Planning Department

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

PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, October 19, 2023
6:00 PM

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

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1. Call to Order and Pledge of Allegiance

2. Discussion and Action Regarding an Application for a Building Permit for Michael and Kristi Meinecke for Property Located on Glacier Road for the Purpose of Constructing a New Single-Family Home in the UC Upland Conservancy Zoning District (PWC 0887039)

3. 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 Michael Wist for Property Located at N44 W27998 Capitol Drive from Floodplains, Lowland & Upland Conservancy, and Other Natural Areas to Low Density Residential (> 2 AC. / D.U.) (PWC 0886995)

4. Discussion and Action and Public Hearing for Michael Wist to Rezone Property Located at N44 W27998 Capitol Drive from F-1 Floodplain to Rs-2 Single-Family Residential for the Purpose of Remodeling or Rebuilding the Existing Home (PWC 0886995)

5. Discussion and Action Regarding a Conceptual Review for Garage Alley Pass for a Proposed Multiuse Rental Space Business for Property Located at W223 N607 Saratoga Drive (PWC 0964994003)

6. 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 Starla Enterprises, LLC for Land Located at the Northwest Corner of Johnson Drive and Springdale Road from Manufacturing/Fabrication/Warehousing to Office Commercial (PWC 0961996006)

7. Discussion and Action and Public Hearing for Starla Enterprises, LLC to Rezone Land Located at the Northwest Corner of Johnson Drive and Springdale Road from M-1 General Wholesale Business/Warehouse District to B-4 Office for the Purpose of Constructing a Two-Story Office Building (PWC 0961996006)

8. Discussion and Action Regarding the Site and Building Plans for Starla Enterprises, LLC for Land Located at the Northwest Corner of Johnson Drive and Springdale Road for the Purpose of Constructing a Two-Story Office Building (PWC 0961996006)

9. Adjournment

Ami Hurd

Deputy Clerk

10/12/2023

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 19, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding an Application for a Building Permit for Michael and Kristi Meinecke for Property Located on Glacier Road for the Purpose of Constructing a New Single-Family Home in the UC Upland Conservancy Zoning District (PWC 0887039)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Meinecke staff report 10.19.23

Meinecke plat of survey

Meinecke 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 19, 2023

Date: October 9, 2023

Project Name: Meinecke Building Permit

Project Address/Tax Key No.: Not Assigned/PWC 0887039

Applicant: Demlang Builders, Inc.

Property Owner: Michael & Kristi Meinecke

Current Zoning: Rs-3 Single-Family Residential District and UC Upland Conservancy District

2050 Land Use Map Designation: Low Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Single-Family Residential to the north, east and west, and vacant land owned by LPSD to the south.

Project Description

The applicant submitted a Building Permit for the construction of a new single-family home upon property bearing Tax Key No. 0887039. The property is generally located north of Pewaukee Lake, south of Glacier Road, and east of the municipal boundary between the City and the Town of Delafield.

The subject property has an area of approximately 1.8368 acres. Roughly over 0.5 acres of the northern portion of the property is zoned Rs-3 Single-Family Residential District. The rest of the property to the south is zoned UC Upland Conservancy District.

The proposed new home location is within both the Rs-3 and UC districts. The attached survey illustrates the home location as well as the boundary of the two zoning districts.

Both districts list single-family dwellings as Permitted Principal Uses. However, the UC District requires that Building Permits for permitted uses in the UC District be reviewed by the Plan Commission. Section 17.0434i. is below for review. As such, staff is forwarding the building permit for Plan Commission review.

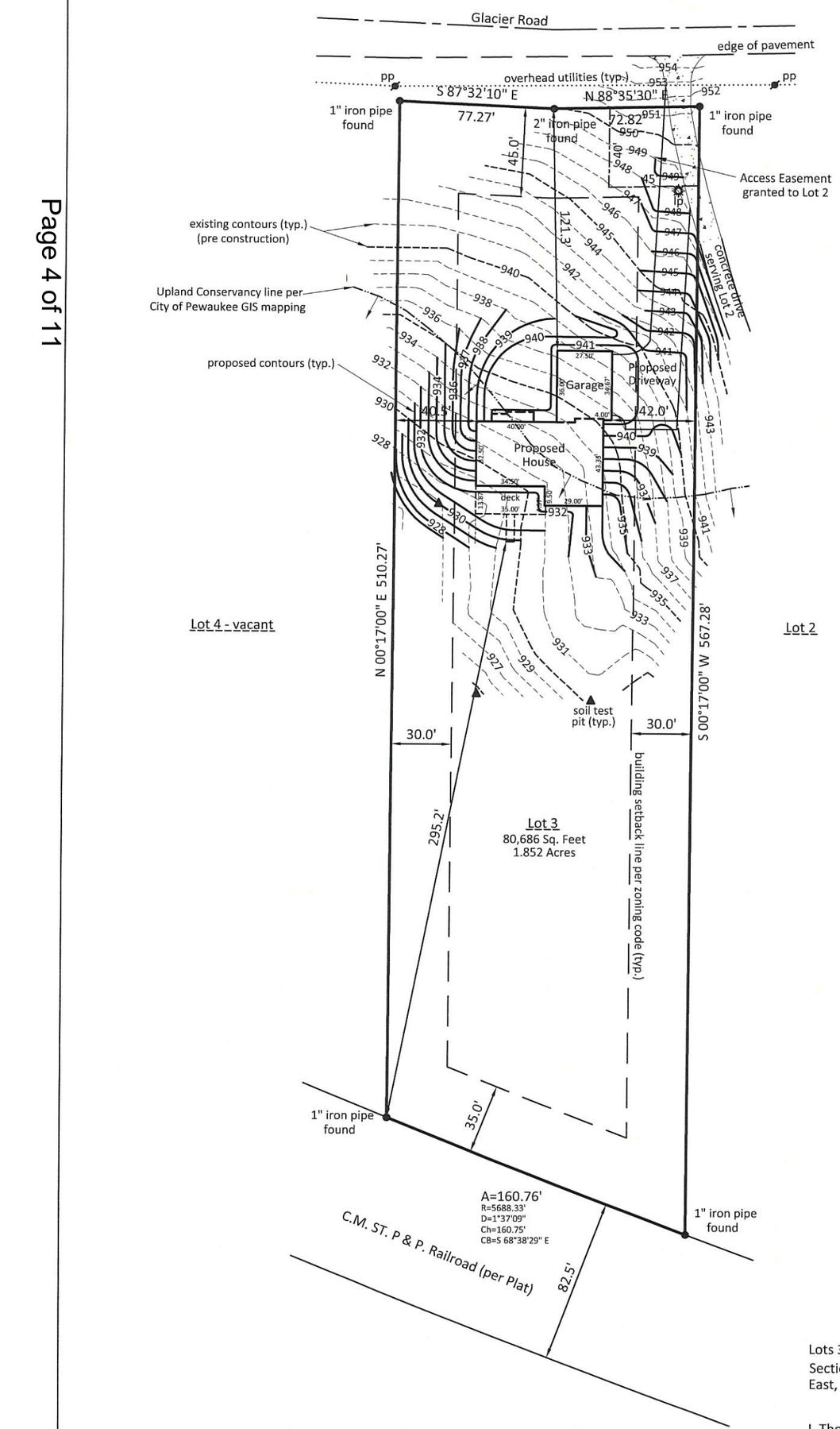
> 17.0434 UC, Upland Conservancy District
> i. Special Regulations
> To encourage uses that are compatible with the residential character of the City, **Building and/or Zoning permits for permitted uses in the UC-Upland Conservancy District shall not be issued without prior review by and approval of the City Plan Commission.** Said review and approval shall be concerned with adjacent uses, general site layout, building and operation plans, building materials, need for public sanitary sewerage and water supply facilities; ingress, egress, signage, lighting, storm water drainage, parking, loading and unloading, and screening and landscape plans. (See subsection 17.0210)

Recommendation

Staff recommends approval of the Building Permit for the construction of a new home located upon property bearing Tax Key No. 0887039.

Bernklau
Surveying, Inc.
N60 W25864 Walnut Road
Sussex, WI 53089
(262) 538-0708
www.bernklausurveying.com

Plat of Survey



SCALE 1" = 60'
Bearing referenced to the west line of the SW 1/4 of Section 6-7-19, recorded as N 00°28' E.

Survey Notes:

This survey does not guarantee location or existence of any easements that may be part of this property. A Title Policy was not provided to Bernklau Surveying, Inc.

Owner/builder to obtain permission for site grading onto Lot 2.

Suggested yard grade = 941.33/932.33

Suggested top of foundation elevation = 942.00

Suggested garage floor elevation = 941.67

Suggested top of footing elevation = 933.00 (9' wall)

Lots 3, Park Ridge, being a subdivision of part of the SW $\frac{1}{4}$ of Section 6 and the NW $\frac{1}{4}$ of Section 7, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

I, Thomas M. Bernklau, Professional Land Surveyor, certify that I have surveyed the above described property to the official records, to the best of my knowledge and belief, and that the map shown hereon is a true representation thereof, and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, boundary fences, encroaching easements, and all visible encroachments, if any.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage or guarantee title thereto, within one year hereof.

WISCONSIN
THOMAS M.
BERNKLAU
S-2147
SUSSEX
LAND SURVEYOR

Thomas M. Bernklau, PLS - 2147

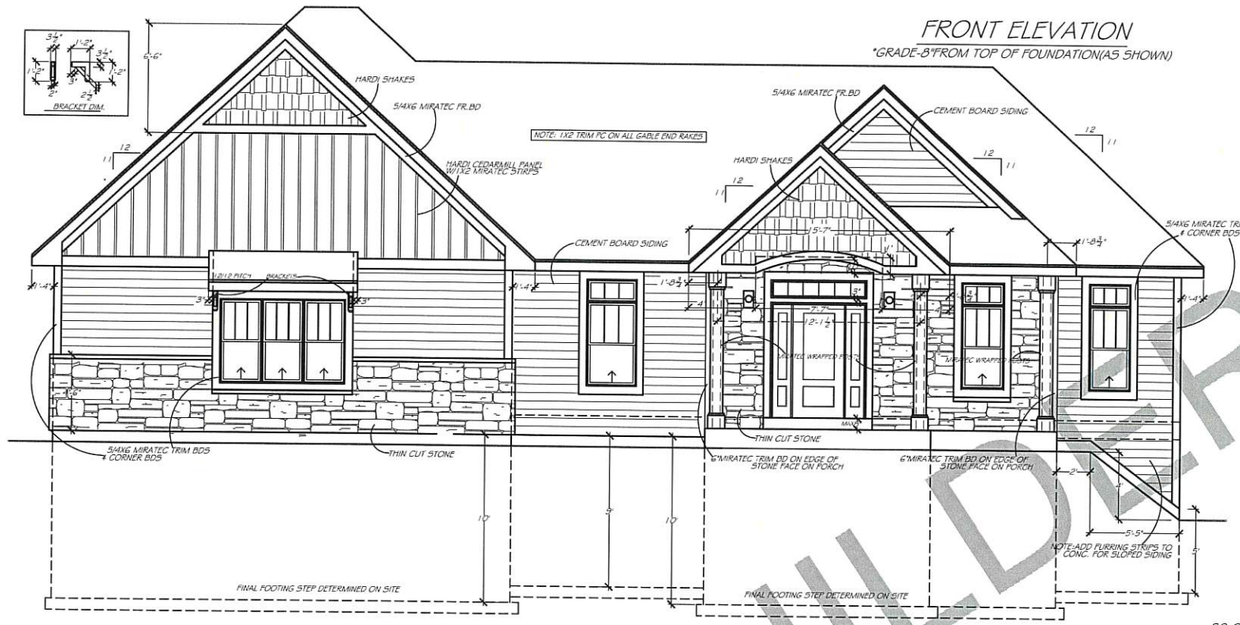
Date March 24, 2023
Revised August 22, 2023
Revised September 7, 2023
Revised October 5, 2023

Prepared for:
Demlang Builders, Inc.
N67 W27770 Moraine Drive
Sussex, WI 53089

Owner: Meinecke

PN 4471-23 Lot 3

THIS LINE MUST MEASURE 1" FOR PRINT TO BE CORRECT SCALE



32-CONFIRM FLOOR DRAIN IN GARAGE LOCATION
49-KITCHEN-CONFIRM LOCATION OF (6) TOTAL FLOATING SHELVES, LOCATE(1)SWITCH FOR WALL MOUNTED LIGHT FIX WITH (1) SWITCH ON EACH SIDE-WILL NEED TO CONFIRM WITH CAB DRAWINGS

58-KITCHEN-LOCATE MICROWAVE DUE TO DOUBLE OVEN CHANGE

GAS
ELECT

CO#1
7-MASTER BATHROOM WALL REMOVAL
CONFIRM VANITY OUTLET LOCATION
LOCATE SWITCH FOR EXISTING TOILET LIGHT
28-ADDED MASTER BEDROOM WINDOW-
NEED TO MOVE WINDOW IN 2" FOR WALL BRACING CODE

THESE PLANS ARE NOT FINAL UNLESS STAMPED FINAL BY BLDR.

ATTENTION EVERY EFFORT HAS BEEN MADE IN PREPARING THESE PLANS AND SPECIFICATIONS TO INSURE THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL INTEGRITY OF THE RESIDENCE. HOWEVER, DEMLANG BUILDERS INC. ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS ON THESE PLANS AND SPECIFICATIONS AND STRONGLY RECOMMENDS THAT THE OWNER EMPLOY THE SERVICES OF A LICENSED ARCHITECT OR ENGINEER TO REVIEW THESE PLANS AND SPECIFICATIONS FOR THE OWNER'S PROTECTION.

DUE TO UNFORESEEN CONDITIONS THAT MAY ARISE DURING CONSTRUCTION, DEMLANG BUILDERS RESERVES THE RIGHT TO MODIFY THESE PLANS AND SPECIFICATIONS AS NECESSARY TO ACCOMMODATE SUCH CONDITIONS. DEMLANG BUILDERS RESERVES THE RIGHT TO ADJUST, ALTER OR OTHERWISE CHANGE ANY AND ALL SPECIFICATIONS AS THEY APPLY TO THE DESIGN.

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MICHAEL & KRISTI MEINECKE RESIDENCE	
FRONT & BACK ELEVATIONS	
SCALE: 1/4"= 1'-0"	
9-25-23	PAGE 1 OF

BROOKLYN

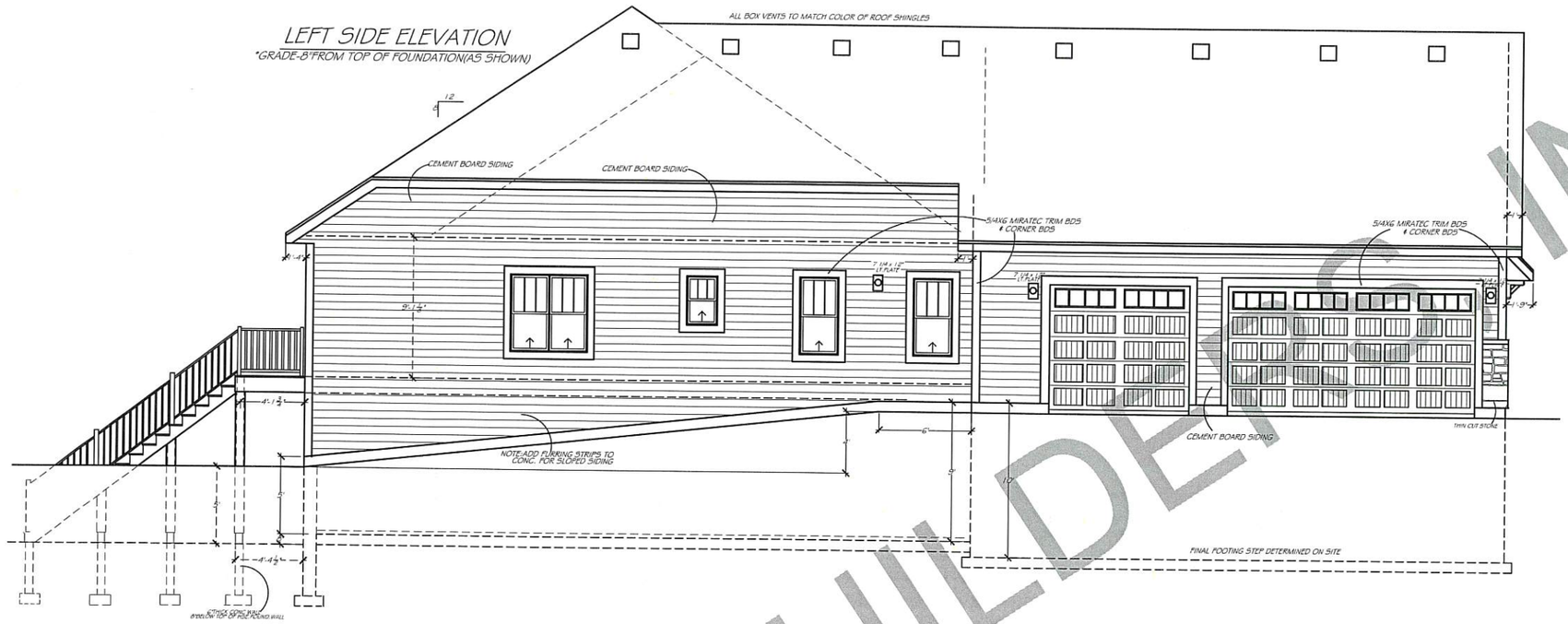
DEMLANG BUILDERS, INC.
N67 W227770 MORAINE DRIVE
SUSSEX, WI 53089
(262) 246-0330

DEMLANG BUILDERS, INC.

THIS LINE MUST MEASURE 1" FOR PRINT TO BE CORRECT SCALE

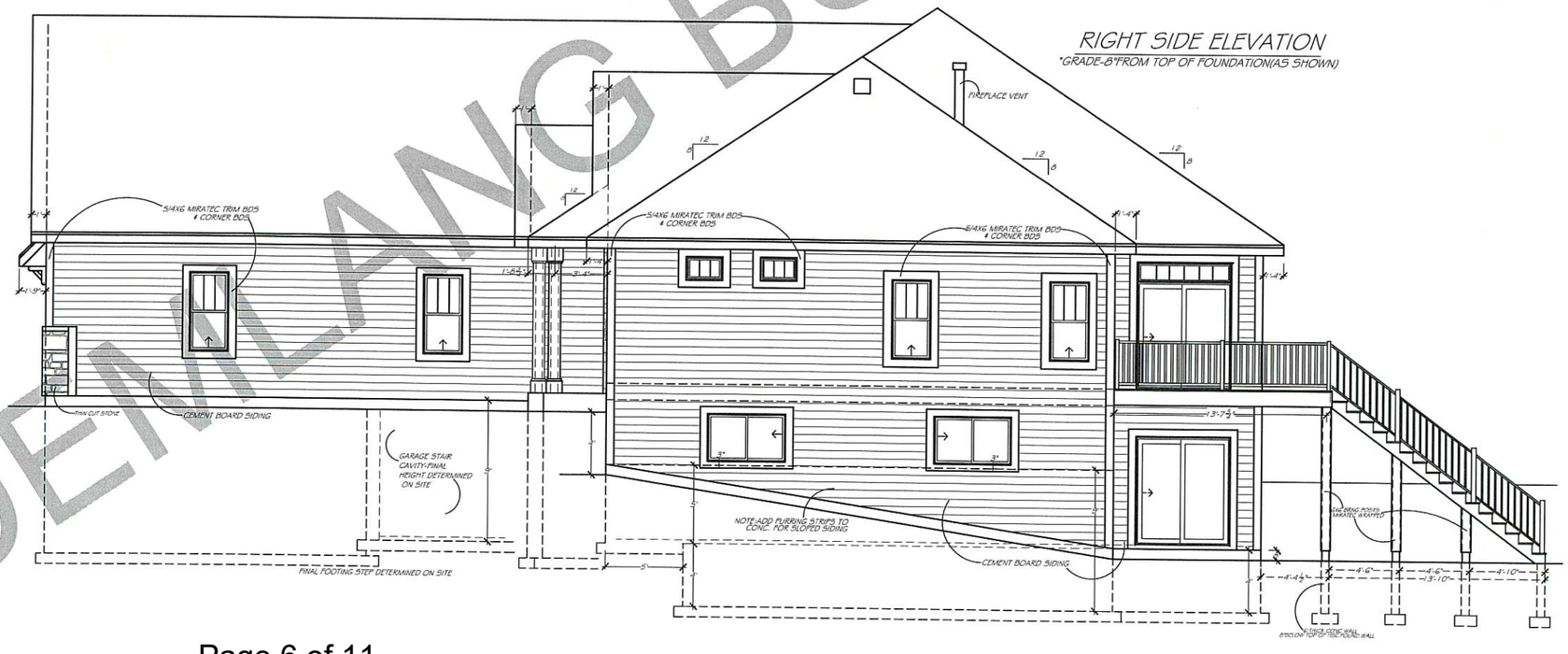
LEFT SIDE ELEVATION

*GRADE-8"FROM TOP OF FOUNDATION(AS SHOWN)



RIGHT SIDE ELEVATION

*GRADE-8"FROM TOP OF FOUNDATION(AS SHOWN)



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MICHAEL & KRISTI MEINECKE RESIDENCE

SIDE ELEVATIONS

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

9-25-23

PAGE 2 OF

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N67 W27770 MORAINE DRIVE
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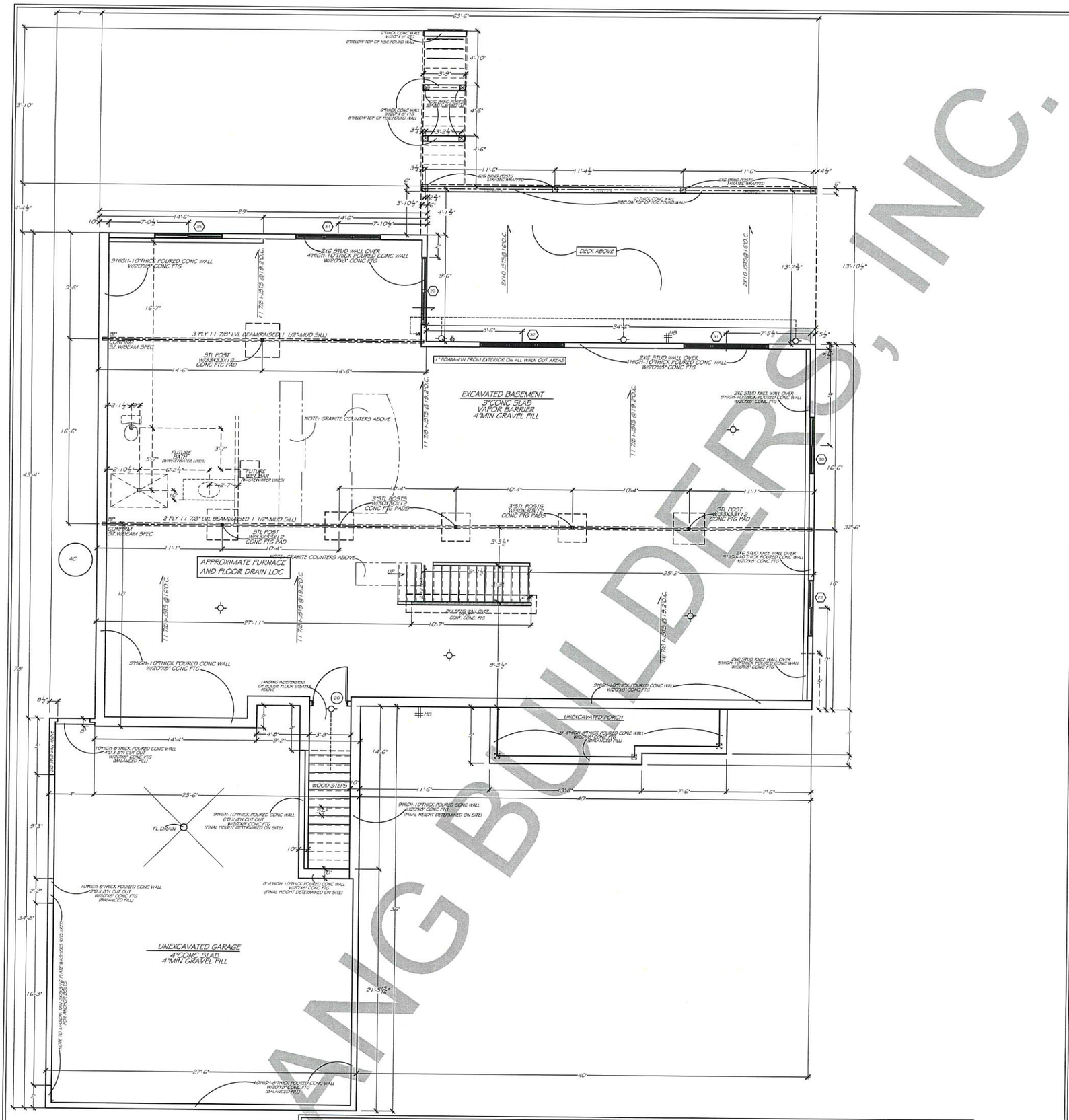

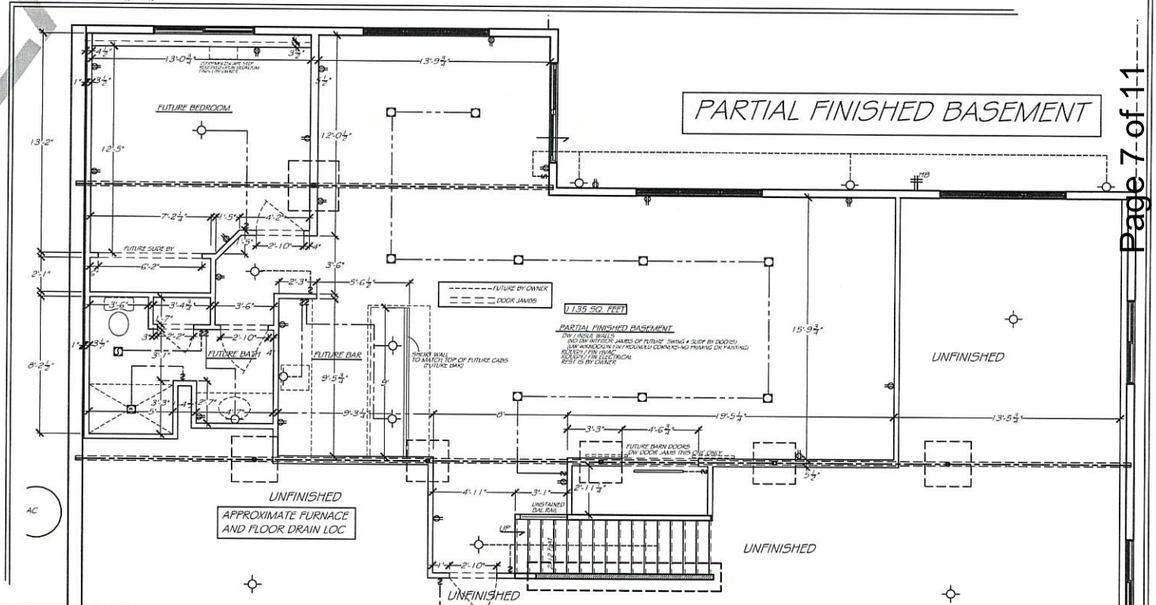

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MICHAEL & KRISTI MEINECKE RESIDENCE

FOUNDATION & PARTIAL FIN.BASEMENT

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

9-25-23

PAGE 3 OF

DEMLANG BUILDERS, INC.

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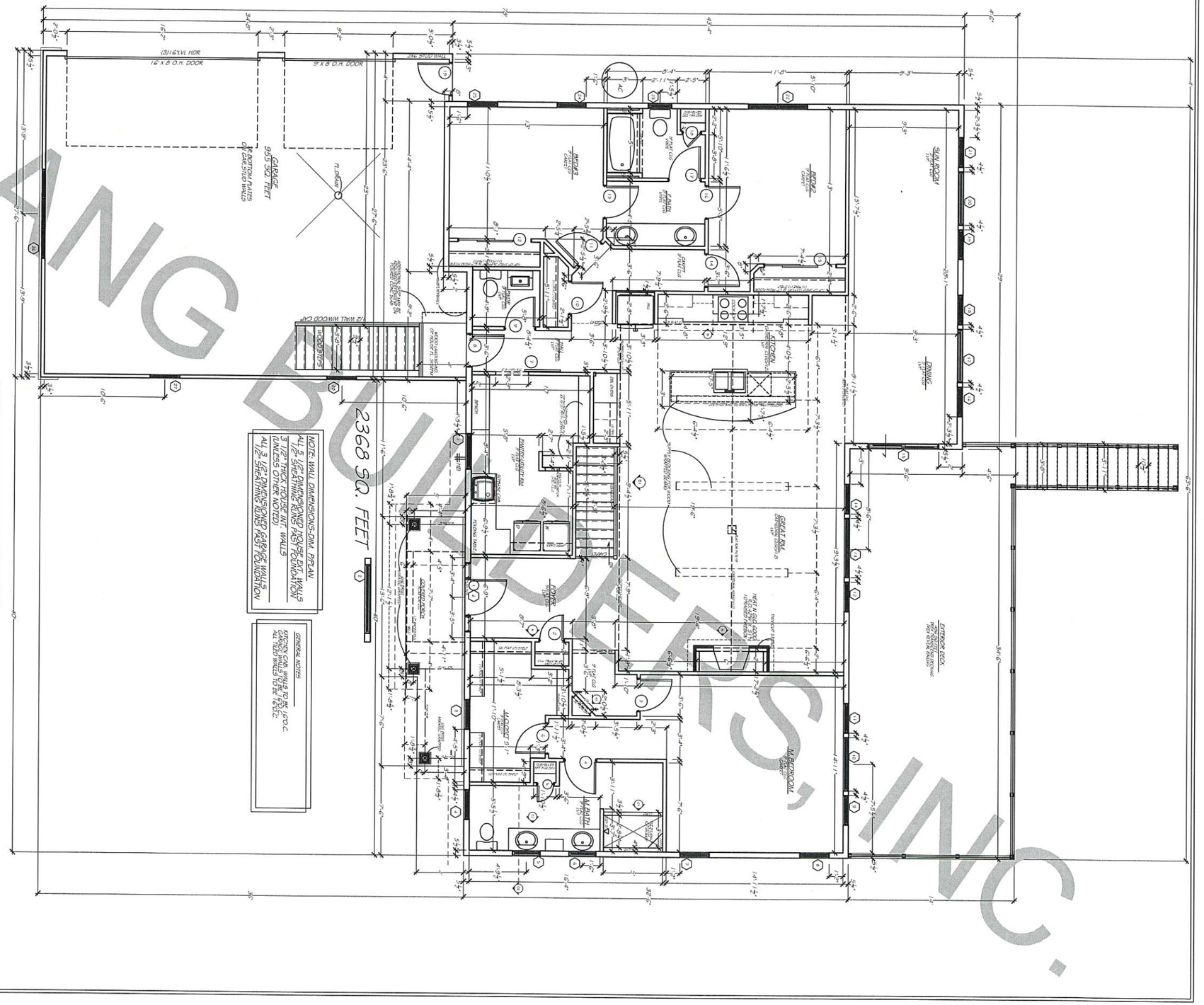
DOOR SCHEDULE

MARK	DOOR SIZE WD	DOOR SIZE HGT	HINGE PULL-SIDE	Style	Remarks	FIRE
001	3'-0"	6'-8"	Right	Hinged – Single	Western 6826CLR1 w/(2)1"x5(3375)CLR1 Sidelites (c.o. 2'-10 3/8" x 6'-10 1/4" from fin.fl) Dual Window Trims, others (See window Schedule)	---
002	2'-0"	6'-8"	Left	Hinged – Single		
003	2'-8"	6'-8"	Right	Hinged – Single		
004	2'-8"	6'-8"	Right	Hinged – Single		
005	1'-4"	6'-8"	Left	Hinged – Single		
006	2'-8"	6'-8"	Right	Hinged – Single		
007	4'-8"	6'-8"	Left	Barn Door – Single	R.O. 2'-9"x 6'-8.25"H	---
008	2'-8"	6'-8"	Right	Hinged – Single	Western W422 Steel (c.o. 2'-10 3/8" x 6'-10 1/4" from fin.fl)	20 MIN
009	2'-8"	6'-8"	Right	Hinged – Single		
010	2'-8"	6'-8"	Left	Hinged – Single		
011	2'-8"	6'-8"	Right	Hinged – Single		
012	PR 3'-0"	6'-8"		Sliding – Double		
013	2'-8"	6'-8"	Left	Hinged – Single		
014	2'-8"	6'-8"	Right	Hinged – Single		
015	PR 3'-0"	6'-8"	Left	Sliding – Double		
016	2'-8"	6'-8"	Right	Hinged – Single		
017	2'-8"	6'-8"	Left	Hinged – Single		
018	1'-6"	6'-8"	Right	Hinged – Single		
019	2'-8"	6'-8"	Left	Hinged – Single	Western Fanlite(c.o. 2'-10 3/8" x 6'-10 1/4" from fin.fl)	---
020	3'-0"	6'-8"	Left	Hinged – Single	Western Flah Steel (c.o. 2'-10 3/8" x 6'-10 1/4" from fin.fl)	20 MIN

WINDOW SCHEDULE

MARK	MANUFACTURER/TYPE	CALLOUT NUMBER	ROUGH OPENING WIDTH	ROUGH OPENING HEIGHT	REMARKS
001	Single Hung w/Transom	3'-0 x 1'-4 1w Trans over 3'-0 x 5'-0 1w SH	3'-0"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
002	Windgate Custom Transom	Custom Transom	5'-9 5/8"	1'-1"	Door and Transom units (Custom Front Door Transom) (units may vary in width, transom units dimensions to be the same width as door unit)
003	Single Hung w/Transom	2'-8 X 1'-4 1w Trans over 2'-8 x 5'-0 1w SH	2'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
004	Single Hung w/Transom	2'-8 X 1'-4 1w Trans over 2'-8 x 5'-0 1w SH	2'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
005	Windgate Transom	2'-4x1'-8 Transom	2'-4"	1'-8"	Top of R.O. 8'-1 3/8" from floor.
006	Windgate Transom	2'-8 x 5'-0 1w SH	2'-8"	5'-0"	Top of R.O. 8'-1 3/8" from floor.
007	Single Hung	2'-8 x 5'-0 1w SH	2'-8"	5'-0"	Piece top R.O. 6'-9 3/8" from floor.
008	Single Hung	2'-8 X 1'-4 1w Trans over 2'-8 x 5'-0 1w SH	2'-8"	6'-4"	Piece top R.O. 8'-1 3/8" from floor.
009	Single Hung w/Transom	2'-8 X 1'-4 1w Trans over 2'-8 x 5'-0 1w SH	2'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
010	Picture w/Transom Above	4'-8 x 1'-4 1w Trans over 4'-8 x 5'-0 1w	4'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
011	Single Hung w/Transom	2'-8 X 1'-4 1w Trans over 2'-8 x 5'-0 1w SH	2'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
012	Single Hung w/Transom	2'-8 X 1'-4 1w Trans over 2'-8 x 5'-0 1w SH	2'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
013	Picture w/Transom Above	5'-0 x 1'-4 1w Trans over 5'-0 x 5'-0 1w	5'-0"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
014	Single Hung w/Transom	2'-8 X 1'-4 1w Trans over 2'-8 x 5'-0 1w SH	2'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
015	Patio Door w/Transom	Transom over 8'-0 x 8'-10 Patio Door	8'-0"	8'-1 3/8"	Top of R.O. 8'-1 3/8" from floor.
016	Single Hung w/Transom	2'-8 X 1'-4 1w Trans over 2'-8 x 5'-0 1w SH	2'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
017	Picture w/Transom Above	4'-8 x 1'-4 1w Trans over 4'-8 x 5'-0 1w	4'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
018	Single Hung w/Transom	2'-8 X 1'-4 1w Trans over 2'-8 x 5'-0 1w SH	2'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
019	Picture w/Transom Above	2'-8 X 1'-4 1w Trans over 4'-8 x 5'-0 1w	4'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
020	Single Hung w/Transom	2'-8 X 1'-4 1w Trans over 2'-8 x 5'-0 1w SH	2'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
021	Single Hung w/Transom	2'-8 X 1'-4 1w Trans over 2'-8 x 5'-0 1w SH	2'-8"	6'-4"	Top of R.O. 8'-1 3/8" from floor.
022	Single Hung	2'-6 x 5'-0 2w SH	5'-0"	6'-4"	Top of R.O. 8'-1 3/8" from floor. Piece top R.O. 6'-9 3/8" from floor.
023	Single Hung	2'-0 x 3'-2 1w SH	2'-0"	3'-2"	Piece top R.O. 6'-9 3/8" from floor. TEMP
024	Single Hung	2'-8 x 5'-0 1w SH	2'-8"	5'-0"	Piece top R.O. 6'-9 3/8" from floor.
025	Single Hung	3'-8 x 5'-0 1w SH	3'-8"	5'-0"	Piece top R.O. 6'-9 3/8" from floor. temp-lower sash only
026	Single Hung	2'-8SD-0-3w SH	2'-8"	5'-0"	Piece top of R.O. 7'-11 1/2" from bottom patio.
027	Single Hung	2'-8SD-0-3w SH	2'-8"	5'-0"	Piece top of R.O. 7'-11 1/2" from bottom patio.
028	Single Hung	2'-8SD-0-1w SH	2'-8"	5'-0"	Piece top of R.O. 7'-11 1/2" from bottom patio. TEMP
029	Windgate Slide By	5'-0 x 3'-0 Slide By	5'-0"	3'-0"	----
030	Windgate Slide By	5'-0 x 3'-0 Slide By	5'-0"	3'-0"	----
031	Single Hung	2'-8 x 5'-0 3w SH	2'-8"	5'-0"	Top of window to match adjacent patio door
032	Single Hung	2'-8 x 5'-0 3w SH	2'-8"	5'-0"	Top of window to match adjacent patio door
033	Windgate Sliding Patio Door	6'-0 x 6'-10 patio	6'-0"	6'-11"	----
034	Single Hung	2'-8 x 5'-0 3w SH	2'-8"	5'-0"	Top of window to match adjacent patio door
035	Windgate Slide By	5'-0 x 3'-0 Slide By	6'-0"	3'-0"	----



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	DUE TO DIMENSIONAL CONSTRAINTS, IT MAY BE NECESSARY TO MOVE, ADJUST OR OTHERWISE CHANGE PART ASPECT OF THIS PLAN AT THE JOBSITE

MICHAEL & KRISTI MEINECKE RESIDENCE

FLOOR PLAN

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

9-25-23

PAGE 4 OF

DEMLANG BUILDERS, INC.

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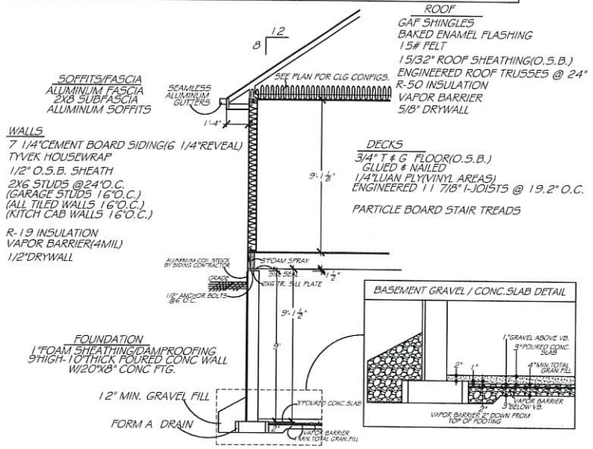
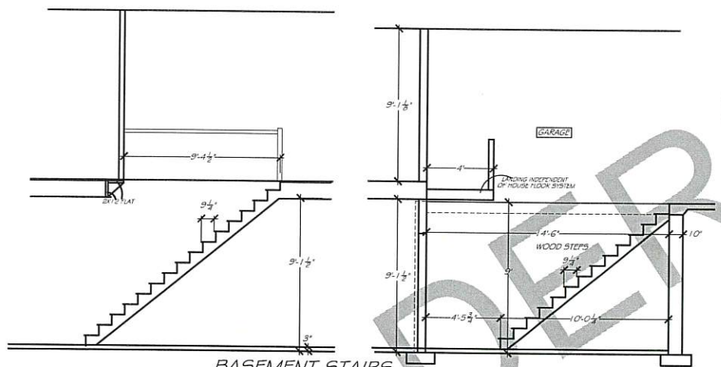
STANDARD SECTION

ALL BOX VENTS TO MATCH COLOR OF ROOF SHINGLES

VENTING: 2369 SQ. FT. REQ. VENTING-HOUSE CAVITY:	VENTING: 355 SQ. FT. VENTING-GARAGE CAVITY-FUT. DRYWALL
3.94 SQ. FT. ROOF REQ./DIV. BY 354167 SQ. FT. (PER VENT) = 11 REQUIRED ROOF VENTS	1.6 SQ. FT. ROOF REQ./DIV. BY 354167 SQ. FT. (PER VENT) = 4 REQUIRED ROOF VENTS
3.94 SQ. FT. SOFFIT REQ. = VENTING PER SUPPLIERS MAN. SPECS	1.6 SQ. FT. SOFFIT REQ. = VENTING PER SUPPLIERS MAN. SPECS

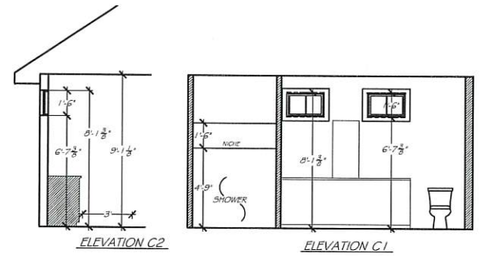




BASEMENT STAIRS

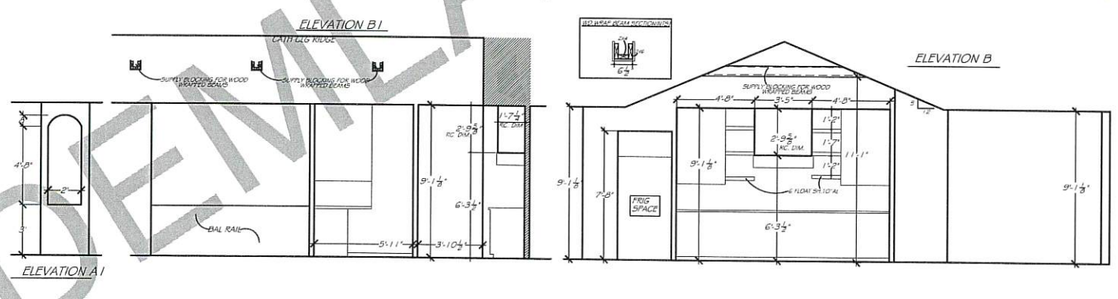
STAIRCASE TREADS & RISERS TO BE VERIFIED PER CONDITIONS ON SITE

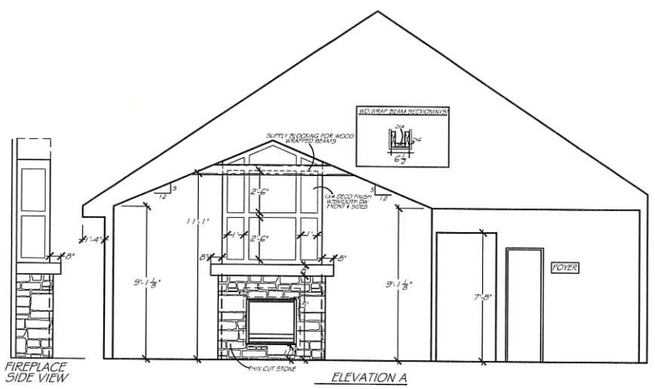
-TREADS TO MAINTAIN A MIN. 9 1/4" MEASURED HORIZONTALLY FROM NOSING TO NOSING.
-RISERS NOT TO EXCEED 8" MEASURED VERTICALLY FROM TREAD TO TREAD.



ELEVATION C2

ELEVATION C1





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MICHAEL & KRISTI MEINECKE RESIDENCE

SECTIONS

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

9-25-23

PAGE 5 OF

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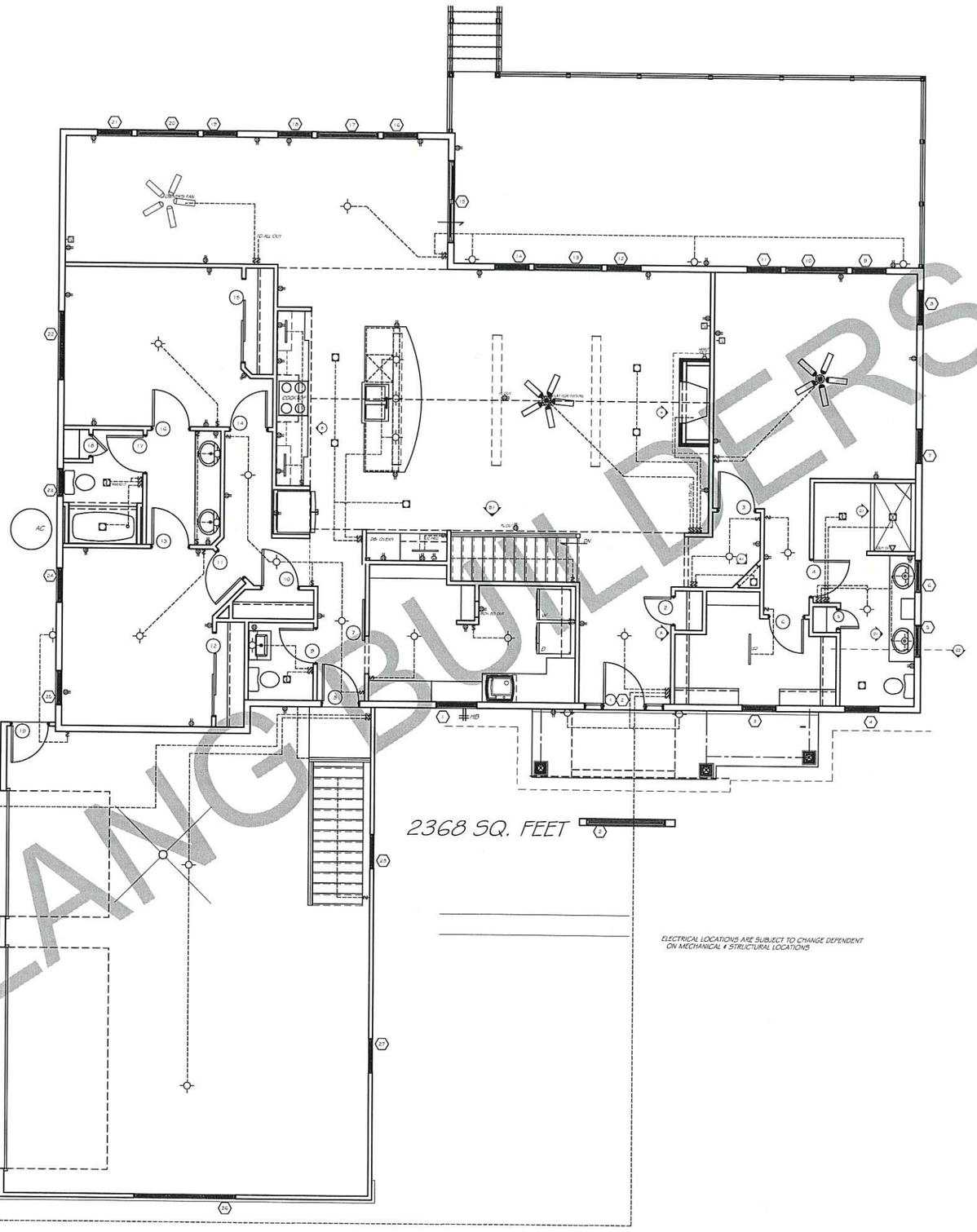
SUSSEX, WI 53089
(262) 246-0330

THIS LINE MUST MEASURE 1" FOR PRINT TO BE CORRECT SCALE



ELECTRICAL LOCATIONS ARE SUBJECT TO CHANGE DEPENDENT ON MECHANICAL & STRUCTURAL LOCATIONS

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MICHAEL & KRISTI MEINECKE RESIDENCE

ELECTRIC

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

9-25-23

PAGE 6 OF

BROOKLYN

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	MICHAEL & KRISTI MEINECKE RESIDENCE
	WALL BRACING
	SCALE: 1/4"=1'-0"
	9-25-23
	PAGE 7 OF 7

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DUE TO UNFORESEEN CIRCUMSTANCES, DEMLANG BUILDERS RESERVES THE RIGHT TO MAKE MINOR CHANGES TO ANY ASPECT OF THIS PLAN AT THE CONSTR.

ROOF & CLG ONLY
15.6 LF GIVEN / 15.3 LF REQ.

ROOF & CLG ONLY
20 LF GIVEN / 13.7 LF REQ.

ROOF & CLG ONLY
21.5 LF GIVEN / 13.7 LF REQ.

ROOF & CLG ONLY
24 LF GIVEN / 15 LF REQ.

ROOF & CLG ONLY
20 LF GIVEN / 15.3 LF REQ.

ROOF & CLG ONLY
16 LF GIVEN / 15 LF REQ.

2368 SQ. FEET

FIGURE 321.25H 33"WIDE PANEL

FIGURE 321.25H 36"WIDE PANEL

FIGURE 321.25A 19" panel given

FIGURE 321.25A 22" panel given

FIGURE 321.25A 24" panel given

DOUBLE PORTAL

APPROXIMATE FURNACE AND FLOOR DRAIN LOC

UDC WALL BRACING PROVISIONS
PERMANENT RULE EFFECTIVE 9-1-14

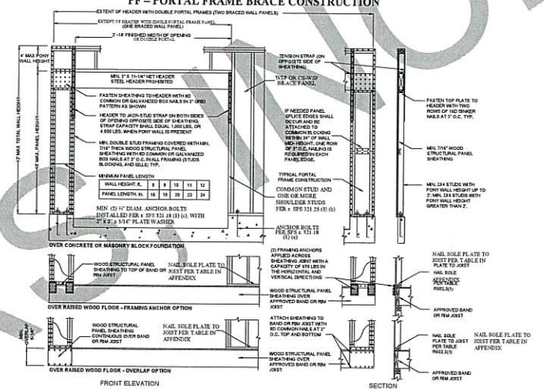
EACH FOOTPRINT FALLS WITHIN 80' LIMIT
SEE EACH SIDE FOR DESCRIPTION
BRACING IS FOR THE LESS THAN 15'
ROOF EAVE-TO-RIDGE HEIGHT

TYPE: TABLE 321.25-C
CONT. SHEATHED CS-WSP
7/16" SHEATHING
MINIMUM FASTENERS:
6d COMMON NAIL OR
8d BOX NAIL (2 1/2" LONG X 0.113" DIA) OR 7/16" CROWN 16 GAGE STAPLES,
MAXIMUM SPACING:
6" EDGES, 12" FIELD(NAILS)
3" EDGES, 6" FIELD(STAPLES)

TYPE: TABLE 321.25-C
GB GYPSU BD/BOTH SIDES OF WALL)
MINIMUM FASTENERS:
5d COOLER NAILS, OR #6 SCREWS
MAXIMUM SPACING:
7"EDGES, 8"FIELDING. TOP & BOT PLATES)

ALL PANELS ARE 4' WIDE UNLESS OTHER NOTED

Figure 321.25–A
PF – PORTAL FRAME BRACE CONSTRUCTION



Note: Steel headers are permitted if designed by structural analysis.
Note: As shown in the above cross-section, ½-inch gypsum wallboard is not required on the interior side of the

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(262) 246-0330

BROOKLYN

DEMLANG BUILDERS, INC.

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.

DATE: October 19, 2023

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 Michael Wist for Property Located at N44 W27998 Capitol Drive from Floodplains, Lowland & Upland Conservancy, and Other Natural Areas to Low Density Residential (> 2 AC. / D.U.) (PWC 0886995)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Wist staff report 10.19.23

Wist Comp Plan Ordinance

Wist Comp Plan Resolution

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 19, 2023

Date: October 9, 2023

Project Name: Wist Rezoning & Comprehensive Master Plan Amendment

Project Address/Tax Key No.: N44W27998 Capitol Dr./PWC 0886995

Applicant: Michael Wist

Property Owner: Michael Wist

Current Zoning: F-1 Floodplain

2050 Land Use Map Designation: Floodplains, Lowland and Upland Conservancy, and Other Natural Areas to Low Density Residential

Use of Surrounding Properties: Hwy. 16 is to the north, F-1 Floodplain owned by LPSD is to the south, the town of Delafield boundary is to the west, and F-1 Floodplain and A-2 Agricultural District

Project Description/Analysis

The applicant has filed both a Rezoning Application and a Comprehensive Master Plan Amendment for the property located at N44W27998 Capitol Drive in anticipation of remodeling or rebuilding the existing home.

Currently the entire 6.3962 acres property is zoned F-1 Floodplain District; however, the applicant recently received approval of a Letter of Map Amendment from FEMA removing a portion of the property from the floodplain, which includes the areas occupied by the home and accessory building.

Given this, the applicant is requesting to rezone a portion of the subject property as shown on the attached exhibits from F-1 Floodplain District to Rs-2 Single Family Residential District.

The property is currently designated as Floodplains, Lowland and Upland Conservancy, and Other Natural Areas on the City's Year 2050 Land Use/Transportation Plan map. To be consistent with the rezoning request, the applicant is proposing to change the Comprehensive Master Plan land use designation for the subject property from Floodplains, Lowland and Upland Conservancy, and Other Natural Areas to Low Density Residential.

Note the Comprehensive Master Plan Amendment and Rezoning would apply to the area of land that has been removed from the floodplain as shown on the attached map titled "FEMA EXHIBIT." The remaining portion of land would retain its current zoning and land use designation.

Recommendation

A motion to recommend approval of the Rezoning request to rezone a portion of the subject property located at N44W27998 Capitol Dr from F-1 Floodplain District to Rs-2 Single Family Residential District.

A motion to recommend approval to amend the Comprehensive Master Plan for the subject property located at N44W27998 Capitol Dr from Floodplains, Lowland and Upland Conservancy, and Other Natural Areas to Low Density Residential and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas.

WAUKESHA COUNTY CITY OF PEWAUKEE STATE OF WISCONSIN

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 PROPERTY LOCATED AT N44W27998 CAPITOL DRIVE (TAX KEY NO. 0886995) FROM FLOODPLAINS, LOWLAND & UPLAND CONSERVANCY AND OTHER NATURAL AREAS TO LOW DENSITY RESIDENTIAL AND FLOODPLAINS, LOWLAND & UPLAND CONSERVANCY AND OTHER NATURAL AREAS

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 property owners, Michael J. Wist and Tracey L. Wist, applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at N44W27998 Capitol Drive from Floodplains, Lowland & Upland Conservancy and Other Natural Areas to Low Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas as depicted upon the FEMA EXHIBIT dated July 14, 2023; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on October 19, 2023, 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 property located at N44W27998 Capitol Drive (Tax Key No. 0886995) from Floodplains, Lowland & Upland Conservancy and Other Natural Areas to Low Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas; 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 6, 2023; and

NOW THEREFORE, 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 property located at N44W27998 Capitol Drive (Tax Key No. 0886995) from Floodplains, Lowland &

Upland Conservancy and Other Natural Areas to Low Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas.

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 6th day of November 2023.

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

ATTEST:

_____
Steve Bierce, Mayor

_____
Kelly Tarczewski, Clerk/Treasurer

WAUKESHA COUNTY CITY OF PEWAUKEE STATE OF WISCONSIN

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 PROPERTY LOCATED AT N44W27998 CAPITOL DRIVE (TAX KEY NO. 0886995) FROM FLOODPLAINS, LOWLAND & UPLAND CONSERVANCY AND OTHER NATURAL AREAS TO LOW DENSITY RESIDENTIAL AND FLOODPLAINS, LOWLAND & UPLAND CONSERVANCY AND OTHER NATURAL AREAS, 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 property owners, Michael J. Wist and Tracey L. Wist, applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at located at N44W27998 Capitol Drive from Floodplains, Lowland & Upland Conservancy and Other Natural Areas to Low Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas as depicted upon the FEMA EXHIBIT dated July 14, 2023, more particularly described as follows:

Unplatted lands being part of the Northwest 1/4 and part of the Southwest 1/4 of the Northwest 1/4, and part of the Northwest 1/4 of the Southwest 1/4 of Section 6, Town 7 North, Range 18 East, City of Pewaukee, Waukesha County, Wisconsin; containing 6.3962 acres of land more or less.

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on October 19, 2023, 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 property N44W27998 Capitol Drive from Floodplains, Lowland & Upland Conservancy and Other Natural Areas to Low Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas, such property bearing Tax Key No. 0886995, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

Passed and adopted this 19th day of October 2023.

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

ATTEST:

_____
Steve Bierce, Mayor

_____
Kelly Tarczewski, Clerk/Treasurer

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.

DATE: October 19, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for Michael Wist to Rezone Property Located at N44 W27998 Capitol Drive from F-1 Floodplain to Rs-2 Single-Family Residential for the Purpose of Remodeling or Rebuilding the Existing Home (PWC 0886995)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Wist narrative

Wist map

Wist support letter

Michael and Tracey Wist

N44W27998 Capitol Dr.

Pewaukee, WI 53072

August 3rd, 2023

To the Honorable Mayor and Common Council of the City of Pewaukee, Waukesha County, Wisconsin,

I am writing regarding the property in Pewaukee that has been in my family since the 1940's. My grandparents lived and ran a vegetable farm for many decades as my father and uncles grew up. I have lived and spent time on the property since the 1970's. I inherited the property last year when my uncle passed away in the home on the property.

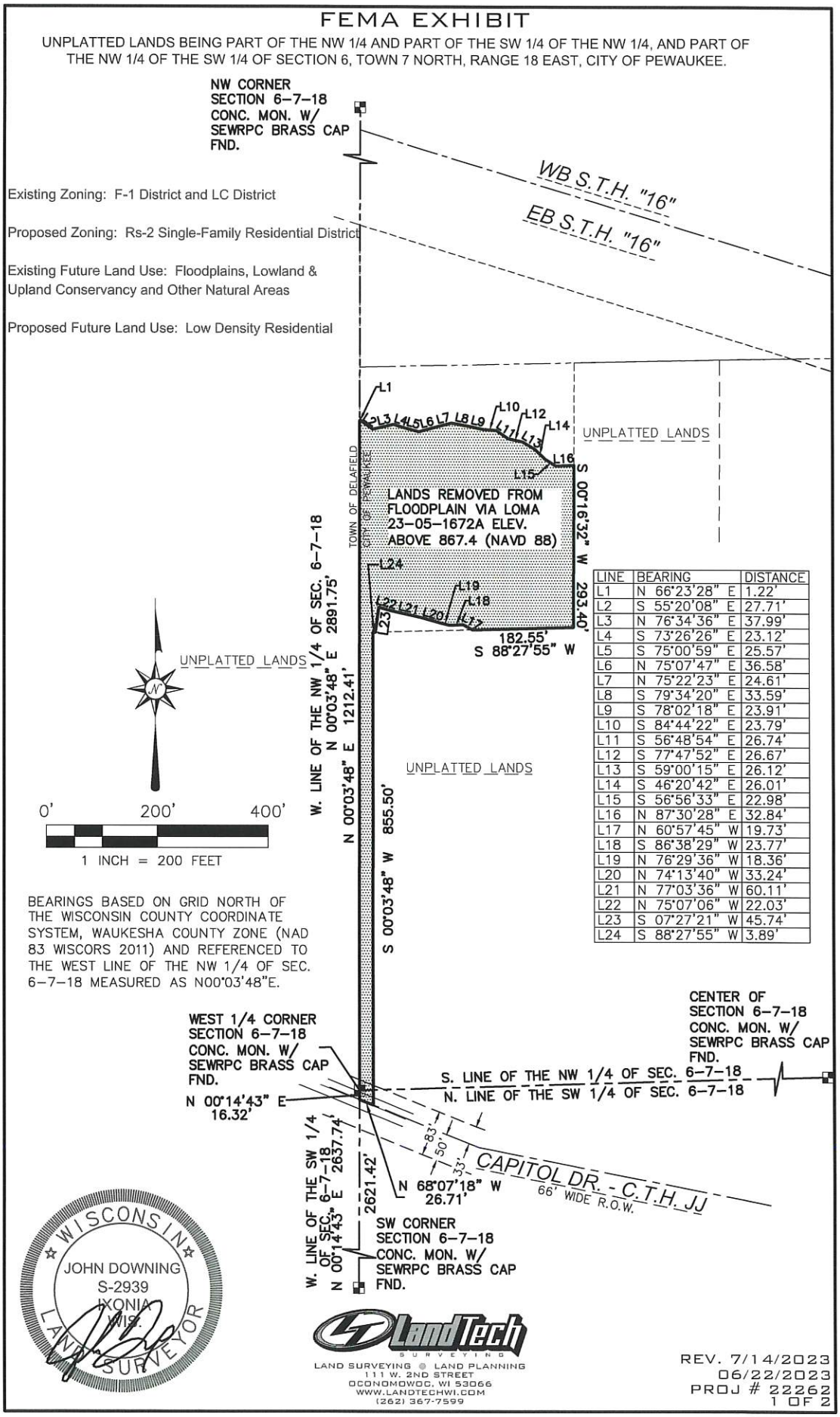
Last fall I met with the City Planner, Nick Fuchs, to discuss plans to remodel the current home or build a new one. He informed me that the home was located in the flood plain. Steps were taken with FEMA to remove the home, barn and land from the flood plain. I am asking to have the area on the property that has been removed from the flood plain to be rezoned to residential use in order to utilize the property for single family use.

Respectfully,

Michael Wist

FEMA EXHIBIT

UNPLATTED LANDS BEING PART OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NW 1/4, AND PART OF THE NW 1/4 OF THE SW 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 18 EAST, CITY OF PEWAUKEE.



LINE	BEARING	DISTANCE
L1	N 66°23'28" E	1.22'
L2	S 55°20'08" E	27.71'
L3	N 76°34'36" E	37.99'
L4	S 73°26'26" E	23.12'
L5	S 75°00'59" E	25.57'
L6	N 75°07'47" E	36.58'
L7	N 75°22'23" E	24.61'
L8	S 79°34'20" E	33.59'
L9	S 78°02'18" E	23.91'
L10	S 84°44'22" E	23.79'
L11	S 56°48'54" E	26.74'
L12	S 77°47'52" E	26.67'
L13	S 59°00'15" E	26.12'
L14	S 46°20'42" E	26.01'
L15	S 56°56'33" E	22.98'
L16	N 87°30'28" E	32.84'
L17	N 60°57'45" W	19.73'
L18	S 86°38'29" W	23.77'
L19	N 76°29'36" W	18.36'
L20	N 74°13'40" W	33.24'
L21	N 77°03'36" W	60.11'
L22	N 75°07'06" W	22.03'
L23	S 07°27'21" W	45.74'
L24	S 88°27'55" W	3.89'

LandTech SURVEYING
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111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV. 7/14/2023
06/22/2023
PROJ # 22262
1 OF 2

Mr. Nick Fuchs-Planner City of Pewaukee

RE: Proposed Zoning Change

Micheal Wist Property-6.396 acres

N44 W27998 Capitol Drive

City of Pewaukee

Dear Mr. Fuchs,

I am writing to endorse the proposed zoning change on the Michael Wist property referenced above, allowing for a portion to be reclassified from floodplain to residential to allow for residential development. I live on a 20-acre parcel two properties to the east of Mr. Wist and know him to be a good neighbor and good steward of the property. I have lived on my property since 1986 and have been a Pewaukee resident since 1980.

It is my opinion, given the long history of residential use on this property, that this proposed change will have no negative impacts and I encourage you to grant Mr. Wist's request. Please do not hesitate to contact me if you have any questions,

Thank you for your consideration in this matter.

Sincerely,

Richard Larkin

N43 W27722 Capitol Drive

City of Pewaukee

Cell: 414-881-4370

Email: ricklarkin76@gmail.com

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.

DATE: October 19, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Conceptual Review for Garage Alley Pass for a Proposed Multiuse Rental Space Business for Property Located at W223 N607 Saratoga Drive (PWC 0964994003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Garage Alley Pass staff report 10.19.23

Garage Alley Pass narrative

Garage Alley Pass 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 19, 2023

Date: October 9, 2023

Project Name: Garage Alley Pass Conceptual Review

Project Address/Tax Key No.: W223N607 Saratoga Drive/PWC 0964994003

Applicant: Glen Morrow

Property Owner: SARATOGA CENTER LLC

Current Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Industrial properties to the north, east, and west and B-4 and B-3 zoned properties to the south.

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed multiuse rental space business for property located at W223N607 Saratoga Drive. According to the applicant, the "garages" will be available for short- and long-term leases and each unit will have individually metered utilities and a restroom.

In discussions with the applicant, anticipated users may include individuals for personal storage, hobbyists, car collectors, small businesses, contractors, and startup businesses.

The M-2 District generally allows warehousing and manufacturing type uses. Staff finds that the applicant has two choices regarding use approvals.

Option 1
The first option considers the use the same or similar to a traditional self-storage facility. This option allows the development to move forward as a permitted use. The applicant would be required to submit a Site & Building Plan Review Application for the site improvements, and individuals and businesses would be allowed to store items within the facility without a Business Plan of Operation (BPO).

Note this would only allow businesses to store items, such as materials and equipment. There is a distinction from a zoning standpoint between a business using the facility for storage versus operating out of the site, such as a contractor shop or an assembly use.

Option 2
The second option considers that, due to the amenities provided such as electricity and plumbing, businesses may conduct operations at this location, not just use the space for storage purposes as is typically done within a self-storage facility.

As such, in addition to a Site & Building Plan Review Application, the applicant may request approval of a Conditional Use Permit. The Conditional Use Permit could be granted to allow businesses to operate within the facility if they are permitted within the M-2 District. Alternatively, the Plan Commission could also allow a list of specific uses or even prohibit specific uses if there are concerns.

As these may be short-term leases, it is anticipated that the applicant may wish to apply for a Conditional Use so individual businesses would not be required to submit a BPO. This would give the applicant greater flexibility for potential tenants.

The conditions below may be considered as part of the approval of a Conditional Use Permit.

- Units shall not be utilized as dwelling units. No overnight habitation shall be allowed.
- General storage uses for individuals and businesses shall not be required to obtain individual Business Plan of Operation Applications or other zoning use approvals under the subject Conditional Use Permit, unless required by the Zoning Administrator. All other uses shall be required to obtain a Business Plan of Operation or Conditional Use Permit as required by the Zoning District.

Site & Building Plans

The property has an area of about 4.56-acres and is mostly vacant, except for a drive that enters the site and wraps around the property located to the east.

The conceptual site plan illustrates four separate buildings. Each building has an area of 10,327 square feet and contains 20 individual units. In total, the development would consist of 80 units and 41,308 square feet of tenant space. The applicant noted that they are aware of the City's 40% minimum greenspace requirement.

The primary building material is metal panels. The north and south elevations will also consist of ten overhead doors and ten metal service doors for entering and exiting each unit.

M-2 Limited Industrial District

Below are M-2 District standards with staff comments in bold. The site appears to conform to all M-2 District development standards. Note that if the project moves forward, the applicant will be required to submit detailed plans in conformance with these setbacks and standards.

e. Building Height and Size
(1) No principal building or parts of a principal building shall exceed 35 feet in height.

The building height is anticipated to be met. Furthermore, the plan commission may increase building height in accordance with Section 17.0901 if deemed appropriate.

(2) No accessory building shall exceed 18 feet in height.

No accessory structures are proposed at this time.

f. Setback and Yards (See Section 17.0210)
(1) There shall be a minimum building (or street) setback of 45 feet from the right-of-way of all streets.

This setback appears to be met.

(2) There shall be a minimum side yard equal to the required side yard in the adjacent district, but not less than 25 feet and buildings shall be no closer than 50 feet from another building.

The north property line abuts the M-4 District, so the required setback is 45-feet, which is met.

The south property line borders B-3 and B-4 zoned properties. Both of these districts require a minimum side yard setback equal to the required side yard in the adjacent district, but not less than 20 feet.

As such, the required minimum setback from the south property line is 25-feet.

(3) There shall be a rear yard of not less than 25 feet.

The property abuts the M-4 District to the west, therefore, the rear yard setback shall be a minimum of 45-feet.

(4) All structures and storage yards 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 sub-section 17.0435)

These setbacks are not applicable to this property.

g. Parking and Loading Space
(1) There shall be adequate paved off-street parking space provided for intended use of the property and no on-street parking or on-street vehicle maneuvering will be allowed in the vicinity of the property. (see subsection 17.0210 and section 17.0600).

Section 17.0601d. does not include a suggested minimum parking standard for this type of use; therefore, the quantity of parking will be determined by the Plan Commission.

The preliminary site plan includes 92 parking spaces or 1.15 per unit. The majority of parking is considering one space in front of each unit.

(2) There shall be adequate paved off-street loading areas to accommodate all necessary loading or unloading activities on the premises, and no loading dock or area shall be located closer than 100 feet from the right-of- way of a public access street.

The development includes overhead doors for each unit; however, there are no loading docks or areas proposed.

(3) All parking and loading areas shall be adequately screened as determined by the Plan Commission.

It can be noted that this property is positioned behind other properties and buildings so the view of the property from Saratoga Drive is limited.

(4) There shall be no driveway, parking or loading area within 15 feet of an adjacent property or within 25 feet of a street right-of-way.

This appears to be met.

h. Minimum Utility Service
Electricity and public sanitary sewerage and water supply facilities.

The development is anticipated to connect to public utilities.

Recommendation

No action required.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with detailed development plans and required applications.

Garage Alley Pass LLC

September 25, 2023

Office of the Planner and Community Development Director
W240 N3065 Pewaukee road
Pewaukee, WI 53072

Re: **Plan Commission Concept Review**
Garage Alley Pass LLC Development
W223 N607 Saratoga Drive

Project Narrative:

- Request to develop vacant lot at referenced address for rentable garages for a variety of uses.
- Project will include up to 4 buildings, with up to 80 individual units.
- Each garage unit will have individually metered utilities and restroom.
- Garages will be available for short- and long-term leases.
- Among other restrictions, leases will prohibit living in units and outdoor storage.
- It is anticipated to construct facility in early 2024 with some leased units to be occupied in late 2024 or early 2025.
- Current estimate of development cost is in excess of $5 million.

I look forward to meeting with the Pewaukee Plan Commission on October 19, 2023 to discuss this concept and solicit information for a future site plan submittal and conditional uses.

Sincerely,

Glen E. Morrow, PE
Owner and President

Garage Alley Pass

W223 N607 Saratoga Drive

Pewaukee, Wisconsin

Glen Morrow, PE

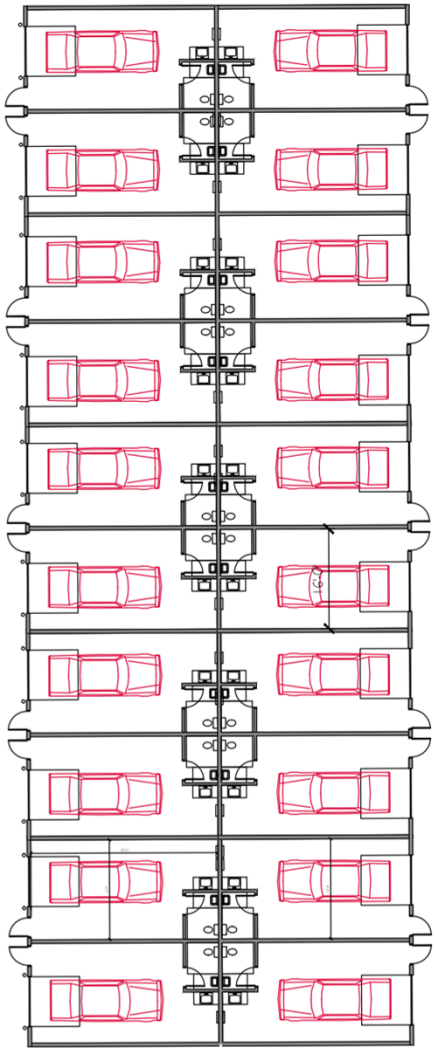
GAP

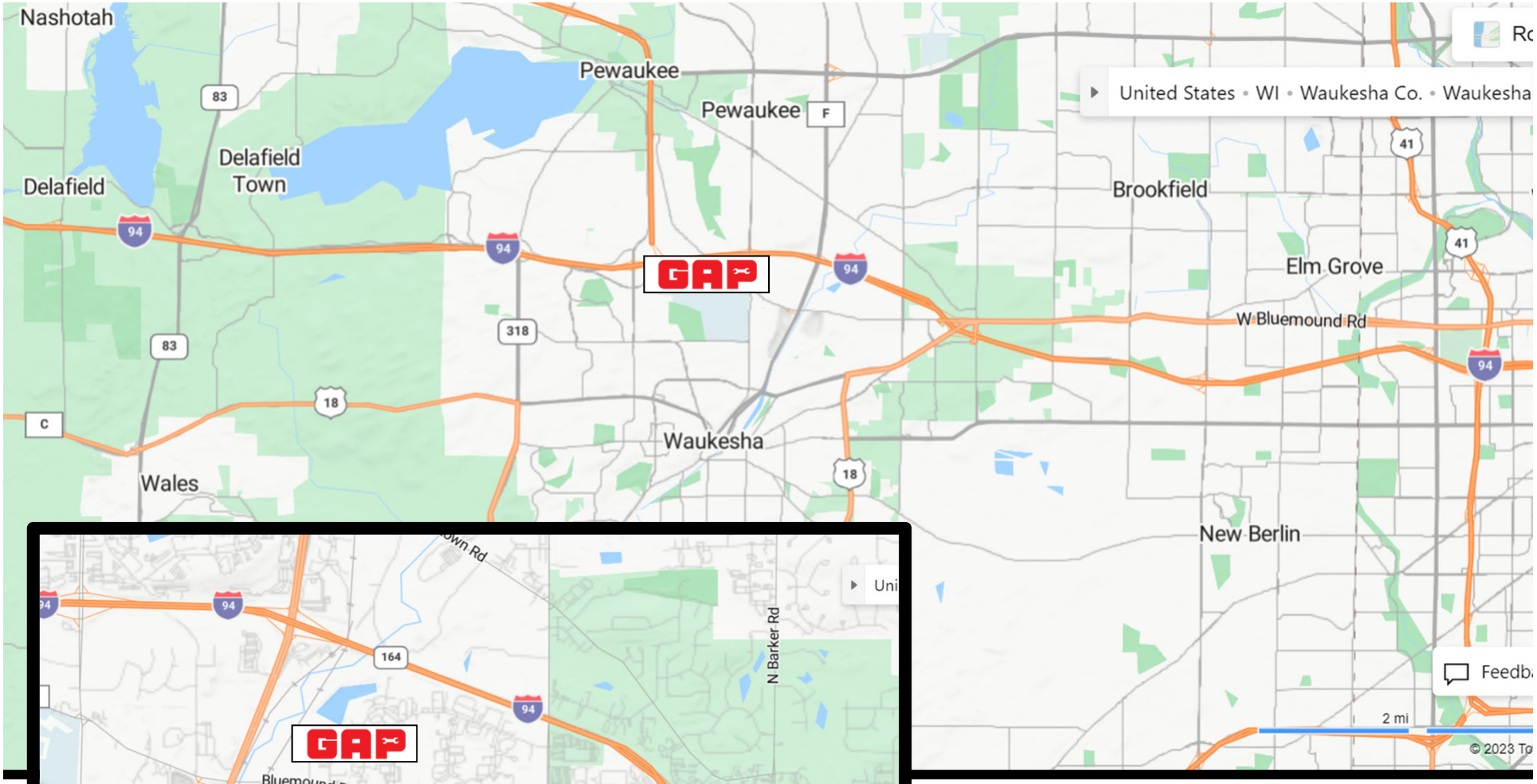
Garage Alley Pass

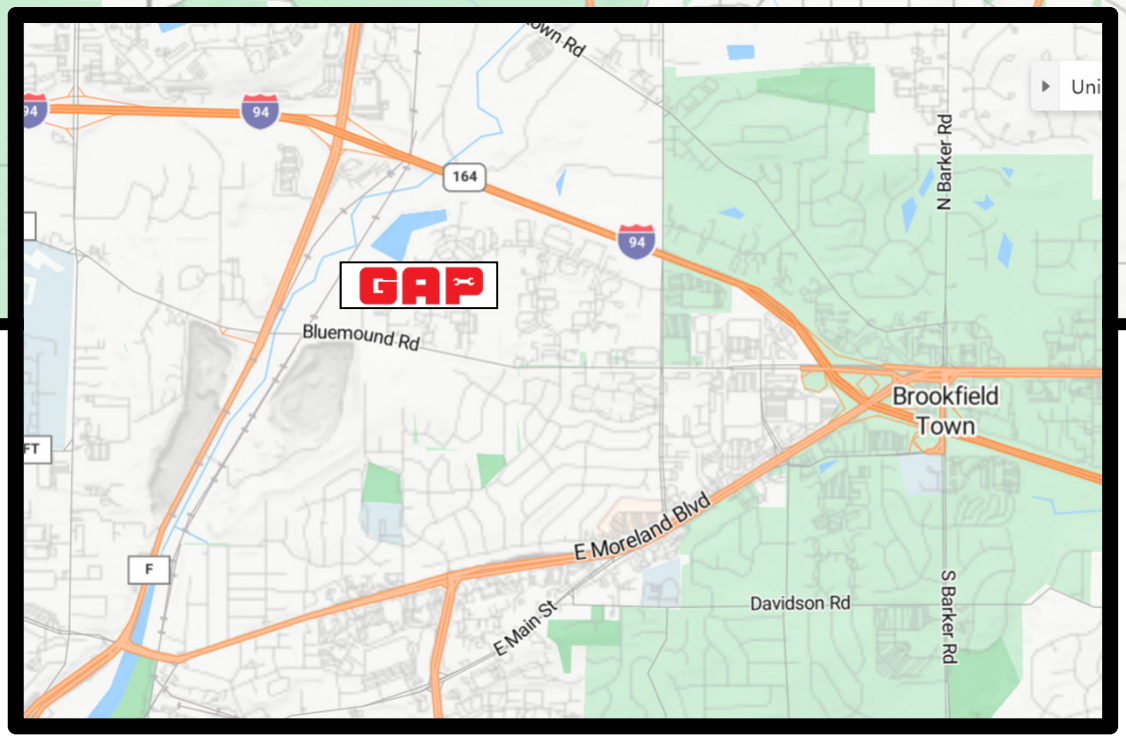
Garage Alley Pass (GAP) is a solution to an ever-increasing problem of no place to do a hobby or start a business. These rentable, personal garage spaces can provide an affordable, secure, and private place.

The typical renter of a GAP garage unit will be one of two classes:

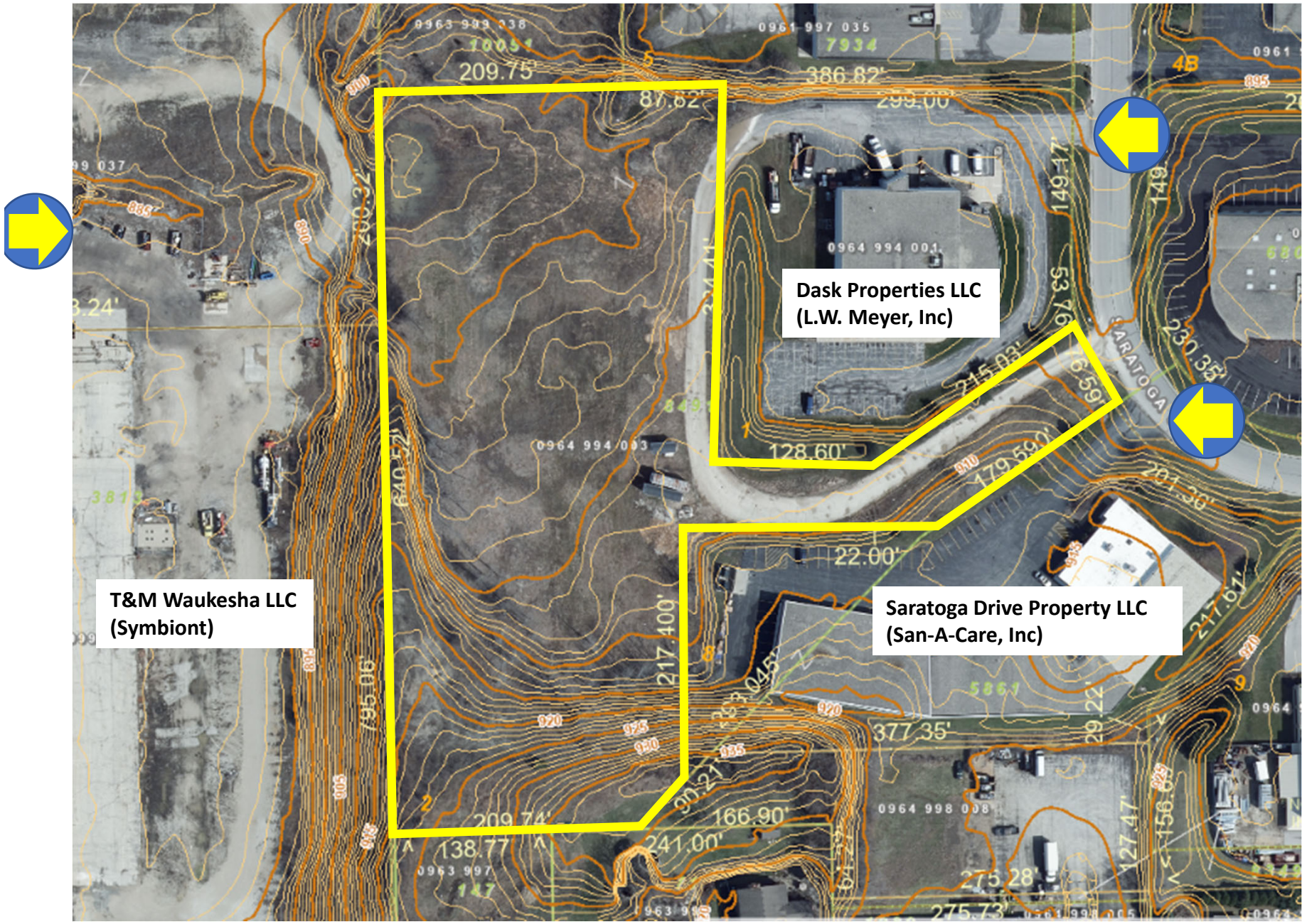
- Someone who lives in an apartment, condo, or even a single-family home that that needs adequate garage and maker space to work on automobiles, woodworking, or other advanced You-Tube courses.
- A start-up company or small contractor that needs a home base to manufacture, assemble, or store their products and equipment.
- Both customer groups may have units within a community of like-minded individuals for support and comradery.

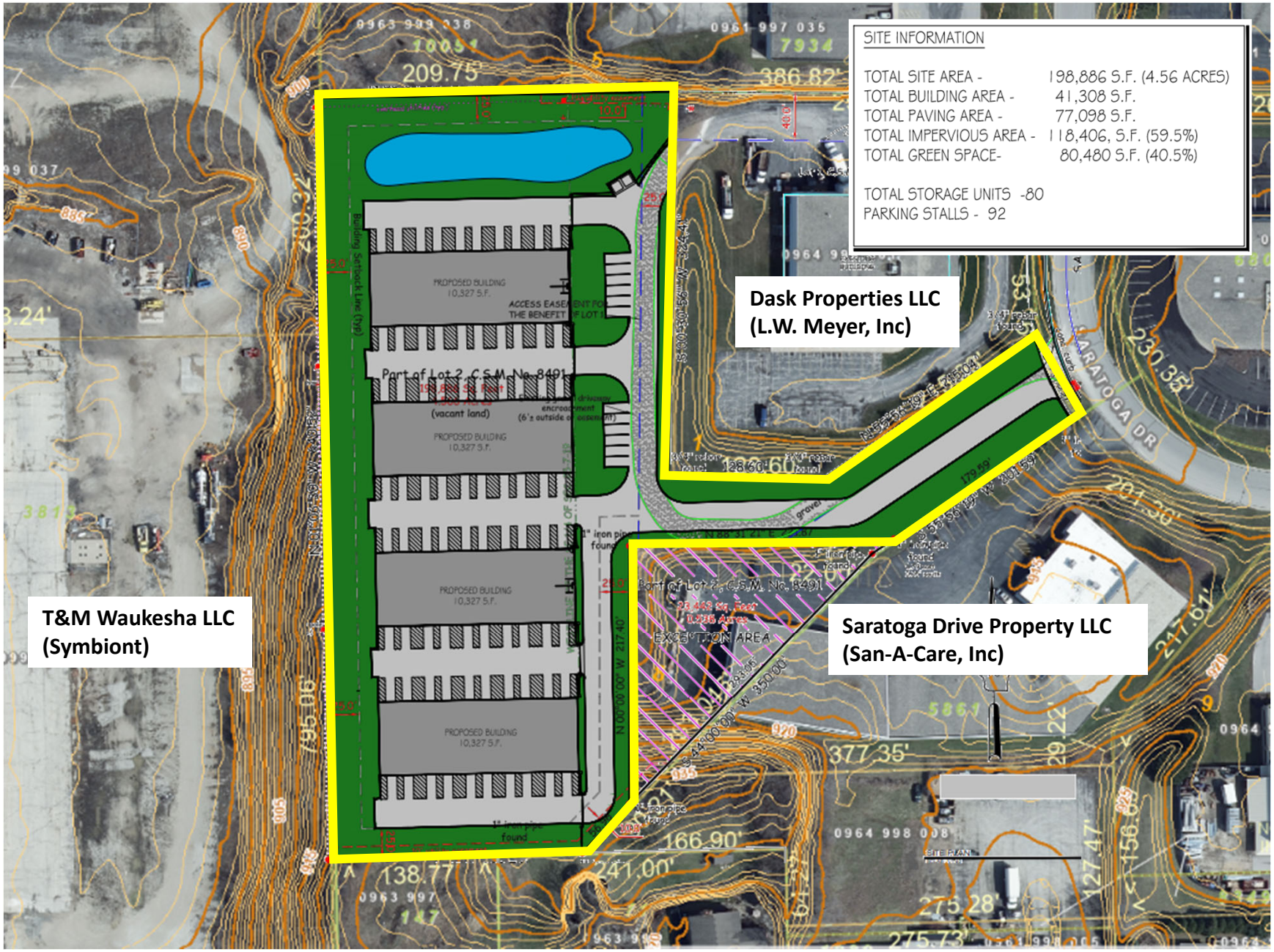




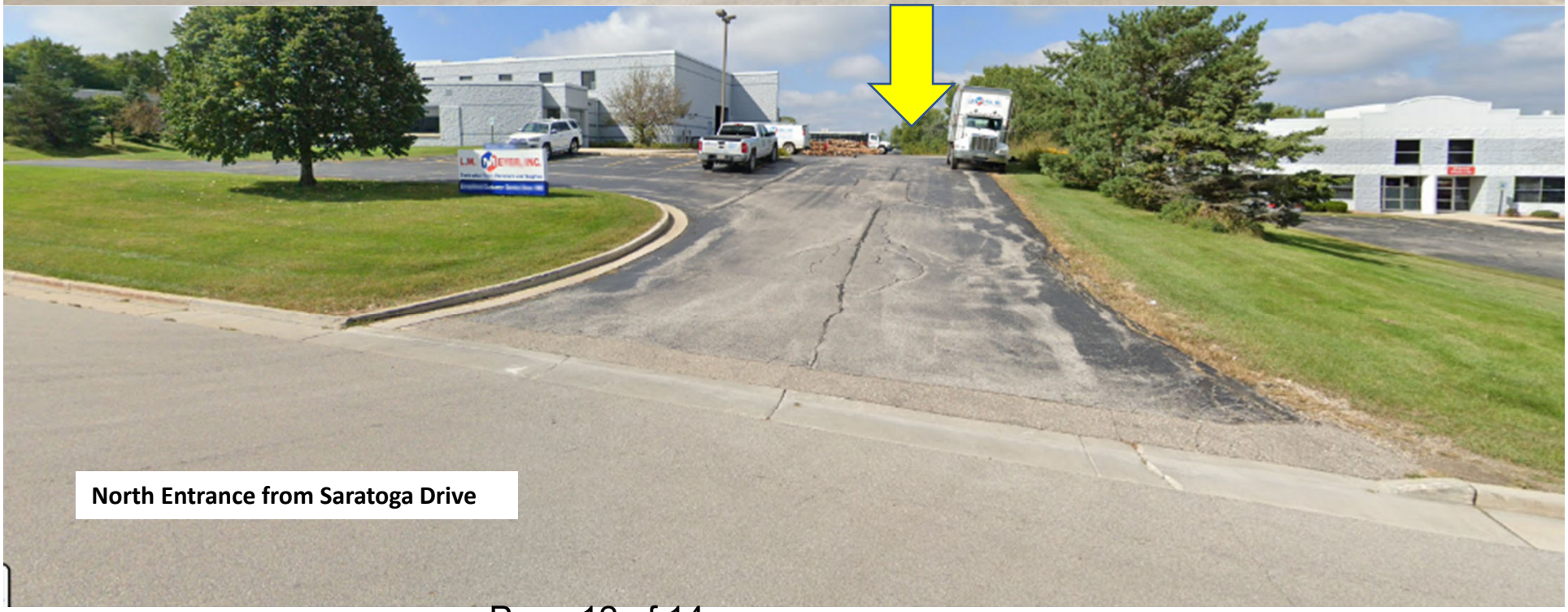


W223 N607 Saratoga Drive
Pewaukee, Wisconsin


Dask Properties LLC
(L.W. Meyer, Inc)
T&M Waukesha LLC
(Symbiont)
Saratoga Drive Property LLC
(San-A-Care, Inc)
SARATOGA
209.75'
386.82'
299.00'
87.82'
149.17'
230.35'
128.60'
179.59'
201.30'
22.00'
217.67'
217.40'
377.35'
166.90'
241.00'
209.74'
138.77'
275.28'
275.73'
127.47'
156.80'


SITE INFORMATION
TOTAL SITE AREA - 198,886 S.F. (4.56 ACRES)
TOTAL BUILDING AREA - 41,308 S.F.
TOTAL PAVING AREA - 77,098 S.F.
TOTAL IMPERVIOUS AREA - 118,406, S.F. (59.5%)
TOTAL GREEN SPACE- 80,480 S.F. (40.5%)
TOTAL STORAGE UNITS -80
PARKING STALLS - 92
Dask Properties LLC
(L.W. Meyer, Inc)
T&M Waukesha LLC
(Symbiont)
Saratoga Drive Property LLC
(San-A-Care, Inc)
PROPOSED BUILDING
10,327 S.F.
Part of Lot 2, C.S.M. No. 8491
(vacant land)
EXCEPTION AREA
SARATOGA DR
209.75'
386.82'
230.35'
201.30'
217.67'
377.35'
166.90'
241.00'
138.77'
275.28'
275.73'
127.47'
156.80'
90.69'
SITE PLAN

South Entrance from Saratoga Drive

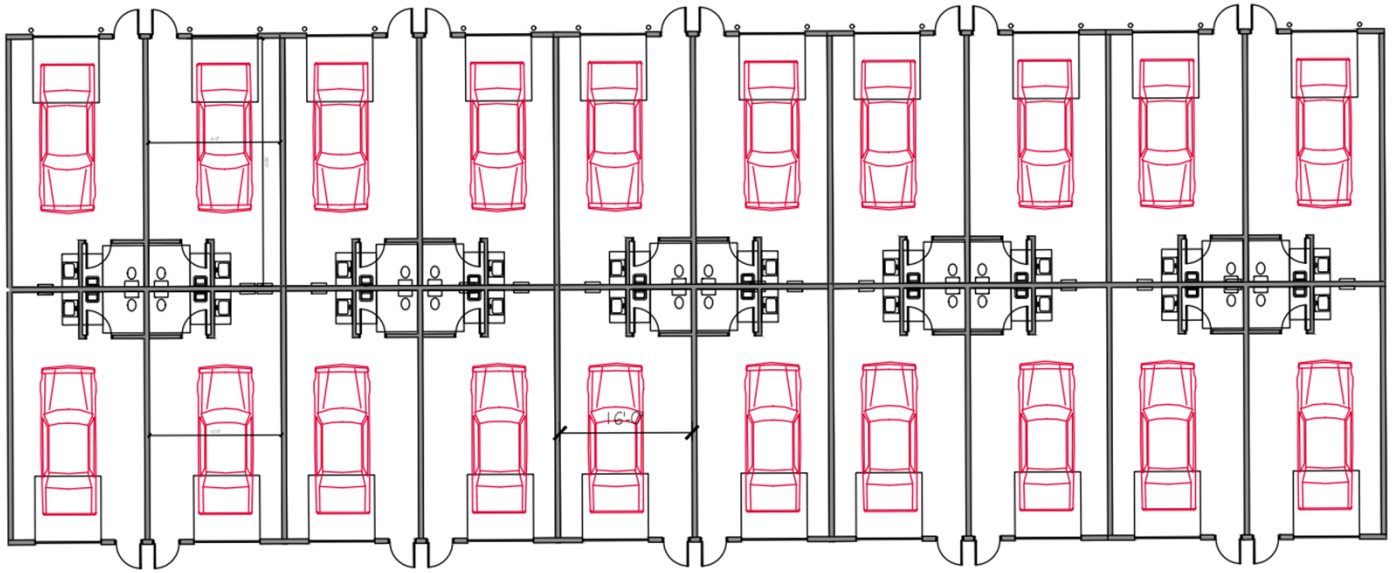


North Entrance from Saratoga Drive

View from Eastmound Drive

Questions:

- Acceptable Use for M-2 Zoning, bordering M-4.
- Architectural Metal Exterior
  - Loose Fill (up to 14' deep) does not allow Heavy Masonry Walls
  - Otherwise, this site is unbuildable to remove and replace with compacted materials
  - Note Lack of Visibility from Public Roads
- 40% Green Space
- Issues/Concerns/Comments?



CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.

DATE: October 19, 2023

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 Starla Enterprises, LLC for Land Located at the Northwest Corner of Johnson Drive and Springdale Road from Manufacturing/Fabrication/Warehousing to Office Commercial (PWC 0961996006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Radiant Plastic Surgery staff report 10.19.23

Radiant Plastic Surgery applications & narrative

Radiant Plastic Surgery Comp Plan ordinance

Radiant Plastic Surgery Comp Plan resolution

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 19, 2023

Date: October 11, 2023

Project Name: Radiant Plastic Surgery Comprehensive Master Plan Amendment, Rezoning, and Site & Building Plan Review

Project Address/Tax Key No.: Not Assigned / PWC 0961996006

Applicant: Alex Colque, MD, SC of Starla Enterprises LLC

Property Owner: B&G Realty LLC and Marcus Consid LLC

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

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: I-94 and industrial to the north, industrial to the south and west, and City of Brookfield and Marcus Majestic Cinema to the east

Introduction

The applicant has filed a Comprehensive Master Plan Amendment, Rezoning and Site & Building Plan Review applications for construction of an office building development upon property located at the northwest corner of Johnson Drive and Springdale Road. The applications are further described below.

Comprehensive Master Plan Amendment
The applicant is requesting to amend the Comprehensive Master Plan Year 2050 Land Use/Transportation Plan map future land use designation of the subject property from Manufacturing/Fabrication/Warehousing to Office Commercial.

Rezoning
The applicant has petitioned the City to rezone the subject property from M-1 General Wholesale Business/Warehouse District to B-4 Office District. The proposed medical office use is a Permitted Principal Use within the B-4 District. Future tenants will be subject to Business Plan of Operation or Conditional Use Permit approval, depending upon the proposed use and allowance within the B-4 District.

Note that the proposed land use designation (Comprehensive Master Plan Amendment) and the proposed rezoning are consistent.

Site & Building Plan Review Application
The site plan includes construction of a 2-story, 24,431 square foot office building and associated parking, landscaping, and lighting.

The applicant has also indicated that a potential future building is contemplated. When that building is proposed, a Site & Building Plan Application will be required. The development must continue to conform to the B-4 District standards.

Project Description/Analysis

The subject property has an area of 3.74 acres and is mostly vacant except for an existing drive that connects to the property to the west. The proposed site plan consists of the office building, 62 parking spaces and a bioretention basin for storm water management. The development is in conformance with B-4 District development standards.

Greenspace and Landscaping

Overall, the site plan maintains 68.3% greenspace, which is in conformance with the minimum required greenspace of 40%. The future development of a second building is anticipated to reduce the greenspace onsite to 45.8%.

The Landscape Plan includes 32 trees, 3 evergreen trees, and 312 shrubs. The majority of shrubs are located around the bioretention basin as well as the building.

Access

The development includes ingress/egress from the existing drive abutting Johnson Drive. This drive does not comply with the minimum 5-foot setback requirement; however, at their January 9, 2019, meeting, the Board of Zoning Appeals approved a variance for the existing driveway setback encroachment. This was completed as part of a project that did not move forward. Note variances run with the land.

Lighting

The Lighting Plan includes parking lot lighting as well as six bollard lights along the front or east side of the building. The parking lot lights are 18-feet with a 2-foot base.

There are four light poles located on the west side of the existing drive. Those lights appear to be on the neighboring property. *The applicant shall provide the City with written approval from the property owner of N8W22100 Johnson Drive for any light poles proposed on that property, prior to the permitting and installation of lighting*.

Architecture

The building consists of masonry on the first floor and metal wall panels on the second story. Metal vertical Longboard is utilized as an accent material. Windows are included throughout the building on all elevations.

There are two rooftop mechanical areas, which are screened by gray metal panels.

Signage

A wall sign on the south elevation facing I-94 and a monument sign at the entrance drive are anticipated. These signs are subject to separate review and Sign Permits through the Building Services Department.

Stormwater Management/Engineering

As previously mentioned, a bioretention basin is proposed at the southeast corner of the site for storm water management purposes. *Staff recommends that final grading, erosion control, and storm water*

management plans shall be approved by the Engineering Department prior to issuance of a Building Permit.

Recommendation

Staff recommends approval of the subject applications to allow for the development of an office building upon property bearing Tax Key No. 0961996006.

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

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property **FROM** M-1 WHOLESALE / WAREHOUSE zoning district(s) **TO** B-4 NEIGHBORHOOD BUSINESS zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: NW corner of Johnson Rd & Springdale Rd

Property Address: TBD **Tax Key Number(s):** PWT 0961.996.006

Property owner(s) (Full Legal Name): B&G Realty LLC

Owner's Address: 100 East Wisconsin Ave **City/State/Zip:** Milwaukee, WI 53202

Phone: 414-905-1401 **Email:** alixhigelmire@marcuscorp.com

This amendment to the zoning map is being proposed in order to Allow the construction of a two-story office building with provisions for an additional office building in the future.

Applicant (Full Legal Name):

Name: Alex Colque MD, SC

Company: Starla Enterprises LLC

Address: 21675 E Moreland Blvd, Suite 100

City/State/Zip: Waukesha, WI 53186

Phone: 262-781-9000

Email: apcolque@hotmail.com

Contact Person (Full Legal Name):

Name: Patrick J Griffin, AIA

Company: Plunkett Raysich Architects, LLP

Address: 209 S Water St

City/State/Zip: Milwaukee, WI 53204

Phone: 414-410-2917

Email: pgriffin@prarch.com

Rezoning submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
  - $400.00, plus cost for publication, notice and all attorney fees related to Project
- ☐ Five (5) complete collated sets of Application materials to include:
  - A written project narrative detailing the request and proposed zoning as well as any future development plans or any proposed site or building improvements.
  - A Rezoning Exhibit that illustrates the property boundaries, areas to be rezoned and specifically notes the existing and proposed zoning.
  - Building and Site Plans as may be applicable.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.

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

The applicant and property owner(s) hereby certify that:

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

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): Alex Colque MD, SC

SIGN AND DATED this 5th **day of** September, 2023.

PROPERTY OWNER'S SIGNATURE: *See Attached Letter*

NAME & TITLE (PRINT): _____

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

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

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

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: $_____. Date: _____.

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W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

PETITION FOR AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to amend the City's Year 2050 Land Use/Transportation Plan land use designation for the following property

FROM M-1 WHOLESALE / WAREHOUSE

TO B-4 NEIGHBORHOOD BUSINESS.

Legal description of property to be rezoned – Please attach.

Common property description or name: NW corner of Johnson Rd & Springdale Rd

Property Address: TBD **Tax Key Number(s):** PWT 0961.996.006

Property owner(s) (Full Legal Name): B&G Realty LLC

Owner's Address: 100 East Wisconsin Ave **City/State/Zip:** Milwaukee, WI 53202

Phone: 414-905-1401 **Email:** alixhigelmire@marcuscorp.com

This amendment to the zoning map is being proposed in order to Allow the construction of a two-story office building with provisions for an additional office building in the future.

Applicant (Full Legal Name):

Name: Alex Colque MD, SC

Company: Starla Enterprises LLC

Address: 21675 E Moreland Blvd, Suite 100

City/State/Zip: Waukesha, WI 53186

Phone: 262-781-9000

Email: apcolque@hotmail.com

Contact Person (Full Legal Name):

Name: Patrick J Griffin, AIA

Company: Plunkett Raysich Architects, LLP

Address: 209 S Water St

City/State/Zip: Milwaukee, WI 53204

Phone: 414-410-2917

Email: pgriffin@prarch.com

Comprehensive Master Plan Amendment submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
  - $400.00, plus cost for publication, notice and all attorney fees related to Project
- ☐ Five (5) complete collated sets of Application materials to include:
  - A written project narrative detailing the request and proposed amendment as well as any future development plans or any proposed site or building improvements.
  - A Comprehensive Master Plan Amendment Exhibit that illustrates the property boundaries, areas to be changed and specifically notes the existing and proposed future land use designation.
  - Building and Site Plans as may be applicable.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.

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W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
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fuchs@pewaukee.wi.us

The applicant and property owner(s) hereby certify that:

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

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): Alex Colque MD, SC

SIGN AND DATED this 5th **day of** September, 2023.

PROPERTY OWNER'S SIGNATURE: *See Attached Letter*

NAME & TITLE (PRINT): _____

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

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

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

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: $_____. Date: _____.

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

APPLICATION FOR SITE AND BUILDING PLAN REVIEW

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

The undersigned hereby petitions the Plan Commission of the City of Pewaukee, Waukesha County, Wisconsin for site and building plan review and approval to allow for: Allow the construction of a two-story office building with provisions for an additional office building in the future.

Legal description of property to be rezoned – Please attach.

Common property description or name: NW corner of Johnson Rd & Springdale Rd

Property Address: TBD **Tax Key Number(s):** PWT 0961.996.006

Property owner(s) (Full Legal Name): B&G Realty LLC

Owner's Address: 100 East Wisconsin Ave **City/State/Zip:** Milwaukee, WI 53202

Phone: 414-905-1401 **Email:** alixhigelmire@marcuscorp.com

Applicant (Full Legal Name):

Name: Alex Colque MD, SC

Company: Starla Enterprises LLC

Address: 21675 E Moreland Blvd, Suite 100

City/State/Zip: Waukesha, WI 53186

Phone: 262-781-9000

Email: apcolque@hotmail.com

Contact Person (Full Legal Name):

Name: Patrick J Griffin, AIA

Company: Plunkett Raysich Architects, LLP

Address: 209 S Water St

City/State/Zip: Milwaukee, WI 53204

Phone: 414-410-2917

Email: pgriffin@prarch.com

Site and Building Plan submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
  - $500.00 for Plan Commission review
  - $100.00 for minor amendments (staff review only)
- ☐ Five (5) complete collated sets of Application materials to include:
  - A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
  - Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.

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Phone (262) 691-0770
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The applicant and property owner(s) hereby certify that:

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

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PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): Alex Colque MD, SC

SIGN AND DATED this 5th **day of** September, 2023.

PROPERTY OWNER'S SIGNATURE: *See Attached Letter*

NAME & TITLE (PRINT): _____

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

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

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

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: $_____. Date: _____.

Alix Higelmire
DIRECT DIAL 414.905.1401
AlixHigelmire@marcuscorp.com

September 12, 2023

SENT VIA EMAIL

City of Pewaukee
Planning and Community Development
Attn: Nick Fuchs
W240N3065 Pewaukee Road
Pewaukee, WI 53072

Re: NW Corner of Johnson Rd. & Springdale Rd.

Mr. Fuchs:

I am writing on behalf of B&G Realty LLC, in regard to the property at the above referenced location. B&G Realty LLC is the current owner of the property and has entered in to a purchase and sale agreement with Alex Colque MD, SC. We are fully apprised and approve of this project and aware of their plans moving forward. If you should have any questions in regard to this, please feel free to contact me directly at alixhigelmire@marcuscorp.com or (414)905-1401.

Sincerely,

Alix Higelmire
Associate Director of Asset Management

cc: Bruce Westling
Liz Free
Patti Stevens
Kate Hanson
Alex Colque

SITUATED ON JOHNSON ROAD IN THE CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN

LOT 7, BLOCK 1 OF CERTIFIED SURVEY MAP NO. 6661, RECORDED FEBRUARY 17, 1992, IN VOLUME 55 OF CERTIFIED SURVEY MAPS ON PAGES 255 TO 257 AS DOCUMENT NO. 1705985, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

TAX KEY NO: PWT 0961.996.006

PWC 0961996006

PROJECT NARRATIVE

Existing Site

The 3.75 acre site is located at the northwest corner of Johnson Road & Springdale Road. It currently is unimproved with a private access road along the west edge. The site is covered by grasses and weeds with abundant trees and shrubs located in the ROW along I94 and Springdale Rd. The site is currently zoned as M-1 Wholesale / Warehouse.

Site Improvements

We request a zoning change to B-4 Neighborhood Business to allow the construction of a two-story, 24,000 square foot professional office building at the northwest portion of the site aligned with the private asphalt drive. Vehicle access will be via the private drive off of Johnson Road. Parking will be provided for 62 cars (3 accessible) with a bioretention basin located at the southeast corner of the site. There will be 68% green space. The trash dumpsters will be kept inside, so there is no trash enclosure on site.

There are provisions for a future office building along the south edge of the site along Johnson Road. This future development would result in 46% green space. The site and bioretention basin will be landscaped per the submitted plans.

Building Use

The building will be two stories in height and will cover 12,000 square feet of the site. The construction cost estimate for the project is $8.5 million.

The second floor will be occupied by the building owner, Radiant Plastic Surgery and Skiin Anit-Aging Lounge. They will employ 12 people: 2 full-time and 10 part-time. The office will be open 9am – 6pm Monday through Friday, with occasional Saturday hours.

The first floor contains a lobby, support functions and 8,600 square feet of tenant space. The first-floor tenants are not known at this time, but we would anticipate that they would employ approximately 10 to 20 workers depending on the business type.

Building Aesthetics

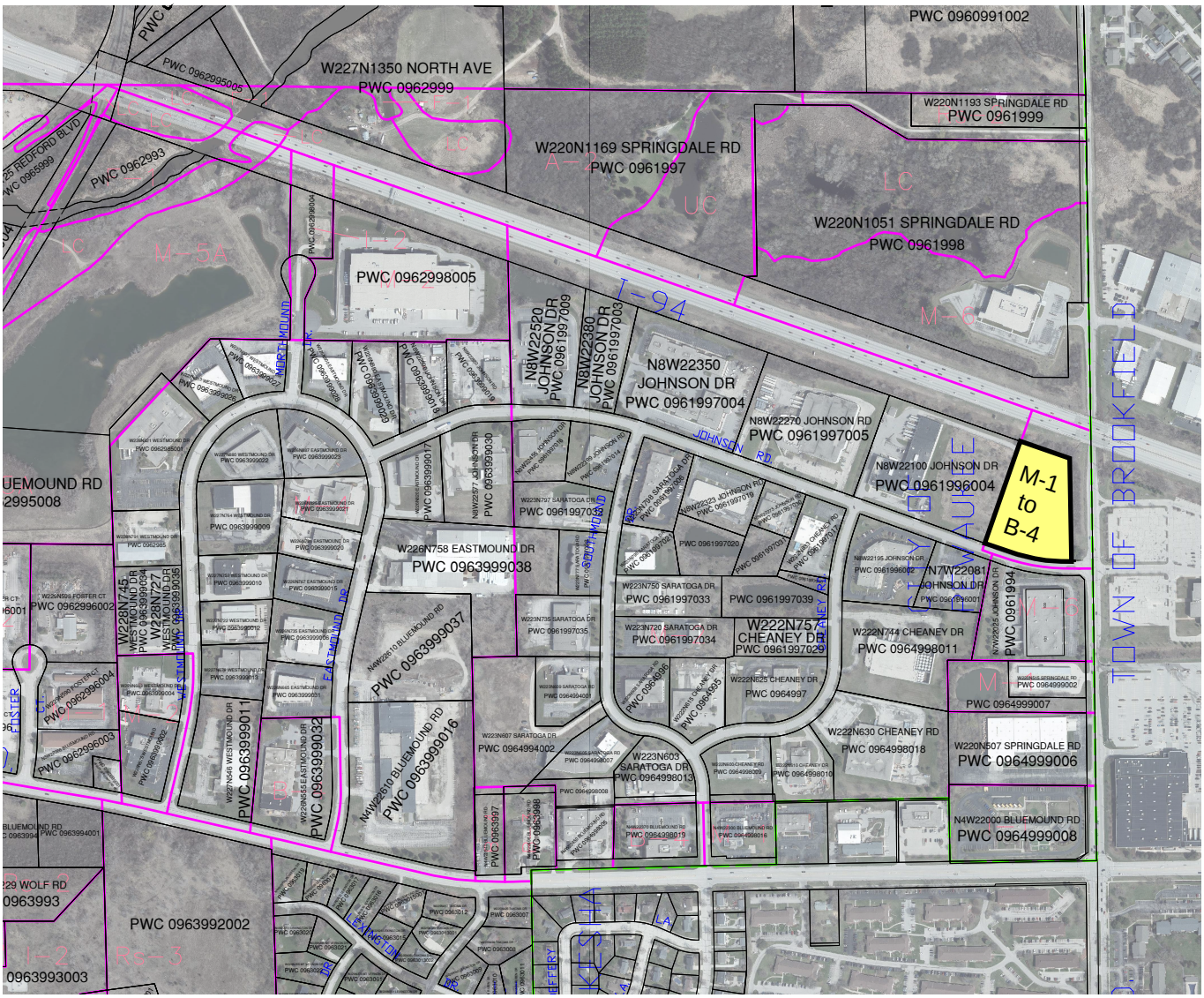
The building would have light-colored base at the lower level and modern dark-colored metal panels at the second floor. There will be aluminum windows on both floors with dark anodized metal frames. The roof has a large geometric overhang to give the building character and an identifiable presence to adjacent I94.

There will be two roof mounted air handling units which will be screened as shown on the drawings.

Signage

The building will have illuminated signage integrated onto the building face as shown on the drawings. There will be a small monument sign with building address at the southeast corner of the site.

REZONING EXHIBIT

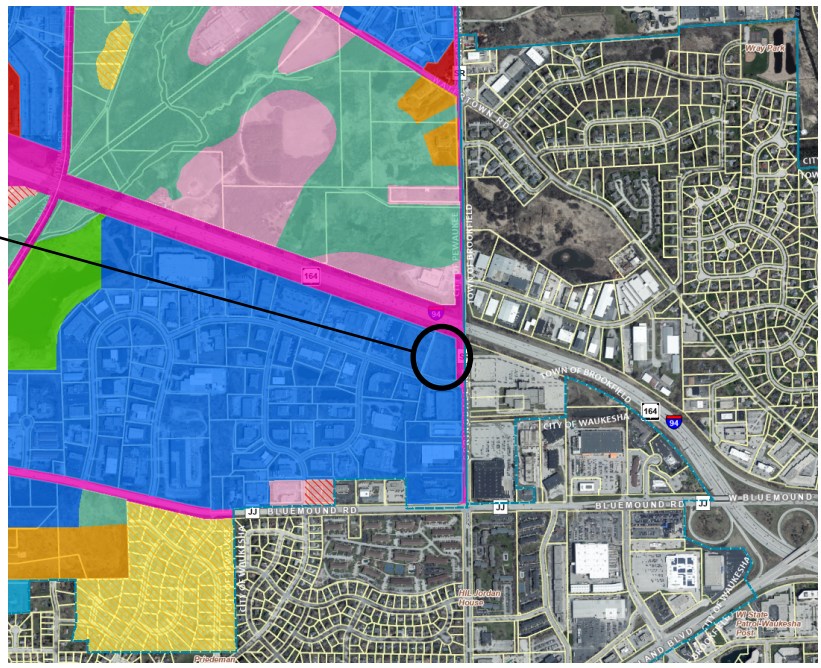


We propose to revise the highlighted site from
M-1 WHOLESALE / WAREHOUSE to
B-4 NEIGHBORHOOD BUSINESS

2050 COMPREHENSIVE MASTER PLAN AMENDMENT EXHIBIT

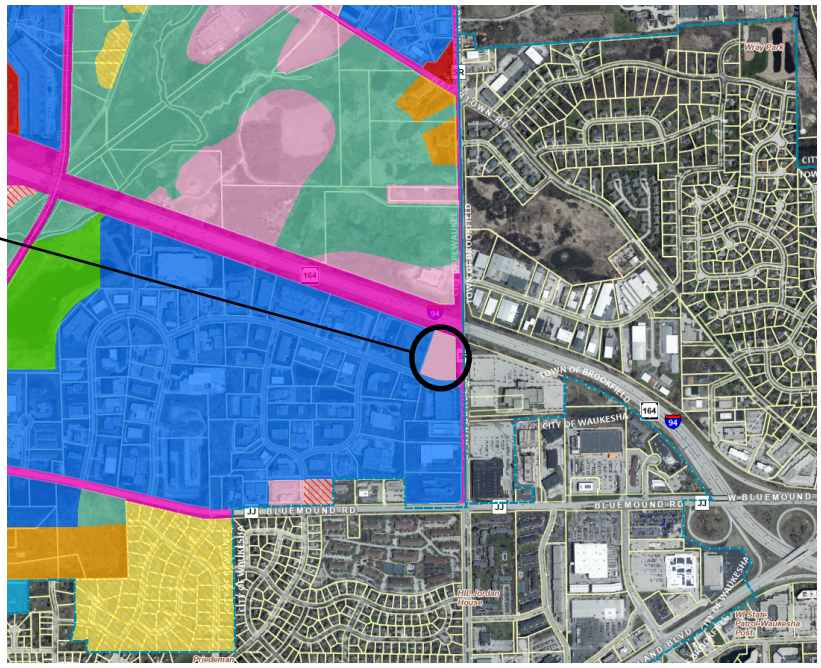
EXISTING

SITE LOCATION



PROPOSED

SITE LOCATION



Manufacturing/Fabrication/ Warehousing

Office Commercial

We request to revise the land use designation from Manufacturing/Fabrication/Warehousing (blue) to Office Commercial (pink)

This is consistent with the use directly north of I-94 on Springdale Road.

WAUKESHA COUNTY CITY OF PEWAUKEE STATE OF WISCONSIN

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 PROPERTY BEARING TAX KEY NO. 0961996006 FROM MANUFACTURING/FABRICATION/WAREHOUSING TO OFFICE COMMERCIAL

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 Applicant, Alex Colque, applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property bearing Tax Key No. 0961996006 from Manufacturing/Fabrication/Warehousing to Office Commercial; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on October 19, 2023, 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 property bearing Tax Key No. 0961996006 from Manufacturing/Fabrication/Warehousing to Office Commercial; 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 6, 2023; and

NOW THEREFORE, 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 property bearing Tax Key No. 0961996006 from Manufacturing/Fabrication/Warehousing to Office Commercial.

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 6th day of November 2023.

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

ATTEST:

_____
Steve Bierce, Mayor

_____
Kelly Tarczewski, Clerk/Treasurer

WAUKESHA COUNTY CITY OF PEWAUKEE STATE OF WISCONSIN

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 PROPERTY BEARING TAX KEY NO. 0961996006 FROM MANUFACTURING/FABRICATION/WAREHOUSING TO OFFICE COMMERCIAL, 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 Applicant, Alex Colque, applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property bearing Tax Key No. 0961996006 from Manufacturing/Fabrication/Warehousing to Office Commercial, more particularly described as follows:

Lot 7, Block 1 of Certified Survey Map No. 6661, Recorded February 17, 1992, in Volume 55 of Certified Survey Maps on Pages 255 to 257 as Document No. 1705985, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 25, Town 7 North, Range 19 East, in the City of Pewaukee, County of Waukesha, State of Wisconsin; containing 3.7607 acres of land more or less.

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on October 19, 2023, 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 property bearing Tax Key No. 0961996006 from Manufacturing/Fabrication/Warehousing to Office Commercial, be and the same

is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

Passed and adopted this 19th day of October 2023.

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

ATTEST:

_____
Steve Bierce, Mayor

_____
Kelly Tarczewski, Clerk/Treasurer

CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 7.

DATE: October 19, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for Starla Enterprises, LLC to Rezone Land Located at the Northwest Corner of Johnson Drive and Springdale Road from M-1 General Wholesale Business/Warehouse District to B-4 Office for the Purpose of Constructing a Two-Story Office Building (PWC 0961996006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

DATE: October 19, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Starla Enterprises, LLC for Land Located at the Northwest Corner of Johnson Drive and Springdale Road for the Purpose of Constructing a Two-Story Office Building (PWC 0961996006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Radiant Plastic Surgery site & building plans

RADIANT PLASTIC SURGERY

SKIIN ANTI-AGING LOUNGE

6661 JOHNSON DRIVE, PEWAUKEE, WI 53702

PLUNKETT RAYSICH
ARCHITECTS, LLP

209 south water street, milwaukee, wisconsin 53204 t 414 359 3060
2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 240 9900
1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845
311 canyon wren drive, buda, texas 78610 t 512 649 5627

SHEET INDEX

GENERAL

000 TITLE SHEET

CIVIL

C000 TITLE SHEET
C100 DEMOLITION & EROSION CONTROL PLAN
C200 SITE PLAN
C300 GRADING PLAN
C400 UTILITY PLAN
C500 DETAILS
C501 DETAILS
C502 DETAILS
C503 DETAILS
C600 SPECIFICATIONS

LANDSCAPE

L100 OVERALL LANDSCAPE PLAN
L200 LANDSCAPE PLAN - NORTH
L201 LANDSCAPE PLAN - SOUTH

ARCHITECTURAL

A200 FLOOR PLANS
A400 EXTERIOR ELEVATIONS
A401 EXTERIOR RENDERINGS

ELECTRICAL

ES001 SITE PHOTOMETRIC PLAN

PROJECT INFORMATION

PROJECT DATE:	10/09/2023
PRA PROJECT NUMBER:	230076-01
DRAWING SET:	ZONING SUBMITTAL

APPLICABLE CODES AND ZONING

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)
2015 INTERNATIONAL BUILDING CODE
BUSINESS OCCUPANCY, GROUP B

ZONING: CITY OF PEWAUKEE ORDINANCES

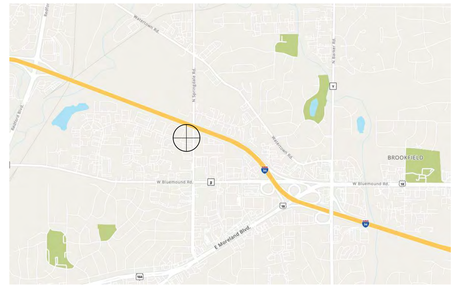
CONSTRUCTION CLASSIFICATION

NEW CONSTRUCTION
TYPE OF CONSTRUCTION: TYPE VB
FIRE PROTECTION: NFPA 13

BUILDING AREA

FIRST FLOOR	**12,022 SF**
SECOND FLOOR	**12,409 SF**
TOTAL SF	**24,431 SF**

PROJECT LOCATION



PROJECT TEAM

CONSTRUCTION MANAGER
PETER SCHWABE, INC TEL(262) 662-5551

CIVIL
RA SMITH TEL(262) 781-1000

LANDSCAPE
RA SMITH TEL(262) 781-1000

STRUCTURAL
PIERCE ENGINEERS TEL(414) 988-7460

PLUMBING & FIRE PROTECTION
TLC ENGINEERING SOLUTIONS TEL(414) 946-0600

MECHANICAL
TLC ENGINEERING SOLUTIONS TEL(414) 946-0600

ELECTRICAL
TLC ENGINEERING SOLUTIONS TEL(414) 946-0600

NOTICE REGARDING DRAWINGS: FOR CONVENIENCE OF REFERENCE, THE DRAWINGS PREPARED BY THE UNDERSIGNED ARCHITECT HAVE BEEN BOUND TOGETHER WITH DRAWINGS PREPARED BY OTHER PERSONS OR FIRMS HIRED DIRECTLY BY THE DESIGN-BUILDER OR OWNER AND NOT UNDER THE DIRECTION OR CONTROL OF THE ARCHITECT. THE DRAWINGS PREPARED BY THE ARCHITECT CAN BE IDENTIFIED BY THE ARCHITECT'S TITLE BLOCK ON EACH INDIVIDUAL DRAWING FOR WHICH IT IS RESPONSIBLE. THE OTHER DRAWINGS ARE THE SOLE RESPONSIBILITY OF THEIR RESPECTIVE PREPARERS.

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PRA PROJECT # 230076-01

10/9/2023 12:10:56 PM Autodesk Docs://R230076-01 Alex Colque MD Plastic Surgery Clinic/230076-01_Arch.rvt

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PRELIMINARY SITE CIVIL AND LANDSCAPE PLANS

FOR

RADIANT PLASTIC SURGERY

6661 JOHNSON DRIVE

PEWAUKEE, WISCONSIN

LEGEND
(PROPOSED FEATURES)

- TREE REMOVAL
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING GRAVEL TO BE REMOVED
- EXISTING BUILDING/STRUCTURE TO BE REMOVED
- SAWCUT LINE
- PROPOSED PROPERTY LINE
- PROPOSED SITE LIGHTING (DESIGNED BY OTHERS, FOR REFERENCE ONLY)
- MONUMENT SIGNS (CONSTRUCTION DETAILS BY OTHERS)
- SIGN
- HEAVY-DUTY CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HEAVY-DUTY ASPHALT PAVEMENT
- STANDARD-DUTY ASPHALT PAVEMENT
- COLORED AND STAMPED CONCRETE
- PROPOSED 18" REJECT CURB & GUTTER (AS SHOWN ON SITE PLAN)
- PROPOSED 18" STANDARD CURB & GUTTER (AS SHOWN ON SITE PLAN)
- VAN — PROPOSED ACCESSIBLE PAVEMENT MARKING
- VAN ACCSSSIBLE STALL
- PROPOSED TYPE 3 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 3A CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 4A CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- PROPOSED TYPE 7 CURB RAMP (SEE DETAIL SHEET. NOTE LINEWORK ON PLAN IS SYMBOLIC ONLY.)
- DOOR
- STRUCTURAL RETAINING WALL – (DESIGNED BY OTHERS)
- 869.5 — PROPOSED 0.5-FOOT GRADE CONTOUR (ONLY USED WHEN CRITICAL)
- 869 — PROPOSED 1-FOOT GRADE CONTOUR
- 870 — PROPOSED 5-FOOT GRADE CONTOUR
- 877.70 — PROPOSED SPOT GRADE
- (877.70) — PROPOSED TOP OF CURB
- 877.70 TW — PROPOSED FINISHED SURFACE GRADE ADJACENT TO TOP OF WALL
- 877.00 BW — PROPOSED FINISHED SURFACE GRADE ADJACENT TO BASE OF WALL
- PROPOSED EROSION CONTROL BALE TEMPORARY DITCH CHECK
- PROPOSED INLET PROTECTION
- PROPOSED SILT FENCE
- PROPOSED TEMPORARY DIVERSION SWALE & BERM
- PROPOSED LEVEL SPREADER
- PROPOSED STONE TRACKING MAT
- PROPOSED PERMANENT TURF REINFORCEMENT MAT
- EROSION CONTROL BLANKET
- PROPOSED RIPRAP
- G — PROPOSED GAS LINE
- E — PROPOSED ELECTRIC LINE
- T — PROPOSED TELEPHONE LINE
- W — PROPOSED WATER MAIN
- STO — PROPOSED STORM SEWER
- S — PROPOSED SANITARY SEWER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED INLET/ CB
- PROPOSED STORM MANHOLE
- PROPOSED AREA DRAIN
- PROPOSED SANITARY MANHOLE

LEGEND

- ( ) INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL MEASUREMENT
- OR SECTION OR 1/4 SECTION CORNER AS DESCRIBED
- 1" DIA. IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 1" DIA. IRON PIPE, 18" LONG-SET (UNLESS OTHERWISE NOTED)
- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- BILLBOARD
- A AIR CONDITIONER
- B CONTROL BOX
- TRAFFIC SIGNAL
- RAILROAD CROSSING SIGNAL
- C CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- E ELECTRIC MANHOLE
- E ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- T TELEPHONE MANHOLE
- T TELEPHONE PEDESTAL
- FO MARKED FIBER OPTIC
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- ST STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- S SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- WATER VALVE
- HYDRANT
- C WATER SERVICE CURB STOP
- W WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- —S— EDGE OF TREES
- —S— SANITARY SEWER
- —STO— STORM SEWER
- —W— WATERMAIN
- —G— MARKED GAS MAIN
- —E— MARKED ELECTRIC
- —OHW— OVERHEAD WIRES
- —B— BUREAU ELEC. SERV.
- —T— MARKED TELEPHONE
- —TV— MARKED CABLE TV LINE
- —FO— MARKED FIBER OPTIC
- 780 — INDICATES EXISTING CONTOUR ELEVATION
- × 780.55 — INDICATES EXISTING SPOT ELEVATION
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE

VICINITY MAP

PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	DEMOLITION & EROSION CONTROL PLAN
C200	SITE PLAN
C300	GRADING PLAN
C400	UTILITY PLAN
C500 – C503	DETAILS
C600	SPECIFICATIONS
L100	OVERALL LANDSCAPE PLAN
L200	LANDSCAPE PLAN – NORTH
L201	LANDSCAPE PLAN – SOUTH

ENGINEER AND LANDSCAPE ARCHITECT:

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

ARCHITECT:

PLUNKETT RAYSISH ARCHITECTS, LLP
209 SOUTH WATER STREET
MILWAUKEE, WI 53204

Know what's below. Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

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PLAN DATE: 10/09/2023

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:

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

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

COVER SHEET

PRELIMINARY NOT FOR CONSTRUCTION

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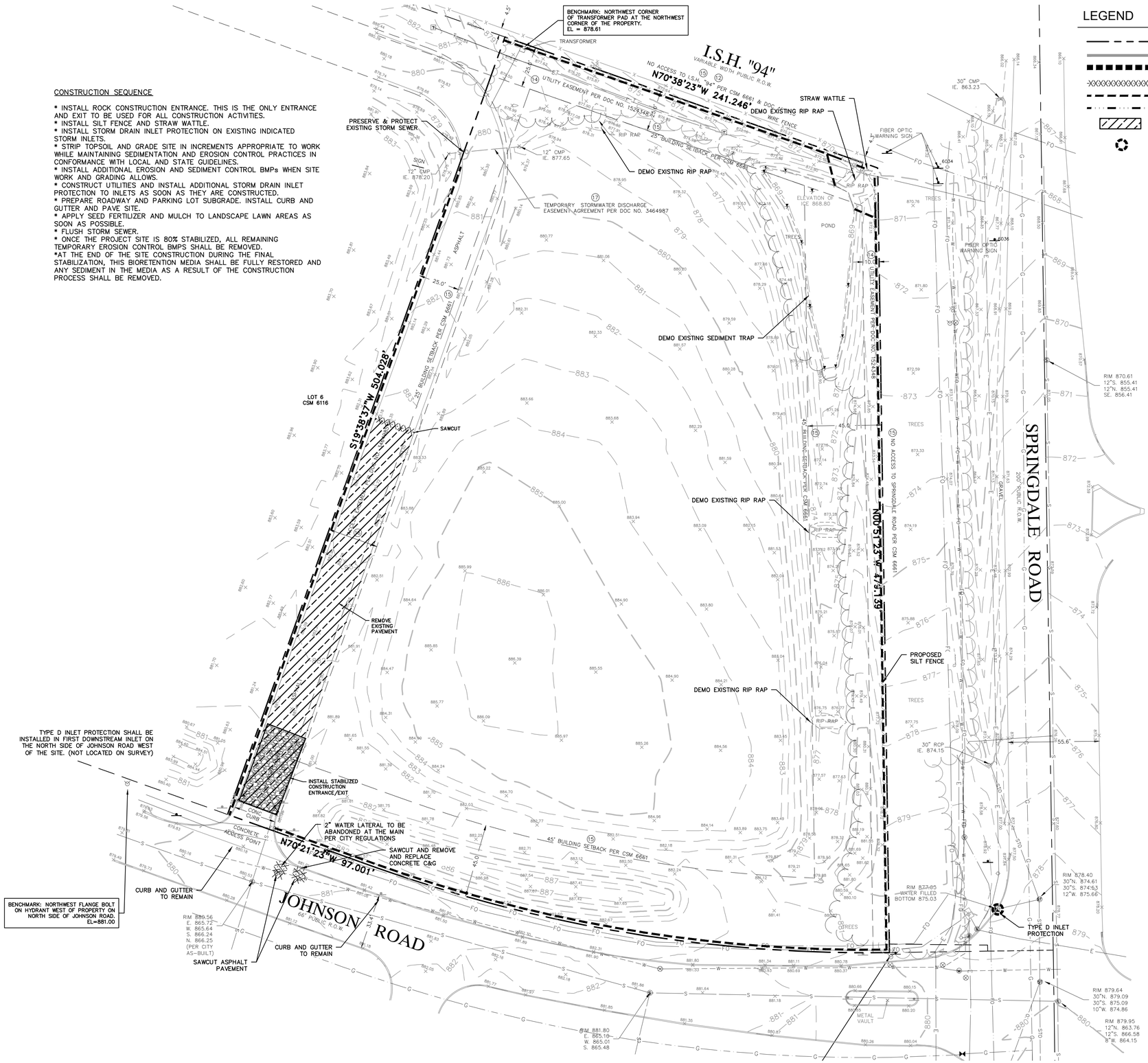
DATE: 10/09/2023
SCALE: Custom
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL

SHEET NUMBER
C000



CONSTRUCTION SEQUENCE

* INSTALL ROCK CONSTRUCTION ENTRANCE. THIS IS THE ONLY ENTRANCE AND EXIT TO BE USED FOR ALL CONSTRUCTION ACTIVITIES.
* INSTALL SILT FENCE AND STRAW WATTLE.
* INSTALL STORM DRAIN INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
* STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
* INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs WHEN SITE WORK AND GRADING ALLOWS.
* CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
* PREPARE ROADWAY AND PARKING LOT SUBGRADE. INSTALL CURB AND GUTTER AND PAVE SITE.
* APPLY SEED FERTILIZER AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE.
* FLUSH STORM SEWER.
* ONCE THE PROJECT SITE IS 80% STABILIZED, ALL REMAINING TEMPORARY EROSION CONTROL BMPS SHALL BE REMOVED.

*AT THE END OF THE SITE CONSTRUCTION DURING THE FINAL STABILIZATION, THIS BIORETENTION MEDIA SHALL BE FULLY RESTORED AND ANY SEDIMENT IN THE MEDIA AS A RESULT OF THE CONSTRUCTION PROCESS SHALL BE REMOVED.

LEGEND

- PROPERTY LINE/ RIGHT OF WAY
- PROTECT AND MAINTAIN EXISTING CURB & GUTTER
- DEMO CURB
- SAWCUT PAVEMENT
- PROPOSED SILT FENCE
- PROPOSED STRAW WATTLE
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- INLET PROTECTION – TO BE INSTALLED ON ALL EXISTING AND PROPOSED INLETS

N

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

EROSION CONTROL NOTES

- INITIAL EROSION CONTROL MEASURES (SILT FENCE, ROCK CONSTRUCTION ENTRANCE, INLET PROTECTION) SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY WITHIN PROJECT LIMITS.
- STABILIZE ALL DISTURBED AREAS AS SOON AS GRADING IS COMPLETE IN AN AREA. ENSURE SEEDING MEASURES, EROSION CONTROL MATTING AND MISCELLANEOUS EROSION CONTROL DEVICES ARE INSTALLLED AS INDICATED ON THE EROSION CONTROL PLANS.
- UPON FOLLOWING SPRING SEASON OF CONSTRUCTION, CHECK THE VEGETATIVE COVER IN AREAS WHERE SEEDING WAS PLACED DURING THE FALL OF THE PREVIOUS YEAR. RESEED AREAS WHERE VEGETATION IS NO LONGER ESTABLISHED OR HAS DIED. INSPECT ALL EROSION CONTROL DEVICES AND REPAIR AS NECESSARY. RESUME CONSTRUCTION ACTIVITY: CONTINUE BUILDING CONSTRUCTION, UTILITY INSTALLATION, AND PAVING.
- WINTER STABILIZATION: ALL PROPOSED VEGETATED AREAS HAVING A SLOPE LESS THAN 15 PERCENT WHICH DO NOT EXHIBIT A MINIMUM 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1, OR WHICH IS DISTURBED AFTER NOVEMBER 1 SHOULD BE DORMANT SEEDED AT A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND COVERED WITH 2 TO 3 TONS OF HAY OR STRAW MULCH PER ACRE WITH EITHER ANCHORED NETTING OR AN APPROVED TACKIFIER FROM THE WISDOT PRODUCT ACCEPTABILITY LIST (PAL). AN EROSION CONTROL BLANKET OR TYPE A SOIL STABILIZER FROM THE WISDOT PAL MAY BE USED IN LIEU OF MULCH AND NETTING OR MULCH AND TACKIFIER.
- WINTER STABILIZATION: ALL PROPOSED VEGETATED AREAS HAVING A SLOPE GREATER THAN 15 PERCENT WHICH DO NOT EXHIBIT A MINIMUM OF 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1 OR WHICH ARE DISTURBED AFTER NOVEMBER 1, SHOULD BE DORMANT SEEDED AT A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET.

DEMOLITION NOTES TO CONTRACTOR

1. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SITE AND DEMOLITION PERMITS.
2. THE DEMOLITION CONTRACTOR SHALL PREPARE AND MAINTAIN A PROJECT SAFETY PLAN. ALL SITE SAFETY EQUIPMENT AND MEASURES, INCLUDING FENCING, FIRE PROTECTION, AND THE LIKE ARE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
3. THE DEMOLITION CONTRACTOR SHALL DEVELOP, OBTAIN NECESSARY APPROVALS/PERMITS AND MAINTAIN TRAFFIC AND PEDESTRIAN CONTROL PLANS THROUGHOUT ALL PHASES OF DEMOLITION.

–ALL SILT FENCE MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY SITE WORK.

–SITE EROSION CONTROL MEASURES MUST BE IN PLACE AT ALL TIMES. SHOULD DEVICES BE REMOVED FOR WORK ACCESS, THEY SHALL BE REINSTALLED AT THE END OF EACH WORK DAY UNTIL PAVEMENTS HAVE BEEN INSTALLED AND ALL LANDSCAPE AREAS HAVE BEEN MULCHED AND SODDED. SEEDED AREAS MUST EXHIBIT MINIMUM OF 80% SOIL COVERAGE.

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RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

DEMOLITION AND EROSION CONTROL PLAN

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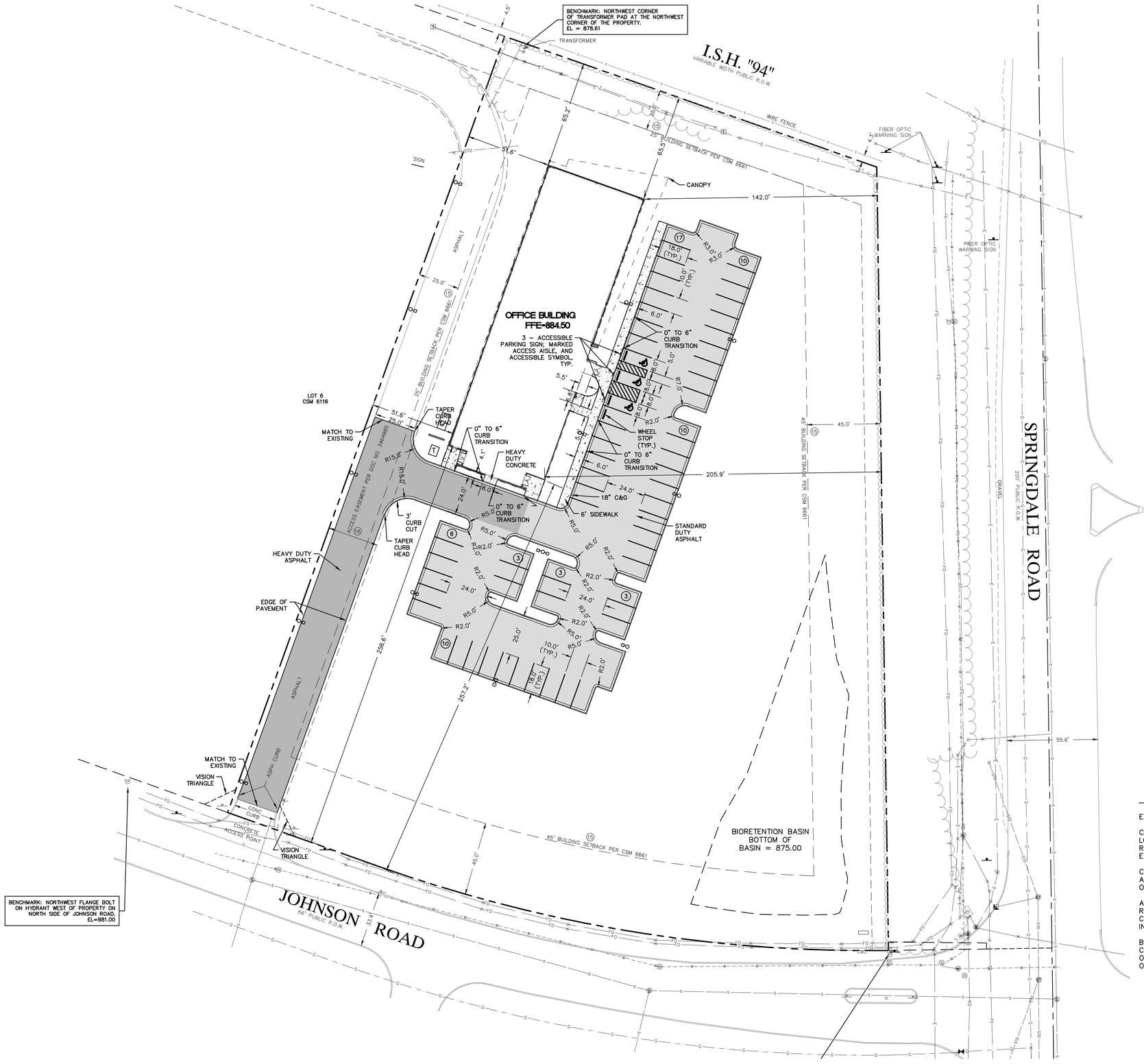
R.A. Smith, Inc.

DATE: 10/09/2023
SCALE: 1" = 30'
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL

SHEET NUMBER
C100



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GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

LEGEND

- (6) PARKING COUNT
- 18" CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPERTY LINE
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- HEAVY DUTY CONCRETE
- SIDEWALK/STOOP CONCRETE

SITE CALCULATIONS

	SQFT	AC	COVERAGE
PARCEL AREA	163,066	3.74	
EXISTING ROOF AREA	0	0.00	00.0%
EXISTING IMPERVIOUS AREA	11,411	0.26	7.0%
EXISTING PERVIOUS AREA	151,653	3.48	93.0%
CURRENT SITE PLAN			
BUILDING AREA	11,879	0.27	7.2%
IMPERVIOUS	40,064	0.92	24.5%
PERVIOUS	111,123	2.55	68.3%
FUTURE			
BUILDING AREA	23,086	0.53	14.1%
IMPERVIOUS	65,416	1.50	50.1%
PERVIOUS	74,564	1.71	45.8%

PARKING INFORMATION

STANDARD STALLS PROVIDED	59
ACCESSIBLE STALLS PROVIDED	3
TOTAL	62

CODE: 7 STALLS PER DOCTOR,
3 DOCTORS POSSIBLE (3X7=21 STALLS)
MAX. 8 DOCTORS ALLOWED

GENERAL NOTES

EXISTING TOPOGRAPHY OBTAINED BY raSmith ON 08/04/2023

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF PEWAUKEE EROSION CONTROL ORDINANCE AND WDNR TECHNICAL STANDARDS.

ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

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RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

SITE PLAN

NOT FOR CONSTRUCTION

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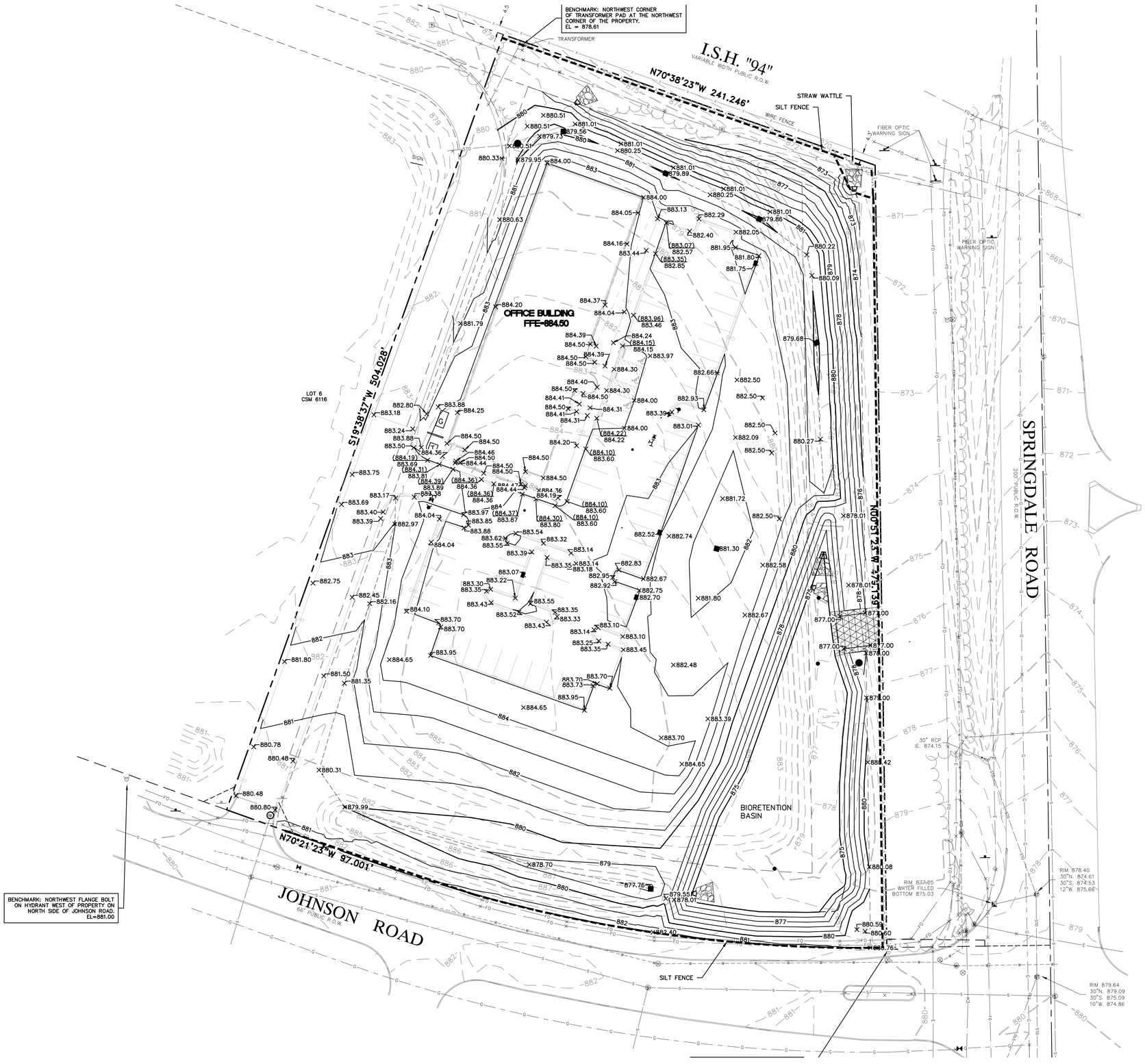
R.A. Smith, Inc.

DATE: 8/15/2023
SCALE: 1" = 30'
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL

SHEET NUMBER
C200



N

GRAPHIC SCALE

15 0 15 30 60

(IN FEET)

LEGEND

- PROPOSED INLET
- PROPERTY LINE
- 780 EXISTING CONTOUR
- × 780.55 EXISTING SPOT ELEVATION
- 835 CONTOUR
- 834.50 SPOT GRADE AT FLOW LINE OR SPOT GRADE ON PAVEMENT
- (834.50) SPOT GRADE AT TOP OF CURB
- 834.50± MATCHING GRADES INTO EXISTING
- 3.4% DIRECTIONAL SLOPE ARROW
- TEMPORARY EROSION CONTROL BLANKET ON SLOPES GREATER THAN 4:1
- PERMANENT TURF REINFORCEMENT MAT ON THE SPILLWAY
- PROPOSED SILT FENCE
- PROPOSED STRAW WATTLE

GENERAL GRADING NOTES

1. THE IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
8. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
9. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE.
10. FIRST FLOOR ELEVATION = 884.50'
11. ALL STAIRS, RAILS & RETAINING WALLS SHOWN ON THESE PLANS ARE FOR LOCATION AND MATERIAL REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONSULTING WITH A GEOTECHNICAL ENGINEER AND/OR STRUCTURAL ENGINEER FOR APPROPRIATE DESIGN CERTIFICATION PRIOR TO CONSTRUCTION, DEPENDING ON THE TYPE OF STAIR OR WALL. FOR ALL CONCRETE BLOCK MODULAR SYSTEMS, CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION PER MANUFACTURER'S SPECIFICATIONS. ALL NECESSARY GEOGRID, REINFORCEMENT, BACKFILL, COMPACTION AND DRAIN TILE ARE TO BE COORDINATED BETWEEN THE CONTRACTOR, GEOTECHNICAL ENGINEER, AND SUPPLIER. FOR ALL NATURAL STONE WALLS, CONTRACTOR IS RESPONSIBLE FOR INSTALLATION USING ALL NECESSARY MEANS TO INSURE PROPER SUB-BASE, BACKFILL, DRAIN TILE AND STABILITY. raSmith ASSUMES NO RESPONSIBILITY FOR THE INSTALLATION, GEOTECHNICAL INTEGRITY, OR STABILITY OF THE STAIRS, RAILINGS OR RETAINING WALLS.
12. TEMPORARY EROSION CONTROL MATTING TO BE PLACED ON 4:1 SLOPES WHILE PERMANENT VEGETATION IS GROWING.

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RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

GRADING PLAN

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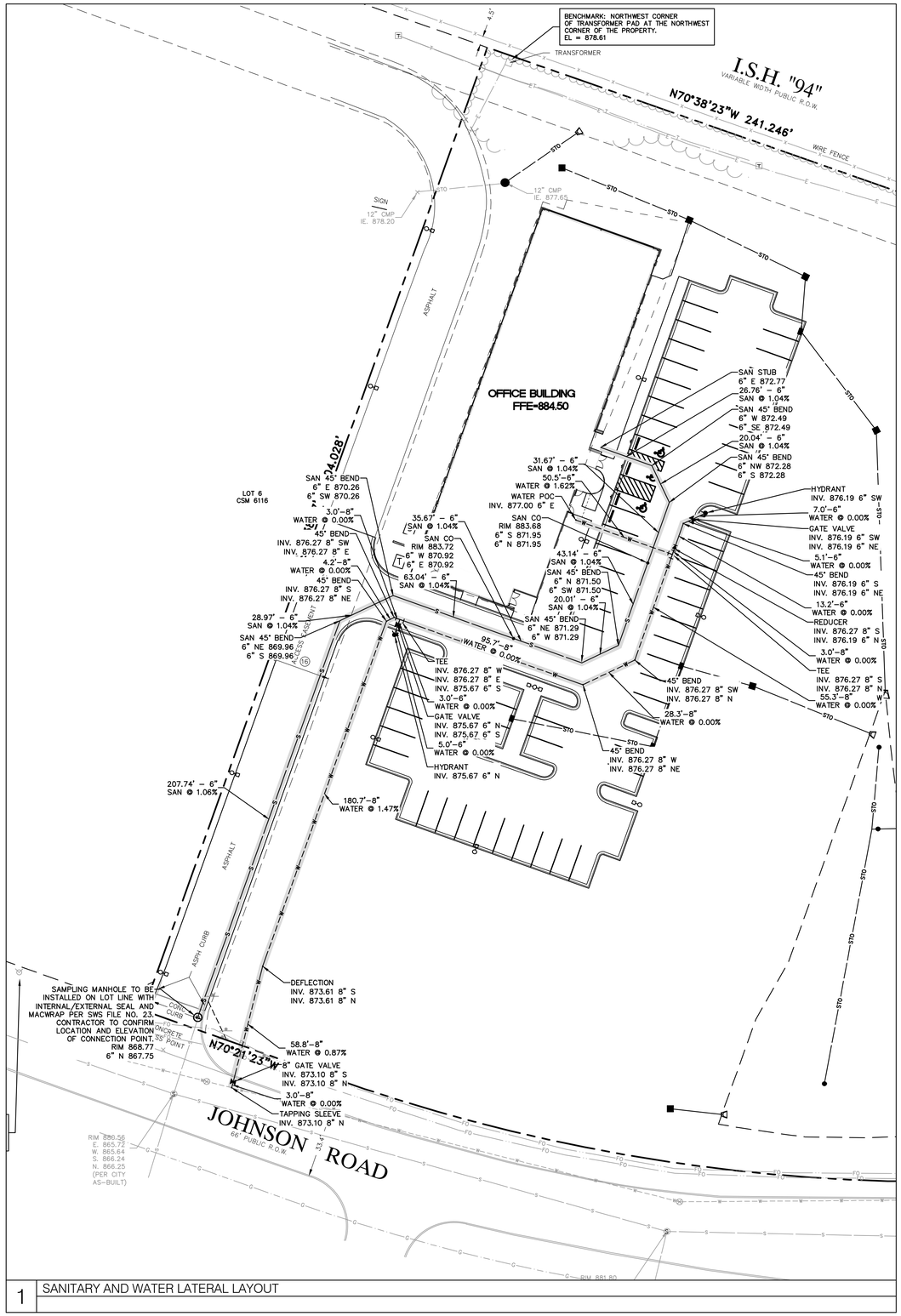
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL

SHEET NUMBER
C300



1 SANITARY AND WATER LATERAL LAYOUT

2 STORM SEWER LAYOUT

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)

LEGEND

- PROPERTY LINE
- EXISTING SANITARY MANHOLE
- EXISTING POWER POLES
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- S — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- G — EXISTING GAS LINE
- T — EXISTING TELEPHONE LINE
- E — EXISTING UNDERGROUND ELECTRIC
- FO — EXISTING FIBER OPTIC
- STO — EXISTING STORM SEWER
- STO — STORM SEWER
- S — SANITARY SEWER
- W — PRIVATE WATER SERVICE
- STORM SEWER MANHOLE WITH GRATE
- STORM SEWER MANHOLE WITH SOLID LID
- FLARED END SECTION
- STORM SEWER INLET PROTECTION TO BE INSTALLED ONCE STRUCTURE IS INSTALLED

GENERAL NOTES:

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER LATERAL CROSSES UNDER SEWER. MAINTAIN MINIMUM 12" CLEARANCE WHEN WATER LATERAL CROSSES OVER SEWER. PROVIDE INSULATION BETWEEN WATER MAIN & LATERALS AND SEWER CROSSINGS WHERE THE VERTICAL SEPARATION IS LESS THAN 2.0'.

WATER SERVICE AND ASSOCIATED STRUCTURES ARE TO CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

PROVIDE GRANULAR BACKFILL FOR WATER MAIN IN ALL PAVED AREAS. PROVIDE SPOIL BACKFILL FOR WATER MAIN OUTSIDE OF PAVED AREAS.

ALL WATER SERVICE JOINTS SHALL BE RESTRAINED WITH MEGALUGS.

ALL WORK IN THE PUBLIC ROW SHALL BE PERFORMED BY A CITY–LICENSED CONTRACTOR

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RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN
UTILITY PLAN

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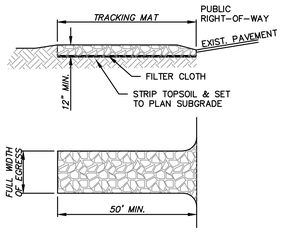
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL

SHEET NUMBER
C400



NOTES:

A. TRACKING PAD:

1. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DNR TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
5. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. TIRE WASHING:

IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.

1. THE WASHING STATION SHALL BE LOCATED ON-SITE ON AN AREA THAT IS STABILIZED AND DRAINS INTO A SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
2. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.

C. MAINTENANCE

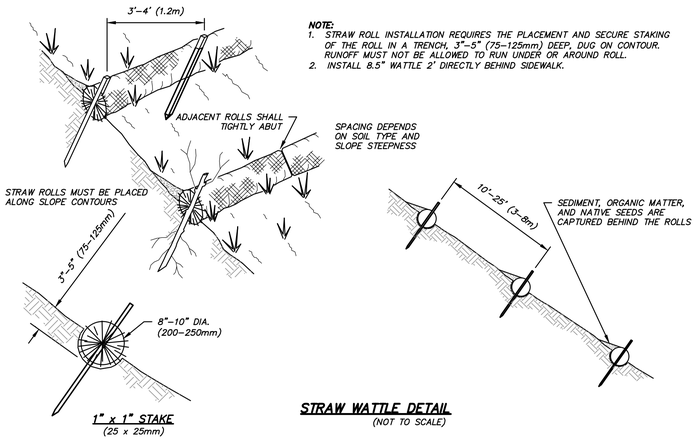
1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

CONSIDERATIONS:

1. TIRE WASHING AND TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
3. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
4. IT IS ALWAYS PREFERABLE TO PREVENT SEDIMENT FROM BEING DEPOSITED UPON THE ROAD THAN CLEANING THE ROAD LATER. SEDIMENT ON A ROAD CAN CREATE A SAFETY HAZARD AS WELL AS A POLLUTION PROBLEM.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

STONE TRACKING PAD AND TIRE WASHING

(NOT TO SCALE)

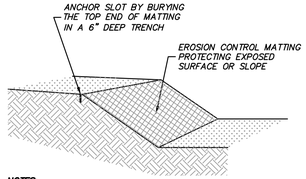


NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
2. INSTALL 8.5" WATTLE 2' DIRECTLY BEHIND SIDEWALK.

1" x 1" STAKE
(25 x 25mm)

STRAW WATTLE DETAIL

(NOT TO SCALE)



NOTES:
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS
5. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS
6. TEMPORARY EROSION CONTROL MATTING SHALL BE NORTH AMERICAN GREEN S150 BN, AND PERMANENT EROSION CONTROL MATTING SHALL BE
7. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
8. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE-FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX-INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

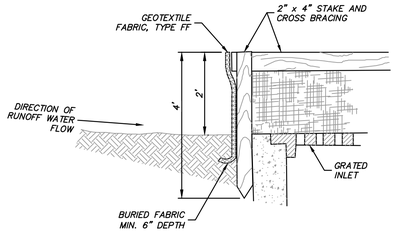
EROSION CONTROL MATTING

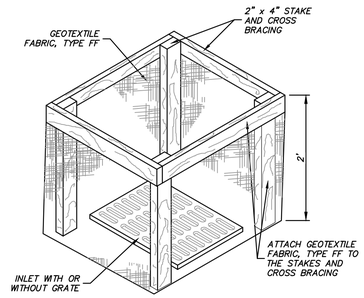
(NOT TO SCALE)

NOTES:
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

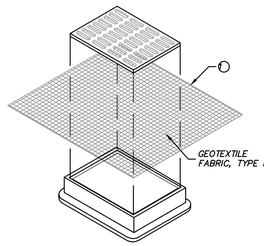
SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD---OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST180 DEGREES.
   B) HOOK METHOD---HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



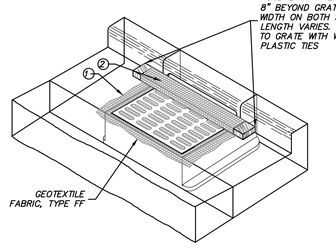


INLET PROTECTION, TYPE A



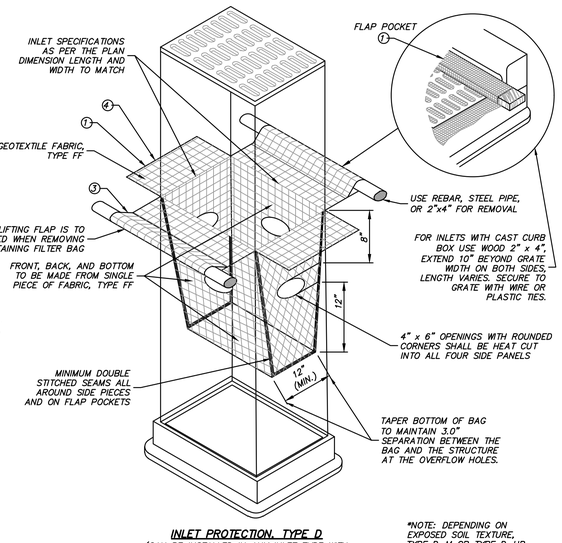
INLET PROTECTION, TYPE B

(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C

(WITH CURB BOX)



INLET PROTECTION, TYPE D

(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

*NOTE: DEPENDING ON EXPOSED SOIL TEXTURE, TYPE D-M OR TYPE D-HR INLET PROTECTION MAY BE USED IN PLACE OF TYPE D.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WISDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

INSTALLATION NOTES:

TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

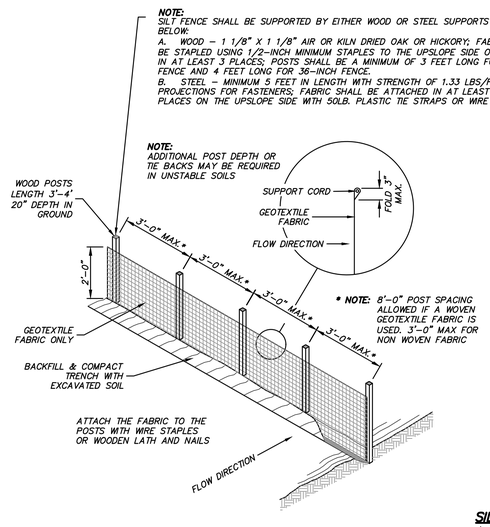
FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.

REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

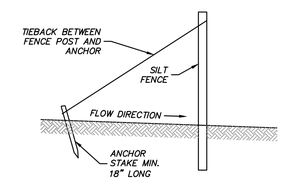
STORM DRAIN INLET PROTECTION

(NOT TO SCALE)

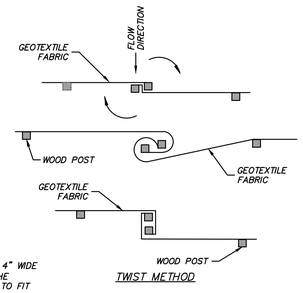


SILT FENCE

(NOT TO SCALE)

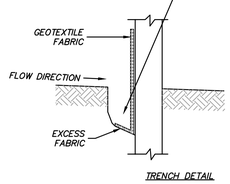


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

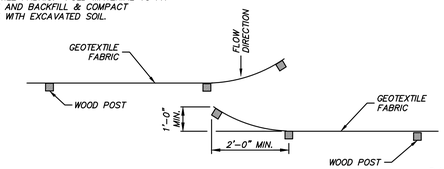


TWIST METHOD

NOTES:
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.



TRENCH DETAIL



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

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Cedarburg, WI | Naperville, IL | Irvine, CA

RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

EROSION CONTROL DETAILS

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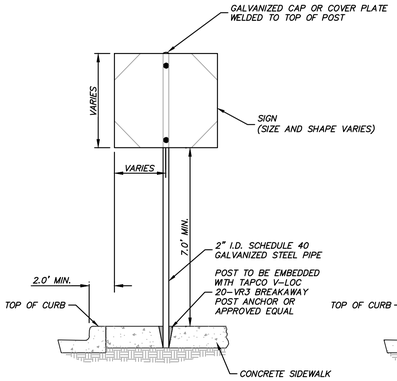
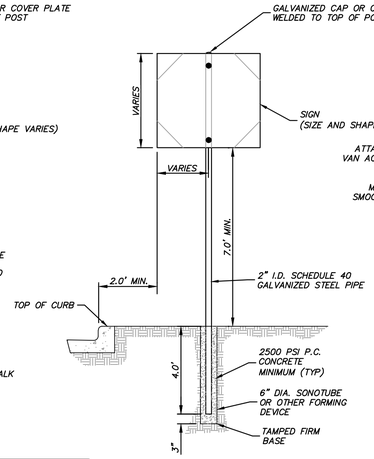
DATE: 10/09/2023
SCALE: NTS
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL

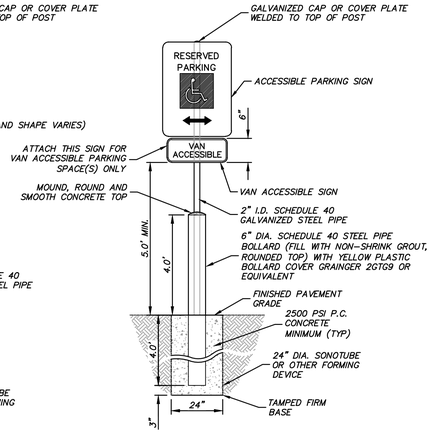
SHEET NUMBER
C500



SIGN AND POST INSTALLATION – TYPE 1
FOR ALL SIGNS WITHIN THE CURB AROUND THE BUILDING
(NOT TO SCALE)

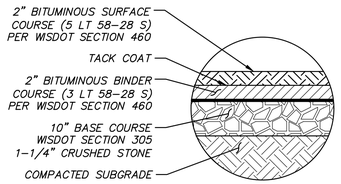


SIGN AND POST INSTALLATION – TYPE 2
FOR ALL SIGNS ON SITE, OUTSIDE THE BUILDING CURB
(NOT TO SCALE)

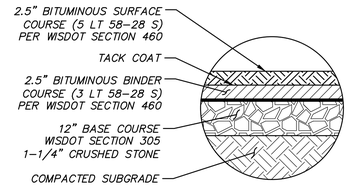


SIGN AND POST INSTALLATION – TYPE 3
FOR ALL ACCESSIBLE PARKING STALLS IN PAVEMENT AREAS
(NOT TO SCALE)

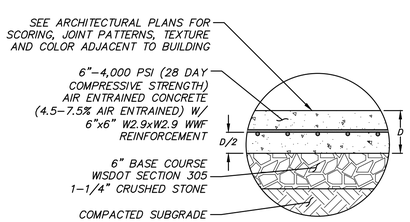
NOTES:
1. ALL SIGNS SHALL BE MOUNTED TO POSTS BY MEANS OF 5/16" BOLTS, HOLES 3/8" IN DIAMETER, DRILLED THROUGH BOTH SIDES OF POSTS PRIOR TO SIGN INSTALLATION.
2. ALL POST SHALL HAVE A GALVANIZED CAP OR COVER PLATE WELDED TO TOP OF POST.



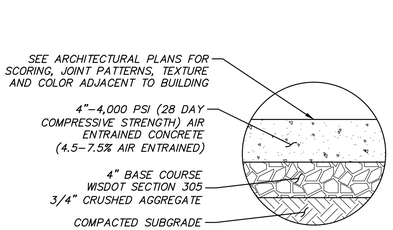
ASPHALT PAVEMENT SECTION (STANDARD DUTY)
(NOT TO SCALE)



ASPHALT PAVEMENT SECTION (HEAVY DUTY)
(NOT TO SCALE)

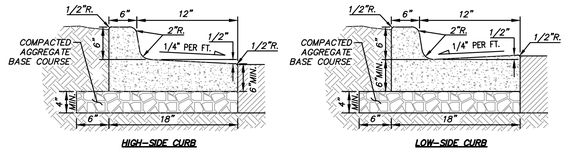


CONCRETE PAVEMENT SECTION (HEAVY DUTY)
(NOT TO SCALE)



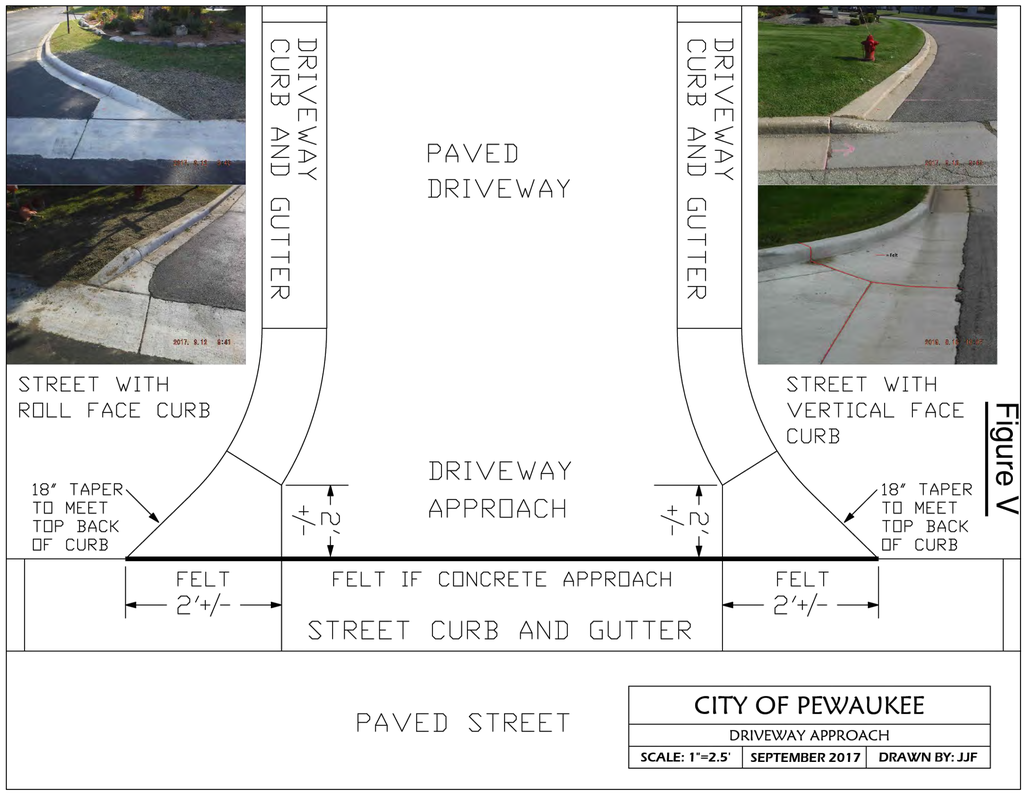
CONCRETE SIDEWALK PAVEMENT SECTION
(NOT TO SCALE)

NOTE: ALL PAVEMENT SECTIONS ARE FOR REPRESENTATIVE PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT AND GEOTECHNICAL ENGINEER FOR PAVEMENT SECTIONS TO BE CONSTRUCTED.



18" CONCRETE CURB & GUTTER DETAIL
(NOT TO SCALE)

NOTES:
4,000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF ALL CURB & GUTTER DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.



CITY OF PEWAUKEE		
DRIVEWAY APPROACH		
SCALE: 1"=2.5'	SEPTEMBER 2017	DRAWN BY: JJF

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DESCRIPTION | DATE

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rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

SITE DETAILS

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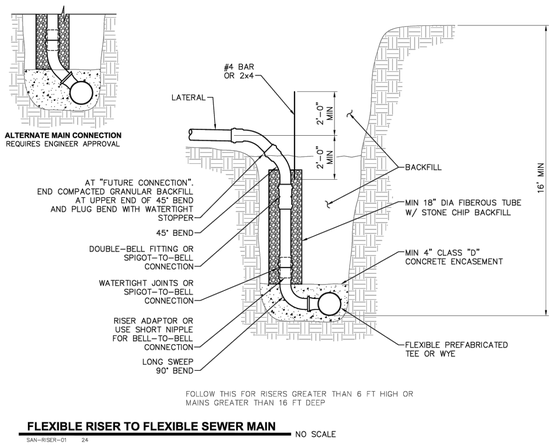
DATE: 10/09/2023
SCALE: NTS
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL

SHEET NUMBER
C501

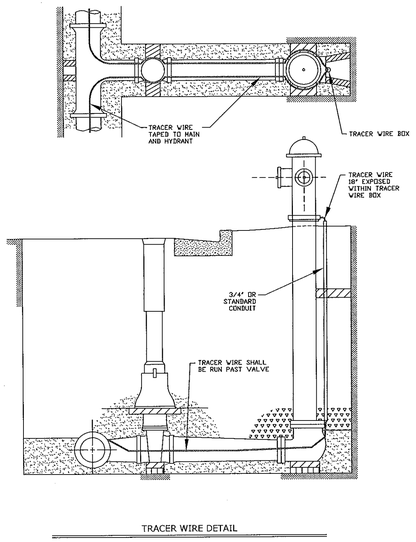
Figure A



FLEXIBLE RISER TO FLEXIBLE SEWER MAIN NO SCALE

SAN-RISER-01 24

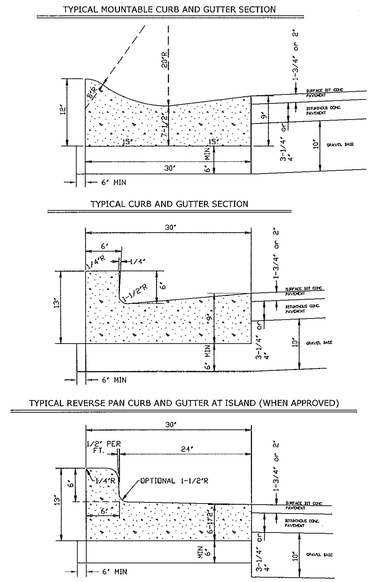
Figure E



TRACER WIRE DETAIL

CITY OF PEWAUKEE		
SCALE: 1"=3'	SEPTEMBER 2016	DRAWN BY: JJF

Figure F



CITY OF PEWAUKEE		
SCALE: 1"=1'	SEPTEMBER 2016	DRAWN BY: JJF

Figure P

Valvco

Tracer Wire Access Box

Specification and Submittal

Tracer wire shall be terminated at each end in a flush mount access box. Access Box shall have a cast iron lid that can be locked and opened with a standard pentagon head key wrench. Tracer wires shall be stripped and attached to stainless steel screws mounted to the underside of the lid. Sufficient slack shall be left in wire length so cover can be lifted with wire intact. Tracer wire access box shall be located directly in front of fire hydrants or where indicated on drawings and be set to grade. Tracer wire access box shall be of domestic manufacture and be equal to Valvco TWAB.

Contact: Fischer, Harris & Associates for information 800-224-7579.

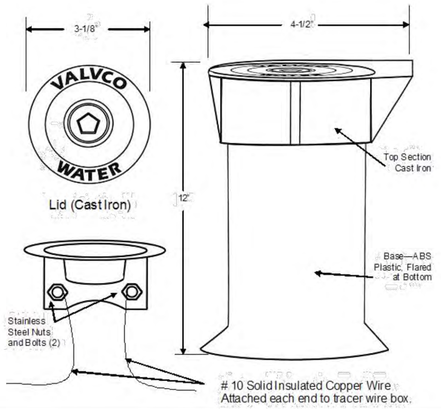
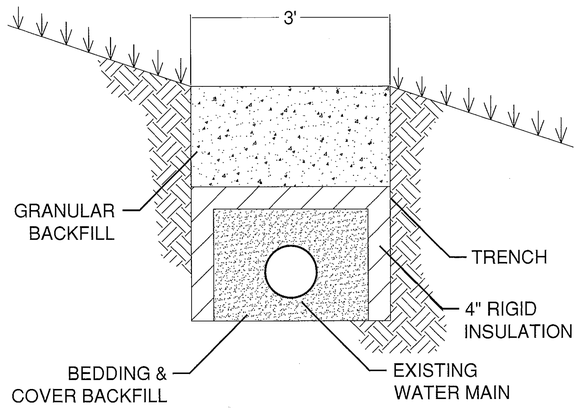


Figure Q



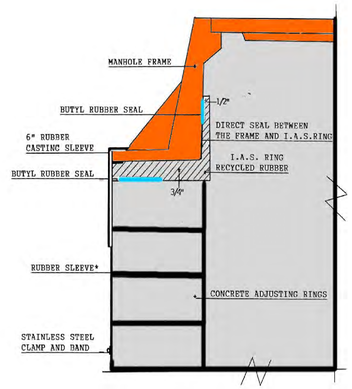
WATER MAIN INSULATION DETAIL

Figure R-1

SERVING THE WATER & SEWER INDUSTRY
ADAPTOR INC.
AMERICAN MADE PRODUCTS
SINCE 1976

2151 South 54th Street
West Allis, WI. 53120
P: 414-764-6733
F: 414-764-1494
Web: www.adaptorinc.com

Internal/External Adaptor Seal Detail Specification



All sanitary manholes shall be provided with an Internal/External Adaptor Seal with a high grade EPDM rubber sleeve having a minimum of 60 mils, to seal the outside of the chimney from the manhole frame down to the cone. It shall have a 3/4" rubber ring that the external sleeve is adhered to and a 1/2" vertical lip that seals to the inside of the casting using butyl mastic. A 304 Stainless Steel band will be used to seal the bottom of the sleeve to the cone section of the manhole. The I/E.A.Seal shall be installed per Adaptor Inc. installation instructions.

DATE	DESCRIPTION

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rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

CITY DETAILS

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DATE: 10/09/2023

SCALE: NTS

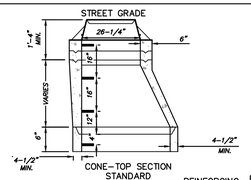
JOB NO. 3230082

PROJECT MANAGER:
RYAN J. LANCOUR, P.E.

DESIGNED BY: CRR

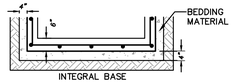
CHECKED BY: RJL

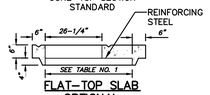
SHEET NUMBER
C502



CONE–TOP SECTION STANDARD

TYPE 1 FRAME/CHIMNEY JOINT REQUIRED ON ALL SANITARY MANHOLES UNLESS OTHERWISE SPECIFIED. TYPE III JOINT REQUIRED ON ALL STORM MANHOLES.





FLAT–TOP SLAB OPTIONAL

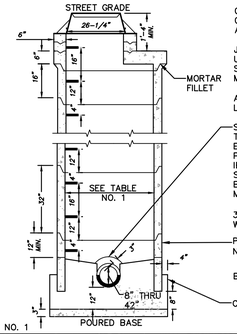
FLAT TOP SLAB MAY BE USED FOR 5'–0" AND 6'–0" DIA. MANHOLES.

ADJUST FRAME TO GRADE WITH BRICK OR CONCRETE RINGS OF VARIABLE THICKNESS, MAXIMUM RING HEIGHT=6", MINIMUM RING HEIGHT=2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.

CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C–478 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR OR BUTYL RUBBER GASKETS FOR STORM AND BUTYL RUBBER GASKETS FOR SANITARY MANHOLES.

AREA OF CIRCUMFERENTIAL STEEL=0.12 SQ. INCH PER LINEAL FOOT.



SPACE BETWEEN PIPE AND PRECAST MANHOLE WALL TO BE FILLED WITH BRICK AND MORTARED IN PLACE EXCEPT THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OF SPRINGLINE.

3" STONE CUSHION UNDER BASE IS REQUIRED ONLY ON WET SUB–GRADE.

PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2' ABOVE LOWEST PIPE.

BENCH SLOPE–STORM MANHOLE 1" PER FOOT
SANITARY MANHOLE 2" PER FOOT

CLASS 'D' CONCRETE

REF: CHAP. 3.5.0

TABLE NO. 1

PIPE DIA.	MANHOLE DIA.	WALL THICKNESS
8" THRU 27"	3'–6"	4 1/2"
30"	4'–0"	5"
36"	5'–0"	6"
42"	6'–0"	7"

PRECAST MANHOLE

NOT TO SCALE
JAN. 2, 1992

FILE NO. 12

MANHOLE & INLET & CATCH BASIN NOTES:

INLET (INL)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET – ABOVE) EXCEPT:

A. USE NEENAH CASTING R–3067 WITH TYPE C GRATE AT ALL CURB INLET LOCATIONS. USE NEENAH CASTING R–2050 WITH TYPE C GRATE AT ALL PAVED FIELD INLET AREAS UNLESS OTHERWISE NOTED ON PLANS.
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN

CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

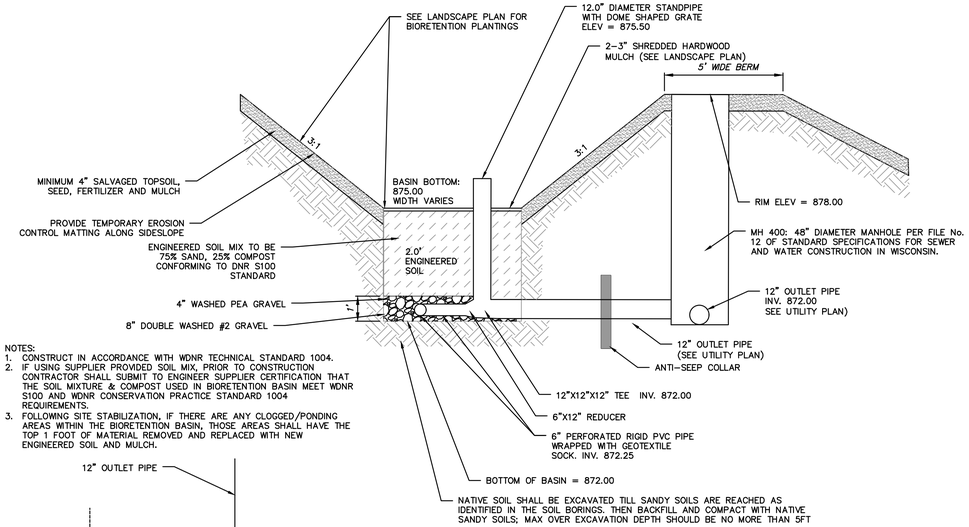
CATCH BASIN (CB)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET – ABOVE) EXCEPT:

A. USE NEENAH CASTING R–3067 WITH TYPE C GRATE AT ALL CURB INLET LOCATIONS. USE NEENAH CASTING R–2050 WITH TYPE C GRATE AT ALL PAVED FIELD INLET AREAS UNLESS OTHERWISE NOTED ON PLANS.
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN
C. STRUCTURE SHALL HAVE 1' DEEP SUMP UNLESS INDICATED OTHERWISE ON PLAN.

CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

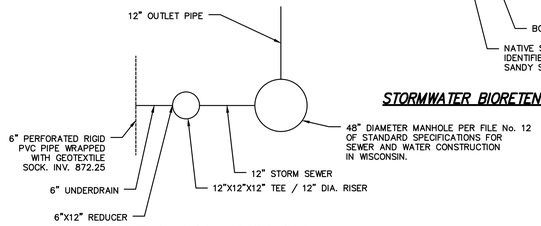
MANHOLE (MH)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET), EXCEPT:

A. USE NEENAH R–1661 FRAME AND GRATE WITH SELF SEALING LID AND CONCEALED PICK–HOLES, OR EQUIVALENT.
B. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
C. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
D. CONCRETE BENCHES ARE OPTIONAL UNLESS INDICATED OTHERWISE ON PLAN.
E. CONCRETE ADJUSTING RINGS SHALL BE SET IN A FULL BED OF MORTAR. A MINIMUM THICKNESS OF 1/2–INCH OF MORTAR SHALL BE PLACED AND MAINTAINED BETWEEN THE ADJUSTING RINGS AND THE INLET MASONRY AND BETWEEN ALL CONCRETE ADJUSTING RINGS.



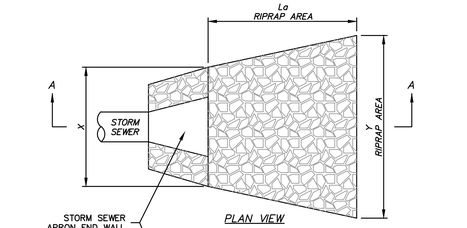
NOTES:
1. CONSTRUCT IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1004.
2. IF USING SUPPLIER PROVIDED SOIL MIX, PRIOR TO CONSTRUCTION CONTRACTOR SHALL SUBMIT TO ENGINEER SUPPLIER CERTIFICATION THAT THE SOIL MIXTURE & COMPOST USED IN BIORETENTION BASIN MEET WDNR S100 AND WDNR CONSERVATION PRACTICE STANDARD 1004 REQUIREMENTS.
3. FOLLOWING SITE STABILIZATION, IF THERE ARE ANY CLOGGED/PONDING AREAS WITHIN THE BIORETENTION BASIN, THOSE AREAS SHALL HAVE THE TOP 1 FOOT OF MATERIAL REMOVED AND REPLACED WITH NEW ENGINEERED SOIL AND MULCH.

STORMWATER BIORETENTION BASIN TYPICAL SECTION
(NOT TO SCALE)



TOP VIEW OF BIORETENTION OUTLET

MANHOLE & INLET & CATCH BASIN STRUCTURE DETAIL PER FILE NO. 12. STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN
(NOT TO SCALE)



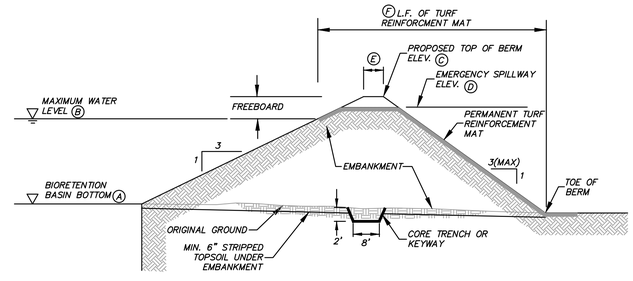
DIMENSIONS

OUTLET	La	X	Y	dso	Z
#R–XXX	XX'	X'	XX' XX'	XX"	X'
#R–XXX	XX'	X'		XX"	X'

RIPRAP SHALL COMPLY WITH THE SECTION 606 OF THE STATE OF WISCONSIN STANDARD FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

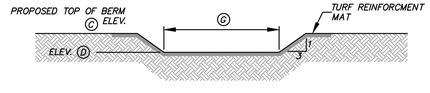
PLAN VIEW CONTOURS AND GRADES REPRESENT PROPOSED TOP OF RIPRAP ELEVATIONS.

RIPRAP DETAIL
(NOT TO SCALE)

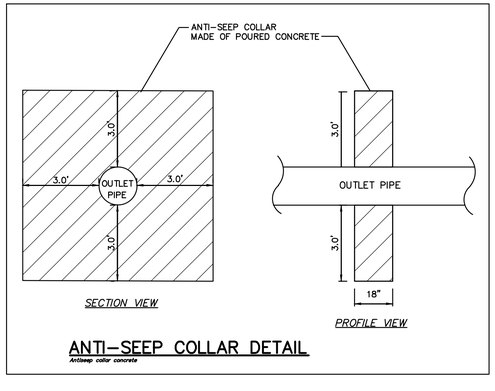


PROPOSED EMERGENCY SPILLWAY DIMENSIONS

A	B	C	D	E	F	G
875.00	876.56	878.00	877.00	5'	32'	20'



PROPOSED EMERGENCY SPILLWAY



ANTI–SEEP COLLAR DETAIL
Antiseep collar concrete

Know what's **below.** **Call** before you dig.

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DESCRIPTION	DATE

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RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

UTILITY DETAILS

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R.A. Smith, Inc.

DATE: 10/09/2023
SCALE: NTS
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL

SHEET NUMBER
C503

DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
   a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
   b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
   c. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
   d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382–387
   e. WISCONSIN DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
   f. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   g. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
   h. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
   i. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
   j. MUNICIPALITY DEVELOPMENT STANDARDS
   k. COUNTY DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER.
   a. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
   b. CONTRACTOR SHALL SUBMIT A PDF COPY AND AN EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S APPROVAL IS GIVEN. IN PROJECT SCHEDULING CONTRACTOR SHALL ACCOUNT FOR 5 WORKING DAYS FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.
6. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. IF CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE OWNER OR HIS REPRESENTATIVE.
   a. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR HIS REPRESENTATIVE SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS TO THE QUALITY AND ACCEPTABILITY OF MATERIALS FURNISHED, WORK PERFORMED, AND WORKMANSHIP, , INTERPRETATION OF THE PLANS AND SPECIFICATIONS HE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED.
   b. FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR HIS REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS NOR SHALL IT BECOME EVIDENCE AT ANY TIME TO THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER. NEITHER SHALL IT BE CONSTRUED AS BARRING THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD ANEW ALL PORTIONS OF THE SUBSTANDARD OR INFERIOR WORK OR REPLACEMENT OF IMPROPER MATERIALS WHEREVER FOUND.
   c. INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION OR MANUFACTURE OF THE MATERIALS TO BE USED. THE INSPECTOR IS NOT AUTHORIZED TO REVOKE, ALTER OR WAIVE ANY REQUIREMENTS OF THE SPECIFICATIONS, NOR IS HE AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE WORK. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND CONTRACT, AND SHALL HAVE THE AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR HIS REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
   d. ALL MATERIALS AND EACH PART OF DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE OWNER OR HIS REPRESENTATIVES SHALL BE ALLOWED ACCESS TO THE PARTS OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A COMPLETE AND DETAILED INSPECTION.
   e. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.
   f. ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH MEASURING OR LEVELING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND PREMATURE DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR AGREES TO ABIDE BY THE DECISION OF THE OWNER OR HIS REPRESENTATIVE.
   g. ALL MATERIALS AND WORKMANSHIP NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHETHER IN-PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE OWNER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE OWNER SHALL HAVE THE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR.
   h. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS, AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.
   i. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER OR HIS REPRESENTATIVE WITH A MARKED-UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE MADE ON A SET OF FIELD DRAWINGS AS THE WORK TAKES PLACE, AND NOT FROM MEMORY WHEN THE WORK IS DONE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR HIS REPRESENTATIVE MAY EXAMINE THEM.
      i. THE MARKED-UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR SEWERS, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ONSITE OR IN THE PUBLIC RIGHT-OF WAY.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. IT IS NOT THE RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD CONDITIONS AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
4. EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
6. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
7. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
8. DEWATERING AND EXCAVATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
9. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE SHALL BE OBSERVED TO NOT DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
10. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
11. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
12. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF FOUR INCHES IF NOT CALLED OUT ON LANDSCAPE PLAN.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
5. ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WSDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH BY A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL DISTURBED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

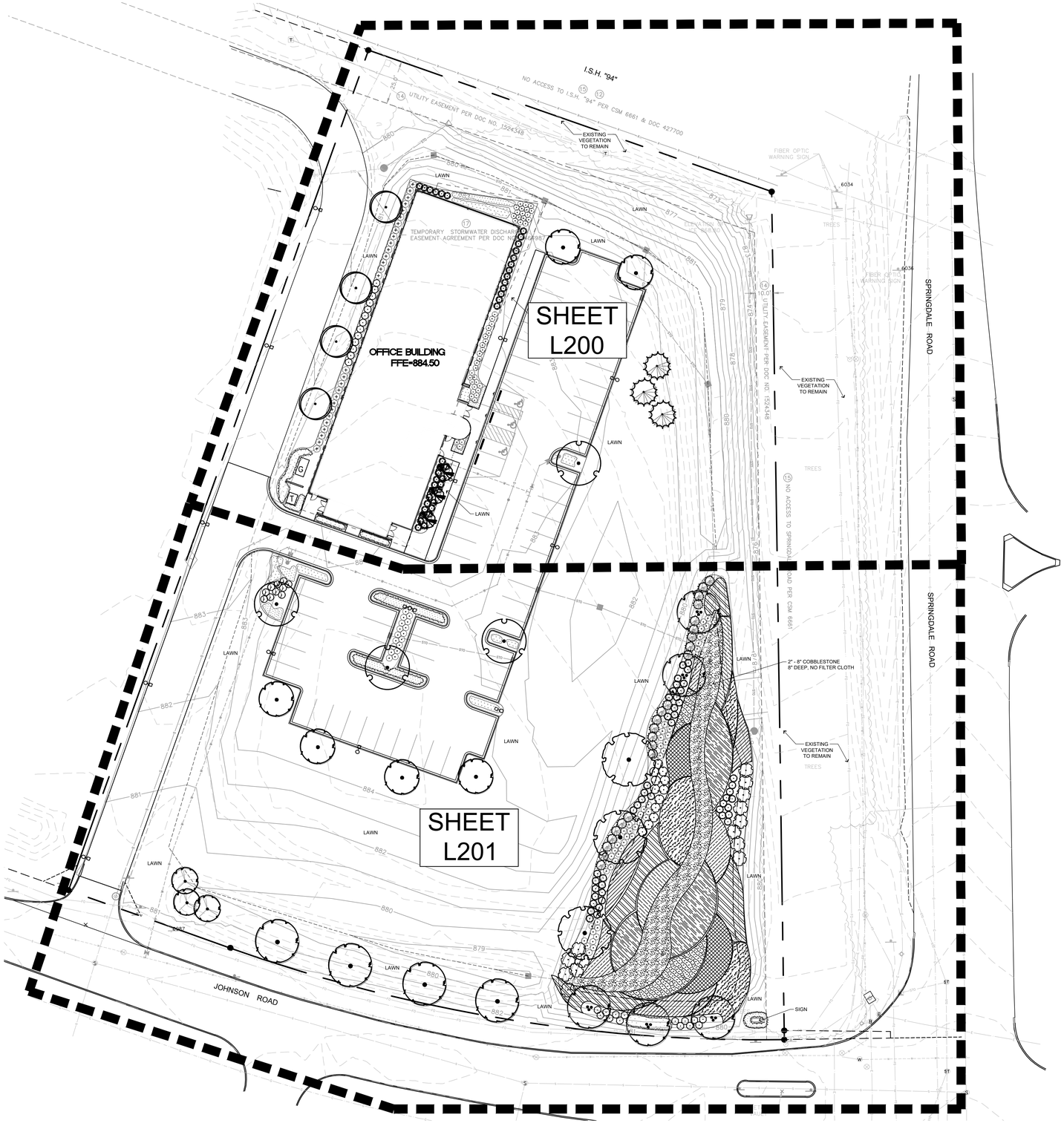
DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WSDOT STANDARD SPECIFICATIONS.
4. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WSDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WSDOT STANDARD SPECIFICATIONS.
6. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WSDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4-INCH FOR SURFACE COURSE (NO MINUS).
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
12. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WSDOT STANDARD SPECIFICATIONS.
4. CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
7. AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS AND ASTM C260.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WSDOT STANDARD SPECIFICATIONS AND AASHTO M 148.
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WSDOT STANDARD SPECIFICATIONS.
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WSDOT STANDARD SPECIFICATIONS.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WSDOT STANDARD SPECIFICATIONS. JOINT PATTERN SHALL FOLLOW ARCHITECTURAL PLANS IF AVAILABLE.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.
14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
15. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WSDOT STANDARD SPECIFICATIONS.
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WSDOT STANDARD SPECIFICATIONS.
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WSDOT STANDARD SPECIFICATIONS.
18. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
19. MAXIMUM DIFFERENCE BETWEEN CONCRETE SIDEWALKS AND ADJACENT PAVEMENT SURFACES SHALL NOT EXCEED 1/4



NORTH

0 15 30 60
GRAPHIC SCALE

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RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

OVERALL LANDSCAPE PLAN

NOT FOR CONSTRUCTION

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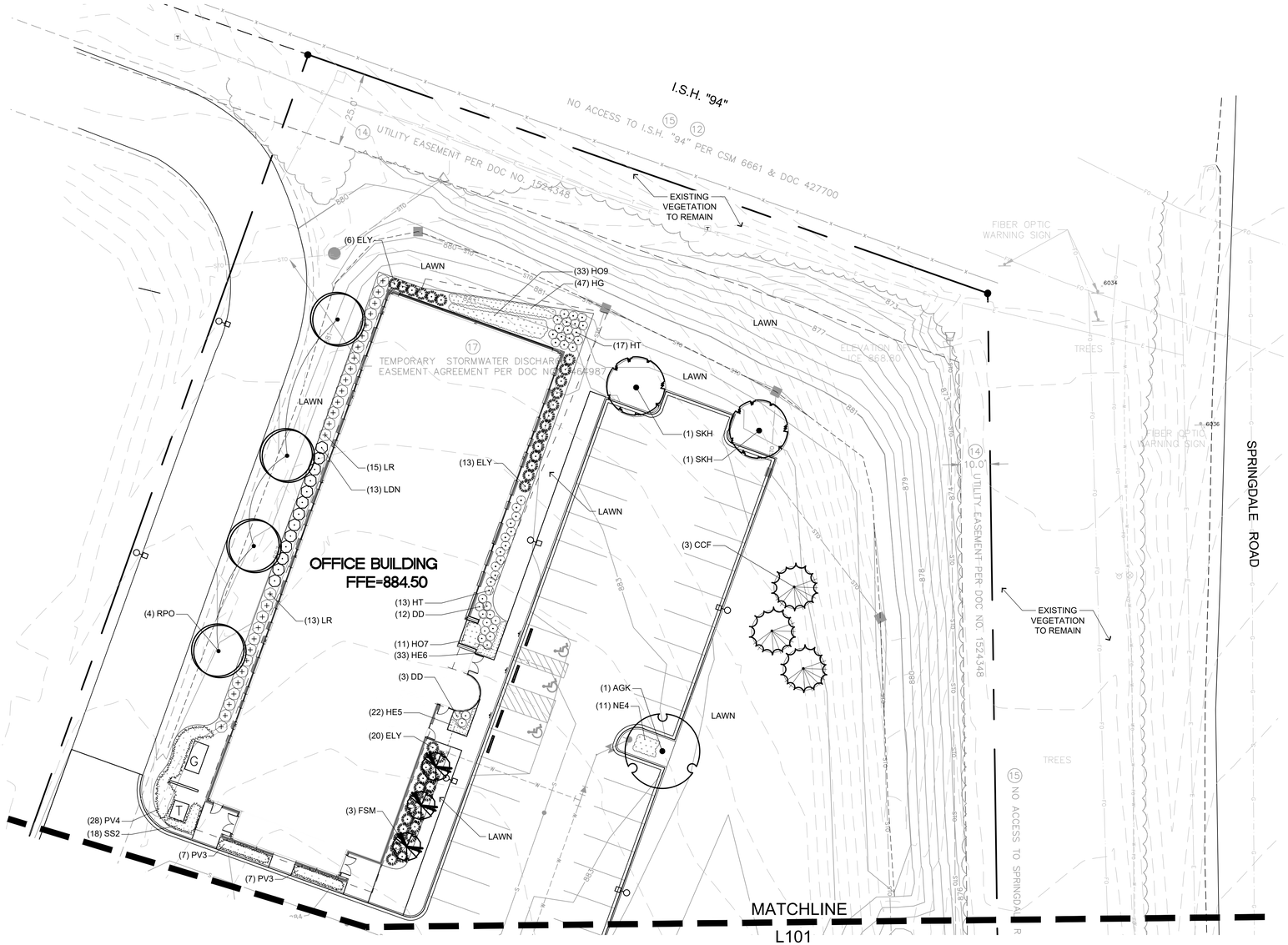
DATE: 8/15/2023
SCALE: 1" = 30'
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: CRR
CHECKED BY: RJL

SHEET NUMBER
L100



PLANT SCHEDULE NORTH

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
FSM	3	Firespire Musclewood	Carpinus caroliniana `Firespire` TM	2 1/2" CAL	B&B	Full, matching heads
RPO	4	Regal Prince English Oak	Quercus robur x bicolor `Long`	3" CAL	B&B	Full, matching heads
DECIDUOUS TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
AGK	1	Autumn Gold Ginkgo	Ginkgo biloba `Autumn Gold` TM	2" CAL	B&B	Full, matching heads
SKH	2	Street Keeper Honey Locust	Gleditsia triacanthos `Draves`	2 1/2" CAL	B&B	Full, matching heads
EVERGREEN TREES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
CCF	3	White Fir	Abies concolor	7`-8` HT	B&B	Semi-sheared, fully branched to ground
DECIDUOUS SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
DD	15	Yuki Cherry Blossom® Deutzia	Deutzia x `NCDX2`	12" HT	CONT.	
LR	28	Kodiak® Orange Diervilla	Diervilla x `G2X88544`	15" HT	CONT.	
HT	30	Fire Light Tidbit® Panicle Hydrangea	Hydrangea paniculata `SMNHPK`	15" HT	CONT.	
LDN	13	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	24" HT	CONT.	
EVERGREEN SHRUBS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
ELY	39	Everlow Yew	Taxus x media `Everlow`	18" HT	B&B	
ORNAMENTAL GRASSES	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
PV3	14	Heavy Metal Switch Grass	Panicum virgatum `Heavy Metal`	1 GAL	POT	30" Spacing
PV4	28	Northwind Switch Grass	Panicum virgatum `Northwind`	1 GAL	POT	30" Spacing
SS2	18	The Blues Little Bluestem	Schizachyrium scoparium `The Blues`	1 GAL	POT	18" Spacing
PERENNIALS	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**SIZE**	**ROOT**	**REMARKS**
HG	47	Georgia Peach Coral Bells	Heuchera x `Georgia Peach`	4 1/2"	POT	24" Spacing
HE5	22	Cherry Cola Soda Coral Bells	Heuchera x Cherry Cola Soda	4 1/2"	POT	12" Spacing
HE6	33	Glitter Coral Bells	Heuchera x Glitter	4 1/2"	POT	12" Spacing
HO7	11	August Moon Hosta	Hosta x `August Moon`	4 1/2"	POT	24" Spacing
HO9	33	Blue Cadet Hosta	Hosta x `Blue Cadet`	4 1/2"	POT	24" Spacing
NE4	11	Kit Cat Catmint	Nepeta x faassenii `Kit Cat`	4 1/2"	POT	18" Spacing

GENERAL LANDSCAPE NOTES

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- MULCH: ALL PLANTING BEDS TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH.
- TURF SEED: DURABLE, PREMIUM COMMERCIAL BLEND.

NORTH

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RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

LANDSCAPE PLAN - NORTH

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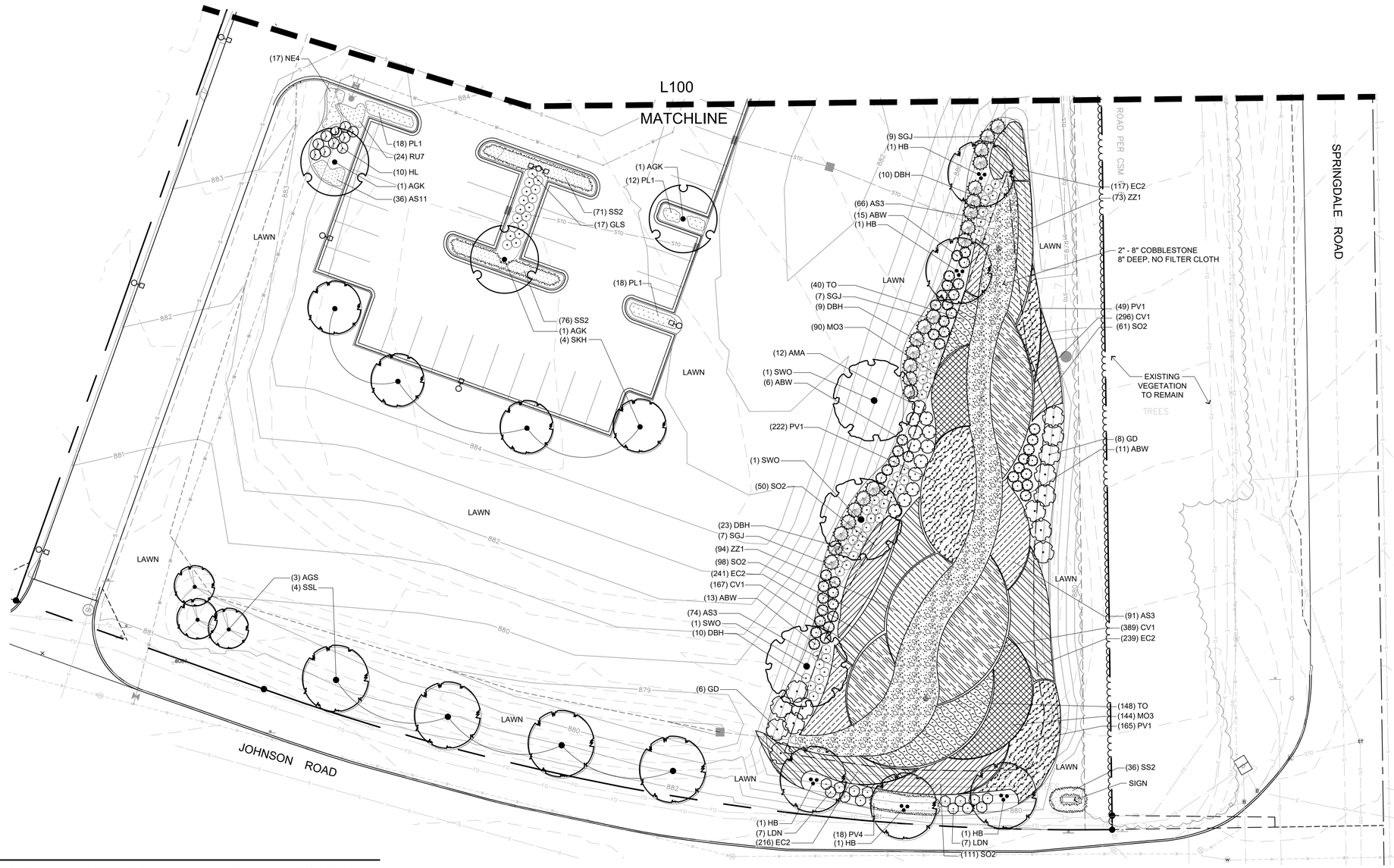
DATE: 8/15/2023
SCALE: 1" = 20'
JOB NO. 3230082
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: NJW/REW
CHECKED BY: REW

SHEET NUMBER
L200



PLANT SCHEDULE SOUTH

DECIDUOUS TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AGS	3	Allegheny Serviceberry	Amelanchier laevis	2" CAL	B&B	Full, matching heads
HB	5	Heritage River Birch	Betula nigra `Heritage`	8 -10' HT	B&B	Clump, min. 3 stems
AGK	3	Autumn Gold Ginkgo	Ginkgo biloba `Autumn Gold` TM	2" CAL	B&B	Full, matching heads
SKH	4	Street Keeper Honey Locust	Gleditsia triacanthos `Draves`	2 1/2" CAL	B&B	Full, matching heads
SWO	3	Swamp White Oak	Quercus bicolor	2 1/2" CAL	B&B	Full, matching heads
SSL	4	Sweet Street Linden	Tilia americana `Kromm`	3" CAL	B&B	Full, matching heads

DECIDUOUS SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AMA	12	Autumn Magic Black Chokeberry	Aronia melanocarpa `Autumn Magic`	24" HT	CONT.	
GD	14	Gray Dogwood	Cornus racemosa	3' HT	CONT.	
DBH	52	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
HL	10	Little Quick Fire Hydrangea	Hydrangea paniculata `Little Quick Fire`	18" HT	CONT.	
LDN	14	Little Devil Dwarf Ninebark	Physocarpus opulifolius `Little Devil` TM	24" HT	CONT.	
GLS	17	Gro-Low Fragrant Sumac	Rhus aromatica `Gro-Low`	15" HT	CONT.	
ABW	45	Dwarf Blue Arctic Willow	Salix purpurea `Nana`	24" HT	CONT.	

EVERGREEN SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SGJ	23	Sea Green Juniper	Juniperus chinensis `Sea Green`	18"SPD	CONT.	

ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
PV4	18	Northwind Switch Grass	Panicum virgatum `Northwind`	1 GAL	POT	30" Spacing
SS2	183	The Blues Little Bluestem	Schizachyrium scoparium `The Blues`	1 GAL	POT	18" Spacing

PERENNIALS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
AS11	36	Summer Beauty Ornamental Onion	Allium x `Summer Beauty`	4 1/2"	POT	15" Spacing
NE4	17	Kit Cat Catmint	Nepeta x faassenii `Kit Cat`	4 1/2"	POT	18" Spacing
PL1	48	Little Spire Russian Sage	Perovskia x `Little Spire`	4 1/2"	POT	18" Spacing
RU7	24	Little Goldstar Black-eyed Susan	Rudbeckia fulgida var. sullivantii `Little Goldstar`	4 1/2"	POT	18" Spacing

INFILTRATION BASIN	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
	AS3	190	Swamp Milkweed	Asclepias incarnata	4 1/2"	POT	24" Spacing
	CV1	852	Brown Fox Sedge	Carex vulpinoidea	4 1/2"	POT	18" Spacing
	EC2	803	Pale Purple Coneflower	Echinacea pallida	4 1/2"	POT	18" Spacing
	MO3	234	Wild Bergamot	Monarda fistulosa	4 1/2"	POT	24" Spacing
	PV1	415	Switch Grass	Panicum virgatum	4 1/2"	POT	24" Spacing
	SO2	270	Stiff Goldenrod	Solidago rigida	4 1/2"	POT	24" Spacing
	TO	188	Ohio Spiderwort	Tradescantia ohiensis	4 1/2"	POT	24" Spacing
	ZZ1	167	Golden Alexander	Zizia aurea	4 1/2"	POT	24" Spacing

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RADIANT PLASTIC SURGERY
CITY OF PEWAUKEE, WISCONSIN

LANDSCAPE PLAN - SOUTH

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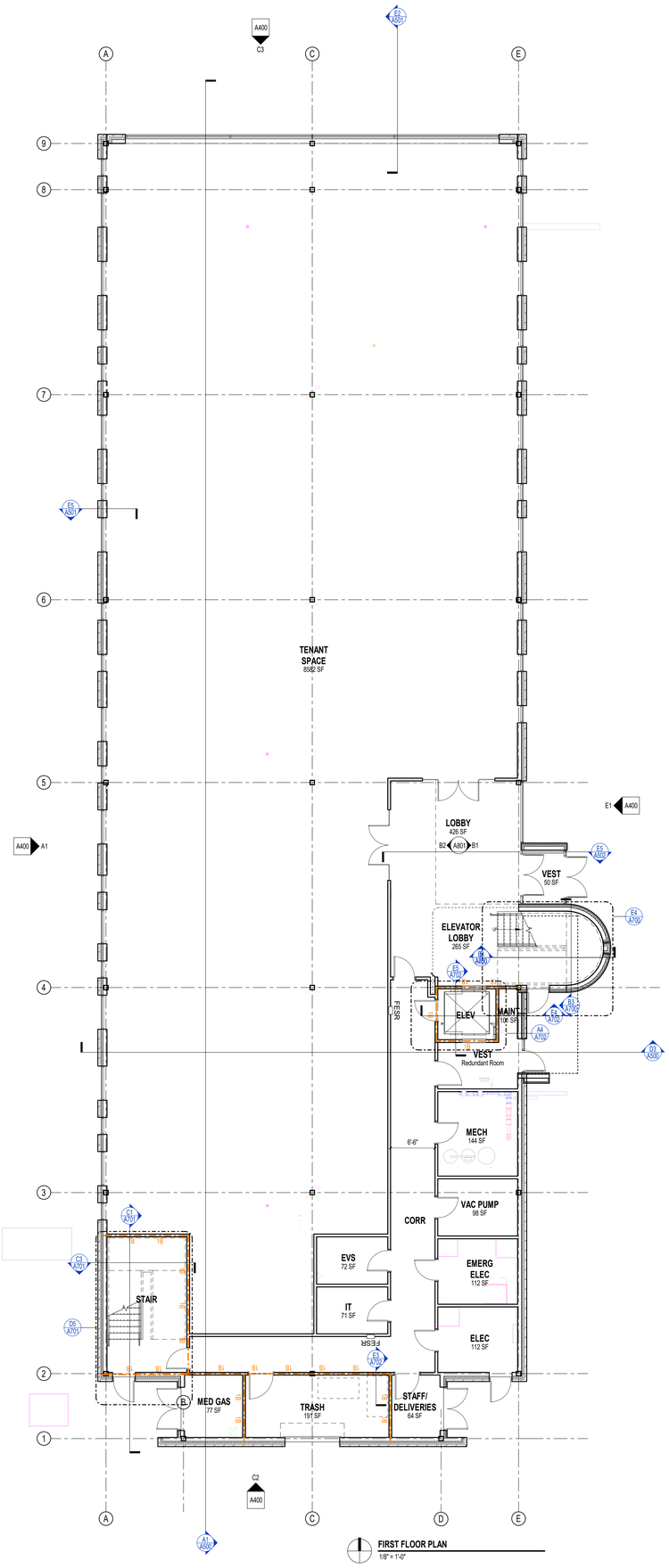
PROJECT MANAGER: RYAN J. LANCOUR, P.E.
DESIGNED BY: NJW/REW
CHECKED BY: REW

SHEET NUMBER
L201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A702
VEST
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E6
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ELEVATOR
LOBBY
265 SF
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A800
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ELEV
MAINT
110 SF
B1
A702
E1
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A702
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VAC PUMP
98 SF
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71 SF
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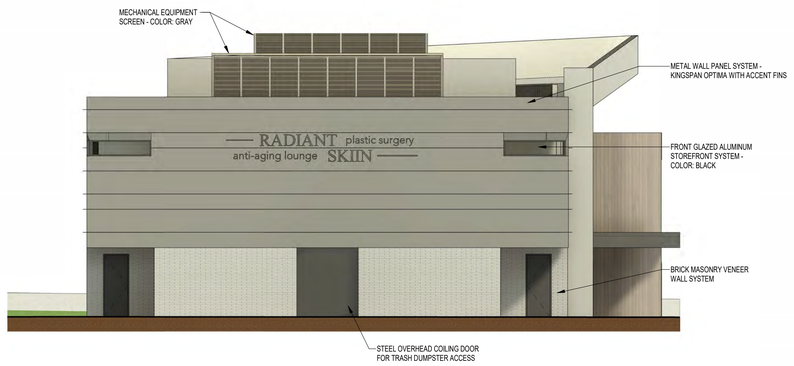
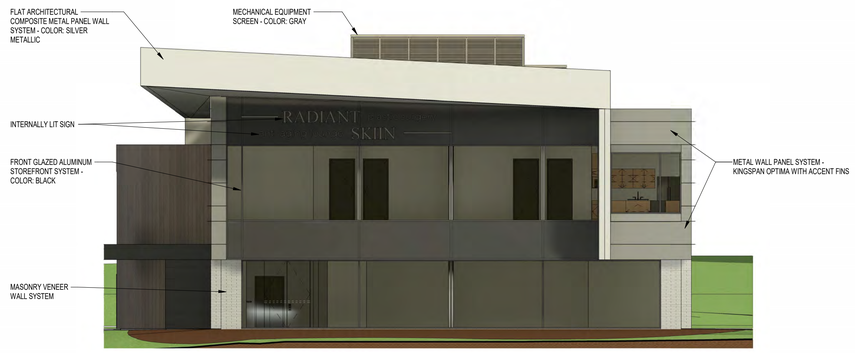
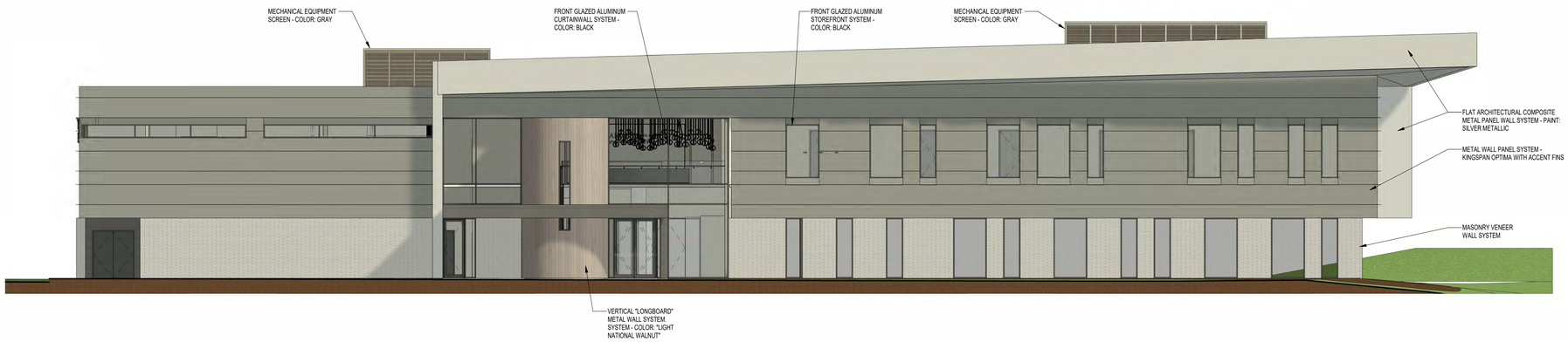
A1 **WEST ELEVATION**
1/8" = 1'-0"



C2 **SOUTH ELEVATION**
1/8" = 1'-0"



C3 **NORTH ELEVATION**
1/8" = 1'-0"



E1 **EAST ELEVATION**
1/8" = 1'-0"

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309 south water street, milwaukee, wisconsin 53204 t 414.220.3900
2310 crossroads drive, madison, wisconsin 53718 t 608.661.1158
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91 hangman mill drive, lincoln, new hampshire 03251 t 914.649.5637

RADIANT PLASTIC SURGERY
SKIIN ANTI-AGING LOUNGE
6661 JOHNSON DRIVE, PEWAUKEE, WI 53702

REVISIONS:

EXTERIOR ELEVATIONS

ZONING SUBMITTAL

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SHEET NO: A400

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VIEW FROM NORTHWEST

VIEW FROM NORTHWEST

VIEW FROM NORTHEAST

VIEW OF ENTRANCE

pra
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1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845
31 canyon wren drive, kiwalik, texas 78610 t 512 649 5437

RADIANT PLASTIC SURGERY
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REVISIONS:

EXTERIOR RENDERINGS

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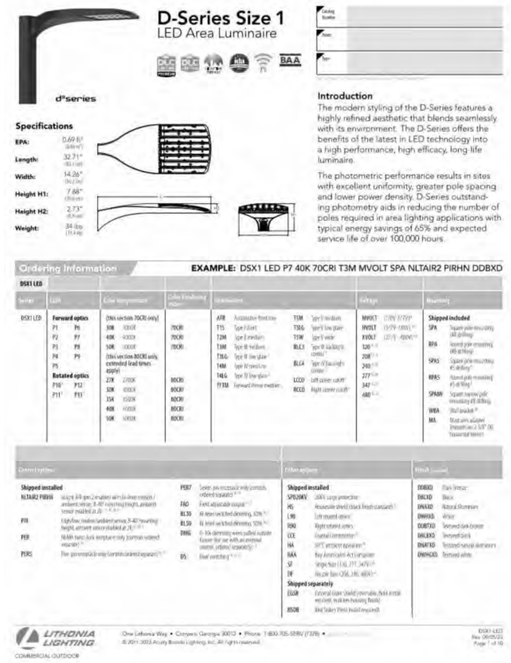
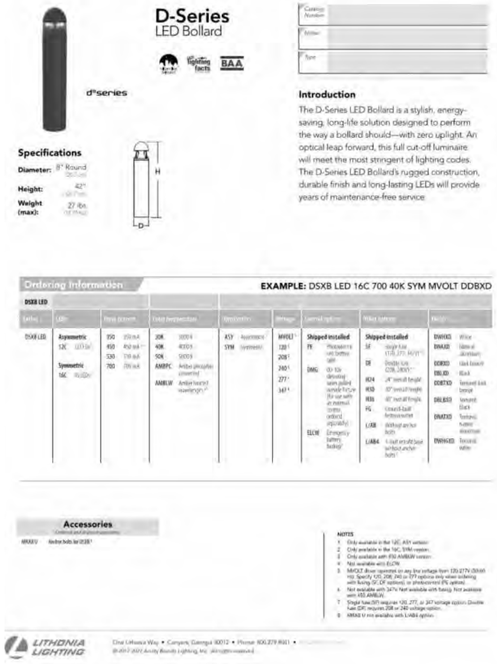
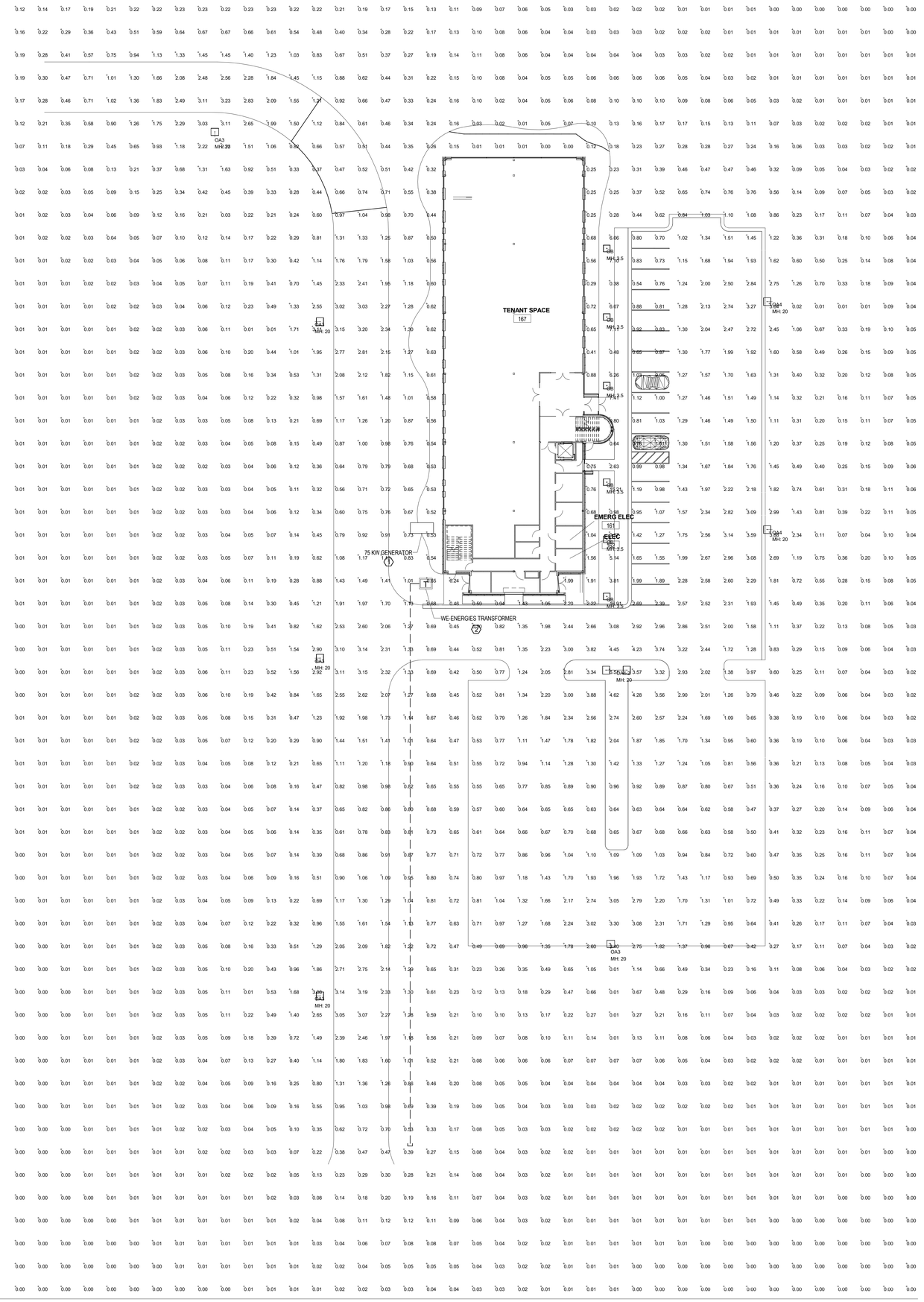
Luminaire Schedule								
Label	**Qty**	**Arrangement**	**LLF**	**Tag**	**Description**	**Lum. Watts**	**Total Watts**	**Lum. Lumens**
OA3	5	SINGLE	0.950	LITHONIA	DSX1 LED P3 xxK 70CRI T3M + 18FT POLE + 2FT BASE	102.17	510.85	13762
OA4	2	SINGLE	0.950	LITHONIA	DSX1 LED P3 xxK 70CRI T4M + 18FT POLE + 2FT BASE	102.17	204.34	13967
OA4-2	1	BACK-BACK	0.950	LITHONIA	(2) DSX1 LED P3 xxK 70CRI T4M @ 180° + 18FT POLE + 2FT BASE	102.17	204.34	13967
OB	6	SINGLE	0.950	LITHONIA	DSXB LED 12C 350 xxK ASY - 42IN OAH	16	96	1283

DSX-LED MOUNTING HEIGHT IS 20'-0" ABOVE GRADE MAX (TYPICAL).

Calculation Summary							
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
DRIVEWAY	Illuminance	Fc	1.57	3.2	0.4	3.93	8.00
PARKING LOT	Illuminance	Fc	1.58	6.5	0.4	3.95	16.25







1 PHOTOMETRIC PLAN
1" = 20'-0"

399 south water street, milwaukee, wisconsin 53204 t 414.207.3900
2310 crossroads drive, suite 1000, chicago, illinois 60616 t 312.447.1616
1970 main street, suite 201, sarasota, florida 34236 t 941.444.8845
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REVISIONS:

PHOTOMETRIC PLAN

DD PACKAGE

DATE: 08/25/2023

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SHEET NO: ES001

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