

Planning Department

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

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, October 17, 2019
7:00 PM**

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

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated September 19, 2019
 3. Discussion and Action Regarding a Revised Site Plan Amendment for R & R Insurance for a Detached Accessory Building Located in the Northeast Corner of their Property at N14 W23900 Stone Ridge Drive (PWC 0954998027)
 4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Mental Health America of Wisconsin to Operate a Peer Run Respite for Veterans Within a Single-Family Home Located at W252 N4304 Sussex Street (PWC 0880997)
 5. Discussion and Action Regarding Regarding Conceptual Review of a Proposed Landscape Contracting and Service Business and Single-Family Home for Acre Handyman, LLC Located on the East Side of Bluemound Road, North of Highway 16, South of Wamser Drive (PWC 0951995001)
 6. Adjournment

Ami Hurd
Deputy Clerk

10/10/2019

NOTICE

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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) 691-0770 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 17, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated September 19, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

9.19.19 PC minutes

In attendance:

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

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein and City Engineer J. Weigel.

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding Approval of Meeting Minutes Dated August 15, 2019

A motion was made and seconded (C. Wunder, T. Janka) to approve the August 15th, 2019 Plan Commission minutes. Motion Passed: 5-For, 0-Against.

3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for the Fyzical Therapy and Balance Center Located at W229 N1416 Westwood Drive for the Purpose of Operating an Outpatient Physical Therapy Clinic (PWC 0959988008)

Mr. Fuchs stated this business is locating within an existing tenant space so there will be no exterior modifications to the building or site. He stated staff is recommending approval.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the conditional use permit. Motion Passed: 5-For, 0-Against.

4. Discussion and Action Regarding a Site Plan Amendment for R & R Insurance for a Detached Accessory Building Located in the Northeast Corner of Their Property at N14 W23900 Stone Ridge Drive (PWC 0954998027)

Mr. Fuchs stated the storage shed would be set far back on the property in the corner and would not be all that visible from any public rights-of-way. Staff is recommending approval. Mr. Fuchs did caution against storage or accessory buildings in the City's high quality office and business parks that are not constructed with the same materials as the building.

Chairman Bierce stated he wanted the out buildings to match the main buildings. Mike Seaman of David J. Frank Landscape Contracting, representing R & R Insurance, stated the main building has a brick veneer on it. Commissioner Bergman added that even dumpster corrals have to match the buildings. Mr. Seaman noted that their dumpster corral is a cedar board on board fence painted a cedar tone, and the idea was that the storage building would match this dumpster corral since it was back in the same location.

Chairman Bierce suggested bringing the plans back to see how they correspond with the building. Mr. Fuchs noted the preference would be to have the building attached or connected to the main building and built with materials that would better match the building.

Discussion took place regarding putting the storage shed into the niche on the property. Mr. Seaman stated they had originally proposed putting it in that niche, but since it was detached, they were advised against that so they moved it to the back corner of the lot.

No action was taken.

5. Discussion and Possible Action Regarding Potential Land Uses Along Silvermail Road, Generally Including Properties From the New Vision Brethren in Christ Church Located at N14 W27995 Silvermail Road East to Meadowbrook Road

Mr. Fuchs stated staff was bringing this item forward due to some discussions with property owners in the area. He was looking for direction on the best potential land use for this area and if the land would be appropriate for commercial use. Due to the proximity off the highway and the traffic noise, property owners in the area were looking to potentially have office use there.

Mr. Fuchs noted the biggest difficulty is that there is no sewer in the area and there is not an easy or low cost way to extend it. The business zoning districts, except for B-3, require sewer unless the Council approves otherwise. Mr. Fuchs felt it would take a larger development to come in because of those costs. The neighborhood would have to be assessed for the costs as well, but not until the sewer is in front of their home.

Administrator Klein pointed out that Lake Pewaukee Sanitary District may have to serve this area, because the State would mandate that someone has to serve it.

Chairman Bierce felt it seemed natural that there would be businesses along the freeway. Mr. Fuchs noted a potential next step would be amending the comp plan for this area to be commercial/office future land use. The Commissioners were in favor of this potential change.

6. Adjournment

A motion was made and seconded (T. Janka, B. Bergman) to adjourn the meeting at 7:29pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: October 17, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Revised Site Plan Amendment for R & R Insurance for a Detached Accessory Building Located in the Northeast Corner of their Property at N14 W23900 Stone Ridge Drive (PWC 0954998027)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

R & R Insurance Staff Report

R & R Insurance Project Narrative

R & R Insurance Site & Building Plans



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

REPORT TO THE PLAN COMMISSION

Meeting of October 17, 2019

Date: October 7, 2019

Project Name: R&R Insurance Site Plan Amendment

Project Address/Tax Key No.: N14W23900 Stone Ridge Drive/PWC 0954998027

Applicant: Michael Seaman, David J. Frank Landscape Contracting

Property Owner: Mikey Likes It, LLC

Current Zoning: B-6 Mixed Use Business District

2050 Land Use Map Designation: Office Commercial

Use of Surrounding Properties: Pilgrim's Rest Cemetery to the north, Office/Commercial to the south, east and west

Introduction:

At their September 19th meeting, the Plan Commission reviewed a Site Plan Amendment Application for a proposed accessory building for R&R Insurance. The building submitted at that time comprised of cedar siding. Following discussion, primarily relating to the location and proposed building materials, the Plan Commission took no action.

As such, the applicant is returning to the Plan Commission for further consideration. The revised plans do not change the size or location of the shed; however, the applicant is now proposing brick as the primary building material to better match the building. The applicant also added windows to the front and side elevations.

Project Description/Analysis:

The applicant filed a Site Plan Amendment Application requesting approval of a detached accessory building located in the northeast corner of the property at N14W23900 Stone Ridge Drive. The principal building is occupied by R&R Insurance, which recently received staff approval of other minor site modifications including landscaping changes and an exterior patio area to the west of the building.

Staff finds that the addition of a separate, detached storage building on the property is a more substantial change and requires Plan Commission review, particularly as a nonresidential office development.

The proposed accessory building is 10' x 20' (200 square feet) and will be used to store outdoor seasonal items, such as tables, chairs and grills during winter months. The shed will consist of brick, windows, and black asphalt shingles.

The building conforms to the B-6 District minimum setbacks and development standards. Additionally, according to the applicant, the site continues to meet the City's minimum 40% greenspace requirement.

It should also be noted that per Section 17.0902b. (below) the Plan Commission may, at its discretion, require additional screening of the accessory building. In this case, the shed is situated on the back corner of the site away from Highway 164 and Stone Ridge Drive. Busse Road is located to the north and east of the site as well and is the nearest public right-of-way; however, it is anticipated that existing vegetation will screen the shed from view.

b. Accessory Uses and detached accessory structures shall not be allowed in a yard setback area as prescribed in the appropriate zoning district classification text or as otherwise set forth herein. All detached accessory structures or uses shall not be closer than ten (10) feet from any other structure on the property and, shall not exceed 18 feet in height. When in the judgment of the Zoning Administrator or Plan Commission, it is determined that due to the configuration of the lot or principal or accessory structures on the lot, such accessory uses or structures are or may become a visual or audible nuisance, they shall require the owner of such accessory uses or structures to screen them by use of dense vegetation, aesthetic fencing, structural barriers, or a combination thereof based on a specific plan drawn to scale. Garden equipment buildings less than 121 square feet in area may be allowed in a rear yard, and ground or wall mounted HVAC equipment or satellite communication equipment may be allowed in the side or rear yard areas of a property by the Zoning Administrator, but no closer than five (5) feet from the adjacent property boundary or an easement and they must be fully screened from view or as prescribed by the Plan Commission.

In review of the City's Principles and Standards for the Aesthetic Evaluation of Site and Building Projects, the only standard which specifically references 'accessory buildings' is below for Plan Commission consideration.

17.0210e.(1) STANDARD NO. BD-1

Principle and accessory buildings presented for review shall be carefully designed so as to compatibly integrate architectural style, size, shape, building material, color and texture, landscaping, lighting and signage.

Recommendation:

A motion to approve of the Site Plan Amendment to allow for the construction of an accessory building for the property located at N14W23900 Stone Ridge Drive.

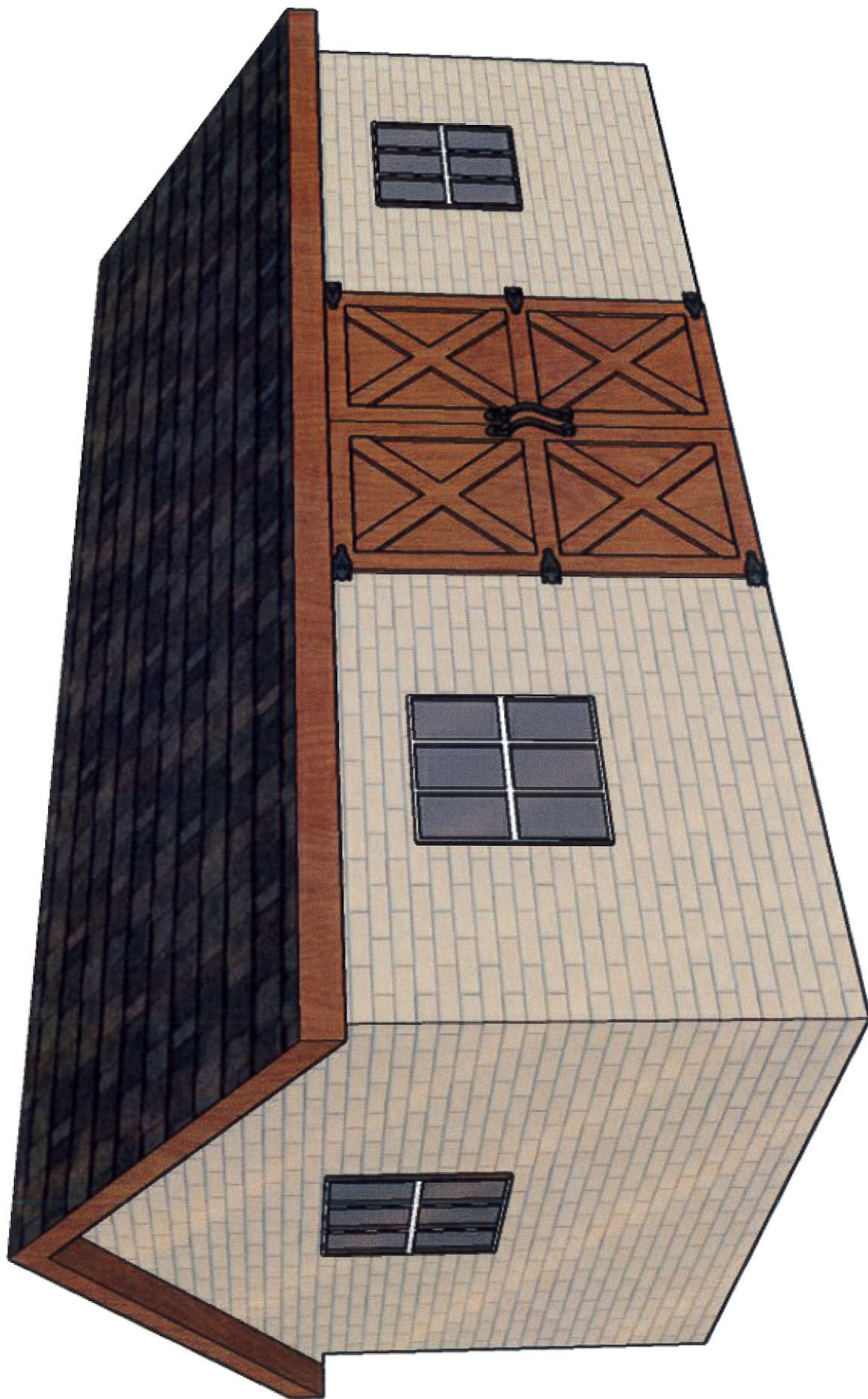
R&R Insurance Shed Project Narrative

R&R Insurance would like to construct a storage shed in the back NE corner of their property to store outdoor items, such as tables, chairs, and grills, when they are not in use and over the winter months. The shed will be 10'x20' and sit on a poured concrete foundation. The frame will be constructed of 2"x4" lumber, the siding will be brick to compliment the main office building, and the roof will be black shingles. There will be windows on either end in the middle of the wall and a window on either side of the front door. The front door will be a set of double doors that open towards the parking lot for access off the existing pavement.

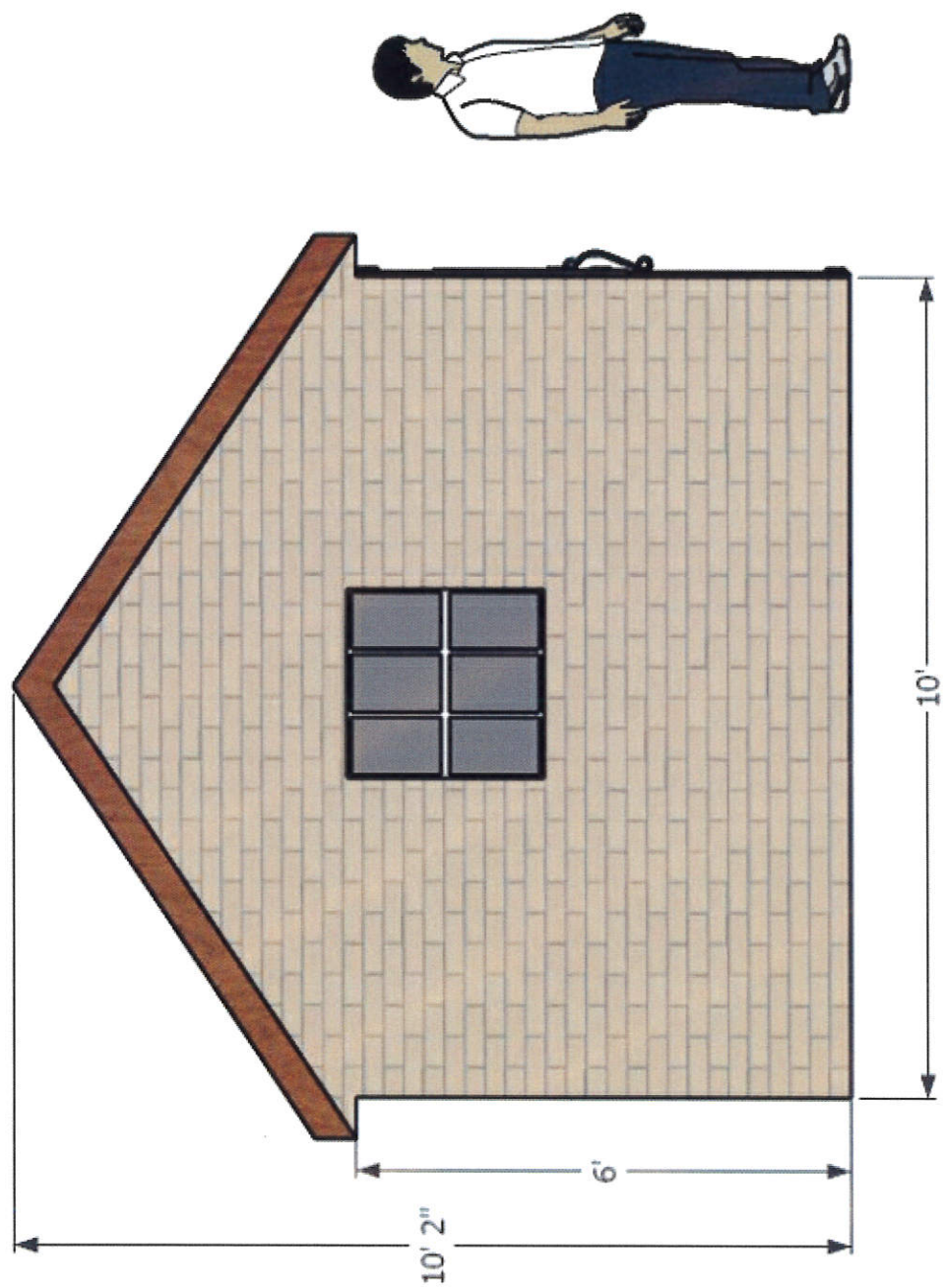
If possible, R&R would like a variance to place the shed near the patio in the inset of the main office building now that the structure is brick. The shed would remain detached and would not store any flammable materials. Otherwise R&R still proposes the second location in the NE corner of the north parking lot where it is hardly visible from any site line.

Thank you,

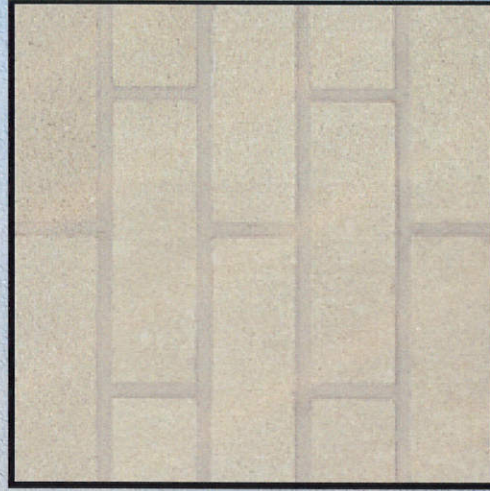
Michael Seaman, PLA
David J. Frank Landscape Contracting, Inc.







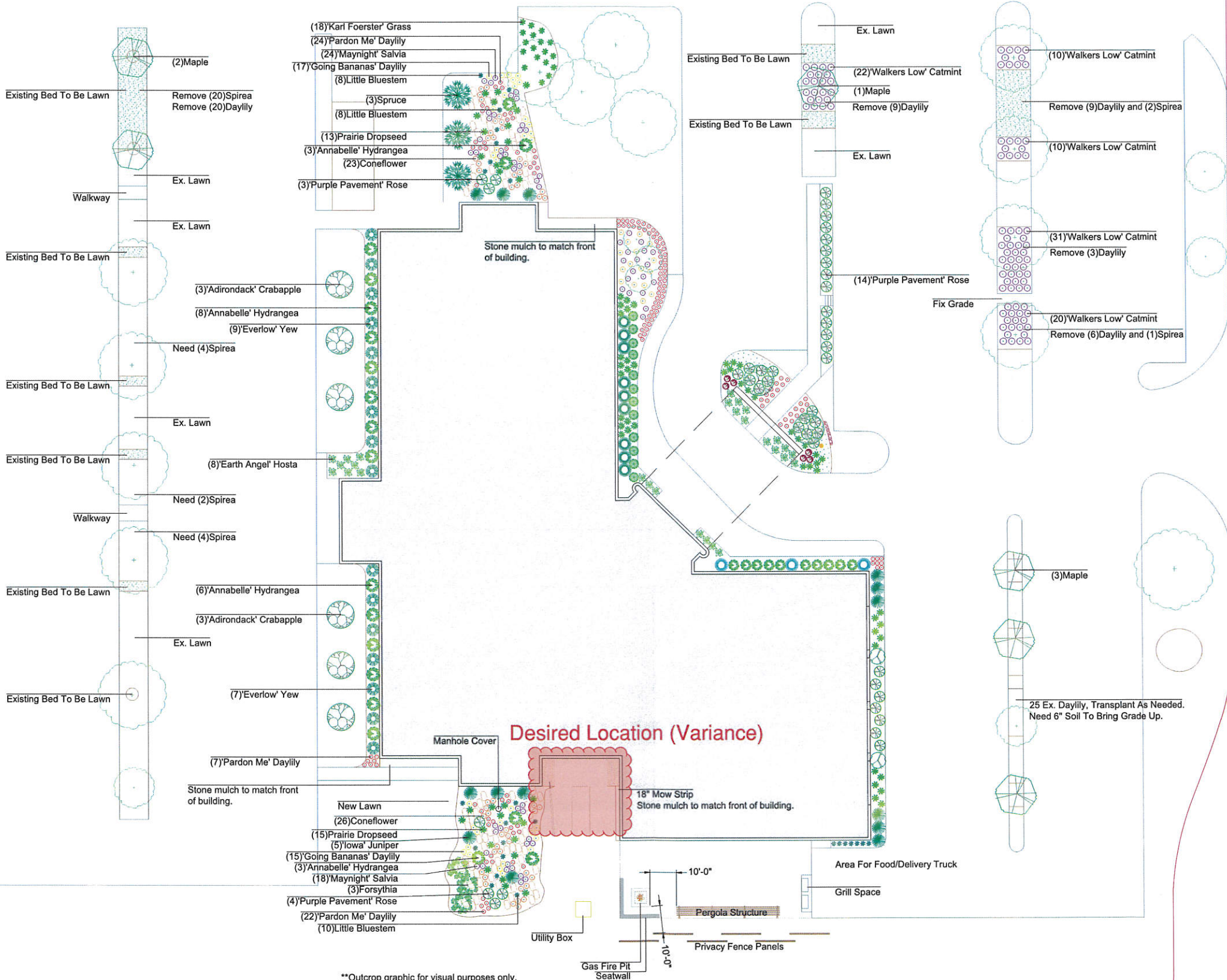
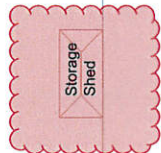
Proposed Brick Veneer



Existing Brick Veneer



Secondary Location



Outcrop graphic for visual purposes only, not meant to dictate final placement.

David J. Frank
Landscape Contracting, Inc.
N120 W21350 Freistadt Road
P.O. Box 70
Germantown, Wisconsin 53022
(262) 255-4888 office
mail@davidjfrank.com
davidjfrank.com

LANDSCAPE DEVELOPMENT BY
Mike Seaman,
PLA
(262) 894-7246 cell
mikes@davidjfrank.com

LANDSCAPE DEVELOPMENT FOR
R&R INSURANCE
N14W23900 Stone Ridge Drive
Waukesha, Wisconsin 53188

REVISIONS

Δ	DATE	DESCRIPTION
1	8/27/19	Shed

PROJECT NUMBER

0' 10' 20' 40'
SCALE 1" = 20'-0"
DATE 04.26.2019
SHEET 1 of 2

LANDSCAPE PLAN
L1.0

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

DATE: October 17, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Mental Health America of Wisconsin to Operate a Peer Run Respite for Veterans Within a Single-Family Home Located at W252 N4304 Sussex Street (PWC 0880997)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

MHA Staff Report

MHA Conditional Use Petition

MHA Rs-3 District

MHA Letter in Support

MHA Neighbor Email

MHA Email #2

MHA Nienow Email #3

Nienow Overhead View

MHA SOAR Letter of Support

MHA NAMI Waukesha Letter of Support

MHA Housing Action Coalition Letter of Support

MHA American Legion Letter of Support

MHA RR House Letter of Support

MHA Rogers Behavioral Health Letter of Support



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

REPORT TO THE PLAN COMMISSION

Meeting of October 17, 2019

Date: October 9, 2019

Project Name: Mental Health America of Wisconsin Conditional Use

Project Address/Tax Key No.: W252N4304 Sussex Street/PWC 0880997

Applicant: Brian Michel, Director of Prevention Services, Mental Health America of WI

Property Owner: Grant A. Groves and Maria Ann Nicholas Groves

Current Zoning: Rs-3 Single-Family Residential District

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

Use of Surrounding Properties: Single-family residential to the north, Village of Pewaukee (agricultural land) to the south and east, and Village of Pewaukee (single-family residential and agricultural land) to the west

Project Description/Analysis:

The applicant, Mental Health America of Wisconsin (MHA), filed a Conditional Use Permit requesting to operate a peer run respite for veterans within a single-family home located at W252N4304 Sussex Street.

The subject property is zoned Rs-3 Single-Family Residential District and designated as Low Density Residential on the City's Year 2050 Land Use/Transportation Map. The proposed use is not specifically listed within the Rs-3 District; however, Section 17.0504 allows unspecified uses to proceed through the Conditional Use process. As this Section references the "intent of the district", the Rs-3 District is attached for Plan Commission review.

17.0504 SPECIAL CONDITIONAL USES NOT SET FORTH IN DISTRICT REGULATIONS MAY BE ALLOWED, INCLUDING:

- a. All uses similar in character to the permitted uses on the premises, as determined by the Plan Commission, which meet the intent of the district but which are not specifically listed as permitted principal, accessory or conditional uses within the text of the zoning district classification or other section of this ordinance.

It can also be noted that Section 17.0209d. allows 'unclassified uses' to be permitted by the Plan Commission provided "that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."

The facility proposed by MHA is for veterans who are recovering from mental health and substance use challenges. The applicant has indicated that the proposed use is similar in character to Community

Living Arrangements, particularly Community Based Residential Facilities, which are listed as a Permitted Use in the Rs-3 District

According to the applicant, this facility is funded by the Wisconsin Department of Health Services and there will be no charge to veterans to reside at the home. The facility will include four to six beds, where veterans will stay for one week. Typically, the same person would not return to the facility.

The facility will be staffed 24 hours per day, seven days a week. Each shift will consist of two staff persons. The staff are veterans that have received training to manage this type of residence. There is no other staffing provided and no nursing or assisted living type of care provided.

The applicant has further indicated that there are no walk-ins and applicants are screened to ensure that they meet MHA's goal and intent for this program. The applicant has also indicated that residents are able to come and go as they please.

The applicant is not proposing any exterior site or building modifications and no signage is proposed. Some interior changes may be made to comply with ADA requirements. MHA has stated that the existing driveway provides sufficient area for parking.

Note that 2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed information related to the proposed use for Plan Commission and Common Council review and consideration.

(de) Conditional use permits.

1. In this paragraph:

- a.** "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b.** "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2.

- a.** If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
 - b.** The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
- 3.** Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
 - 4.** Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the

permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

Staff does not find that the proposed use would have adverse impacts on adjacent properties as it relates to traffic and parking. Further, there is existing landscaping that buffers this property from the abutting single-family homes.

With that said, two emails are included in the Plan Commission packets from adjacent property owners stating concerns with the proposed facility and use. These emails detail many concerns, one of which relates to turnover. Staff would acknowledge that the proposed turnover and the number of different people that would reside at the facility is different in use and operation as compared to a single-family home or potentially even to State licensed Community Living Arrangements.

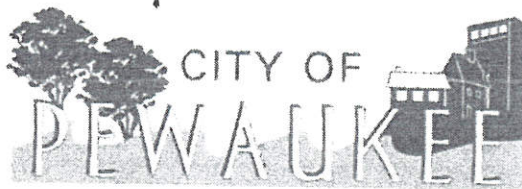
Recommendation

Staff recommends approval of the Mental Health America of Wisconsin facility, subject to the condition below.

The proposed Mental Health America of Wisconsin use shall return to the Plan Commission within 6 months from the date of approval for review of its operation and impacts upon City services and adjacent properties. Subsequently, annual reviews may be conducted as deemed necessary by City of Pewaukee Staff

Related to the above condition, Section 17.0505b. of the Zoning Code outlines the process that would be utilized for altering, rescinding, or reaffirming a Conditional Use Permit.

When the Plan Commission makes a determination either by observation or by official citizen complaint that a permitted conditional use is or has been apparently violated, the Plan Commission may convene a public hearing as set forth in section 17.1300, giving at least 30 days notice to the holder of the conditional use permit and, advising the permit holder as well as property owners within 300 feet of the conditionally permitted use of the purpose of the hearing, which may be to recommend to the Common Council the altering, rescinding, or reaffirmation of the conditional use permit then in effect. The Common Council, following a recommendation by the Plan Commission, may take action to rescind or alter the conditional use permit then in effect and by doing so direct the City Clerk to take any necessary steps to rescind or alter the covenants or other pertinent documents concerning the conditional use and attached to the property deed held in the office of the County Register of Deeds.



Office of the Planner & Community Development Director
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Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

PETITION FOR CONDITIONAL USE

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 for a Conditional Use Permit for the purpose of:

OPERATING A PEER-2W RESPITE FOR WI VETERANS
TO SUPPORT RECOVERY FROM MENTAL HEALTH + SUBSTANCE USE CHALLENGES. AS
AUTHORIZED BY WI DEPT. OF HEALTH SERVICES REQUEST FOR SPECIAL USE UNDER
Legal description of property ~~to be reviewed~~ - Please attach. RS-3, PURSUANT TO MUNI CODE 17.0501(a)

Common property description or name: HOME OF MARIA + GRANT GROVES

Property Address: W252N4304 SUSSEX STREET Tax Key Number(s): PWR 0880997

Property owner(s) (Full Legal Name): GRANT GROVES + MARIA NICHOLAS-GROVES

Owner's Address: W252N4304 SUSSEX STREET City/State/Zip: PEWAUKEE, WI 53072

Phone: 262-853-7991 Email: MNICHOLASGROVES@GMAIL.COM

Applicant (Full Legal Name):

Name: MARTINA COLLIN CORAVES

Company: MENTAL HEALTH AMBULANCE OF WI

Address: 600 W. VIRGINIA ST. #502

City/State/Zip: MILWAUKEE, WI 53204

Phone: 414-336-7961

Email: MARTIN@MHA.WISCONSIN.ORG

Contact Person (Full Legal Name):

Name: BRAN MITCHEL

Company: SAME

Address: 1

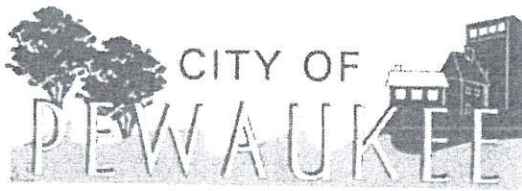
City/State/Zip: 1

Phone: 1

Email: BRAN@MHA.WISCONSIN.ORG

Conditional Use submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
 - o \$400.00, plus cost for publication, notice and all attorney fees related to project
- ☐ Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
 - o 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.



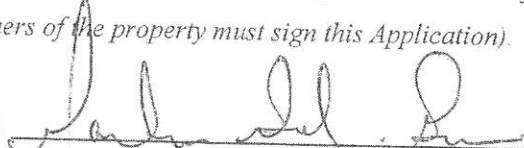
Office of the Planner & Community Development Director
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Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

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.

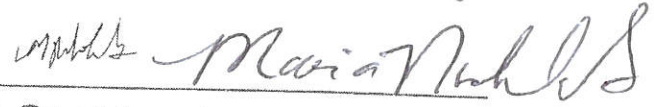
By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization 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: 

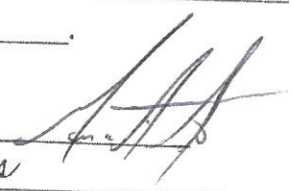
NAME & TITLE (PRINT): MARTINA GOLLIN-GRAVES, PRESIDENT

SIGN AND DATED this 19 day of SEPT, 2019.

PROPERTY OWNER'S SIGNATURE: 

NAME & TITLE (PRINT): MARIA NICHOLAS-GROVES, OWNER

SIGN AND DATED this _____ day of 09 / 13 / 2019, _____.

PROPERTY OWNER'S SIGNATURE:  GRANT GROVES, OWNER

NAME & TITLE (PRINT): " " Grant Groves

SIGN AND DATED this _____ day of 09 / 13 / 2019, _____.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____

[illegible]

MAP	NEIGHBOR NAME	BLK#	CONTRACT NO.	REGULATIONS
1-1	ADAMS, JAMES <td>101</td> <td>101</td> <td>101</td>	101	101	101
1-2	ADAMS, JAMES <td>102</td> <td>102</td> <td>102</td>	102	102	102
1-3	ADAMS, JAMES <td>103</td> <td>103</td> <td>103</td>	103	103	103
1-4	ADAMS, JAMES <td>104</td> <td>104</td> <td>104</td>	104	104	104
1-5	ADAMS, JAMES <td>105</td> <td>105</td> <td>105</td>	105	105	105
1-6	ADAMS, JAMES <td>106</td> <td>106</td> <td>106</td>	106	106	106
1-7	ADAMS, JAMES <td>107</td> <td>107</td> <td>107</td>	107	107	107
1-8	ADAMS, JAMES <td>108</td> <td>108</td> <td>108</td>	108	108	108
1-9	ADAMS, JAMES <td>109</td> <td>109</td> <td>109</td>	109	109	109
1-10	ADAMS, JAMES <td>110</td> <td>110</td> <td>110</td>	110	110	110
1-11	ADAMS, JAMES <td>111</td> <td>111</td> <td>111</td>	111	111	111
1-12	ADAMS, JAMES <td>112</td> <td>112</td> <td>112</td>	112	112	112
1-13	ADAMS, JAMES <td>113</td> <td>113</td> <td>113</td>	113	113	113
1-14	ADAMS, JAMES <td>114</td> <td>114</td> <td>114</td>	114	114	114
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Nick Fuchs
City of Pewaukee Zoning Administrator
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

September 6, 2019

**Re: Request for Special Conditional Use Permit in RS-3
Request for Expedited Hearing Before Planning Commission**

Dear Mr. Fuchs:

I am writing as Director of Prevention Services at Mental Health America of Wisconsin (MHA) to request a special conditional use permit, pursuant to Pewaukee Municipal Code § 17.0504(a),¹ to establish and operate a Peer-Run Respite for Veterans (PRR-V) at W252N4304 Sussex Road in the City of Pewaukee (Parcel # PWC 0880997). The proposed use is similar in character to the permitted principal uses on the premises and meets the intent of the district, currently zoned as Rs-3. Specifically, the proposed use is most similar to the explicitly permitted use by Community Based Residential Facilities (CBRFs).² This shall also serve as a request for an expedited hearing before the Planning Commission regarding this permit to ensure that deliverables under MHA's contract with Wisconsin Department of Health Services (DHS) are met.³

DHS defines a CBRF as a "place where 5 or more unrelated people live together in a community setting. Services provided include room and board, supervision, support services, and may include up to 3 hours of nursing care per week."⁴ As will be described in more detail, the proposed PRR-V will have a capacity of fewer than 5 individuals and will not provide clinical or nursing care. While CBRF's are considered "Assisted Living Facilities,"⁵ veterans who are eligible for the PRR-V must have independent living skills and be self-sufficient in their daily hygiene care, medication management, and food preparation. Where the programs are most similar is the communal living environment, the close interaction with trained care specialists, and the access to resources which may be otherwise unknown or unavailable in their community. Further, both CBRF and PRR-V services are intended for individuals living with mental health or substance use issues.⁶ The guests at the PRR-V would be more self-sufficient than those at a CBRF, but would receive a similar level of supervision to ensure the safety of guests, staff, and the community.

¹ Pewaukee Muni. Code 17.0504: "SPECIAL CONDITIONAL USES NOT SET FORTH IN DISTRICT REGULATIONS MAY BE ALLOWED, INCLUDING: a. All uses similar in character to the permitted uses on the premises, as determined by the Planning Commission, which meet the intent of the district but which are not specifically listed as permitted principal, accessory or conditional uses within the text of the zoning district classification or other section of this ordinance."

² CBRF is a Permitted Principal Use under Rs-3, see Pewaukee Muni. Code 17.0407(a)(2); See Also Wis. Stat. § 46.003(22) which states that "A community living arrangement for adults [CBRF] with a capacity for 8 or fewer persons shall be a permissible use for purposes of any deed covenant which limits use of property to single-family or 2-family residences."

³ See Attachment, MHA Description of Deliverables.

⁴ <https://www.dhs.wisconsin.gov/regulations/cbrf/introduction.htm> (accessed September 6, 2019).

⁵ <https://www.dhs.wisconsin.gov/guide/cbrf.htm> (accessed September 6, 2019).

⁶ "CBRFs can admit and provide services to people of advanced age, persons with dementia, developmental disabilities, mental health problems, physical disabilities, traumatic brain injury, AIDS, alcohol and other drug abuse, correctional clients, pregnant women needing counseling and/or the terminally ill." *Id.*

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133 S. Butler St., Room 330, Madison, WI 53703 • P: 608.250.4368 • F: 608.442.7907

The PRR-V is an extension of other successful operations which have developed throughout Wisconsin since 2015. Peer-Run Respite provide a home-like environment for Wisconsin residents who may be struggling in their recovery from mental health or substance use issues to access the services of trained staff with shared lived experiences to support guests in times of stress.⁷ Capacity is limited to 4-6 guests, staff must pass caregiver background checks and are on-site 24/7, and guests are able to improve their coping skills and response to stress by removing themselves from their routine life and connecting with peers who are trained to encourage recovery by focusing on guests' strengths and assets. Guests are provided an individual bedroom for up to one week, all services at a Peer-Run Respite are provided at no charge to the guest, and no health insurance is required. Peer-Run Respite are categorically **not** detox facilities, health clinics, mandatory placement centers, homeless shelters, or transitional housing facilities. Peer-Run Respite are also not open for walk-ins or public access, as all guests are invited only after an extensive phone interview with staff to ensure Respite care is a good fit at that time. Respite support is specifically for individuals who have a permanent address, who are not actively using substances, and who value the importance of peer support and making connections with individuals who empathize with their struggle in recovery.

While Peer-Run Respite services are available on an invite-only basis, any adult is eligible to call the current Respite to request services or inquire about resources. **This PRR-V presents a national first as it will be the only Peer-Run Respite to dedicate its resources to serving former members of the United States Armed Forces,**⁸ regardless of their dates of service, discharge status, VA or insurance eligibility, or other barriers to accessing benefits or resources. With over 28,000 veterans in Waukesha County and another 88,000 in Milwaukee County, the resources for veterans are strained beyond their capacity in the region. The suicide rate among veterans is higher than the general population, and even more so among female veterans who often suffer silently with histories of Post-Traumatic Stress or Military Sexual Trauma. For many veterans, the loss of connection they feel to their civilian counterparts becomes too much to bear. Guests at the proposed PRR-V will be able to build solutions to reestablish those connections, to find solace among their fellow warriors, and to improve their skills during their transition out of active service. The PRR-V will also provide appropriate resources and referrals to veterans who call for support from throughout Wisconsin.

The location for the proposed PRR-V has four bedrooms, which limits the capacity to four guests at any time. The location is bordered by agriculture to the south and a supportive neighbor directly across Sussex Road. MHA has worked diligently with the current property owner to negotiate a rental contract, to collect community endorsement, and carries support from many veteran serving organizations, including County Veteran Service Offices, VetCenters, VA Medical Centers, and other valuable partners to ensure the PRR-V operates successfully and as an integrated part of its community. While the PRR-V does not meet the exact definition of a permitted CBRF, the use of the premises is extremely similar and meets the intent of the zoning district to allow operation of a communal-based living facility to provide services to people living with mental health or substance use challenges.

⁷ <https://www.dhs.wisconsin.gov/peer-run-respite/index.htm> (accessed September 6, 2019).

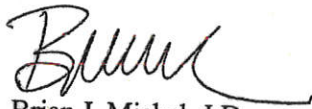
⁸ "Peer-Run Veterans Respite Home to Launch in Wisconsin," *US News and World Report*, 4/13/19, available: <https://www.usnews.com/news/best-states/wisconsin/articles/2019-04-13/peer-run-veterans-respite-home-to-launch-in-wisconsin> (accessed September 6, 2019).

The alternative to granting a special conditional use permit would be a rezoning of the parcel. MHA does not believe this is necessary, as the PRR-V most closely compares to the permitted principal use under Rs-3 as a CBRF. Other zoning districts apply to services which cater to the general public, which provide medical or clinical services, or are otherwise fundamentally different in their design, objective, and operation from the PRR-V. The PRR-V is not a training center or educational facility, nor is it a wellness center or professional office. No commercial activity will take place on the premises and the PRR-V will not have its address promoted on public-facing material. MHA does not propose to make any modifications to existing structures on the premises, and on the contrary, finds the location to be the ideal setting for veterans struggling in recovery to find healing from their invisible wounds.

Based on the foregoing, MHA requests that a special conditional use permit be granted to establish and operate a Peer-Run Respite for Veterans at W252N4304 Sussex Road, as the proposed use is similar to the character and meets the intent of the Rs-3 district. An expedited hearing on this matter to ensure support can be provided to veterans as soon as possible is requested.

Thank you for your time and attention to this matter.

Very truly yours.



Brian J. Michel, J.D.
Director of Prevention Services

www.mhawisconsin.org

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133 S. Butler St., Room 330, Madison, WI 53703 • P: 608.250.4368 • F: 608.442.7907

Agency Name: Mental Health America of Wisconsin
Contract Title: Peer Run Respite- Veterans
Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.1
DESCRIPTION OF DELIVERABLES / DEMONSTRATION OF NEED / CONTRACT PURPOSE / SERVICES TO BE PROVIDED
Abstract

Program Description (Contract Administrator- please enter brief, one paragraph description of purpose of grant/contract)

The PRR-V will operate in the southeast region of Wisconsin, where over half of veterans live, and will serve veterans statewide who want to stay at the respite. The purpose of the project is to provide 24-hour/seven-days-a-week (24/7) recovery-oriented peer support for veterans living with mental health and/or substance use challenges in a safe and stable environment. Services are to be provided at no cost to the guest. PRR-V will promote self-directed recovery from mental health and/or substance use challenges, with the goal of preventing crises and reducing hospitalizations. The PRR-V will provide resources and linkages to community supports and services to assist peers in achieving recovery.

1. Provide an overview of the services to be provided and the outcomes or products that will be achieved. (Please limit response to one paragraph)
The Peer Run Respite-Veterans respite home (PRR-V) will promote self-directed recovery for veterans through provision of recovery-oriented peer support. The PRR-V will be operated with a recovery orientation by offering programs that promote hope and share education about recovery, and by having team members who are veterans and/or are trained in the veteran culture. Self-direction and empowerment will be promoted within the PRR-V by providing a variety of resource materials and wellness tools for guests to choose from, keeping self-direction at the core of ongoing program development. The PRR-V will provide a safe, stable, and supportive environment for veterans in recovery. The PRR-V will be operated with staff 24/7. An appropriate house for use as a PRR-V will be located in the southeast region of Wisconsin and furnishings will create a home-like environment. The house will meet Americans with Disabilities Act (ADA) compliance and any necessary repairs or renovations to ensure ADA compliance will be made. A safe and welcoming environment will be created through décor, interactions between veteran guests and team members, and all program materials that affect the PRR-V environment. Security and safety needs will be met and opportunities for guest feedback will be provided. The PRR-V will provide resources and linkages to the community. Collaborative local relationships will be developed and maintained by providing updates to local/regional stakeholders and to the larger veteran community through regular meetings and online presence. Information, education, linkage, and follow-up for veteran guests will be offered by collecting and maintaining veteran resources about services available locally and regionally. Follow-up with guests will be provided at 1-month and 3-month intervals. The PRR-V will improve outcomes and quality of life for veterans utilizing the peer respite services. PRR-V support is offered as an alternative to utilizing other crisis services. The PRR-V will demonstrate improvement in recovery and quality of life for veterans by providing ongoing training for team members and measuring guest satisfaction.
2. Provide summary data identifying needs and purpose in your region. Justify how this contract funding will address those needs. (Please limit response to one to two paragraphs)

PRR-V is an important part of Wisconsin's dedication to increasing recovery options for veterans. The current continuum of care within Wisconsin's mental health service array does not fully support the values of self-determination, self-sufficiency, dignity and quality of life, which are keys to discovering and maintaining recovery and wellness within the community. The PRR-V is intended to serve veterans who are experiencing an increase in symptoms and/or stressors and are in need of support to aid in their recovery in order to prevent or avert a crisis situation. Currently, many veterans who meet this level of care go unsupported due to the lack of appropriate supportive service options which at times results in a crisis occurring before they are able to access services. The PRR-V addresses the need for community-based services to support veterans before reaching a level of crisis, and to encourage wellness and recovery based on the values of veteran culture, empowerment and self-determination.

Among the veterans who have been deployed, approximately 30% are estimated to have behavioral health needs, and close to 40% of those veterans with such needs go untreated. This is underscored by the increased risk of suicide for veterans. Approximately 20% of suicide deaths in Wisconsin are former service members, and suicide rates for male and female veterans far exceed their civilian counterparts. DHS data analysis highlights the fact that even those veterans who presumably have the highest behavioral health needs are unlikely to access behavioral health resources, and nearly 70% of veterans who die by suicide are not engaged with VA healthcare services. Veterans have unique shared cultures that vary dependent upon individual experiences within the US Military, National Guard, or its Reserve components. One must be mindful of this culture and experience when providing support services to veterans. Veterans are welcome at the current PRRs; however,

these programs are not experts around understanding the veteran culture. The PRR-V will be a unique service delivery system for veterans. It is not traditional military mental health and/or substance use disorder service and it is not based upon traditional veteran administration criteria. The PRR-V will be open to any individual who has served at least one day in the US military, National Guard, or reserves, regardless of discharge status; and has lived experience with mental health and/or substance use challenges to a degree that it has affected their quality of life. It is expected that the use of the PRR-V by veterans will increase earlier intervention and reduce the risk for high level crisis situations.

Agency Name: Mental Health America of Wisconsin
Contract Title: Peer Run Respite- Veterans
Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.2
DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED
Work Plan

In the table that follows each goal, identify the objective, all major activities needed to achieve the goal, the timeline when each of the related activities is projected to be met, how success will be measured to determine whether you meet your goal and objective(s) and the person/role responsible for the activity.

Goal 1: Promote self-directed recovery through provision of recovery-oriented peer support.		Related Activities		Timelines	How Success will be Measured
Objective 1	1. Operate the PRR-V with a recovery orientation.	1. Training curriculum developed which incorporates veteran-peer perspective.		1. Q1	1. All training will be available to staff 90 days prior to PRR-V opening.
		2. Support services and referrals will be centered around individual recovery goals.		2. Q2-Q4	2. No less than 75% of guests will agree the PRR-V was recovery-oriented.

Person/Role Responsible: Program Director, Project Manager, Training and Advisory Council

Objective 2		Related Activities	Timelines	How Success will be Measured
1. Promote self-direction and empowerment within the PRR-V.		1. Training curriculum will be developed which promotes the self-direction of guests at the PRR-V.	1. Q1	1. Training will be available to staff 90 days prior to opening PRR-V.
		2. Engagement PRR-V services will be optional and guests will be empowered to choose their own path of recovery.	2. Q2-Q4	2. No less than 75% of guests will agree that the PRR-V promoted their self-direction and empowerment.

Person/Role Responsible: Program Director, Project Manager, Training and Advisory Council

Objective 3		Related Activities	Timelines	How Success will be Measured
1. Provide peer support services in the PRR-V.		1. Training will be developed which incorporates intentional peer support with the veteran perspective.	1. Q1	1. All training will be available to staff 90 days prior to opening of PRR-V.
		2. Peer staff will be available 24/7 at the PRR-V to any guest who seeks support in their recovery.	2. Q2-Q4	2. No less than 75% of guests will agree that peer support services were made available to them at the PRR-V.

Person/Role Responsible: Program Director, Project Manager, Training and Advisory Council

Objective 4		Related Activities	Timelines	How Success will be Measured
1.			1.	1.

2.

2.

2.

Person/Role Responsible: Click here to enter text.

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Agency Name: Mental Health America of Wisconsin

Contract Title: Peer Run Respite- Veterans

Contract Period: From 7/1/2019

Through 6/30/2020

EXHIBIT 1.3
DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED
Work Plan

In the table that follows each goal, identify the objective, all major activities needed to achieve the goal, the timeline when each of the related activities is projected to be met, how you will measure whether you are successful in meeting your goal and objective(s) and the person/role responsible for the activity.

Goal 2: Provide a safe, stable, supportive environment.

Objective 1				
Related Activities		Timelines	How Success will be Measured	
1. Operate and staff a PRR-V facility 24/7.	1. Hiring and staffing procedures will be established to ensure 24/7 operation of the PRR-V.	1. Q1	1. All policies and procures will be available to staff 90 days prior to PRR-V opening.	
	2. The PRR-V will have at least one active peer and one on-call peer staff at all times.	2. Q2-Q4	2. No guest will report that there was a lack of staffing support during their stay at the PRR-V.	
Person/Role Responsible: Program Director, Project Manager, Training and Advisory Council				
Objective 2				
Related Activities		Timelines	How Success will be Measured	
1. Assure ADA compliance is met and maintained in the PRR-V facility and program.	1. A location will be scouted and identified which provides access or allows for modifications for ADA compliance.	1. Q1	1. Location will be secured prior to or before the end of Q1, and open to guests by the beginning of Q2.	
	2. Any modifications to structure will be completed to allow for full access to PRR-V.	2. Q1	2. Modifications to PRR-V location will be completed prior to opening.	
Person/Role Responsible: CEO, Program Director, Advisory Council				
Objective 3				
Related Activities		Timelines	How Success will be Measured	
1. Assure the PRR-V environment is safe and welcoming.	1. A location will be sought which is welcome to any demographic of veteran guest.	1. Q1	1. Location will be identified which provides safe access at any hour.	
	2. Guests will be encouraged to contribute to the PRR-V space and to engage with the surrounding community, as opportunities and recovery plans allow.	2. Q2-Q4	2. At least 75% of guests will agree they felt safe and welcome at the PRR-V.	
Person/Role Responsible: CEO, Program Director, Advisory Council				
Objective 4				
Related Activities		Timelines	How Success will be Measured	
1. Assure the PRR-V environment is physically safe and secure.	1. A location will be sought for the PRR-V which allows for 24/7 access and provides security to guests.	1. Q1	1. Location will be identified which allows secure access by guests.	
	2. Any modifications to the PRR-V site will be completed to	2. Q1	2. Security measures, as established	

ensure safe access by all guests.

by PRR-V policies, will be implemented prior to PRR-V operation.

Person/Role Responsible: CEO, Program Director, Advisory Council			
Objective 4	Related Activities	Timelines	How Success will be Measured
1. Provide services free of charge to guests.	1. Marketing and outreach materials will be developed which inform all potential guests that services at PRR-V are free of charge. 2. All peer support services will be clearly designated as no charge at the PRR-V.	1. Q1 2. Q1-Q4	1. Outreach materials will be developed prior to public announcement of operational start date. 2. Guests will be informed through pre-arrival conversations that all services at the PRR-V are free of charge.
Person/Role Responsible: Program Director, Project Manager, Advisory Council			
Objective 4	Related Activities	Timelines	How Success will be Measured
1. Ensure access to services statewide.	1. Access plan will be developed for eliminating geographic barriers to accessing the PRR-V. 2. Guests seeking a stay at the PRR-V will be supported to arrive and depart the PRR-V.	1. Q1 2. Q1-Q4.	1. All policies will be made available to staff 90 days prior to PRR-V opening. 2. No guest will be turned away from the PRR-V due to lack of transportation.
Person/Role Responsible: Program Director, Project Manager, Advisory Council.			

Agency Name: Mental Health America of Wisconsin
Contract Title: Mental Health America of Wisconsin
Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.4
DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED
Work Plan

In the table that follows each goal, identify the objective, all major activities needed to achieve the goal, the timeline when each of the related activities is projected to be met, how you will measure whether you are successful in meeting your goal and objective(s) and the person/role responsible for the activity.

Resources and linkages to the community.				
Objective 1		Related Activities	Timelines	How Success will be Measured
1. Develop collaborative local relationships.	1. Advisory Council will hold regular meetings, no less than every other month, to review implementation, development, and operation of PRR-V.	1. Q1-Q4	1. Meeting notes and agenda will be maintained for meetings of advisory Council.	
	2. Mission and goals of PRR-V will be clearly transmitted to community partners.	2. Q1-Q4	2. MHA will create MOU's with necessary partners and stakeholders.	
Person/Role Responsible: Program Director, VCES, Advisory Council				
Objective 2		Related Activities	Timelines	How Success will be Measured
1. Provide information and education for the community at large.	1. Participate in community events to promote the PRR-V.	1. Q1-Q4	1. Identify one event monthly to provide presentation or outreach materials regarding PRR-V.	
	2. Engage with local community surrounding PRR-V to increase engagement and connection.	2. Q2-Q4	2. Identify local meetings and events to invite participation of guests and staff to exchange information about PRR-V.	
Person/Role Responsible: Program Director, Project Manager, VCES, Advisory Council				
Objective 3		Related Activities	Timelines	How Success will be Measured
1. Provide information, education, linkage, and follow-up for guests.	1. Develop useful tool for providing referrals to community resources.	1. Q1-Q4	1. Tool will be developed prior to PRR-V opening and updated as necessary. At least 50% of guests will be provided community referrals as requested.	
	2. Staff will follow-up with guests as requested and assist with making connections to community resources.	2. Q3-Q4	2. At least 75% of guests who receive referrals will report the referrals were useful	
Person Responsible: Program Director, Project Manager, Peer Staff				
Objective 4		Related Activities	Timelines	How Success will be Measured

1.	1.	1.	1.
	2.	2.	2.

Person/Role Responsible: Click here to enter text.

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Agency Name: Mental Health America of Wisconsin

Contract Title: Peer Run Respite- Veterans

Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.5
DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED
Work Plan

In the table that follows each goal, identify the objective, all major activities needed to achieve the goal, the timeline when each of the related activities is projected to be met, how you will measure whether you are successful in meeting your goal and objective(s) and the person/role responsible for the activity.

Goal 4: Improve outcomes and quality of life for peers utilizing the PRR-V services.			
Objective 1	Related Activities	Timelines	How Success will be Measured
1. The PRR-V will support guests to decrease their utilization of other crisis services.	1. Peer support services will highlight building resiliency and improving skills of guests to cope with future moments of crisis.	1. Q1-Q4	1. At least 50% of guests will report a decrease in contact with law enforcement or emergency services for mental health or substance use crisis 90 days after departure.
	2. Guests will receive referrals to community resources and services which are tailored to match their recovery plans.	2. Q1-Q4	2. At least 50% of guests will report that the referrals they were provided assisted them to avoid the use of traditional crisis services 90 days after departure.

Person/Role Responsible: Click here to enter text.

Objective 2	Related Activities	Timelines	How Success will be Measured
1. The PRR-V will result in self-reported improvement in recovery and quality of life for guests.	1. Peer support staff will be trained to support guests to direct their own path to recovery through a strengths-based, asset-focused perspective.	1. Q1-Q4	1. At least 50% of guests will report that they felt empowered through the development of their recovery plan.
	2. Peer staff will be encouraged to reach out to alumni of the PRR-V to allow guests to maintain a positive, constructive connection to the PRR-V following their departure.	2. Q1-Q4	2. At least 50% of guests will report that they have experienced an improvement in their quality of life 90 days after departure.

Person/Role Responsible: Click here to enter text.

Objective 3	Related Activities	Timelines	How Success will be Measured
1.	1.	1.	1.
	2.	2.	2.

Person/Role Responsible: Click here to enter text.

Objective 4		Related Activities		Timelines		How Success will be Measured	
1.	1.			1.		1.	
	2.			2.		2.	
Person/Role Responsible: Click here to enter text.							

Agency Name: Mental Health America of Wisconsin
Contract Title: Peer Run Respite- Veterans
Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.6
DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED
Coordination

Describe any collaborative arrangements that are or will be developed in order to achieve the goals of this project. Provide the names of collaborative organizations and/or individuals and what contribution or commitment has been made between this project and collaborators.
Mental Health America of Wisconsin will be collaborating on this project with: Anick and Associates for fiscal accounting; Mary Kay Wagner, consultant for peer training curriculum development and implementation; and Dryhootch, as a contractor organization for peer training curriculum development and implementation.

Agency Name: Mental Health America of Wisconsin
Contract Title: Peer Run Respite- Veterans
Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.7
DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED
Identified Issues

Column one will list any issues that have been identified through a performance report or site visit. If there is no issue listed in column 1, no action is necessary. If there is one or more issues listed in column 1, address how you will resolve each issue in column 2.

Column 1

Issues to be Resolved

- 1.
- 2.
- 3.
- 4.

Column 2

Agency Response

- 1.
- 2.
- 3.
- 4.

17.0407 Rs-3, SINGLE-FAMILY RESIDENTIAL DISTRICT

The Rs-3, Single-Family Residential District is intended to provide for only detached single-family residential development at densities not exceeding 1.00 dwelling unit per net acre and serviced by City sewer and water facilities*.

a. Permitted Principal Uses

- (1) Single-family dwelling with attached or detached garages as defined in section 17.1402.
- (2) Foster homes and community living arrangements, **including CBRFs**, as set forth in Wisconsin Statutes.
- (3) Family day-care home as set forth in Section 66.1017 of Wisconsin Statutes.

b. Permitted Accessory Uses

- (1) Home occupations and professional home offices as defined herein.
- (2) Yard and gardening equipment storage structures not exceeding 192 square feet in area. (Also see section 17.0700).
- (3) Hobby Kennels. (Cr. 13-09)

c. Conditional Uses (Also See Section 17.0500)

Residential planned unit development (PUD) such as cluster developments or detached condominiums. The district lot size and frontage and yard requirements may be varied provided that adequate open space shall be provided so that the average intensity and density of land use shall be no greater than that permitted for the district. The proper preservation, care, and maintenance by the original and all subsequent owners of the exterior design and all common structures, facilities, utilities, access and open spaces shall be assured by deed, plat restrictions, and/or condominium declaration, enforceable by the City. All PUD's shall comply with the following minimum standards:

- (1) The minimum PUD development area shall be 25 gross acres.
- (2) The minimum PUD lot or space area shall be two thirds (2/3) acre (29,041 sq. ft.) per dwelling unit.
- (3) The minimum PUD lot or space width at the building set back line shall be 100 feet.
- (4) The minimum PUD building height and size shall be the same as required for permitted principal uses, however, the yard requirements as set forth in 'f'1 and 3 below, may be reduced by up to 33 percent.
- (5) No detached structure shall be located closer than 40 feet to another structure within the PUD development. Yards adjacent to exterior property lines shall not be less than those required for permitted principal uses.

d. Lot Area and Width

- (1) Lots shall have a minimum area of one (1) acre.
- (2) Lots shall have a width of not less than 150 feet at the building setback line.

e. Building Height and Size

- (1) No principal building or parts of a principal building shall exceed 35 feet in height.
- (2) The minimum floor area of a one or two-story dwelling unit shall be as follows:

Number of Bedrooms Per Dwelling Unit	Minimum Total Area	Minimum First Floor Area
One	1,200 square feet	1,200 square feet
Two	1,300 square feet	1,200 square feet
Three	1,500 square feet	1,200 square feet
Four or More	1,700 square feet	1,200 square feet

No bedroom shall be less than 100 square feet in area exclusive of closets.

- (3) No accessory structure shall be more than 18 feet in height.
- (4) The sum total of the first floor area of the principal building and all accessory buildings shall not exceed 10.0 percent of the lot area.

f. Setback and Yards

- (1) There shall be a minimum building (or street) setback of 45 feet from the right-of-way of all public streets, roads, or highways.
- (2) There shall be a side yard on each side of all structures not less than 20 feet in width.
- (3) There shall be a rear yard of not less than 35 feet.
- (4) There shall be a minimum building setback of 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)

g. Parking Space

See Section 17.0600

h. Minimum Utility Service*

Electricity and public sanitary sewerage and water supply facilities except as noted elsewhere in this subsection.

*- Lots of record prior to August 1982 and less than two (2) acres in size may be served by approved on-site soil absorption sewage disposal systems and private water supply systems if approved by the Waukesha County Health and Human Services Department and the City Plan Commission and no public sanitary sewerage system or public water supply system is available to the property.

Cheri R. Enters
N35 W22442 Wethersfield Court
Pewaukee, WI 53072
C: 262-844-5440

October 11, 2019

City Mayor Steve Bierce
Pewaukee Common Council
Pewaukee Plan Commission
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Dear Mayor, Council and Plan Commission members:

I have met at length with Jayne Holland, Community Outreach Coordinator for the R & R House for Veterans regarding their request for a Conditional Use Permit. I understand the facility being considered is located at W252 N4304 Sussex Road, Pewaukee. I've known Jayne for many years through her work with veterans at UWM's Veterans Resource Center (MAVRC). She serves our veterans well. She is well connected and very knowledgeable regarding the needs of returning veterans. I have reviewed their printed materials and considered the need for this type of facility in the Pewaukee communities.

As I've worked with veterans in Waukesha County these past six years, I see a need for assistance in helping them find the right resources as they transition to civilian life. It's not always easy for them to find what's available to meet their particular needs as each member of our military comes home with a different set of circumstances. Some need to push the "pause" button, take a breath, and talk to an advocate who will help them sort things out. I see this short-term (one week) facility providing the state-certified peer support these veterans need. We owe them that much and more.

I hope that the Council and Plan Commission will vote to approve this housing facility that will offer recovery services to our returning veterans on a short term basis. I hope Pewaukee will go on record as giving them a hand up in return for their service to our country. It's the least we can do.

Blessings,

A handwritten signature in cursive script, appearing to read "Cheri".

Cheri Enters

From: Lynne Brandt [<mailto:brandly6480@gmail.com>]

Sent: Sunday, October 6, 2019 10:26 PM

To: Mayor <mayor@pewaukee.wi.us>; Grosch, Ray <grosch@CITYOFPEWAUKEE.onmicrosoft.com>; Bergman, Brandon <bergman@CITYOFPEWAUKEE.onmicrosoft.com>; Kara, Jeff <kara@pewaukee.wi.us>; Brown, Colleen <brown@pewaukee.wi.us>; Wamser, Jerry <wamser@pewaukee.wi.us>; Dziwulski, Brian <dziwulski@pewaukee.wi.us>; Fuchs, Nick <fuchs@pewaukee.wi.us>

Cc: villagepresident@villageofpewaukee.com; ehill@villageofpewaukee.com; hgergen@villageofpewaukee.com; thopkins@villageofpewaukee.com; kyonke@villageofpewaukee.com; brohde@villageofpewaukee.com; croberts@villageofpewaukee.com

Subject: Proposed conditional use permit at W252 N4304 Sussex St., Pewaukee, WI 53072

Dear Pewaukee City Mayor,

We want to go on record stating our opposition to the proposed 'conditional use permit' at the address above. We, as adjacent neighbors and taxpayers, along with the majority of homeowners in this residential neighborhood zoned RS3, contest this proposition and have the right to information and 'safety first' in our neighborhood.

The current owners of the property, falsely advertised this property as a rental property adjacent to a Nature Preserve. This property is adjacent to 'No Trespassing Private Property' owned by the Brandt's for over 100 years.

The current owners of the property intend to vacate the property and lease the house to Mental Health America.

Mental Health America intends to run a 'pilot' program' placing up to four new individuals per week with mental health and substance abuse issues in this house for a one week stay. If I understand correctly, this unsecured property will host up to 208 'at risk' guests per year. This volume of turnover is unacceptable in a residential neighborhood.

This 'program' is NOT OPEN TO ALL VETERANS WHO SERVED OUR COUNTRY, only those with **mental health and substance abuse issues**. After researching and reading more on this, I have concerns about this being more of a veterans crisis respite center. No homeowner will feel safe in the sanctity of their own backyard.

We have concerns for the safety of our young grandchildren, 2 1/2 year old twins, a 7 and 5 year old, who come over to our house, they love to play outside and take nature hikes. We will no longer feel safe to allow them to do these things.

There's a lot of foot traffic, (joggers, walkers, bicycle riders, cross country runners, track and field runners from Pewaukee High School, young families out for a walk) who go right in front of the above referenced property. These people will no longer feel safe.

We can hear gun shots coming from The Waukesha Gun Club, which is located on Watertown Road, only 4.1 miles from the above referenced property. This may have a huge impact on the individuals staying at this house.

It's my understanding that all property owners within 600 feet of the exterior boundaries of the property for which the conditional use is being proposed were to be notified. Brandt Farm LLC, which is adjacent to the above referenced property, has not been notified of this proposed conditional use permit.

I had a conversation with Nick Fuchs who told me that if this conditional use permit is granted, it will stay with that property forever. The value of our properties and the safety of our families will be compromised.

Please don't allow this and protect OUR rights as taxpayers of Pewaukee. Thank you for your time and consideration on this matter. I can be reached at 262-290-6208.

Sincerely,

Lynne and Robert Brandt
648 Ole Dairy Road
[Pewaukee, WI 53072](#)

Brandt Farm LLC
-Robert Brandt
-Edward Brandt
-Jeanne Brandt
-Richard Brandt
-Karen Luedke
-Maureen Rausch
-Steve Cheaney
648 Ole Dairy Road
Pewaukee, WI 53072

Fuchs, Nick

From: Thomas Nienow <nienow99@sbcglobal.net>
Sent: Wednesday, October 2, 2019 9:35 PM
To: Fuchs, Nick
Subject: FW: Failure Notice

resend

From: MAILER-DAEMON@yahoo.com
Sent: Wednesday, October 2, 2019 8:57 PM
To: nienow99@sbcglobal.net
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<fuchs@pewaukee.wi>:
No mx record found for domain=pewaukee.wi

--- Below this line is a copy of the message.

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed; d=sbcglobal.net; s=s2048; t=1570067822; bh=bZUfJ3hNpTnGWwsGk5jZa8U/6un3gOgAKlLV3ZuJFQ=; h=To:From:Subject:Date:From:Subject; b=TYsP+XCyTSOScUB5dskz0417Ed4coU0vQMmetCUCiWk8z0sSkjYHY/pY3yWuV5C+jOyRnOk72wb5cVrAbrQrHXBBThh1eH b4i38Gxz6LhMjhrI3YkJoXi/wXYca4GxpTTtjwmlQBIObUfx2hDhAz1VSfXCrp8JqinFrPumKkiOKcBVk06qzi71SWWG+NFMp+9l d86NYYVGH2vguAgrOQNOp5SLhoR5L4cLfA1ZEIE4shanHwoXGL2+R3ysdVPzqj6dmD1xUyD3KLyEO+SR8MlpLmnpQc9PxttrF 8bpzYFy1zK31zFw4Ug8X29hgV+gctQCKIYOfoed8alMBMaerVlCG==
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Received: from sonic.gate.mail.ne1.yahoo.com by sonic312.consmr.mail.gq1.yahoo.com with HTTP; Thu, 3 Oct 2019 01:57:02 +0000

Received: by smtp424.mail.gq1.yahoo.com (Oath Hermes SMTP Server) with ESMTPA ID 33b5da7de928b4b7040c7dd5968d1394;

Thu, 03 Oct 2019 01:57:00 +0000 (UTC)

MIME-Version: 1.0

To: "mayor@pewaukee.wi.us" <mayor@pewaukee.wi.us>,
"grosch@pewaukee.wi.us" <grosch@pewaukee.wi.us>,
"bergman@pewaukee.wi.us" <bergman@pewaukee.wi.us>,
"kara@pewaukee.wi.us" <kara@pewaukee.wi.us>,
"fuchs@pewaukee.wi.us" <fuchs@pewaukee.wi.us>,
"brown@pewaukee.wi.us" <brown@pewaukee.wi.us>,
"wamser@pewaukee.wi.us" <wamser@pewaukee.wi.us>,
"dziwulski@pewaukee.wi.us" <dziwulski@pewaukee.wi.us>,
"brian@mhawi.org" <brian@mhawi.org>

From: Thomas Nienow <nienow99@sbcglobal.net>

Subject: proposed conditional use permit at W252 N4304 Sussex St.,
Pewaukee, WI 53072

Date: Wed, 2 Oct 2019 20:57:02 -0500

Importance: normal

X-Priority: 3

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Content-Transfer-Encoding: quoted-printable

Content-Type: text/plain; charset="utf-8"

Dear Mr. Mayor =E2=80=93

I want to go on record stating my opposition to the proposed =E2=80=98conditional use permit=E2=80=99 at the address above. We, as adjacent neighbors and taxpayers, along with the majority of homeowners in this residential neighborhood zoned RS3, contest this proposition and have the right to information and =E2=80=98safety first=E2=80=99 in our neighborhood.

I tried to contact Brian at Mental Health America Wisconsin on Monday, September 30, 2019 and left a message asking for security assurances and more information for the proposed program at this location. At this time it has been 3 days and he has not responded to my inquiry about details of this proposed program.

The current owners of the property intend to vacate the property and lease the house to Mental Health America. =20

Mental Health America intends to run a =E2=80=98pilot=E2=80=99 program=E2=80=99 placing up to six new individuals per week with mental health and substance abuse issues in this house for a one week stay. If I understand correctly, this unsecured property will host up to 312 =E2=80=98at risk=E2=80=99 guests per year. This volume of turnover is unacceptable in a residential neighborhood.

This =E2=80=98program=E2=80=99 is NOT OPEN TO ALL VETERANS WHO SERVED OUR COUNTRY, only those with mental health and substance abuse issues. No homeo=

wner will feel safe in the sanctity of their own backyard. =20

I=E2=80=99ve had many conversations with Nick Fuchs and he told me that if =
this conditional use permit is granted, it will stay with that property for=
ever. The value of our properties and the safety of our families will be c=
ompromised.

Please don=E2=80=99t allow this and protect OUR rights as taxpayers of Pewa=
ukee. Thank you for your time and consideration on this matter. I can be =
reached at 414.305.3389

Respectfully -

Susan Nienow
W252N4350 Sussex St
Pewaukee, WI 53072

--_1A5CBAFA-C74B-4E65-BA89-6B84C14CF47A_
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Content-Type: text/html; charset="utf-8"

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    margin:1.0in 1.0in 1.0in 1.0in;}
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    {page:WordSection1;}
--></style></head><body lang=3DEN-US><div class=3DWordSection1><p class=3DM=
soNormal>Dear Mr. Mayor =E2=80=93</p><p class=3DMsoNormal><o:p>&nbsp;</o:p>=
</p><p class=3DMsoNormal>I want to go on record stating my opposition to th=
e proposed =E2=80=98conditional use permit=E2=80=99 at the address above.=
=C2=A0 We, as adjacent neighbors and taxpayers, along with the majority of =
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From: [Fuchs, Nick](#)
To: [Hurd, Ami](#)
Subject: FW: Mental Health America Petition For Conditional Use Permit
Date: Monday, October 14, 2019 8:47:41 AM
Attachments: [Screenshot \(11\).png](#)

Please print copies of the below email and attachment for Plan Commissioners. Thanks.

Nick Fuchs
Planner & Community Development Director
[City of Pewaukee](#)
W240N3065 Pewaukee Road
Pewaukee, WI 53072
262-691-6007
fuchs@pewaukee.wi.us

This message originates from the City of Pewaukee. It contains information that may be confidential or privileged and is intended only for the individual named above. It is prohibited for anyone to disclose, copy, distribute, or use the contents of this message without permission, except as allowed by the Wisconsin Public Record Law. If this message is sent to a quorum of a governmental body, my intent is the same as though it were sent by regular mail and further e-mail distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent and may not be copied or distributed with this disclaimer. If you have received this message in error please notify me immediately.

From: Thomas Nienow [mailto:nienow99@sbcglobal.net]
Sent: Monday, October 14, 2019 8:34 AM
To: Mayor <mayor@pewaukee.wi.us>; Grosch, Ray <grosch@CITYOFPEWAUKEE.onmicrosoft.com>; Bergman, Brandon <bergman@CITYOFPEWAUKEE.onmicrosoft.com>; Fuchs, Nick <fuchs@pewaukee.wi.us>
Subject: Mental Health America Petition For Conditional Use Permit

October 13, 2019
Pewaukee Mayor Steve Bierce
City of Pewaukee common Council
Pewaukee Plan Commission

Dear Mayor, Plan Commission and Common Council,

Upon reading the agenda regarding Mental Health America's petition for Conditional Use Permit for the Grove's property at W2252N4304 Sussex St, it is stated "there is existing landscaping that buffers this property from abutting single family homes". The petition states the property "is bordered by agriculture to the south and a supportive neighbor across Sussex St." The petition fails to mention a private residence abutting to the north. It also states that guests can come and go freely.

Attached is an aerial view of the proposed property showing the irregular lot line to the property to the north. As owners of the property to the north, we can say there is no existing landscaping buffering the properties on the west side of our property. We are opposed to the petition and feel that for our safety and peace of mind the only way for this proposal to pass would be the construction of a fence around their property with gated entry to keep guests from inadvertently

entering private property and trespassing. We are also requesting security cameras so staff at the property can monitor the perimeter at all hours.

SAFETY FIRST! The burden of security should not be placed on us

Tom and Sue Nienow
W252N4350 Sussex St
Pewaukee, WI 53072
262.853.9943

SUSSEX ST

442.65' (AR)

< 223.00' (AR)

163.65'

257.00'

200.46'

230.15'

420.5' (AR)

CITY OF PEWAUKEE
VILLAGE OF PEWAUKEE

0880 999

0880 997

0877 995

259.0'

259.00'

SOAR

Case Management Services, Inc.

2132 Fordem Ave.
Madison, WI 53704
Phone: 608/287-0839
Fax: 608/287-0840
E-mail: soaroffice@soarcms.org

September 12, 2019

Re: Support for Mental Health America – Veteran Peer Run Respite – The R&R House

To whom it may concern:

We are contacting you to share our strong support for the opening and community embracement of Mental Health America's veteran peer run respite, The R&R House.

Our agency was one of the recipients for funding of the first three Peer Run Respites in the state of Wisconsin. We opened our respite home in Madison, Wi. and have had an overwhelming amount of successes. Not only have we provided respite to over 350 individuals with 2,500 nights utilized but we have brought a resource to our community that allows the guests we serve an alternative to traditional treatment methods. This alternative is an evidence based, best practice resource. Research has shown that peer support not only facilitates recovery but also reduces health care costs.

Recovery for individuals with behavioral health conditions is greatly enhanced by social connection. A Peer Run Respite provides a person with that connection, resources, skills, and tools they need to be successful in the management of their symptoms and within their community. Through shared lived experience a sense of hope and empowerment is instilled, and recovery becomes reality.

As the director of Madison's Peer Run Respite, I see daily the positive outcomes of Peer Run Respite's and what this has done for our community. My hope is that you can embrace the R&R House to provide its community the chance at recovery as well.

Thank you for your consideration.

Sincerely,



Autumn Shaffer, CPS
Project & Peer Programs Director
SOAR Case Management Services, Inc.
(608)-287-0839
autumnc@soarcms.org



nami
National Alliance on Mental Illness

Waukesha

October 3, 2019

To Whom It May Concern,

On behalf of our Board of Directors, staff and those we serve in Waukesha County, I am providing this letter of support for Mental Health America of Wisconsin and their proposal to open a Veteran Peer Run Respite in Pewaukee.

NAMI Waukesha has provided services for individuals and families impacted by mental health conditions in Waukesha County since 1982. During 2018 we provided services for more than 6,000 individuals who live and/or work in Waukesha County. Veterans are among those we provide services for and specifically we have worked with veterans who are homeless in the community to connect them with necessary treatment and support that will assist them with achieving safe, affordable, and permanent housing. NAMI Waukesha has been providing peer support since its inception and continues to operate on a peer based model. In 2013 we hired a Veteran Outreach Specialist to provide peer based services.

Since the 1940's, Mental Health America (MHA) has responded to war-related stresses in both the civilian and military populations. In 2010 MHA of Wisconsin and NAMI Waukesha began a partnership to provide Crisis Intervention Training for law enforcement officers in Waukesha County to provide them with the necessary knowledge and skills to work effectively with people experiencing a mental health crisis including Veterans. MHA of Wisconsin and NAMI Waukesha have actively worked in partnership since that time to reduce stigma, encourage early intervention and advocate to protect and improve the mental health of our communities.

Recovery for individuals impacted by mental health conditions is greatly enhanced by social connections. Peer support is an evidenced based practice that provides important social connections. When an individual receives peer support it assists greatly with an increase in their self-care, sense of community belonging, and satisfaction with various life domains; and decreases levels of depression and psychosis, hospitalizations and use of more expensive community resources such as emergency room services. Social connections are even more vital for Veterans with PTSD and other mental health conditions, that manifest themselves as a result of combat, because of the strong bonds among military service members and the importance of Veteran peers in coping with stress.

As the Director of NAMI Waukesha, I see the daily positive outcomes that peer run services provide for our community. Our organization gives its full support for MHA of Wisconsin to open a Veteran Peer Run Respite home in Pewaukee. This is a necessary service that we should not be hesitating to provide for our Veterans who have given so much of themselves to our Country.

Sincerely,

Mary Madden
Executive Director



**Housing Action Coalition
of Waukesha County**

P.O. Box 605
Waukesha, WI 53187
262.522.3815
www.cocwaukesha.org

October 8, 2019

To Whom It May Concern,

It is my pleasure to write this letter of support for Mental Health America of Wisconsin and their proposal to open a Veteran Peer Run Respite Center in Pewaukee, WI.

The Housing Action Coalition of Waukesha County, Inc. works in the capacity for finding responsive solutions to address housing instability along with supportive services and programs. The Coalition works with over 40 member agencies to foster an environment where agencies and businesses can come together to identify gaps and needs but also share information to gain a greater understanding for what is already a service and what is still needed in Waukesha County to better serve individuals and families.

Individuals and families who have been impacted by a housing crisis or homelessness, should be connected to supportive services, such as case management or peer support to assist in finding safe, affordable and permanent housing opportunities amongst other community resources. Having a Veteran Peer Run Respite Center in Pewaukee would greatly enhance our community partnerships, collaboration, and education while also providing enriched supportive services to Veterans in our community.

The Housing Action Coalition gives its full support for Mental Health America of Wisconsin to open a Veteran Peer Run Respite Center in Pewaukee. This opportunity should be available to our Veterans and our community to better serve those in need with this much-needed service in Waukesha County.

Sincerely,

Jackie Smith
Program Coordinator



American Legion Pewaukee Post 71

118 Main Street Pewaukee, WI 53072

October 11, 2019

**Honorable Steve Bierce
Mayor-City of Pewaukee
N240W3065 Pewaukee Road
Pewaukee, WI 53072**

Re: Veterans Mental Health Respite Planned

Mr. Mayor,

I am writing on behalf of the Pewaukee Legion and its support of the planned respite facility for the local council and care for Veterans who may have a mental issue or problem getting care or guidance through “regular” channels. Mental health issues among Veterans is a serious issue for the Veterans returning from war and other reasons.

I understand this will not be a home to live in long term, but a respite or temporary place to get help, & be directed to where they can get help.

As a Veteran and citizen of City Pewaukee they have our support and we hope the City will feel the same.

Thank You

John Arnold

Commander

American Legion Pewaukee Post 71

118 Main Street

Pewaukee, WI 53072

414-416-4073 Cell

Arnoldjohn944@gmail.com

Celebrating 100 Years in America & Pewaukee



No Veteran Left Behind USA, Inc.

2025 S 107th Street, West Allis, WI 53227-1232

Phone: (414)395-6043 Fax: (414)375-2634 Email: info@noveteranleftbehindusa.us

Website: <http://www.noveteranleftbehindusa.us>

No Veteran Left Behind USA, Inc. is a 501(c)(3) veterans organization.

October 17, 2019

City of Pewaukee Mayor Steve Bierce
Pewaukee Common Council
Pewaukee Plan Commission

Dear Mayor, Council, and Plan Commission members:

I am writing on behalf of Mental Health America of Wisconsin, and am submitting this letter of support for the R&R House, to be located on Sussex Rd in Pewaukee.

The R&R House will provide needed support to veterans who would benefit from talking to a peer with shared their life experiences, and an understanding of the unique challenges former service members experience when they transition from the military. In my work with veterans I have experienced the sense of community and trust that peer support can bring and have seen how this can help them begin to integrate themselves into their civilian lives. I also appreciate that the R&R House will provide short-term stays for veterans, giving them an opportunity to take a break from the challenges they may be experiencing to improve their coping skills and connect with veteran resources if needed.

I hope that you will vote to approve the R&R House opening in Pewaukee.

Respectfully Submitted,

Ellen M. Kozel, US Army Retired
Chairman of the Board
No Veteran Left Behind USA, Inc.

October 14, 2019

Dear members of the City of Pewaukee Planning Council and Pewaukee Common Council:

We are writing in support of Mental Health America of Wisconsin's proposal to open a Veteran Peer Run Respite in Pewaukee.

For more than 110 years, Rogers Behavioral Health has been a leading not-for-profit, private provider of specialized mental health and addiction treatment for adults, teens, and children. Our mission is to provide highly effective mental health and addiction treatment that helps people reach their full potential for health and well-being. With roots in Waukesha County, Rogers now offer services in six Wisconsin communities and more than 10 other locations across the nation. Rogers offers inpatient and residential care in Waukesha County and Milwaukee County and an intensive level of outpatient treatment that typically ranges from three to six hours a day for four to six weeks for a broad range of conditions including OCD and related anxiety disorders, eating disorders, depression, bipolar and other mood disorders, posttraumatic stress disorder, and addiction.

We believe that this respite location is a much-needed resource that will help prevent veterans from needing crisis services and maintain longer periods of wellness. At Rogers, we know firsthand that individuals with mental health concerns do best when they have a strong support system. This safe and welcoming space combined with peers who have shared life experiences will be incredibly beneficial to veterans who have given of themselves for our country. The level of 24/7 assistance and linking to other vital resources will give these men and women the connection they need to rise above their challenges. It would be unfortunate if the stigma surrounding mental health conditions prevented these deserving individuals from accessing much-needed support.

As an advocate for those with mental health concerns, Rogers Behavioral Health offers our full support to Mental Health America of Wisconsin and its plans to open the Veteran Peer Run Respite in Pewaukee. Please let us know if we can help to answer any questions about the conditions, symptoms, and treatments to help address any concerns.

Sincerely,



Paul Mueller
CEO, Hospital Division



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

DATE: October 17, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Regarding Conceptual Review of a Proposed Landscape Contracting and Service Business and Single-Family Home for Arce Handyman, LLC Located on the East Side of Bluemound Road, North of Highway 16, South of Wamser Drive (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Staff Report

Arce Handyman Staff Comments

Arce Handyman Conceptual Review Application

Arce Handyman Project Narrative

Arce Handyman Land Survey

Arce Handyman Existing Zoning Map

Arce Handyman Future Land Use Map

Arce Handyman B-5 District

Arce Handyman M-1 District

Arce Handyman Building Plans

Arce Handyman CSM



Office of the Planning & 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 17, 2019

Date: October 9, 2019

Project Name: Acre Handyman, LLC Conceptual Review

Project Address/Tax Key No.: Not Assigned/PWC 0951995001

Applicant: Pedro Arce

Property Owner: Arce Handyman, LLC

Current Zoning: Rs-1 Single-Family Residential District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

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

Introduction

The applicant submitted conceptual plans for a proposed development consisting of a landscape contracting and service business use and a single-family home for property generally located along the east side of Bluemound Road; north of Highway 16, south of Wamser Drive, and across from the Harken development.

The subject property is currently zoned Rs-1 Single-Family Residential District and designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan. Attached are maps that show the existing zoning districts and future land use designations of this area.

Several applications will be required if the development moves forward. Below further details the process and proposed development.

Project Description

Rezoning

The applicant is proposing to rezone the commercial portion of the property to B-5 Highway Business District or M-1 General Wholesale Business/Warehouse District. The applicant is requesting Rs-3 District zoning to accommodate the single-family home.

The B-5 and M-1 districts are attached for review. If the Plan Commission is in support of the project moving forward, the applicant is looking for guidance as to the rezoning request. Staff finds that the use would be most appropriate in a commercial zoning district, opposed to industrial.

Comprehensive Master Plan Amendment

A Comprehensive Master Plan Amendment Application is required to proceed concurrently with the Rezoning Application in order for the rezoning request to be consistent with the City's Comprehensive Master Plan.

As such, the commercial portion of the development must be amended to Retail/Service Commercial and the residential portion of the development to a residential future land use category.

Note that if an industrial zoning district is requested, a Comprehensive Master Plan Amendment would not be needed for the nonresidential rezoning. An industrial zoning district is consistent with the Comprehensive Master Plan and future land use designation

Conditional Use

The proposed landscape business use is not specifically listed within any nonresidential zoning district; therefore, regardless of the zoning district, a Conditional Use will be required per Section 17.0504, which allows unspecified uses to proceed through the Conditional Use process (see below).

17.0504 SPECIAL CONDITIONAL USES NOT SET FORTH IN DISTRICT REGULATIONS MAY BE ALLOWED, INCLUDING:

- a. All uses similar in character to the permitted uses on the premises, as determined by the Plan Commission, which meet the intent of the district but which are not specifically listed as permitted principal, accessory or conditional uses within the text of the zoning district classification or other section of this ordinance.

Furthermore, the B-5 District states that uses that are similar in character to permitted uses may be allowed as Conditional Uses.

It can also be noted that Section 17.0209d. allows 'unclassified uses' to be permitted by the Plan Commission provided "that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."

Certified Survey Map

The applicant is proposing to essentially subdivide the property in half. The northern portion of the site (Lot 1) would be for the landscape business use and the remaining land to the south (Lot 2) would consist of a single-family dwelling.

Lot 1 has an area of 188,881 square feet (approximately 4.34-acres) and Lot 2 has an area of 137,935 square feet (approximately 3.17-acres).

Site and Building Plan Review

The concept plan illustrates a 40-foot by 100-foot, 4,000 square foot pole building for the landscape business. The building has an overall height of 16'-6". The applicant provided a sample photo of a similar building to what would be proposed. The building will likely include windows, an overhead door, service doors, and constructed of primarily Smartside siding with a lower band of a stone veneer.

The site plan also includes a drive, parking area and storage bins for materials kept onsite. Separate entrance drives are proposed for the commercial and residential developments. Note that a permit will

be required from Waukesha County for the requested access. If needed, the development may be accommodated by a single shared driveway.

Natural Resources

The Wisconsin Department of Natural Resources Surface Water Data Viewer shows a large mapped wetland onsite. This boundary is illustrated on the applicant's conceptual plans along with a 25-foot setback. Note that the 25-foot setback is according to the City's Zoning Code. The WDNR may require a greater setback.

Field delineations still need to be completed to determine exact wetland boundaries and setbacks.

It is anticipated that the proposed development would not impact the wetland or the required wetland setback. The development would result in the removal of existing trees on at least the front half of the property.

Staff Comments

Attached are staff's comments that were sent to the applicant on September 27, 2019. The applicant has already addressed some comments and appears to be willing to address most other comments at the time a detailed submittal is made. Staff's primary concerns are related to outdoor storage, the architecture of the building, and the long-term impact the proposed uses may have on future development of this area, primarily the residential home.

As such, staff would additionally recommend that the residential component of the development be eliminated. As this area is planned for nonresidential development to the north and south of this property, adding a new single-family home would be contrary to the future planning of this area as industrial.

Alternatively, the home and commercial uses of this site could be swapped, placing the commercial on the south side of the property and the residential to the north. This would likely establish a transition for this area where development to the south would be nonresidential and transition to single-family to the north.

It is also recommended that the applicant meet with neighbors prior to finalizing detailed plans for Plan Commission and Common Council review.

Recommendation

No action required.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with a Comprehensive Master Plan Amendment, rezoning, Certified Survey Map, and the proposed site and 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

Date: September 27, 2019
To: Pedro Arce, Arce Handyman, LLC
From: Nick Fuchs, Planner & Community Development Director
RE: Arce Handyman, LLC Conceptual Review

Comments and Recommendations

Below are comments and recommendations for the proposed Arce Handyman, LLC development for property located along the east side of Bluemound Road bearing Tax Key No. 0951995001.

1. The subject property is currently zoned Rs-1 Single-Family Residential District. As such, the proposed Lot 1 and Lot 2 must be rezoned.
 - a. Lot 1: The application materials indicate rezoning Lot 1 to B-3 General Business District. This zoning district may be considered; although, it does not specifically allow a landscape business use. This type of use would require consideration through the Conditional Use process.

Considering the location of the property, staff recommends also considering the B-5 Highway Business District. A Conditional Use would also be required according to the B-5 District.
 - b. Lot 2: The proposed Lot 2 is approximately 4.27 acres, which is less than the 5 acre minimum lot area requirement of the Rs-1 District. Further, the Rs-1 District requires a lot width of not less than 220 feet at the building setback line. As such, the proposed Lot 2 may not remain Rs-1 and must be rezoned.

Please review the surrounding zoning of adjacent parcels in addition to lot area and width requirements of other single-family residential districts to propose a zoning district that accommodates the proposed land division.

2. The subject property is currently designated as Manufacturing / Fabrication / Warehousing on the City's Year 2050 Land Use / Transportation Plan. It is required that zoning be consistent with the City's Comprehensive Master Plan. Therefore, a Comprehensive Master Plan Amendment Application is required.

To accommodate this proposal, Lot 1 must be amended to Retail / Service Commercial and Lot 2 to Medium Density Residential.

3. Again, regardless of the commercial zoning district chosen, a Conditional Use will be required pursuant to Section 17.0419c.(B-3)/17.0421c.(B-5), Section 17.0209d., and 17.0504 of the Zoning Code.

Flag lots also require Conditional Use approval per Section 17.0209c. Ultimately it is up to the Plan Commission to determine if the proposed Lot 2 is a flag lot or not.

Please review Section 17.0500 of the City's Zoning Code and Wis. Stat. §62.23(7)(de) regarding the Conditional Use process and requirements.

4. Sections 17.0208, 17.0209, and 17.0210 of the Zoning Code outline Site Restrictions, Use Restrictions, and Principles and Standards for Aesthetic Evaluation, respectively. Please review these ordinances as currently staff finds that the development does not meet these standards.
5. The proposed building does not meet architectural standards of the City of Pewaukee. The building requires significant changes in regard to the building materials/number of materials utilized and architectural features proposed. Staff does not object to a cement siding product; however, additional building materials should be utilized.

Also note that the City requires 4-sided architecture.

6. Will a dumpster(s) be kept onsite? If so, a trash enclosure is required and must be constructed of the same building materials as the principal building.
7. Is any outdoor storage of materials, equipment, or vehicles proposed?

Staff does not recommend outdoor storage. This is a significant staff concern as generally landscape businesses often have a lot of material and equipment onsite and often become disorganized and messy.

However, if proposed, it is recommended that designated areas of the site be designed for the storage of materials, equipment, and vehicles as may be necessary. It is recommended that these areas be screened by dense landscaping and materials kept in corrals/bins.

Also note that the Zoning Code requires that "Building appurtenances such as loading docks, solid waste storage areas, and mechanical or utility equipment shall not be located on the street side of any building and shall be permanently screened from general view on all other sides (or roofs) of the building by use of compatible building materials, dense landscaping or both."

8. Is any signage planned? If so, please see Section 17.0700 of the City's Zoning Code.
9. Please be aware that at the time a detailed site plan is provided, grading, erosion control, and storm water management plans are also required.

Note that staff will also request that a limit of disturbance boundary be shown on these plans. This boundary is expected to be marked onsite to ensure that these areas are left undisturbed and the trees preserved.

10. Related to grading, the City requires that "Final man-made site grades on a continuous slope of more than 100 feet in horizontal distance shall not exceed 3:1 on any part of the site where 3 is the horizontal dimension, and shall not exceed a 4:1 grade on more than 20 percent of the site."

11. Please be aware that no more than 60 percent of the site may be covered by impervious surfaces, thus leaving 40% of the site as green space. Note that wetlands and floodplain areas may comprise of no more than 20 percent of the total 'green space' requirement on any parcel or no more than two square feet of each required ten square feet.
12. Note that except in single and two-family residential areas, no impervious surface, including graveled areas, shall be placed closer than ten (10) feet from a property boundary.
13. Is any lighting being proposed? If so, at the time of submittal of a detailed site plan, lighting details must be provided. This includes a photometric plan as well as cut sheets/catalog pages of the proposed light fixtures.

In no case shall light poles be taller than 20 feet measured from ground level.

14. Staff recommends amending setback requirements with this development from those indicated on Certified Survey Map No. 6860. It is recommended that setbacks be consistent with those of the proposed zoning district.

Note the County must be contacted for the required setback from Bluemound Road, which may be greater than the setback required by the zoning district.

Also, Section 17.0208d. requires lots abutting more restrictive zoning districts to provide side and rear yard setbacks not less than those required in the more restrictive abutting district.

15. Related to all drives and parking areas:
 - a. Curb and gutter shall be provided for all drives and parking areas.
 - b. Parking spaces shall not be less than 180 square feet (e.g. 9' x 20')
 - c. Parking shall be at least 50-feet from residential district lot line (reduced to 20 feet if fully screened)
 - d. All parking areas and drives must be surfaced with at least 3 inches of asphalt or concrete pavement over a crushed stone base
16. Wetlands must be field delineated. The wetland boundary must be illustrated on the final site plan along with the date of the delineation and name of the individual that completed the delineation. If the individual is not an assured delineator, the WDNR must concur with the wetland delineation.

A copy of the wetland delineation report must be provided to the City.

It is recommended that impacts to wetlands and wetland setbacks be avoided. If any impacts are proposed, additional permitting and approvals is required by the WDNR.

A 75-foot setback is shown on the concept plan. Is that the setback the WDNR is requiring? Typically that would be the setback from a navigable stream or the floodplain. The City's wetland setback is 25-feet; however, the WDNR required setback is typically greater and must be met.

17. As 2 lots are proposed, the property owner will be required to pay at least one additional water main unit (currently estimated at \$2,366.33 per unit, due at time of sale, connection, or subdivision).

Additionally, a second lateral must be extended across Bluemound Road for the second lot. Note that a shared service is not allowed. A permit for this work will be required from Waukesha County and City inspections are required on the tap and service. No private wells will be allowed.

Connection fees will also have to be paid prior to issuance of a Building Permit.

18. The parcel does not have access to the municipal sewer and the property owner must opt into the sewer assessments for the sewer located in Bluemound Road to gain access to the municipal sewer. This is currently estimated at approximately \$7,907.10 per unit due at time of sale, connection, or subdivision. The units will be determined for nonresidential properties based upon the Notice of Intent to Discharge Wasterwater form.

The Still River Assessments for the trunk sewer and lift station are approximately \$2,536.22.

No laterals were installed to this parcel, so new laterals are needed for both proposed lots. The two lots may not share a lateral. A permit for this work will be required from Waukesha County and City inspections are required on the tap and lateral

19. The Engineering Department will review the grading and impervious area proposed with this development to determine if the total disturbance is over one acre. If the area of disturbance is greater than one acre, the development is subject to the storm water management requirements of Chapter 19 of the Municipal Code.
20. An access permit from Waukesha County is required for the driveway, which City staff will need to review as well due to the sanitary sewer being located on that side of the roadway. Staff will need to ensure that no conflicts with manholes or cover if a culvert is required by the County.
21. Overall staff has concerns with the proposed development; primarily related to the use, its impact on existing adjacent uses and properties, outdoor storage, and the type of building proposed. As envisioned in the City's Comprehensive Master Plan, an industrial development would be preferred. A landscape business use does not meet current zoning nor the future planned land use.



Office of the Planner & Community Development Director
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APPLICATION FOR CONCEPTUAL 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 conceptual review of: 2-1st CSM, with proposed lot 1 to be rezoned for use as a
landscape company site.

Legal description of property to be rezoned – Please attach.

Common property description or name: Lot 1 of CSM #6860
Property Address: Bluemound Rd (C.T.H.Y) **Tax Key Number(s):** PWC 0951.995.001
Property owner(s) (Full Legal Name): Arce Handyman LLC
Owner's Address: 210 S. Washington Avenue **City/State/Zip:** Waukesha, WI 53188-5004
Phone: 262-894-2444 **Email:** juanar269@gmail.com

Applicant (Full Legal Name):

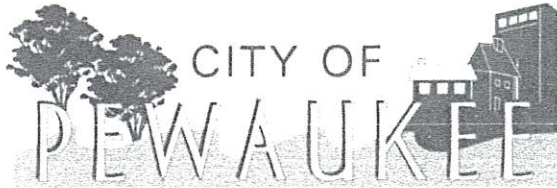
Name: Pedro Arce
Company: Arce Handyman, LLC
Address: 210 S. Washington Ave.
City/State/Zip: Waukesha, WI 53188-5004
Phone: 262-894-2444
Email: juanar269@gmail.com

Contact Person (Full Legal Name):

Name: Mark Augustine
Company: LandMark Engineering Sciences, Inc.
Address: 119 Coolidge Ave. - Suite 100
City/State/Zip: Waukesha, WI 53186-6602
Phone: 414-719-2769
Email: landmark-engineering@live.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:
 - o \$200.00
- ☐ Five (5) complete collated sets of Application materials to include:
 - o 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.
 - o Scaled drawings, as may be applicable, including, but not limited to; a site plan, building elevations or renderings, and best available natural resource information.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.



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

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

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: Pedro Arce
NAME & TITLE (PRINT): Pedro Arce, Company Owner (Arce Handyman, LLC)
SIGN AND DATED this 19th day of September, 2019.

PROPERTY OWNER'S SIGNATURE: Pedro Arce
NAME & TITLE (PRINT): Pedro Arce, Land Owner & Company Owner (Arce Handyman, LLC)
SIGN AND DATED this 19th day of Sept., 2019.

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

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____

ARCE HANDYMAN LLC PROPERTY
BLUEMOUND ROAD
CITY OF PEWAUKEE, WISCONSIN

PROJECT NARRATIVE

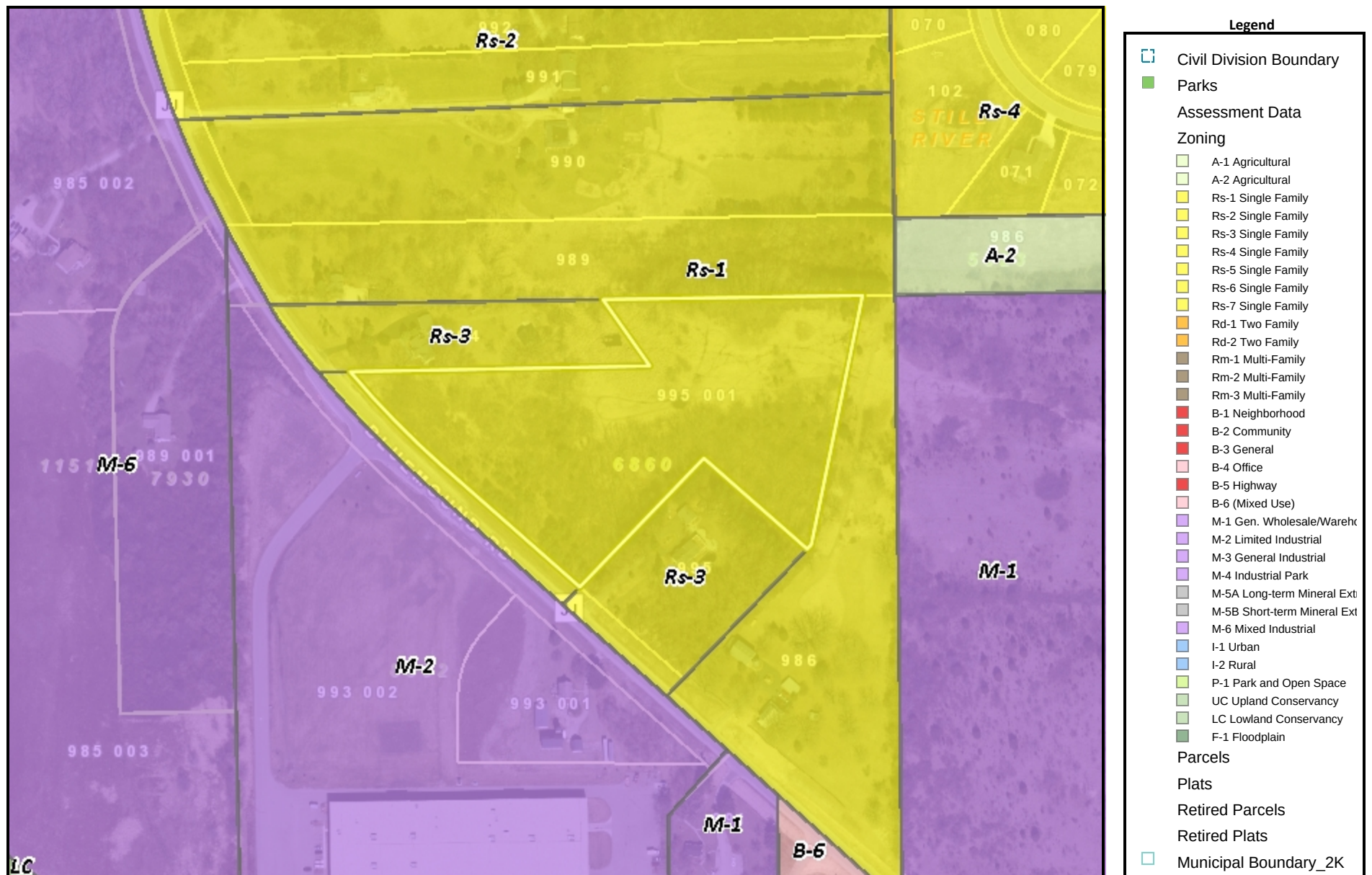
Pedro Arce, owner of Arce Handyman, LLC, is the owner of the parcel with tax key identification PWC 0951995001. The parcel for this proposed development is henceforth collectively referred to as “the Site”.

The Site is located on the east-northeast side of Bluemound Road and east of State Highway 16, just north of Interstate Highway 94, in the City of Pewaukee, Waukesha County. The Site contains approximately 326,816 square feet (+/-7.503 acres).

Mr. Arce intends to divide the property into 2 separate parcels and rezone one of the parcels from the current RS-1 to a B-3 zoning to relocate his business from the City of Waukesha to the City of Pewaukee. The other parcel will remain RS-1 zoning for future residential development.

Arce Handyman, LLC is a landscaping and maintenance company catering to both residential and commercial clients. The proposed new business headquarters is not intended to be a retail facility, but rather an office and warehousing facility for equipment and supplies.

For this proposed development, LandMark Engineering Sciences, Inc. created the concept surveying and engineering documents and will perform these services for and during site design, permitting and construction.



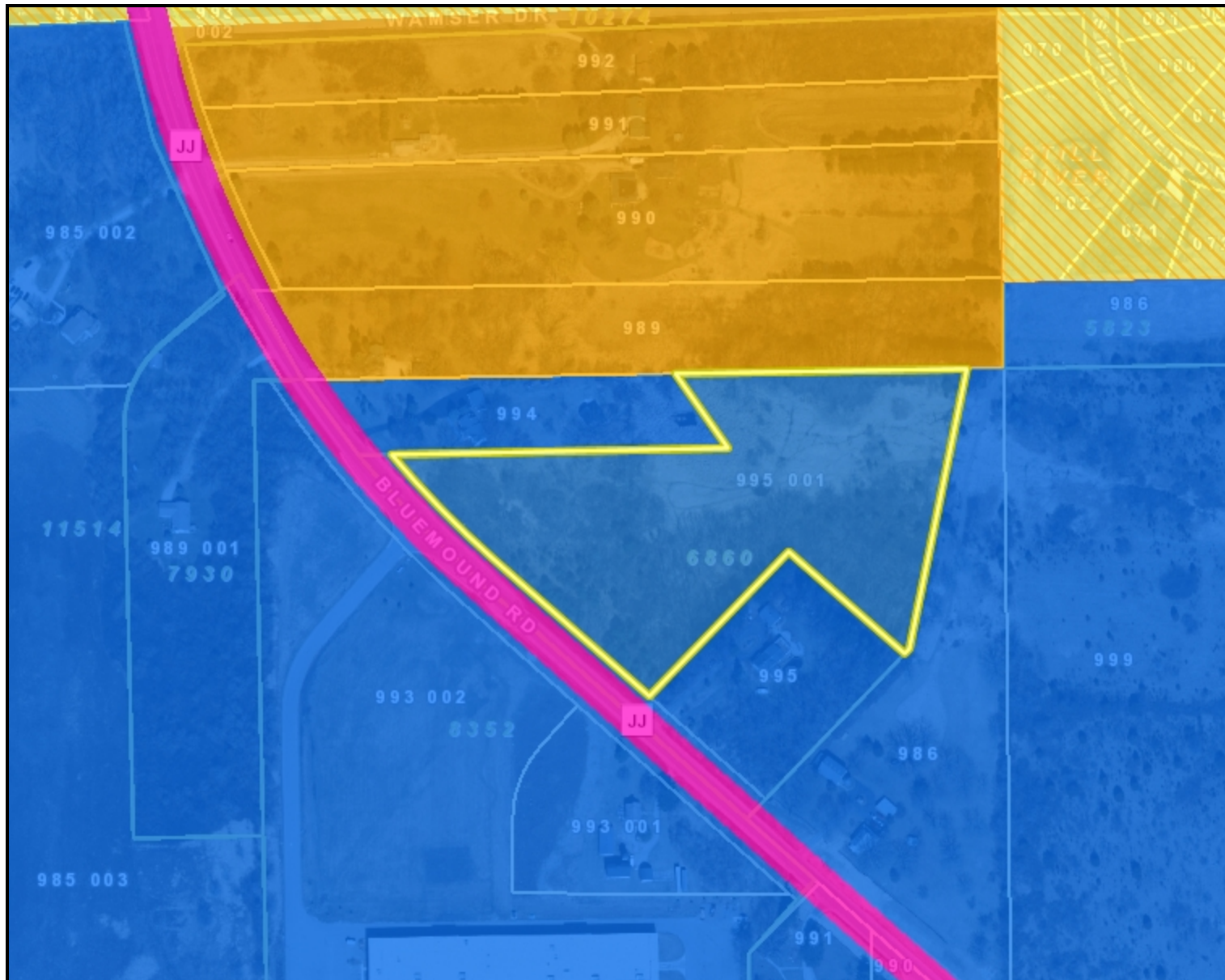
0 280.83 Feet

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

Notes:

Printed: 10/7/2019





Legend

- Civil Division Boundary
- 2050 Land Use**
 - Water
 - Agriculture
 - Public or Private Park and R
 - Floodplains, Lowland & Upla
 - Natural Areas
 - Low Density Residential (> 1
 - Low-Medium Density Reside
 - Medium Density Residential
 - High Density Residential (< 1
 - Office Commercial
 - Mixed Office/Retail Commer
 - Retail/Service Commercial
 - Transportation/Utilities
 - Governmental/Institutional
 - Manufacturing/Fabrication/W
 - Mining
 - Transition
- Parks
- Assessment Data**
 - Parcels
 - Plats
 - Retired Parcels
 - Retired Plats
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
 - Lot
 - Outlot
- SimultaneousConveyance**
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K**
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line

0 280.83 Feet

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Notes:

Printed: 10/7/2019



17 .0421 B-5, HIGHWAY BUSINESS DISTRICT

The B-5, Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.

a. Permitted Principal Uses

- (1) Auto sales/service (indoor).
- (2) Auto and truck accessory sales.
- (3) Building supply stores (enclosed storage).
- (4) Motels and hotels.
- (5) Restaurants. (no drive-thru)
- (6) Transit station.
- (7) Commercial Kennels. (Cr. 13-09)

b. Permitted Accessory Uses

- (1) Accessory garages for storage of licensed vehicles used in conjunction with the operation of the business or for occupants of the premises.
- (2) Off-street parking and loading areas.
- (3) (see Section 17.0700).

c. Conditional Uses

Uses similar in character to the above permitted uses and conducted as a business on the premises and catering to the general public. Also the following uses:

- (1) “Drive-in” and “fast food” establishments.
- (2) Fuel service stations with or without convenience stores and with no alcoholic beverage sales.
- (3) Motor vehicle sales and/or service.
- (4) Temporary or seasonal uses on vacant or principal use parcels.
- (5) Truck stop not for the purpose of transferring goods between trucks.
- (6) Trailer and tractor sales, rental and service.

d. Lot Area and Width

- (1) Lots shall have a minimum area of two (2) acres.
- (2) Lots shall be not less than 160 feet in width at the building setback line.

e. Building Height and Size (See Section 17.0210)

- (1) No principal building or parts of a principal building shall exceed one (1) story or 18 feet in height.
- (2) No accessory building shall exceed 18 feet in height.

f. Setback and Yards

- (1) There shall be a minimum building (or street) setback of 40 feet from the right-of-way of all streets.
- (2) There shall be a minimum side yard equal to the required side yard in the adjacent district, but not less than 15 feet.
- (3) There shall be a rear yard of not less than 25 feet.
- (4) All structures shall be set back a minimum of 75 feet from the designated 100 year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from a designated wetland. (Also see subsection 17.0435)

g. Parking and Loading Space

- (1) There shall be adequate paved off-street parking and loading space provided for every building/use approved by the City Plan Commission after August 1982 and such parking and loading areas shall be adequately screened as determined by the Plan Commission.
- (2) There shall be no parking or loading area within 30 feet of a street right-of-way.
- (3) (See Section 17.0600).

h. Minimum Utility Service

Electricity and public sanitary sewerage and water supply facilities.

i. Special Regulations

To encourage a business use environment that is compatible with the residential character of the City, Building and/or Zoning permits for permitted uses in the B-5 Highway Business 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 existing and planned uses, need for public or private water supply and sanitary sewage disposal facilities, general site layout, building site and operation plans, ingress, egress, parking, loading and unloading, drainage, lighting, signage, screening and landscape plans.

17.0423 M-1, GENERAL WHOLESALE BUSINESS/WAREHOUSE DISTRICT

The M-1, General Wholesale Business/Warehouse District is intended to provide for the orderly and attractive grouping at appropriate locations of wholesale business or warehousing activities including storage and distribution of both wholesale and retail goods, but including no retail sales on the premises except as permitted by the Plan Commission.

a. Permitted Principal Uses

- (1) Establishments for the wholesale sale of goods and materials (other than chemical, flammable liquid, gaseous, vaporous, or explosive substances) where such goods or materials are temporarily stored inside a permanent building or within an open area attractively and effectively visually screened from public streets, roads, or highways and adjacent uses and where the individual goods or materials are not reduced in size or basically changed in character.
- (2) Buildings or yards for the storage of wholesale goods and materials (other than chemicals, flammable liquids, and gaseous, vaporous, or explosive substances) where such goods or materials are temporarily stored inside a permanent building or within an open area attractively and effectively visually screened from passersby, public streets, roads, or highways and adjacent uses, and where the individual goods or materials are not reduced in size or basically changed in character.
- (3) Those uses allowed as Permitted Principal Uses within the M-2 Limited Industrial District.
- (4) Commercial Kennels. (Cr. 13-09)

b. Permitted Accessory Uses

- (1) Offices, or garages for storage of licensed vehicles used in conjunction with the operation of the business or for occupants of the premises.
- (2) Screened off-street parking and loading access, including parking ramps and garages.
- (3) (See Section 17.0700).
- (4) The storage of not more than 10,000 gallons of fuel and petroleum products for use incidental to the principal use and upon specific approval of the Plan Commission after recommendation by the Fire Chief.

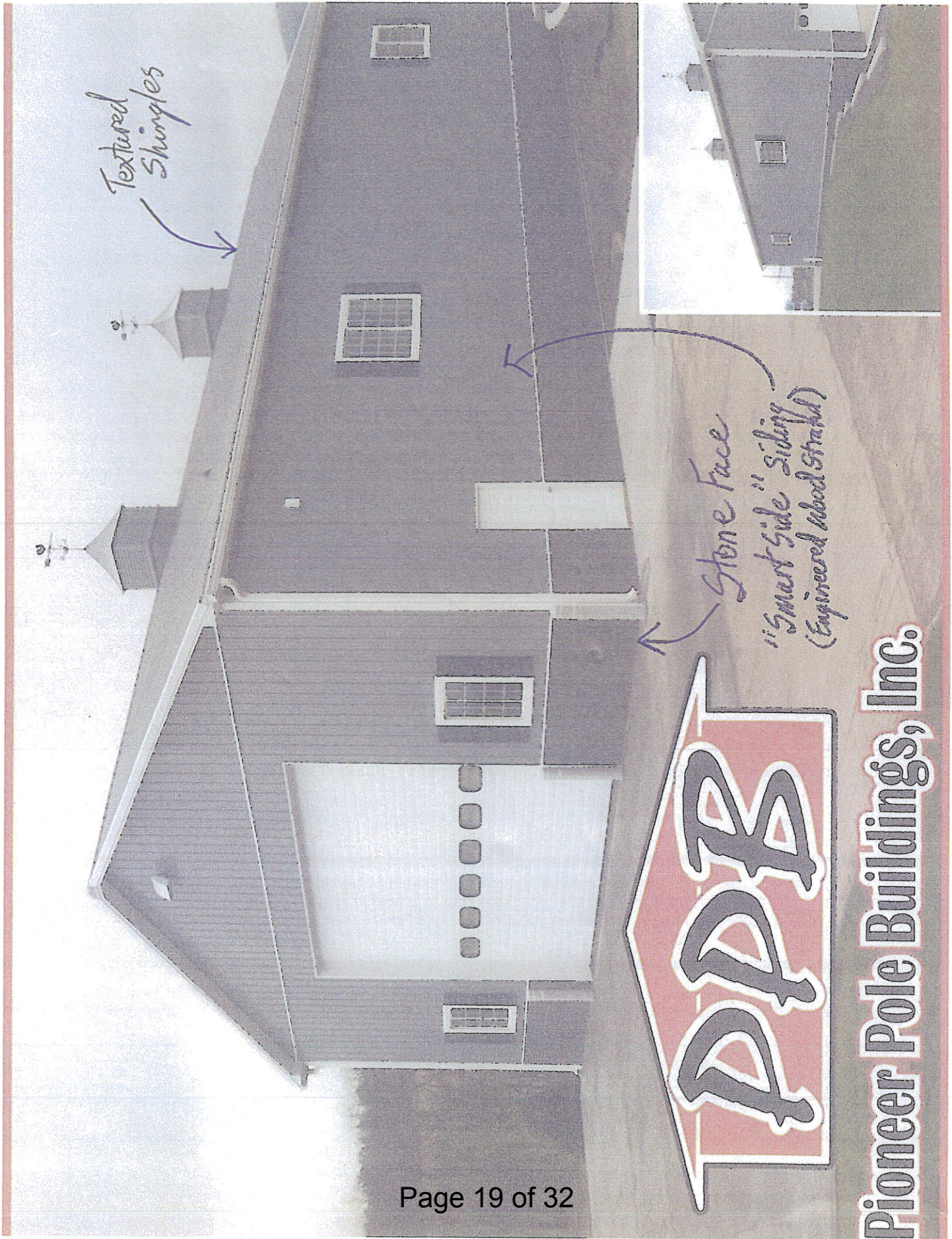
c. Conditional Uses

- (1) Establishments for the temporary storage of vehicles used in the transport of goods and materials.
- (2) Establishments for the transfer of wholesale goods and materials from one transport vehicle to another.
- (3) Those uses allowed as Conditional Uses within the M-2 Limited Industrial District.
- (4) Buildings, structures, or tanks used for the storage of chemicals, flammable liquids, and gaseous or vaporous substances, other than permitted accessory uses, upon specific approval of the Plan Commission after recommendation by the Fire Chief.
- (5) Yards and structures used for the temporary storage or holding of animals not for slaughter.
- (6) Warehouses used, or designed to be used, for the storage of domestic household goods, "dead" files and other limited time and use storage.
- (7) Residential quarters for the owner or hired caretaker provided that such quarters are in the principal building, not more than 750 square feet in area, no more than two (2) bedrooms, and not for rent, lease or separate sale.

- (8) Yards for the storage of bulk construction products when screened from view.
- d. Lot Area and Width
 - (1) Lots shall have a minimum area of two (2) acres.
 - (2) Lots shall not be less than 200 feet in width at the building setback line.
- e. Building Height and Size (See Section 17.0210)
 - (1) No principal building, no part of a principal building, and no goods or materials stored shall exceed 35 feet in height.
 - (2) No accessory building shall exceed 18 feet in height.
- f. Setback and Yards
 - (1) There shall be a minimum building (or street) setback of 30 feet from the right-of-way of all streets, roads, or highways.
 - (2) There shall be a side yard on each side of all buildings not less than 25 feet in width and buildings shall be no closer than 50 feet from another building.
 - (3) There shall be a rear yard of not less than 25 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 subsection 17.0435)
- g. Parking and Loading Space
 - (1) There shall be adequate paved off-street parking space provided for the intended use of the property and no on-street parking or on-street vehicle maneuvering will be allowed in the vicinity of the property. (Also see subsection 17.0210 and section 17.0600).
 - (2) There shall be adequate paved off-street loading area provided to accommodate all necessary loading and 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.
 - (3) All parking and loading areas shall be adequately screened as determined by the Plan Commission.
 - (4) There shall be no driveway, parking or loading area within 25 feet of a street right-of-way or 15 feet of an adjacent property.
- h. Minimum Utility Service

Electricity, and where available, public sewer and water supply.
- i. Special Regulations

To encourage wholesale business use environment that is compatible with the residential character of the City, a Building and/or Zoning permits for permitted uses in the M-1 District shall not be issued without prior review by and approval of the City Plan Commission. Said review and approval shall be concerned with existing and planned adjacent uses, need for public or private water supply and sanitary sewage disposal facilities, general site layout, building and operation plans, ingress, egress, drainage, lighting, signage, parking, loading and unloading, screening and landscape plans.



Pioneer Pole Buildings, Inc.

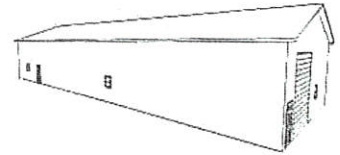
Items Selected:

Gable roof w/ 4/12 pitch, Standard Trusses 2' O.C.
Truss Design Location Zip Code: 53072
Residential Post Frame Construction
with Concrete Floor (not included)
40' Wide X 100' Deep X 16' - 6" High
8' SmartPanel Vertical Siding
Primed Smart Trim Outside Corners
7/16" OSB Wall Sheathing
Tytar Housewrap
12" gable/12" eave overhangs
1/2" OSB Roof Sheathing
Castlebrook, Burnt Sienna Shingles
O.C. Venture Ridge Vent
Royal Brown Aluminum Soffit & Fascia
Royal Brown Premium Roof Edge
Primed Smart Trim Overhead Door Jamb

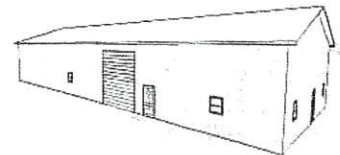
Options Selected:

The options you have selected are:
Deck Defense Synthetic Underlayment
2 Rows Granular Ice & Water Barrier
1-1/4" Coil Roofing Nails
2-3/8" 33 Deg Sheathing Nails
1 - 36X80 Service Door - E-1 6-Panel Steel RS
7 - 30x36 Window - White Vinyl Single Hung
2 - 12x14 Overhead Door - Non-Insulated Ribbed
3 - 36X80 Service Door - E-1 6-Panel Steel LS

Front View



Back View



Estimated price: \$37,000.61*

*Today's estimated price, future pricing may go up or down.

*Tax, labor, and delivery not included.

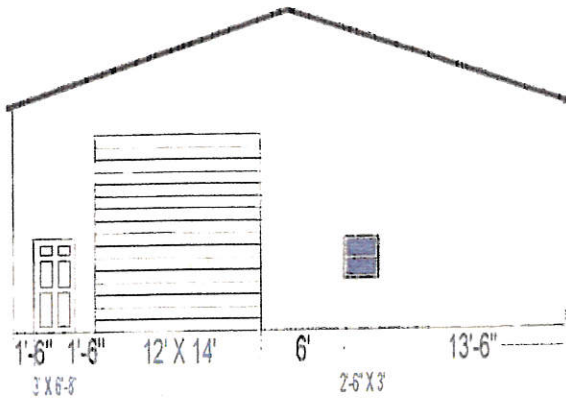
Trusses require guest pickup at the plant or jobsite delivery. Estimated price does not include jobsite delivery charge.
Delivery to your jobsite must be arranged with an additional fee at the delivery desk. Please see a delivery coordinator for additional information.

*** Take this sheet to the Building Materials counter to purchase your materials. ***

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

*** Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected



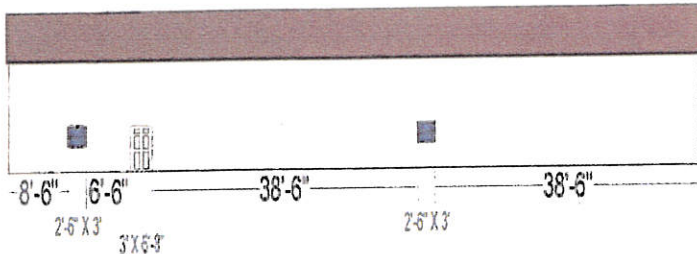
Gable Front View

- (1) - E-1 6-PANEL STEEL DOOR PH 36X80 LH SN
- (1) - IDEAL C6EST 12X14 WHT NONINSL RIB TOR 12"RADIS
- (1) - SINGLE HUNG (GOOD) 30X36



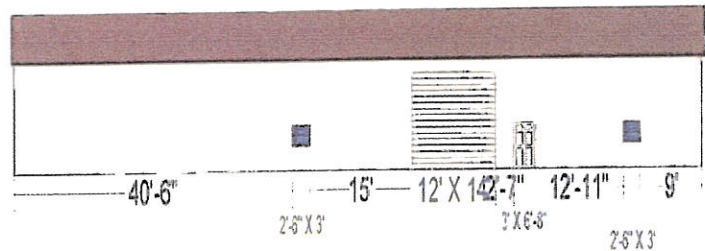
Gable Back View

- (1) - SINGLE HUNG (GOOD) 30X36
- (1) - E-1 6-PANEL STEEL DOOR PH 36X80 LH SN
- (1) - SINGLE HUNG (GOOD) 30X36



Eave Front View

- (1) - SINGLE HUNG (GOOD) 30X36
- (1) - E-1 6-PANEL STEEL DOOR PH 36X80 LH SN
- (1) - SINGLE HUNG (GOOD) 30X36



Eave Back View

- (1) - SINGLE HUNG (GOOD) 30X36
- (1) - IDEAL C6EST 12X14 WHT NONINSL RIB TOR 12"RADIS
- (1) - E-1 6-PANEL STEEL DOOR PH 36X80 RH SN
- (1) - SINGLE HUNG (GOOD) 30X36

Building Size: 40 feet wide X 100 feet long X 16 feet high

Approximate Peak Height: 23 feet 0 inches (276 inches)

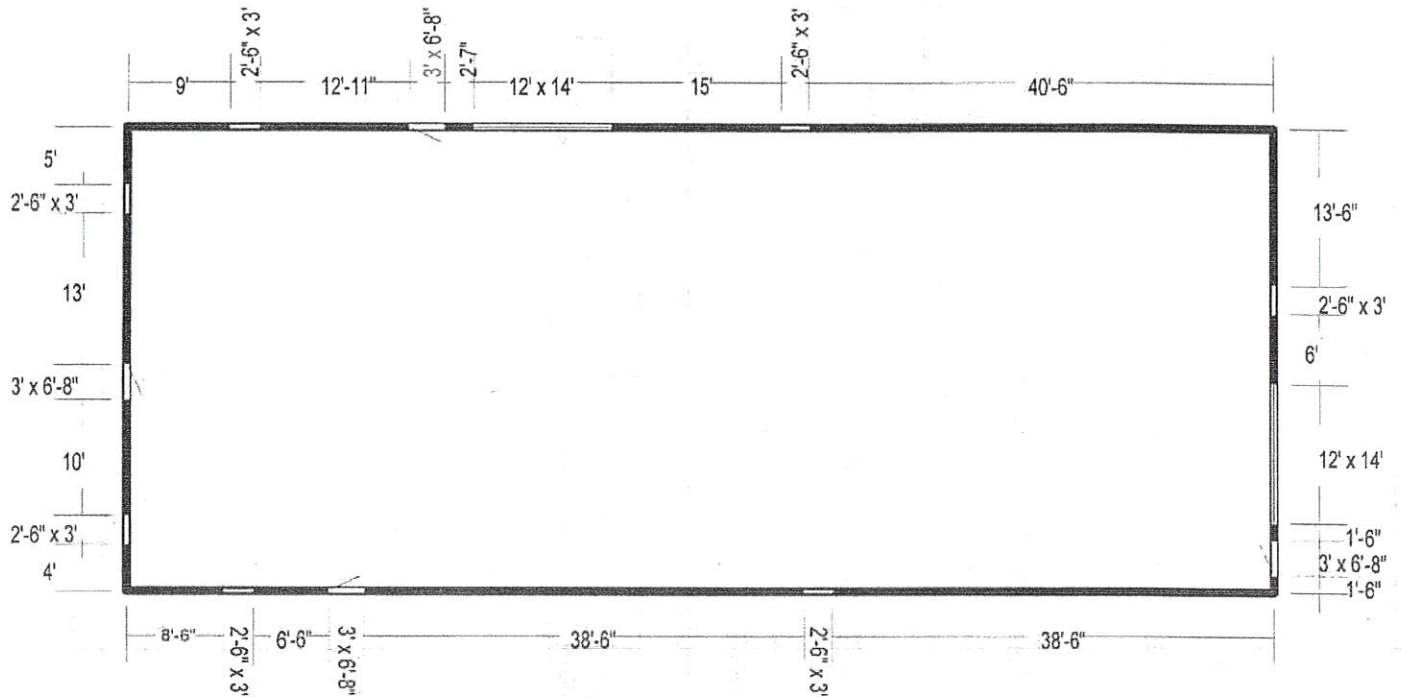
NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

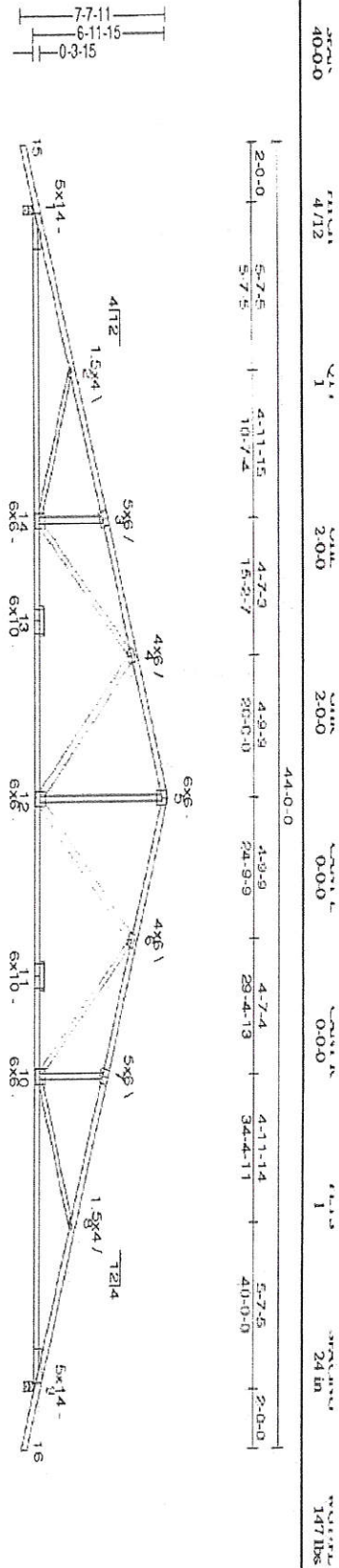
Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

*** Floor Plan.

Illustration May Not Depict All Options Selected



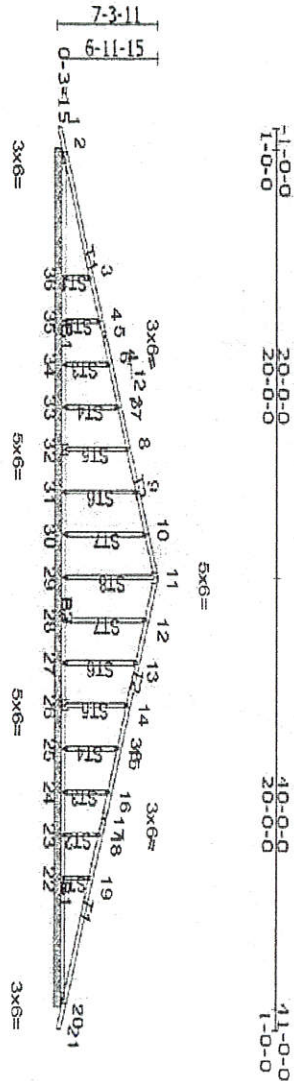
Building Size: 40 feet wide X 100 feet long X 16 feet high



Scale = 1/20 8

Plate Offsets (X, Y): [26:0-3.0-0-3-0], [32:0-3.0-0-3-0]

10.0-0



LOADING	(psf)	SPACING	2-0-0	CSI	DEFL	in	(loc)	l/d	L/D	PLATES	GRIP
TOLL (roof)	30.0	Plate Grip DOL	1.15	BC	Vert(L)	n/a	-	n/a	999	MT20	197/144
Snow (Pg/Pg)	27.7/40.0	Lumber DOL	1.15	TC	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	Horiz(TL)	0.01	20	n/a	n/a		
BCDL	0.0	Code	IRC2009/TP12007	Matrix-R							
BCDL	10.0									Weight: 144 lb	FT = 15%

BRACING
TOP CHORD
BOT CHORD

Structural wood sheathing directly applied or 6-0-0 oc purlins.
Field ceiling directly applied or 10-0-0 oc bracing.
MITTAK recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.

LUMBER
TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x3 SPF Stud
REACTIONS All bearings 40-0-0.
(lb) - Max Uplift 2=-74 (LC 8)
Max Horiz All uplift 100 (lb) or less at joint(s) 2, 20, 22, 23, 24, 25, 26, 27, 28, 30, 31, 32, 33, 34, 35, 36
Max Grav All reactions 250 (lb) or less at joint(s) 23, 24, 25, 29, 33, 34, 35 except 2=314 (LC 1), 20=314 (LC 1), 22=601 (LC 15), 26=257 (LC 4), 27=252 (LC 4), 28=260 (LC 4), 30=260 (LC 3), 31=252 (LC 3), 32=257 (LC 3), 38=601 (LC 14)

FORCES
(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
WEBS 3-36=430/154, 19-22=430/154

JOINT STRESS INDEX
2 = 0.48, 3 = 0.51, 4 = 0.51, 5 = 0.17, 6 = 0.51, 7 = 0.51, 8 = 0.51, 9 = 0.51, 10 = 0.51, 11 = 0.27, 12 = 0.51, 13 = 0.51, 14 = 0.51, 15 = 0.51, 16 = 0.51, 17 = 0.17, 18 = 0.51, 19 = 0.51, 20 = 0.48, 22 = 0.51, 23 = 0.51, 24 = 0.51, 25 = 0.51, 26 = 0.31, 27 = 0.51, 28 = 0.51, 29 = 0.51, 30 = 0.51, 31 = 0.51, 32 = 0.31, 33 = 0.51, 34 = 0.51, 35 = 0.51 and 36 = 0.51

NOTES

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B: Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and fasteners; Lumber DOL=1.60 plate grip DOL=1.60
- 3) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/APF 1.
- 4) TCDL: ASCE 7-05; P=30.0 psf (roof live load); Lumber DOL=1.15 Plate DOL=1.15; Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow); Lumber DOL=1.15 Plate DOL=1.15; Category II; Exp B: Fully Exp; C=1.10
- 5) Roof design snow load has been reduced to account for slope.
- 6) Unbalanced snow loads have been considered for this design.
- 7) This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 27.7 psf on overhangs non-concurrent with other live loads.
- 8) All plate are 1.5x4 MIT20 unless otherwise indicated.
- 9) Gable requires continuous bottom chord bearing.
- 10) Gable studs spaced at 2-0-0 oc.
- 11) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 12) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- 13) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 20, 30, 31, 32, 33, 34, 35, 36, 28, 27, 26, 25, 24, 23, 22.
- 14) This truss is designed in accordance with the 2009 International Residential Code sections R502.1.1 and R602.10.2 and referenced standard ANSI/APF 1.

LOAD CASE(S) Standard

Stone Master[®]

Easy-to-Install Lightweight Manufactured Stone Veneer

Roma Grey-Mix



Roma Earth Brown



Roma Graphite



Roma Carmel



Springbrook



River Stone



Rocky Mountain Ledgestone - Glenwood Springs



Rocky Mountain Ledgestone - Blue River



TRIM BOARDS

Nominal Size



50 YEAR LIMITED PRODUCT WARRANTY

WICKER/ROCKER



HAT BOX BROWN

50 YEAR SUBSTRATE WARRANTY

12' TEXTURED OR SMOOTH FIBER CEMENT

T=Textured S=Smooth

● 1" x 4" Net Size: 3/4" x 3-1/2"
T 15YR: (140-3385-8449) S 15YR: (140-7699-8458)
T 30YR: (140-6693-7017) S 30YR: (140-8040-8511)

● 1" x 6" Net Size: 3/4" x 5-1/2"
T 15YR: (140-3387-8449) S 15YR: (140-7915-8470)
T 30YR: (140-7022-7041) S 30YR: (140-8053-8513)

● 1-1/4" x 2" Net Size: 1" x 1-3/4"
T 15YR: (140-3384-8450) S 15YR: (140-7844-7873)
T 30YR: (140-7015-7013) S 30YR: (140-7694-7103)

● 1-1/4" x 4" Net Size: 1" x 3-1/2"
T 15YR: (140-3396-8451) S 15YR: (140-7964-8503)
T 30YR: (140-7108-7126) S 30YR: (140-8104-8519)

● 1-1/4" x 6" Net Size: 1" x 5-1/2"
T 15YR: (140-3398-8453) S 15YR: (140-7982-8505)
T 30YR: (140-7130-7149) S 30YR: (140-8125-8521)

● 1-1/4" x 8" Net Size: 1" x 7-1/4"
T 15YR: (140-3399-8453) S 15YR: (140-8000-8506)
T 30YR: (140-7153-8141) S 30YR: (140-8138-8522)

● 1-1/4" x 12" Net Size: 1" x 11-1/4"
T 15YR: (140-3401-8454) S 15YR: (140-8019-8508)
T 30YR: (140-7175-7195) S 30YR: (140-8038-8524)

16' TEXTURED OR SMOOTH SOLID ENGINEERED WOOD

T=Textured S=Smooth



● 1" x 2" Net Size: 3/4" x 2"
T 15YR: (143-2745-4568) S 15YR: (143-4187-4608)
T 30YR: (143-4082-4588) S 30YR: (143-4357-4628)

● 1" x 4" Net Size: 3/4" x 3-1/2"
T 15YR: (143-2768-4570) S 15YR: (142-4204-4610)
T 30YR: (143-4105-4590) S 30YR: (143-4374-4630)

● 1" x 6" Net Size: 3/4" x 5-1/2"
T 15YR: (143-2791-4572) S 15YR: (143-4221-4612)
T 30YR: (143-4128-4592) S 30YR: (143-4391-4632)

● 1" x 8" Net Size: 3/4" x 7-1/4"
T 15YR: (143-2814-4574) S 15YR: (143-4238-4614)
T 30YR: (143-4151-4594) S 30YR: (143-4408-4634)

● 1" x 12" Net Size: 3/4" x 11-1/4"
T 15YR: (143-2837-4576) S 15YR: (143-4255-4616)
T 30YR: (143-4170-4596) S 30YR: (143-4425-4636)

● 1-1/4" x 2" Net Size: 1" x 2"
T 15YR: (143-2600-4577) S 15YR: (143-4272-4618)
T 30YR: (143-3967-3984) S 30YR: (143-4442-4561)

● 1-1/4" x 4" Net Size: 1" x 3-1/2"
T 15YR: (143-2624-4580) S 15YR: (143-4289-4552)
T 30YR: (143-4289-4620) S 30YR: (143-4459-4640)

● 1-1/4" x 6" Net Size: 1" x 5-1/2"
T 15YR: (143-2660-4582) S 15YR: (143-4306-4622)
T 30YR: (143-4442-4602) S 30YR: (143-4476-4642)

● 1-1/4" x 8" Net Size: 1" x 7-1/4"
T 15YR: (143-2696-4584) S 15YR: (143-4306-4622)
T 30YR: (143-4013-4604) S 30YR: (143-4493-4644)

● 1-1/4" x 12" Net Size: 1" x 11-1/4"
T 15YR: (143-2720-4586) S 15YR: (143-4340-4626)
T 30YR: (143-4059-4606) S 30YR: (143-4510-4646)



50 YEAR LIMITED PRODUCT WARRANTY

SMOKY SABLE

SANDY CLAY

16' TEXTURED ENGINEERED WOOD STRAND



● 1" x 2" Net Size: 5/8" x 1-1/2"
T 15YR: (142-3551-3944) T 30YR: (142-4550-4589)

● 1" x 4" Net Size: 5/8" x 3-1/2"
T 15YR: (142-3553-3946) T 30YR: (142-4573-4592)

● 1" x 6" Net Size: 5/8" x 5-1/2"
T 15YR: (142-3554-3947) T 30YR: (142-4589-4615)

● 1" x 8" Net Size: 5/8" x 7-1/4"
T 15YR: (142-3555-3948) T 30YR: (142-4619-4638)

● 1" x 12" Net Size: 5/8" x 11-1/4"
T 15YR: (142-3556-3949) T 30YR: (142-4634-4673)

● 1-1/4" x 2" Net Size: 25/32" x 1-1/2"
T 15YR: (142-3550-3952) T 30YR: (142-4677-4696)

● 1-1/4" x 4" Net Size: 25/32" x 3-1/2"
T 15YR: (142-3584-3954) T 30YR: (142-4700-4719)

● 1-1/4" x 6" Net Size: 25/32" x 5-1/2"
T 15YR: (142-3586-3955) T 30YR: (142-4723-4742)

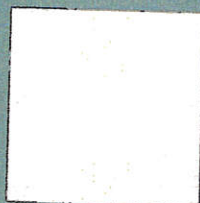
● 1-1/4" x 4" x 10' Preformed Outside Corner
T 15YR: (142-3549-3950) T 30YR: (148-4815-4834) Net Size: 25/32" x 3-1/2"

● 1-1/4" x 8" Net Size: 25/32" x 7-1/4"
T 15YR: (142-3588-3956) T 30YR: (142-4746-4765)

● 1-1/4" x 10" Net Size: 25/32" x 9-1/4"
T 15YR: (142-3589-3957) T 30YR: (142-4769-4787)

● 1-1/4" x 12" Net Size: 25/32" x 11-1/4"
T 15YR: (142-3570-3958) T 30YR: (142-4769-4788)

13 TIMELESS COLORS



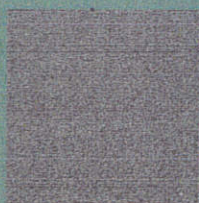
Wicker Rocker



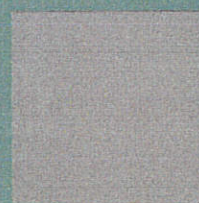
Sandy Clay



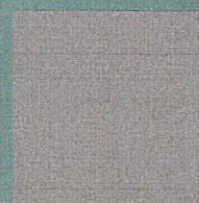
Dover Gray



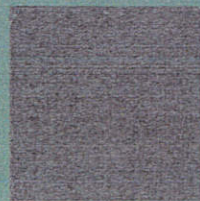
Bronze



Grecian Stone



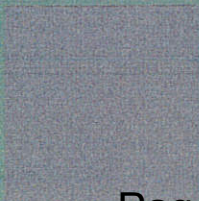
Smoky Sable



Knight's Armor



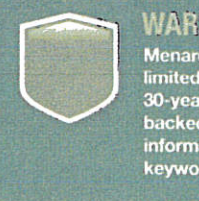
Nickel



Biscayne Blue



Hunt Club Red



Arbor Mist



WARRANTY PROTECTED

Menards confidently offers a 15-year limited paint finish warranty* and a 30-year limited paint finish warranty*, backed by PPG. For warranty information, go to MENARDS.com - keyword: Prefinished Siding

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

LAND MARK

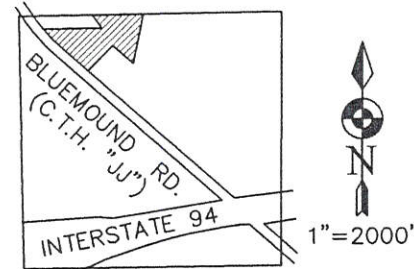
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53186
(414) 719-2769

SURVEYOR:
MARK AUGUSTINE, PLS

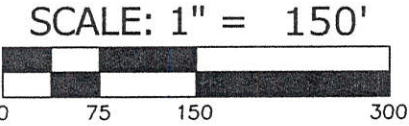
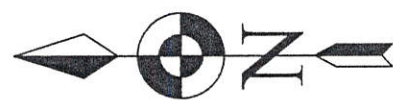
SURVEY FOR:
ARCE HANDYMAN LLC
210 S WASHINGTON AVE
WAUKESHA, WI 53188

PROPERTY:
BLUEMOUND RD
PEWAUKEE, WI 53072

LOCATION MAP



SW. 1/4 SEC. 22-T7N-R19E

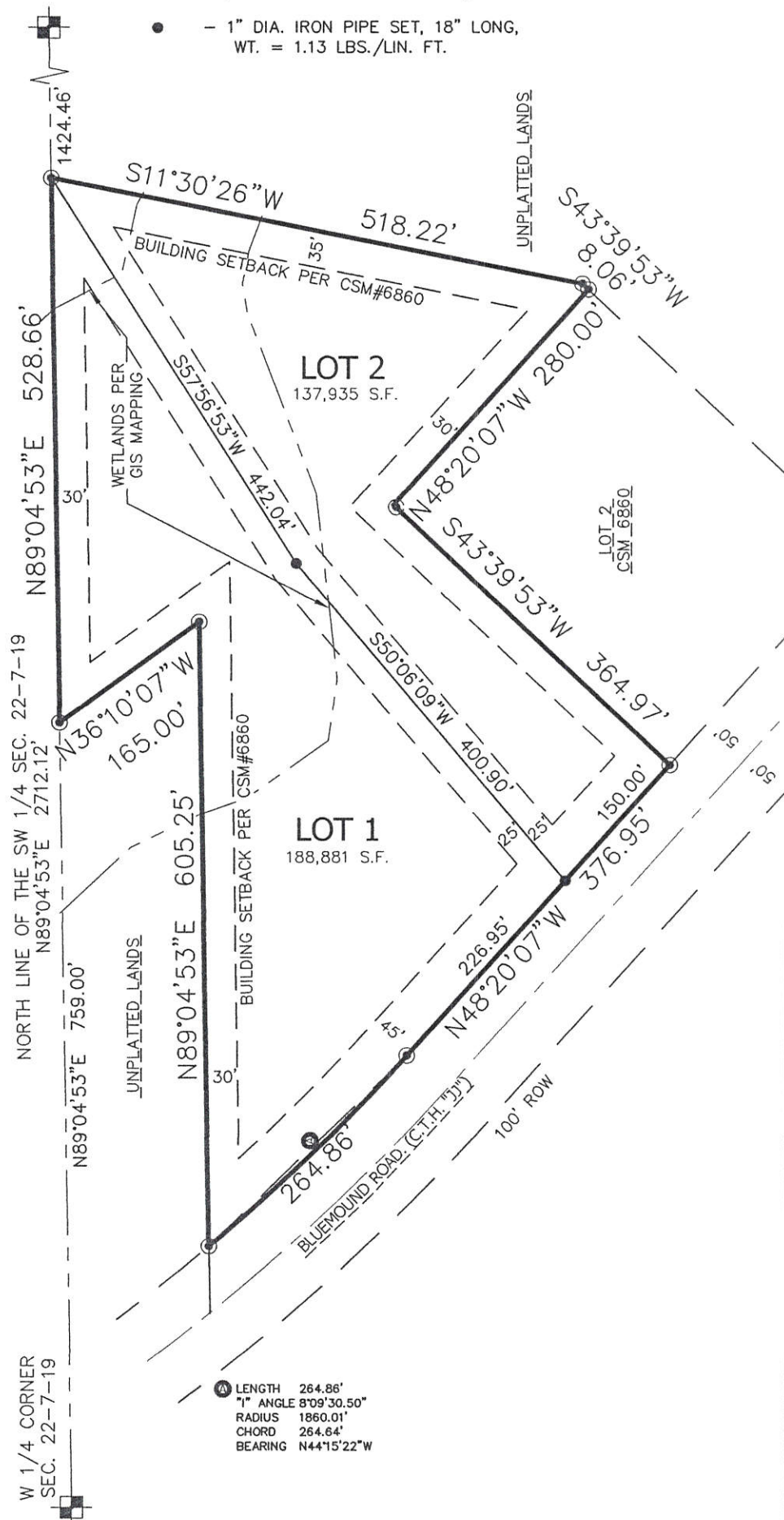


BEARINGS ARE REFERENCED TO
NAD27, WISCONSIN STATE PLANE,
SOUTH ZONE, GRID NORTH ON THE
NORTH LINE OF THE SW 1/4 OF
SECTION 22-7-19 AS N89°04'53"E.

LEGEND

- CONC. MON. W/ BRASS CAP FND.
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 1" DIA. IRON PIPE SET, 18" LONG, WT. = 1.13 LBS./LIN. FT.

CENTER OF
SEC. 22-7-19



CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22,
T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Mark D. Augustine, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped Lot 1 of Certified Survey Map #6860, recorded in the office of the Register of Deeds for Waukesha County, Wisconsin, in Volume 57 of Certified Survey Maps, Page 266, as Document No. 1770058, located in the NW. 1/4 of the SW. 1/4 of Section 22, T.7N., R.19E., City of Pewaukee, Waukesha County, Wisconsin.

Lands containing approximately 326,816 SQ.FT. (7.503 Acres.)

That I have made such survey, land division and Certified Survey Map by the direction of ARCE HANDYMAN LLC, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the CITY OF PEWAUKEE in surveying, dividing and mapping the same.

Dated this _____ day of _____, 20_____.

Mark Augustine, PLS S-2780

NOTES:

- 1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.

HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.
- 2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
- 4. THE FIELD WORK WAS COMPLETED ON JULY 3, 2019.

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22,
T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

ARCE HANDYMAN LLC a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.
ARCE HANDYMAN LLC does further certify that this Certified Survey Map is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

1) CITY OF PEWAUKEE

IN WITNESS WHEREOF, said ARCE HANDYMAN LLC, has caused these presents to be signed by _____, its Member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____.

In Presence of:

_____, its Member

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, its Member, of the above named corporation, to me known to be such Member of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
_____ County, Wisconsin
My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

WAUKESHA STATE BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of LARRY DIETRICH, Owner.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

In presence of:

STATE OF WISCONSIN)

_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____, _____, and _____ of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
_____ County, Wisconsin
My Commission Expires _____

CERTIFIED SURVEY MAP NO. _____

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22,
T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of Pewaukee, ARCE HANDYMAN LLC, owner, is hereby approved by the Common Council.

All conditions have been met as of the _____ day of _____, 20____.

Date: _____ Signed _____
Mayor

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

Date: _____ Signed _____
Kelly Tarczewski, City Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the City of Pewaukee, ARCE HANDYMAN LLC, owner, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____.

Date: _____ Signed _____
Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the City of Pewaukee.

Date: _____ Signed _____
Kelly Tarczewski, City Clerk