick](#); [Brown, Colleen](#); [Fuchs, Nick](#); [Klein, Scott](#); [Clark, Ian](#)
Subject: Re-zoning Rocky Point Subdivision
Date: Saturday, September 10, 2022 3:37:19 PM

City of Pewaukee Alder-persons and Staff:

I wish to object to the rezoning of the City of Pewaukee in the Rocky Point subdivision. I don't think that the plan to add an industrial building to our subdivision merits any consideration.

We have a wonderful and beautiful subdivision and I don't see any need to add the buildings and parking lots of the proposed plan merely for the convenience of the Sewage District. There many spaces and buildings available for their expansion in areas that expect to have office/industrial use which are certainly more appropriate that adding this use to a subdivision.

I expect that the Sewage district will provide a complete environmental impact statement that includes the additional traffic on Hwy SS. I constantly use SS and have seen significant increase in traffic with just our cities growth and expect soon that traffic control lights will have to be added for safety. The impact statement should include a measure the current level as well as the expected increase as the result of the new building. Additonal truck traffic with load levels must also be included. I am wondering if SS has met its design level of traffic both numbers and weight?

Here again, there are many places within Pewaukee that are designed to handle industrial levels of traffic and environmental needs. They are a much better choice for the community than a subdivision.

Jim Jaeschke
W276N2666 Lily Court West

From: [John & Robin Gleason](#)
To: [Fuchs, Nick](#)
Subject: Rezoning proposal
Date: Saturday, September 10, 2022 3:43:54 PM

Dear Mr. Fuchs,

We have lived in the Rocky Point Subdivision since 1997. We recently received a notice of a rezoning proposal submitted by the Lake Pewaukee Sanitary District to rezone a plot of land on the sound side of SS approximately between Wildflower and Rocky Point Road from RS-1 Single-Family Residential to 1-2 Rural Institutional.

After doing some investigating, we have discovered that the rezoning is being requested in order to erect a large office building and a large parking lot as well as structures to house large equipment on this property.

We are totally opposed to this proposed change for a number of reasons:

1. It would increase the amount of traffic and noise on SS substantially. SS is used often times by bikers and walkers. Increased traffic puts the safety of these bikers and walkers at risk.
2. It would change the rural feel of the area - why we moved here in the first place - to more of a city/business feel.
3. It would possibly negatively impact the conservancy land which it would abut.
3. It could impact the value of the houses in the area, particularly those that are closest to SS.

In addition, we are wondering about the price of this project and its effect on the tax burden on the citizens of the City of Pewaukee. We are also wondering about what other options might be considered before this beautiful natural land is destroyed.

We understand that the Plan Commission, of which you are a member, will address this proposal at its September 15 meeting. We are confident that the commission will carefully consider the impact of this zoning change on our neighborhood and thoughtfully consider alternative sites for this project that would meet the needs of the sanitary district and keep the property in question as residential, as it was designated in the 2050 plan. We appreciate the opportunity on September 15 to voice our concerns, but we also wanted to connect with you personally to share our thinking with you.

Thank you for your time,

Robin and John Gleason
W276 N2613 Lily Ct. East
Pewaukee, WI 53072

262-352-9143

From: [Doug Schutz](#)
To: [Mayor](#); [Fuchs, Nick](#); [Reinbold, Rich](#); [Vetterkind, Phil](#); [Clark, Ian](#); [Brown, Colleen](#); [Wamser, Jerry](#); [Dziwulski, Brian](#)
Subject: LPSD rezoning proposal
Date: Monday, September 12, 2022 2:31:06 PM

Dear Mayor Bierce, Mr. Fuchs and Common Council members,

As homeowners in Rocky Point South, we are writing to you to express our strong opposition to the Lake Pewaukee Sanitary District (LPSD) application for the rezoning of the parcel between Rocky Point Rd. and Wildflower Rd. from RS-1 Single Family to Government/Institutional. We request that you vote NO on this rezoning proposal.

Thank you,

Doug & Kari Schutz
W275N2555 Heather Ln.

--

Doug Schutz
414-507-5862
schutz711@gmail.com

From: [Kevin Jorgensen](#)
To: [Reinbold, Rich](#); [Vetterkind, Phil](#); [Clark, Ian](#); [Brown, Colleen](#); [Wamser, Jerry](#); [Dziwulski, Brian](#); [Mayor](#); [Fuchs, Nick](#)
Cc: [Marianne Jorgensen](#)
Subject: LPSD rezoning proposal
Date: Tuesday, September 13, 2022 10:37:31 AM
Attachments: [image001.png](#)
[image004.png](#)

To whom it may concern,

My wife, Marianne and I would like to express our concern and opposition to the proposed rezoning by the LPSD for the lot on Prospect Avenue.

We live in the Rocky Point North subdivision and have for the last 16+ years.

Our address is: W276 N2632 Wildflower Road, Pewaukee, WI 53072

We would be happy to discuss our concerns in detail if you would like.

Sincerely, Kevin

Kevin Jorgensen



800 337 2882

W226 N767 Eastmound Dr. Suite 1

Waukesha, WI 53186

www.specializedwi.com



Thomas Seeboth

Lori Seeboth

W278 N2451 Prospect ave.

Pewaukee, WI 53072

tom@amcarbon.com

Lori@amcarbon.com

September 27, 2022

To: Nick Fuchs

City Planner, Pewaukee WI.

Re: Oct. 20, 2022 Plan Commission meeting

Mr. Fuchs:

We are writing because the Sept 15 Plan Commission meeting was cancelled, and we will be unable to attend the Oct. 20 meeting. That said please read this letter at the board meeting and have it so noted in the minutes of the Oct 20 meeting.

It is our understanding that the LPSD is asking to rezone parcel # 0935 918 from residential to institutional. We are opposed to this move for several reasons:

- 1) All properties adjoining this parcel are residential.
- 2) Building a maintenance garage will negatively effect property values in the area
- 3) The property does not meet WDOT M22.01.20 line of site requirements
- 4) Runoff from rain and power washing of equipment will not be contained on the property.
- 5) Noise pollution from a working environment will be significant
- 6) We do not want or need more truck traffic on Prospect Ave., especially on the blind curve!
- 7) LPSD drivers do not obey the posted speed limits

The proposed new building should be located in an industrial park, the LPSD should consider selling the Prospect Ave. parcel to fund the purchase of appropriate property.

Lastly; We understand that Mr. Thomas Koepp held a meeting at the sanitary district offices to try and "sell" his plan to HOA members. We also have heard that this meeting was by invitation only. We are an interested party and are upset that we were not invited. We believe that this meeting violated the Wisconsin open meeting laws and we trust that the plan commission will address this meeting with Mr. Koepp.

Thank you for your considerations.

The block contains two handwritten signatures. The first signature, in cursive, reads "Lori Seeboth". The second signature, also in cursive, is more stylized and appears to read "Thomas Koepp".

From: [Clark Bohnert](#)
To: [Kyle Wolff](#); rpshea.bod@gmail.com
Cc: [Mayor](#); [Brown, Colleen](#); [Clark, Ian](#); cwunder18@att.net; SSullivan@ruekert-mielke.com; dpkiser@gmail.com; [Wagner, Magdelene](#); lindsmeier@pewaukee.wi.us; d.linsmeier@marylinsmeierschools.org; tedjanka@hotmail.com; janka@pewaukee.wi.us; [Fuchs, Nick](#); [Hurd, Ami](#); [Amy Schoenemann](#); [Amy Schoenemann](#); [John Nate](#); [Tommy Driscoll](#); [Tommy Driscoll](#); [Mark Jablonic](#); [Clark Bohnert](#)
Subject: RE: Rezoning Opposition Update October 10 2022
Date: Monday, October 10, 2022 1:24:15 PM

Hello all:

- Has anyone seen a **COST/BENEFIT ANALYSIS** of this proposal???
- Has anyone seen **REMODELING ALTERNATIVES** to the current facilities???
- Has anyone seen **OUTSOURCING ALTERNATIVES** for administration, maintenance, and storage activities???
- Has anyone seen the **NUMBER OF PERSONNEL BY OCCUPATION** affected????
- Has anyone seen the **NUMBER AND TYPES OF EQUIPMENT INVOLVED** ????????

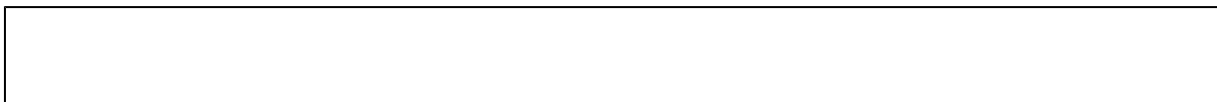
If this information is available, it needs to be presented with a mailing. If not, the information needs to be identified and quantified!

An **educated** business decision of this magnitude is required!

Sincerely, Clark Bohnert (RPS, HOA President)

Our entire Subdivision voted against this Albatross!

Sent from [Mail](#) for Windows



From: [Mark Jablonic](#)
To: [Mayor](#); [Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#); [SSullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [lindsmeier@pewaukee.wi.us](#); [janka@pewaukee.wi.us](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Subject: Rezoning on October 20 meeting agenda
Date: Monday, October 10, 2022 1:31:43 PM

Dear members,

As a Pewaukee community members since 1991, we oppose the rezoning by Lake Pewaukee Sanitary District of the parcel located between Rocky Point Rd and Wildflower Rd on STH SS from residential to Government/Institutional. We moved to Rocky Point north with our young family in 1991 and now live in Edgewood Farms where Mark is the president of the Homeowners Asso. We don't believe ALL options have been explored, especially at the current site for LPSD off Hwy SS. These plans appear to have been hurried and without enough community input.

Vickie Jablonic
Mark Jablonic

From: [Margie Gedeit](#)
To: [Hurd, Ami](#)
Subject: Please vote no
Date: Wednesday, October 12, 2022 6:32:21 PM

Dear Ms. Hurd,

I am writing to express my strong opposition to rezoning the land adjacent to Rocky Point South subdivision from Rs1 to 1-2 Government / Institutional for the purposes of constructing a large office building with eight garage bays for utility vehicles and equipment.

I have lived in this in Rocky Point South for 27 years. I love living in lake country, I enjoy the beauty of this area. Hwy SS is a beautiful tree lined road. If you rezone this land, you will destroy many trees and green space. Building a large office building with garage bays for utility vehicles and equipment will alter the beauty and peacefulness we have enjoyed living in the area.

I am also concerned with traffic safety. There are a lot of walkers and cyclists that walk/ride on this stretch of road. We worry about drivers coming around the curve too fast. An increase of utility vehicles would increase safety issues.

Please vote no to rezoning. Rezoning this land would be a tragedy to our community.

Please vote against rezoning.

Sincerely,

Margie Gedeit

W275N2441 Heather Lane

Pewaukee, WI 53072

From: [James Spooner](#)
To: [Hurd, Ami](#)
Subject: Proposed Zoning Change at N25W27675 Prospect Avenue
Date: Thursday, October 13, 2022 2:18:47 PM

Dear Ms. Hurd,

My wife and I would like to add our names to those opposed to re-zoning subject property, currently RS-1 residential. I will offer three primary reasons:

<!--[if !supportLists]-->1. <!--[endif]-->The location is not safe given that current traffic volume is already hindering the ability for citizens to safely walk along Prospect Avenue. Given the hill and curve at that location an increase in commercial traffic (possibly heavy equipment) would be dangerous.

<!--[if !supportLists]-->2. <!--[endif]-->The residential properties that front Prospect Avenue, and especially those at the entrance of Rocky Point South would very likely see a decrease in value if current zoning rules are changed.

<!--[if !supportLists]-->3. <!--[endif]-->The area is environmentally sensitive and should be protected from commercial development.

Thanks and regards,

Jim/Jen Spooner

W276N2695 Wildflower Rd.

Pewaukee WI 53072

From: [McCauley, Jennifer](#)
To: [Mayor](#); [Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#); [ssullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [lindsmeier@pewaukee.wi.us](#); [tedjanka@hotmail.com](#); [janka@pewaukee.wi.us](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Subject: Rezoning opposition
Date: Thursday, October 13, 2022 4:03:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

I am **strongly** opposed to the proposed zoning change of N25W27675 Prospect Avenue from residential to institutional. This is not an institutional area.

Jennifer McCauley

Financial Reporting Manager
Finance
777 E. Wisconsin Avenue
Milwaukee, WI 53202
(o) 414-298-7581 | 800-79-BAIRD
jmccauley@rwbaird.com | rwbaird.com

InSights: I lead with **Blue** and **Yellow**



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From: dianeverhaagh@gmail.com
To: Mayor; [Brown, Colleen](#); [Clark, Ian](#); cwunder18@att.net; SSullivan@ruekert-mielke.com; dpkiser@gmail.com; [Wagner, Magdelene](#); lindsmeier@pewaukee.wi.us; d.linsmeier@marylinsmeierschools.org; tedjanka@hotmail.com; janka@pewaukee.wi.us; [Fuchs, Nick](#); [Hurd, Ami](#)
Subject: Rocky Point Rezoning - N25W27675 Prospect Avenue
Date: Thursday, October 13, 2022 4:34:10 PM

Dear City Representatives,

Please vote to keep the zoning residential at **[N25W27675 Prospect Avenue](#)** at the October 20th Planning Commission meeting.

Developing this parcel would demolish a large portion of forest abutting Rocky Point South neighbors, contribute to more traffic at this busy junction, and endanger this environmentally sensitive area, which was earmarked to be protected from development.

Creating additional traffic, disturbing our wildlife and forests would be a detriment to this area. We want to keep our community of children, bikers, runners, walkers and others safe when on Prospect Avenue. Please keep the zoning RESIDENTIAL.

With gratitude,

Dan and Diane VerHaagh
W273N2529 Arlington Dr.
Pewaukee, WI 53072
414-510-6667 (mobile)

From: [Heidi Goold](#)
To: [Mayor](#); [Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#); [SSullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [lindsmeier@pewaukee.wi.us](#); [d.linsmeier@marylinsmeierschools.org](#); [tedjanka@hotmail.com](#); [janka@pewaukee.wi.us](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Cc: [Garrick Goold](#); [Amy Schoenemann](#)
Subject: We OPPOSE the Proposed Zoning Change
Date: Thursday, October 13, 2022 7:01:18 PM

Dear Mayor and Planning Commission:

As a family of four, residing on Wildflower Road / Rocky Point subdivision for over 21 years, we fully understand the negative impacts the proposed zoning change will have on our and our neighbors' daily life.

We moved here, to the beautiful lake country area, specifically on land which faces the natural wildlife and trees/grasses which make this such a desirable area. Our property values have increased over time due to the conditions surrounding us.

We understand the land is of value, but turning it into commercial use is a mistake that we do not want to make for many reasons. Please hear us out. These are our primary concerns:

- Noise pollution from large vehicles, increased traffic, building maintenance, etc
- Unsafe traffic patterns, especially around the bend/hills along with speed limits already above posted 25 mph. Vehicular deaths have already occurred on that stretch of road.
- Many young children live across from and next to the proposed development area. There is a high risk to the safety of our neighborhood children.
- Unsafe entering/exiting the site, especially with large city vehicles, trucks, etc
- Wiping out natural woods and wildlife for the sake of housing seaweed cutters which can be safely stored by the waterfront, like they are today
- Unsightly area will lead to decrease property values or homes surrounding the site, then becoming less desirable subdivisions to live in, which impacts property taxes, thereby decreasing city income from said taxes.
- Once it turns into commercial zoning, there is no going back. There is a high probability of ongoing noise and traffic issues. Let us not make this mistake.

For the sake of the many residents in Pewaukee who love this area because of the privacy, safety, and living standards we have loved for years:

PLEASE DO NOT PASS THE PROPOSED ZONING CHANGE

Gratefully yours,

Heidi & Garrick Goold
W276N2569 Wildflower Road
Pewaukee, WI 53072
262-422-9234

From: [John & Robin Gleason](#)
To: [Mayor](#); [Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#); [SSullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [lindsmeier@pewaukee.wi.us](#); [d.linsmeier@marylinsmeierschools.org](#); [tedjanka@hotmail.com](#); [janka@pewaukee.wi.us](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Cc: [Amy Schoenemann](#); [Julie Peterson](#)
Subject: October 20 Planning Commission Meeting - Rezoning Change Objection
Date: Friday, October 14, 2022 2:22:49 PM

Good Afternoon,

We have lived in the Rocky Point Subdivision since 1997. This summer, we received a notice of a rezoning proposal submitted by the Lake Pewaukee Sanitary District to rezone a plot of land on the sound side of SS approximately between Wildflower and Rocky Point Road from RS-1 Single-Family Residential to 1-2 Rural Institutional.

We understand that the rezoning is being requested for the Lake Pewaukee Sanitary District to construct a new commercial vehicle storage and repair facility. This would also include utility offices, a parking lot, garage bays for utility vehicle storage, and a large, paved surface for vehicle circulation.

We are totally opposed to this proposed change for several reasons:

1. It would increase the amount of traffic and noise on SS substantially. SS is used often by bikers and walkers. Increased traffic puts the safety of these bikers and walkers at risk.
2. An entrance to this new facility would also cause a critical safety issue. The facility would be located just up and around a curve in the road that is already a serious driving hazard for cars, bikers, and walkers.
3. It would change the rural feel of the area - why we moved here in the first place - to more of a city/business feel.
4. It would demolish a large portion of the forest abutting Rocky Point South neighbors and endanger this environmentally sensitive area that was earmarked to be protected from development by the DNR
5. It could impact the value of the houses in the area, particularly those that are closest to SS and the proposed development (like ours).

We believe that the zoning should remain as RS-1 Single-Family Residential to protect this land from *any* possible development that would be allowed by rezoning it to 1-2 Rural Institutional.

We understand that the Plan Commission will address this proposal at its October 20 meeting. We are confident that the commission will carefully consider the impact of this zoning change on our neighborhood and thoughtfully consider alternative sites for this project that would meet the needs of the sanitary district and keep the property in question as residential, as it was designated in the 2050 plan. We will be out of town on the 20th, so are unable to voice our concerns in person. Therefore, we are expressing our voice to you in writing.

Thank you for your time,

Robin and John Gleason
W276 N2613 Lily Ct. East
Pewaukee, WI 53072

262-352-9143

From: [Jeff Kara](#)
To: [Mayor](#)
Cc: amyschoenemann@gmail.com; [Fuchs, Nick](#); [Hurd, Ami](#); [Wagner, Magdelene](#)
Subject: October 20 Planning Commission Meeting
Date: Sunday, October 16, 2022 4:24:29 PM

Two items on the Planning Commission agenda for October 20, 2022 are a proposed change to the 2050 Land Use Plan and subsequent rezoning of a parcel owned by the Lake Pewaukee Sanitary District (LPSD) to allow for the construction of a new building. I urge the Planning Commission to reject both requests.

The entire 32 acre parcel was obtained by the LPSD using a \$200,000 grant from the Wisconsin DNR as reported in a March, 2013 article in the Lake Country Reporter. The smaller portion in question borders Hwy SS, is currently zoned for residential use and is adjacent to the Rocky Point Subdivisions.

The 2030 and 2050 land use plans capture the residential nature of the area and do not need to be changed. Neither plan anticipated an expansion of institutional use in this neighborhood. The purpose of these plans is to provide a guide or road map for development. Maintaining the current plan and the integrity of the planning process also follows the wishes of the residents in the adjacent area as documented by petitions and emails.

This request for rezoning is unusual in that it isn't from a resident or business but from a quasi-governmental entity. LPSD serves the City, Village of Pewaukee and Town of Delafield by maintaining the sanitary sewer system around the lake, cutting lake weeds and championing the health of Pewaukee Lake. By all accounts they do these things very well with the resources they have. Is an expansion of this size needed? This is a fair question given that the expense associated with this project will likely turn into taxes or user fees paid by the citizens of the 3 municipalities. How much will the project cost?

I reviewed the LPSD monthly meeting minutes for the last 3 years to get a sense of the history of this project and answer the question of need, cost and financial impact. The first mention of the "Sewer Building Expansion Project" was in the December 2020 meeting. It seems this project grew in scope with time. Unfortunately, there were no details justifying the need, outlining the cost or how it will be funded.

Another unusual aspect of this request is the governmental structure of the LPSD. It is governed by board of 3 commissioners each appointed by one of the municipalities they serve. The accountability of elected officials making financial decisions that impact their constituency does not exist in this situation.

Your approval of this rezoning request will likely result in a project authorized by an unelected governmental body with unknown costs and uncertain need that will be built in an unpopular location and paid for by the neighbors that don't want it.

Jeff Kara
414-573-3460

From: [dejon wirth](#)
To: Mayor; [Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#); [ssullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [lindsmeier@pewaukee.wi.us](#); [d.linsmeier@marylinsmeierschools.org](#); [tedjanka@hotmail.com](#); [janka@pewaukee.wi.us](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Cc: [kpthompson@twc.com](#); [tdriscoll7@gmail.com](#); [Kyle Wolff](#); [Jnate00](#); [Clark Bohnert](#); [safilo152@yahoo.com](#)
Subject: Opposition to Rezoning N25W27675 Prospect Avenue from Residential to Institutional on 10-20-22
Date: Friday, October 14, 2022 5:39:08 PM

All -

As an extremely concerned and 30 year Rocky Point South original homeowner, I request you do NOT support both of these agenda items on 10-20-22:

1. Amend the Year 2050 Master Land Use Plan from Residential to Government/Institutional for the N25W27675 Prospect Avenue site.
VOTE NO
2. Rezone N25W27675 Prospect Avenue site from RS-1 to I-R2 for the purpose of constructing a new building for LPSD operations. VOTE NO

I am appalled at what is being proposed for this beautiful residential frontage located between Rocky Point Road and Wildflower Road. This site borders an Upland Conservancy, an environmentally sensitive area which had been purchased with a DNR grant for the protection and maintenance of this exact parcel. The 2050 Land Use and Transportation Plan was adopted in 2018 for the purpose of maintaining this site as residential. I walk and drive by this parcel many times daily and there are deer, turkey and other wildlife present. As was intended and is appropriate for this area. Voting yes will certainly destroy the rural and residential beauty and nature of this parcel AND of this area in particular.

Prior to September of this year, I never had the need or desire to look at the current LPSD property just down the road on Oak Street. Given all that is going on, I took a drive down there and was absolutely shocked at the overall poor condition of the entire property: building, parking lot, trees, grass area, general maintenance, etc. My reaction was "why don't you care for the property you currently have instead of causing all of this unnecessary disruption!"

Since LPSD supports Pewaukee Lake, surely there is a property with buildings that can store and support LPSD operations SOMEWHERE ELSE around this big lake! Look at the Village of Pewaukee for properties that can meet LPSD needs. Look at properties which are already zoned Government/Institutional. Just because this Prospect Avenue site is down the road does not mean it is the right thing to do! There are vacant industrial properties around the lake.

Finally, everyone who drives, walks or bikes along this section of Prospect

Avenue knows that it is already dangerous and very busy. The intersections at both Rocky Point Road and Wildflower Road are busy and dangerous. What this area needs is a walking/biking path to maintain the beauty of the area for recreational use, not an unsightly LPSD operation!

Many homeowners are so upset that rezoning this parcel is even a consideration. How can this even be happening? Take care of the current LPSD site. Look for alternatives that already meet the requirements.

Voting YES will certainly erode any remaining confidence people have in local government doing the right thing for the community!

Please vote NO for both items on 10-20-22.

Dejon Wirth
W275 N2496 Heather Lane
Rocky Point South

From: [Nathaniel Reid](#)
To: [Brown, Colleen](#); [Dziwulski, Brian](#); [Reinbold, Rich](#); [Vetterkind, Phil](#); [Wamser, Jerry](#); [Mayor, Clark, Ian](#); [cwunder18@att.net](#); [SSullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [lindsmeier@pewaukee.wi.us](#); [d.linsmeier@marylinsmeierschools.org](#); [tedjanka@hotmail.com](#); [janka@pewaukee.wi.us](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Subject: Re: Rezoning Parcel
Date: Saturday, October 15, 2022 8:29:52 AM

Good Morning-

My name is Nathaniel Reid, my family and I reside at w276n2771 Trillium Lane in Rocky Point.

I want to express my disapproval of the rezoning on SS. We moved to this area to get away from traffic, unneeded noise etc. I believe this proposal would negate our move to Pewaukee along with drop our home value which we just paid 560k to move here.

That area is already hazardous feeling to pedestrians and bicyclists on that area with minimal traffic. We need to invest in making foot traffic and the like safer in that area as opposed to putting in a building. It also feels like the road in place would like require extensive work to accommodate the increase in not only regular vehicle traffic but likely in influx of additional utility vehicles.

This seems like illogical location for such a building/use given it's distance from fuel sources, other governmental locations not to mention proximity to the lake and the wildlife area there.

Thanks,

Nate

--

Thanks,

Nathaniel J. Reid MPM, M.S.M-ITM, CPHIMS
262.422.2213

From: [Erin Reid](#)
Cc: [Brown, Colleen](#); [Dziwulski, Brian](#); [Reinbold, Rich](#); [Vetterkind, Phil](#); [Wamser, Jerry](#); [Mayor, Clark, Ian](#); [cwunder18@att.net](#); [SSullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [lindsmeier@pewaukee.wi.us](#); [d.linsmeier@marylinsmeierschools.org](#); [tedjanka@hotmail.com](#); [janka@pewaukee.wi.us](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Subject: Rezoning Concerns
Date: Saturday, October 15, 2022 8:44:53 AM

Dear Pewaukee Representatives,

First off, thank you for representing this beautiful city that I love getting to call home.

I wanted to express my concern with the purposed zoning change off Prospect avenue. I am a Rocky Point neighborhood resident for about a year now. We waited and waited to get into this neighborhood and the Pewaukee school district because we (my husband and myself) wanted to raise our children here. If you ever drive through our neighborhood you will see kids riding bikes, families walking their dogs, neighbors chatting.

If the rezoning is approved, you risk taking away that “American dream” we have all worked so hard for. You open up our our neighborhood to traffic, you take away the forest that houses so many beautiful creatures, and you add more madness to an already scary curve in the road off Prospect ave.

So I’m asking you to vote against the rezoning for my three children. They deserve to grow up in a neighborhood that they don’t have to be concerned for their safety.

Thank you for your time,

Erin Reid

From: [Tyler McCauley](#)
To: [SSullivan@ruekert-mielke.com](#); [Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#);
[d.linsmeier@marylinsmeierschools.org](#); [dpkiser@gmail.com](#); [Fuchs, Nick](#); [Hurd, Ami](#); [janka@pewaukee.wi.us](#);
[lindsmeier@pewaukee.wi.us](#); [Mayor](#); [tedjanka@hotmail.com](#); [Wagner, Magdelene](#)
Subject: Rezoning on prospect
Date: Saturday, October 15, 2022 12:48:01 PM

Good afternoon- I disagree with the Rezoning proposal for the lot on Prospect ave in Pewaukee. The proposed plan doesn't fit the area. Thank you for hearing me out.

Regards,
Tyler

From: [Mark Bauer](#)
To: [Mayor: Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#); [SSullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [lindsmeier@pewaukee.wi.us](#); [d.linsmeier@marylinsmeierschools.org](#); [tedjanka@hotmail.com](#); [janka@pewaukee.wi.us](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Subject: Conservancy Rezoning Objection to LPSD Proposal
Date: Sunday, October 16, 2022 10:25:05 PM

October 15, 2022

Opposition to Proposal for Rezoning of Property at N25W27675 Prospect Avenue by LPSD to construct several buildings and a parking lot.

There are several reasons for my opposition, many shared by other property owners abutting or near the Conservancy. This parcel of land was previous privately owned and acquired by LPSD in 2011 using a DNR grant specifically to protect the natural habitat and "critical species" as a Conservancy, as envisioned by the original owner. See attached newspaper article of March 5, 2013.

1. The LPSD has recognized the value of the land and espouses great concern for its protection, a "dire need," preservation of the lowland wetlands (26 acres) and the upland wooded areas (6 acres), and noted in the Management Plan that "impervious surfaces" would damage the wetlands by interfering with absorption of heavy metals and nutrients, but also spread of pollutants. This would tend to damage the watershed, hence also the water quality of the Lake.
Why has the LPSD changed their stated position, as the intended parking lots and heavy equipment bays will have extensive impervious surfaces (pavement)?
2. The designation of Conservancy was to be "permanent" and statements such as "need of protection from ongoing development" are also contradictory. The Management Plan also stated "control of the upland (where the proposed building site is located) allows the District to eliminate development of driveways, roadways and other impervious surfaces which drain" into the wetlands below.
3. Is it really necessary to build anything there? Why not use the Oak Street location?
4. The most galling complaint is the intent to destroy large areas of woods directly abutting two, maybe three private properties, especially the first two on the south south side of Wildflower Rd, mine included. We purchased the property in 2003 largely because of the forested area beyond the backyard and would not be open to development. With a new building, equipment bays and parking lot, we will have a drastic change, viewing a building or parked cars, especially in the fall and winter time, no leaf cover. Will property values be affected?
5. Safety. The site is awkward and dangerous, on a hill on Prospect/SS, with a southward curve. Then an intersection at the base. Few observe the 25 mph limit. Safety concerns for bikers, walkers and joggers as it is.
6. There was no forewarning of this, no discussions no apparent consideration for the owners, their homes, safety, etc.
7. Has the DNR been notified of this proposal and possible damage to the Conservancy as a whole?
8. It needs to be considered that the building, heavy equipment ports and parking lots are just a proposal, BUT, if there is rezoning to rural institutional status NOW, the proposal might be altered. More investigation is needed to prevent a more drastic change in plans.
9. Who is paying for the building, etc.? Is this from a Fund?
10. In e-mails with the Superintendent in 2015, I was told how important it was to protect the conservancy, That "We want it to look natural" and "Development continues to destroy the habitat." How about a building and parking lot?

Please do not vote on this proposal until the Commission members have each viewed the Conservancy and its relationship to Rocky Point South, Prospect Avenue and the hill, curve and intersections and the properties affected by the proposed locations of all elements of construction.

Thank you.

Mark A Bauer
W275N2497 Wildflower Road

Grant preserves Pewaukee wetland

LPSD secures
funding for 26 acres
wetlands and more

By MELISSA GRAHAM
mgram@cpjgroup.com

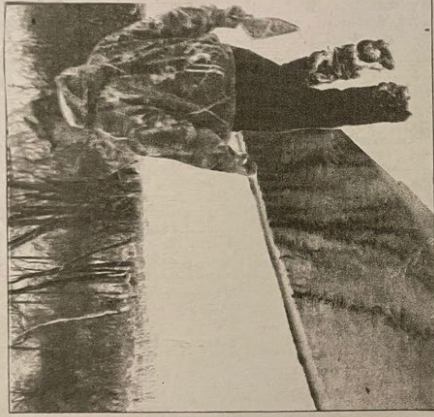
If you ask Tom Koepf what Pewaukee's most valuable asset is, he'll tell you, quite simply, it's the lake.

That's why Koepf, superintendent of the Lake Pewaukee Sanitary District (LPSD), worked hard to secure a substantial lake protection grant from the state Department of Natural Resources (DNR).

"It began in October 2011 when our real estate specialist and I sat down with the sanitary district to go over the requirements for submitting an application for land acquisition," explained Walt Ebersohl, SER environmental grants specialist.

LPSD has been coordinating this grant with the DNR for some time — since as early as 2011 — meeting with grant specialists and lake biologists. It has also collaborated with students from Wisconsin Lutheran College and several nonprofit groups, such as the Pewaukee River Partnership and the Pewaukee Woman's Club.

"This was ranked fairly highly," Ebersohl said. "I don't think



continual seeding, eventually it should be able to sustain itself. Posts will be installed on the perimeter of the property to stop adjacent landowners from filling the wetland.

Other groups, such as those in higher education or volunteers with local nonprofits, could help LPSD clear buckhorn, mow prairies, restore the streams, improve the fish habitats or build the trails and boardwalks.

Bunk said she was excited for the wildlife value. Deer, foxes, ducks, turkeys and turtles have made their homes on the Gluth property. That's because native prairie plants thrive in that area.

"You haven't had farm fields or invasive species and seed blowing into this area, so it's kind of maintained itself. So we're planting these larger prairies," Koepf said.

It's important to note that a tributary to Pewaukee Lake runs through the parcel. This means local upland runoff can be filtered by the deeply rooted prairie plants before feeding the small ponds and creeks that flow back into the Pewaukee Lake. The creeks and

Lake Pewaukee Sanitary District Superintendent Thomas Koepf has used a DNR grant to acquire wetland LPSD plans to grow native prairie land and protect the area wetlands while guarding critical pipe spanning

the 2012 fiscal year, and it's also the only land grant.

"We used to have more land acquisition (grants), but the economy took a nosedive. Prices got so high that they weren't fitting into our budgets, and when the economy got better a lot of these groups didn't have the funding for it," said Heidi Bunk, DNR lake biologist.

LPSD was also able to set aside wetland funds and allocate \$72,000 toward the acquisition.

The grant was timely. The Gluth parcel was up for sale and was being investigated by several developers. Hurlin Climbear, Pewaukee city planner, said that while most of the land would flood too easily to build on, developers have previously shown interest in adding homes or duplexes on the upland areas. This grant now allows for the property to be put under public protection.

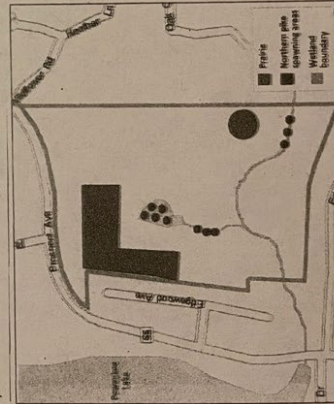
LPSD has agreed to manage the invasive species (such as buckthorn) through yearly cutting and herbicide treatment. The prairies will be groomed by periodic mowing or burning, followed by

ponds are some of the last places left for the pikes to spawn. LPSD plans to install habitat improvements inside the Gluth property to help those fish along.

"Northern pikes are native to the Pewaukee Lake — some of the other ones are stocked — but when development started to spring up, they had nowhere to spawn except for here, along Meadowbrook Creek," Koepf said.

Education is another aspect of the grant, which separates it from other DNR awards. A trail is planned to allow for controlled access to the larger prairie and nearby pond. This will be perfect for school groups who want to learn about watersheds, tributary streams, erosion control, vegetation and pollutants.

"So you could take the sixth-, seventh- and eighth-graders back there and tell them about prairies. Tell them what the long-rooted plants do — that they suck up the pollutants — and they help preserve the lake and the water quality ... we really want to build awareness early on," Koepf said.



Lake County Publications graphic
A \$280,000 grant from the state Department of Natural Resources enabled the Lake Pewaukee Sanitary District to secure 26 acres of wetlands and more.

From: [Neale, Amanda](#)
Subject: Opposition to Rezoning
Date: Monday, October 17, 2022 11:35:05 AM

Representatives,

I am reaching out to express my opposition to the rezoning of the conservation/residential parcel located between Rocky Point Road and Wildflower Road on STH SS to Government/Institutional. This is a residential area close to the lake that should be preserved as such. I am also concerned about the increased traffic and therefore safety on a busy street with limited visibility.

Thank you,

Amanda Neale

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From: [Tim Gulrajani](#)
To: [Timothy Gulrajani](#)
Subject: No Rezone
Date: Monday, October 17, 2022 1:32:42 PM

Please vote NO to rezoning the land at Hwy SS and the Rocky Point North subdivision entrance.

Thank you,
Timothy Gulrajani

From: [Laura Gulrajani](#)
To: [Laura Gulrajani](#)
Subject: No On Rezone
Date: Monday, October 17, 2022 8:59:07 PM

Please vote “no” to rezoning the property on Highway SS near Rocky Point subdivision. I have concerns about the safety of additional traffic so close to the curve in Highway SS. I moved to Pewaukee from Brookfield to get away from the over development, heavy traffic, and the loss of small neighborhood feel that occurred in Brookfield. Please don’t let that happen to our community.

Laura Gulrajani

From: [Leon and Joyce Hensen](#)
To: [Hurd, Ami](#)
Subject: Plan Commission Meeting 10/20/2022
Date: Tuesday, October 18, 2022 8:55:53 AM

To Whom It May Concern:

After a lengthy phone conversation with my Alderperson, Colleen Brown, I feel compelled to voice my concerns about the agenda items #4 & #5 at the Plan Commission Meeting on 10/20/2022.

I am strongly opposed to the planned zoning changes to property on Prospect Avenue that is currently zoned residential. This property location is in the middle of a residential area. Property owners purchased and invested in their properties with that understanding. To change it now would be detrimental to their lives and property values. Prospect Avenue is a two lane road the residential families use to get to work and school. The families that have been fortunate enough to live in this area have done so with the personal decision to live in a beautiful natural environment. Therefore this proposed development of storage, maintenance and office buildings with heavy truck traffic is not a suitable location for such a development.

Hopefully your votes will reflect the residents and taxpayers strong objection to this rezoning. Please vote NO!

Respectfully,

Josephine Hensen

W279N2819 Rocky Point Road

Pewaukee, WI. 53072

Email: ljhensen@gmail.com

Sent from my iPad

From: [Jim Tredwell](#)
To: [Mayor](#); [Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#); [SSullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [lindsmeier@pewaukee.wi.us](#); [d.linsmeier@marylinsmeierschools.org](#); [tedjanka@hotmail.com](#); [janka@pewaukee.wi.us](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Subject: Plan Commission proposed rezoning for PLSD
Date: Tuesday, October 18, 2022 7:28:30 AM

Good morning:

I'm aware you have been contacted by numerous residents of this area of Pewaukee about this proposed zoning change. As a long time resident of Rocky Point South our immediate neighbor to the S has been the LPSD building. There have been no issues with them as neighbors.

My issue is this whole process has been moved forward with little or no knowledge by the general public/taxpayers/neighbors. The proposed plans appear to have been slap dashed together and they intend to spend likely millions of dollars for a new building to save how many \$\$ per year on care of the weed barges. It is amazing to me this process has come this far, this fast with little oversight. Once this zoning change is made they can build whatever they want within the code.

If you approve this request the project will move forward with unknown costs and an uncertain need, built in an unpopular location and paid for by neighbors that don't want it.

Please use common sense and reject this zoning change request.

Sincerely,

Jim Tredwell

--

James Tredwell

Licensed Appraiser
A + I Appraisals
Waukesha, WI

262-617-8251-cell
608-220-5958-office

From: [Loran Reeves](#)
To: [Mayor](#); [Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#); [SSullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [lindsmeier@pewaukee.wi.us](#); [d.linsmeier@marylinsmeierschools.org](#); [tedjanka@hotmail.com](#); [janka@pewaukee.wi.us](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Subject: Against rezone of Property Located at N25 W27675 Prospect Avenue from Rs-1 Single-Family Residential to I-2 Rural Institutional for the Purpose of Constructing a New Building (PWC 0935981)
Date: Tuesday, October 18, 2022 9:57:13 AM

I am writing to share my concern over this possible action by the City of Pewaukee. As a 29 year resident of Rocky Point Subdivision I am very concerned over potential increased traffic if this area is developed in the proposed manner. Additional traffic will create safety issues for residents of the area and those that travel Hwy SS frequently.

Additionally I am very concerned over the environmental disruption this project would create for this pristine and sensitive area. This area and surrounding areas are residential and need to remain that way.

In discussions with many neighbors it is apparent that there is strong opposition to this proposal for a variety of valid reasons.

Thank you for hearing our objection and concerns. Please reach out to me via email or call me at 414-303-6850.

Respectfully,

Loran and Cheryl Reeves
W277N2752 Chicory Lane

From: [Kinjerski, Sherry \(GE Healthcare\)](#)
To: [Mayor](#); [Mayor](#); [Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#); [SSullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [d.linsmeier@marylinsmeierschools.org](#); [tedjanka@hotmail.com](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Subject: Objection to LPSD Rezoning
Date: Tuesday, October 18, 2022 2:24:44 PM

Good Afternoon Mayor Bierce, Nick Fuchs, City of Pewaukee Plan Commission Members and Common Council Members,

I have lived in Rocky Point subdivision since 2013. I'm asking you to please vote to keep the zoning residential at N25W27675 Prospect Avenue at the October 20th Planning Commission meeting. Developing this parcel would demolish a large portion of forest abutting Rocky Point neighbors, contribute to more traffic at this busy junction, and endanger this environmentally sensitive area, which was earmarked to be protected from development. Creating additional traffic, disturbing our wildlife and forests would be a detriment to this residential area that people move to for the beauty and nature of the area and it should be preserved. We want to keep our community of children, bikers, runners, walkers and others safe when on Prospect Avenue, which already has limited visibility without the worry of industrial vehicles now entering and exiting an already blind corner turn. Please keep the zoning RESIDENTIAL and vote NO to rezoning.

Sherry Kinjerski
Rocky Point Subdivision
Trillium Lane

From: [Linda Daley](#)
To: Mayor; [Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#); [SSullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [lindsmeier@pewaukee.wi.us](#); [d.linsmeier@marylinsmeierschools.org](#); [tedjanka@hotmail.com](#); [janka@pewaukee.wi.us](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Cc: [John Daley](#)
Subject: Rezoning the conservation/residential parcel on STH SS
Date: Wednesday, October 19, 2022 5:45:23 AM

Dear Mayor and members of the Planning Commission,

I am writing to you to ask you to please vote NO to the proposed zoning change of [N25W27675 Prospect Avenue](#) from Residential to Institutional at tomorrow's (October 20th) Planning Commission meeting.

Highway SS is already a very busy and dangerous road with its narrow corridor and twists and turns. The area on both sides of the road is largely residential where families with children of all ages reside. Changing the zoning would only serve to increase the danger to residents by contributing to more traffic at this busy junction and would NOT protect our community.

Developing this parcel would also demolish a large portion of forest abutting Rocky Point South neighbors and endanger this environmentally sensitive area, which was earmarked to be protected from development.

Please vote NO.

Thank you so much,

John and Linda Daley
N27W27756 Jocelyn Court
Pewaukee

From: [jim scott](#)
To: [Mayor](#); [Brown, Colleen](#); [Clark, Ian](#); [cwunder18@att.net](#); [SSullivan@ruekert-mielke.com](#); [dpkiser@gmail.com](#); [Wagner, Magdelene](#); [d.linsmeier@marylinsmeierschools.org](#); [tedjanka@hotmail.com](#); [Fuchs, Nick](#); [Hurd, Ami](#)
Subject: Pewaukee Sanitary District to Rezone Property Located at N25 W27675 Prospect Avenue from Rs-1 Single-Family Residential to I-2 Rural
Date: Wednesday, October 19, 2022 11:45:00 AM

I am writing to voice my concern/ objection regarding the attempt by the Lake Pewaukee Sanitary District to rezone the parcel on hwy SS, at N25 W27675 Prospect Avenue from RS-1 to Government/ Institutional. We are long time residents of the area, 31+ years. Prior to purchasing our lot, 33 years ago, we did our due diligence in discussing with the then Town Administrator regarding neighboring properties and future development. We have seen considerable residential development as expected . We are a quiet residential area. Dropping an institutional and or industrial complex in the middle of a residential neighborhood of course will create traffic and noise that will subtract greatly from the quality of the area. Ingress and egress from that location is also more than concerning with traffic that increases in the summer months by those not familiar with the area. In short, this spot is not a location that should be considered for anything but residential.

Jim & Laura Scott
W275N2656 Chicory Ln
Pewaukee, WI 53072

jmscott1951@att.net

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.**

DATE: October 20, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Keith Tubin for Property Located at N37 W26745 Kopmeier Drive for the Purpose of Constructing a Boathouse (PWC 0894014)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

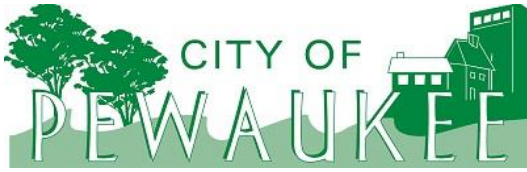
ATTACHMENTS:

Description

Tubin staff report 9.15.22

Tubin boathouse plans

Tubin draft conditional use permit



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 September 15, 2022

Date: September 7, 2022

Project Name: Tubin Conditional Use

Project Address/Tax Key No.: N37W26745 Kopmeier Drive/PWC 0894014

Applicant: Keith Tubin

Property Owner: Keith Tubin

Current Zoning: Rs-7 Single Family Residential & Shoreland Overlay District

2050 Land Use Map Designation: Medium Density Residential (6,500 SQ. FT. – ½ AC. / D.U.)

Use of Surrounding Properties: Single-family residential to the east and west, CP Rail System to the north, and Pewaukee Lake to the south

Project Description

The applicant has filed a Conditional Use application and submitted plans for Plan Commission review for the construction of a new boathouse upon property located at N37W26745 Kopmeier Drive. Note the City defines a boathouse as “A structure designed to protect or store boats, which may be built no closer than five (5) feet from the ordinary high water mark of a lake or stream.”

Boat is defined as “A vessel that is designed to carry at least one individual on the surface of a body of water, and is propelled by oars, paddles, wind or motor power. Motor power includes, but is not limited to, power generated by steam engine, electric motor or combustion engine of any kind.”

It can further be noted that the State of Wisconsin defines a boathouse as “a permanent structure used for the storage of watercraft and associated materials and includes all structures which are totally enclosed, have roofs or walls or any combination of these structural parts.”

The subject property is approximately 30,418 square feet and consists of a single-family dwelling, small accessory structure (187 square feet), deck, and detached garage (1,100 square feet). The boathouse is proposed to be located at the southeast corner of the property and has an area of 84 square feet. The boathouse will include two three-foot doors and will be built with metal siding. The boathouse will be located 5-feet from the side property line and more than 20-feet from the ordinary high water mark.

Upon review of the attached plans, staff notes that the Shoreland Overlay District and previously approved lot coverage standard is met. A mitigation plan for the subject property was approved at the July 16, 2020 Plan Commission meeting which allowed for a maximum coverage of 35%. The subject property is 30,418 square feet, so the maximum total impervious surface allowed is 10,646.3 square feet.

The applicant provided staff with a survey that showed impervious surface would be removed in order for the standard to be met. The applicant indicated that 8" of concrete along the 68' width of existing concrete would be removed and infilled with grass and dirt. Staff recommends that 9" of concrete along the 68' width be removed to reach 51 Sq.Ft. of concrete removal, which would then comply with the maximum total impervious surface allowed.

Recommendation

Staff recommends a motion to approve the Conditional Use application and plans for the construction of a new boathouse located at the subject property with the condition that the applicant removes 51 Sq.Ft of concrete to assure that the maximum lot coverage standard is in fact met.

August 2, 2022

City of Pewaukee Plan Commission

W240 N3065 Pewaukee Road

Pewaukee, WI 53072

Attn: Plan Commission Board

Project Description for Proposed Accessory Boathouse Structure:

Keith Tubin, the owner of the property located at W37N26745 Kopmeier Dr., is planning to install a new pre-built boat house. This new boat house will be located at the south side of the property and 5' from the east property line adjacent to the existing neighbor's boat house. This boat house will be more than 5' away from the high-water mark. The boat house has 2 3' doors for access and in order to store boating equipment and to keep the lakefront shore area clean. The boat house is 14' x 6' and approximately 84 square feet.

The boat house will be mounted on top of gravel with a minimum of 2 anchors to prevent lifting in the event of flooding.

The boat house is built of wood with siding to match the colors of the exiting home. It will also have 2 vented openings as required in case of a special storm event.

The cost of the boat house with installation is estimated at \$7,500.00.

We would like permission to get this work done prior to October of 2022.

Should you have any other questions or concerns, please contact Keith Tubin.

Sincerely,



Keith Tubin

Owner

702-429-3408

Email: keith@dedicatedcm.com



PLAT OF SURVEY

LOCATION: N37 W26745 Kopmeier Drive, Pewaukee, Wisconsin

LEGAL DESCRIPTION:

Lot 3 in PAWLINGS ADDITION, being a Subdivision in the Northwest 1/4 of Section 8, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, Wisconsin.

April 30, 2020

Survey No. 111464

Lot Area to Waters Edge
30,418 sq.ft.

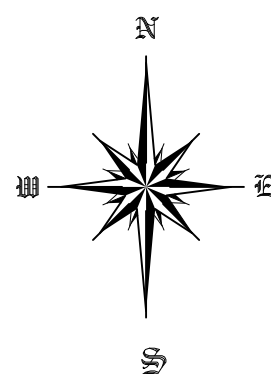
Area Calculations

- (A) Existing House=1,953 sq.ft. (6.4% of Lot Area)
- (B) New Garage = 1,100sf (3.6% of Lot Area)
- (C) Existing Deck=282 sq.ft. (0.9% of Lot Area)
- (D) Existing Concrete=1,804 sq.ft. (5.9% of Lot Area)
- (E) Existing Asphalt Pavement=5,474 sq.ft.. (18.0% of Lot Area)

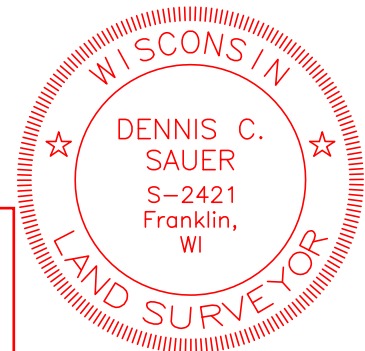
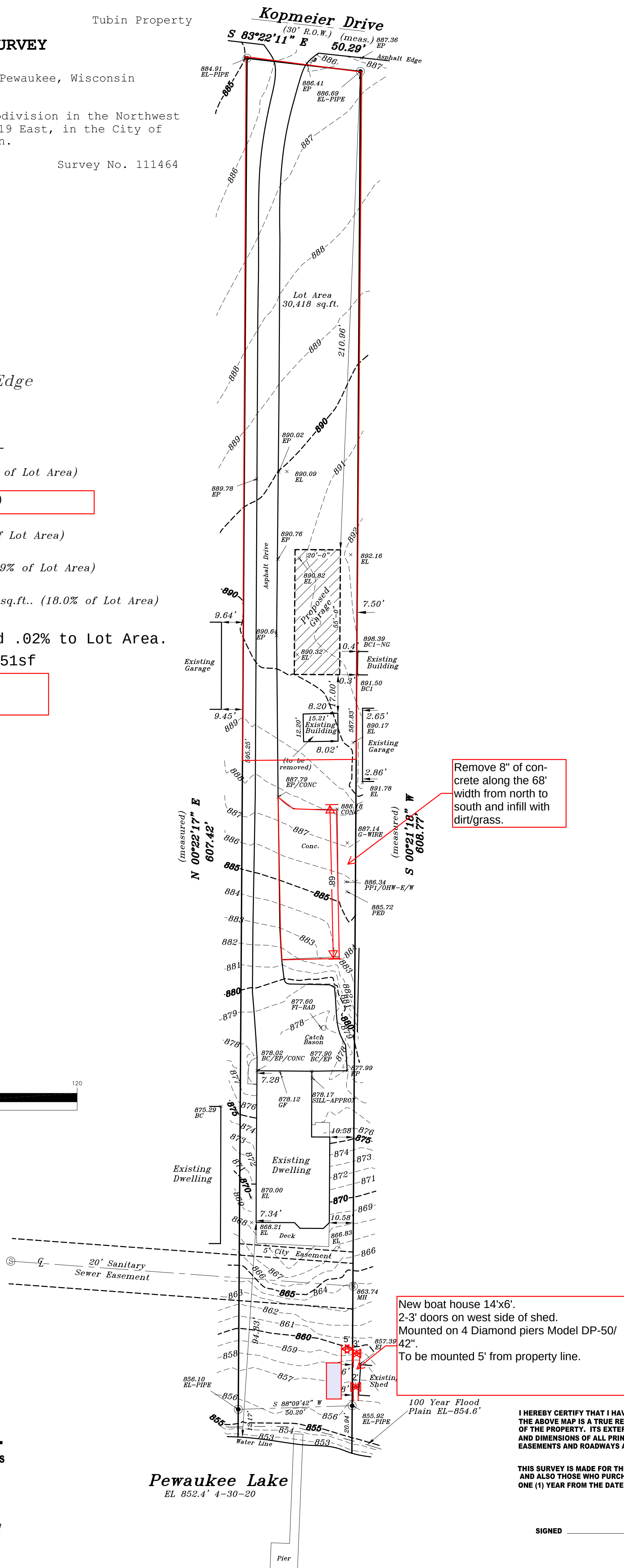
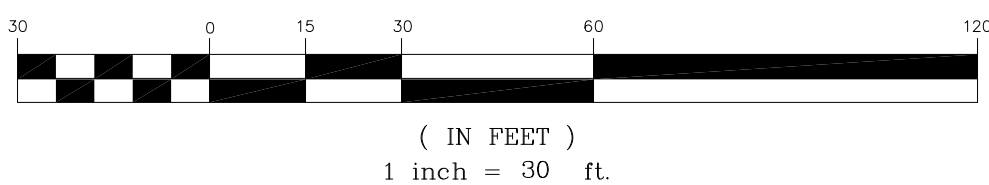
F - New 84sf shed will add .02% to Lot Area.

G - Removal of concrete -51sf

Total SF Proposed	10,646
Total SF Allowed	10,646



GRAPHIC SCALE



New boat house 14'x6'.
2-3' doors on west side of shed.
Mounted on 4 Diamond piers Model DP-50/
42".
To be mounted 5' from property line.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

SIGNED

Dennis C. Sauer
Dennis C. Sauer
Professional Land Surveyor S-2421

METROPOLITAN SURVEY SERVICE, INC.
PROFESSIONAL LAND SURVEYORS AND CIVIL ENGINEERS
9415 West Forest Home Avenue, Suite 202
Hales Corners, Wisconsin 53130
PH. (414) 529-5380 FAX (414) 529-9787
email address: survey@metropolitansurvey.com
● — Denotes Iron Pipe Found
○ — Denotes Iron Pipe Set

Pewaukee Lake
EL 852.4' 4-30-20

TAX KEY NUMBER(S)	CONDITIONAL USE
OR PARCEL(S) INVOLVED:	PERMIT:
	NO. CUP-22-9-1

LEGAL DESCRIPTION:

PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING FOR PERMIT:

Keith Tubin

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

WHEREAS, The City Plan Commission has held a meeting on September 15, 2022; has reviewed the various elements of the petitioner’s proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on September 19, 2022.

NOW, THEREFORE, let it be known that the City Common Council, by its action on September 19, 2022 has, hereby, granted a Conditional Use Permit for the following use(s):

Construction of a boathouse.

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. Nine inches of concrete along the 68 foot width must be removed in order to reach 51 square feet of concrete removal in order to comply with the maximum total impervious surface allowed.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2022 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd

My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 7.**

DATE: October 20, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Site and Building Plans for Interstate Partners for Vacant Land Located at Approximately N30 W22835 Green Road for the Purpose of Constructing a Speculative Industrial Building (PWC 0914987 & PWC 0914980)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Interstate Partners staff report 10.20.22

Interstate Partners revised narrative 10.11.22

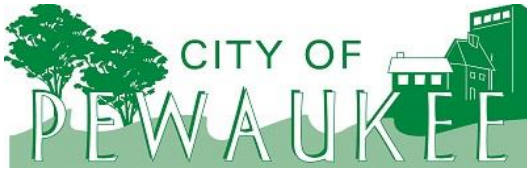
Interstate Partners revised civil drawings 10.11.22

Interstate Partners revised architectural drawings 10.11.22

Interstate Partners fence & gate specs

12.19.2019 PC minutes

Interstate Partners staff report 12.19.2019



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 20, 2022

Date: October 13, 2022

Project Name: Interstate Partners Green Road Industrial Building

Project Address/Tax Key No.: PWC 0914980 & 0914987

Applicant: IP GREEN ROAD LLC

Property Owner: IP GREEN ROAD LLC

Current Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Single-family residential, institutional and agricultural zoned property to the north, Canadian Pacific Rail System and M-2 zoned industrial uses to the south, single-family residential and commercial to the east, and single-family residential to the west

Project Description/Analysis:

The applicant submitted several applications to accommodate and allow the construction of an industrial building upon two parcels of land located at approximately N30W22835 Green Road. The applications include Rezoning requests, a Certified Survey Map, and a Site and Building Plan Review Application.

At their December 19, 2019 meeting, the Plan Commission recommended approval to rezone the subject properties to M-2 Limited Industrial District. The Plan Commission also recommended approval of a Certified Survey Map to combine the two existing parcels. No action, however, was taken on the Site and Building Plans due primarily to architectural concerns. The December 19th Plan Commission minutes are attached for review.

The previous staff report is also attached for review and contains all recommended conditions of approval.

The revised proposed site and building plans consist of a 115,980 square foot industrial building of which 3,500 square feet is office, one dumpster enclosure, and associated parking, landscaping, and storm water management facilities. The revised proposed development is at 46.4% green space for the site.

The proposed peak height of the building is approximately 37-feet, which exceeds the M-2 District maximum height of requirement of 35-feet. However, the Plan Commission may approve a height up to six stories per Section 17.0901f. of the Zoning Code. Staff has no objections to the proposed height of the building.

The site plan includes two ingress/egress locations to Green Road. The applicant is proposing 119 parking spaces in the front and 38 trailer stalls in the back as part of the development. Parking may be expanded in the future by 10 spaces by replacing the storage area with parking. Future parking, totaling 33 spaces, is also shown along both sides of the building. Staff recommends that the addition of future parking be subject to staff review and approval of a Minor Site & Building Plan Review Application.

The applicant has indicated that overnight parking is anticipated for this site. Staff is recommending that overnight parking of commercial vehicles and trailers shall only be allowed along the rear of the property directly behind the building.

The site plan also includes a galvanized chain-link fence with gates around the rear of the building. Staff recommends that the fence shall be maintained and kept in good repair and slats shall be replaced as needed if they become damaged or missing.

The landscaping and lighting plans have not yet been revised to reflect the current building and site plans. Staff recommends that revised landscape and lighting plans be provided and subject to staff review and approval. Staff would, in part, utilize the previously reviewed landscape plan as a basis for review of the revised plan. As such, it is anticipated that the density along the berm adjacent to green road and the overall quantity of plantings of the revised plan would be consistent with that previous plan.

Alternatively, the Plan Commission may choose to amend this condition to require the Landscape and/or Lighting Plan be brought back for approval at a future meeting.

Recommendation:

A motion to approve the subject applications to allow for the construction of a 115,980 square foot industrial building in substantial conformance with the plans dated October 10, 2022, and subject to the following conditions:

1. Site and Building Plans shall be contingent upon the approval of the proposed rezoning requests and Certified Survey Map Application.
2. Staff recommends that the addition of future parking be subject to staff review and approval of a Minor Site & Building Plan Review Application.
3. Final grading, erosion control, storm water management approvals by the Engineering Department are required prior to any land disturbing activities.
4. Overnight parking of commercial vehicles and trailers shall only be allowed along the rear of the property directly behind the building.
5. Wisconsin Department of Natural Resources approval of all impacts to wetlands and wetland setbacks shall be obtained prior to the issuance of a Building Permit.
6. Signage shall comply with Section 17.0700 of the City's Zoning Code and be subject to issuance of a Sign Permit through the Building Services Department prior to installation. All signs, including wall signs and ground signs, shall not be illuminated during the period beginning at 10:00 p.m. and ending at 7:00 a.m.
7. Rooftop and ground mechanicals shall be screened from public view.
8. Fencing shall be maintained and kept in good repair and slats shall be replaced as needed if they become damaged or missing.

9. Landscape and Lighting plans shall be submitted for staff review and approval, prior to the issuance of a Building Permit.



Interstate Partners LLC

N16 W23217 Stone Ridge Drive • Suite 120 • Waukesha, WI 53188 • Tel: 262.506.1000 • Fax: 262.506.1001 • interstatepartners.com

October 11, 2022

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: IP Green Road – New Building Request

Interstate Partners (IP Green Road LLC) is proposing a development consisting of one building totaling approximately 116,000 square feet of commercial / light industrial / distribution space (please see attached site plan). The request is also for approval of a proposed CSM and rezoning of the land from M-6 to M-2, and another portion of the site from RS-3 to M-2. If approved, it is anticipated construction would commence in the Spring of 2023.

This request was also brought to Plan Commission in November 2019, but did not move forward at that time as staff requested we work with them to improve the architecture of the building. We have since met with staff various times over the last few months and believe we have addressed these previous concerns.

The building features would include painted precast wall panels, an interior building clear height of 32 feet, and glass accents throughout highlighting areas of the building where we anticipate future tenants will have office space. We have also added several unique architectural features to the building entry points, which can be seen on the building rendering. The building would be built on a speculative basis, but we believe the market demand is such that this high-quality building would attract new tenants within 12 months of construction. We are currently working with one possible prospect for the building who would occupy the entire building. This possible tenant as requested we decrease the size of the building from the previously proposed 160,000 square feet, down to the currently proposed 116,000 square feet. The proposed site plan also shows a fence they would require surrounding their loading court in the rear of the building only. This tenant has estimated this location would have approximately 70 employees.

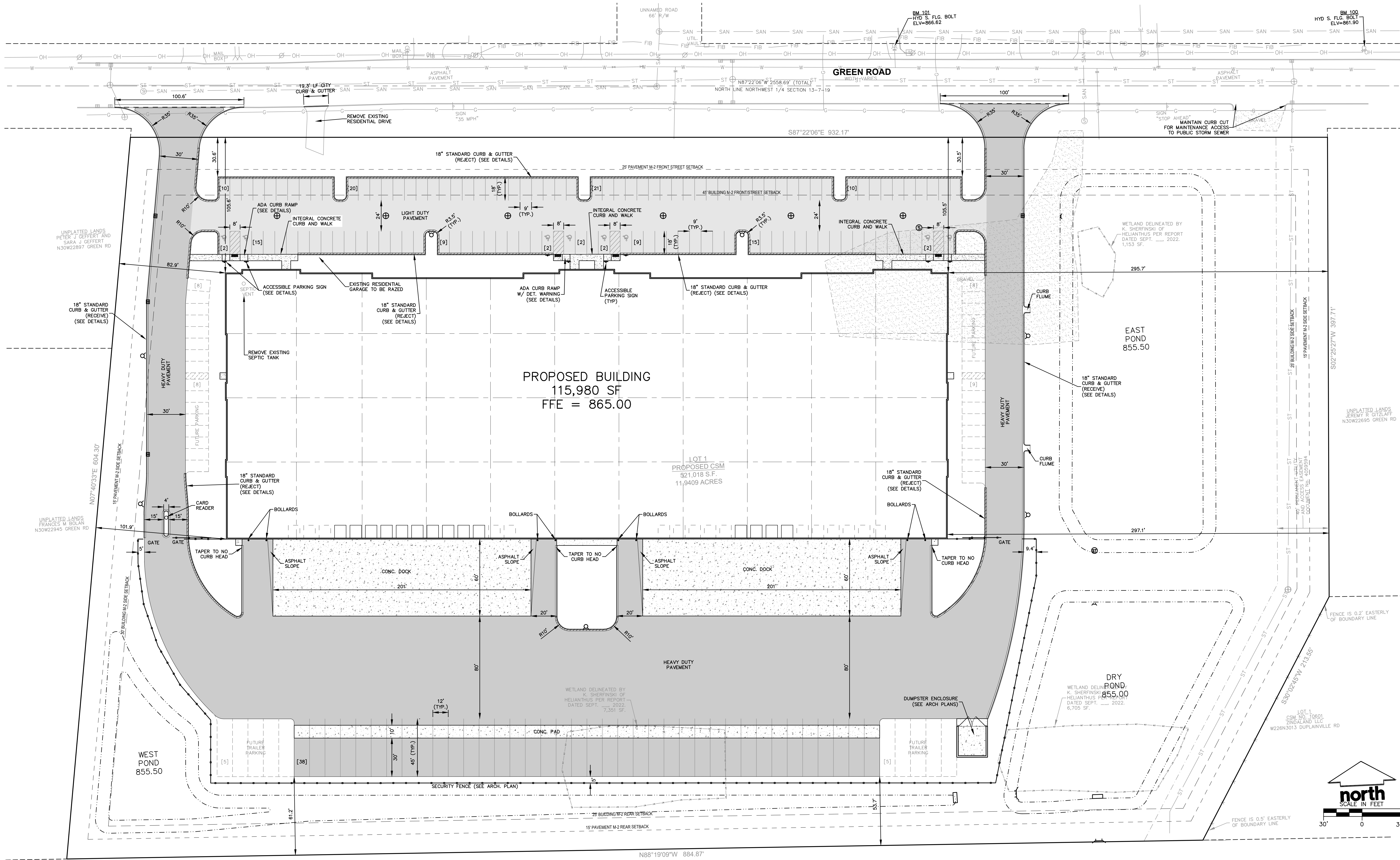
Please feel free to contact me with any questions or comments.

Thank you for consideration of this matter. We look forward to a continued partnership with the City of Pewaukee.

Sincerely,

Caroline Brzezinski
Vice President, Interstate Partners
262-506-6204
cb@interstatepartners.com

File: R20251527588 Green Rd.dwg 12/27/2025 12:27:58 PM User: rlsanderson Plot: 11/11/2025 7:30am Xref: C:\Users\rlsanderson\OneDrive\Documents\Green Rd.dwg



CP RAIL SYSTEM

22.5' RIGHT-OF-WAY

SITE DATA TABLE

SITE ADDRESS	GREEN RD, PEWAUKEE
PROPERTY ACREAGE	11.96 ACRES (521,018 SF)
NUMBER OF BUILDING STORIES	1
TOTAL BUILDING SQUARE FOOTAGE	115,980 SF
NUMBER OF PARKING STALLS	
9'x18' STANDARD	111 (8 ADA ACCESSIBLE)
9'x18' FUTURE	+33 (144 TOTAL)
12'x45' TRAILER	38
12'x45' FUTURE	+10 (48 TOTAL)
EXISTING VS. PROPOSED SITE COVERAGE	
EXISTING IMPERVIOUS* SURFACE AREA	3,793 SF
EXISTING PERVIOUS SURFACE AREA	517,225 SF
EXISTING GREEN SPACE AREA RATIO	99.3%
PROPOSED IMPERVIOUS SURFACE AREA	279,176 SF
FUTURE IMPERVIOUS SURFACE AREA	280,126 SF
PROPOSED PERVIOUS SURFACE AREA	241,842 SF
FUTURE PERVIOUS SURFACE AREA	230,892 SF
PROPOSED GREEN SPACE AREA RATIO	46.4%
FUTURE GREEN SPACE AREA RATIO	44.3%

*EXISTING IMPERVIOUS INCLUDES RECENTLY RAZED RESIDENTIAL BUILDING, GARAGE, AND PAVEMENT

SHEET INDEX

C1.0	PAVEMENT ID AND SITE PLAN
C2.0	GRADING PLAN
C3.0	EROSION CONTROL PLAN
C4.0	UTILITY PLAN
C5.0	SITE NOTES
C5.1	DETAILS
C5.2	DETAILS
CS1.0	EXISTING CONDITION MAP

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE
---	BUILDING OUTLINE
---	BUILDING SETBACK LINE
---	PAVEMENT SETBACK LINE
---	EDGE OF PAVEMENT
---	STANDARD CURB AND GUTTER
---	REJECT CURB AND GUTTER
---	DIAGONAL HATCH - SWSL/4" AT 45° @ 2'-0" O.C.
---	LIGHT DUTY PAVEMENT
---	HEAVY DUTY PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	CONCRETE SIDEWALK
---	STORMWATER MANAGEMENT AREA
---	CHAINLINK FENCE
---	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
---	ADA PARKING SIGN



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1619 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
N16 W23217 STONERIDGE DR.
WAUKESHA, WI 53188

PROJECT:
GREEN ROAD
INDUSTRIAL BUILDING

PROJECT LOCATION:
CITY OF PEWAUKEE, WI
WAUKESHA COUNTY

#	Date:	Description:
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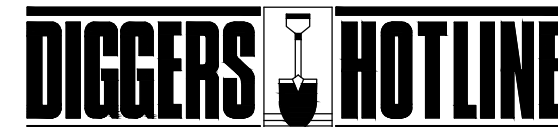
Designed By: APM 10-10-2022
Reviewed By: RW 10-10-2022
Approved By: RW 10-10-2022

SHEET TITLE:
PAVEMENT ID &
SITE PLAN

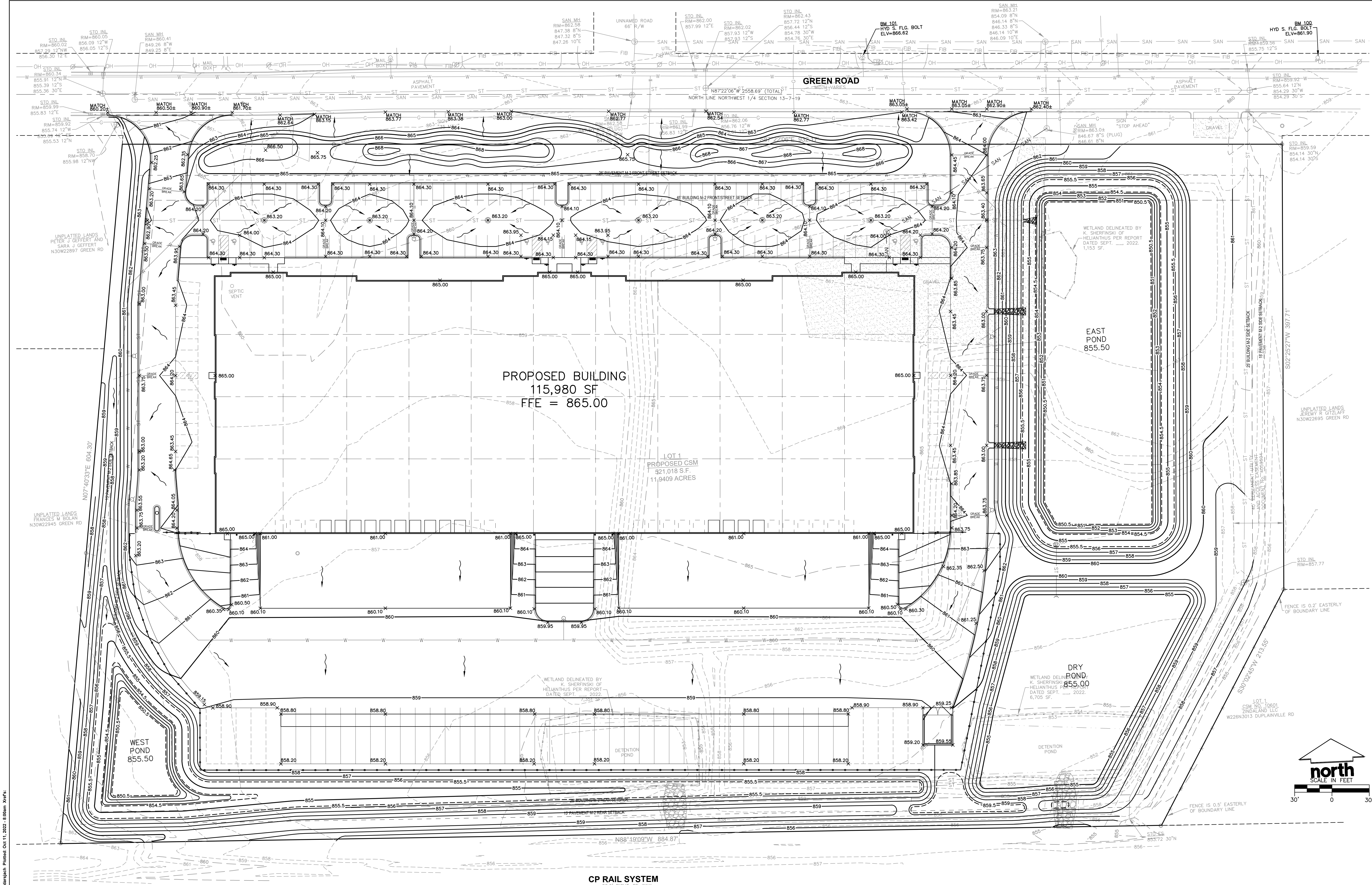
SHEET NUMBER:

C1.0

JSD PROJECT NO: 15-7055



Call 811 or (800) 242-8511
Milwaukee Area (262) 432-7910
Hearing Impaired TDD (800) 542-2289
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LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- PROPOSED 1 FOOT CONTOUR
- PROPOSED 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- GRADE BREAK
- SPOT ELEVATION
- MATCH - MATCH EXISTING GRADE
- STORM SEWER STRUCTURE
- SANITARY SEWER STRUCTURE
- HYDRANT



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MILWAUKEE REGIONAL OFFICE
W238 N1919 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:
Interstate Partners LLC
Real Estate Development

CLIENT ADDRESS:
N16 W23217 STONERIDGE DR.
WAUKESHA, WI 53188

PROJECT:
**GREEN ROAD
INDUSTRIAL BUILDING**

PROJECT LOCATION:
CITY OF PEWAUKEE, WI
WAUKESHA COUNTY

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Designed By: APM 10-10-2022
Reviewed By: RWH 10-10-2022
Approved By: RWH 10-10-2022

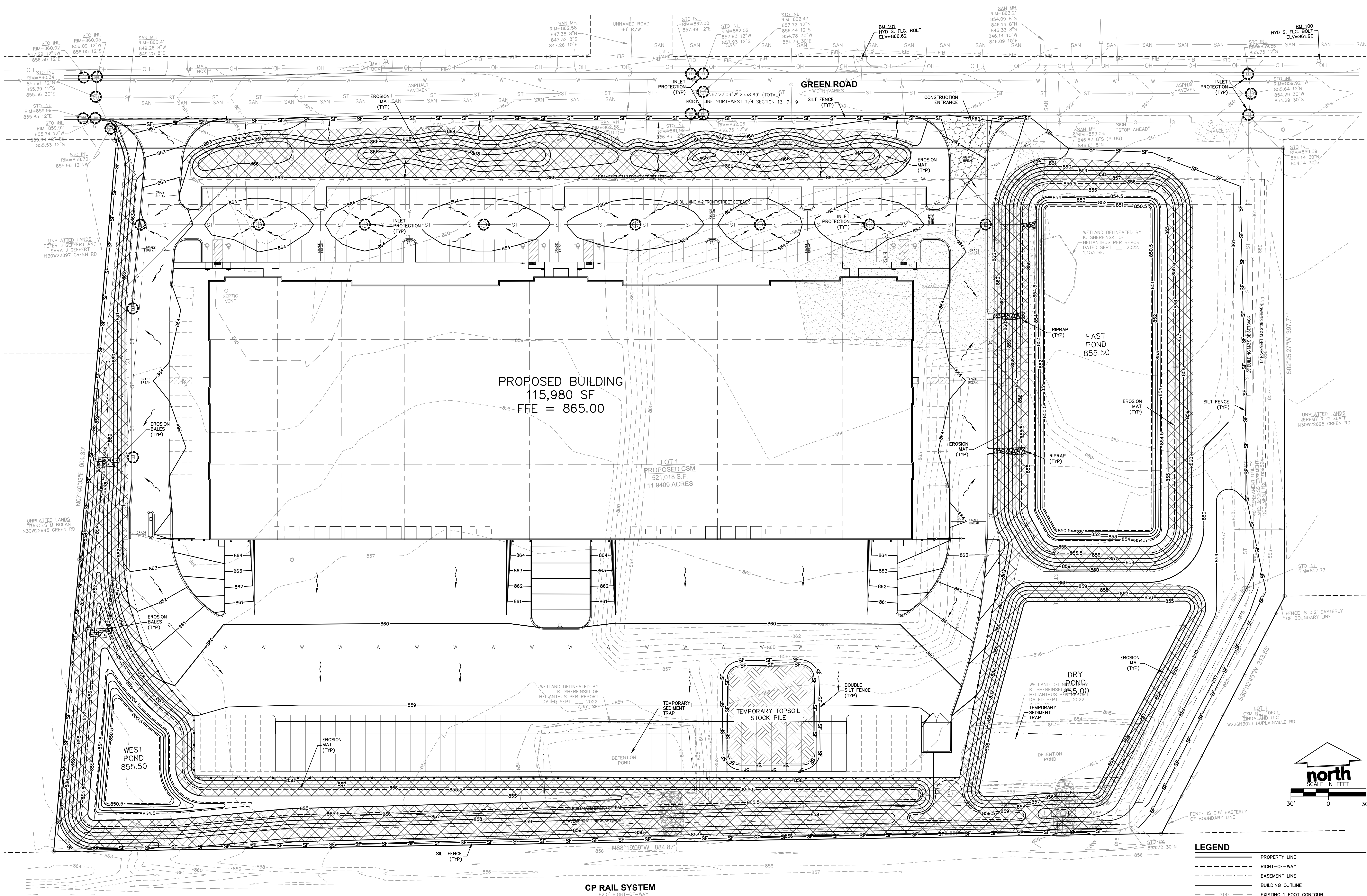
SHEET TITLE:
GRADING PLAN

SHEET NUMBER:
C2.0

JSD PROJECT NO: 15-7055

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LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY
---	EASEMENT LINE
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---	PROPOSED 5 FOOT CONTOUR
---	DRAINAGE DIRECTION
---	GRADE BREAK
⊕	STORM SEWER STRUCTURE
⊙	SANITARY SEWER STRUCTURE
⊖	HYDRANT
---	SILT FENCE
---	RIp-RAP
---	CONSTRUCTION ENTRANCE
---	EROSION MATTING
---	TEMPORARY TOPSOIL STOCKPILE
⊙	INLET PROTECTION
---	DITCH CHECK



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PROJECT:
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PROJECT LOCATION:
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Designed By: APM 10-10-2022
Reviewed By: RW 10-10-2022
Approved By: RW 10-10-2022

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C3.0

JSD PROJECT NO: 15-7050

GENERAL NOTES AND SPECIFICATIONS

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES DISCOVERED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON THEIR OWN COMPUTATIONS AND UNDER NO CIRCUMSTANCES BE BASED ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN THEIR ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS. ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS IN OBTAINING PERMITS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND "DIGGER'S HOTLINE" IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS. CONTRACTOR IS RESPONSIBLE TO DETERMINE WHICH ORDINANCES/CODES/RULES/ETC. ARE APPLICABLE.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, JSD, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. ALL FIELD/RAIN TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE IMMEDIATELY REPORTED TO ENGINEER/OWNER. TILES ORIGINATING OUTSIDE THE PROJECT LIMITS SHALL BE RECONNECTED OR PERROUTED TO MAINTAIN DRAINAGE. ENGINEER/OWNER SHALL DETERMINE THE MOST FAVORABLE METHOD OF RE-ESTABLISHMENT OF OFFSITE DRAINAGE. IF TILES IS ENCOUNTERED DURING TRENCH EXCAVATIONS, RE-ESTABLISHING TILE FUNCTIONALITY SHALL BE CONSIDERED AN INCIDENTAL EXPENSE.

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, EXISTING INLET PROTECTION, AND TEMPORARY CONSTRUCTION ENTRANCE.
2. CONSTRUCT POND AND CONDUCT ROUGH GRADING EFFORTS.
3. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
4. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
5. PLACE TOPSOIL, AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
6. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER THAT MEETS OR EXCEEDS THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES DEFINITION OF "FINAL STABILIZATION".

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

PAVING NOTES

1. ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE CITY OF PEWAUKEE ORDINANCES.
2. CONCRETE PAVING SPECIFICATIONS--

CODES AND STANDARDS -- THE PLACING, CONSTRUCTION AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

CRUSHED AGGREGATE BASE COURSE -- THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION -- NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

3. ASPHALTIC CONCRETE PAVING SPECIFICATIONS--

CODES AND STANDARDS -- THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.

WEATHER LIMITATIONS -- APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 30° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (–1° C).

GRADE CONTROL -- ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

CRUSHED AGGREGATE BASE COURSE -- BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

BINDER COURSE AGGREGATE -- THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

SURFACE COURSE AGGREGATE -- THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

ASPHALTIC MATERIALS -- THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

SURFACE PREPARATION -- NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO JSD PROFESSIONAL SERVICES, INC. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
 - CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE JSD ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE. THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
 - THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
4. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
5. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING SERVICES REPORT FOR SITE COMPACTION REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
6. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
7. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MORE RESTRICTIVE OF THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
8. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
9. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
10. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
11. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
12. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
14. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY AND/OR STATE CONSTRUCTION STANDARDS/ORDINANCES.

PAVEMENT STRIPING NOTES

1. STRIPING PAINT BE YELLOW.
2. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
4. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
5. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "TREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
6. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
7. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATION)
8. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
9. ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS PUBLISHED BY THE AMERICAN SOCIETY FOR TESTING AND MATERIALS: CORRUGATED HIGH DENSITY POLYETHYLENE (HDPE) CONDUIT AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM M252. CONDUIT TYPE (SINGLE WALL OR DUAL WALL) SHALL INSTALLED PER THE LOCATIONS SHOWN IN THE PLANS. CONTRACTOR MAY SUBSTITUTE DUAL WALL CONDUIT AT LOCATIONS SPECIFIED FOR SINGLE WALL CONDUIT AT THE SOLE EXPENSE OF THE CONTRACTOR.
 - SINGLE WALL CONDUIT SHALL BE TYPE CP WITH CLASS II PERFORATION PATTERN.
 - DUAL WALL CONDUIT SHALL BE TYPE SP WITH A SMOOTH INTERIOR THAT CARRIES A MAXIMUM MANNING'S "N" VALUE OF 0.12 WITH CLASS II PERFORATION PATTERN.
2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHODS IN ORDER TO BE LOCATED IN ACCORD WITH 182.0715(2R) OF THE STATUTES. CONTRACTOR SHALL PROVIDE JSD & CENTERPOINT NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
3. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:
 - CONCRETE PAVED AREAS -- 2.0-FT
 - ASPHALT PAVED AREAS -- 2.5-FT
 - BEHIND CURB -- 0.5-FT
 - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS -- 2.0-FT
4. A MAXIMUM TRENCH WIDTH OF 2-FT SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF CONNECTION POINTS TO THE EXISTING STORM SEWER SYSTEM IN WHICH CASE THE CONTRACTOR SHALL LIMIT DISTURBANCE AS POSSIBLE.
5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER STRUCTURES OR PIPING TO THE DIAMETER NECESSARY TO ACCOMMODATE A PERMANENT CONNECTION. ALL CONNECTIONS TO THE EXISTING REINFORCED CONCRETE STORM SEWER SHALL BE ACHIEVED BY THE USE OF KOR-N-SEAL CONNECTORS, OR EQUAL.
6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
 - A STONE BEDDING LAYER, AT LEAST 3 IN. THICK, USING A CLEAR STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT.
 - COMPACT BEDDING MATERIAL BESIDE AND TO THE UPPER (TOP) LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF CLAY (BOTTOM OF TOPSOIL LAYER) ABOVE THE CONDUIT..
7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OR WALLS SHALL BE REMOVED TO PREVENT UNEQUAL STRESSES ON THE CONDUIT AND FITTINGS.
8. PRE MANUFACTURED FITTINGS (SUCH AS: WYES, TEES, BENDS, CAPS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 22.5 DEGREES.
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TIGHT-FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.
10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CONDUIT AND DAMAGE DURING CONSTRUCTION. TYPICAL UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND ROVENTS INTO THE CONDUIT.

UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF PEWAUKEE CONSTRUCTION STANDARDS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DOPS 382.
4. TRACER WIRE SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND CITY OF PEWAUKEE REQUIREMENTS.
5. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
6. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
7. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
8. STORM SEWER SPECIFICATIONS --

PIPE -- HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".

INLETS/CATCH BASINS -- INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS". FRAME & GRATE SHALL BE NEENAH R-2501 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL.

FIELD TILE CONNECTION -- ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.

9. WATER MAIN SPECIFICATIONS --

PIPE -- POLYVINYL CHLORIDE (PVC) PIPE SHALL MEET THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 150, DR-18 WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. NON-METALLIC WATERMAINS SHALL BE INSTALLED WITH BLUE INSTALLATION TRACER WIRE AND CONFORM WITH SPS 382.30 (11/16).

VALVES AND VALVE BOXES -- GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.2.7.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

HYDRANTS -- HYDRANTS SHALL CONFORM TO THE SPECIFICATION OF THE CITY OF PEWAUKEE. THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 23-INCHES.

BEDDING AND COVER MATERIAL -- PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.4.3.2 OF THE "STANDARD SPECIFICATIONS".

BACKFILL -- BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

10. SANITARY SEWER SPECIFICATIONS --

PIPE -- SANITARY SEWER PIPE, MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D-3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

BEDDING AND COVER MATERIAL -- BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.4.3.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

BACKFILL -- BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLES -- MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE CITY OF PEWAUKEE.

MANHOLE FRAMES AND COVERS -- MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

11. WATER MAIN, SANITARY FORCE MAIN, AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).

12. TRACER WIRE SHALL BE INSTALLED ALONG THE SANITARY SEWER SERVICE. THE TRACER WIRE SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.

13. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
14. THE CONTRACTOR SHALL CONTACT THE CITY OF PEWAUKEE ENGINEERING DEPARTMENT 72-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.



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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
N16 W23177 STONERIDGE DR.
WAUKESHA, WI 53188

PROJECT:

GREEN ROAD
INDUSTRIAL BUILDING

PROJECT LOCATION:

CITY OF PEWAUKEE, WI
WAUKESHA COUNTY

PLAN MODIFICATIONS:		
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Designed By: APM 10-10-2022
Reviewed By: RWI 10-10-2022
Approved By: RWI 10-10-2022

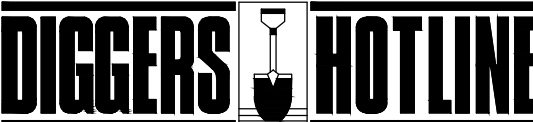
SHEET TITLE:

SITE NOTES

SHEET NUMBER:

C5.0

JSD PROJECT NO: 15-7058



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PLAN MODIFICATIONS:

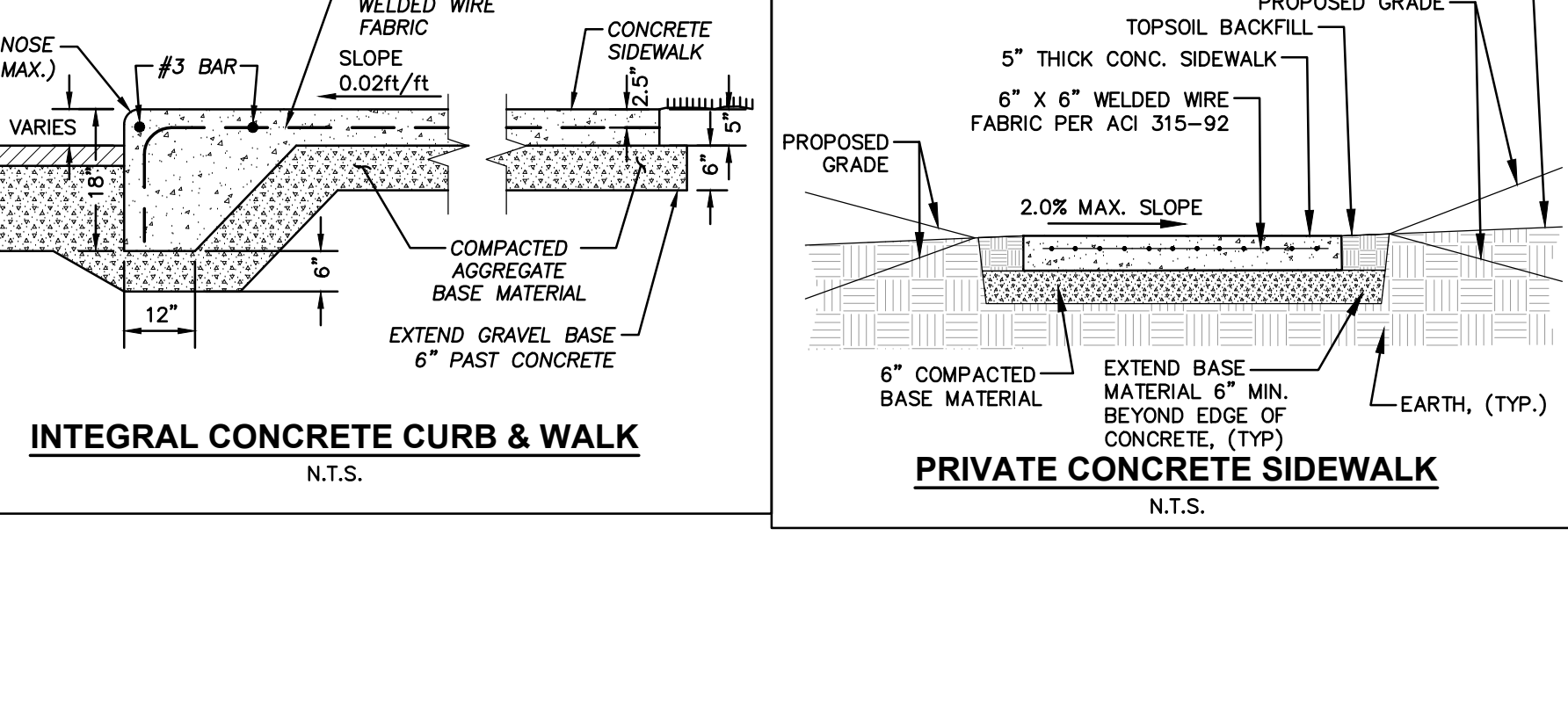
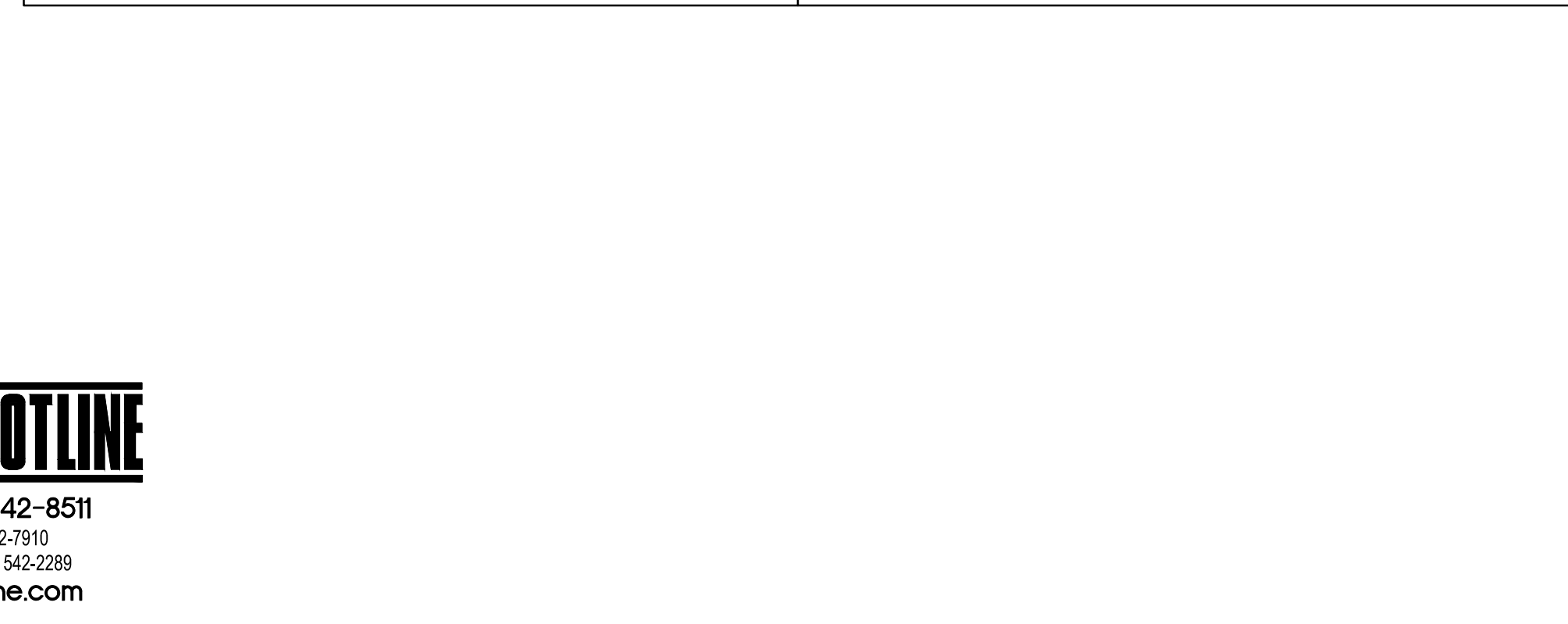
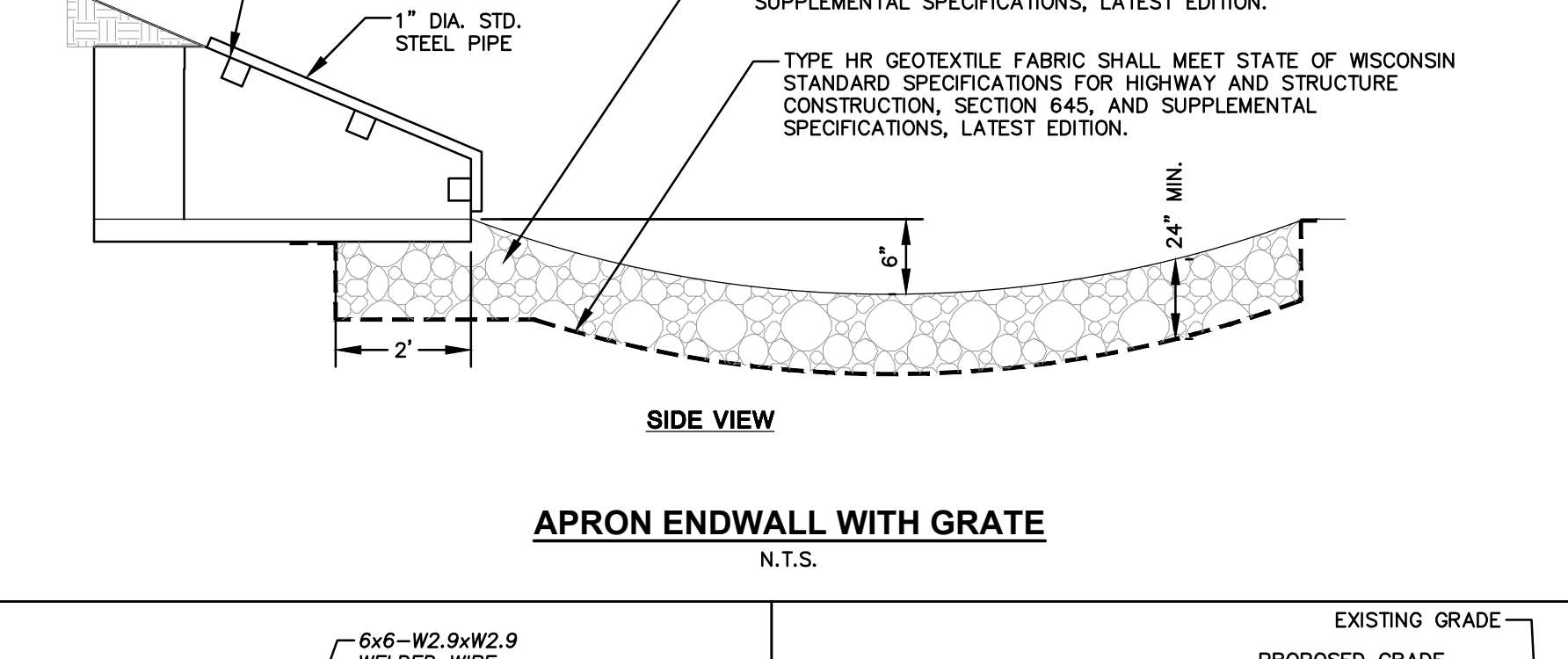
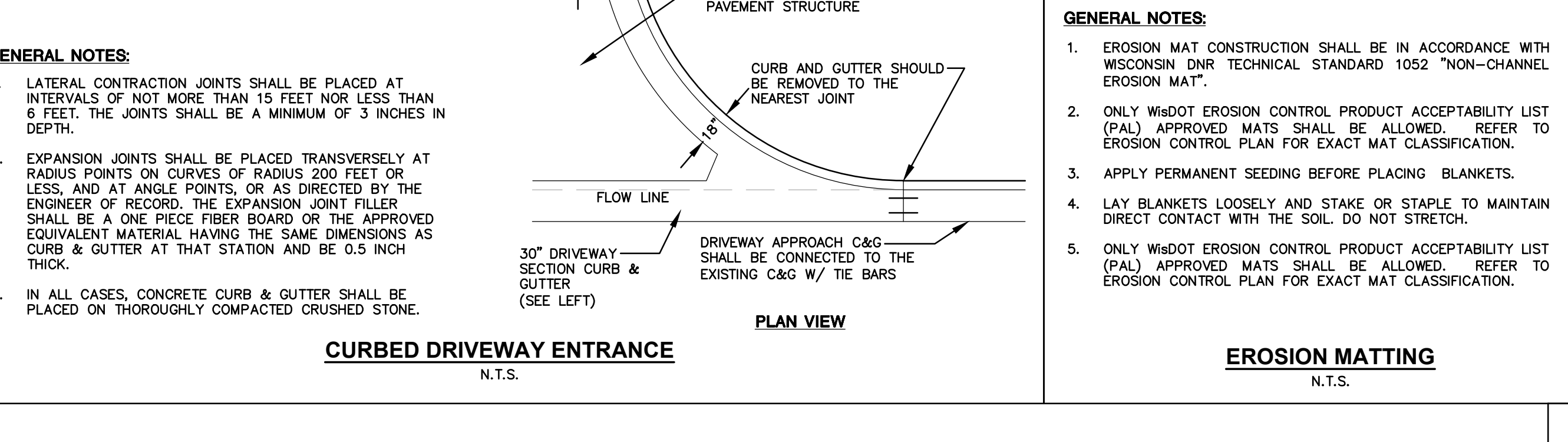
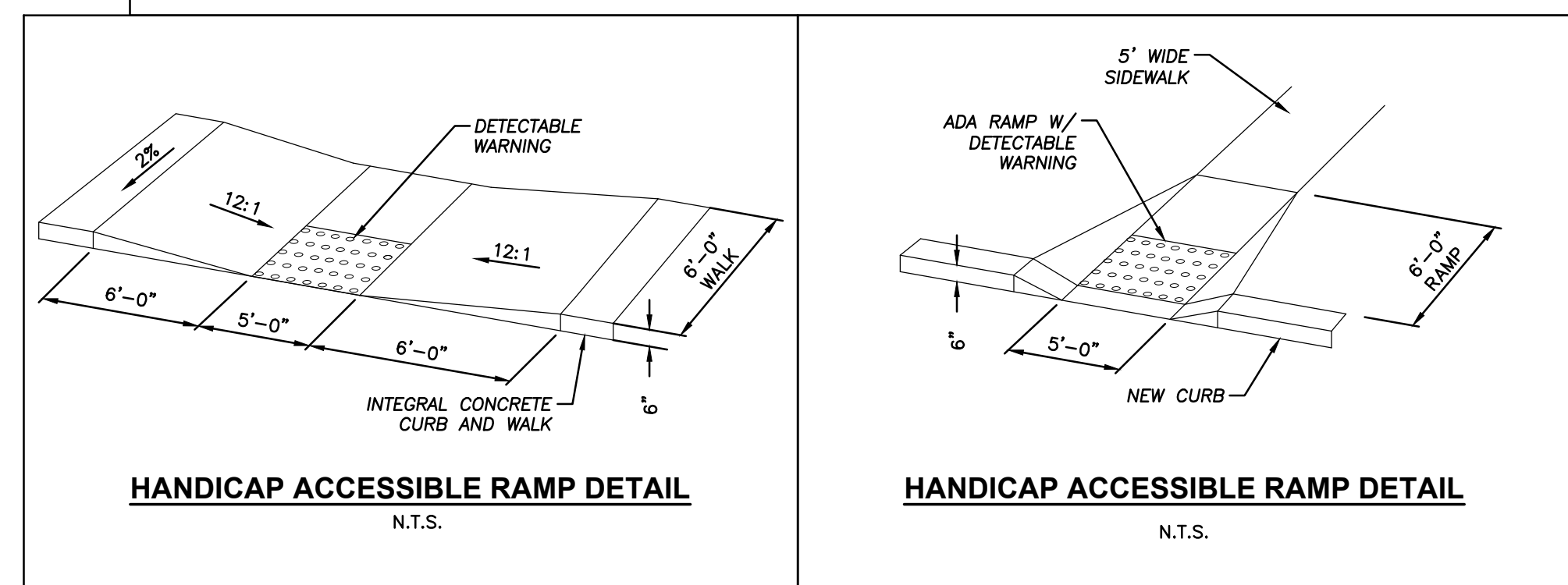
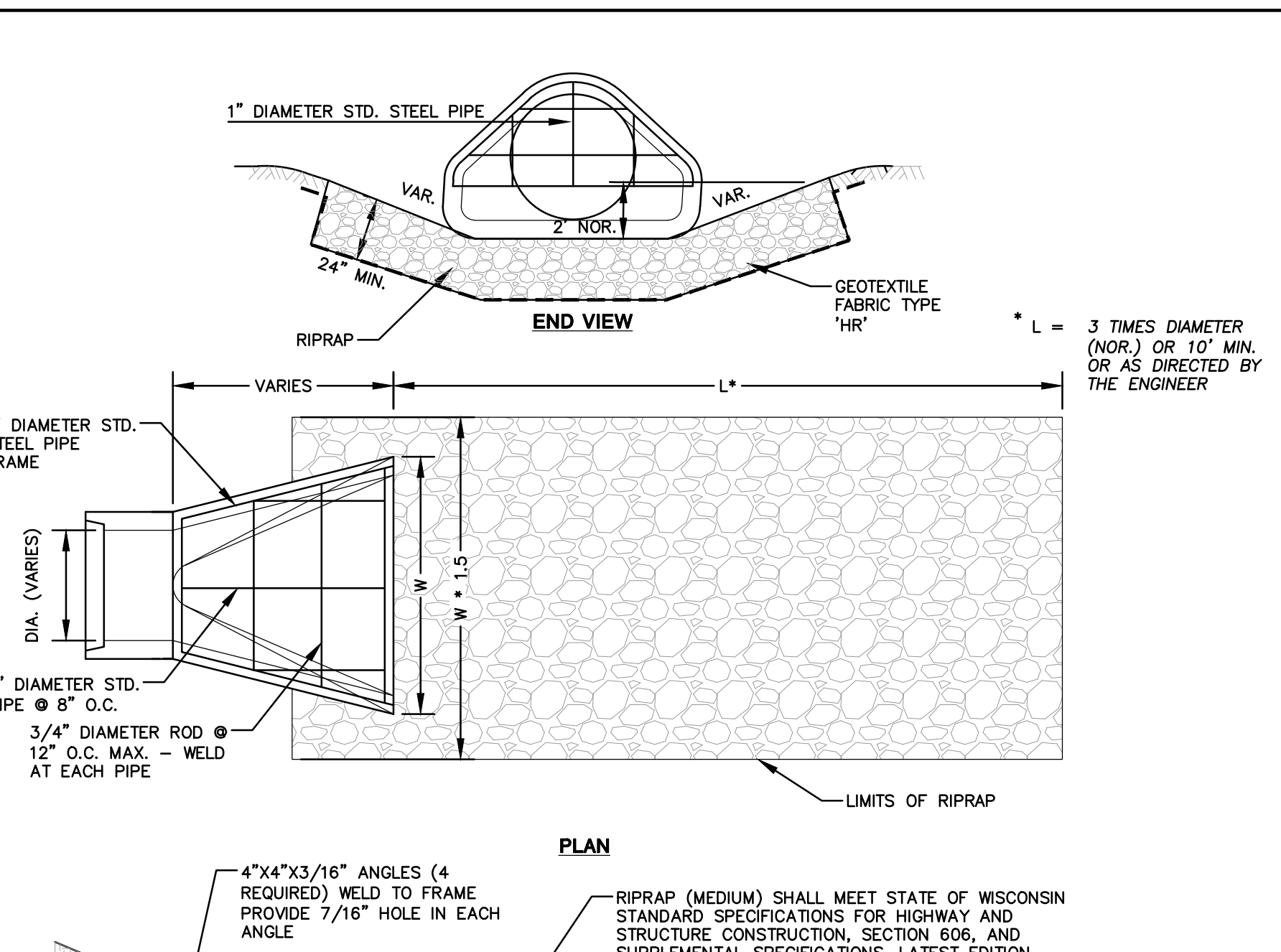
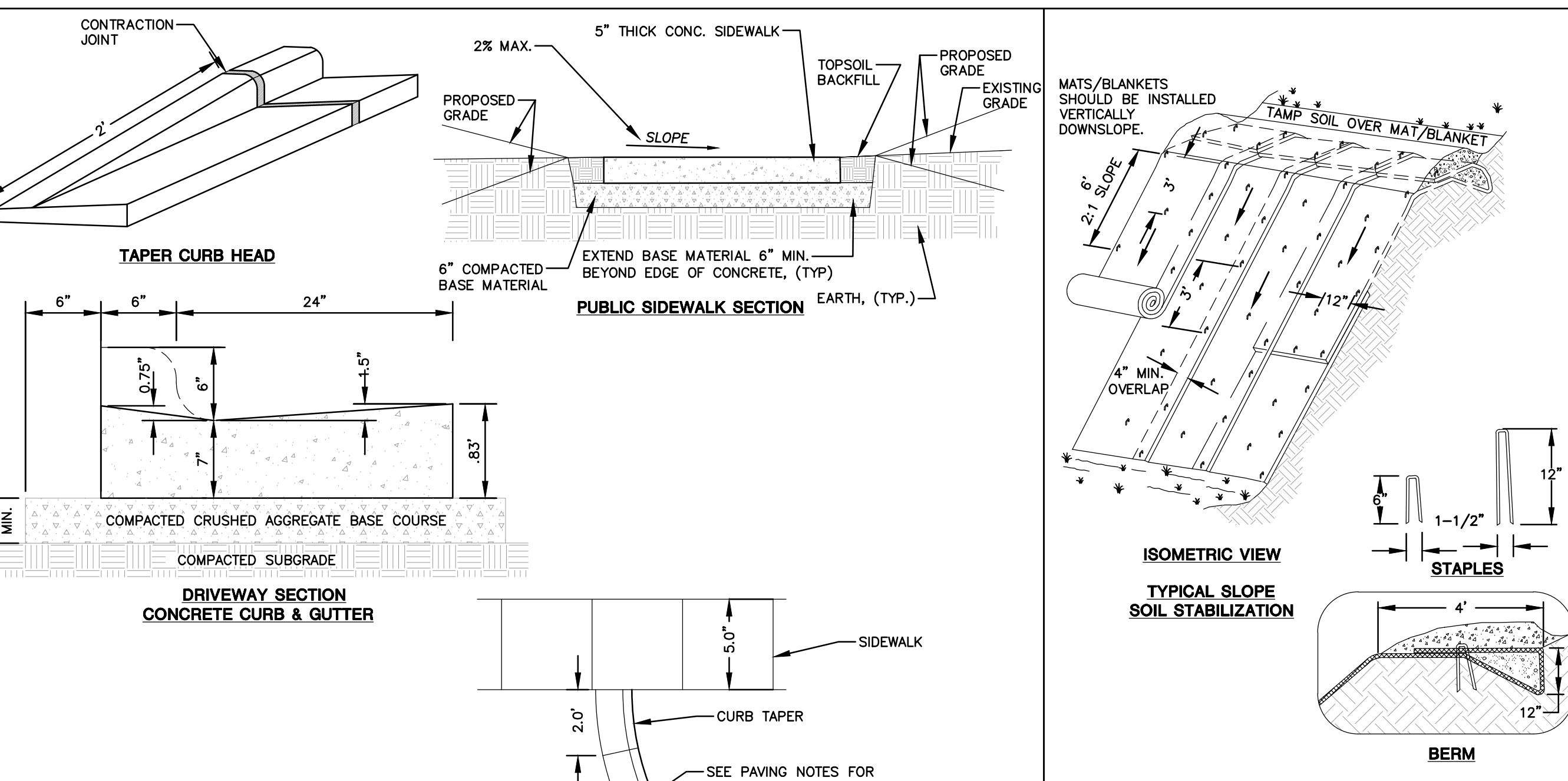
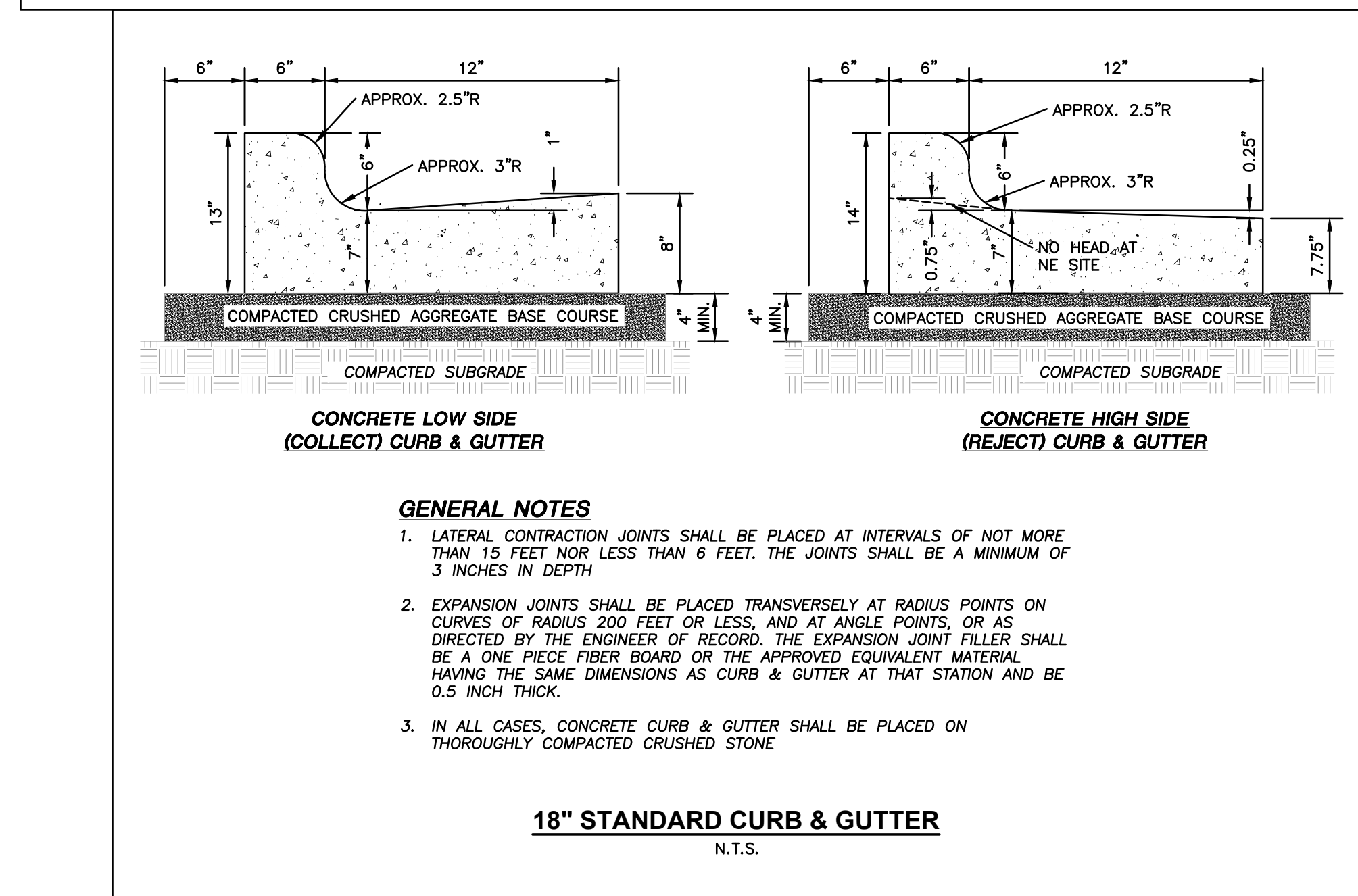
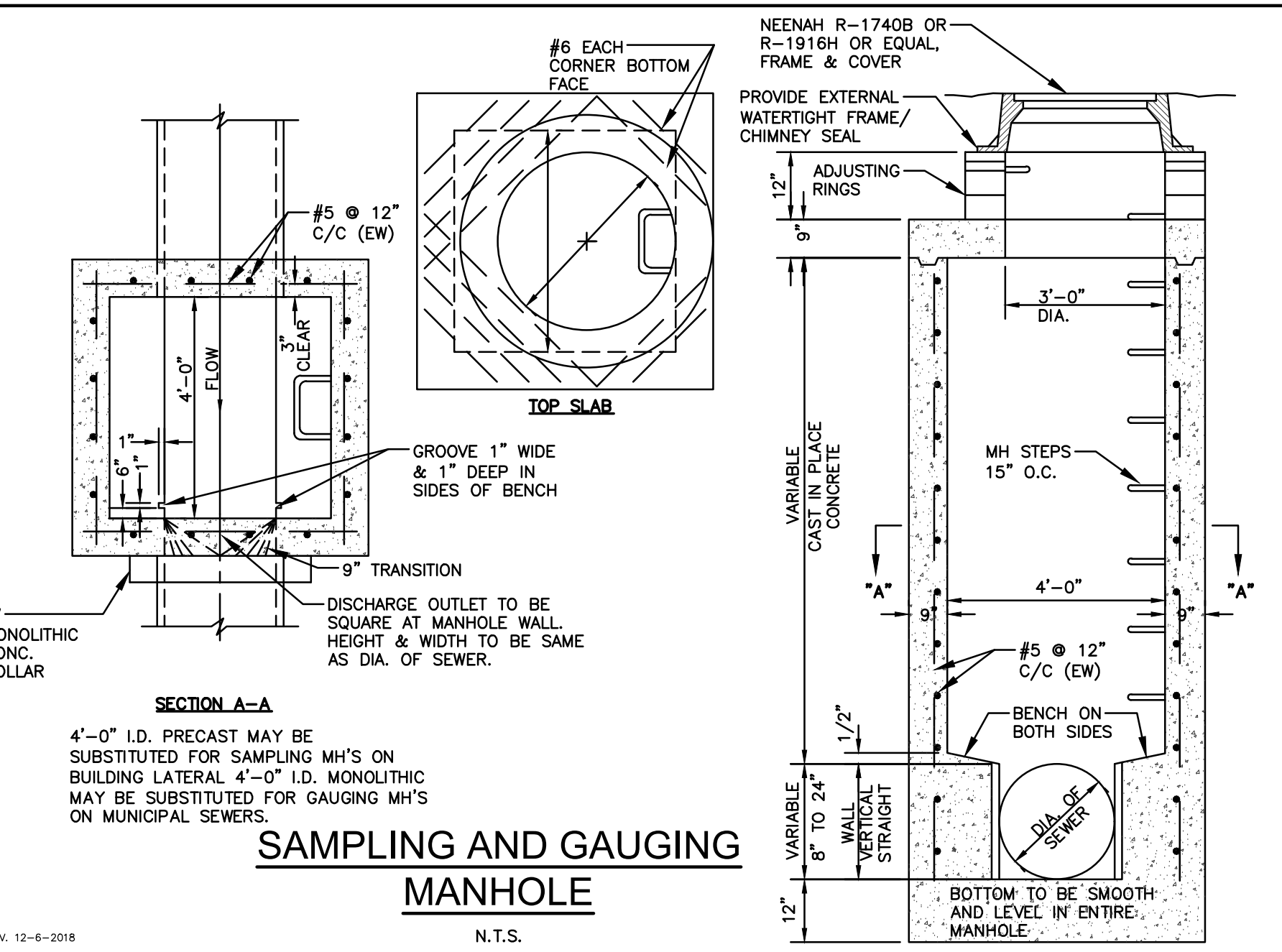
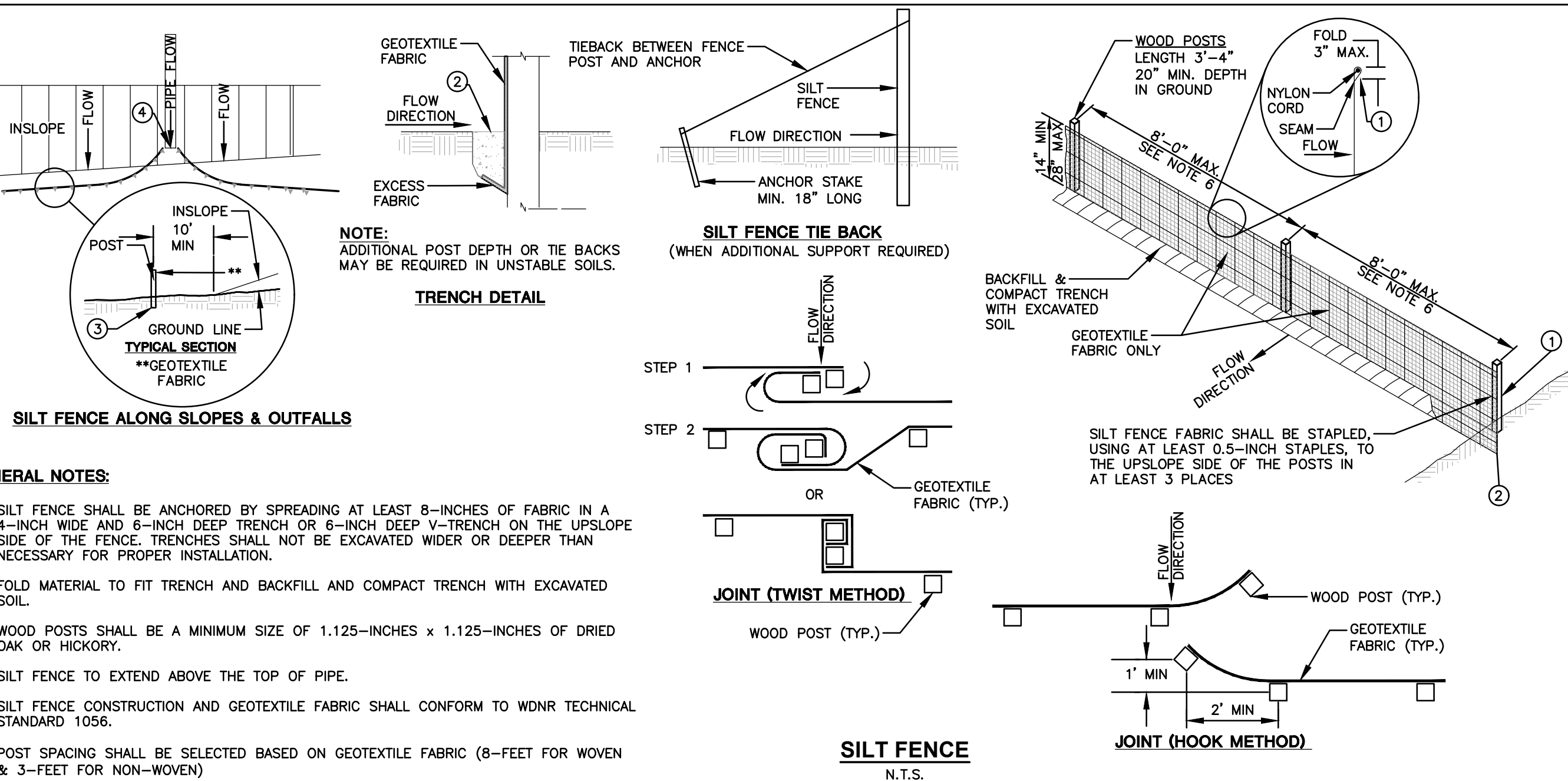
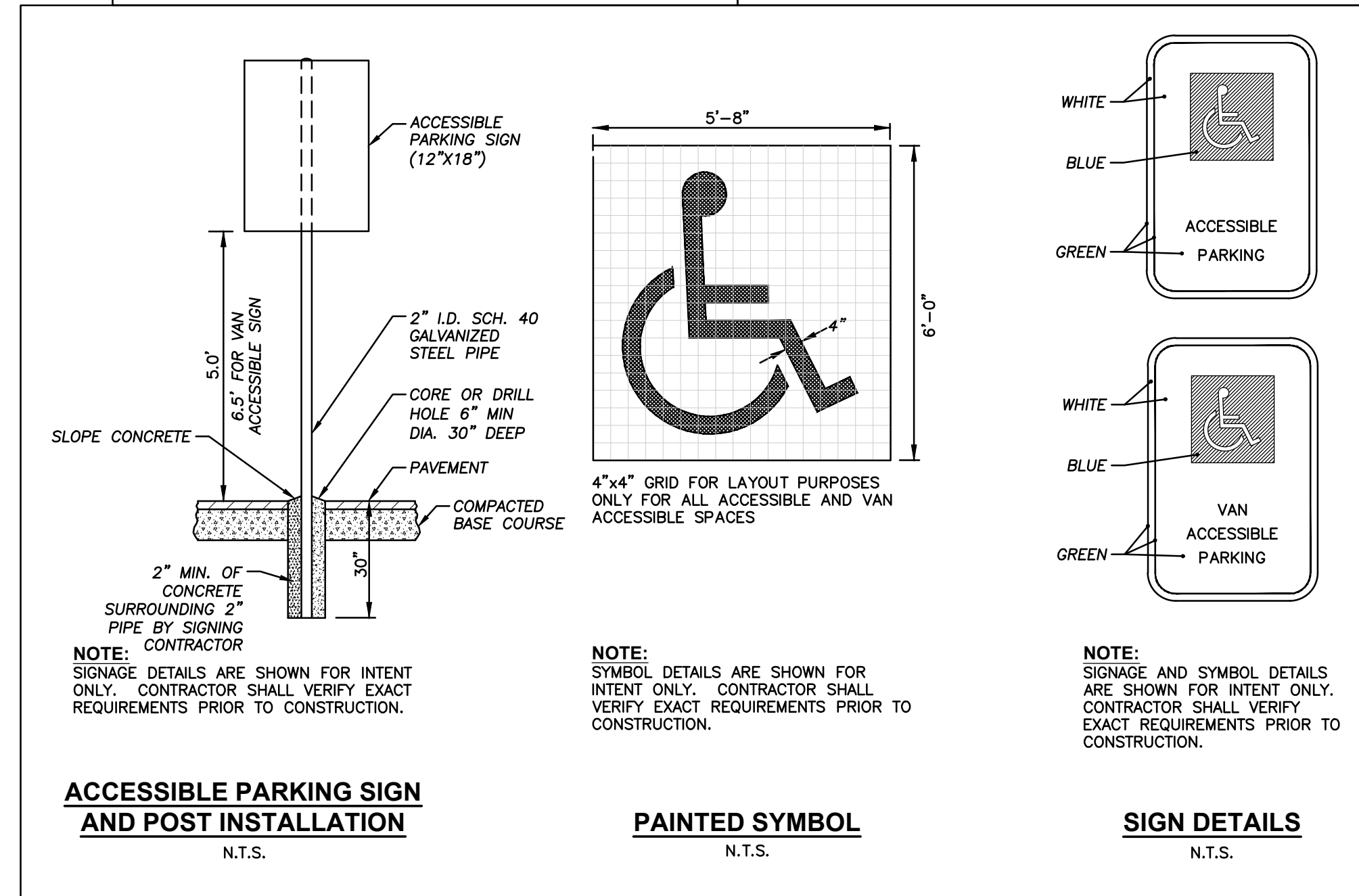
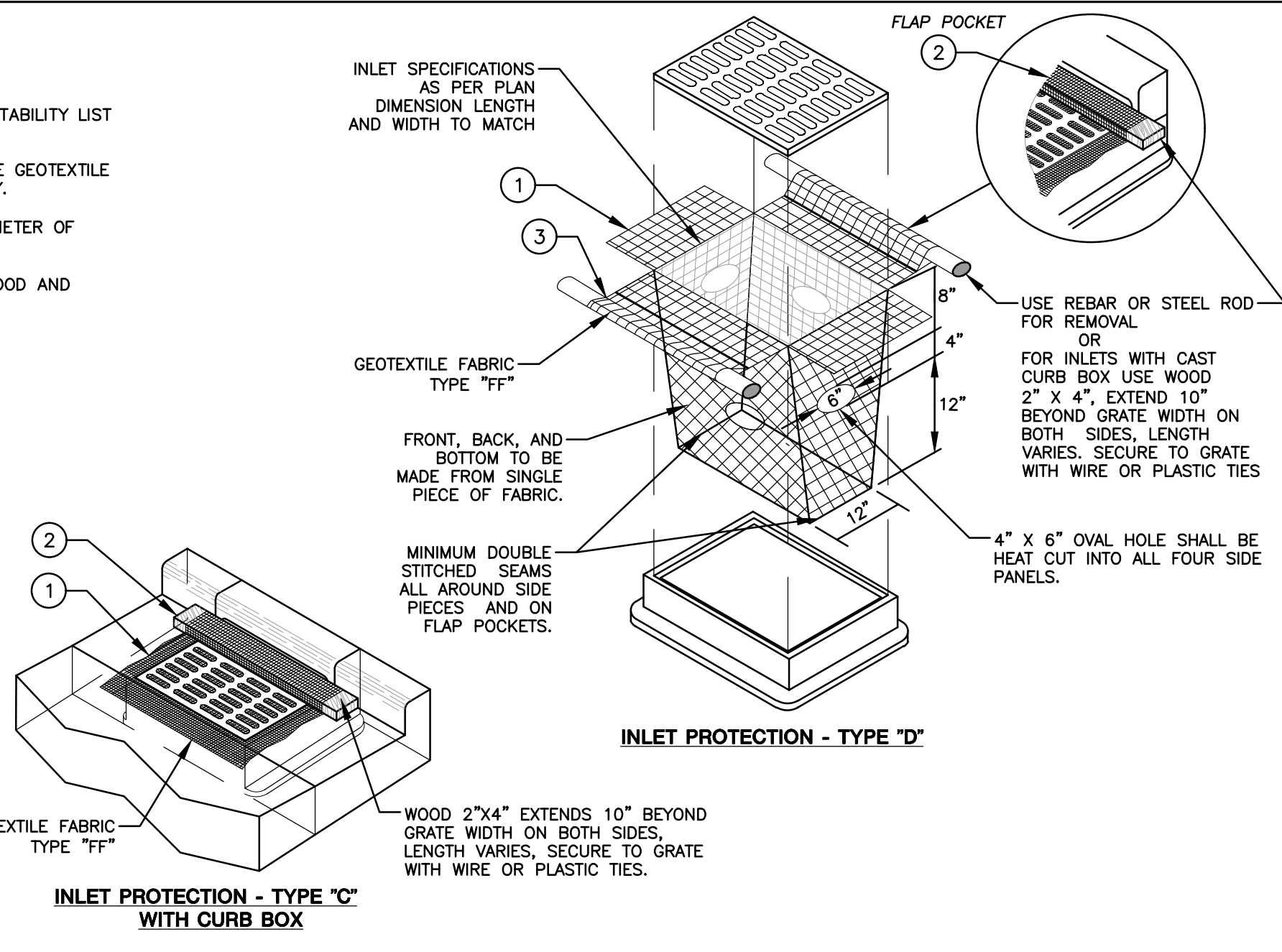
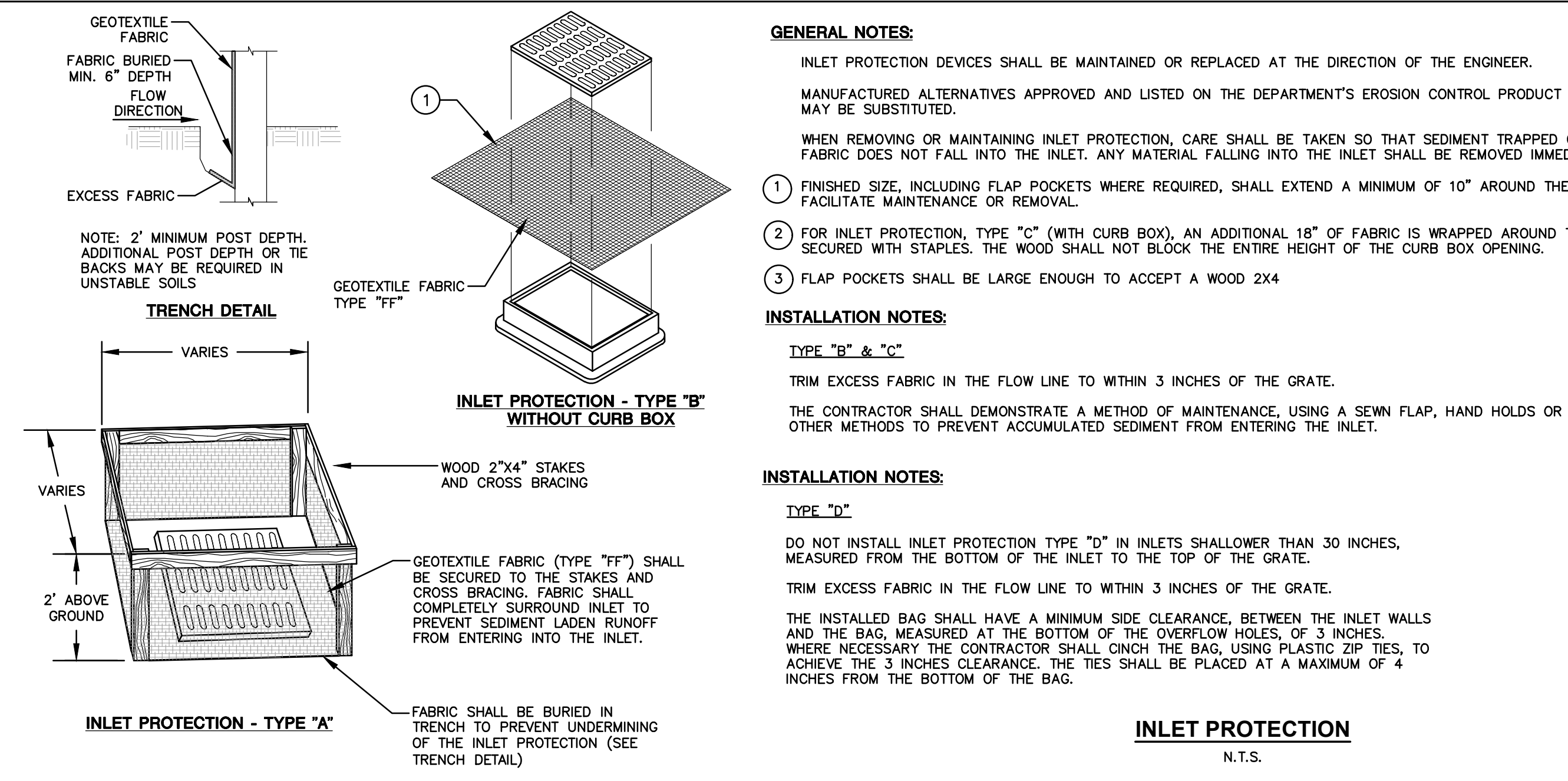
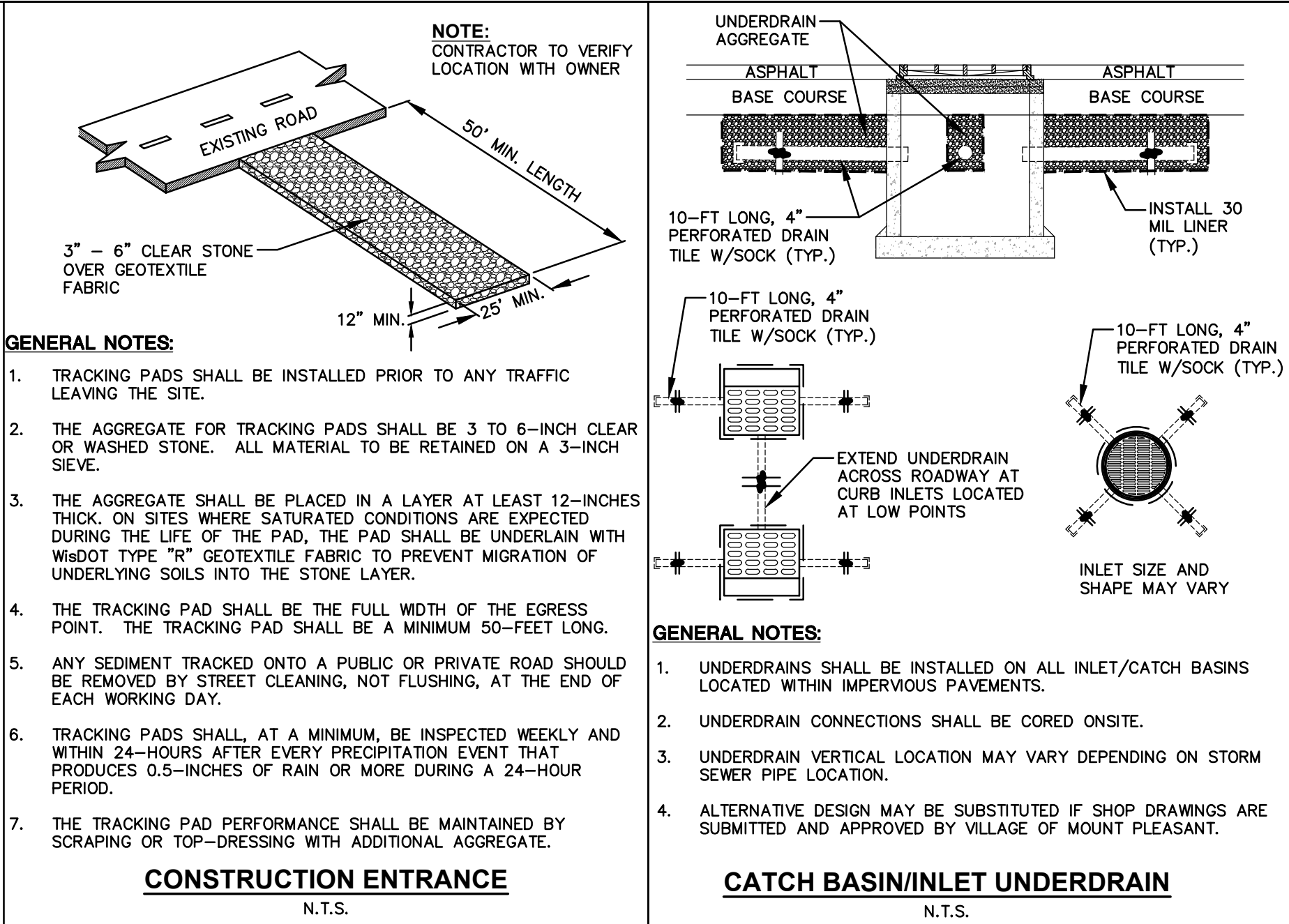
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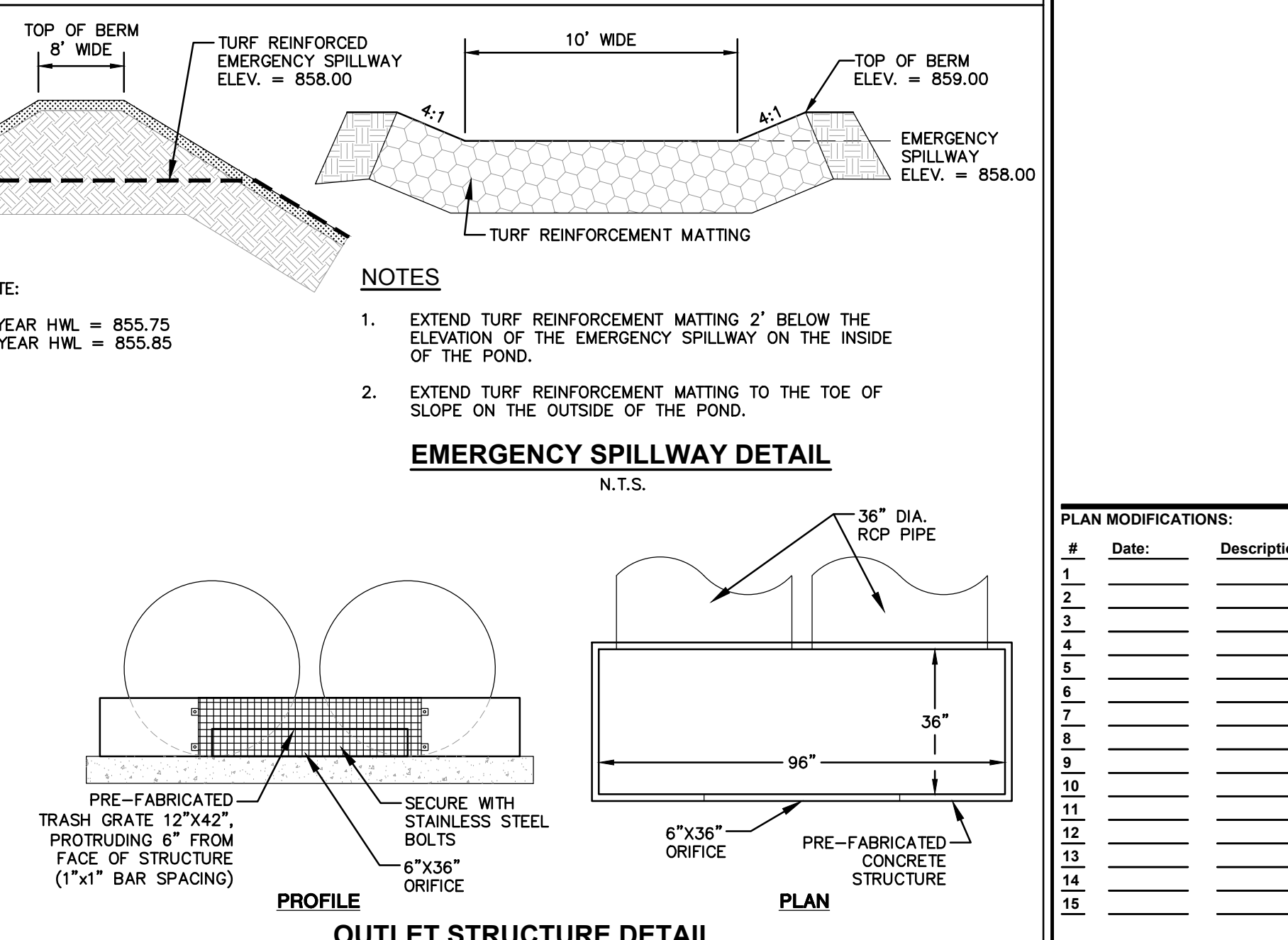
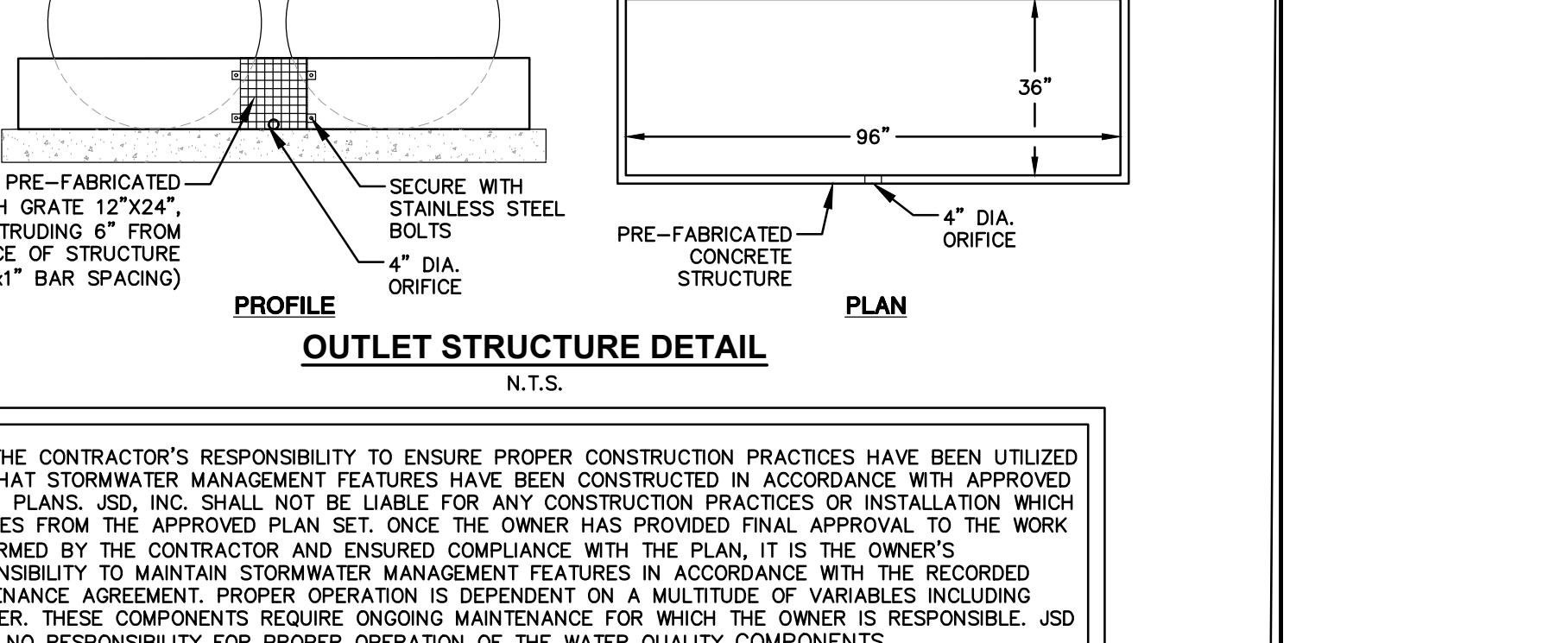
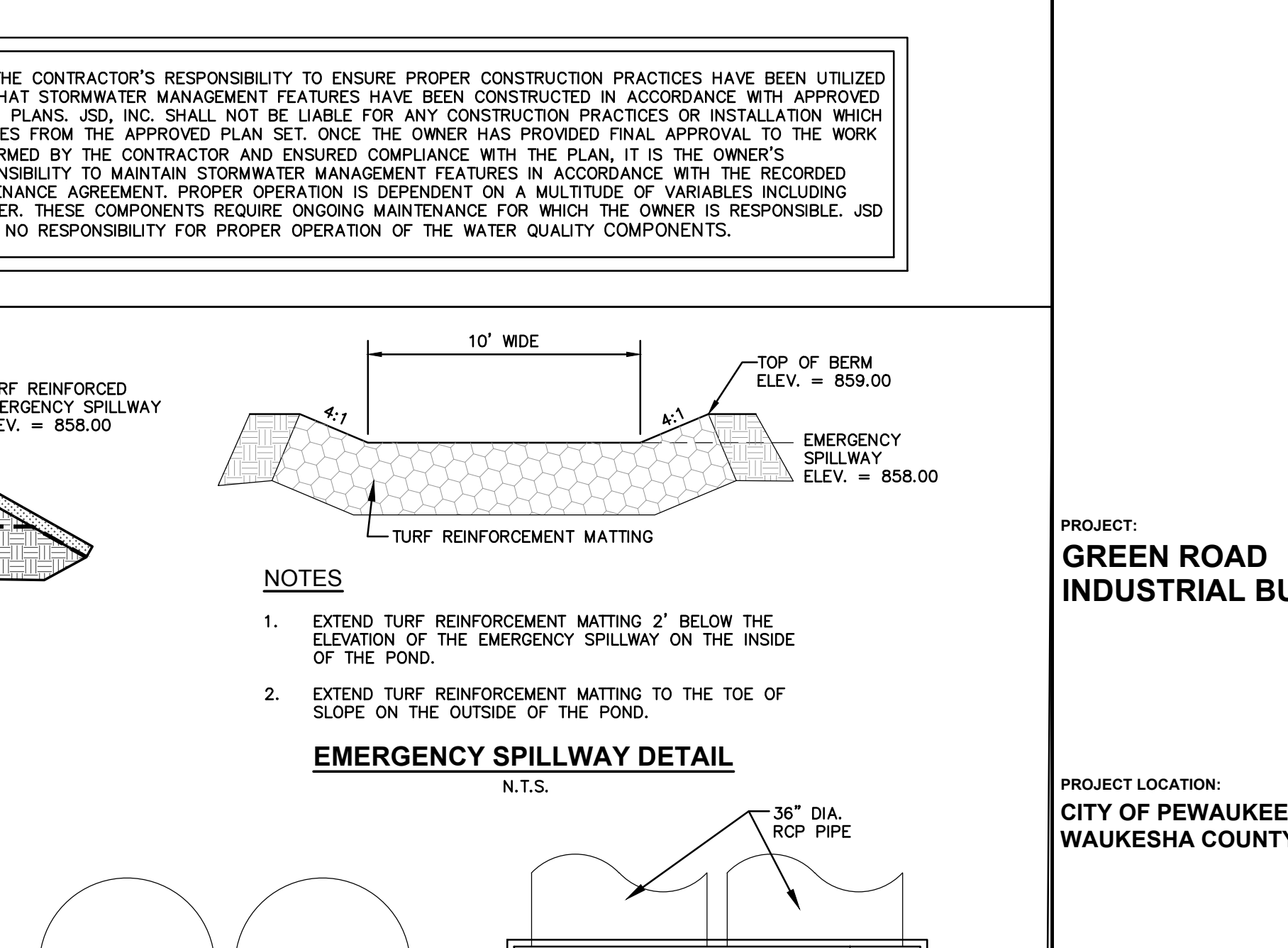
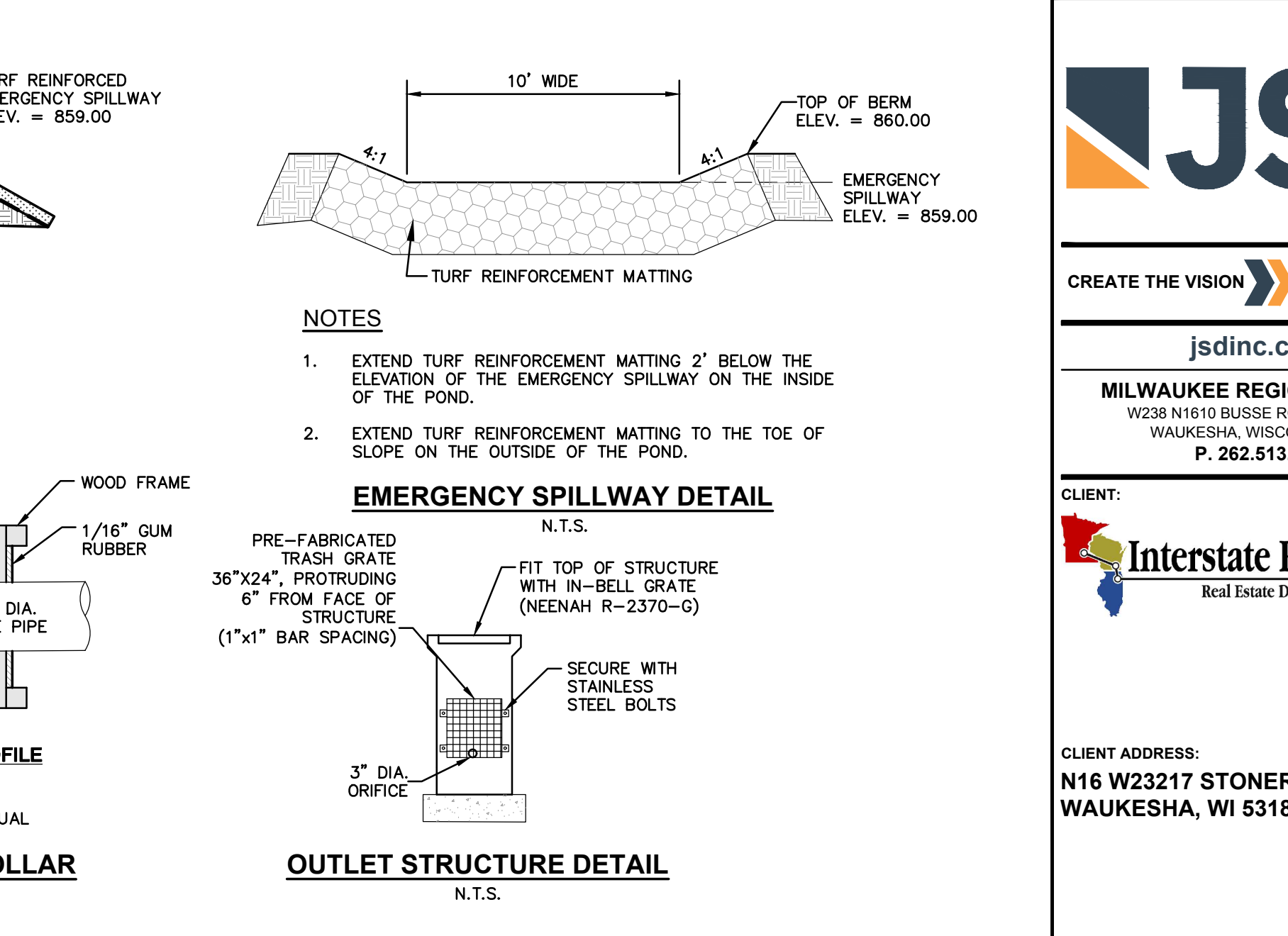
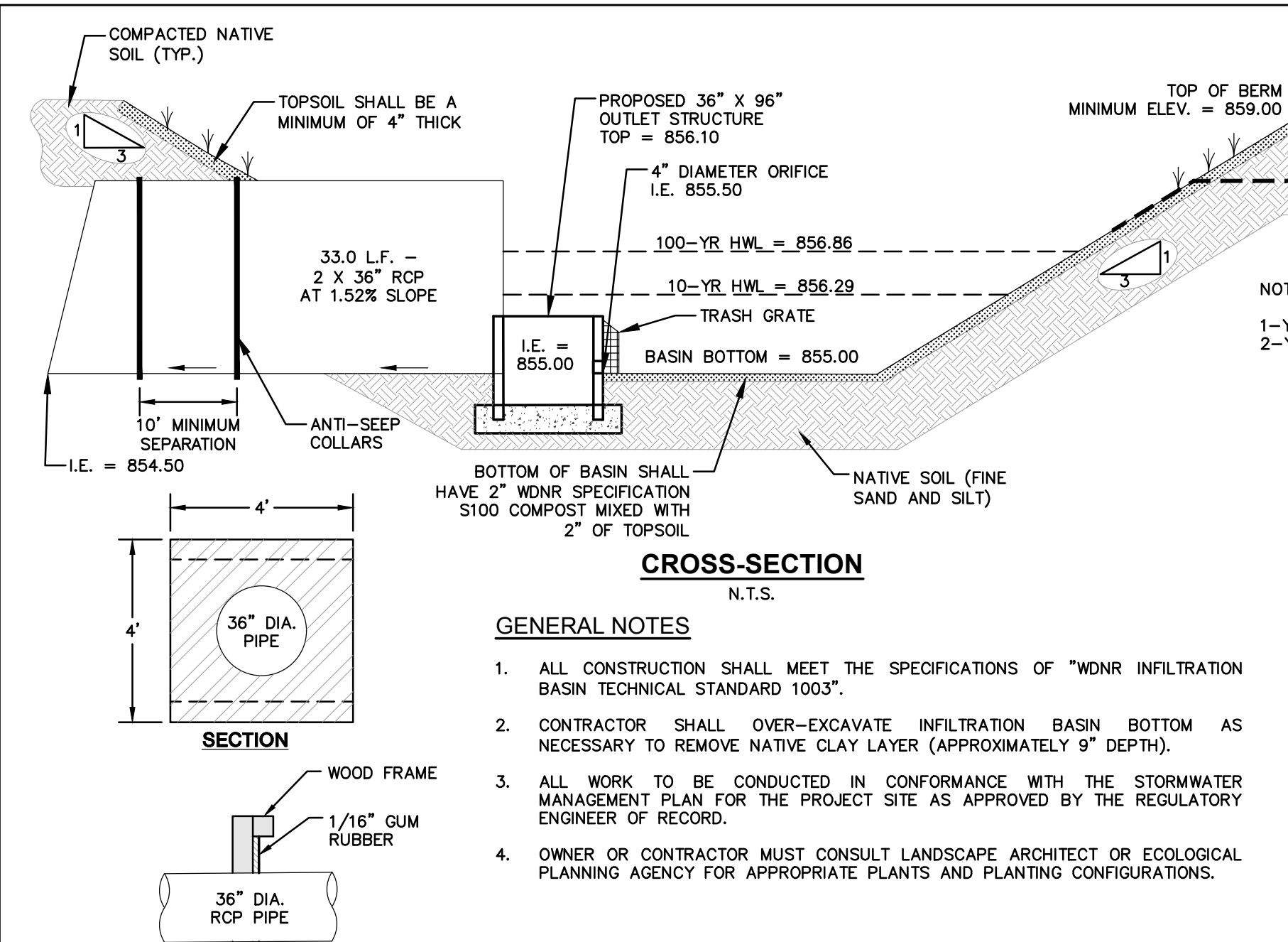
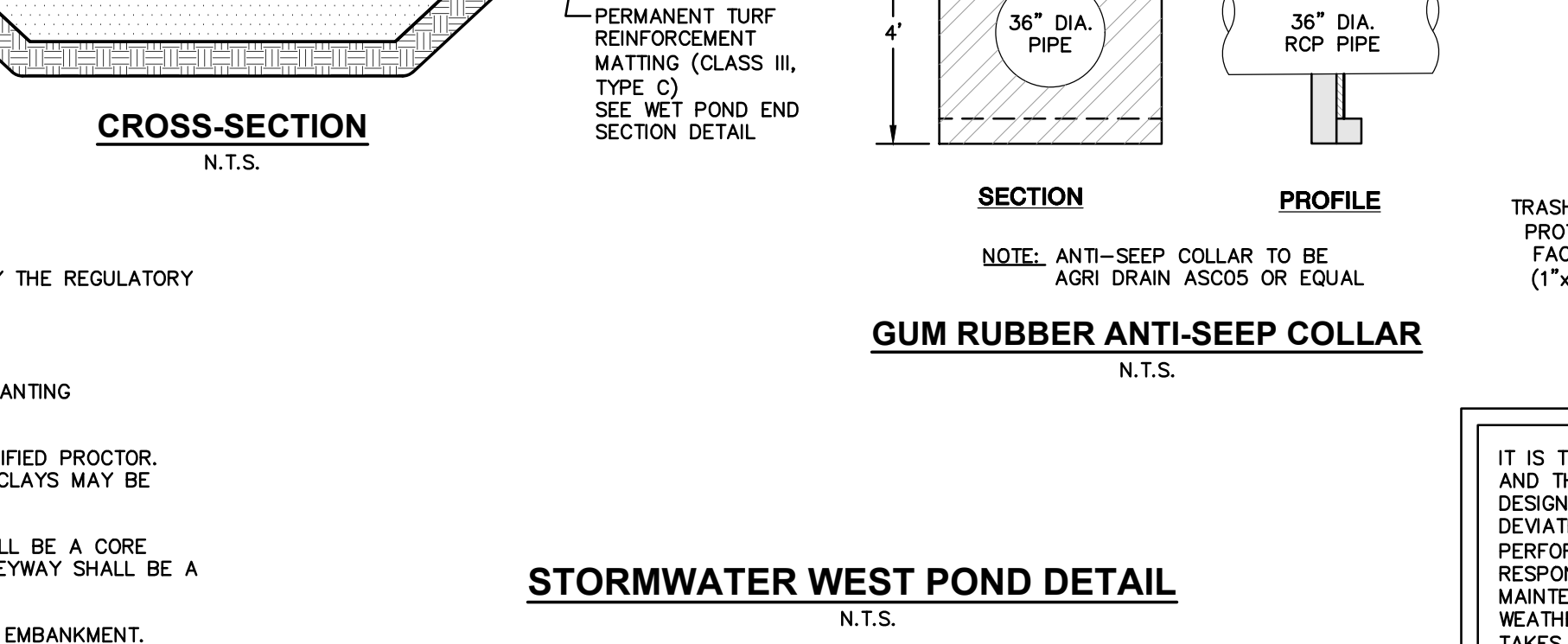
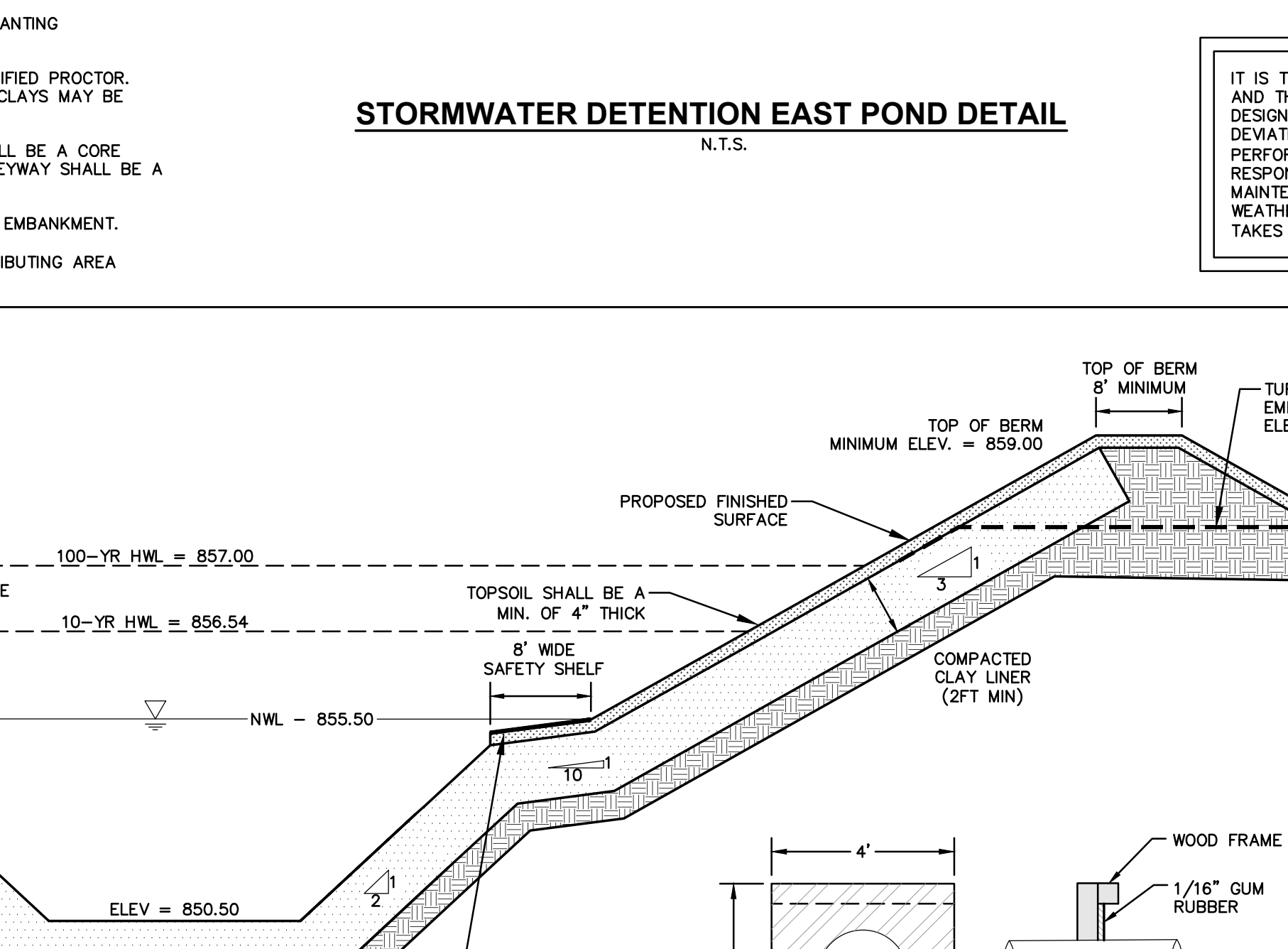
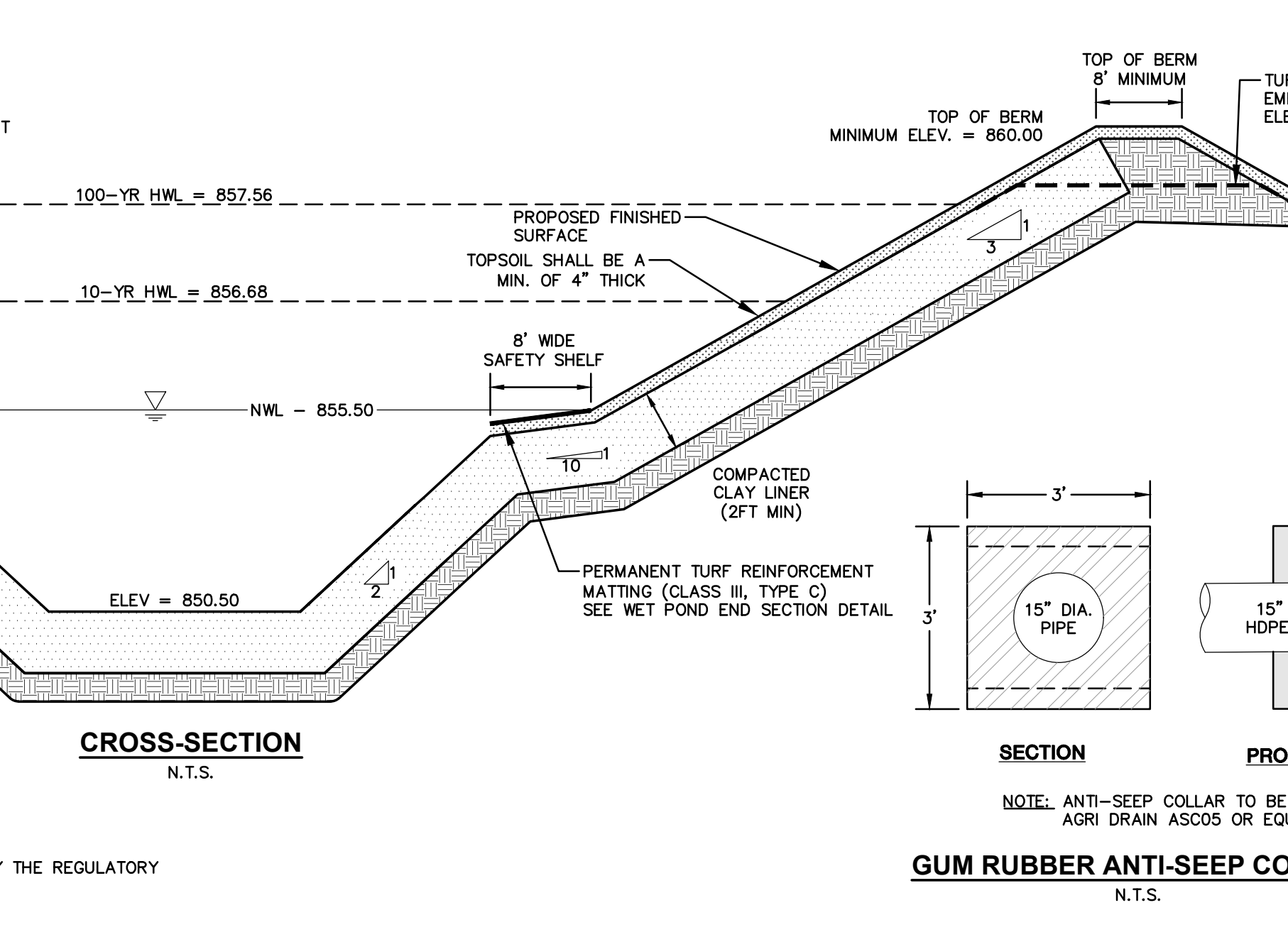
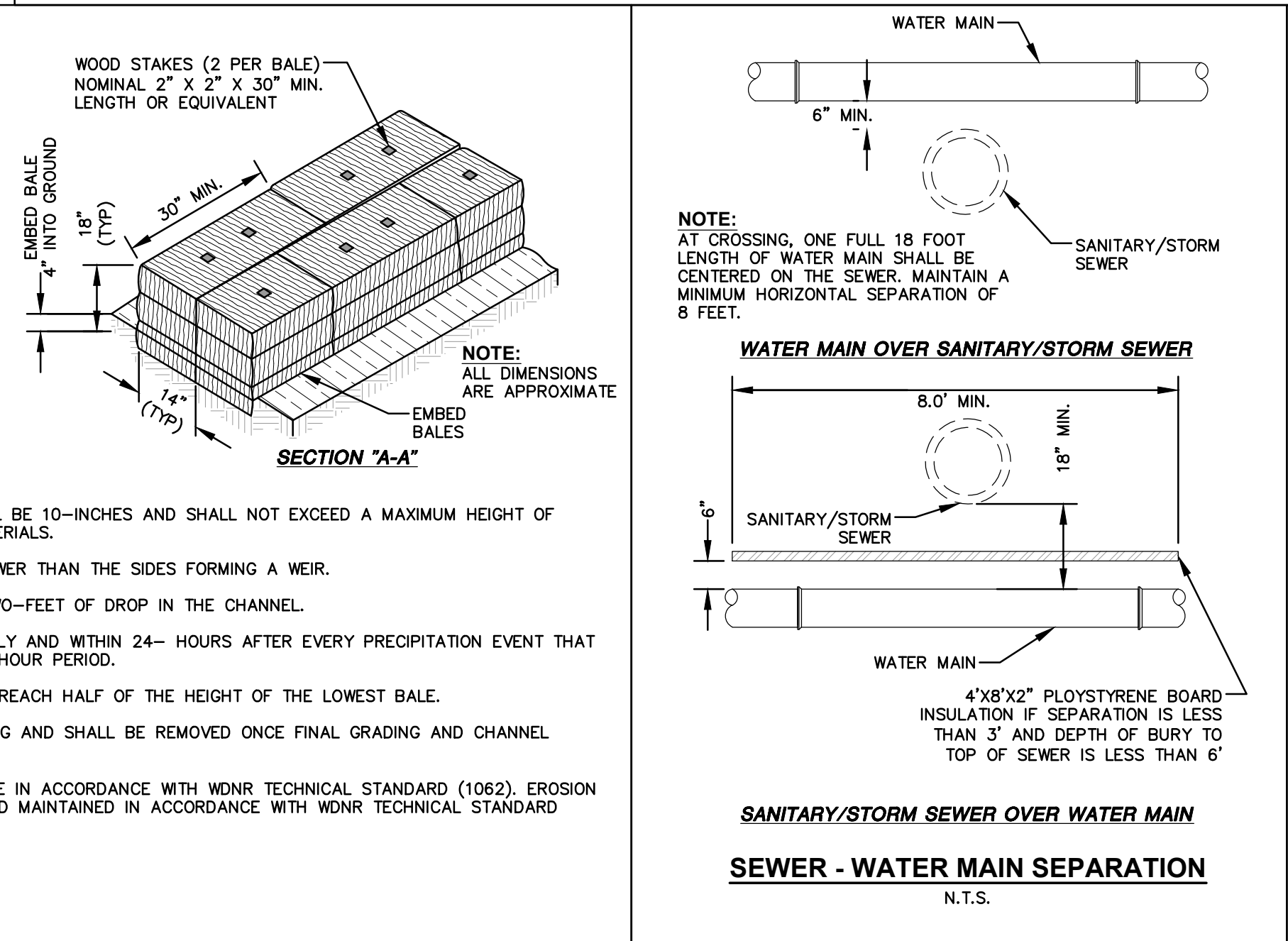
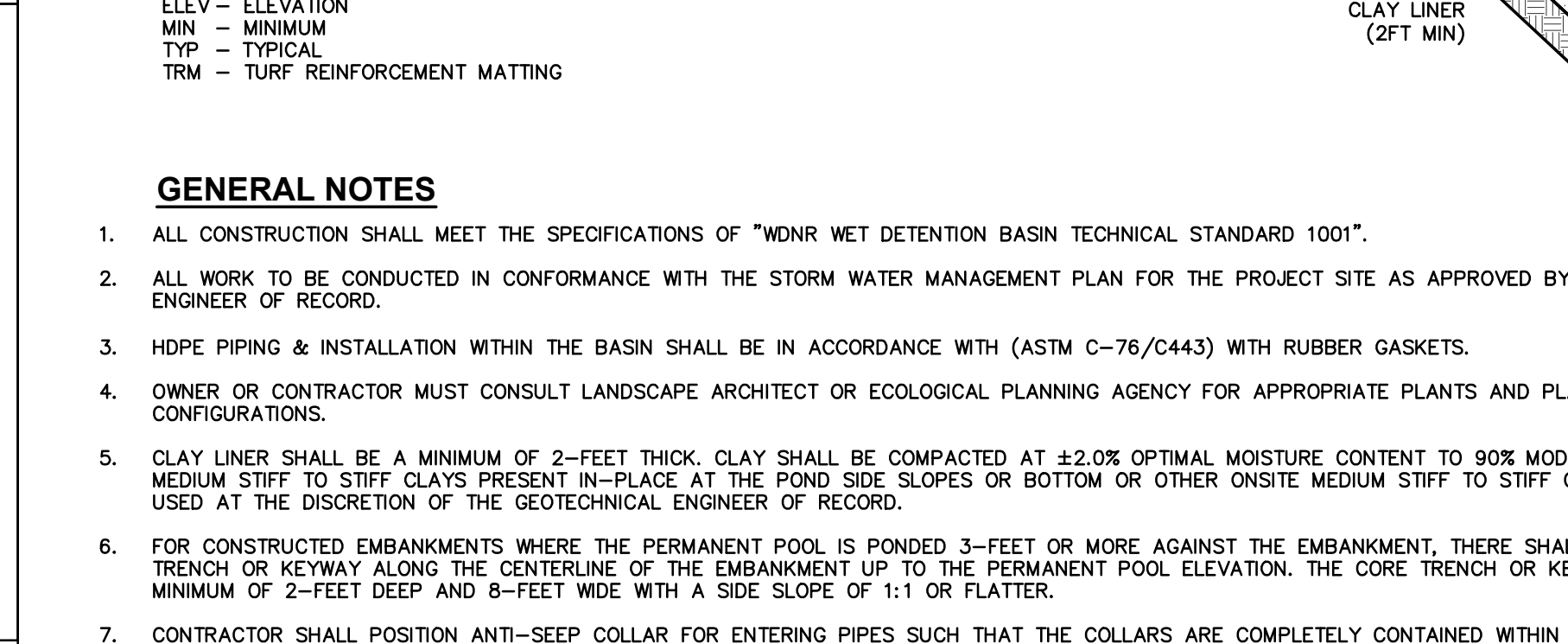
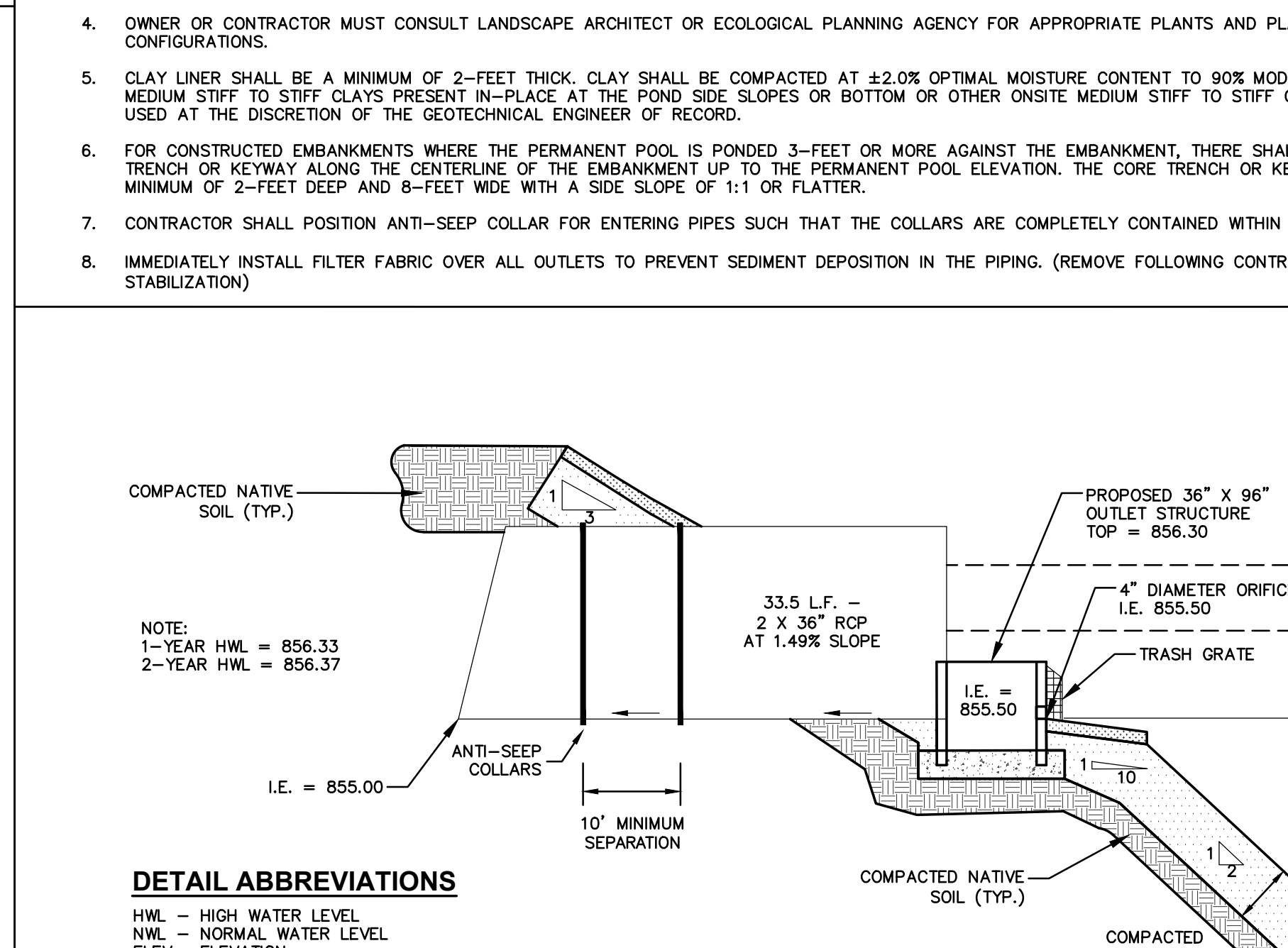
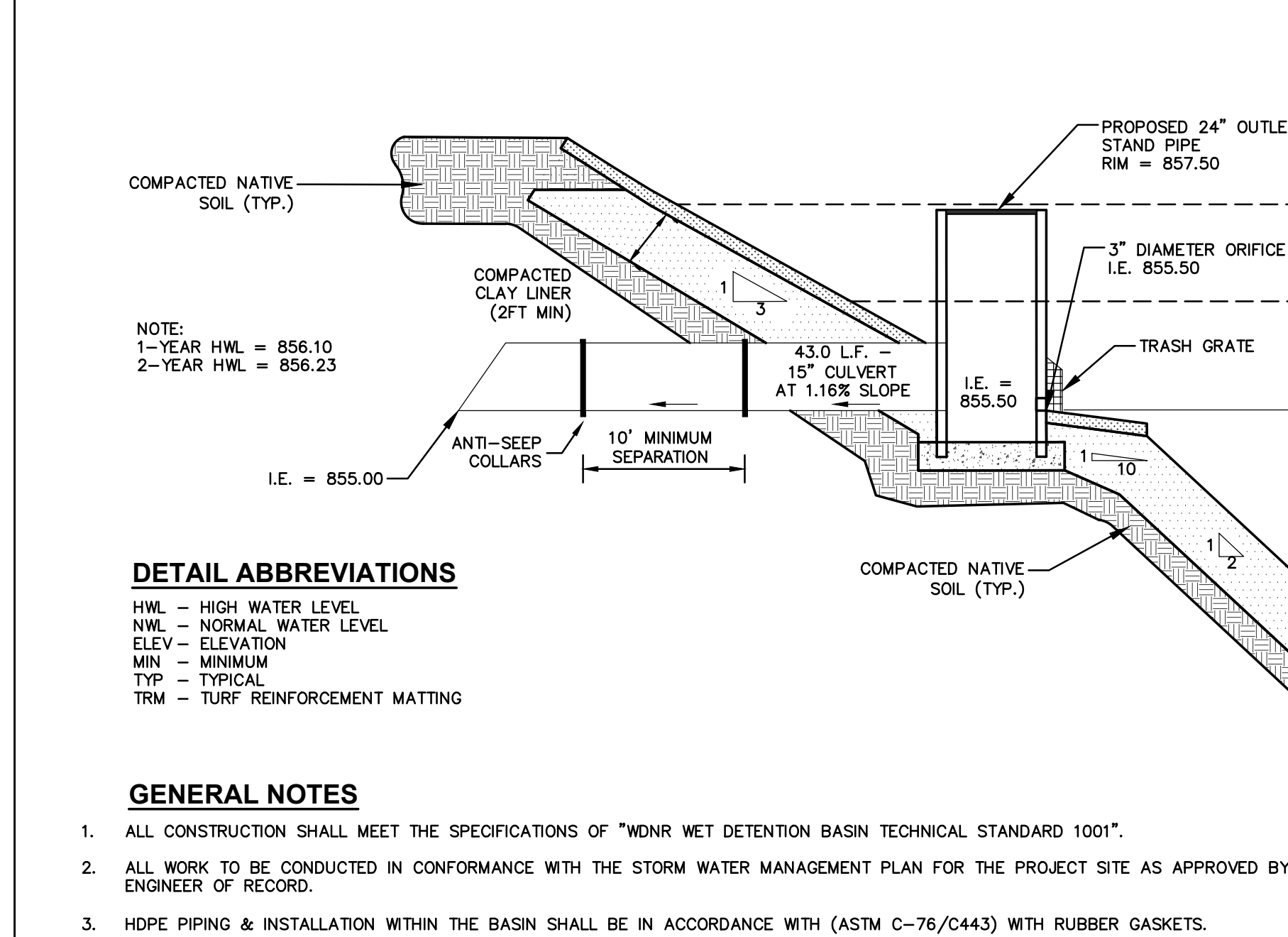
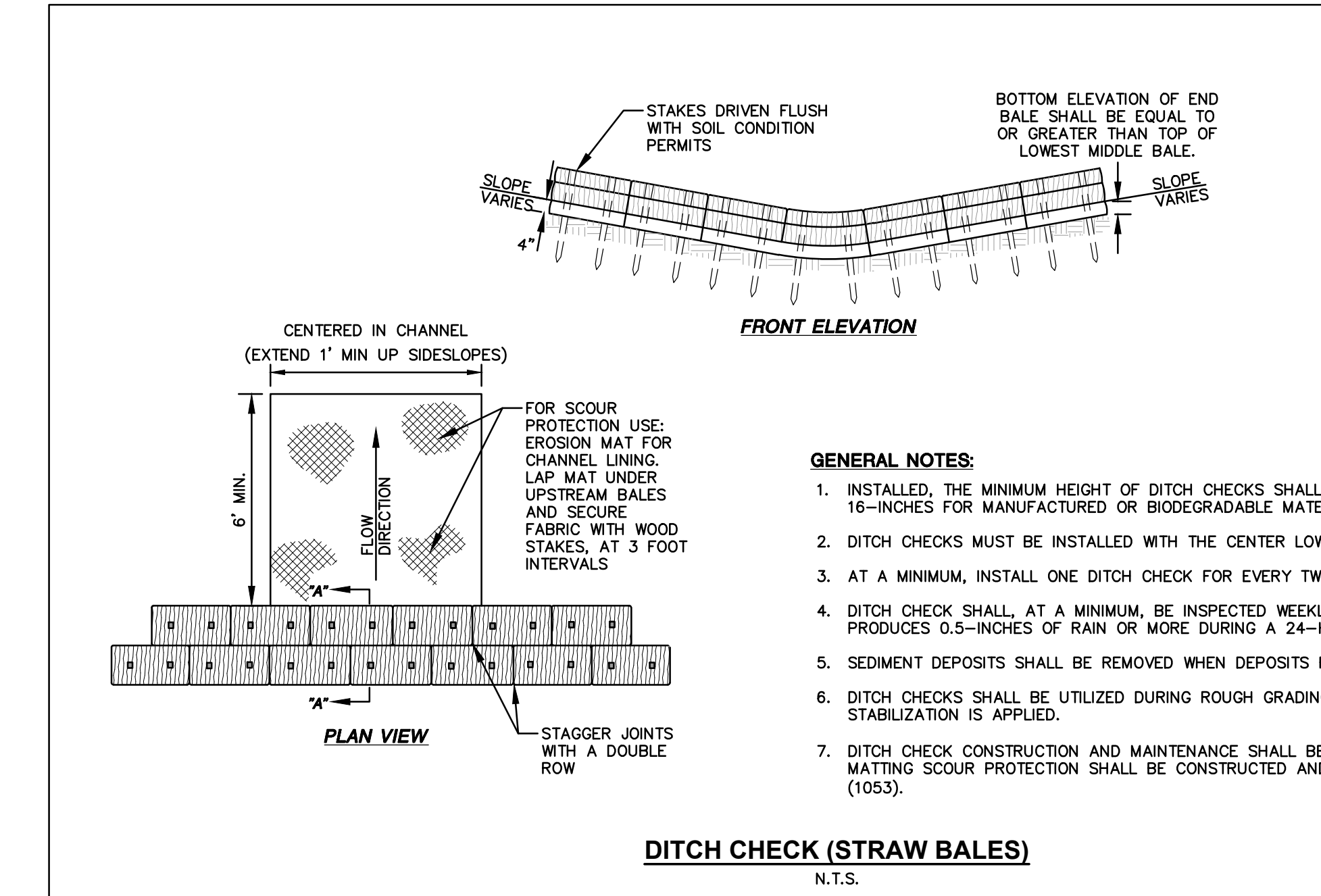
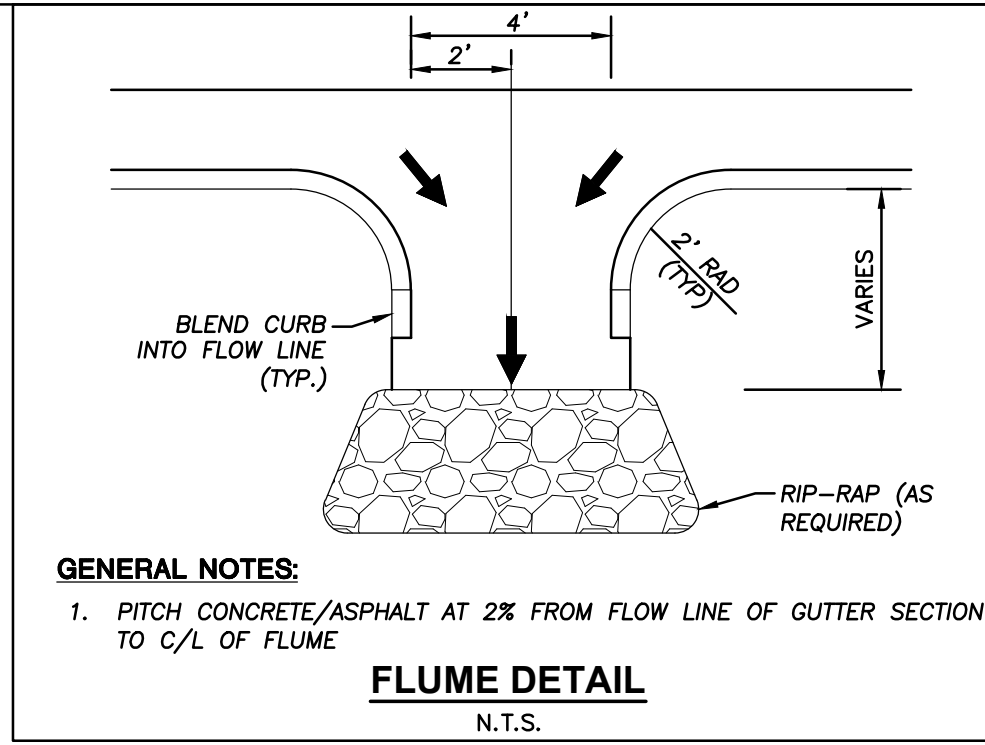
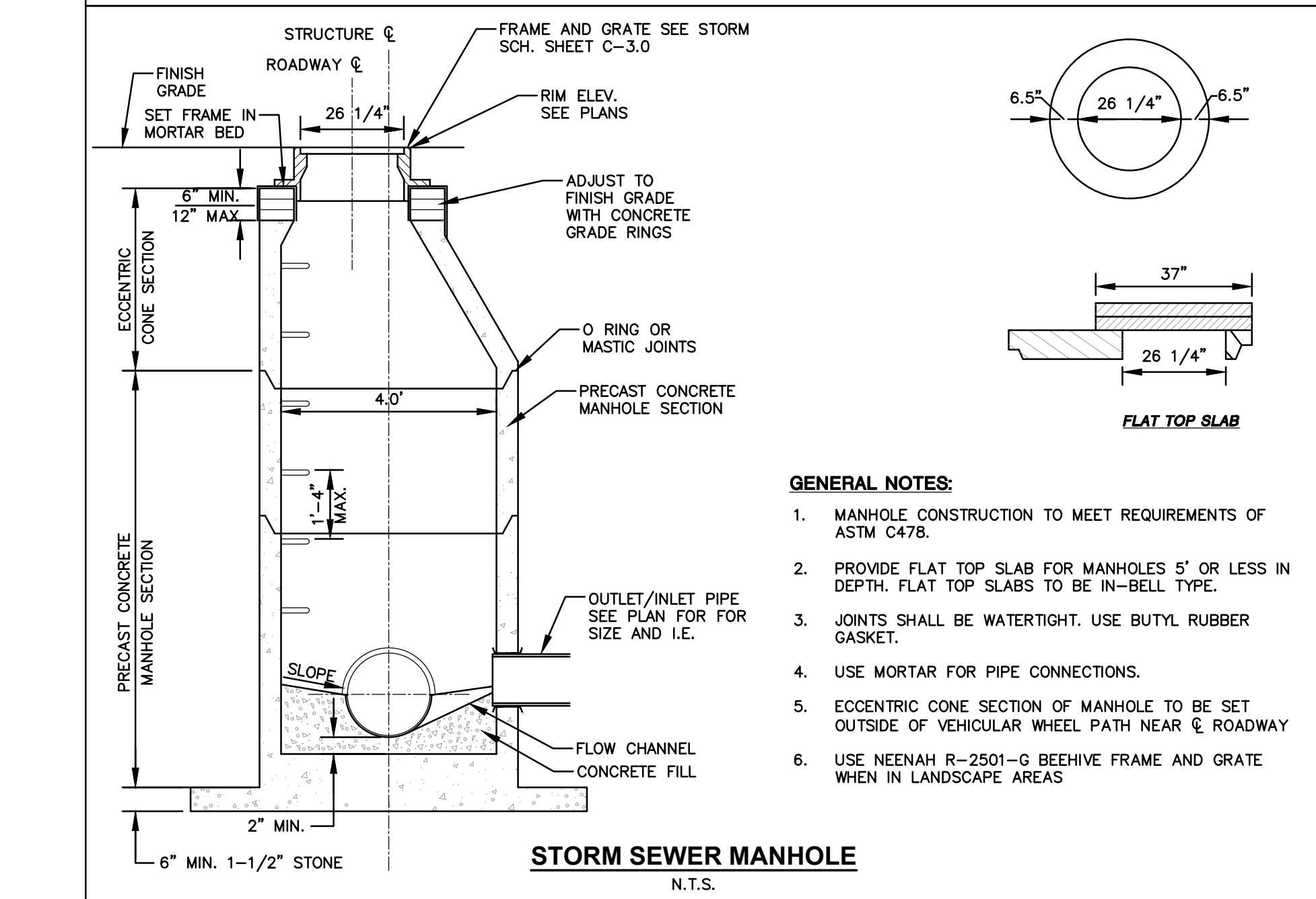
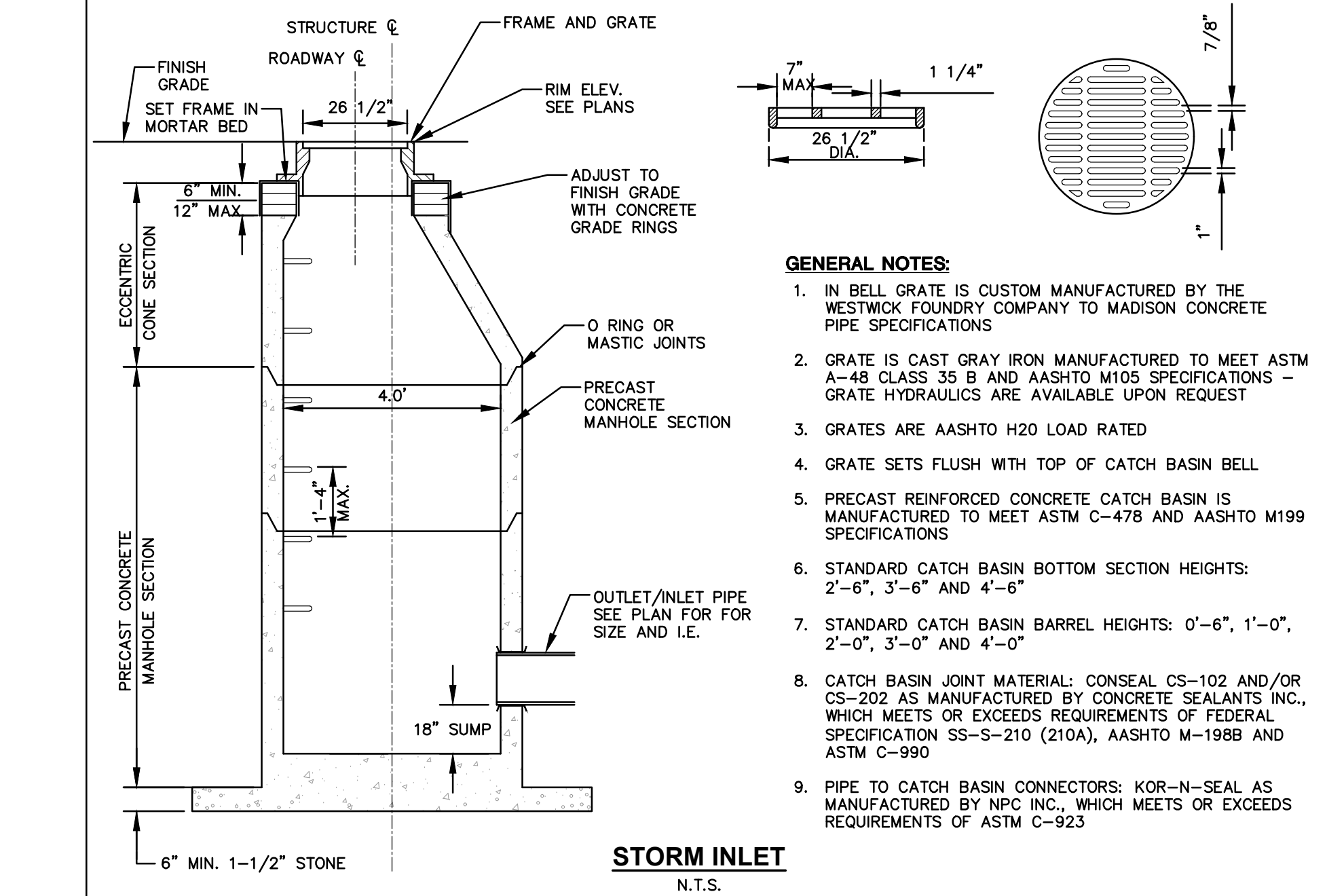
Designed By: APM 10-10-2022
Reviewed By: RW 10-10-2022
Approved By: RW 10-10-2022

SHEET TITLE:
DETAILS

SHEET NUMBER:

C5.1





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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

Interstate Partners LLC
Real Estate Development

CLIENT ADDRESS:

N16 W23217 STONERIDGE DR.
WAUKESHA, WI 53188

PROJECT:

GREEN ROAD INDUSTRIAL BUILDING

PROJECT LOCATION:

CITY OF PEWAUKEE, WI
WAUKESHA COUNTY

PLAN MODIFICATIONS:

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DESIGNED BY:

APM 10-10-2022

REVIEWED BY:

RW 10-10-2022

APPROVED BY:

RW 10-10-2022

SHEET TITLE:

DETAILS

SHEET NUMBER:

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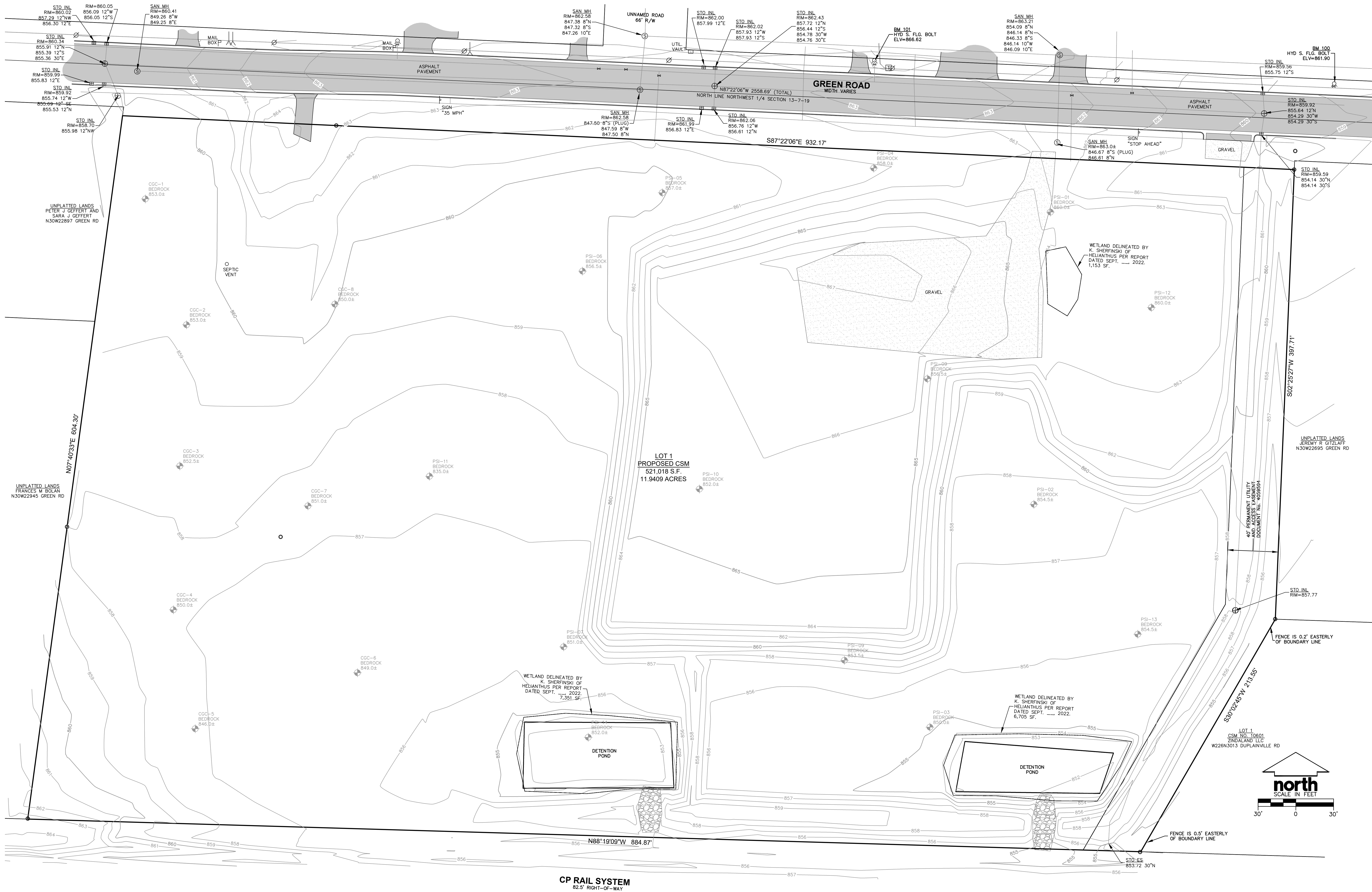
JSD PROJECT NO:

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Page 12 of 42

File: R:\2019\15C7058 Green Rd\1517058 BASEMAP.dwg Layout: CS-1 User: rlskandarsjach Plotted: Oct 11, 2022 7:55am Xref's:



NOTES:

- Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone. The north line of the Northwest 1/4 of Section 13, Township 7 North, Range 19 East, was used as North 87°22'06" West.
- Vertical Datum: NVD1929
Reference Benchmark: Northeast corner of the Northwest 1/4 of Section 13, Township 7 North, Range 19 East, Concrete monument w/ SEWRPC brass cap. Elevation=854.72
- Site Benchmarks:
Benchmark #100 Hydrant south flange bolt, north side of Green Road, approximately 50 feet northeast of the northeast corner of property. Elevation=861.90
Benchmark #101 Hydrant south flange bolt, north side of Green Road, approximately 340 feet west of the northeast corner of property. Elevation=866.62
- Field survey by JSD Professional Services, Inc on November 15, 2019, with supplement survey on September 9, 2022
- Boundary based on proposed Certified Survey Map.

BOUNDARY DESCRIPTION:

Lot 1 of Certified Survey Map No. _____ recorded in Waukesha County Register of Deeds Office on _____ 202__ as Document No. _____ part of the Northwest 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Rizal W. Iskandarsjach, Professional Land Surveyor, hereby certify, that in full compliance with the provisions of Chapter A-E7 of the Wisconsin Statutes for Minimum Standards for property survey, that this survey map is correct to the best of my knowledge and belief with the information provided.

Rizal W. Iskandarsjach, P.L.S.
Professional Land Surveyor, S-2738
JSD Professional Services, Inc.
W238 N1610 Busse Road, Suite 100
Waukesha, WI 53188
262-513-0666

Date _____

LEGEND

- | | | | | | |
|---|------------------------|---|--------------------|---------|--------------------------|
| ⊙ | SANITARY SEWER MANHOLE | ⊠ | LIGHT POLE | — SAN — | SANITARY SEWER |
| ⊕ | STORM MANHOLE | P | MAIL BOX | — W — | WATER MAIN |
| ⊖ | CLEAN OUT | ⊞ | TELEPHONE PEDESTAL | — ST — | STORM SEWER |
| ⊕ | CATCH BASIN ROUND | ⊕ | ELECTRICAL MANHOLE | — G — | UNDERGROUND GAS |
| ⊕ | CATCH BASIN SQUARE | — | SIGN | — E — | UNDERGROUND ELECTRIC |
| ⊕ | CURB INLET | ⊗ | POWER POLE | — T — | UNDERGROUND TELEPHONE |
| ⊕ | FIRE HYDRANT | — | GUY WIRE | — FIB — | UNDERGROUND FIBER OPTICS |
| ⊕ | WATER VALVE | — | | — OH — | OVERHEAD UTILITY |
| ⊕ | GAS VALVE | | | | |

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WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:

N16 W23217 STONERIDGE DR.
WAUKESHA, WI 53188

PROJECT:

GREEN ROAD
INDUSTRIAL BUILDING

PROJECT LOCATION:

CITY OF PEWAUKEE, WI
WAUKESHA COUNTY

PLAN MODIFICATIONS:

#	Date:	Description:
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Surveyed By: JFA 11-15-2019
Drawn By: RWK 11-20-2019
Approved By: RWK 11-20-2019

**EXISTING
CONDITION MAP**

SHEET NUMBER:

CS-1

JSD PROJECT NO: 15-7058



PLAN COMMISSION SUBMITTAL FOR:
INTERSTATE PARTNERS SINGLE-USER
INDUSTRIAL BUILDING - GREEN ROAD COMMERCE
CENTER

N30 W22805 GREEN RD
PEWAUKEE, WI 53072



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:



GREEN ROAD SINGLE-USER
INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE
CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION
SUBMITTAL

REVISIONS		
#	DATE	DESCRIPTION

ISSUANCES

PLAN COMMISSION CONCEPTUAL REVIEW
PLAN COMMISSION SUBMITTAL
REVISION PLAN COMMISSION SUBMITTAL
STATE REVIEW DRAWINGS
REVISION PLAN COMMISSION SUBMITTAL

18 NOVEMBER 2019
11 DECEMBER 2019
8 MAY 2020
23 JUNE 2020
2 SEPTEMBER 2022

PLAN COMMISSION SUBMITTAL - SINGLE-USER

7 OCTOBER 2022

7 OCTOBER 2022

PROJECT NUMBER	PROJECT MANAGER
22028-00	JK

COVER

TS100

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ABBREVIATIONS

A A/C air condition A/E Architect/Engineer ACT acoustical ceiling tile ADDL additional ADD addendum AFC above finished counter AFF above finished floor AFG above finished grade ALT alternate ALUM aluminum APD approved APT apartment AP acoustic panel ASC above suspended ceiling	C (continued) CL centerline CLS ceiling CLR clear CM construction management CMU concrete masonry unit CO cleanout COL column CONC concrete COND condor CONT continuous CPF carpet CSWC casework CT ceramic tile CTC ceramic tile base	F F filler FA fire alarm FA fluid applied FAB fabric FC file cabinet FD floor drain FE back mtd fire extinguisher FEC fire extinguisher cabinet FHC fire hose cabinet FIR floor FM factory mutual FD finished opening FP fire protection FPL fireplace FT feet, foot FTG footing	L LAM laminate LAV lavatory LL live load LVT luxury vinyl tile	M MAX maximum modular carpet tile MECH mechanical MFR manufacturer MICRO microwave oven MIN minimum MIN minute MSC miscellaneous MO masonry opening MS mop sink MTD mounted MTL metal	P (continued) PSI pounds per square inch PT paint, painted PTM partition	Q QT quarry tile QTB quarry tile base	R RB rubber base RCP reflected ceiling plan RD roof conductor RD roof drain R reinforcing steel bars REC recess REF reference REF refrigerator RF resilient flooring REV revision RF room finish RO rough opening	T (continued) TKBD tackboard TO top of TOB top of beam TOC top of concrete TOJ top of joint TOPO topography TOS top of slab TOS top of steel TP toilet partition TV television TYP typical
B BB baseboard BB bulletin board BLD building BL borrowed light BLW below BPL base plate BO bottom of BOS bottom of steel	D DEMO demolition DEPT department DFT drinking fountain DFS door and frame schedule DIA diameter DR decorative panel DR FR door frame DTL detail DS downspout DISH washer DW drawing	G GA gauge GALV galvanized GB grab bar GC general contractor GL glass GLU LAM glue laminated wood GR grade, grading GT groud GYP BD gypsum board	N N north NA not applicable NIC not in contract NO number NM nominal NTS not to scale	S SAH sanitary SC sealed concrete SC solid core SF square foot SM similar SP spandrel SS solid surface SS stainless steel ST stain ST stair STM stone STNB stone base STRUCT structure	U UN unless noted otherwise	V VCT vinyl composition tile VEND vending machine VERT vertical VFC vendor furnished, contractor installed VFOI vendor furnished, owner installed VFI vendor furnished, owner installed VNR veneer VIF verify in field VWC vinyl wall covering	W W west W with WO without WC water closet WC wall covering WC wood WDB wood base WDV wood veneer WH water heater WM walk-off mat WP wall protection WP workpoint WT window treatment	
C CB catch basin CB construction bulletin CF/CI contractor furnished, contractor installed CF/OI contractor furnished, owner installed CFM contractor furnished, vendor installed CG corner guard CH BD chalkboard CIP cast-in-place CJ control joint CNI construction joint	E E east EIFS exterior insulation & finish system EI elevation EJ expansion joint ELEC electric, electrical ELEV elevator EPS expanded polystyrene board EQ equal EW eyewash EXT existing EXP expand, expansion EXT exterior	H HB hose bibb HC hollow core HCP handicapped HM hollow metal HORIZ horizontal HSCP housekeeping HGT height HVAC heating, ventilating & air conditioning HW hot water HWY highway	O OC on center OD outside diameter OF/CI owner furnished, contractor installed OF/OI owner furnished, owner installed OF/MI owner furnished, vendor installed OH DR overhead (ceiling) door OPH opposite hand opening OPNG opening	I ID inside diameter INSUL insulation INT interior J JA janitor sink	P PLYVD plywood PNL panel PREFAB prefabricated PREFIN prefinished	T T&M time & materials TEMP temperature TER terrazzo TERB terrazzo base TFF top of finish floor	X XPS extruded polystyrene board (insulated)	

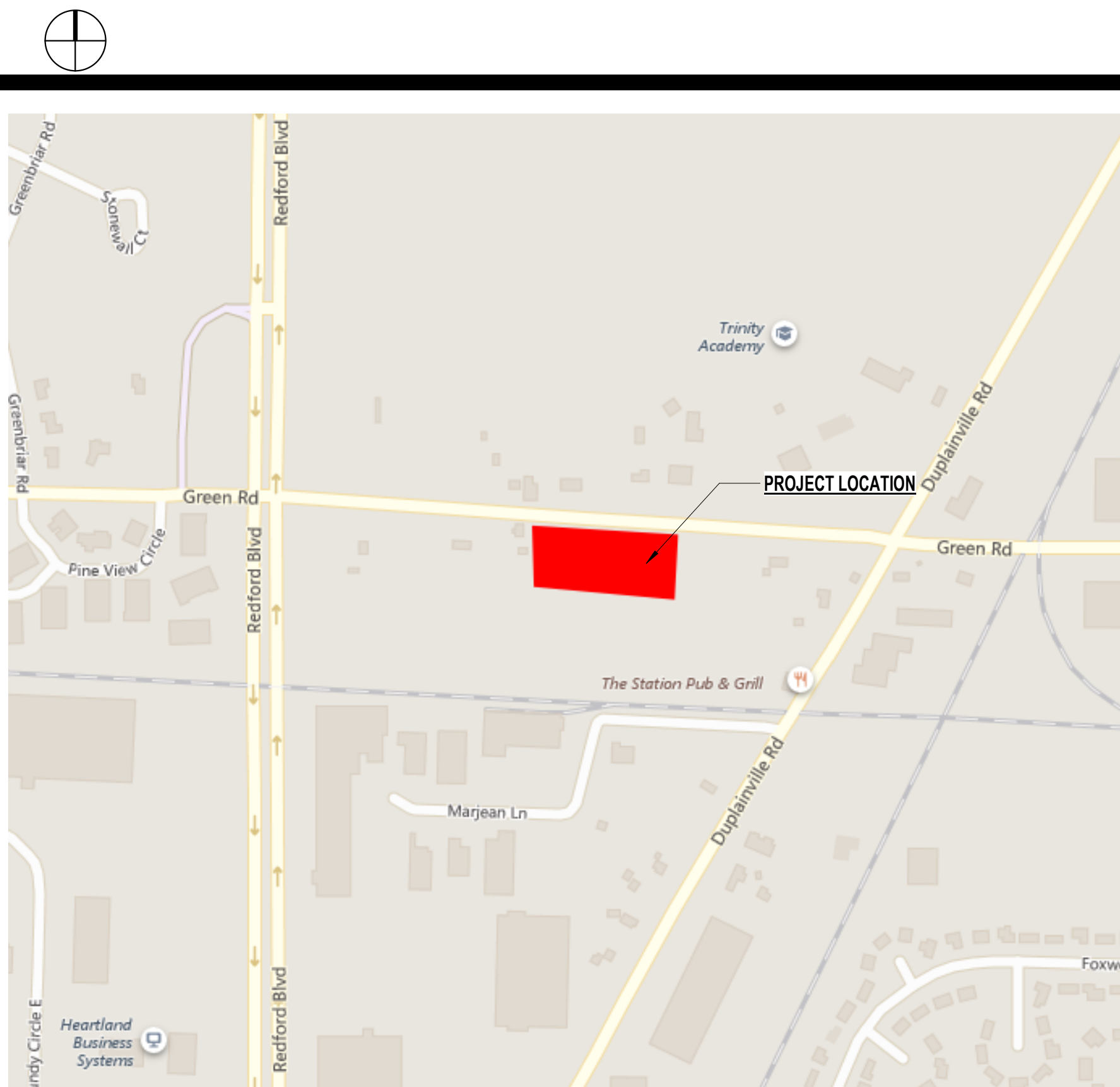
PROJECT DATA

PROJECT DATA	
OWNER	GREEN ROAD COMMERCE CENTER, LLC
LOCATION	
MUNICIPALITY	PEWAUKEE
COUNTY	WAUKESHA
STATE	WISCONSIN
APPLICABLE BUILDING CODES	
BUILDING CODE	2015 INTERNATIONAL EXISTING BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 385
ACCESSIBILITY CODE	2015 INTERNATIONAL BUILDING CODE WITH WISCONSIN AMENDMENTS SPS 382 / 2003 ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
MECHANICAL CODE	2015 INTERNATIONAL MECHANICAL CODE WITH WISCONSIN AMENDMENTS SPS 384
PLUMBING CODE	2015 WISCONSIN PLUMBING CODE SPS 381-387
ELECTRICAL CODE	2015 NFPA 70 NATIONAL ELECTRICAL CODE WITH WISCONSIN AMENDMENTS SPS 318
ENERGY CODE	2015 IECC INTERNATIONAL ENERGY CONSERVATION CODE WITH WISCONSIN AMENDMENTS SPS 383
FIRE CODE	2015 INTERNATIONAL FIRE CODE ADOPTED PER MILWAUKEE CODE OF ORDINANCES (MCO 214-3)
CONSTRUCTION CLASSIFICATION	
	IIB
	NFPA 13
OCCUPANCY GROUP	POTENTIAL FOR B, S-1/S-2 AND F-1/F-2 OCCUPANCIES
PROJECT TYPE	NEW CONSTRUCTION
NUMBER OF STORIES	1 (32 FT CLEAR)
BLDG GROSS AREA (SQ FT)	115,146 GSF
FIRE PROTECTION	
FIRE ALARM	COMPLETE
FIRE SUPPRESSION	COMPLETE
MONITORING TYPE	REMOTE SUPERVISION
NFPA STANDARD USED	13

BUILDING DESCRIPTION AND INFORMATION

- THIS 194,786 SF BUILDING HAS BEEN DESIGNED WITH THE INTENT OF SUPPORTING SPECULATIVE (B) (OFFICE, (S-1/S-2) STORAGE, AND (F-1/F-2) FACTORY/INDUSTRIAL USES IN THE FUTURE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL CODES. MAINTAIN CODE REQUIRED FIRE RESISTANCE RATINGS AND ENCLOSURES.
- ALL EGRESS DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE.
- THIS BUILDING IS COMPLETELY SPRINKLERED.
- ALL CONTRACTORS AND/OR TRADES TO REFER TO ALL SHEETS OF THE SET FOR INFORMATION TO COMPLETE THEIR WORK.
- ALL CONTRACTORS AND/OR TRADES MUST COORDINATE THEIR WORK AND LOCATION WITH OTHER CONTRACTORS AND/OR TRADES.
- ANY DISCREPANCIES OR UNUSUAL EXISTING CONDITIONS SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF JAK ARCHITECTS FOR FURTHER DIRECTION. DO NOT SCALE DRAWINGS.
- THIS BUILDING WILL HAVE EXIT LIGHT SIGNAGE, EMERGENCY LIGHTING, SMOKE DETECTORS, FIRE ALARM, STROBES, AND FIRE EXTINGUISHERS AS REQUIRED BY CODE.

VICINITY MAP



PROJECT TEAM

OWNER
GREEN ROAD COMMERCE CENTER, LLC

N16 W23217 STONE RIDGE DRIVE, SUITE 350
WAUKESHA, WI 53188
PHONE: (262) 506-1000

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:
PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

CAROLINE BRZEZINSKI
(262) 506-6204
cb@interstatepartners.com
BILL SCHWARTZ
(262) 506-1003
bschwartz@intersatepartners.com

CIVIL
JSD PROFESSIONAL SERVICES, INC.

W238 N1610 BUSSE ROAD
WAUKESHA, WI 53188
PHONE: (262) 513-0666
FAX: (262) 513-1232

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

RIZAL ISKANDARSJACH, PE
(262) 513-0666
riz@jsdinc.com

STRUCTURAL
REYN ENGINEERING

131 WEST SEEBOTH STREET, SUITE 220
MILWAUKEE, WI 53204
PHONE: (414) 254-8526

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

PAT REYNOLDS, PE
(414) 254-8526
pdr@reynengineering.com

SITE PHOTOMETRICS
MLAZGAR ASSOCIATES

16350 WEST GLENDALE DRIVE
NEW BERLIN, WI 53151
PHONE: (414) 943-1915

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

ELLICIA PLUEMER
(608) 577-8978
ellicia.pluemer@mlazgar.com

LANDSCAPING
NELSON LANDSCAPE INC.

P.O. BOX 823
WAUKESHA, WI 53187-0823
PHONE: (262) 549-6111

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

COREY NELSON
(262) 549-6111
corey@nelsonlandscape.com

ARCHITECTURAL
JAKnetter ARCHITECTS

N16 W23217 STONE RIDGE DRIVE, STE 300
WAUKESHA, WI 53188
PHONE: (262) 518-9800

PROJECT CONTACT:
DIRECT PHONE:
EMAIL ADDRESS:

JAY KNETTER, AIA
(262) 278-4383
jayk@jaknetter.com



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:



GREEN ROAD
SINGLE-USER
INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD
COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION
SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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7 OCTOBER 2022

PROJECT NUMBER	PROJECT MANAGER
22028-00	JK

INDEX

TS101

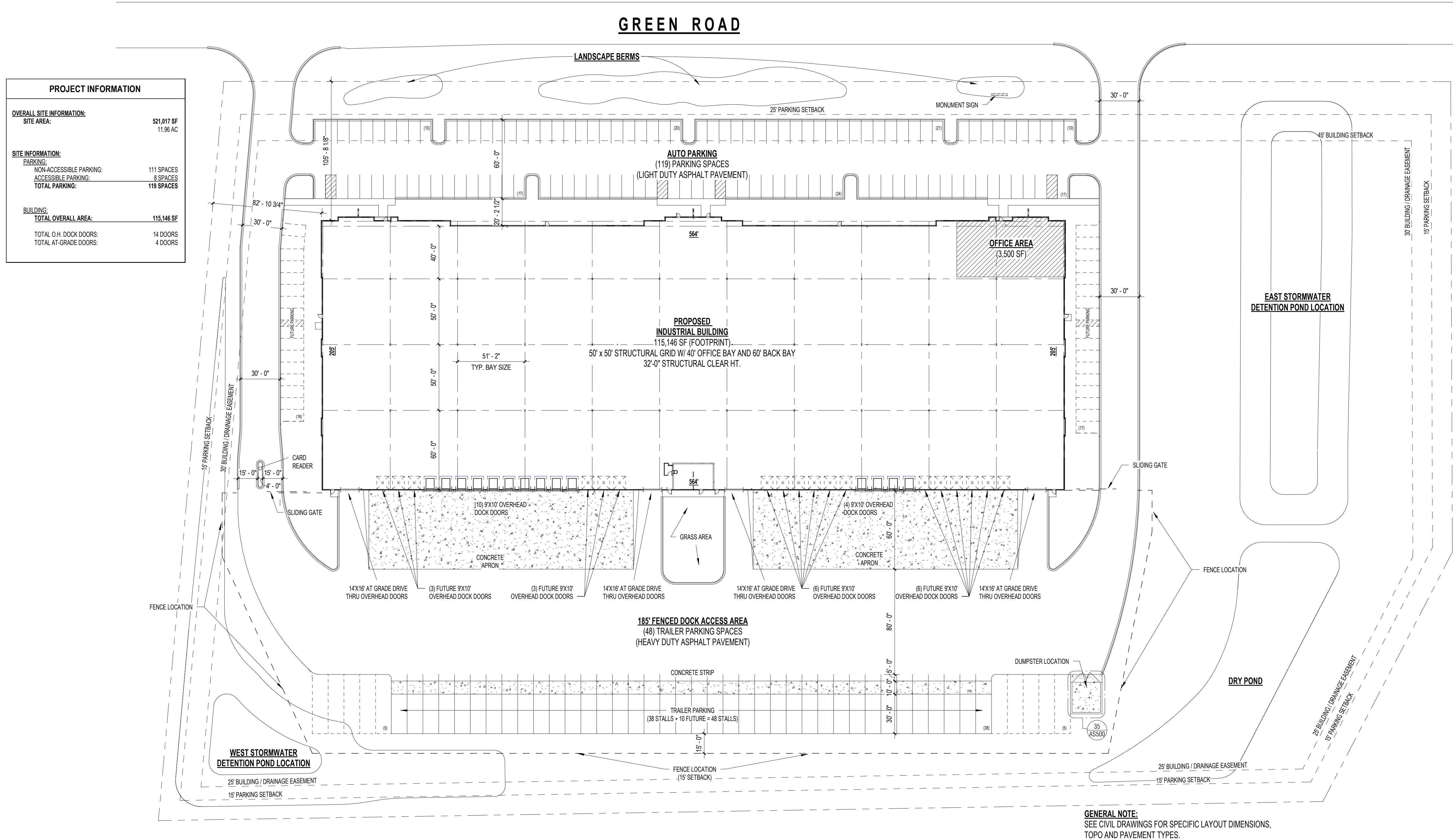
E

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N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815



GREEN ROAD SINGLE-USER
INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE
CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:
**PLAN COMMISSION
SUBMITTAL**

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7 OCTOBER 2022
PROJECT NUMBER PROJECT MANAGER
22028-00 JK

ARCHITECTURAL SITE PLAN
AS100

E

D

C

B

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N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815



GREEN ROAD SINGLE-USER INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION SUBMITTAL

REVISIONS		
#	DATE	DESCRIPTION

PROGRESS DOCUMENTS

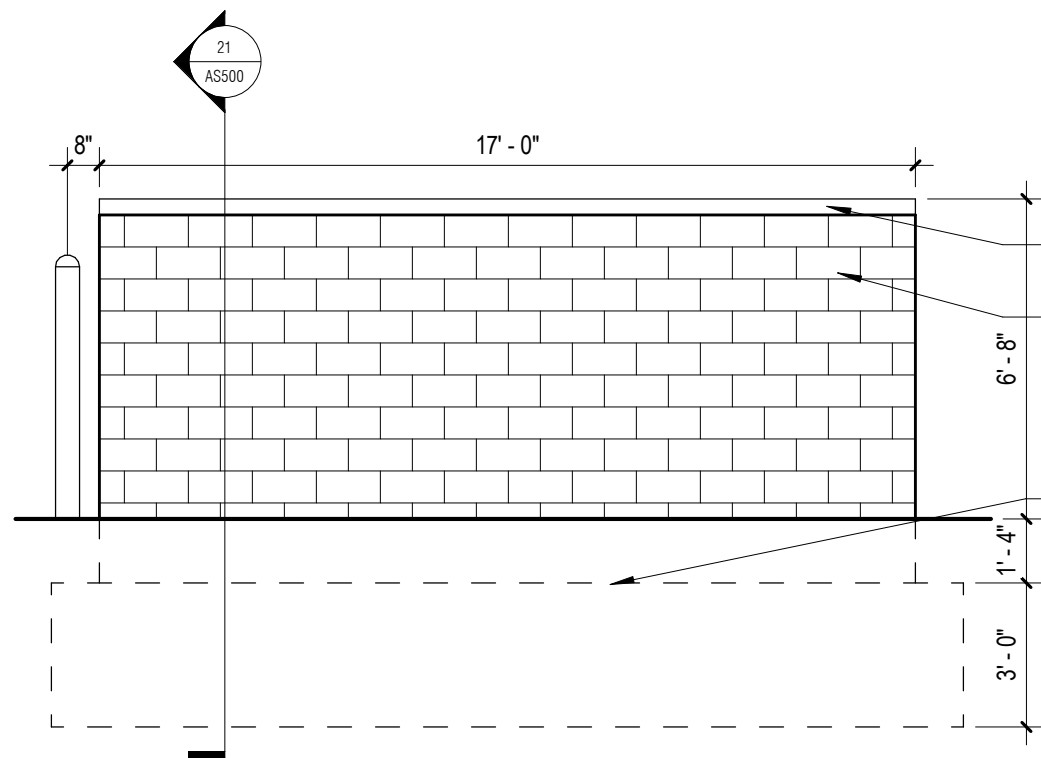
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7 OCTOBER 2022	
PROJECT NUMBER	PROJECT MANAGER
22028-00	JK

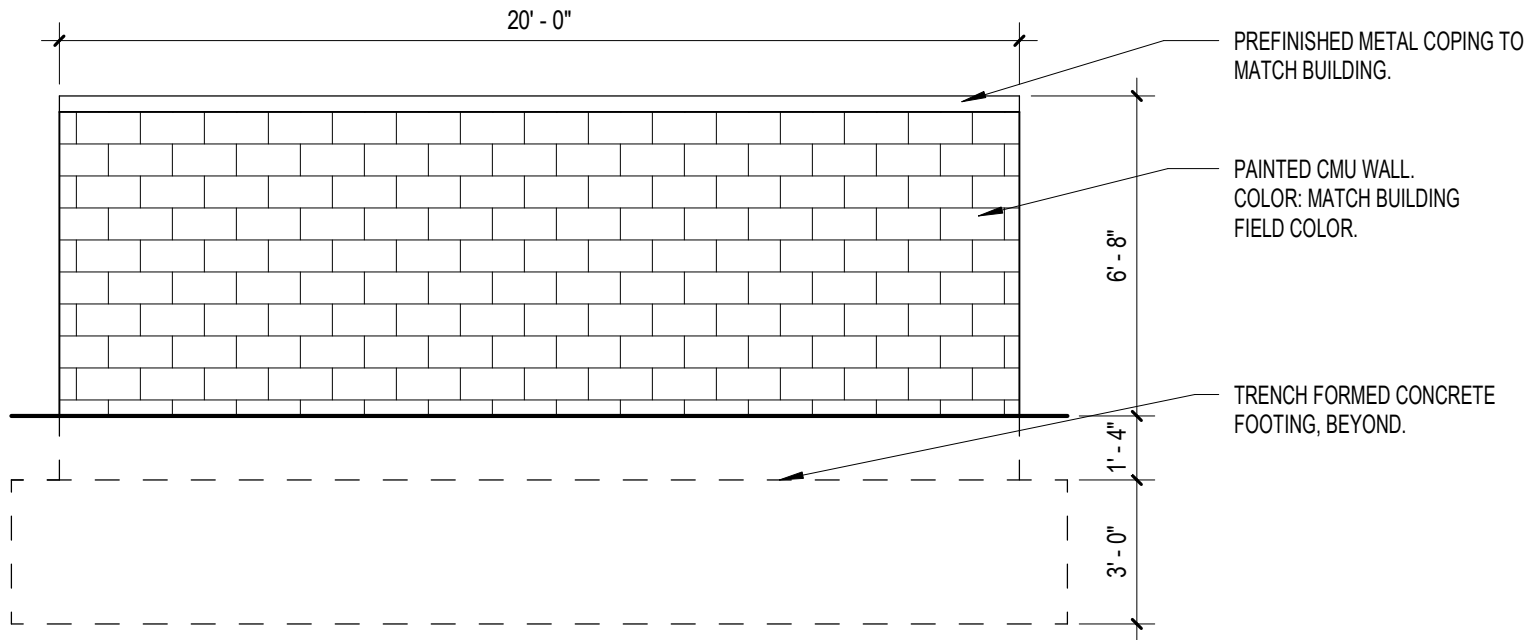
SITE DETAILS

AS500

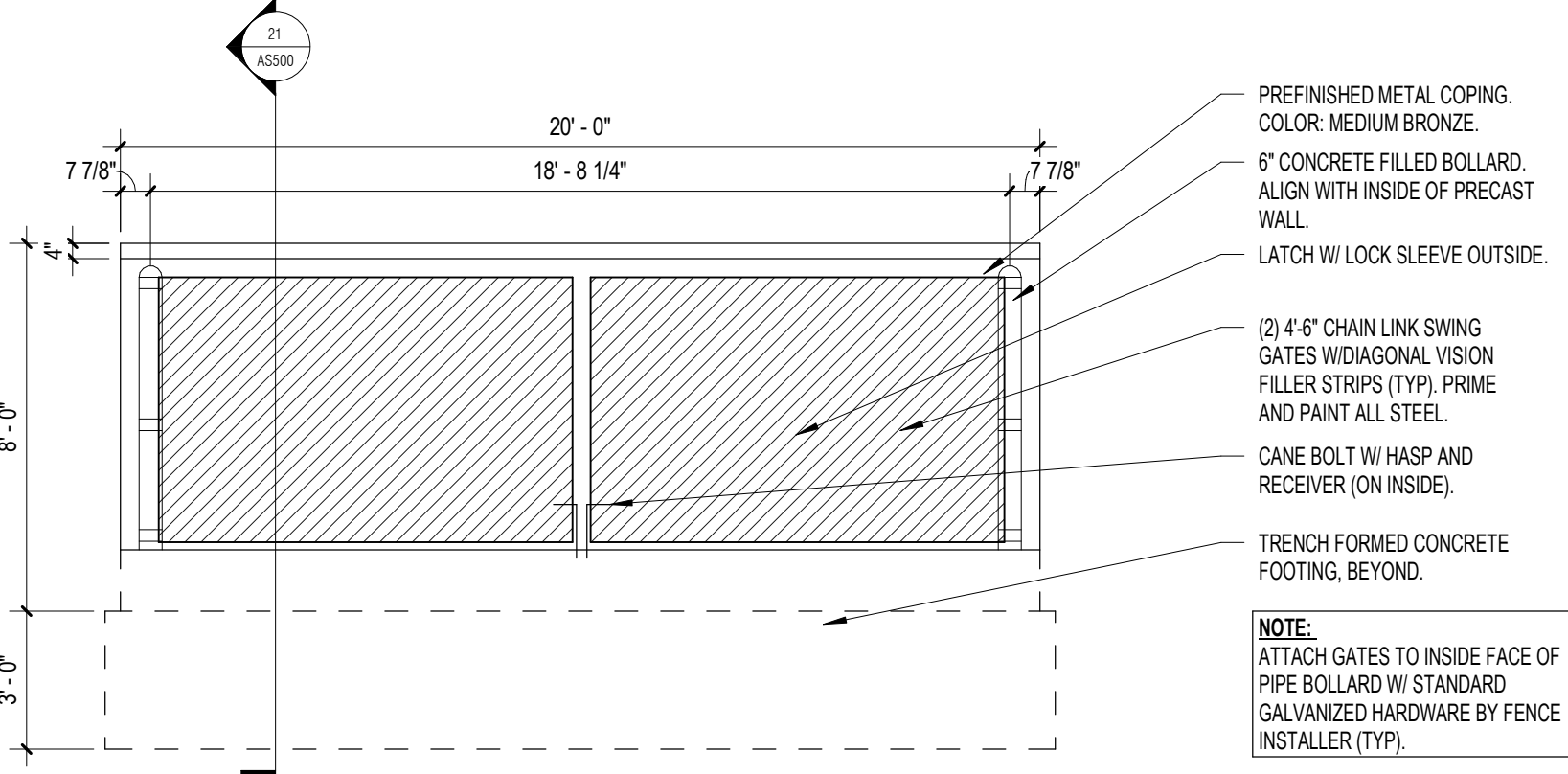
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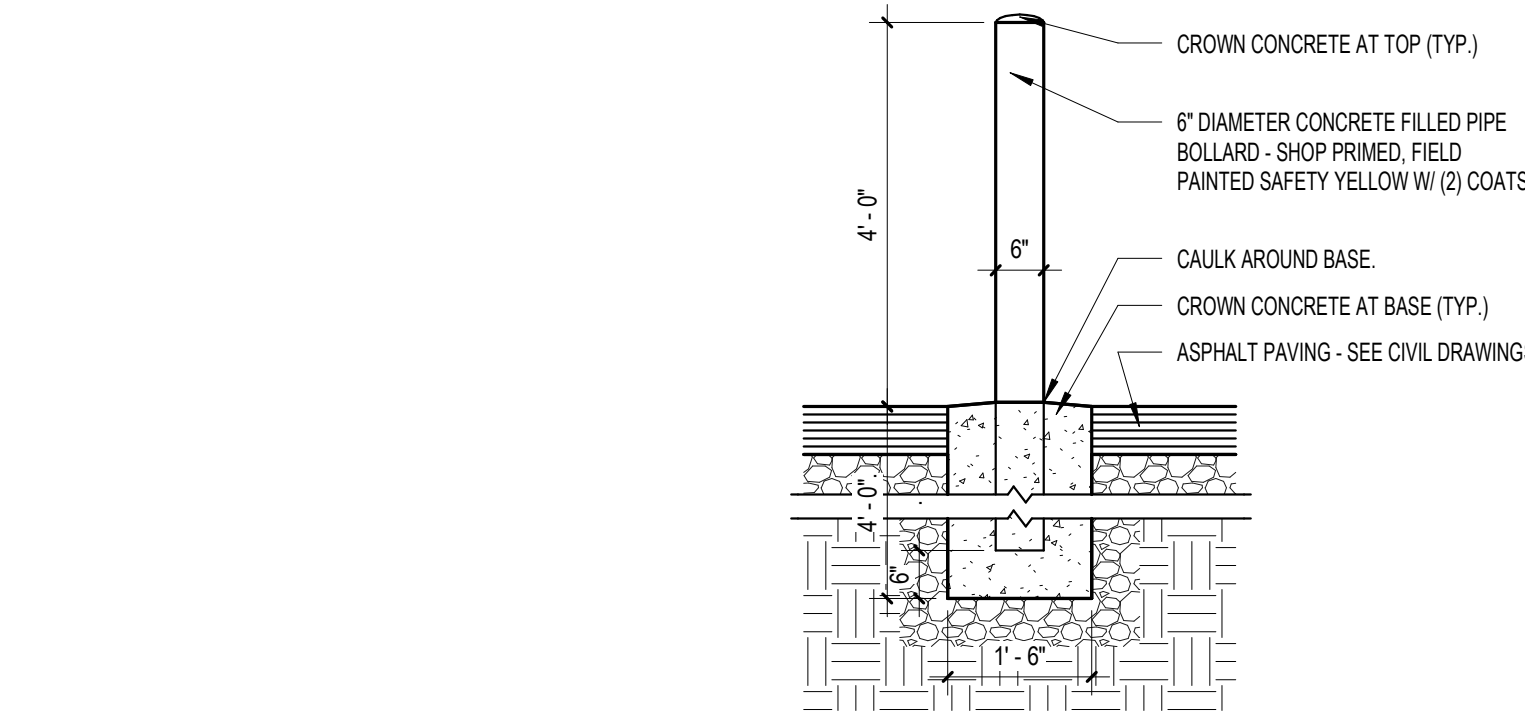
18 TYPICAL DUMPSTER SIDE ELEVATION
1/4" = 1'-0" 35 / AS500



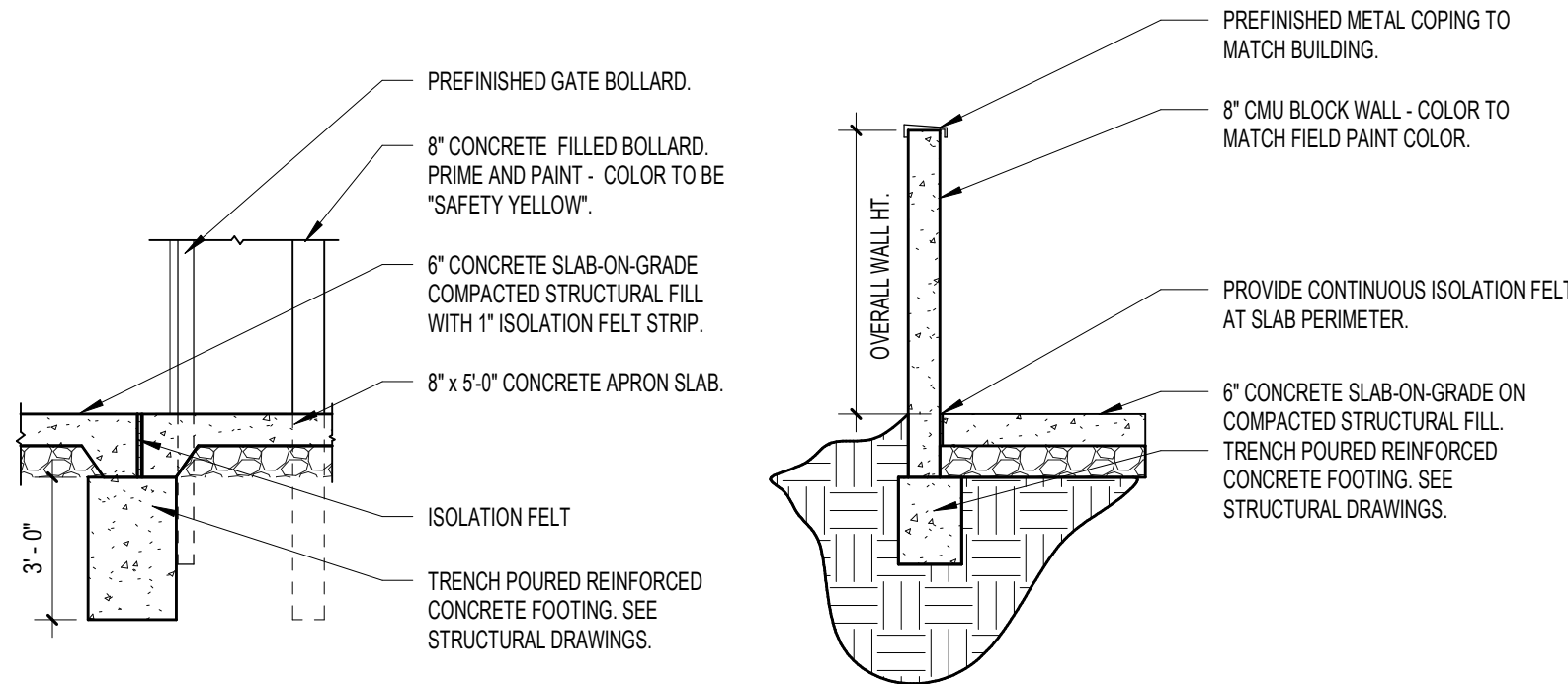
25 DUMPSTER REAR ELEVATION
1/4" = 1'-0" 35 / AS500



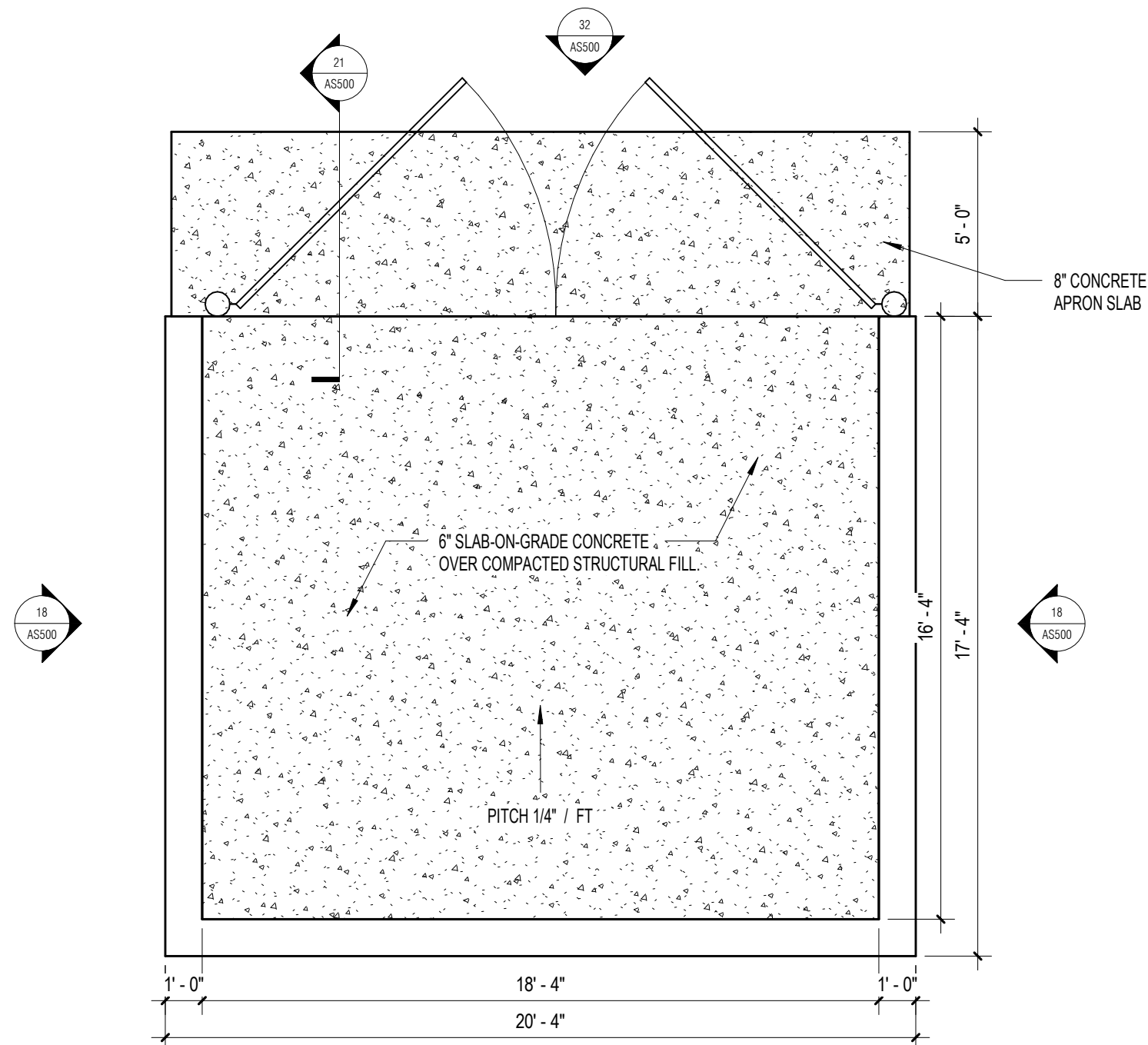
32 DUMPSTER FRONT ELEVATION
1/4" = 1'-0" 35 / AS500



7 BOLLARD SECTION DETAIL
1/2" = 1'-0"



21 TYPICAL DUMPSTER WALL SECTIONS
1/4" = 1'-0" 18 / AS500



35 DUMPSTER PLAN
1/4" = 1'-0" 34 / AS100

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N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:
Interstate Partners LLC
Real Estate Development
GREEN ROAD SINGLE-USER INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE CENTER
PEWAUKEE, WI 53072

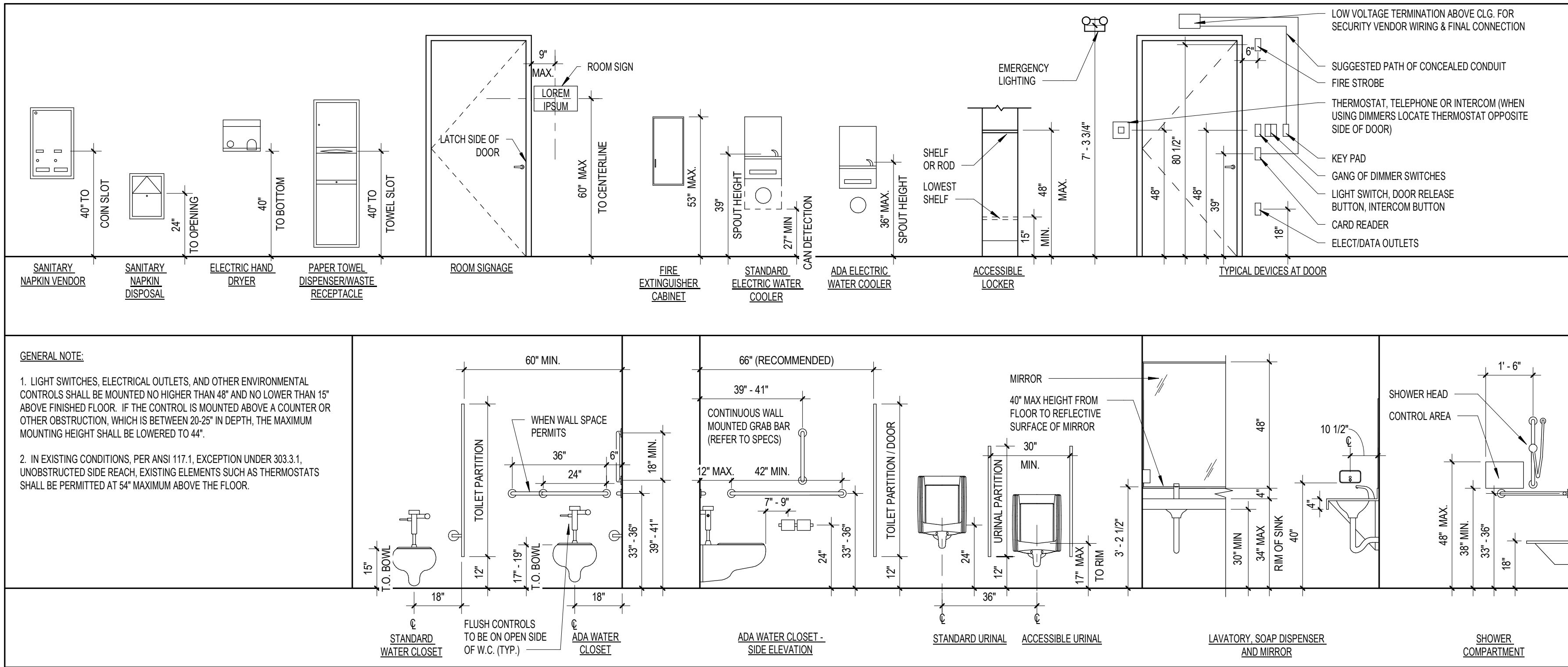
DRAWING ISSUANCE:
PLAN COMMISSION SUBMITTAL

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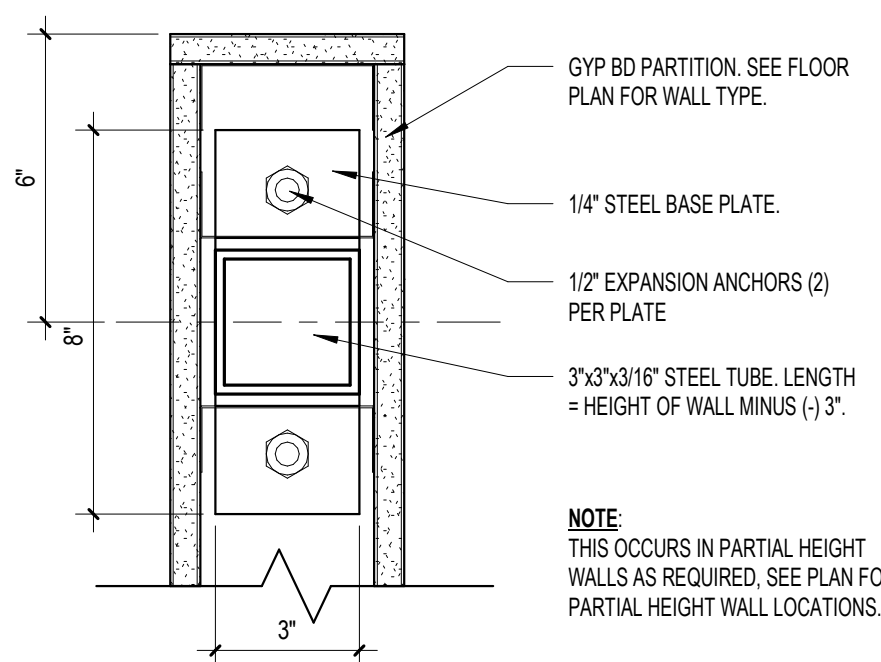
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7 OCTOBER 2022
PROJECT NUMBER PROJECT MANAGER
22028-00 JK

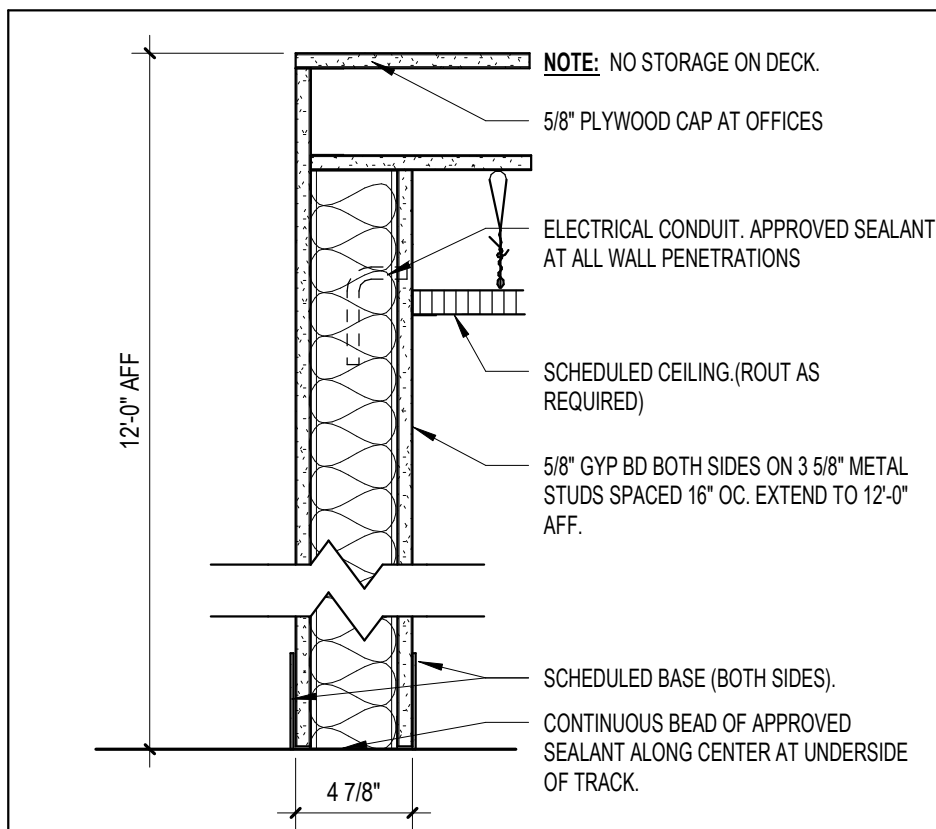
WALL TYPES & DETAILS
A010
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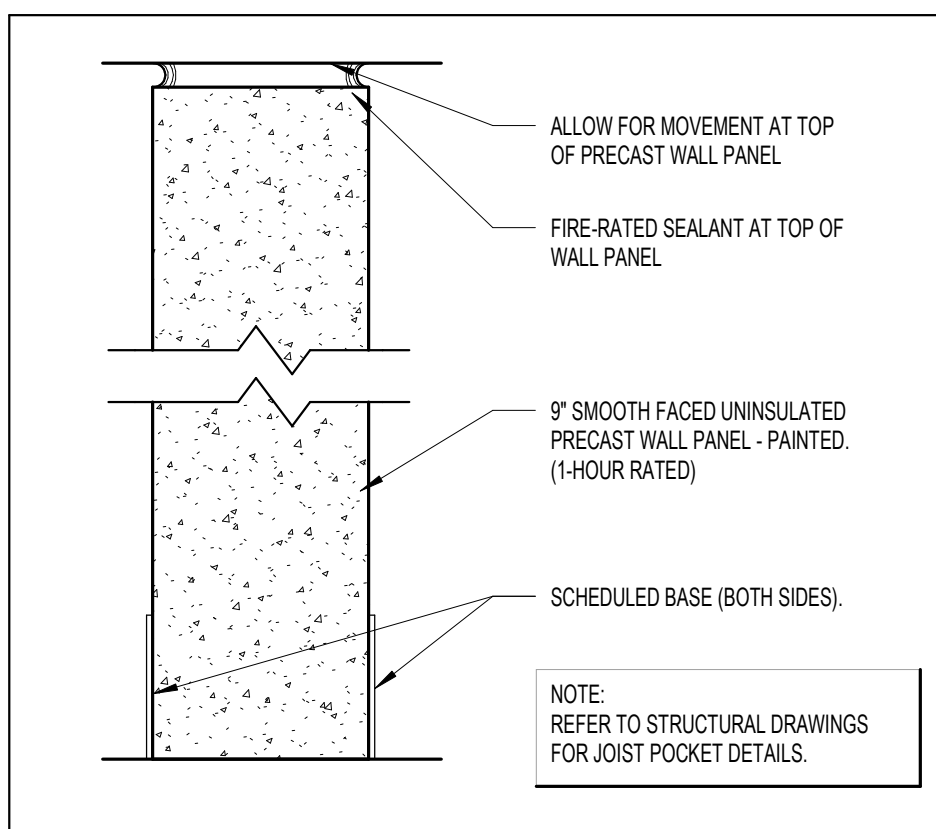
Accessible Mounting Heights (ANSI - A117.1 - 2009 / 7.703.3.11)
3/8" = 1'-0"



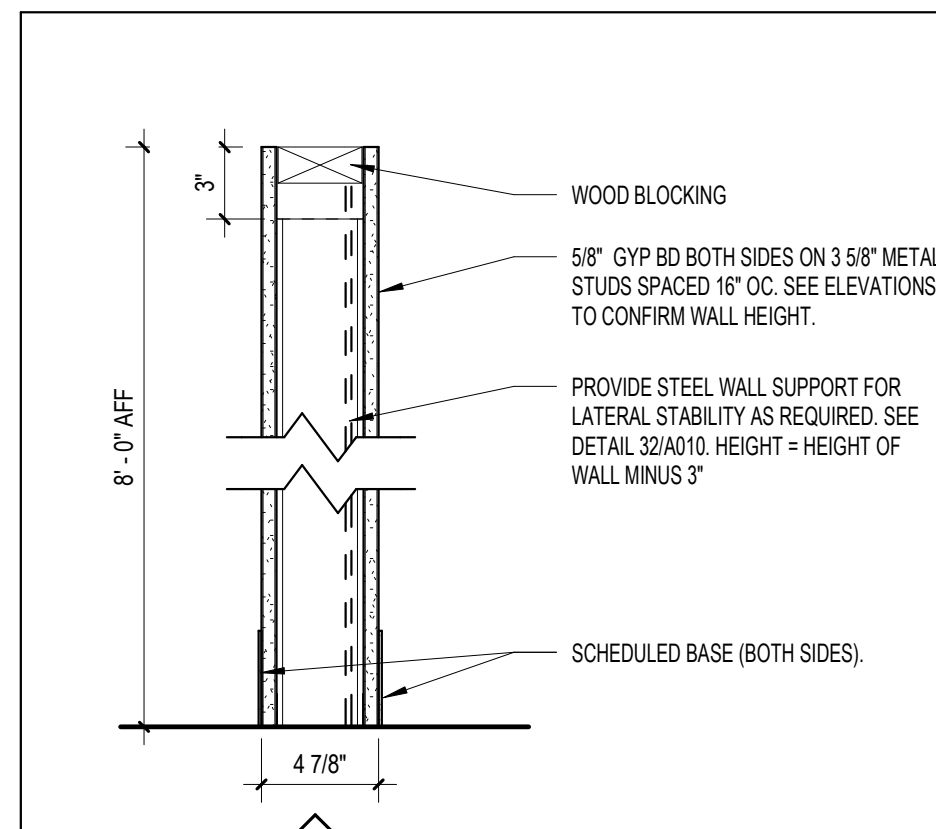
32 WALL SUPPORT DETAIL
3\"/>



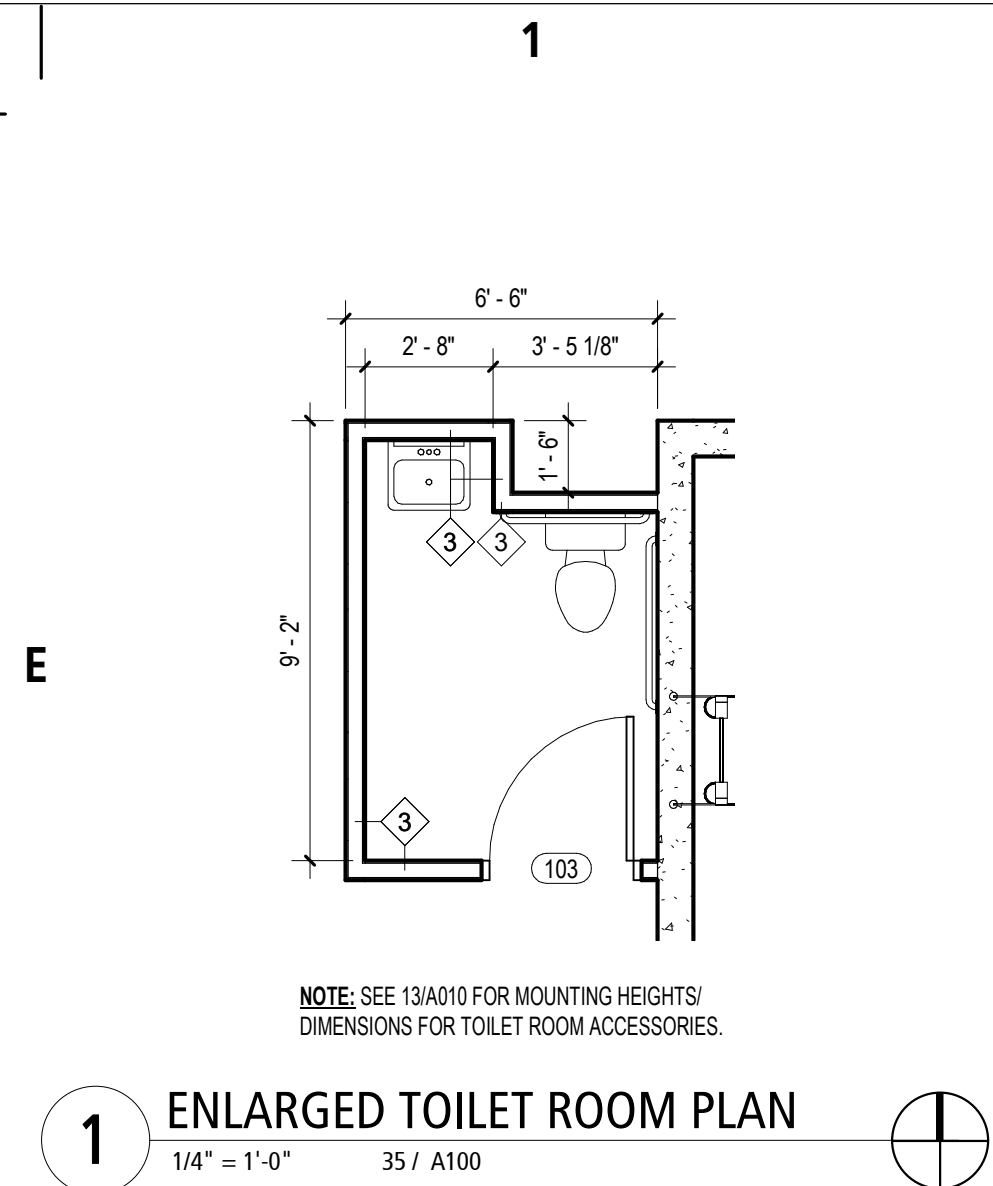
WALL TYPE: 3 DESCRIPTION: CAPPED AT CEILING
TOILET ROOMS



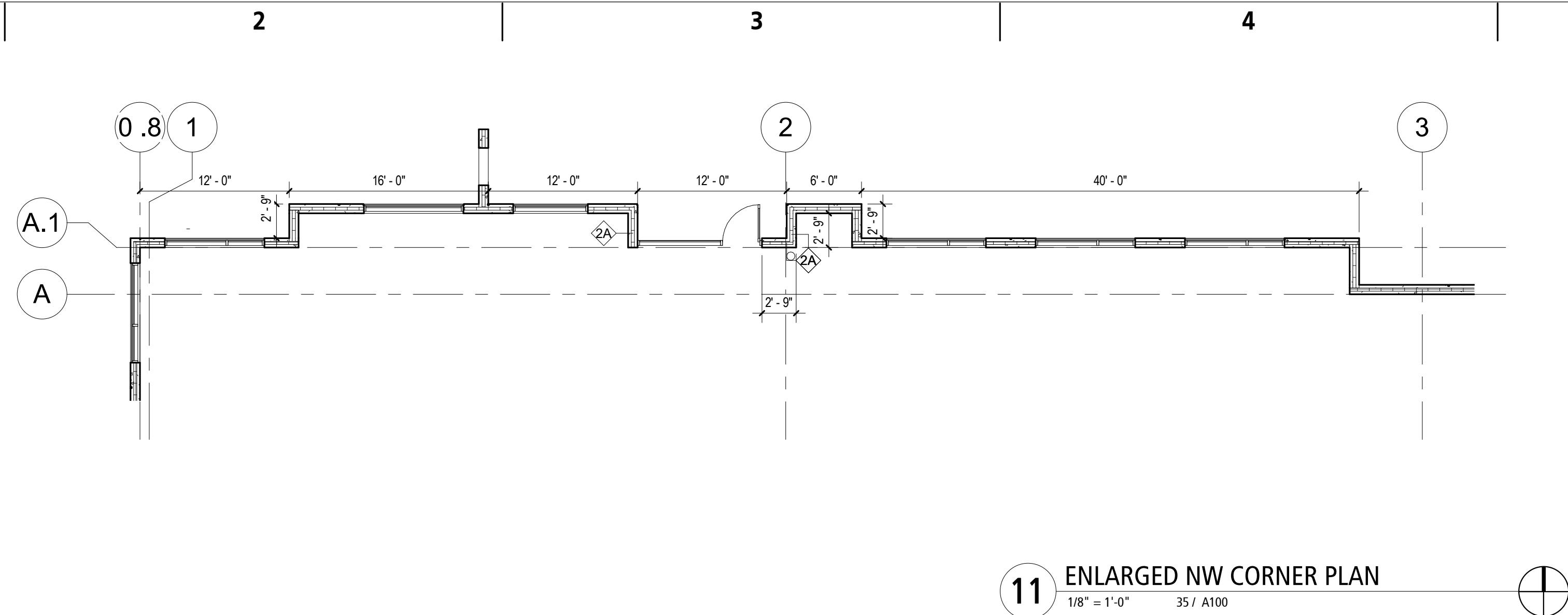
WALL TYPE: 2, 2A DESCRIPTION: STRUCTURE TO STRUCTURE
FIRE RISER ROOM



WALL TYPE: 1 DESCRIPTION: PARTIAL HEIGHT
DIVIDER WALL IN RISER / ELECTRICAL ROOM

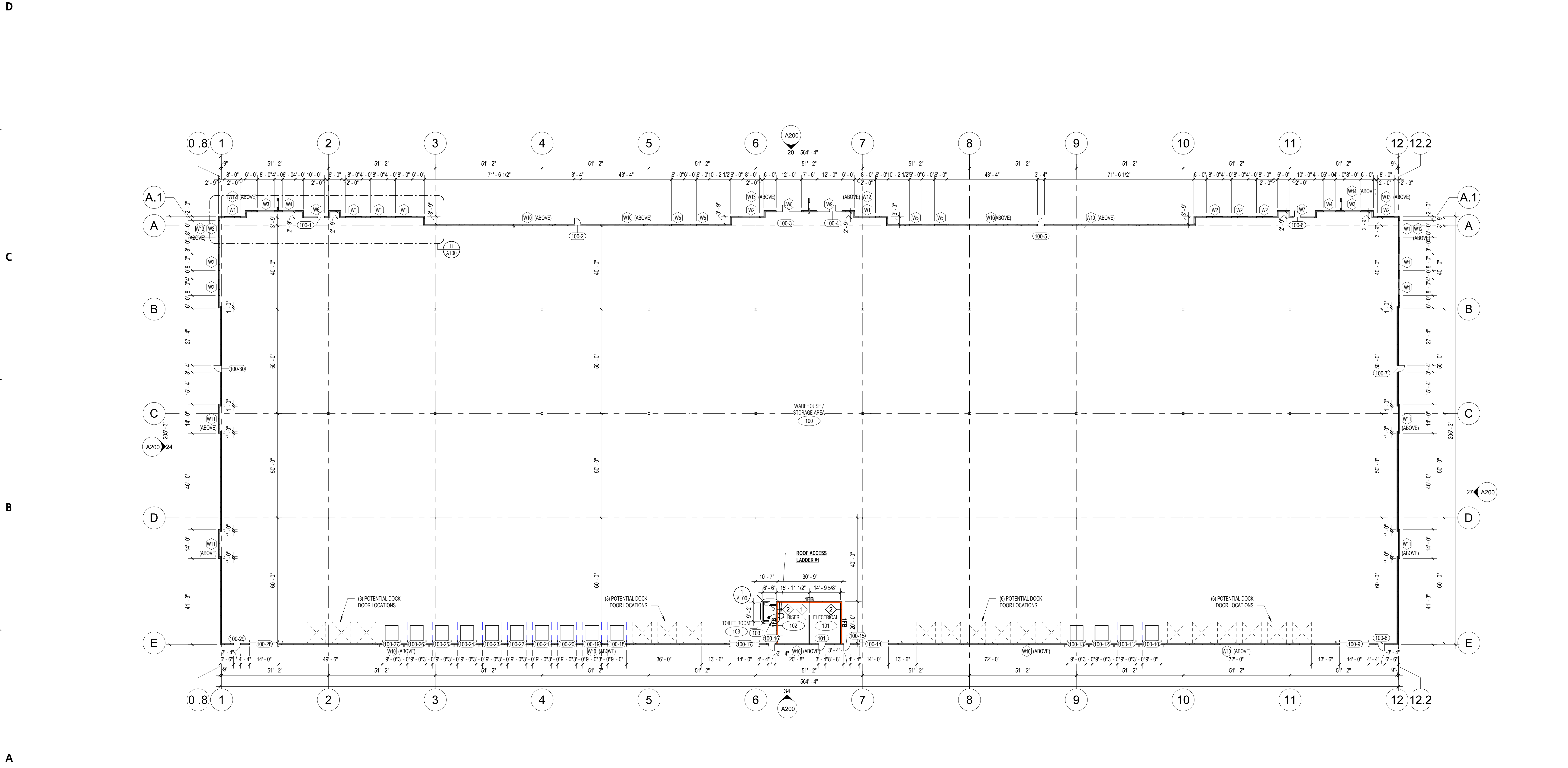


1 ENLARGED TOILET ROOM PLAN
1/4" = 1'-0" 35 / A100



11 ENLARGED NW CORNER PLAN
1/8" = 1'-0" 35 / A100

FLOOR PLAN LEGEND	BUILDING ASSEMBLIES	BUILDING ASSEMBLIES
EXISTING WALL TO REMAIN		
NEW WALL		
DOOR - NEW CONSTRUCTION		
DOOR NUMBER - REFER TO DOOR SCHEDULE		
WALL TYPE - REFER TO SHEET A00		
KEYNOTE - REFER TO KEYNOTE LEGEND		
FIRE EXTINGUISHER (WALL / COLUMN HOOK CONNECTION)		
	FOUNDATION SYSTEM #1 2'-0" WIDE X 3'-0" HIGH, REINFORCED, POURED-IN-PLACE CONCRETE FOUNDATION WALL WITH SPREAD FOOTINGS WITH BANK Poured GRADE BEAM AT THE PERIMETER. PROVIDE 2" RIGID INSULATION (R-10 MIN.) 4'-0" HIGH MINIMUM, VERTICAL ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. TOP OF FOOTING SHALL BE 1'-0" BELOW FINISH FLOOR LEVEL. A.T. BID PROVIDE AND INSTALL 2" RIGID INSULATION (R-10) 4'-0" HORIZONTALLY FROM INSIDE FOUNDATION WALL. HIGH DENSITY RIGID INSULATION TO BE USED HORIZONTALLY IN WAREHOUSE AREA. (SEE STRUCTURAL DRAWINGS FOR REINFORCING, CONTROL JOINTS LOCATIONS AND DETAILS.)	ROOF SYSTEM #1 (6) MIL SINGLE PLY EPDM BALLASTED MEMBRANE ON ONE (1) LAYER OF 2 3/4" POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER AND ONE (1) LAYER OF 2 3/4" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS AND MINIMUM R-28 VALUE. PROVIDE TYPING OF ROOF INSULATION AS REQUIRED FOR AND FLAT STRUCTURE AREAS TO ROOF DRAINS. (3) GA. MINIMUM METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO ROOF DRAINS. SEE STRUCTURAL DRAWINGS.
	FLOOR #1 POURED-IN-PLACE 7" THICK CONCRETE SLAB ON GRADE WITH STEEL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 15-MIL POLYETHYLENE VAPOR BARRIER OVER 6" COMPACTED STONE BASE PRIOR TO PLACING CONCRETE SLAB IN ENTIRE BUILDING. PROVIDE VERSA JOINT JOINT FILL OVER BOND BREAKER FILLER AT COLUMNS AND CONCRETE SLAB SAWCUT CONTROL JOINTS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION.)	ROOF ACCESS LADDER #1 PROVIDE AND INSTALL CAGED INTERIOR STEEL ROOF ACCESS LADDER WITH INTERMEDIATE PLATFORM FOR ROOF ACCESS PER OSHA REQUIREMENTS INSIDE MECHANICAL ROOM.
	EXTERIOR WALL SYSTEM #1 (9) NOMINAL OR PRECASTER ENGINEER PREFERENCE. INSULATED (2 1/2") R-13 MIN. LOAD-BEARING ARCHITECTURAL PRECAST CONCRETE PANELS WITH REVEALS AND FINISH AS SHOWN IN EXTERIOR ELEVATIONS. EXTERIOR FACE OF PANELS TO BE PAINTED WITH LEXON MASONRY / CONCRETE PAINT BY SHERWIN WILLIAMS - 100% ACRYLIC LATEX. ALL DOOR AND WINDOW OPENINGS TO BE FORMED WITH INTEGRAL DRIP AT THE HEAD OF THE OPENING AND POSITIVE SLOPED SILL. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL JOINTS (INTERIOR AND EXTERIOR). (SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS, PANEL ARTICULATIONS, AND WALL PANEL LAYOUT). REFER TO EXTERIOR MATERIAL FINISH SCHEDULE FOR PAINT COLOR SELECTIONS.	ROOF HATCH #1 PROVIDE TYPE 'GS' SIZE 3'-0" WIDE X 3'-0" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING. SEE STRUCTURAL DRAWINGS. HATCH TO BE FINISH PAINTED W/ SKYLIGHT.
	GLAZING SYSTEM #1 VISION GLASS: 1" INSULATED LIGHT GRAY TINTED LOW-E GLASS. ALUMINUM GLAZING SYSTEM "TIRFAB 451UT SYSTEM" BY KAWNEER OR EQUAL. THIS IS A CENTER GLAZED STOREFRONT SYSTEM. 2" WIDE X 12" DEEP IN CLEAR ANODIZED ALUMINUM FINISH. 1" INSULATED LOW-E, TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSURES AND SHIMS ATTACHED TO EXTERIOR PRECAST WALL PANEL. 2" WIDE MULLION COVERS TYPICAL UNLESS NOTED OTHERWISE. ALL DOORS TO BE MEDIUM STYLE FRAMES.	SOFFIT SYSTEM #1 DENS GLASS GOLD SHEATHING SOFFIT WITH BASE AND FINISH COAT APPLIED. SHEATHING TO BE APPLIED TO UNDERSIDE OF COLD FORMED METAL FRAMING W/ 6" BATT INSULATION OVER VAPOR BARRIER.
	GLASS COMPOSITION INSULATED GLASS 1" GRAY TINTED INSULATED GLASS UNIT IN THERMALLY BROKEN BLACK ANODIZED ALUMINUM FRAME, 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING ON GRAY TINTED. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.	WALL COPING / GRAVEL STOP SYSTEM #1 PREFINISHED 3-Piece METAL WALL COPING WITH 6" FACE ON 2x WOOD ROOF BLOCKING, ANCHORED SECURELY TO TOP OF PRECAST WALL @ 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. COLOR TBD. PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.
		EXIT MAN DOOR #1 14 GA. GALVANIZED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FLUSH), PRIMED AND PAINTED; COLOR TBD. INSULATED HOLLOW METAL FRAMES W/ THRESHOLD, WEATHERSTRIPPING AND DRIP CAP HEAD.
		OVERHEAD DOOR #1 14'-0"x16'-0" INSULATED (R10) PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR. VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.
		OVERHEAD DOCK DOOR #1 6'-0" x 10'-0" HEAVY DUTY INSULATED (R10) PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHERSTRIPPING. VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH. ELECTRIC OPERATOR WITH 48" SWING ARM DOCK LIGHT. PROVIDE DOCK SEAL WITH (2) VINYL NYLON ARMOR PLEATS WITH 6" EXPOSURE AND FULLY ADJUSTABLE HEAD CURTAINS. VERIFY SEAL AND OTHER REQUIREMENTS WITH MANUFACTURER. PROVIDE 7x8" 30,000# MECHANICAL DOCK LEVELER (SERVO OR EQUAL) AT RECESSED DOCK DOOR LOCATIONS. VERIFY PT DIMENSIONS WITH DOCK LEVELER MFR. PROVIDE WEATHER SEALS, RUBBER DOCK BUMPERS WITH 1" DIA. GALVANIZED EXPANSION BOLTS FOR ANCHORING. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.
		CANOPY SYSTEM #1 PREFINISHED CLEAR ANODIZED OPEN-AIRE CANOPY ELEMENT WITH 1/4" FASCIA PROFILE.



JAK
architecture +
interior design
JAKnetter Architects

N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:

Interstate Partners LLC
Real Estate Development

GREEN ROAD SINGLE-USER
INDUSTRIAL BUILDING

D N30 W22805 GREEN RD
GREEN ROAD COMMERCE
CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION
SUBMITTAL

REVISIONS	#	DATE	DESCRIPTION
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7 OCTOBER 2022

PROJECT NUMBER	PROJECT MANAGER
22028-00	JK

OVERALL GROUND FLOOR
PLAN

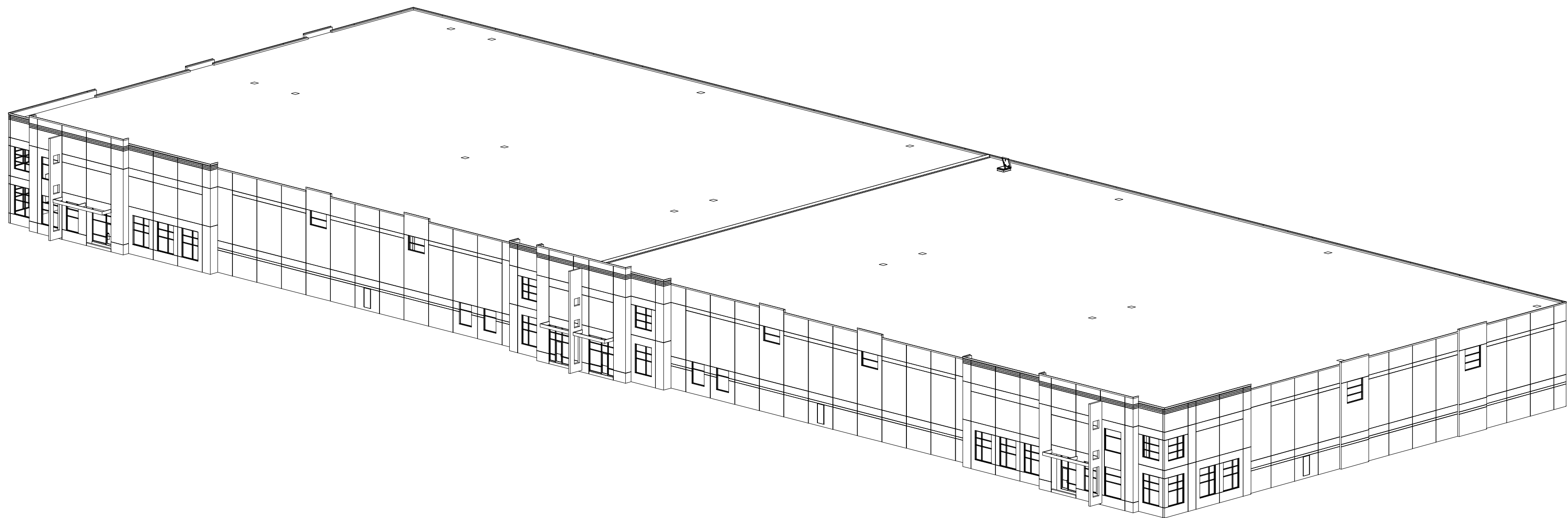
A100

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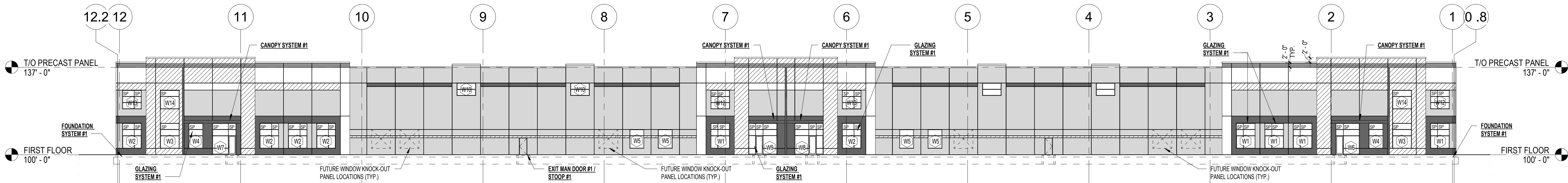
EXTERIOR MATERIAL FINISH SCHEDULE			
EXTERIOR ALUMINUM WINDOW / DOOR FINISH	CLEAR ANODIZED ALUMINUM - THERMALLY BROKEN GLAZING SYSTEM W/ 1" INSULATED LOW-E GRAY ANNEALED TINTED GLASS.	COLOR 1 (PT-1):	SHERWIN WILLIAMS 'DOVEY WHITE' SW6385
GLASS	1" OPT/GRAY LOW-E GLASS BY PPG - REFER TO BUILDING ASSEMBLIES FOR MORE INFORMATION	COLOR 2 (PT-2):	SHERWIN WILLIAMS 'TANGLED TWINE' SW9338
PREFINISHED METAL FLASHING, COPING, ETC.	PREFINISHED METAL COPING. CMG, COLOR: 'SIERRA TAN' OR EQUAL.	COLOR 3 (PT-3):	SHERWIN WILLIAMS 'HAFF CAFF' SW6951
METAL TRIM CANOPY	PREFINISHED ARCHITECTURAL METAL PANEL. COLOR: CLEAR ANODIZED OR EQUAL, CLEAR.	COLOR 4 (PT-4):	SHERWIN WILLIAMS 'DARD HUNTER GREEN' SW0041
1. PROVIDE SEALANT COLOR SAMPLES TO ARCHITECT FOR APPROVAL. 2. PROVIDE COPING, BREAK METAL, PAINT DRAW DOWNS, ETC. SAMPLES TO ARCHITECT FOR APPROVAL.			

BUILDING ASSEMBLIES
FOUNDATION SYSTEM #1 2'-0" WIDE X 3'-0" HIGH, REINFORCED, POURED-IN-PLACE CONCRETE FOUNDATION WALL WITH SPREAD FOOTINGS WITH BALK Poured GRADE BEAM AT THE PERIMETER. PROVIDE 2" RIGID INSULATION (R=10 MIN.) 4'-0" HIGH MINIMUM, VERTICAL ON THE INTERIOR FACE OF THE FOUNDATION WALL AT ALL EXTERIOR WALLS. TOP OF FOOTING SHALL BE 1'-0" BELOW FINISH FLOOR LEVEL. A.L.T. BID. PROVIDE AND INSTALL 2" RIGID INSULATION (R=10.4) HORIZONTALLY FROM INSIDE FOUNDATION WALL. HIGH DENSITY RIGID INSULATION TO BE USED HORIZONTALLY IN WAREHOUSE AREA. (SEE STRUCTURAL DRAWINGS FOR REINFORCING, CONTROL JOINTS LOCATIONS AND DETAILS).
FLOOR #1 POURED-IN-PLACE 7" THICK CONCRETE SLAB ON GRADE WITH STEEL REINFORCING AS SPECIFIED IN STRUCTURAL DRAWINGS. PROVIDE CONTINUOUS 10-MIL POLYETHYLENE VAPOR BARRIER OVER 6" COMPACTED STONE BASE PRIOR TO PLACING CONCRETE SLAB IN ENTIRE BUILDING. PROVIDE VERSA FLEX JOINT FILL OVER BOND BREAKER FILLER AT COLUMN AND CONCRETE SLAB SAWCUT CONTROL JOINTS. (SEE STRUCTURAL DRAWINGS FOR FLOOR SLAB REINFORCING, CONTROL JOINT LOCATIONS AND SPECIFIC INFORMATION.)
STOOP #1 5' SLAB-ON-GRADE CONCRETE STOOP WITH POSITIVE SLOPE AWAY FROM THE DOOR OVER 48" DEEP. 5' X 5' FORMED-IN-PLACE FROST RESISTANT FOUNDATION WALL WITH STONE (5" - 6" ROCK) MATERIAL BACKFILL.
EXTERIOR WALL SYSTEM #1 IF NOMINAL OR PRECASTER ENGINEERS PREFERENCE, INSULATED (3/32") R-13 MIN. LOAD-BEARING ARCHITECTURAL PRECAST CONCRETE PANELS WITH REELS AND FINISH AS DEPICTED IN EXTERIOR ELEVATIONS. EXTERIOR FACE OF PANELS TO BE PAINTED WITH LEXON MASONRY / CONCRETE PAINT BY SHERWIN WILLIAMS - 100% ACRYLIC LATEX. ALL DOOR AND WINDOW OPENINGS TO BE FORMED WITH INTERIOR DRIP AT THE HEAD OF THE OPENING AND POSITIVE SLOPED SILL. PROVIDE SEALANT AND BACKER ROD AT ALL VERTICAL PANEL JOINTS (INTERIOR AND EXTERIOR). (SEE ELEVATIONS AND WALL SECTIONS FOR LOCATIONS OF REVEALS, PANEL ARTICULATIONS, AND WALL PANEL LAYOUT.) REFER TO EXTERIOR MATERIAL FINISH SCHEDULE FOR PAINT COLOR SELECTIONS.
GLAZING SYSTEM #1 VISION GLASS: 1" INSULATED LIGHT GRAY TINTED LOW-E GLASS. ALUMINUM GLAZING SYSTEM "TRIFAB 451UT SYSTEM BY KAMMEER OR EQUAL. THIS IS A CENTER GLAZED STOREFRONT SYSTEM. 2" WIDE X 4 1/2" DEEP IN CLEAR ANODIZED ALUMINUM FINISH. 1" INSULATED LOW-E TINTED GLASS UNITS WITH THERMAL BREAK, SILL FLASHING, EXTERIOR METAL CLOSURES AND SHIMS ATTACHED TO EXTERIOR PRECAST WALL PANEL. 2" WIDE MULLION COVERS TYPICAL, UNLESS NOTED OTHERWISE. ALL DOORS TO BE MEDIUM STYLE FRAMES.
GLASS COMPOSITION INSULATED GLASS: 1" GRAY TINTED INSULATED GLASS UNIT IN THERMALLY BROKEN BLACK ANODIZED ALUMINUM FRAME. 1/4" CLEAR, 1/2" AIR SPACE, 1/4" LOW-E COATING ON GRAY TINTED. PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.

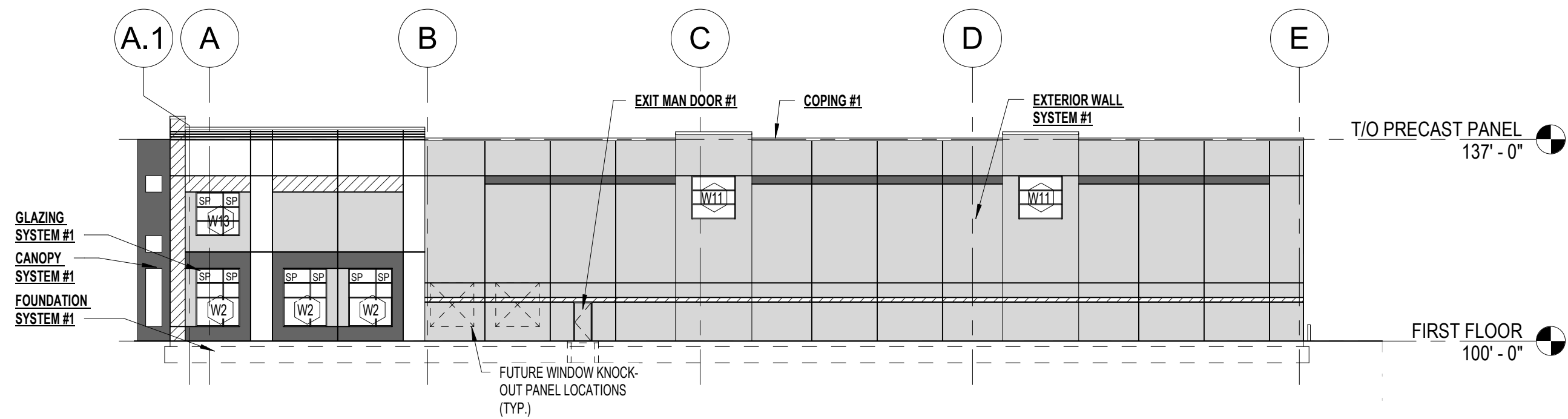
BUILDING ASSEMBLIES
ROOF SYSTEM #1 80 MIL SINGLE-PLY EPDM BALLASTED MEMBRANE ON ONE (1) LAYER OF 2-2" POLYISOCYANURATE INSULATION WITH INTEGRAL BARRIER AND ONE (1) LAYER OF 2-2" POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS AND MINIMUM R-25 VALUE. PROVIDE TAPERING OF ROOF INSULATION AS REQUIRED FOR AND FLAT STRUCTURE AREAS TO ROOF DRAINS. 20 GA. MINIMUM METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL TO PITCH TO ROOF DRAINS - SEE STRUCTURAL DRAWINGS.
ROOF ACCESS LADDER #1 PROVIDE AND INSTALL CAGED INTERIOR STEEL ROOF ACCESS LADDER WITH INTERMEDIATE PLATFORM FOR ROOF ACCESS PER OSHA REQUIREMENTS INSIDE MECHANICAL ROOM. PRIME AND PAINT GRAY.
ROOF HATCH #1 PROVIDE TYPE 'GS' SIZE 3'-0" WIDE X 3'-0" LONG ROOF ACCESS HATCH BY BILCO ON STRUCTURALLY FRAMED OPENING - SEE STRUCTURAL DRAWINGS. HATCH TO BE FINISH PAINTED W/ SKYLIGHT.
SOFFIT SYSTEM #1 TENS GLASS GOLF-SHEATHING SOFFIT WITH BASE AND FINISH COAT APPLIED. SHEATHING TO BE APPLIED TO UNDERSIDE OF COLD FORMED METAL FRAMING W/ 6" BATT INSULATION OVER VAPOR BARRIER.
WALL COPING / GRAVEL STOP SYSTEM #1 PREFINISHED 2-PIECE METAL WALL COPING WITH 6" FACE ON 5x WOOD ROOF BLOCKING. ANCHORED SECURELY TO TOP OF PRECAST WALL @ 4'-0" O.C. WITH 3/8" DIAMETER ANCHORS. EXTEND ROOF MEMBRANE OVER WALL AND TERMINATE UNDER COPING SYSTEM. COLOR TBD. PROVIDE GRAVEL STOP ROOF COPING AT A MAJORITY OF ROOF AREA.
EXIT MAN DOOR #1 1/4 GA. GALVANIZED INSULATED LAMINATED CORE HOLLOW METAL DOOR (FLUSH), PRIMED AND PAINTED; COLOR TBD. INSULATED HOLLOW METAL FRAMES W/ THRESHOLD, WEATHERSTRIPPING AND DRIP CAP HEAD.
OVERHEAD DOOR #1 12'-0" X 10'-0" INSULATED (R10) PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND ELECTRIC OPERATOR. VERTICAL TRACK AND FRAME ASSEMBLY TO BE GALVANIZED STEEL. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.
OVERHEAD DOCK DOOR #1 9'-6" X 10'-0" HEAVY DUTY INSULATED (R10) PREFINISHED STEEL OVERHEAD DOOR WITH (2) VISION PANELS AND WEATHERSTRIPPING. VERTICAL TRACK ASSEMBLY AND FRAME TO HAVE GALVANIZED FINISH. ELECTRIC OPERATOR WITH 40" SWING ARM DOCK LIGHT. PROVIDE DOCK SEAL WITH 40 OZ. VINYL HYPALON ARMOR PLATE'S WITH 8" EXPOSURE AND FULLY ADJUSTABLE HEAD CURTAINS. VERIFY SEAL AND OTHER REQUIREMENTS WITH MANUFACTURER. PROVIDE 7X8" 35,000 MECHANICAL DOCK LEVELER (SERCO OR EQUAL) AT RECESSED DOCK DOOR LOCATIONS. VERIFY PT DIMENSIONS WITH DOCK LEVELER MFG. PROVIDE WEATHER SEALS, RUBBER DOOR SLIMPERS WITH 1" DIA. GALVANIZED EXPANSION BOLTS FOR ANCHORING. EXTERIOR FACE OF DOOR TO BE PREFINISHED WHITE.
CANOPY SYSTEM #1 PREFINISHED CLEAR ANODIZED OPEN-AIRE CANOPY ELEMENT WITH 14" FASCOA PROFILE.



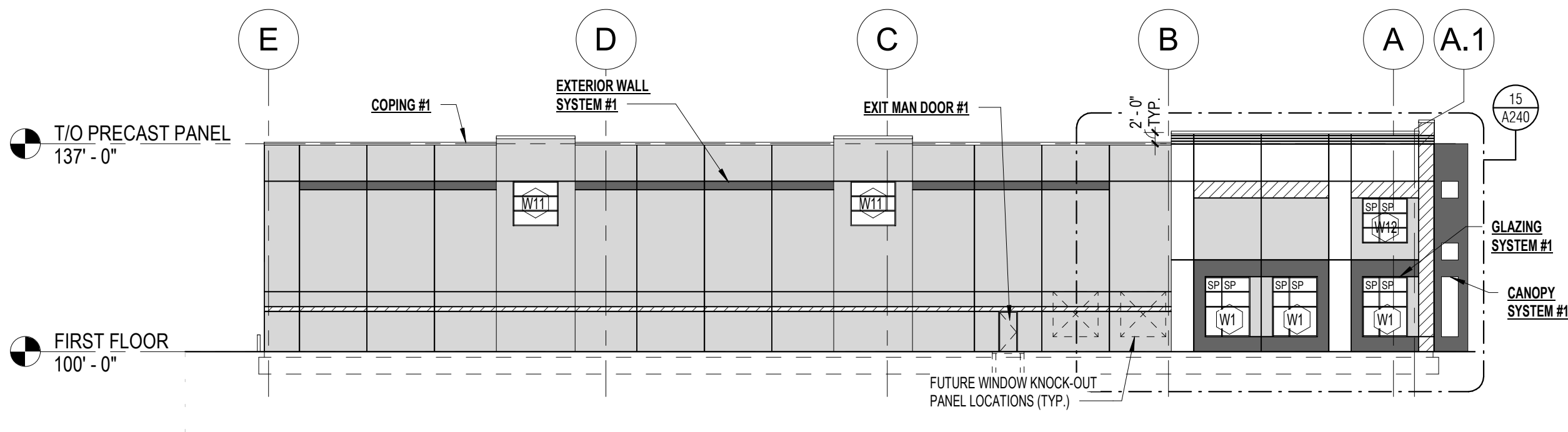
11 BIRD'S EYE VIEW



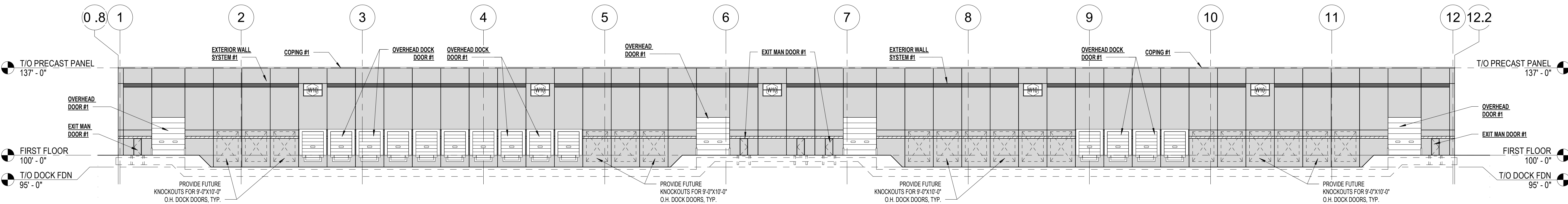
20 ELEVATION - OVERALL NORTH ELEVATION



24 ELEVATION - OVERALL WEST ELEVATION



27 ELEVATION - OVERALL EAST ELEVATION



34 ELEVATION - OVERALL SOUTH ELEVATION



N16 W23217 STONE RIDGE DRIVE, SUITE 300
WAUKESHA, WI 53188 | www.jaknetter.com
office 262 513 9800 | fax 262 513 9815

PROJECT INFORMATION:



GREEN ROAD SINGLE-USER
INDUSTRIAL BUILDING

N30 W22805 GREEN RD
GREEN ROAD COMMERCE
CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION
SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
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PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

7 OCTOBER 2022

PROJECT NUMBER	PROJECT MANAGER
22028-00	JK

OVERALL BUILDING
ELEVATIONS

A200

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1

2

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7

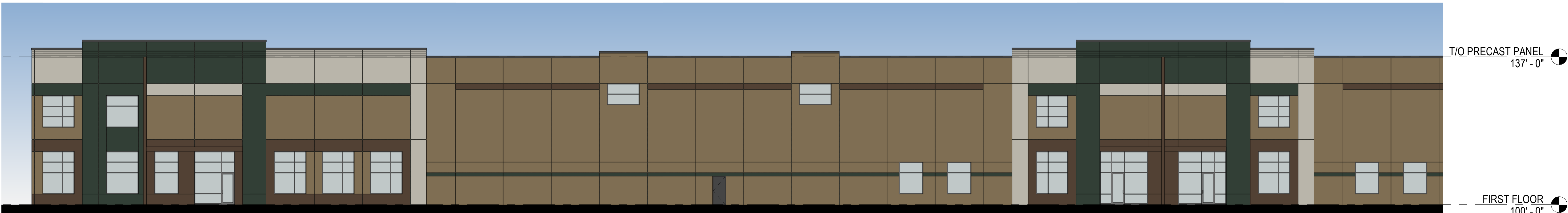
E

D

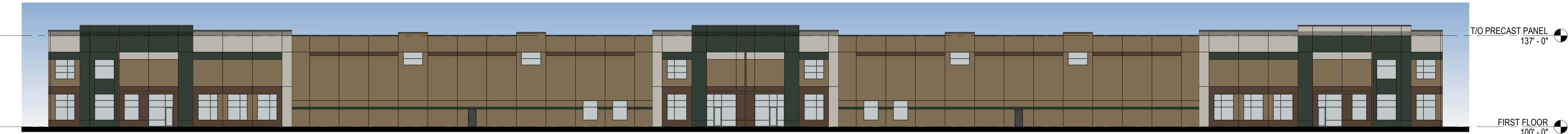
C

B

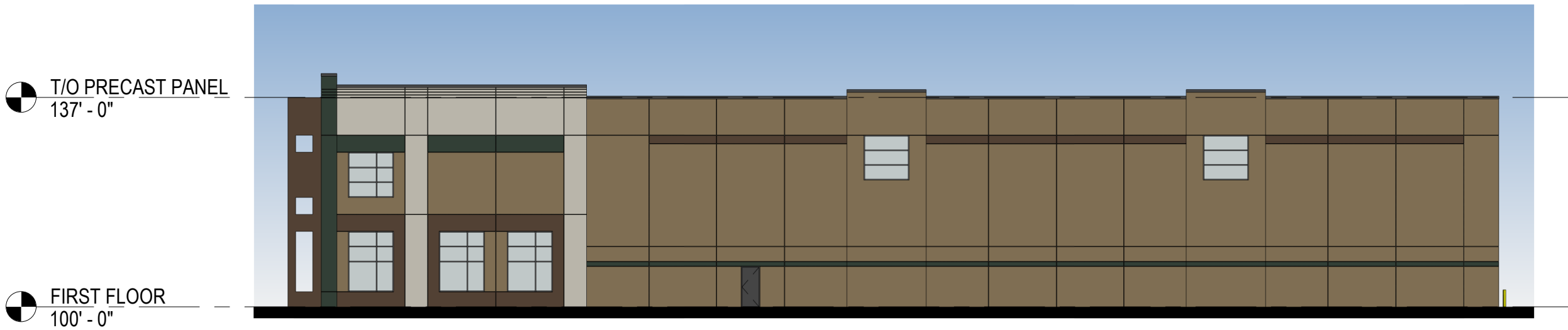
A



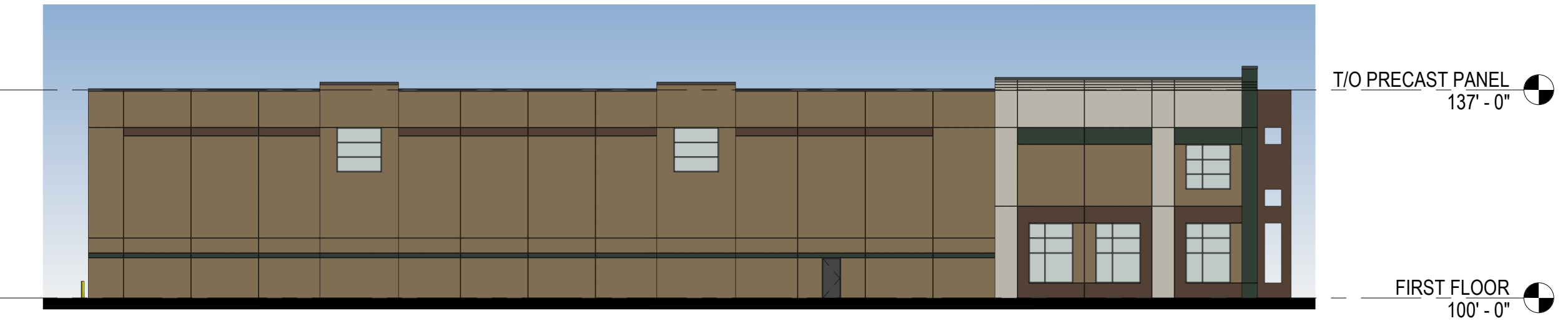
13 ENLARGED NW CORNER ELEVATION
1/16" = 1'-0"



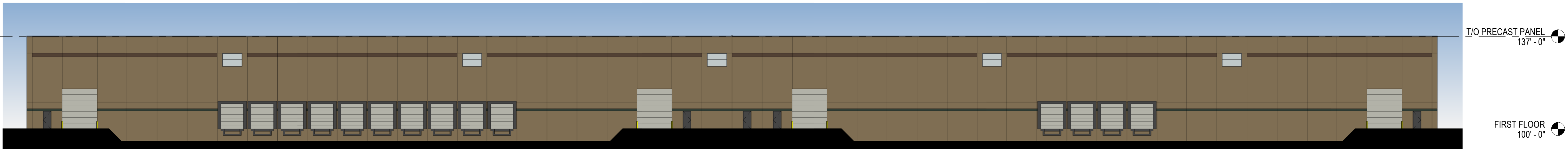
20 ELEVATION - OVERALL NORTH COLOR ELEVATION
3/64" = 1'-0"



24 ELEVATION - OVERALL WEST COLOR ELEVATION
3/64" = 1'-0"



27 ELEVATION - OVERALL EAST COLOR ELEVATION
3/64" = 1'-0"



34 ELEVATION - OVERALL SOUTH COLOR ELEVATION
3/64" = 1'-0"



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SINGLE-USER
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N30 W22805 GREEN RD
GREEN ROAD
COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION
SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION
1	YYYY MMDD	REVISION

7 OCTOBER 2022

PROJECT NUMBER	PROJECT MANAGER
22028-00	JK

OVERALL COLOR
ELEVATIONS

A210

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E

D

C



15 WEST CORNER PERSPECTIVE

20 CENTER PERSPECTIVE

B

A



29 NE CORNER PERSPECTIVE



32 EAST CORNER PERSPECTIVE



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INDUSTRIAL BUILDING

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GREEN ROAD
COMMERCE CENTER
PEWAUKEE, WI 53072

DRAWING ISSUANCE:

PLAN COMMISSION
SUBMITTAL

REVISIONS		
#	DATE	DESCRIPTION

7 OCTOBER 2022

PROJECT NUMBER	PROJECT MANAGER
22028-00	JK

EXTERIOR PERSPECTIVES

A220

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SECTION 32 31 13 GALVANIZED CHAIN LINK FENCE AND GATES

PART 1 GENERAL

1.1 RELATED DOCUMENTS

- A. DIVISION 01 - GENERAL REQUIREMENTS: Drawings, quality, product and performance requirements, general and supplemental conditions apply as applicable to the project and project documents.

1.2 SUMMARY

- A. This Section includes industrial/commercial chain link fence and gates specifications:
 - 1. Galvanized steel coated chain link fabric
 - 2. Galvanized steel framework and fittings
 - 3. Gates: swing and cantilever slide
 - 4. Barbed wire
 - 5. Installation
- B. Related Sections:
 - 1. 01 33 23 Shop Drawings, product data
 - 2. 01 43 13 Manufacturers Qualifications
 - 3. 03 30 53 Miscellaneous Cast in Place Concrete
 - 4. 25 50 00 Integrated Automation [pertinent to gate operator access control]
 - 5. 26 01 02 Electrical distribution [relating to gate operators]
 - 6. 31 22 19 Finish Grading

1.3 REFERENCES

- A. ASTM A121 Specification for Metallic-Coated Carbon Steel Barbed Wire
- B. ASTM A392 Specification for Zinc-Coated Steel Chain-Link Fence Fabric
- C. ASTM A780 Standard Practice for Repair of Damaged and Uncoated Areas of Hot-Dip Galvanized Coatings
- D. ASTM F552 Standard Terminology Relating to Chain Link Fencing
- F. ASTM F567 Standard Practice for Installation of Chain Link Fence
- G. ASTM F626 Specification for Fence Fittings
- H. ASTM F900 Specification for Industrial and Commercial Swing Gates
- I. ASTM F1043 Specification for Strength and Protective Coatings of Steel Industrial Chain Link Fence Framework

- J. ASTM F1083 Specification for Pipe, Steel, Hot-Dipped Zinc-Coated (Galvanized) Welded, for Fence Structures
- K. ASTM F1184 Specification for Industrial and Commercial Horizontal Slide Gates
- L. ASTM F2200 Specification for Automated Vehicular Gate Construction
- M. UL325 Automatic operators: Door, Drapery, Gate, Louver and Window

1.4 SUBMITTALS

- A. Shop drawings: Site plan showing layout of fence location with dimensions, location of gates and opening size, cleared area, elevation of fence, gates, footings and details of attachments. Comply with the provisions of Section 01 33 23.
- B. Material samples: When required, provide representative samples of chain link fabric, framework and fittings. <Specify size and number of samples>
- C. Specification Changes: Allowable

PART 2 – PRODUCTS

2.1 MANUFACTURERS

- A. Framework, posts, rails, fabric, and fittings for chain link fence system:
 - 1. TBD

2.2 CHAIN LINK FABRIC

- A. Steel Chain Link Fabric: Height indicated on drawings <Select from table below and insert ASTM serial designation, mesh size, wire gauge, coating specification, including class and color when applicable, top/bottom selvage >
 - 1. Zinc-Coated Steel Fabric: ASTM A392 hot dipped galvanized before weaving **(GBW)** or after weaving **(GAW)**.
 - a. Class 1 - 1.2 oz/ft² (366 g/m²)
 - b. Class 2 - 2.0 oz/ft² (610 g/m²) <available 9 and 6 gauge>
 - 2. Fabric Selection Table: Steel chain link mesh sizes and gauges produced in one piece widths 3 feet (910 mm) to 12 feet (3660 mm)

Mesh Size In. (mm)	6 gauge core 0.192 in.	9 gauge core 0.148 in.	11 gauge core 0.120 in.	11 1/2 gauge core 0.113 in.	12 Gauge core 0.105 in.	Notes
	4.88 mm	3.76 mm	3.05 mm	2.87 mm	2.67 mm	N/A = Not applicable for
2 (50)	yes	yes	yes	N/A	N/A	industrial/commercial
1 3/4 (44)	yes	yes	yes	N/A	N/A	applications
1 (25)	N/M	yes	yes	N/A	N/A	N/M = Not manufactured
5/8 (16)	N/M	yes	yes	yes	yes*	*12 ga. only per F668
1/2 (13)	N/M	yes	yes	yes	yes*	
3/8 (10)	N/M	N/M	yes	yes	yes*	
	2170 lbf (9650 N)	1290 lbf (5740 N)	850 lbf (3780 N)	750 lbf (3340 N)	650 lbf (2895 N)	Wire Break Strength

3. Fabric selvage:

Standard fabric selvage for 2 in (50 mm) mesh 72 in. (1.8 m) high and higher is knuckle finish at one end, twist at the other, [K&T]. < Specify K&K for added safety for play and park applications>

Fabric less than 72 in (1.8 m), knuckle finish top and bottom, K&K.

[Manufacturing and installation issues dictate all mesh sizes less than 2 in. (50 mm) have a knuckle selvage for both top and bottom, K&K.]

2.3 ROUND STEEL PIPE FENCE FRAMEWORK [Specify option A. or B.]

- A. Round steel pipe and rail: Schedule 40 standard weight pipe, in accordance with ASTM F1083, 1.8 oz/ ft² (550 g/m²) hot dip galvanized zinc exterior and 1.8 oz/ft² (550 g/m²) hot dip galvanized zinc interior coating.
Regular Grade: Minimum steel yield strength 30,000 psi (205 MPa)
High Strength Grade: Minimum yield strength 50,000 psi (344 MPa)
[Specify Grade: Regular or High Strength]
 1. Line post <Insert outside diameter, zinc coating, weight >
 2. End, Corner, Pull post <Insert outside diameter, zinc coating, weight >
 3. Top, brace, bottom and intermediate rails, 1.660 in. (42.2 mm) OD: <Insert outside diameter, zinc coating, weight>
- B. Round steel pipe and rail: Cold-rolled electric-resistance welded pipe in accordance with ASTM F1043 Materials Design Group IC (**LG-40**), minimum steel yield strength 50,000 psi (344 MPa). Type B external coating, hot dip galvanized zinc 0.9 oz/ ft² (305 g/m²) with a clear polymeric overcoat, Type D interior 90% zinc-rich coating having a minimum thickness of 0.30 mils (0.0076 mm).
 1. Line post <Insert outside diameter, weight>
 2. End, Corner, Pull post < Insert outside diameter, weight>
 3. Top, brace, bottom and intermediate rails, 1.660 in. (42.2 mm) OD: <Insert, outside diameter, weight>

C. Typical post and rail size for normal Commercial / Industrial applications

Item	Fence Height	Outside Diameter Inches (mm)	*F1083 Schedule 40 Weight lb/ft (kg/m)	F1043-IC (LG-40) Weight lb/ft (kg/m)
Line post	up to 6 ft. (1.8 m)	1.900 (48.3)	2.72 (4.0)	2.28 (3.39)
	over 6 to 8 ft. (1.8 to 2.4 m)	2.375 (60.3)	3.65 (5.4)	3.12 (4.64)
	over 8 to 12 ft. (2.4 to 3.7 m)	2.875 (73.0)	5.79 (8.6)	4.64 (6.91)
	over 12 to 16 ft. (3.7 to 4.9 m)	4.000 (101.6)	9.11 (13.6)	6.56 (9.78)
Terminal post	up to 6 ft. (1.8 m)	2.375 (60.3)	3.65 (5.4)	3.12 (4.64)
	over 6 to 8 ft. (1.8 to 2.4 m)	2.875 (73.0)	5.79 (8.6)	4.64 (6.91)
	over 8 to 12 ft. (2.4 to 3.7 m)	4.000 (101.6)	9.11 (13.6)	6.56 (9.78)
	over 12 to 16 ft. (3.7 to 4.9 m)	6.625 (168.3)	18.97 (28.2)	Not available
		8.625 (219.1)	28.58 (42.5)	Not available
Rails		1.660 (42.2)	2.27 (3.4)	1.84 (2.74)

*Regular Grade F1083 Schedule 40

Framework Wind Load Caution:

Fences containing windscreens or privacy slats and fences greater than 8 feet (2.4 m) in height using, 1 in. (25 mm) mesh or smaller - recommend a wind load force analysis for post selection and post spacing.

2.4 TENSION WIRE

- A. Metallic Coated Steel Marcellled Tension Wire: 7 gauge core (0.177 in.) (4.50 mm) marcellled wire complying with ASTM A824 [Match coating type to that of the chain link fabric] <Insert metallic coating Type and class when applicable>

1. Type II Zinc-Coated, ASTM A817 Class 4 - 1.2 oz/ft² (366 g/m²)
2. Type II Zinc-Coated, ASTM A817 Class 5 - 2.0 oz/ft² (610 g/m²)

2.5 PRIVACY SLATS

- B. Provide PrivacyLink INDUSTRIALLINK slats or similar.

1. Provide design of posts and tension wire for added wind load.

2.6 BARBED WIRE

- A. Metallic Coated Steel Barbed Wire: Comply with ASTM A121, Design Number 12-4-5-14R, double 12-½ gauge (0.099 in.) (2.51 mm) twisted strand wire, with 4 point 14 gauge (0.080 in.) (2.03 mm) round barbs spaced 5 inches (127 mm) on center. Match coating type to that of the chain link fabric. <12-4-5-14R is

specifically designed for chain link fence applications> <Insert material coating specification including type and class when applicable>

1. Coating Type Z - Zinc-coated: Strand wire coating Type Z, Class 3, 0.80 oz/ft² (254 g/m²), barb coating 0.70 oz/ft² (215g/m²).

2.6 FITTINGS

- A. Tension and Brace Bands: Galvanized pressed steel complying with ASTM F626, minimum steel thickness of 12 gauge (0.105 in.) (2.67 mm), minimum width of 3/4 in. (19 mm) and minimum zinc coating of 1.20 oz/ft² (366 g/m²). Secure bands with 5/16 in. (7.94 mm) galvanized steel carriage bolts.
- B. Terminal Post Caps, Line Post Loop Tops, Rail and Brace Ends, Boulevard Clamps, Rail Sleeves: In compliance to ASTM F626, pressed steel galvanized after fabrication having a minimum zinc coating of 1.20 oz/ft² (366 g/m²).
- C. Truss Rod Assembly: In compliance with ASTM F626, 3/8 in. (9.53 mm) or 5/16" (7.94 mm) diameter steel truss rod with a pressed steel tightener, minimum zinc coating of 1.2 oz/ft² (366 g/m²), assembly capable of withstanding a tension of 2,000 lbs. (970 kg).
- D. Tension Bars: In compliance with ASTM F626. Galvanized steel one-piece length 2 in. (50 mm) less than the fabric height. Minimum zinc coating 1.2 oz. /ft² (366 g/m²).
 - *[Bars for 2 in. (50 mm) and 1 ¾ in. (44 mm) mesh shall have a minimum cross section of 3/16 in. (4.8 mm) by 3/4 in. (19 mm)]
 - *[Bars for 1 in. (25 mm) mesh shall have a cross section of 1/4 in. (6.4 mm) by 3/8 in. (9.5 mm)]
 - *[Small mesh 3/8 in. (10 mm), 1/2 in. (13 mm) and 5/8 in. (16 mm) shall be attached (sandwiched) to the terminal post using a galvanized steel strap having a minimum cross section of 2 in. (51 mm) by 3/16 in. (4.8 mm) with holes spaced 15 in. (381 mm) on center to accommodate 5/16 in. (7.9 mm) carriage bolts which are to be bolted thru the strap the mesh and thru the terminal post.]
- E. Barbed Wire Arms: In compliance with ASTM F626, pressed steel galvanized after fabrication, minimum zinc coating of 1.20 oz. /ft² (366 g/m²), capable of supporting a vertical 250 lb (113 kg) load. [Type I – three strand 45 degree (0.785 rad) arm] [Type II – three strand vertical arm] [Type III – “V” shaped six strand arm]

2.7 TIE WIRE and HOG RINGS

- A. Basic commercial / industrial applications - specify 9 gauge core aluminum alloy ties and hog rings per ASTM F626.
- B. Added security or fence containing privacy (**Priva-Max®**) slats specify 9 gauge core (0.148) (3.76 mm) steel Galvanized Before Weave (GBW) with preformed

power fastened wire ties and preformed hog rings having minimum zinc coating 1.20 oz/ft² (366 g/m²) per ASTM F626.

2.9 SWING GATES

- A. Swing Gates: Galvanized steel pipe welded fabrication in compliance with ASTM F900. Gate frame members 1.900 in. OD (48.3 mm) <Insert pipe specification> [ASTM F 1083 schedule 40 galvanized steel pipe] or [ASTM F1043 Group IC **(LG-40)** galvanized steel pipe] Frame members spaced no greater than 8 ft. (2440 mm) apart vertically and horizontally. Welded joints protected by applying zinc-rich paint in accordance with ASTM Practice A780. Positive locking gate latch, pressed steel galvanized after fabrication. Galvanized malleable iron or heavy gauge pressed steel post and frame hinges. Provide lockable drop bar and gate holdbacks with double gates. <Match gate fabric to that of the fence system> Gateposts per ASTM F1083 schedule 40 galvanized steel pipe. <Select the gatepost diameter from table 2.9 B> <Insert diameter and weight>

- B. Gateposts: Regular Grade ASTM F1083 Schedule 40 pipe

Gate fabric height up to and including 6 ft. (1.2m)		
Gate leaf width	Post Outside Diameter	Weight
up to 4 ft. (1.2 m)	2.375 in. (60.3 mm)	3.65 lb/ft (5.4 kg/m)
over 4 ft. to 10 ft. (1.2 to 3.05 m)	2.875 in. (73.0 mm)	5.79 lb/ft (8.6 kg/m)
over 10 ft. to 18 ft. (3.05 to 5.5 m)	4.000 in. (101.6 mm)	9.11 lb/ft (13.6 kg/m)
Gate fabric height over 6 ft. to 12 ft. (1.2 to 2.4m)		
Gate leaf width		
up to 6 ft. (1.8 m)	2.875 in. (73.0 mm)	5.79 lb/ft (8.6 kg/m)
over 6 ft. to 12 ft. (1.8 to 3.7 m)	4.000 in. (101.6 mm)	9.11 lb/ft (13.6 kg/m)
over 12 ft. to 18 ft. (2.4 to 5.5 m)	6.625 in. (168.3 mm)	18.97 lb/ft (28.2 kg/m)
over 18 ft. to 24 ft. (5.5 to 7.3 m)	8.625 in. (219.1 mm)	28.58 lb/ft (42.5 kg/m)

2.10 HORIZONTAL SLIDE GATES

- A. Cantilever Slide Gates: Made in accordance with ASTM F 1184 Type II Class 2, and in compliance with UL-325, and ASTM 2200. (No substitution) Gate to be made of Aluminum Alloy 6005A-T61. All square members are 2" sq. weighing 0.94 lb/FT (139 kg/m). Complete frame welded to top one piece track and 4" x 2" bottom rail weighing 1.71 lbs./ft. (2.54 kg/m) Supply 2 truck assemblies that are swivel type having lubricated and scaled ball bearing wheels that will align in the track during all normal operations of the gate.

Standard Opening	Standard Support Overhang
11'-0" (3354 mm) through 14'-0" (4267 mm)	7'-6" (2286 mm)
15'-0" (4572 mm) through 22'-0" (6706 mm)	10'-0" (3048 mm)
23'-0" (7010 mm) through 30'-0" (9144 mm)	12'-0" (3857 mm)
31'-0" (9449 mm) through 40'-0" (12192 mm)	16'-0" (4876 mm)

Gates 31'0" (9449 mm) through 40'0" (12192 mm) dual top tracks and two additional truck assemblies. For gates over 40'0" (12192 mm), contact Merchants Metals for custom drawings and specs.

- B. Chain Link 2" Fabric: Galvanized After Weaving
- C. Finish - choose one: Natural Aluminum or Polymer coated horizontal slide gates and posts shall match the coating type and color as that specified for the fence framework, available colors - black, green, or brown.
- D. Gateposts, 4" O.D. (101.6 mm) schedule 40 weighing 9.11 lb/ft (13.6 kg/m). Single gates with single tracks require 3 gate posts. (1 latch post and 2 support posts) Single gates with dual tracks require 5 gate posts. (1 latch and 2 dual support posts) Double gates require twice the number of support posts but do not have a latch post.
- E. Electrically operated horizontal slide gates must be manufactured and installed to comply with the safety requirements of ASTM F2200 and UL 325.

2.11 CONCRETE

Concrete for post footings shall have a 28-day compressive strength of 2,500 psi. (17.2 MPa).

PART 3 EXECUTION

3.1 CLEARING FENCE LINE

Clearing: Surveying, clearing, grubbing, grading and removal of debris for the fence line or any required clear areas adjacent to the fence <Insert project requirement> [is included in the earthwork contractor's contract under the provisions of Division 31 - Earthwork.] [is not included in the earthwork contractor's contract and is the responsibility of the fence contractor in accordance with the provisions of Division 31 - Earthwork.] The contract drawings indicate the extent of the area to be cleared and grubbed.

3.2 FRAMEWORK INSTALLATION

- A. Posts: Posts shall be set plumb in concrete footings in accordance with ASTM F567. Minimum footing depth, 24 in. (609.6 mm) plus an additional 3 in. (76.2 mm) depth for each 1 ft. (305 mm) increase in the fence height over 4 ft. (1220 mm). Minimum footing diameter four times the largest cross section of the post up to a 4.00" (101.6 mm) dimension and three times the largest cross section of post greater than a 4.00" (101.6 mm) dimension. <Insert footing depth and diameter> **<Local codes, site soil conditions, local frost depth, fence height and wind load may require larger diameter or deeper footings - See Chain Link**

Manufactures Institute – Product Guide and Wind Load Guide CLFMI: WLG 2445> Top of concrete footing to be [at grade crowned to shed water away from the post or 6 inches (152 mm) below grade] <Insert footing grade requirement> crowned to shed water away from the post. Line posts installed at intervals not exceeding 10 ft. (3.05 m) on center.

- B. Top rail: When specified, install 21 ft. (6.4 m) lengths of rail continuous thru the line post or barb arm loop top. Splice rail using top rail sleeves minimum 6 in. (152 mm) long. Rail shall be secured to the terminal post by a brace band and rail end. Bottom rail or intermediate rail shall be field cut and secured to the line posts using boulevard clamps or brace band with rail end. <Fences 12 feet (3.66 m) high or higher require mid rail>
- C. Terminal posts: End, corner, pull and gate posts shall be braced and trussed for fence 6 ft. (1.8 m) and higher and for fences 5 ft. (1.5 m) in height not having a top rail. The horizontal brace rail and diagonal truss rod shall be installed in accordance with ASTM F567.
- D. Tension wire: Shall be installed 4 in. (101.6 mm) up from the bottom of the fabric. Fences without top rail shall have a tension wire installed 4 in. (101.6 mm) down from the top of the fabric. Tension wire to be stretched taut, independently and prior to the fabric, between the terminal posts and secured to the terminal post using a brace band. Secure the tension wire to each line post with a tie wire. <Install the top tension wire through the barb arm loop for fences having barbed wire and no top rail.>

3.3 CHAIN LINK FABRIC INSTALLATION

Chain Link Fabric: Install fabric to [outside or inside] of the framework maintaining a ground clearance of no more than 2 inches (50 mm). Attach fabric to the terminal post by threading the tension bar through the fabric; secure the tension bar to the terminal post with tension bands and 5/16 in. (7.94 mm) carriage bolts spaced no greater than 12 inches (304.8mm) on center. Small mesh fabric less than 1 in. (25 mm), attach to terminal post by sandwiching the mesh between the post and a vertical 2 in. wide (50mm) by 3/16 in. (4.76 mm) galvanized steel strap using carriage bolts, bolted thru the bar, mesh and post spaced 15 in. (381 mm) on center. Chain link fabric to be stretched taut free of sag. Fabric to be secured to the line post with tie wires spaced no greater than 12 inches (304.8 mm) on center and to horizontal rail spaced no greater than 18 inches (457.2 mm) on center. [Aluminum alloy tie wire shall be installed following ASTM F567: Wrap the tie around the post or rail and attached to a fabric wire picket on each side of the post or rail by twisting the tie wire around the fabric wire picket two full turns, cut off excess wire and bend over to prevent injury.] [Preformed 9 gauge power-fastened wire ties shall be installed following ASTM F626: Wrap the tie a full 360° around the post or rail and fabric wire picket, using a variable speed drill, twist the two ends together three full turns, cut off any excess wire and bend over to prevent injury.] Secure the

fabric to the tension wire by crimping hogs rings around a fabric wire picket and tension wire.

3.4 BARBED WIRE INSTALLATION

Barbed Wire: Stretched taut between terminal posts and secured in the slots provided on the line post barb arms. Attach each strand of barbed wire to the terminal post using a brace band. <Indicate type of barb arm, Type I, II or III and direction [inward] [outward] for installation of Type I arm. >

3.5 GATE INSTALLATION

- A. Swing Gates: Installation of swing gates and gateposts in compliance with ASTM F 567. Direction of swing shall be [inward or outward.] Gates shall be plumb in the closed position having a bottom clearance of 3 in. (76 mm), grade permitting. Hinge and latch offset opening space shall be no greater than 3 in. (76 mm) in the closed position. Double gate drop bar receivers shall be set in a concrete footing minimum 6 in. (152 mm) diameter 24 in. (609.6 mm) deep. Gate leaf holdbacks shall be installed for all double gates.

Electrically operated gates must be manufactured and installed in compliance with ASTM F2200 and UL 325.

- B. Horizontal Slide Gates: Install according to manufacturer's instructions and in accordance with ASTM F567. Gates shall be plum in the closed position, installed to slide with an initial pull force no greater than 40 lbs. (18.14 kg). Double gate drop bar receivers to be installed in a concrete footing as required by site conditions and codes. Ground clearance shall be 3 in. (76 mm), grade permitting. Electrically operated gate installation must conform to ASTM F2200 and UL 325.

3.6 NUTS AND BOLTS

Bolts: Carriage bolts used for fittings shall be installed with the head on the secure side of the fence. All bolts shall be peened over to prevent removal of the nut.

3.7 ELECTRICAL GROUNDING

Grounding: Grounding of the fence and gates is not the responsibility of the fence contractor and not included in the fencing scope of work for this contract.

Grounding, when required, shall be specified and included in Contract Section 33 79 00 Site Grounding. A licensed electrical contractor shall install grounding when required.

3.8 CLEAN UP

Clean Up: The area of the fence line shall be left neat and free of any debris caused by the installation of the fence.

END OF SECTION 32 31 13

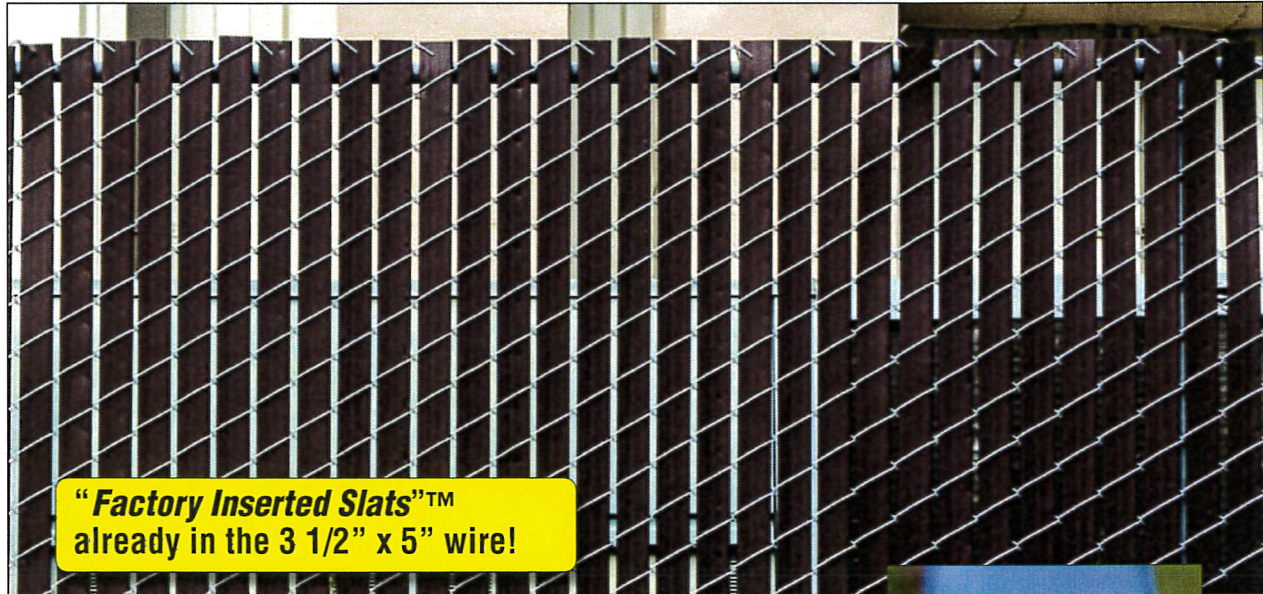
SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE

IndustrialLink® (3 1/2" x 5" mesh – semi-privacy)

IndustrialLink® FENCE IS ALSO BUILT USING 9 OR 10 GAUGE GALVANIZED OR VINYL COATED WIRE and "Factory Inserted Slats"™. The slats have one additional center support for strength, are stapled into the chain link, and provide approximately 75 percent privacy. **IndustrialLink®** is an excellent choice for a boundary or security fence.



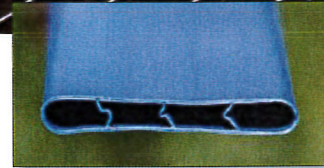
Chain Link Fence with "Factory Inserted Slats"™



"Factory Inserted Slats"™
already in the 3 1/2" x 5" wire!

General Features and Specifications:

- Double-wall "Factory Inserted Slats"™
- Approximately 75% wind load and privacy factor (based on wire/mesh used-stretch tension)
- Available in 3 1/2" x 5" mesh
- Chain link manufactured up to 16' high
- Available in 9 or 10 gauge galvanized before weaving (GBW), Type II, class IV wire (1.20 oz.)
- Available in 9 gauge galvanized before weaving (GBW), Type II, class V wire (2.0 oz.)
- Available in 9 gauge finish 10 gauge core fused & bonded vinyl coated wire – 7 colors available
- Available in 8 gauge finish 9 gauge core fused & bonded vinyl coated wire – 7 colors available
- Available in 9 gauge aluminized before weaving wire per ASTM A491, Type 1
- Double wall slats with staples
- Slats meet ASTM F3000 and F3000M designations
- Available in 25' rolls, 5' minimum increments after that
- Fifteen year pro-rata limited warranty



ACCESS PRIVACYLINK
ARCHITECTURAL SUPPORT AT



Chain Link Wire Colors



Slat Colors



Mix any color of slat with any color of wire. Colors are approximations. Exact representation of colors in printing is difficult. Please refer to actual color samples for accurate matching. **Samples available upon request.**

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka and D. Linsmeier.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Assistant City Engineer M. Wagner and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:00PM and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated October 17, 2019

A motion was made and seconded (D. Linsmeier, S. Bierce) to approve the October 17th, 2019 Plan Commission minutes. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding the Swan View Farms Subdivision Lift Station Building and Site/Landscape Plans (PWC 0871996 & PWC 0871999)

Mr. Fuchs stated the building would be temporary, and there is proposed landscaping. He recommended approval of the building.

Ms. Wagner noted the building would be between the two phases in a low area, so there won't be any houses around it. The area needs two lifts stations and this would be a third, and they wanted to be able to be able to accommodate the development to move forward while the City decides how to serve the overall area.

Ms. Wagner noted that the developer was building this lift station. Further discussion took place regarding assessing the cost of a future lift station.

A motion was made and seconded (B. Bergman, T. Janka) to approve the Swan View Farms lift station and site and building plans and landscape plans. Motion Passed: 3-For, 1-Against (Bierce).

4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Interstate Partners Green Road LLC to Rezone Property Located at N30 W22835 Green Road From Rs-3 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914980)

Mr. Fuchs stated this is for a 165,000 square foot spec industrial building. The applicant would like to rezone both properties to M-2. The architecture of the building should be considered, as there is existing single-family adjacent to the north. Mr. Fuchs stated staff was recommending approval with the conditions that signage come back if it is beyond what is shown in the plan, and that sidewalks be placed along the parking areas on the sides of the building.

Chairman Bierce opened the public hearing.

Pete Geffert (N30 W22897 Green Road) questioned where the water runoff would go. The drainage ditch between his property and this property won't take a lot of drainage, as his property is the lowest on Green Road. He also mentioned the six ton limit on the road, and questioned if this building would change that limit. Mr. Geffert also felt the wildlife would be affected by the lighting. He questioned if the lighting could have a focus on the building so it is not overloaded to the area. Mr. Geffert also questioned the limitations on how far this has to be from a road.

Scott Augustine (N31 W22828 Green Road) was concerned about the entryway across from his driveway and was concerned about trucks pulling in. He felt the retention pond should be towards the west of the parcel and the entire building should be moved as far east as possible. Mr. Augustine was also concerned about parking and the potential for berms and landscaping. He did not think a three foot berm would be enough. He was also concerned about the lighting and the trucking and he did not want an entryway in front of his house

Greg Zinda, owner of the Station Pub & Grill, stated he was concerned with the drainage, and questioned where the water would go from the paving and the building. He did not think there was enough land to soak up the water.

Tom Nettesheim (N31 W22756 Green Road) was concerned about the lighting, as his living room and family room face the south and he did not want the headlights coming into his windows. He did not think the three foot berm would help the lighting.

Chairman Bierce then closed the public hearing.

Bill Schwartz with Interstate Partners and Jay Knetter with JAKnetter Architects introduced themselves. Mr. Schwartz stated the building was situated as a directive of the M-2 zoning setbacks. He stated they were more than happy to accommodate making the berms higher or relocating them. He noted the Sheriff's Department did not want the parking to be shrouded, so that's why the series of berms were created. Mr. Schwartz added that they are restricted by 20 foot poles, and all of the fixtures are cutoff fixtures.

Mr. Schwartz stated trucking access on Green Road is limited by load restrictions, so any truck access coming to the site would have to come from Duplainville Road. They would write into their leases that no truck access could come from the west. There are also spring and thaw restrictions from Duplainville Road down to Watertown Road.

There is a storm water pond in the southwest corner of the site, a wet pond on the northeast and an overflow dry pond in the southeast corner. Mr. Schwartz was confident that they would not cause any flooding or drainage issues to their neighbors. Ms. Wagner noted that they require as-builts on the ponds and swales to ensure that they are at the correct specifications.

Mr. Schwartz mentioned that the west drive was intentionally lined up with the homeowner's driveway across the street so that vehicle lights leaving would not shine into the home.

Commissioner Bergman referred to the photometric plans and questioned if there would be any light leaving the property. Mr. Knetter stated their intent is to have zero foot candles at the property lines.

Commissioner Bergman then referred to the weight restrictions and questioned where they extend to. Ms. Wagner noted that Green Road is restricted from Pewaukee Road to Duplainville Road 100 percent of the time. From Duplainville Road to Springdale Road is 100 percent restricted all of the time as well, so the entire stretch of Green Road is 100 percent restricted for weight limits. Truck traffic would need to take the shortest route in to its destination.

A resident questioned if there was a time restriction for the trucking. Mr. Schwartz stated this was a spec building, so they don't know yet who the users will be. They have found with other industrial buildings that there is generally not a lot of truck traffic. Chairman Bierce questioned if the Plan Commission could set something in place in the Business Plan of Operation to make sure someone could not come in that would have a lot of evening truck traffic. Mr. Fuchs stated the Plan Commission could add a condition of approval.

Chairman Bierce questioned if they could push the building closer to Green Road so that there was only one level of parking in the front. That way headlights are never shining into the neighbors' houses. Mr. Schwartz felt the headlight issue would be taken care of with the berm.

Additional discussion took place regarding the parking as related to the berming.

A motion was made and seconded (B. Bergman, D. Linsmeier) to rezone the property from Rs-3 to M-2 contingent upon staff recommendations, CSM approval and the site and building plan approval. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Interstate Partners Green Road LLC to Rezone Vacant Land on Green Road From M-6 Mixed Industrial to M-2 Limited Industrial for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914987)

Public hearing held in Item #4. See discussion above.

A motion was made and seconded (B. Bergman, D. Linsmeier) to rezone the vacant land from M-6 to M-2 contingent upon staff recommendations, CSM approval and the site and building plan approval. Motion Passed: 4-For, 0-Against.

6. Discussion and Action Regarding a Certified Survey Map for Interstate Partners Green Road LLC for Property Located at N30 W22835 Green Road (PWC 0914980 & PWC 0914987)

Mr. Schwartz stated under the M-2 zoning, he thought they had the correct setbacks on the CSM, but because one lot is adjacent to a different zoning, there was a 30 foot sideyard setback on the east. There was also clarification from staff as to the dedication of 40 feet versus 33 feet of Green Road to the City, which was still on the CSM. The 30 feet was on the west. Commissioner Bergman asked Ms. Wagner if the dedication was correct or if she was ok with it, and Ms. Wagner stated it was correct at 40 feet.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the CSM contingent upon the three conditions in the staff report. Motion Passed: 4-For, 0-Against.

7. Discussion and Action Regarding the Site and Building Plans for Interstate Partners Green Road LLC for Property Located at N30 W22835 Green Road for the Purpose of Developing a 165,000 Square Foot Industrial Building (PWC 0914980 & PWC 0914987)

Mr. Fuchs discussed the uses that are allowed within the M-1 and M-2 districts.

Commissioner Bergman questioned the recommendation for sidewalks and it was noted that with the parking on the side, staff thought that providing pedestrian access to the front of the building made more sense than people walking on the truck drives.

Mr. Schwartz felt sidewalks create a greater slip and fall hazard to the employees than walking in the parking lots. The sidewalks are a slip and fall issue and a maintenance issue, and he finds them ineffective in an industrial setting.

Discussion took place regarding the additions made to the landscaping plan.

Chairman Bierce referred to the east and west elevations and he felt they did not give it enough effort. He felt there were big, long runs of concrete and wanted to see the walls broken up a bit. Chairman Bierce did not think the building fit in with the area. The sides were his biggest concern and he felt they looked the same as the back.

Commissioner Bergman stated he did not care for the rust color, especially for the neighborhood area. He felt there was not enough done at the corners, and the southeast corner especially could use a corner window, as it would be seen from other properties and it would help break up the long expanse. Commissioner Bergman mentioned the middle entrance and suggested adding an element that goes up, like the corners, to match it.

Mr. Knetter summarized their building design choices. He felt the façade issues should be handled with landscaping, and not with decorating the building.

Mr. Knetter referred to the sign location and noted it was centered in between the two berms, off of the island on the north. The sign will be reflective vinyl letters and will not be lit from a light source.

Following continued discussion, the Plan Commission took no action.

8. Discussion and Possible Action Regarding a Potential Land Use Change for Properties Generally Located South of Capitol Drive (State Highway 190)

Mr. Fuchs stated this is an area on the north side of Green Road, south of Capitol Drive, west of Duplainville Road and east of Redford Boulevard. It is primarily planned for residential use, but staff believes it could lend itself to other uses such as industrial, commercial, office or multi-family. He felt it was an area with a lot of potential, as the southeast corner is a 61 acre farm that could be developed.

Mr. Klein questioned how flexible the Plan Commission would be if the right plan came along. He felt single-family was starting to pull back because of the shift in demographics.

Commissioner Bergman noted that there was a huge elevation change from the farm down to Green Road and over to Duplainville Road. He felt it could be considered a continuation of the City's business district from the south. He stated he was open to alternatives to the current master overlay, but he didn't know about amending it.

Chairman Bierce did not have a problem with anything that would fit and he was not tied to it being residential.

Commissioner Janka agreed and wanted to remain flexible and keep our options open.

Commissioner Linsmeier agreed as well.

9. Adjournment

A motion was made and seconded (T. Janka, D. Linsmeier) to adjourn the meeting at 8:43PM.

Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk



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 December 19, 2019

Date: December 12, 2019

Project Name: Green Road Commerce Center Rezoning, Certified Survey Map, and Site and Building Plans

Project Address/Tax Key No.: Approximately W230N22835 Green Road /PWC0914980 & 0914987

Applicant: Interstate Partners

Property Owner: Green Road LLC

Current Zoning: Rs-3 Single-Family Residential District (PWC0914980) and M-6 Mixed Industrial Use District (PWC0914987)

Proposed Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Single-family residential, institutional and agricultural zoned property to the north, Canadian Pacific Rail System and M-2 zoned industrial uses to the south, single-family residential and commercial to the east, and single-family residential to the west

Project Description/Analysis:

The applicant submitted several applications to accommodate and allow the construction of an industrial building upon two parcels of land located at approximately W230N22835 Green Road, including rezoning the two properties, a Certified Survey Map Application, and a Site and Building Plan Application.

Rezoning

The proposed development encompasses two existing properties located along the south side of Green Road. There is an approximately 1.3-acre property zoned Rs-3 Single-Family Residential District and a 10.8-acre property to the west zoned M-6 Mixed Industrial Use District.

The applicant is proposing to rezone both properties to M-2 Limited Industrial District. The most significant difference between the M-2 and M-6 District is the potential for outdoor storage as may be approved by the Plan Commission. The M-6 District specifically states that uses permitted in the M-2 and M-4 Districts are allowed “with no outside storage of equipment, materials or vehicles.” The M-6 District further allows all other principal, accessory and conditional uses permitted in the M-1, M-2, M-4 and B-4 Districts.

Rezoning to M-2 will allow for outdoor storage as a Permitted Use. The M-2 District allows M-1 uses, which permits outdoor storage that is “within an open area attractively and effectively visually screened from public streets, roads, highways and adjacent uses and where the individual goods or materials are not reduced in size of basically changed in character.”

As a speculative industrial building, tenants are currently unknown. As such, individual uses in the future will require separate review and approval. Businesses will be allowed via a Business Plan of Operation Application or Conditional Use as may be allowed within the M-2 District.

Note that a Comprehensive Master Plan Amendment is not required as these properties are designated as Manufacturing/Fabrication/Warehousing on the City's 2050 Land Use/Transportation Plan, which is consistent with the proposed rezoning request.

Certified Survey Map/Land Combination

The applicant has submitted a Certified Survey Map Application as required by Section 18.0602 to combine the two existing properties. The CSM creates a single parcel of land for development that is 12.8152 acres (558,231 square feet).

Related to the CSM, staff recommends that:

1. *The Certified Survey Map shall be contingent upon City of Pewaukee approval of the Rezoning Application submitted as part of the subject development.*
2. *The Certified Survey Map shall include all applicable information as required by Section 18.0603 of the City's Land Division Ordinance.*
3. *The CSM shall be revised to include M-2 Zoning District setbacks with the approval of the subsequent rezoning request.*

Site and Building Plans

The proposed site and building plans consist of a 164,788 square foot industrial building, two dumpster enclosures and associated parking, landscaping, and storm water management facilities.

The proposed peak height of the building is 37-feet, which exceeds the M-2 District maximum height requirement of 35-feet. However, the Plan Commission may approve a height up to six stories per Section 17.0901f. of the Zoning Code. Staff has no objections to the proposed height of the building.

The site plan includes two ingress/egress locations to Green Road. The applicant is proposing 175 parking spaces as part of the initial development. Parking could be expanded in the future by 52 spaces by replacing the storage area with parking. Staff is recommending that sidewalks be extended along the parking spaces located on each side of the building (see Condition No. 6).

The Landscape Plan includes 93 trees and 215 shrubs. The plan includes 3-foot berms along Green Road to screen headlights from vehicles parking in the front parking lot.

The Lighting Plan includes both building and parking lot lighting. The parking lot lights are full cutoff and will not exceed 20-feet in height as required by the City's Zoning Code.

A monument sign is also being proposed. Sign details are attached. Sign placement is anticipated to be adjacent to one of the drives or centered on the property adjacent to Green Road. The applicant has also indicated that building signage may be considered in the future. See Condition No. 5 below related to signage.

The building consists of primarily precast concrete panels. Staff has worked with the applicant on multiple revisions to the design of the building elevations and improvements have been made.

With that said, the Plan Commission is encouraged to consider the proposed architecture of the building in relation to existing and planned land uses. The south side of Green Road between Duplainville Road and Redford Boulevard (CTH F) is planned for industrial uses; however, there are still existing single-family homes. The north side of Green Road also has existing single-family homes and is currently planned for future single-family residential development. As such, staff finds that it is important that the architecture of this industrial building be compatible, to the extent possible, with the current conditions of Green Road and the uses around it. Further, this building will likely set the stage for future development along Green Road.

Without specific changes being suggested, staff has encouraged the applicant to try and focus attention on the main entrances of the building (e.g. more windows, awnings/canopies, or other architectural features).

Staff recommended conditions related to the site and building plans are below.

1. Site and Building Plans shall be contingent upon the approval of the proposed rezoning requests and Certified Survey Map Application.
2. Final grading, erosion control, storm water management approvals by Engineering Department are required prior to any land disturbing activities.
3. Outdoor storage and overnight parking of commercial vehicles and trailers shall only be allowed within the "Storage Area" along the rear of the property directly behind the building as indicated on the Site Plan. Materials within this area shall be kept in an orderly manner.
4. Wisconsin Department of Natural Resources approval of all impacts to wetlands and wetland setbacks shall be obtained prior to the issuance of a Building Permit.
5. The development shall be allowed a monument sign and directional signage in substantial conformance with the sign plans dated November 11, 2019, subject to issuance of a Sign Permit through the Building Services Department prior to installation. Any future proposed signage, including additional ground signs or wall signs, shall be subject to review and approval by the Plan Commission prior to issuance of a Sign Permit. All proposed signs shall comply with Section 17.0700 of the City's Zoning Code.
6. Staff recommends that a walkway be extended along the east and west side parking areas between the parking and the building and connecting to the sidewalk along the front of the building.
7. Rooftop and ground mechanicals shall be screened from public view.

Recommendation:

A motion to recommend approval of the proposed rezoning requests to rezone the property located at W230N22835 Green Road (Tax Key No. 0914980) from Rs-3 Single-Family Residential District to M-2 Limited Industrial District and the property bearing Tax Key No. 0914987 from M-6 Mixed Industrial Use District to M-2 Limited Industrial District.

A motion to recommend approval of a 1 Lot Certified Survey Map to combine the two existing parcels into a single lot contingent upon the approval of the rezoning requests and Site and Building Plans and compliance with Section 18.0603 of the City's Land Division Ordinance.

A motion to approve site and building plans submitted by Interstate Partners for the construction of a 164,788 square foot industrial speculative building in substantial conformance with the plans submitted on December 12, 2019 and subject to the conditions within the Plan Commission staff report dated December 12, 2019.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 8.**

DATE: October 20, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for Interstate Partners to Rezone Vacant Land Located on Green Road from M-6 Mixed Industrial to M-2 Limited Industrial for the Purpose of Developing a 150,000 Square Foot Industrial Building (Previously Recommended for Approval at the 12/19/2019 Plan Commission Meeting) (PWC 0914987)

BACKGROUND:

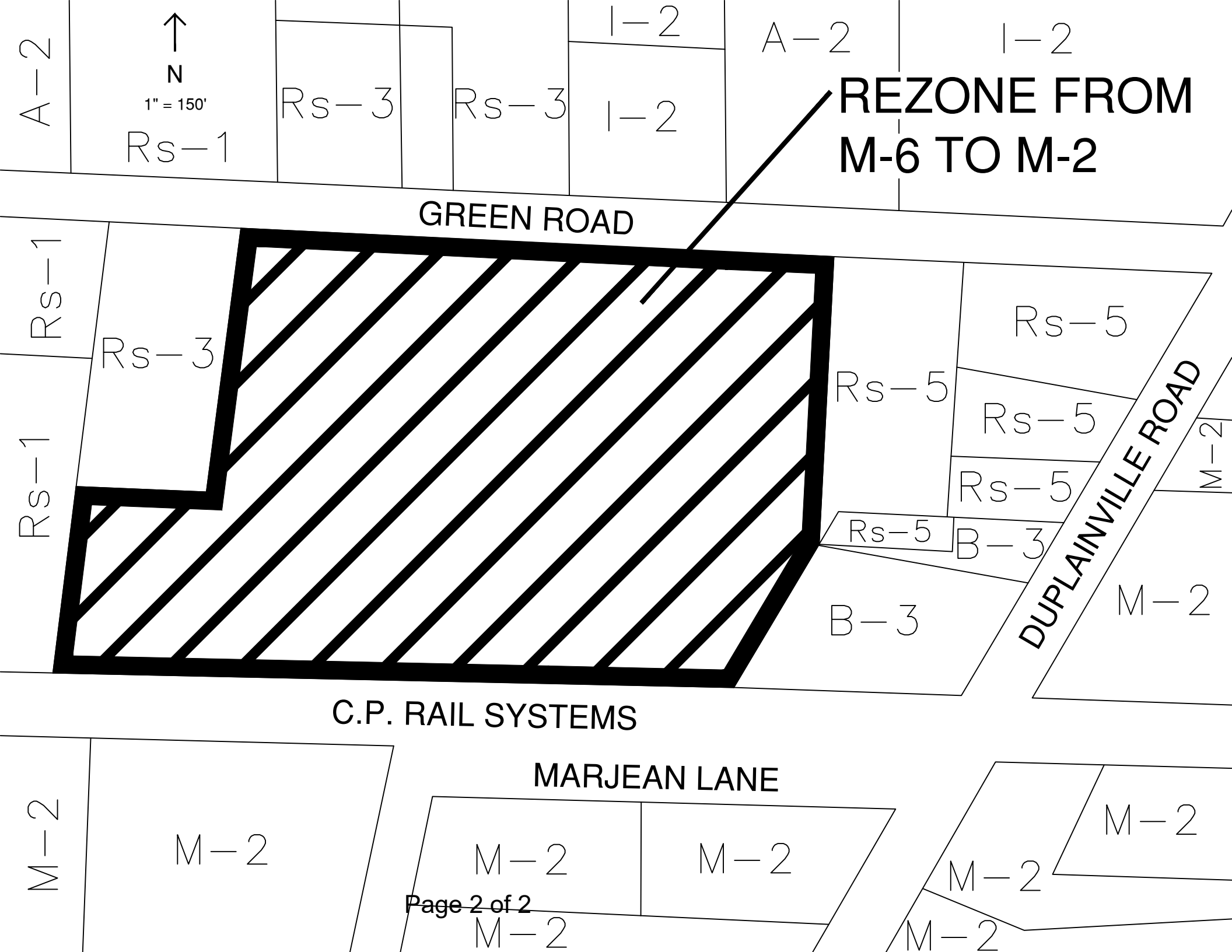
FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Interstate Partners rezoning map



**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 9.**

DATE: October 20, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for Interstate Partners to Rezone Property Located on Green Road from Rs-3 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a 150,000 Square Foot Industrial Building (Previously Recommended for Approval at the 12/19/2019 Plan Commission Meeting) (PWC 0914980)

BACKGROUND:

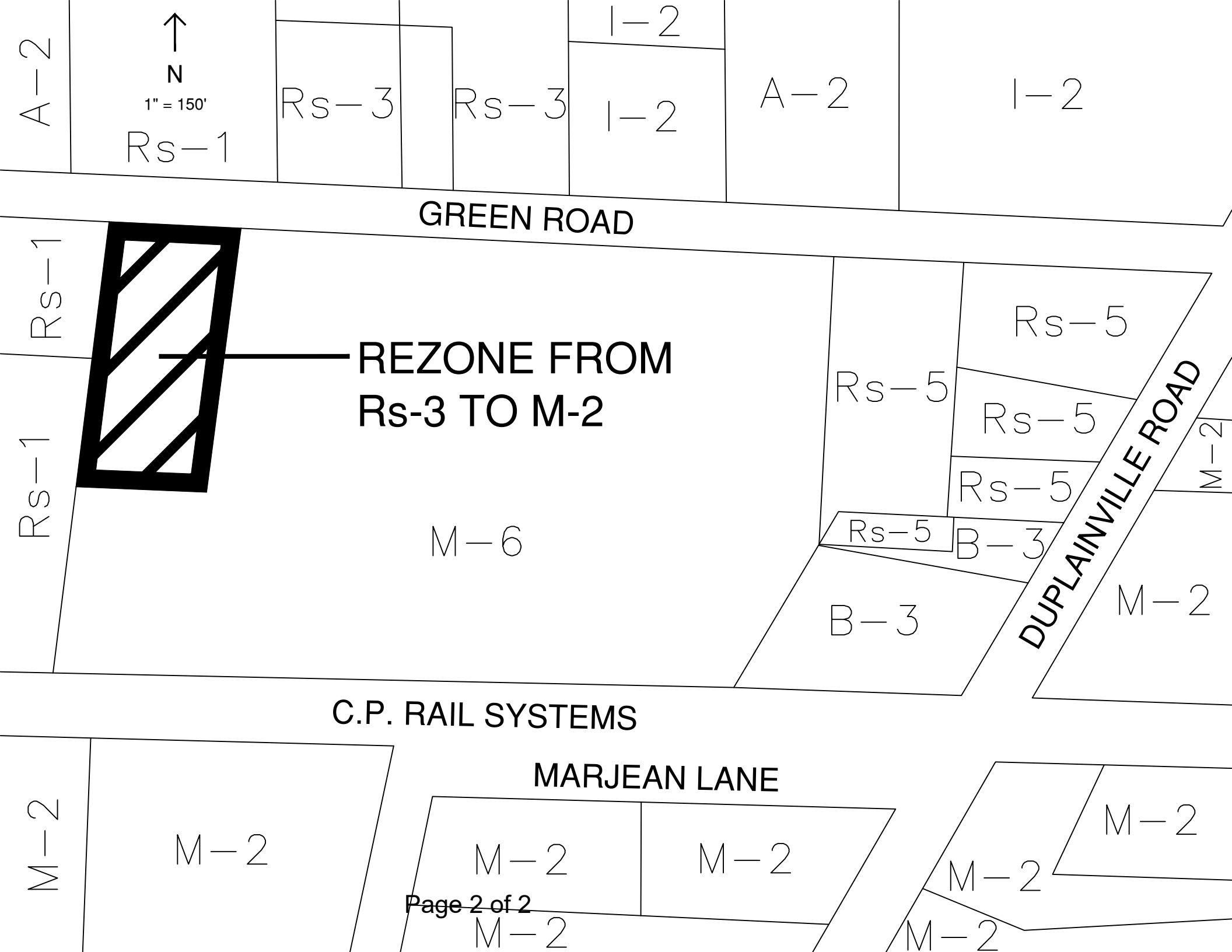
FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Interstate Partners rezoning map



**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 10.**

DATE: October 20, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Interstate Partners for Property Located on Green Road for the Purpose of Combining Two Existing Parcels (PWC 0914980 & PWC 0914987)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

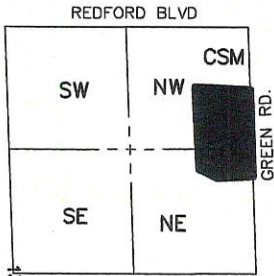
Description

Interstate Partners CSM

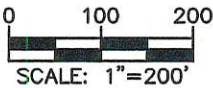
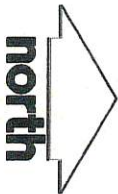
PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



LOCATION SKETCH
NW 1/4 SECTION 13,
T7N, R19E

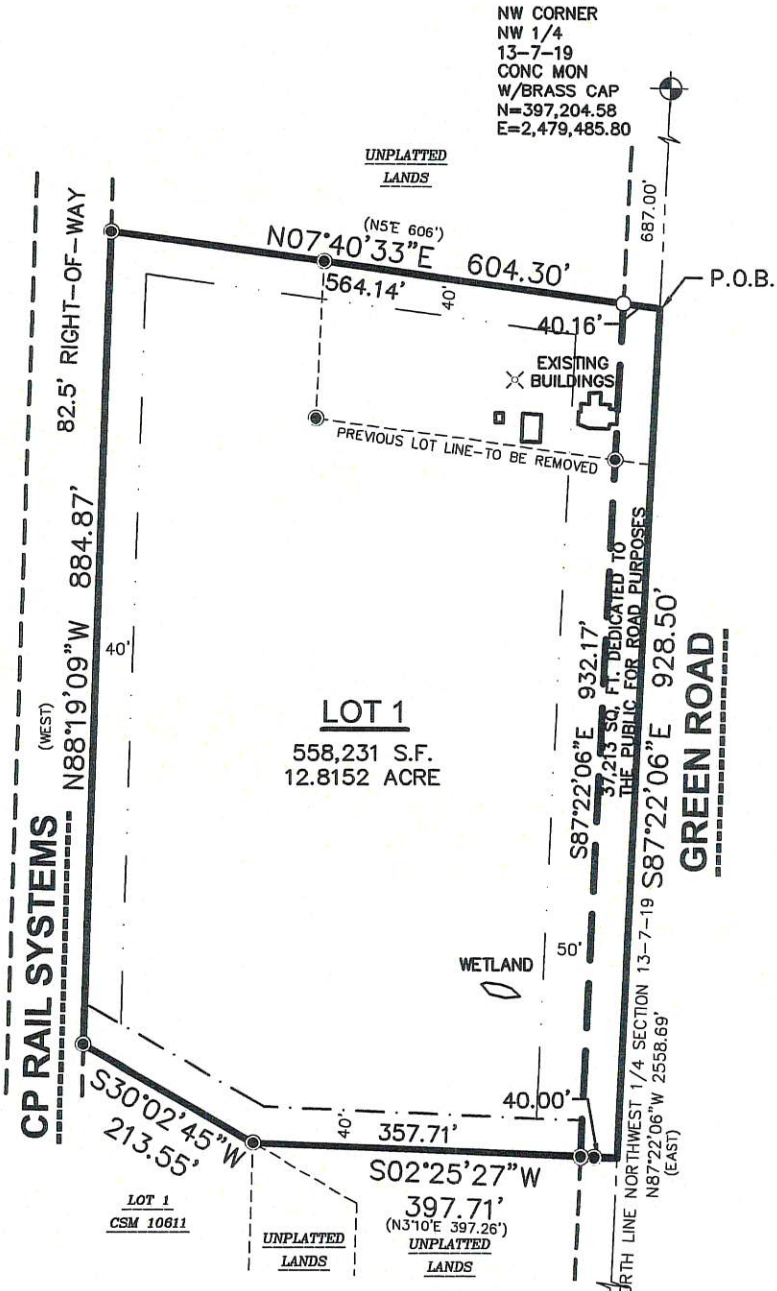


NOTES

1. BEARINGS REFER TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 13-7-19, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD27) BEARING OF N87°22'06"W.
2. SEE SHEET 2 FOR LOT DETAILS AND TOPOGRAPHY.
3. SEE SHEET 3 FOR WETLAND LINE DETAILS.
4. ZONED M-6 MIXED INDUSTRIAL USE PER CITY OF PEWAUKEE ZONING MAP.
5. AS OF THE DATE OF THIS MAP, THE BUILDINGS SHOWN HEREON ARE CURRENTLY BEING USED BY THE CITY OF PEWAUKEE FIRE DEPARTMENT FOR TRAINING PURPOSES.

LEGEND

- GOVERNMENT CORNER
- 1" IRON PIPE FOUND
- 3/4" x 18" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- RECORD LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE



OCTOBER 29, 2019

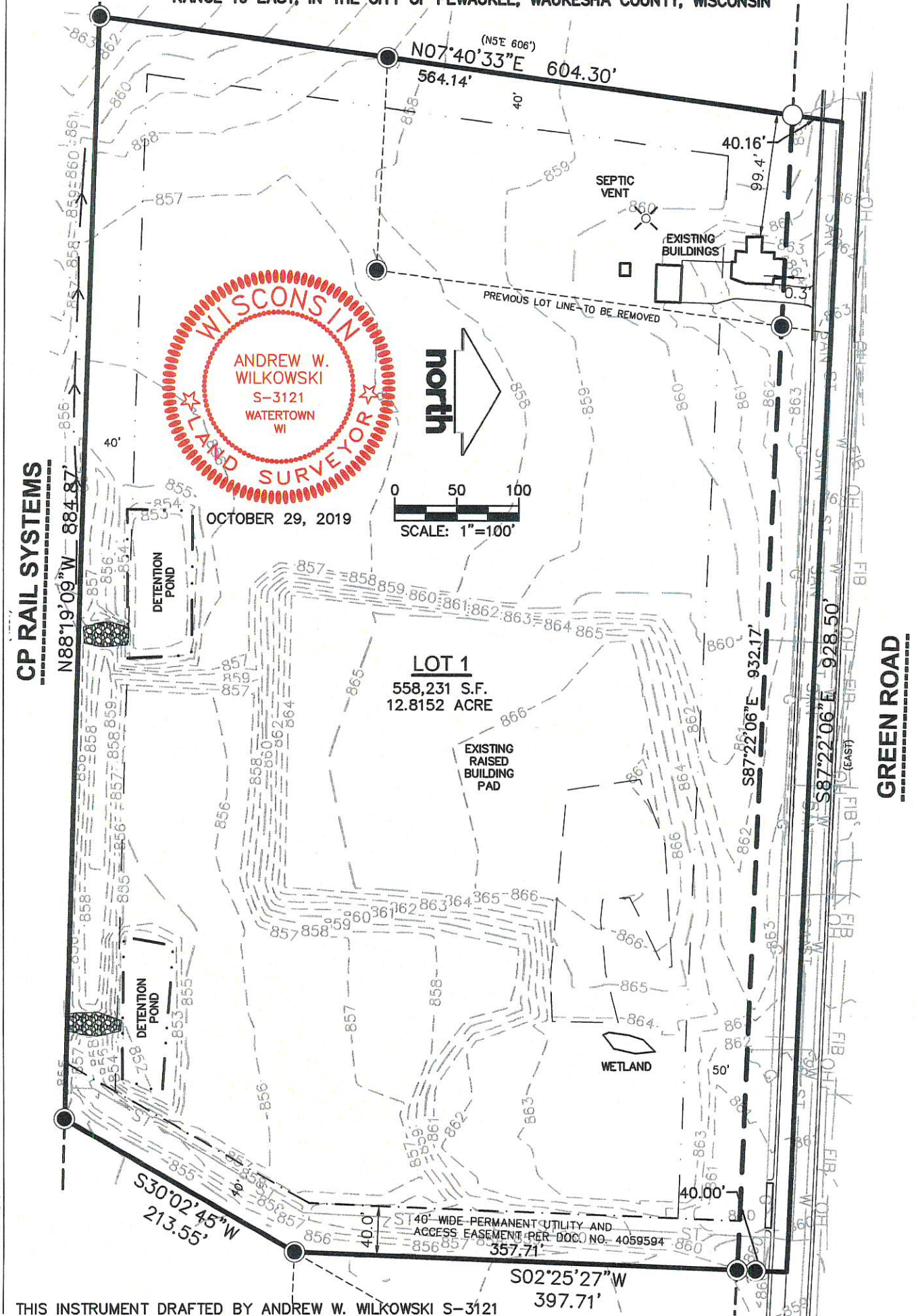
THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SURVEYED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners MILWAUKEE REGIONAL OFFICE W236 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: INTERSTATE PARTNERS N16W23217 STONE RIDGE WAUKESHA, WI 53188	PROJECT NO: 15-7058A FIELDBOOK/PG: - SHEET NO: 1 OF 5	SURVEYED BY: - DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: AWW	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
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PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

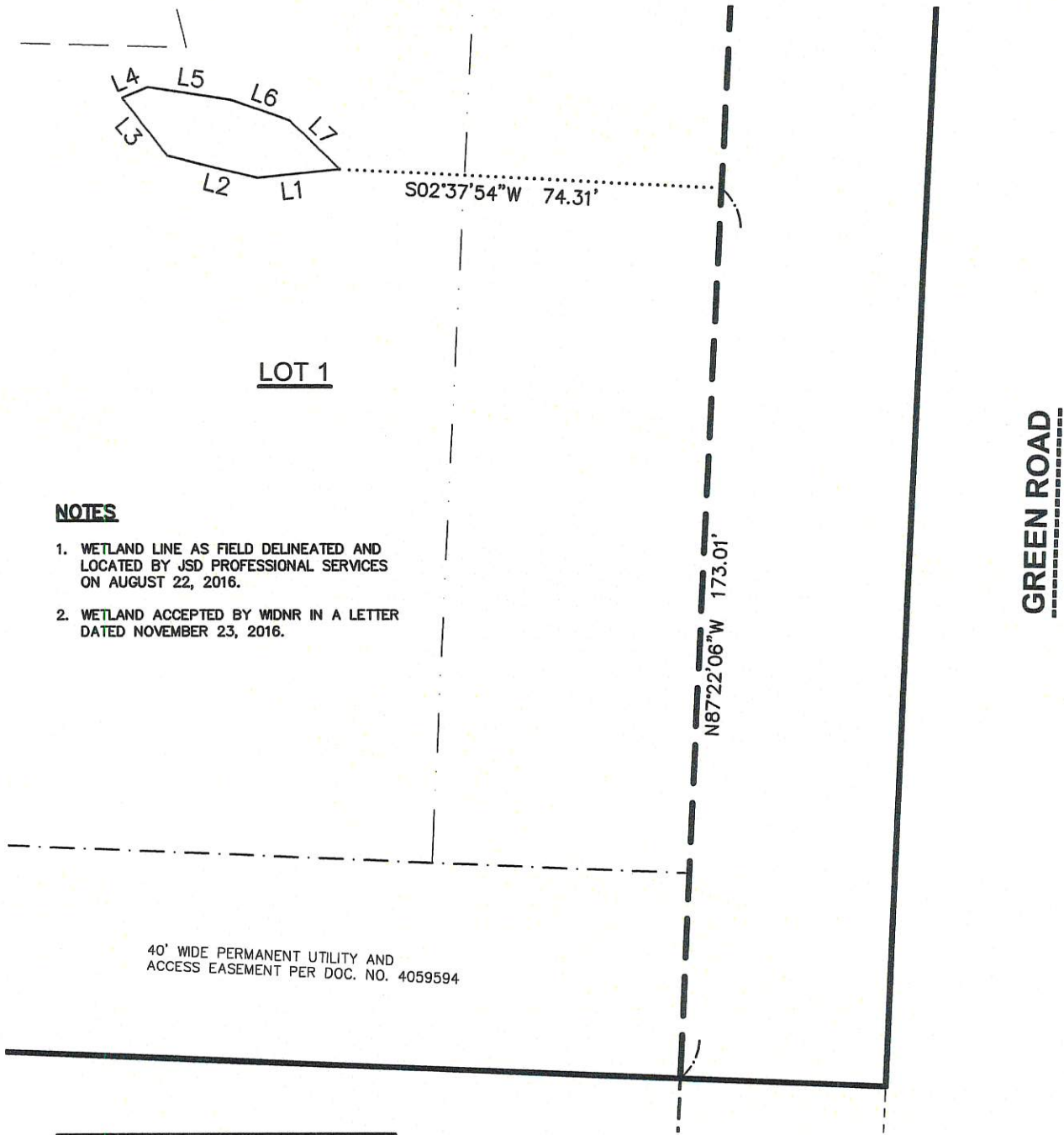
SURVEYED BY: JSD Professional Services, Inc. Engineers • Surveyors • Planners MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: INTERSTATE PARTNERS N16W23217 STONE RIDGE WAUKESHA, WI 53188	PROJECT NO: 15-7058A FIELDBOOK/PG: - SHEET NO: 2 OF 5	SURVEYED BY: - DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: AWW	VOL. PAGE
				DOC. NO.
				C.S.M. NO.

PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

WETLAND EXHIBIT

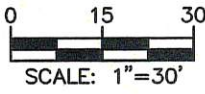


NOTES

- 1. WETLAND LINE AS FIELD DELINEATED AND LOCATED BY JSD PROFESSIONAL SERVICES ON AUGUST 22, 2016.
- 2. WETLAND ACCEPTED BY WIDNR IN A LETTER DATED NOVEMBER 23, 2016.

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S06°32'43"E	15.98'
L2	S13°35'49"W	18.00'
L3	S51°35'57"W	14.17'
L4	N23°06'05"W	5.34'
L5	N08°40'40"E	16.40'
L6	N18°46'43"E	12.08'
L7	N43°52'02"E	13.34'



OCTOBER 29, 2019

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SURVEYED BY:

JSD Professional Services, Inc.
• Engineers • Surveyors • Planners
MILWAUKEE REGIONAL OFFICE
W238 N 1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:

INTERSTATE PARTNERS
N16W23217 STONE RIDGE
WAUKESHA, WI 53188

PROJECT NO: 15-7058A

FIELDBOOK/PG: -

SHEET NO: 3 OF 5

SURVEYED BY: -

DRAWN BY: DHS

CHECKED BY: AWW

APPROVED BY: AWW

VOL. _____ PAGE _____

DOC. NO. _____

C.S.M. NO. _____

PRELIMINARY

CERTIFIED SURVEY MAP NO.

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE S87°22'06"E ALONG THE NORTH LINE OF SAID QUARTER SECTION 687.00 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE CONTINUING S87°22'06"E ALONG SAID NORTH LINE 928.50 FEET; THENCE S02°25'27"W 397.71 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP (CSM) NO. 10611; THENCE S30°02'45"W ALONG THE WEST LINE OF SAID CSM 213.55 FEET TO A POINT ON THE NORTH LINE OF THE CP RAIL SYSTEMS RIGHT OF WAY; THENCE N88°19'09"W ALONG SAID NORTH LINE 884.87 FEET; THENCE N07°40'33"E 64.30 FEET TO THE POINT OF BEGINNING.

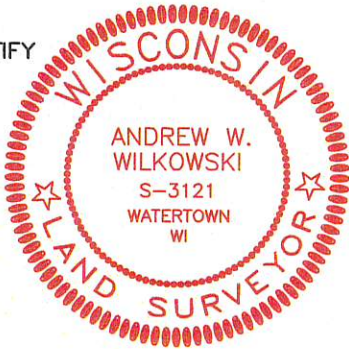
LANDS CONTAINS 595,444 SQUARE FEET OR 13.6695 ACRES.

SURVEYOR'S CERTIFICATE

I, ANDREW W. WILKOWSKI, PROFESSIONAL LAND SURVEYOR S-3121, DO HEREBY CERTIFY THAT BY DIRECTION OF INTERSTATE PARTNERS, LLC, I HAVE SURVEYED, DIVIDED, MAPPED, AND DEDICATED THE LANDS DESCRIBED HEREON AND THAT THE MAP IS A CORRECT REPRESENTATION IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

ANDREW W. WILKOWSKI S-3121
PROFESSIONAL LAND SURVEYOR

OCTOBER 29, 2019
DATE



CORPORATE OWNER'S CERTIFICATE

INTERSTATE PARTNERS, A LIMITED LIABILITY CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF PEWAUKEE] FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID INTERSTATE PARTNERS HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE THIS _____ DAY OF _____, 2019.

BY: _____,
[_____] , MANAGING MEMBER

STATE OF WISCONSIN) SS
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED INTERSTATE PARTNERS, LLC TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WAUKESHA COUNTY, WISCONSIN MY COMMISSION EXPIRES _____

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SURVEYED BY: JSD Professional Services, Inc. • Engineers • Surveyors • Planners MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: INTERSTATE PARTNERS N16W23217 STONE RIDGE WAUKESHA, WI 53188	PROJECT NO: 15-7058A	SURVEYED BY: -	VOL. _____ PAGE _____ DOC. NO. _____ C.S.M. NO. _____
		FIELDBOOK/PG: -	DRAWN BY: DHS	
		SHEET NO: 4 OF 5	CHECKED BY: AWW	
			APPROVED BY: AWW	

PRELIMINARY

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CITY OF PEWAUKEE PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF PEWAUKEE PLAN COMMISSION ACTION OF _____, 2019.

AMI HURD, SECRETARY

STEVE BIERCE, MAYOR

CITY OF PEWAUKEE COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP AND ITS DEDICATION, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF PEWAUKEE COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF PEWAUKEE.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF PEWAUKEE ON THIS _____ DAY OF _____, 2019.

KELLY TARCZEWSKI, CLERK

STEVE BIERCE, MAYOR



OCTOBER 29, 2019

THIS INSTRUMENT DRAFTED BY ANDREW W. WILKOWSKI S-3121

SURVEYED BY: JSD Professional Services, Inc. • Engineers • Surveyors • Planners MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, STE. 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: INTERSTATE PARTNERS N16W23217 STONE RIDGE WAUKESHA, WI 53188	PROJECT NO: 15-7058 FB/PG: - SHEET NO: 5 OF 5	SURVEYED BY: - DRAWN BY: DHS CHECKED BY: AWW APPROVED BY: AWW
---	--	--	--

OFFICE OF THE REGISTER OF DEEDS
_____ COUNTY, WISCONSIN
RECEIVED FOR RECORD _____
20 ____ AT ____ O'CLOCK ____ M
AS DOCUMENT # _____
IN VOL. _____ OF CERTIFIED
SURVEY MAPS ON PAGE(S) _____
REGISTER OF DEEDS

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 11.**

DATE: October 20, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Site and Building Plans for John and Kari Stroschein for Property Located at W245 N4780 Swan Road for the Purpose of Constructing a Second Dwelling on the Property (PWC 0873999)

BACKGROUND:

FINANCIAL IMPACT:

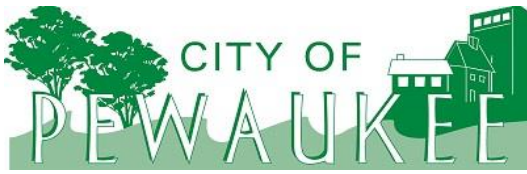
RECOMMENDED MOTION:

ATTACHMENTS:

Description

Stroschein staff report 10.20.22

Stroschein revised 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 20, 2022

Date: October 10, 2022

Project Name: Stroschein Site & Building Plan Review Application

Project Address/Tax Key No.: W245N4780 Swan Road/PWC 0873999

Applicant: JOHN STROSCHEIN AND KARI STROSCHEIN

Property Owner: JOHN STROSCHEIN AND KARI STROSCHEIN

Current Zoning: UC Upland Conservancy

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

Use of Surrounding Properties: Agriculture to the north with residential to the east, west, and south.

Project Description

The applicant submitted a Site & Building Plan Review Application for the subject property located at W245N4780 Swan Road. The property is zoned UC Upland Conservancy District and has an area of approximately 24 acres, with the east portion of the property bordering Swan Road. The application seeks approval to build a second principal structure on the property with private utilities.

Currently, the property consists of an existing home and detached garage, which are located just east of Swan Road. The applicant is proposing to build a second, approximately 4,000 square foot, single-family home on the far west end of the property.

Overall, the proposed structure complies with the UC Upland Conservancy District development standards. The applicant also completed wetland delineations on the property and has setback structures appropriately from those protected natural resource areas.

Again, the applicant is requesting the Plan Commission allow two principal structures on the subject property in accordance with Section 17.0208b. below. The applicant has indicated that the existing home is intended to be used as both a woodworking shop and equipment storage. The detached garage is intended to be used as a storage, maintenance, and repair area for a tractor, trailer, four wheelers, and wood splitter.

17.0208b. All Principal Structures shall be located on a lot or building space; and only one (1) principal structure shall be located, erected, or moved onto a lot or building space in a single-family residential district, with the exception of a condominium arrangement in which two or more single-family houses are located on a parcel of land held in common by all the owners of the individual single-family houses as a conditional use and the net density (dwelling unit to land ratio) of the condominium development is no greater than allowed under the zoning

classification of the parcel. Construction of accessory structures on a lot with no principal use will not be permitted. **The Plan Commission may permit more than one principal structure per lot in districts where more than one structure is either needed or suitable for the orderly development of the parcel. Where additional structures are permitted, the Plan Commission may impose additional yard requirements, open space or landscaping requirements, or parking requirements, or require a larger minimum separation distance between principal structures.**

Recommendation

Staff finds that, as the subject property is zoned UC District, is about 24-acres in size, and is limited for future development, adding a second dwelling is reasonable and appropriate. As such, staff recommends approval of the Site & Building Plan Review Application for the property located at W245N4780 Swan Road, subject to Engineering Department approval of final grading, erosion control, storm water management, and utility plans, as may be required.

Project Narrative

Description of current property:

Our property is located on the east side of Swan Road and totals 24 acres. The dimensions are approximately 400 feet from north to south and 2,800 feet from east to west. It is zoned Upland Conservancy and all 24 acres are heavily wooded. There is a black top driveway coming off of Swan road and running east to an existing residence and detached garage. Both of these structures were built in 1972.

The new home:

Our intent is to build a new home on the east end of the property. The house is designed as a one story ranch home with the western side of the basement being half exposed. The main floor is approximately 4,400 sqft. Our property is relatively flat throughout its length from west to east. The only change in elevation of significance is a 7 foot rise, running north to south, and located about 300 feet west of the east property line. We have located the house along this rise to allow for the half exposed basement wall. With the house positioned at this location it meets all of the UC code setbacks. In addition, a wetland delineation was completed on July 26th, 2022. There were five kettle shaped wetland areas found and they are noted on the site plan. The house will have an electric geo thermal heating system which requires an underground cooling field. The field is the closest house build disturbance to any wetland and the distance from the disturbance to the wetland is 134 feet. The main house is a distance of 434 feet from the wetland. The perk test that was conducted indicated that a mound system will be required. The approximate location is identified on the drawing titled "East end plan with house". We chose this style of home and its location because, as much as possible, we want to blend the home into its surroundings. The woods on the property are very beautiful and there is an abundant level of wildlife. We feel this design and location will allow the home to be of the land and not on the land.

To access the new house we will build a gravel driveway extension of approximately 1,600 feet. Under the UC municipal code section 17.0601c the city can allow the driveway extension to be gravel because the 800 feet of driveway that connects to Swan Road is blacktop. The driveway has been laid out and is shown on the site plan. There are two spots where the driveway comes within 35 and 38 feet respectively to a wetland. At one point, closer to the new house, it comes within nine feet of the south property line. Each of these are well within the code setback limits.

Construction of the house and the driveway extension will involve both the permanent and temporary disturbance of the land. The table below lists the items and their area:

House	4,400 sqft	Permanent
Yard	28,625 sqft	Permanent
Mound field	1,563 sqft	Temporary
Geo thermal field	1,200 sqft	Temporary
Driveway by house	14,296 sqft	Permanent
Driveway extension	18,879 sqft	Permanent
Total disturbance	60,937 sqft	
Percent of total lot	5.3%	

Possible renovation of the existing residence:

Renovating the current building into a structure that fits both our future needs and wants is nearly impossible. Both my wife and I are at retirement age. We have taken this fact into account as we worked on our new home's design. Our desire is to have all of the necessary rooms on a single level. This will prevent us from having to climb stairs in our senior years.

This type of design requires a larger amount of square footage on the main level. The current building only has approximately 1,500 square feet on the first floor level which is too little for the design we will need. In addition, it is built on a raised knob which limits any options for adding additions. Also, the room layout will not match the open concept design we desire.

Intended use of the existing buildings:

We do not intend to use this building as a living residence. We would like to use it in two ways. Neither of these uses will be done as a business endeavor or for any type of compensation. First, I have several hobbies that I will continue in my retirement. I do a variety of wood working projects for family members. Tables, inlaid box designs & charcuterie serving trays just to name a few. I also work with metal to create projects. I intend to set up my wood working tools in what was the former living room. The kitchen will be used for tool storage and a finishing area. The metal working tools will be located in both the former garage and basement. The former garage is three cars wide and has a full concrete floor. It is very important to my wife and I that we are good stewards of the land we own. To assist in this work I have several pieces of equipment that I will use. Some of these include: a small garden tractor with a back hoe and bucket, a 6 foot all terrain utility trailer, a wood splitter and two four wheelers. I will be able to maintain and repair the equipment in this area. The basement has an exposed wall with a 9 foot patio door. This allows projects to be moved in and out efficiently. One project I have completed in this area already is a small go-cart for use by my grandchildren. The second use we have for the space on the second floor is the storage of extra house hold items. The bedrooms are safe and dry spaces for both my wife and I and our five children to keep items.

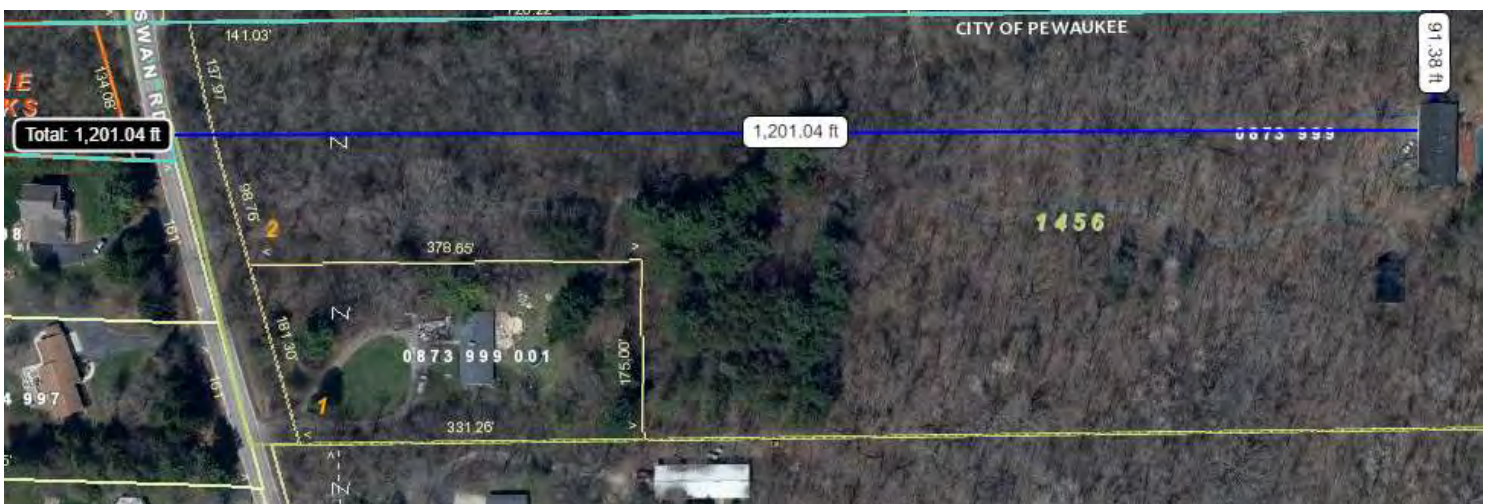
Our intent is to use the detached garage that is located to the south of the main building for storage. It has a full concrete floor and will allow me to keep the equipment I listed above out of the elements.

Request for two principal structures

To allow us to use the existing building as it is, we are requesting that the planning commission allow two principal structures on the property in accordance with section 17.0208b of the Pewaukee municipal code. This portion of the code states the following:

The planning commission may permit more than one principal structure per lot in districts where more than one structure is either needed or suitable for the orderly development of the parcel. Where additional structures are permitted the planning commission may impose additional yard requirements, open space or landscaping requirements, or parking requirements, or larger minimum separation distances between the structures.

We feel that this permission would allow for the orderly development of our property and the following are the reasons why. First of all, the two buildings would be over 1,300 feet apart. Providing more than ample space between them. Secondly, the existing building is located 1,190 feet east of Swan Road and the closest corner of the building is 91 feet directly south of the north property line meeting the setback requirements. Below is an enlarged view from the Waukesha Plat Map showing the building's location.



If we look at splitting the property into two lots there is a problem with frontage on Swan Road. Currently the property only has 300 feet of frontage on Swan Road. Code requires a minimum of 300 feet of frontage per lot. Finally the option of treating it as a second detached garage will not work. This option would require the removal of a significant number of the walls upstairs, removal of the bathrooms and filling in the septic system. These changes would severely limit our intended uses for the space. One example is that if someone was working in the space they would have to go 1,300 feet to the new house just to use the bathroom.

Additional factors

Allowing two principal structures on the one property falls within the SEWRPC standard for one dwelling per 5 acres. John Stroschein discussed the entire proposed development of the property with Mr. Dietl of SEWRPC and he stated that it aligns with the guidelines set forth by SEWRPC.

Also, having two structures on the 24 acre property more than meets the acreage requirement for the UC code.

There are no issues with the two buildings and their visibility to our neighbors. Our property is very wooded. Even in the winter the buildings cannot be seen at a distance of 250 feet or greater. The new house is located over 950 feet from the closest neighbor. Below is an image from the Waukesha County Plat map site.



The other building stands 430 feet from the neighbors to the north and 680 feet from our southwest neighbor's 2,900 square foot pole building. Below is an image from the Waukesha County Plat map site showing the building's proximity to our only two neighbors.



In conclusion, based on the items detailed above we ask the planning commission allow us to build our new home in its proposed location and allow the existing residence to remain enacted for use as we outlined.

Stroschein House

Overall Height Calculations

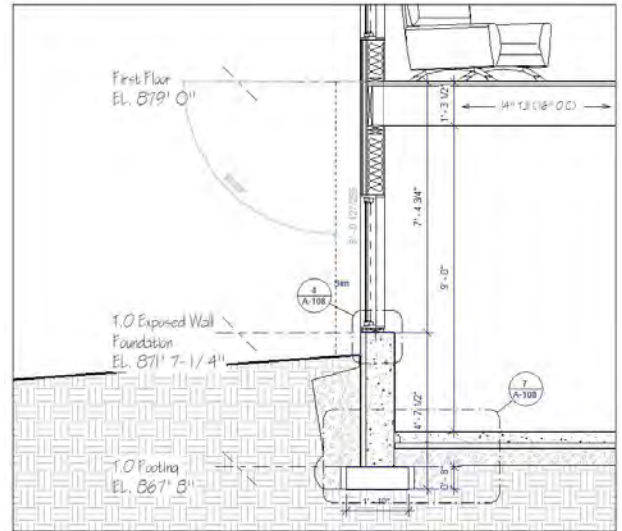
Grade on high side one foot below floor 878 ft

Grade on exposed basement side 871 ft

Difference in grade $878 - 871 = 7$ ft

Overall height measured from half the grade difference to the peak.

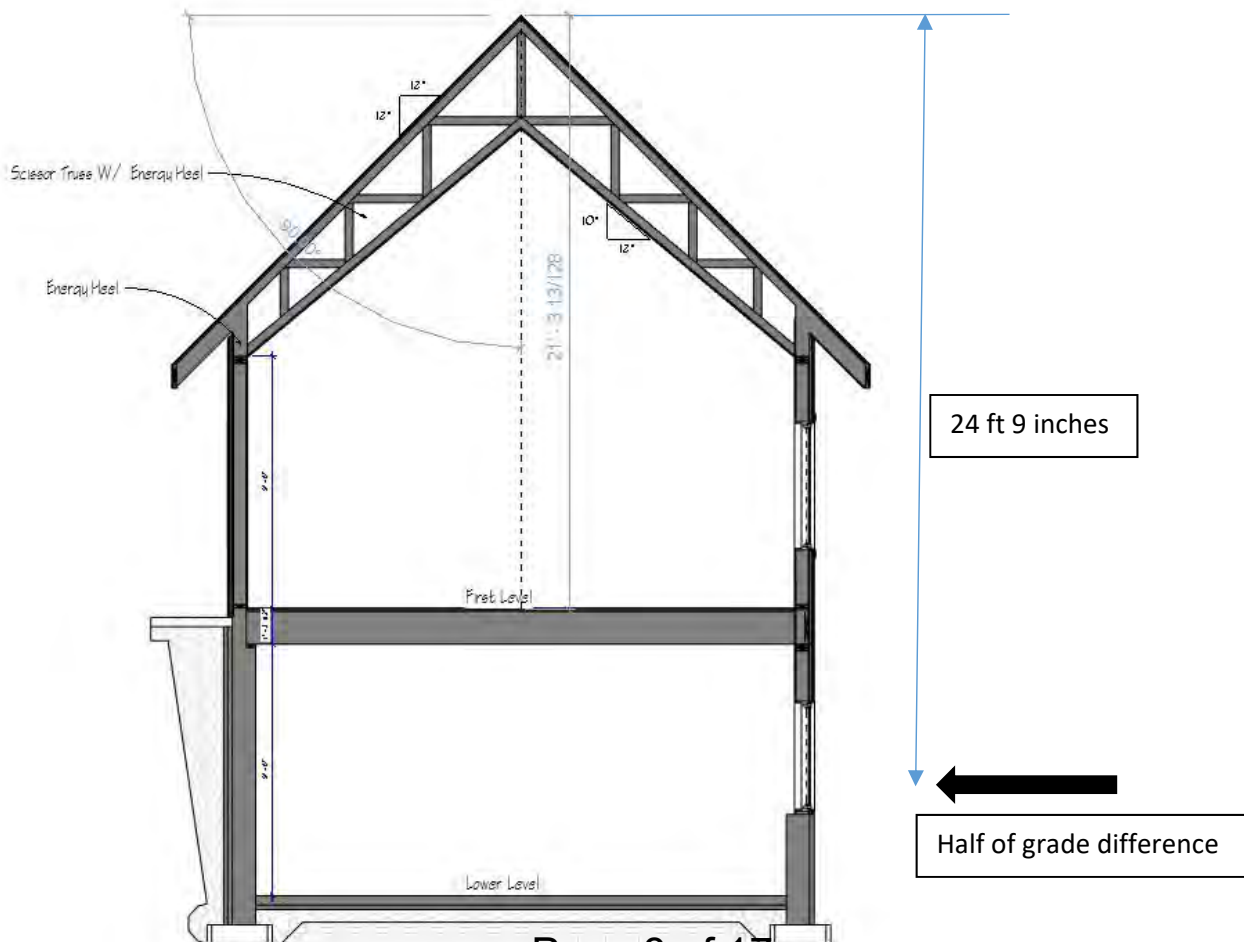
Half of grade difference $7 \text{ ft} / 2 = 3 \frac{1}{2}$ ft



Distance from peak to top of 1st floor 21' 3"

Add grade difference for total building height

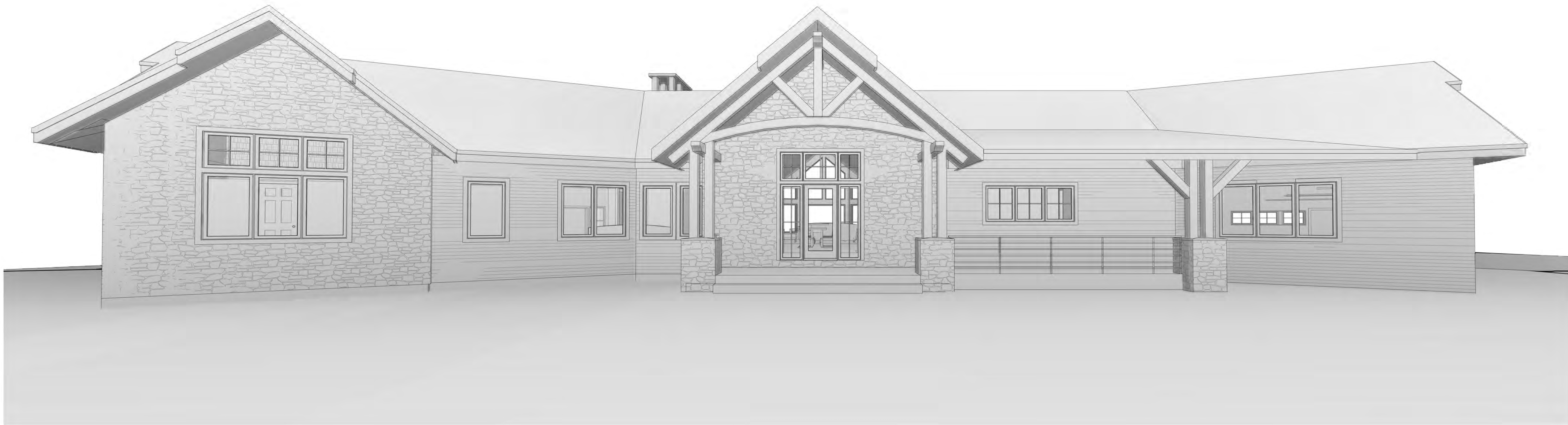
$21' 3'' + 3' 6'' = 24 \text{ ft } 9 \text{ inches total height}$



John & Kari Stroschein
W245N4780 Swan Rd

Sheets:

- * Front & Back Views
- * North & South Side Views
- * Multi Views of Outside
- * Main Floor Plan
- * Lower Level
- * Official Site Plan
- * Full Lot with House
- * East End of Lot with House



② Exterior View 6 Copy 1

Front View



① Exterior View 3 Copy 1

Back View

Preliminary Set (New Construction)
Kari & John Stroschein

8/24/22
 Drawn by:
 Jack Bertram
 (AIA)



① Direct South

North side looking south



② Direct North

South side looking north

Preliminary Set (New Construction)
Kari & John Stroschein

8/24/22
 Drawn by:
 Jack Bertram
 (AIA)



① Exterior View 1

Back looking southeast



③ Exterior View 3

Back looking east



② Exterior View 2

Back looking northeast



④ Exterior View 4

Front looking northwest



⑤ Exterior View 5

Front looking southwest



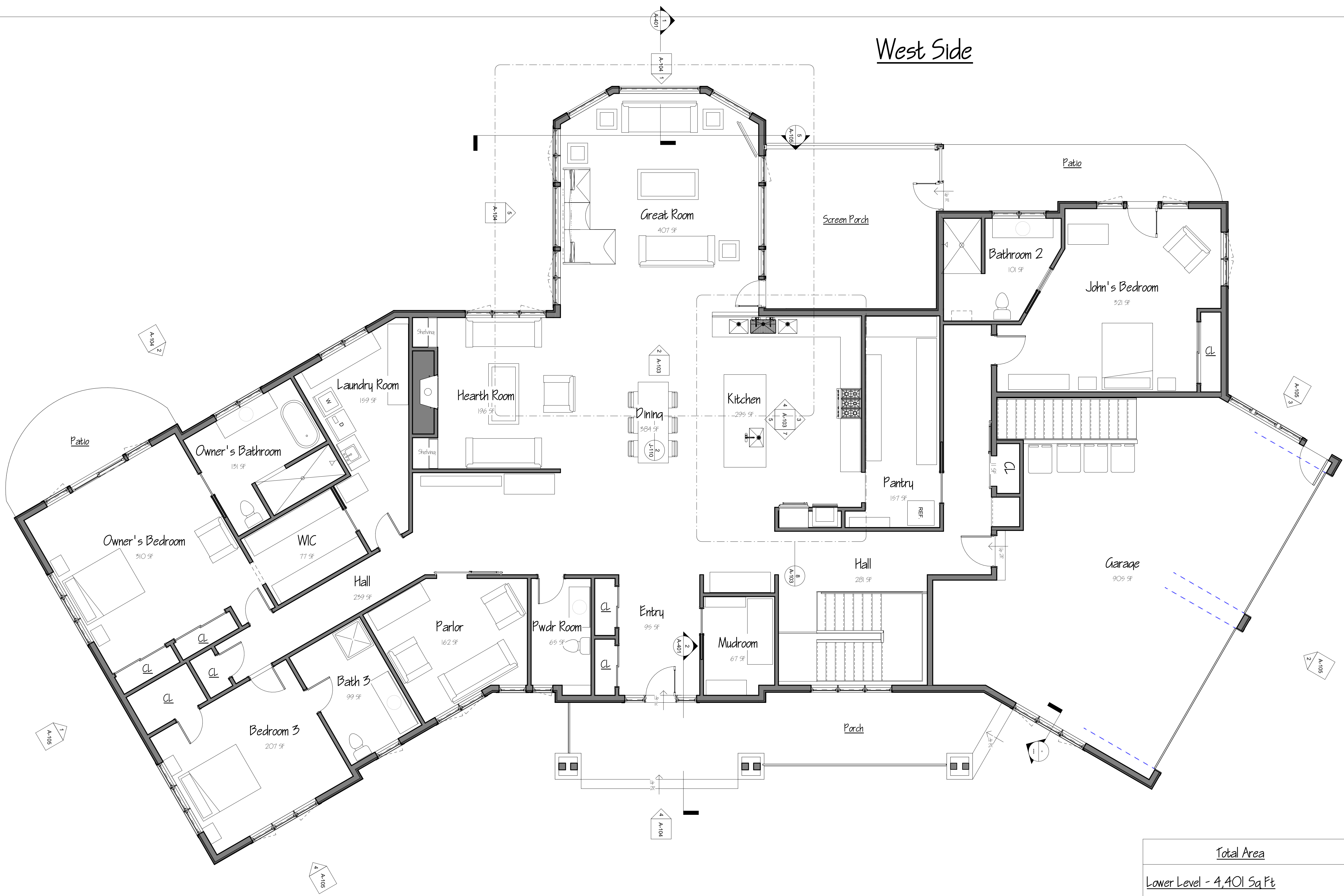
⑥ Exterior View 6

Front looking west

Exterior Renderings

West Side

East Side



First Level Plan
Scale: (1/4" = 1' - 0")

Total Area
Lower Level - 4,401 Sq Ft
First Floor - 5,601 Sq Ft
Total - 10,002 Sq Ft

A-100

Preliminary Set (New Construction)
Kari & John Stroschein

8/24/22
Drawn by:
Jack Bertram
(AIA)

Basement will not be finished in the initial build.
Rooms are shown for rough plumbing purposes.

West Side

A-OII

Preliminary Set (New Construction)

8/24/22
Drawn by:
Jack Bertram
(AIA)

Lower Level Plan
Scale: (1/4" = 1' - 0")

East Side

SURVEY NOTES:

- 1) Date of the Survey field work: November 19, 2021.
- 2) Building lines, Easements and other restrictions are not shown herein, should refer to Deed, title policy and local Zoning ordinances.
- 3) All dimensions shown are in decimal feet, US Survey units.
- 4) Review legal description and record measurements on this Plat and at once report any apparent difference to the surveyor.
- 5) Utilities have not been certified, therefore the location and size of the underground structures and utilities shown hereon have been located To a reasonable degree of accuracy, but Jahnke & Jahnke Associates LLC does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., to verify.
- 6) Reference bearing is assumed unless noted.
- 7) No measurements are to be assumed by scaling.
- 8) Any comments, modifications, alterations and revisions to this Survey must be brought to our attention within 30 days from date of completion on this sheet.
- 9) Category of this Survey is based upon client's request.
- 10) To insure legitimacy of this Plat of Survey, it must carry the Embossed Corporate Seal of Jahnke & Jahnke Associates LLC.
- 11) Per scope of this survey no monuments were set.
- 12) No title policy furnished therefore completeness of legal description and easements are not warranted.

COPYRIGHT NOTICE

This drawing is the property of Jahnke and Jahnke Associates LLC and is not to be used for any purpose other than the specific project and site name herein and cannot be reproduced in any manner without the expressed written permission from Jahnke and Jahnke Associates, LLC.

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PLAT OF SURVEY

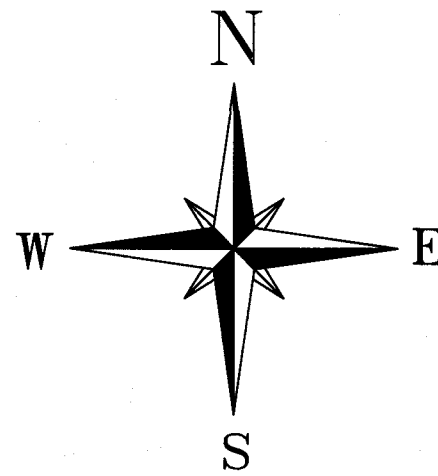
LEGAL DESCRIPTION: Lot 2 of Certified Survey Map No. 1456, as recorded on pages 3, 4 & 5 in Volume 12, as Document No. 7958598, being part of the North 1/2 of Section 3, Town 7 North, Range 19 East, Town of Pewaukee* (now City), Waukesha County, Wisconsin.

BENCH MARK: 886.59 (U.S.G.S) Top of concrete monument found at the Northwest corner of the Northeast 1/4 of Section 3-7-19

REFERENCE BEARING: All bearings are referred to the north line of the Northeast 1/4 of Section 3 Town 7 North Range 19 East, which has a bearing of N. 89° 22' 21" E. per the Wisconsin State Plane Coordinate System Grid, South Zone (NAD-27)

LEGEND:

- WELL
- SURVEYOR TRAVERSE POINT
- MONUMENT FOUND
- IRON PIPE FOUND (SIZE)
- LOT CORNER (NOT SET)
- POINT ON LINE, SPIKE & LATH
- CLEANOUT
- ELECTRIC TRANSFORMER
- UNDERGROUND VAULT
- POWER POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- ENC. ENCROACHMENT
- (D) DESCRIPTION
- (S) SURVEY
- (R.A.) RECORDED AS
- (P) PLATTED



SCALE IN FEET
0 100

SHEET:
1 OF 1

FOR: JOHN & KARI STROSCHEIN

JOB NO.: 21-0536 | CHECKED BY: J.R.S. | DATE: November 22, 2021

BOOK NO.: PEWAUKEE-185 Pg45

711 W. MORELAND Boulevard, Waukesha, Wisconsin 53188
Phone No. (262) 542-5707
Email: jahnke@jahnke.com
WEBSITE: jahnkeandjahnke.com

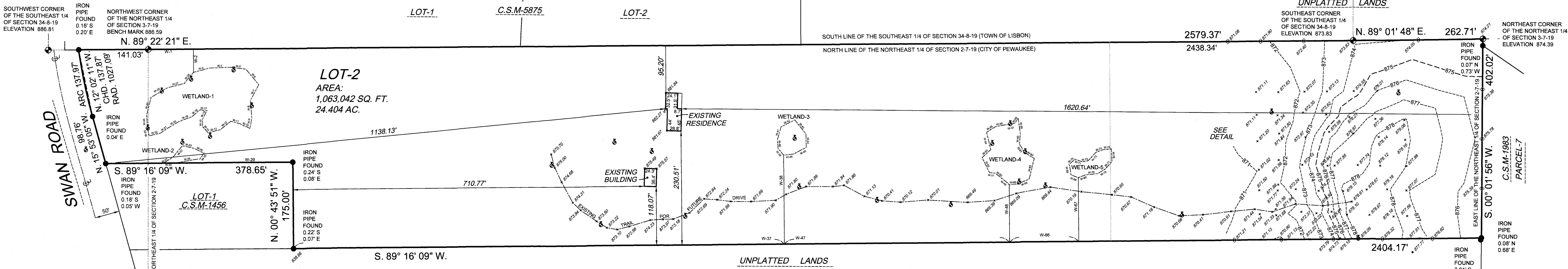
JAHNKE & JAHNKE
ASSOCIATES, LLC
ENGINEERS, PLANNERS, SURVEYORS
CONNET - IMPROVER DESIGN
711 W. MORELAND BLVD. WAUKESHA, WI
PHONE (262) 542-5707 - SURVEY@JAHNKEANDJAHNKE.COM

PLAT OF SURVEY
LOT-2 C.S.M. - 1456
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN

REVISIONS

8-26-22 WETLANDS/CHARTS

FILE NAME: S:\projects\21-0536\dwg



WETLAND SQ FOOTAGES

AREA #1: 20,680 SQFT

AREA #2: 1,491 SQFT

AREA #3: 3,057 SQFT

AREA #4: 8,546 SQFT

AREA #5: 2,917 SQFT

WETLAND TABLE 1		
LINE	LENGTH	BEARING
W-1	91.27'	N. 89° 22' 21" E.
W-2	46.79	S. 90° 37' 39" E.
W-3	33.24	N. 75° 21' 04" E.
W-4	42.03	N. 87° 30' 31" E.
W-5	31.66	S. 83° 55' 32" E.
W-6	41.01	S. 40° 11' 30" E.
W-7	36.80	S. 27° 22' 34" W.
W-8	33.94	S. 05° 16' 19" E.
W-9	22.44	S. 08° 23' 59" W.
W-10	23.26	N. 65° 32' 21" W.
W-11	18.55	N. 75° 24' 40" W.
W-12	27.17	S. 51° 01' 39" W.
W-13	25.92	S. 75° 44' 55" W.
W-14	17.24	N. 39° 56' 47" W.
W-15	14.89	N. 01° 01' 44" E.
W-16	18.58	N. 27° 31' 50" E.
W-17	13.90	N. 60° 52' 27" W.
W-18	21.42	S. 49° 07' 40" W.
W-19	27.42	S. 69° 16' 04" W.
W-20	24.35	S. 59° 40' 44" W.
W-21	20.32	S. 55° 23' 59" W.
W-22	23.87	S. 75° 35' 02" W.
W-23	16.63	N. 13° 54' 24" W.
W-24	26.49	N. 03° 28' 18" W.
W-25	36.52	N. 14° 04' 30" E.
W-26	38.33	N. 59° 25' 10" E.
W-27	34.73	N. 75° 36' 54" E.
W-28	29.71	N. 39° 41' 02" E.

WETLAND TABLE 2		
LINE	LENGTH	BEARING
W-29	238.58	S. 89° 16' 09" W.
W-30	23.45	S. 89° 16' 09" W.
W-31	22.73	N. 58° 30' 50" E.
W-32	30.42	N. 38° 54' 48" E.
W-33	23.62	S. 77° 23' 34" E.
W-34	22.90	S. 64° 47' 53" E.
W-35	13.55	S. 35° 06' 38" W.
W-36	52.04	S. 79° 48' 30" W.

WETLAND TABLE 3		
LINE	LENGTH	BEARING
W-37	993.17	N. 89° 15' 09" E.
W-38	179.85	N. 00° 37' 39" W.
W-39	17.88	N. 39° 28' 17" W.
W-40	17.82	N. 03° 38' 15" W.
W-41	26.46	N. 15° 24' 39" E.
W-42	31.23	N. 63° 05' 30" E.
W-43	36.26	S. 39° 34' 34" E.
W-44	26.90	S. 01° 36' 53" E.
W-45	28.74	S. 61° 25' 42" W.
W-46	20.62	S. 83° 38' 08" W.

WETLAND TABLE 4		
LINE	LENGTH	BEARING
W-47	456.17	N. 89° 22' 21" E.
W-48	116.79	N. 00° 37' 39" W.
W-49	20.20	N. 51° 06' 51" W.
W-50	16.58	N. 53° 39' 05" W.
W-51	11.02	N. 85° 02' 53" W.
W-52	33.68	N. 25° 38' 07" W.
W-53	23.87	N. 48° 23' 10" E.
W-54	35.97	N. 13° 51' 41" W.
W-55	20.75	N. 57° 14' 21" E.
W-56	19.09	N. 78° 26' 48" E.
W-57	20.76	N. 81° 02' 31" E.
W-58	12.46	N. 35° 09' 10" E.
W-59	31.15	S. 07° 42' 36" E.
W-60	21.92	S. 04° 12' 22" W.
W-61	20.48	S. 32° 40' 27" E.
W-62	22.30	S. 59° 12' 16" E.
W-63	43.43	S. 14° 03' 12" W.
W-64	26.36	S. 67° 44' 23" W.
W-65	15.69	S. 89° 20' 05" W.

WETLAND TABLE 5		
LINE	LENGTH	BEARING
W-66	139.87	N. 89° 22' 21" E.
W-67	128.90	N. 00° 37' 39" W.
W-68	15.51	N. 70° 34' 39" W.
W-69	22.05	N. 09° 28' 47" W.
W-70	15.74	N. 48° 46' 16" E.
W-71	15.29	S. 70° 31' 32" E.
W-72	12.06	N. 79° 58' 59" E.
W-73	22.78	N. 42° 23' 32" E.
W-74	16.05	N. 69° 00' 59" E.
W-75	16.77	N. 84° 26' 59" E.
W-76	25.83	S. 02° 54' 02" E.
W-77	19.77	S. 42° 04' 03" W.
W-78	18.88	S. 57° 43' 41" W.
W-79	24.94	S. 84° 07' 32" W.
W-80	15.18	S. 68° 45' 51" W.

WETLANDS AS MARKER BY
THOMPSON AND ASSOCIATES
ON JULY 26TH, 2022

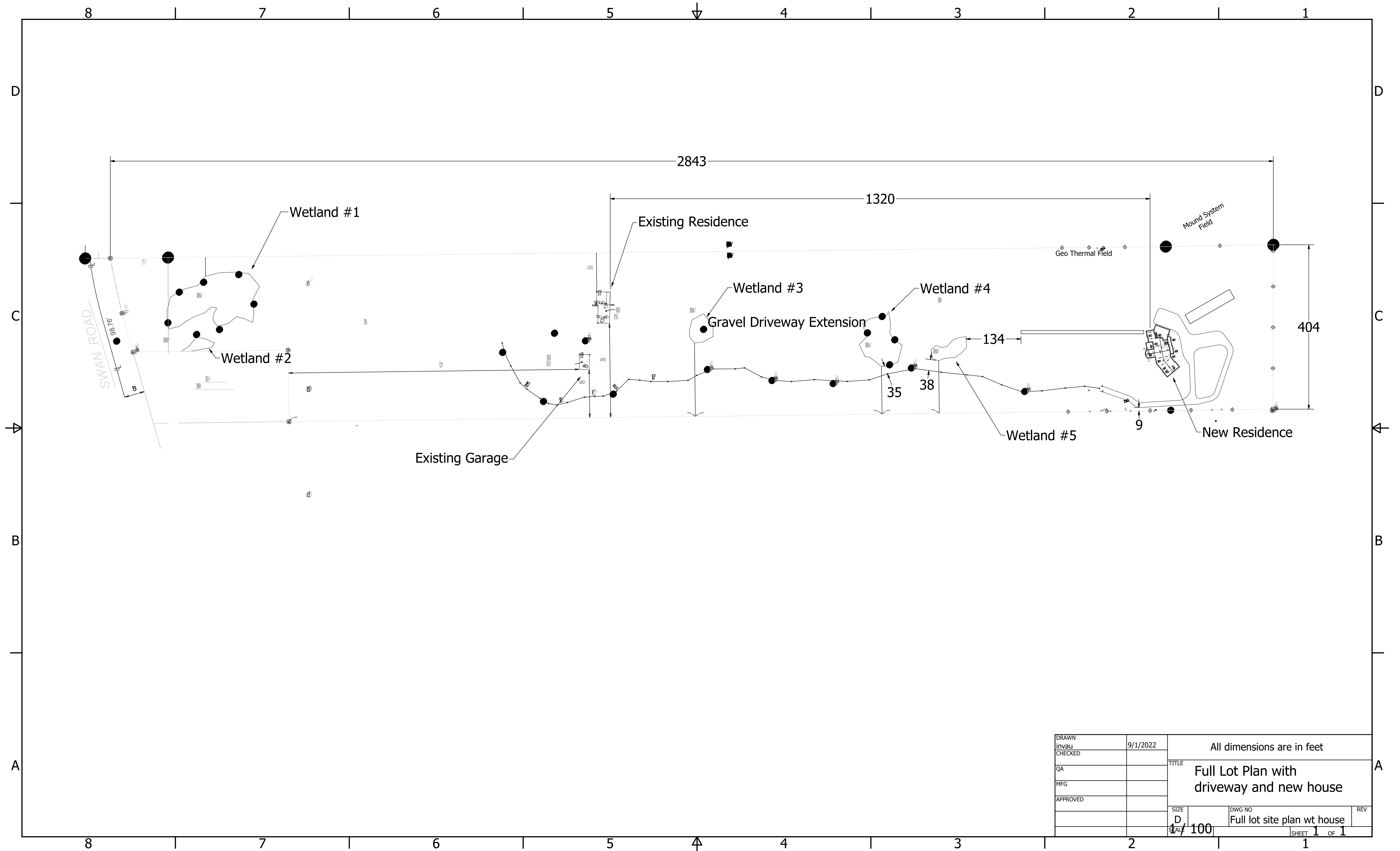
FIELD LOCATED BY JAHNKE AND
JAHNKE ASSOCIATES LLC ON
AUGUST 16, 2022

STATE OF WISCONSIN) ss
COUNTY OF WAUKESHA)
We Jahnke & Jahnke Associates LLC, do hereby certify that we have
made this survey and that the information shown hereon is a true and
correct representation thereof.

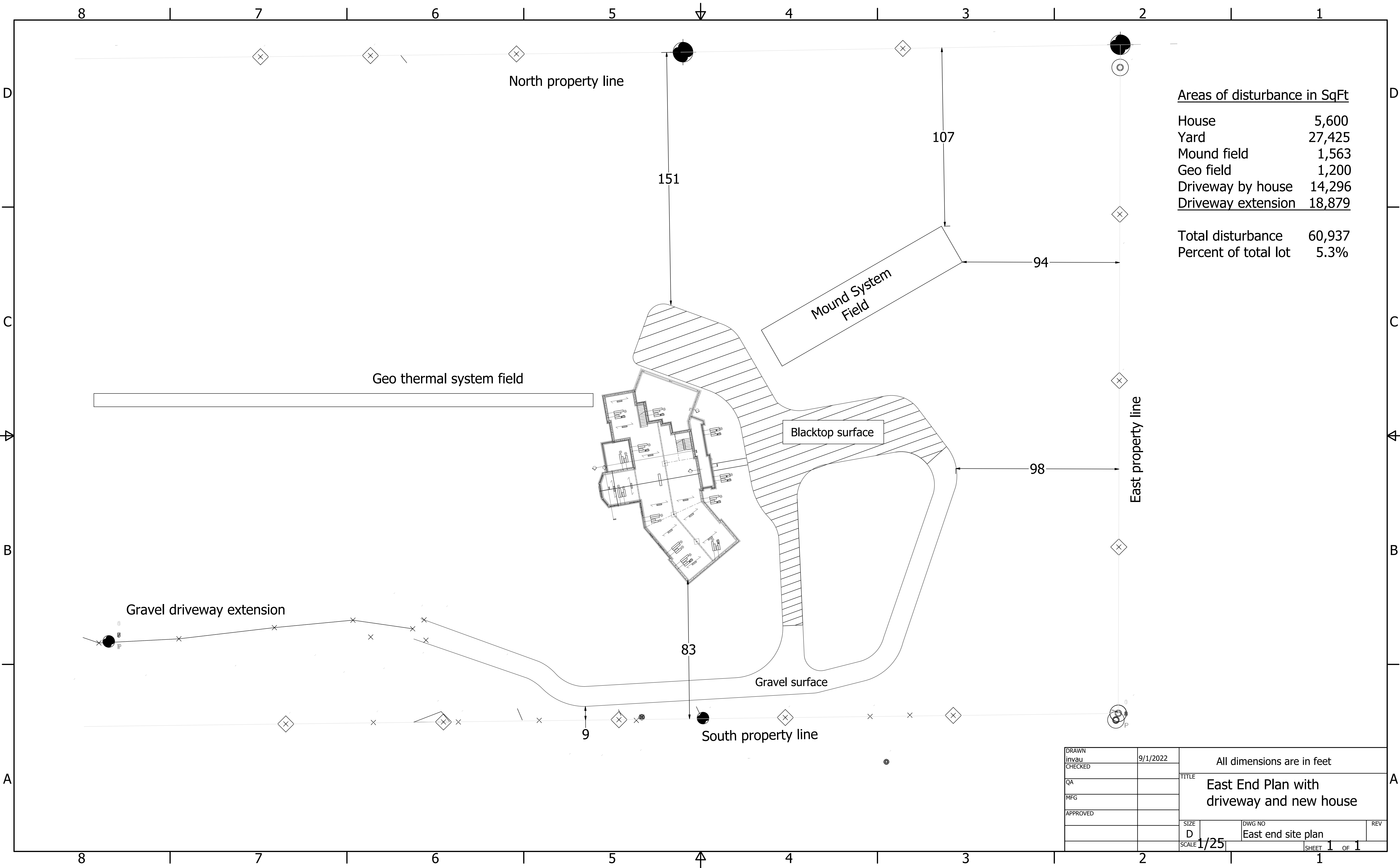
John R. Stigler
JOHN R. STIGLER, Wis. Reg. No. S-1820

Dated this 22 day of NOVEMBER, 20 21

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE
AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED
TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS
RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE
TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE
NECESSARY TO AVOID DAMAGE THERETO."



DRAWN	invau	9/1/2022	All dimensions are in feet		
CHECKED			TITLE		
QA			Full Lot Plan with driveway and new house		
MFG					
APPROVED					
			SIZE	DWG NO	REV
			D	Full lot site plan wt house	
			SCALE	12/100	SHEET 1 OF 1



Areas of disturbance in SqFt

House	5,600
Yard	27,425
Mound field	1,563
Geo field	1,200
Driveway by house	14,296
Driveway extension	18,879

Total disturbance	60,937
Percent of total lot	5.3%

DRAWN	invau	9/1/2022	All dimensions are in feet		
CHECKED			TITLE		
QA			East End Plan with		
MFG			driveway and new house		
APPROVED			SIZE		
			D	DWG NO	REV
			SCALE	1/25	SHEET 1 OF 1