

Office of the Clerk/Treasurer

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

**COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, October 2, 2023
6:30 PM**

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin

-
1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Consent Agenda
 - 3.1. Approval of Common Council Meeting Minutes Dated August 21, 2023
 - 3.2. Approve Accounts Payable Listing Dated October 2, 2023
 4. Discussion and Possible Action Regarding **Ordinance 23-06** to Rezone the Property Located on Pewaukee Road (PWC 0966-999) from B-3 General Business District to B-4 Office District for the Purpose of Constructing an Emergency Vet Clinic at the Request of WVRC [Fuchs]
 5. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for WVRC for Property Located on Pewaukee Road (PWC 0966-999) for the Purpose of Constructing an Emergency Vet Clinic [Fuchs]
 6. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for the Property Located at N4 W22540 Bluemound Road (PWC 0963-997) for the Purpose of Constructing a Two-Story Storage Building at the Request of Zeilhofer Properties, LLC [Fuchs]
 7. Discussion and Possible Action Regarding the Request of Mr. H. Coleman Norris to Construct a Home on the Property Located Off of North Avenue (PWC 0960-990-001) Without Connecting to Municipal Sewer and Using Septic Instead [Wagner / Fuchs]
 8. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
 9. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:
 - §19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically related to the Joint Library Contract with the Village of Pewaukee.

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

10. Adjournment

Kelly Tarczewski
Clerk/Treasurer

September 29, 2023

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.1.**

DATE: October 2, 2023

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Common Council Meeting Minutes Dated August 21, 2023

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC Minutes 8.21.2023

In Attendance:

Mayor S. Bierce, Aldermen C. Brown, I. Clark, B. Dziwulski, R. Reinbold, P. Vetterkind and J. Wamser.

Also in Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director M. Wagner, Utility Manager J. Mueller, City Assessor R. Tuff and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the meeting to order at 6:30 p.m. and asked everyone to stand for the Pledge of Allegiance.

2. Public Comment - None.

3. Consent Agenda

3.1 Approve Common Council Meeting Minutes Dated July 17, 2023

3.2 Approve the Accounts Payable Listing Dated August 21, 2023

A motion was made and seconded (J. Wamser, R. Reinbold) to approve the consent agenda. Motion Passed: 6-For, 0-Against.

4. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for WVRC for Property Located on Pewaukee Road (PWC 0966-999) for the Purpose of Constructing an Emergency Vet Clinic - *(To Be Tabled)*

Mr. Klein reported that the Plan Commission meeting that was supposed to take up this matter was cancelled due to a lack of quorum. It will be taken up at the September meeting on the 21st, therefore, it will not come before the Common Council until the first meeting in October.

A motion was made and seconded (B. Dziwulski, R. Reinbold) to table this until the October 2nd Common Council meeting. Motion Passed: 6-For, 0-Against.

5. Discussion and Possible Action to Adopt **Resolution 23-08-10** and the Final Engineers Report for Fox View Court Road Rehabilitation

Ms. Wagner stated Fox View Court was reconstructed and completed in 2019 and has received all the close out documentation from the contractor. She added that the final Engineers report and final resolution are completed to finalize the special assessments and asked for approval to adopt the final resolution.

A motion was made and seconded (J. Wamser, R. Reinbold) to adopt Resolution 23-08-10 and the Final Engineers Report for Fox View Court road rehabilitation. Motion Passed: 6-For, 0-Against.

6. Discussion and Possible Action to Adopt **Resolution 23-08-11** and Approve the Final Engineers Report for Steeplechase Phase 2 Road Rehabilitation Project

Ms. Wagner stated Steeple Chase Phase 2 was bid and constructed in 2019 and has received all the final close out paperwork. She added that the final Engineers report is completed to finalize the special assessments and asked for approval to adopt the report and final resolution.

Mr. Reinbold asked why the assessment was being done in 2023 if the project was done in 2019. Ms. Wagner stated the City has been struggling to get contractors to provide final closeout paperwork and lien waivers from their subcontractors. She noted the contract can't be closed until the City has the lien waivers.

A motion was made and seconded (B. Dziwulski, R. Reinbold) to adopt Resolution 23-08-11 and approve the final Engineers report for Steeplechase Phase 2 road rehabilitation project.

Motion Passed: 6-For, 0-Against.

7. Discussion and Possible Action Regarding **Resolution 23-08-12** and Approving the Final Engineers Report for Oak and Peninsula Road Reconstruction and Water Main Extension Project.

Ms. Wagner stated the projects were completed in 2020 and 2021 and she has received all the final close out paperwork and that the final Engineers report and resolution are completed. She said Council previously discussed incorporating a couple additional things into the resolution, including resolutions must be paid at time of sale, all assessments can be paid over ten years with interest, watermain and water service assessments are due at connection or after five-year deferment, whichever is first, and private wells must be abandoned at time of connection to the municipal system. Ms. Wagner added the final condition was an allowance for family members to pass the property on to another family member, without requiring connection to the water system. Ms. Wagner stated the Council was agreeable but still needed to decide lineage and how far it would go. Ms. Wagner stated a first degree relative includes a parent, spouse, sibling or child by blood, marriage, or adoption. And a second degree relative which would include everything in the first degree plus, grandparents, aunts, uncles, nieces, nephews, and first cousins. Ms. Wagner said she drafted two separate resolutions depending on which one Council chooses to adopt and noted that staff recommended going with first degree relative because second degree is quite expansive.

Mayor Bierce asked if there were any other assessments that include this. Ms. Wagner stated there are some very old, expired assessments that had passage to a spouse.

Ms. Brown stated unless the City forces people to hook up to water, the pipes are sitting in the roads. She noted the City has never had a policy forcing residents to hook up and with the five-year deferment, the City is getting the money whether they hook up or not.

Mr. Dziwulski said they should be allowed to pass to their first relative one time. Ms. Brown asked how that would be controlled. Attorney Riffle also asked how that would be tracked.

Mr. Clark asked if people are expected to either hook up or pay after the five-year deferment period. Ms. Wagner said if a resident opts for a five-year deferment, the assessment accrues interest and in year six the first installment goes on the tax bill for ten years and won't require connection.

Someone in the audience asked if there was a master plan for the whole City as far as connecting to water and how many people are currently connected to sewer and water. Mayor Bierce stated the goal is to have everyone connected. Ms. Wagner added roughly 50 percent are connected, although some may have sewer and not water. He asked when water would be available on Sherwood Drive. Ms.

Wagner stated the City looks at areas where roads are being reconstructed and Sherwood is being looked at.

Dan Teske (W244N4512 Swan Road) asked if he could pass it on to his daughter. Mayor Bierce noted it is specific to this project.

Mr. Vetterkind asked if anyone on Oak Street or Peninsula Drive has hooked up to water. Ms. Wagner stated there have been quite a few connections.

A motion was made and seconded (C. Brown, B. Dziwulski) to approve Resolution 23-08-12, and for connection purposes only, transferring property to a first degree relative on a single occasion is not considered a sale. Motion Passed: 6-For, 0-Against.

Someone in the audience asked if this was setting a precedence for the whole City. Attorney Riffle stated it is only for Oak Street and Peninsula Drive.

8. Discussion and Possible Action to Award the Valleybrook Storm Sewer Replacement to the Lowest Qualified Bidder, Musson Brothers, Inc., in the Amount of \$144,058.40

Ms. Wagner stated Valleybrook Subdivision has a storm sewer located within the easements that drains right-of-way to the rear of the subdivision to the creek. She said it is very shallow, failing, and creating drainage issues within the right-of-way. Ms. Wagner stated it was bid for replacement using a concrete sewer pipe, which will make it easier to maintain and last longer. She said all adjacent property owners are aware of the removal, tree trimming and construction. Ms. Wagner noted there were six bidders for the project and Munson Brothers were the lowest contract bidder. She added it is within budget and recommended awarding Munson Brothers, Inc the project in the amount of \$144,058.40.

A motion was made and seconded (P. Vetterkind, B. Dziwulski) to award the Valleybrook storm sewer replacement to the lowest qualified bidder, Musson Brothers, Inc., in the amount of \$144,058.40. Motion Passed: 6-For, 0-Against.

9. Discussion and Possible Action Regarding the Fire Protection Fee [Wagner / Mueller].

Ms. Wagner stated the Council directed staff to do additional research on the fire protection fee. Ms. Wagner noted all Public Meetings, Common Council, and Public Works Commission meeting minutes were pulled and included in the agenda packet. She noted the Public Service Commissions had approved eight methods for doing the fire protection charge as a direct charge and included that in the packet. Ms. Wagner stated if Council decided to direct staff to change the current method of the direct charge, it will require a resolution from Council and funding a rate case. She said the PSC will review how the charge is to be done, the value of the charge, and what the rate will be. Ms. Wagner noted it may cost \$30,000-\$40,000 to do the rate case analysis and the City would hire a consultant. She added that if Council decided to pursue, the City would get a quote and bring it back to Council before moving forward. She noted it is not in the budget for this year and requested to wait until late 2024 or 2025 to pursue, due to current workloads.

Mayor Bierce felt spending \$30,000-\$40,000 on an analysis will leave the City in the same place.

Someone in the audience stated he spoke with two fireman and was told that 500 feet is not the limit for hose usage and the Fire Chief told him they use City water for all fires. He said if the protection fee is

based off proximity to a hydrant and the fee is used to not only maintain the hydrant but to provide water, clearly most residents benefit from City water and the protection fee, but only certain people are charged for it.

Ms. Mueller said she clarified with the Fire Chief that they get water from the closest water source and do not draft out of the lake any longer.

Ms. Brown noted she brought this back to Council in 2013 and it stayed the same. She said she struggles with the correlation between the amount charged and the value of the home.

Mr. Reinbold said he thought it had to do with square footage of the house. He said there is a drastic difference in the amount of firefighting effort with different sized homes.

Ms. Wagner stated that the PSC does review from time to time what the City is collecting for the fee and will review what is being collected versus what the value is. She said when the City goes through rate changes you can review the case on the PSC website.

Mr. Wamser stated he is not in support of the study.

A motion was made (I. Clark) to direct staff to engage in a fire protection fee study and rate case study to be brought before the Common Council at a later date. The motion died due to lack of a second.

10. Discussion and Possible Action Regarding the PFAS Levels in Wells 11/12, also Known as Entry Point 500

Ms. Mueller stated she was notified that samples taken at entry point 500, which is a blended well site of #11 and #12, exceeded the hazard index for PFAS from the Health Department. She said she previously spoke with the Council about shutting down well #8 until treatment could be put in, but with the new larger producing site the City is not able to supply the west side of the City with an adequate water supply and fire protection by shutting the wells down. Ms. Mueller stated she will notify the public that it is her recommendation that the City will use well #8 so the City can maintain the chlorine levels in the reservoir. She said due to the three plus years the City is supplying water during the study and construction for the treatment system, the City will need to use one of the two sites.

Mayor Bierce asked who was pushing this and if they have given the City any options. Ms. Mueller stated the DNR is pushing it and their response has been disappointing. She said the limits have not been set yet by the EPA and Wisconsin is following the Department of Health guidelines. Ms. Mueller added that the Department of Health came up with the hazard indexes and the calculations. She added there are 12 different PFAS's and a reasonable level is 1. Well #8 is at 1.5 of the hazard index and entry point 500 is at 1.25. She said the City is just beyond the limits which requires either shutting down the wells or sending out a quarterly public notice. She said the City did not use the wells last week and the levels in the Carmelite tower are high enough to supply fire protection. Ms. Mueller stated the City has 30 days from the date of notification, which was August 14th, to send out the public notice and would like to get it out next week. Ms. Mueller added that she received a newsletter from the DNR stating they completed PFAS testing in several communities in the state and only 1.4 percent of all the samples show testing positive. Ms. Wagner stated she will email the notice to Common Council members prior to it being sent out to residents.

Mr. Reinbold asked how long they have been testing and how often testing will take place. Ms. Mueller stated the samples are higher than the ones that were done in May. She said the expectation is that testing will be done quarterly. Mr. Reibold also asked if Pewaukee Lake has been tested. Ms. Mueller stated she is not aware if it has been tested.

No action was taken.

11. Public Comment - None

12. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

- §19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved, specifically related to the excessive assessment claim of SABRA pertaining to Parkside of Arbor View W232 N3471 Hunters Ridge Road (PWC 0908-996) and the Parkside of Legacy N26 W26511 College Avenue (PWC 0931-999-014).
- §19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved require a closed session, specifically related to the Bluemound South Sewer and Water Extension Project.

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

A motion was made and seconded (J. Wamser, B. Dziwulski) to adjourn into closed session at 7:26 p.m. Motion Passed: 6-For, 0-Against by roll call vote.

13. Adjournment

A motion was made and seconded (C. Brown, I. Clark) to adjourn the meeting from closed session at 7:58 p.m. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.2.**

DATE: October 2, 2023

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approve Accounts Payable Listing Dated October 2, 2023

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

A/P 10.2.2023

09/28/2023 02:57 PM
User: OMAN
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 09/16/2023 - 09/28/2023

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
09/18/2023	100	1345 (E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	21590	00000	3,394.00
09/18/2023	100	1367 (E) #	LEASING SERVICES		53400	51200	52.00
					53400	52100	52.00
				CHECK 100 1367(E) TOTAL FOR FUND 100:			104.00
09/20/2023	100	1348 (E)	DELTA DENTAL	DENTAL CLEARING	21903	00000	109.00
09/21/2023	100	1349 (E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	21590	00000	709.47
09/21/2023	100	1357 (E)	WISCONSIN RETIREMENT SYSTEM	WRS GENERAL EMPLOYEES			** VOIDED **
				WRS FIRE EMPLOYEES			** VOIDED **
09/21/2023	100	1358 (E)	GREAT WEST TRUST - WDC	DEFERRED COMPENSATION	21570	00000	4,622.08
				DEF COMP - ROTH 457	21575	00000	3,038.70
				CHECK 100 1358(E) TOTAL FOR FUND 100:			7,660.78
09/21/2023	100	1359 (E)	GREAT WEST TRUST - WDC	DEFERRED COMPENSATION	21570	00000	4,622.08
				DEF COMP - ROTH 457	21575	00000	3,038.70
				CHECK 100 1359(E) TOTAL FOR FUND 100:			7,660.78
09/21/2023	100	138894	AARP SAFE DRIVING COURSE	RECREATION PROGRAM - CONTRACTED	52190	55300	350.00
09/21/2023	100	138898*#	AT&T MOBILITY	CLERK/TREASURER - TELEPHONE & CELL	52260	51420	33.49
				EMPLOYEE SERVICES - PHONE & CELL	52260	51430	43.43
				IT - PHONE & CELL	52260	51450	81.96
				IT - PHONE & CELL	52260	51450	33.49
				FIRE ADMINISTRATION - PHONE & CELL	52260	52210	133.96
				BUILDING SERVICES - PHONE & CELL	52260	52400	153.84
				HIGHWAY - PHONE & CELL	52260	53100	38.46
				ENGINEERING - PHONE & CELL	52260	53110	62.69
				PARKS - TELEPHONE & INTERNET	52260	55200	86.86
				RECREATION PROGRAM - PHONE & CELL	52260	55300	208.11
				CHECK 100 138898 TOTAL FOR FUND 100:			876.29
09/21/2023	100	138900	BUMPER TO BUMPER HARTLAND	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	652.99
09/21/2023	100	138901	CARLIN SALES CORPORATION	PARKS - GROUNDS MAINTENANCE	52420	55200	335.78
09/21/2023	100	138903	CONWAY SHIELD	FIRE PROTECTIVE SERVICES - NEW	53950	52230	36,213.00

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CHECK DISBURSEMENT REPORT FOR PEWAUKEE
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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
09/21/2023	100	138904*#	DAVID GEIS	ENGINEERING - OPERATING SUPPLIES	53400	53110	89.65
09/21/2023	100	138906	DEAN MICHAELIS	PARKS - SAFETY EQUIPMENT	53480	55200	80.00
09/21/2023	100	138907	DIVERSIFIED BENEFIT SERVICES, INC.	INSURANCE CONSULTANT	52150	51930	207.00
09/21/2023	100	138908	EMERGENCY LIGHTING & ELECTRONICS	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	15.57
09/21/2023	100	138909*#	FORWARD TS	ENGINEERING - OPERATING SUPPLIES	53400	53110	91.83
09/21/2023	100	138910	GETHSEMANE UNITED METHODIST CHURCH	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	650.00
09/21/2023	100	138911	Halen Homes LLC	BEB22-0063	23173	00000	2,000.00
09/21/2023	100	138914	JOHN'S DISPOSAL SERVICE	RECYCLE - GARBAGE COLLECTION	52800	53620	56,062.54
				RECYCLE - GARBAGE COLLECTION	52800	53620	17,856.10
				CHECK 100 138914 TOTAL FOR FUND 100:			73,918.64
09/21/2023	100	138915	LANGE ENTERPRISES, INC	ENGINEERING - OUTSIDE ENGINEERING	52190	53110	94.40
09/21/2023	100	138916	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	166.09
09/21/2023	100	138917*#	MARIANNE HILTUNEN	ENGINEERING - MILEAGE	53300	53110	40.28
09/21/2023	100	138918	MATRIX TRUST COMPANY	DEFERRED COMPENSATION	21570	00000	50.00
				DEFERRED COMPENSATION	21570	00000	50.00
				CHECK 100 138918 TOTAL FOR FUND 100:			100.00
09/21/2023	100	138919*#	MENARDS	ENGINEERING - OPERATING SUPPLIES	53400	53110	14.22
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	46.35
				PARKS - GROUNDS MAINTENANCE	52420	55200	12.99
				PARKS - GROUNDS MAINTENANCE	52420	55200	59.88
				PARKS - OPERATING SUPPLIES	53400	55200	15.98
				PARKS - NEW EQUIPMENT	53950	55200	146.63
				CHECK 100 138919 TOTAL FOR FUND 100:			296.05
09/21/2023	100	138922	Muhammad Kamran Sarwar	BEB21-0030	23173	00000	2,000.00
09/21/2023	100	138923	NATURAL SOLUTIONS	PARKS - GROUNDS MAINTENANCE	52420	55200	2,300.00
09/21/2023	100	138925	POMP'S TIRE SERVICE, INC.	PARKS - EQUIP REPAIR & MAINT	52430	55200	182.56
				PARKS - EQUIP REPAIR & MAINT	52430	55200	33.00
				CHECK 100 138925 TOTAL FOR FUND 100:			215.56

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
09/21/2023	100	138926	PREMIUM WATERS, INC	PARKS - OPERATING SUPPLIES	53400	55200	3.24
09/21/2023	100	138928	REINDERS, INC.	PARKS - NEW EQUIPMENT	53950	55200	169.77
09/21/2023	100	138929	SCHOOL DISTRICT OF MENOMONEE FALLS	RECREATION PROGRAM - CONTRACTED	52190	55300	184.80
09/21/2023	100	138930	SHERRIE SMAXWILL	CASH ON HAND - PAYROLL	11205	00000	224.35
09/21/2023	100	138931	SHERWIN-WILLIAMS	PARKS - GROUNDS MAINTENANCE	52420	55200	437.29
09/21/2023	100	138936#	WAUKESHA CO TREASURER	POLICE - CONTRACT FOR SERVICES	52160	52100	275,250.52
				COURT - PRISONER HOUSING	52920	52700	19.72
				CHECK 100 138936 TOTAL FOR FUND 100:			275,270.24
09/21/2023	100	138937*#	WE ENERGIES	HIGHWAY - ELECTRICITY	52210	53100	981.01
				HIGHWAY - HEAT	52220	53100	165.49
				CHECK 100 138937 TOTAL FOR FUND 100:			1,146.50
09/21/2023	100	138938	Westridge Builders	BEB22-0043	23173	00000	2,000.00
09/22/2023	100	1351(E)	ADP, LLC		52480	51450	2,027.40
09/22/2023	100	1360(E)*#	MUTUAL OF OMAHA	DISABILITY INSURANCE	21531	00000	1,884.64
				LTD - FIRE UNION	21533	00000	709.77
				VOLUNTARY LIFE	21534	00000	1,160.75
				COURT - LIFE INSURANCE	51340	51200	12.16
				COURT - DISABILITY INSURANCE	51350	51200	18.21
				ADMINISTRATOR - LIFE INSURANCE	51340	51410	9.37
				ADMINISTRATOR - DISABILITY INSURANCE	51350	51410	27.79
				CLERK/TREASURER - LIFE INSURANCE	51340	51420	70.88
				CLERK/TREASURER - DISABILITY INSURANCE	51350	51420	108.77
				EMPLOYEE SERVICES - LIFE INSURANCE	51340	51430	20.48
				EMPLOYEE SERVICES - DISABILITY	51350	51430	27.79
				IT - LIFE INSURANCE	51340	51450	18.08
				IT - DISABILITY INSURANCE	51350	51450	27.79
				ASSESSOR - LIFE INSURANCE	51340	51530	43.84
				ASSESSOR - DISABILITY INSURANCE	51350	51530	67.57
				POLICE - LIFE INSURANCE	51340	52100	8.32
				POLICE - DISABILITY INSURANCE	51350	52100	11.10
				FIRE ADMINISTRATION - LIFE INSURANCE	51340	52210	65.28
				FIRE ADMINISTRATION - DISABILITY	51350	52210	83.37
				FIRE PROTECTIVE SERVICES - LIFE	51340	52230	537.60
				FIRE PROTECTIVE SERVICES - DISABILITY	51350	52230	111.16
				BUILDING SERVICES - LIFE INSURANCE	51340	52400	50.88

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CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 09/16/2023 - 09/28/2023

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
				BUILDING SERVICES - DISABILITY	51350	52400	76.75
				HIGHWAY - LIFE INSURANCE	51340	53100	118.88
				HIGHWAY - DISABILITY INSURANCE	51350	53100	180.97
				ENGINEERING - LIFE INSURANCE	51340	53110	108.96
				ENGINEERING - DISABILITY INSURANCE	51350	53110	161.32
				PARKS - LIFE INSURANCE	51340	55200	45.12
				PARKS - DISABILITY INSURANCE	51350	55200	66.10
				RECREATION PROGRAM - LIFE INSURANCE	51340	55300	31.84
				RECREATION PROGRAM - DISABILITY	51350	55300	50.23
				PLANNER - LIFE INSURANCE	51340	56300	20.64
				PLANNER - DISABILITY INSURANCE	51350	56300	27.79
				CHECK 100 1360(E) TOTAL FOR FUND 100:			5,964.20
09/25/2023	100	1365 (E)	US BANK	CLEARING	21900	00000	28,580.31
09/27/2023	100	1361 (E) #	DELTA DENTAL	DENTAL CLEARING	21903	00000	2,738.20
				INSURANCE CONSULTANT	52150	51930	400.16
				CHECK 100 1361(E) TOTAL FOR FUND 100:			3,138.36
09/28/2023	100	138940	AIR ONE EQUIPMENT	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	3,963.00
				FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	756.00
				CHECK 100 138940 TOTAL FOR FUND 100:			4,719.00
09/28/2023	100	138941	AIRGAS USA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	188.43
09/28/2023	100	138942*#	AMERICAN PAPER & PACKAGING	HIGHWAY - CONTRACTED JANITORIAL	52400	53100	72.00
09/28/2023	100	138943	ARAMARK	HIGHWAY - UNIFORMS	53410	53100	37.08
				HIGHWAY - UNIFORMS	53410	53100	93.87
				HIGHWAY - UNIFORMS	53410	53100	100.36
				CHECK 100 138943 TOTAL FOR FUND 100:			231.31
09/28/2023	100	138944	ARROW TERMINAL, LLC	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	1,183.57
09/28/2023	100	138945	BATZNER PEST CONTROL	PARKS - BUILDING REPAIRS & MAINT	52410	55200	73.90
09/28/2023	100	138946	Bielinski Homes Inc	BOB22-0015	23175	00000	500.00
09/28/2023	100	138947	Bielinski Homes Inc	BEB22-0015	23173	00000	2,000.00
09/28/2023	100	138948	BOUCHER CHEVROLET	PARKS - VEHICLE REPAIR & MAINT	52440	55200	17.90
09/28/2023	100	138949	BUMPER TO BUMPER HARTLAND	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	396.49

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
09/28/2023	100	138950	CINTAS	HIGHWAY - OPERATING SUPPLIES	53400	53100	97.57
09/28/2023	100	138951	COREY OIL	HIGHWAY - FUEL	53420	53100	728.47
				HIGHWAY - FUEL	53420	53100	2,905.39
				CHECK 100 138951 TOTAL FOR FUND 100:			3,633.86
09/28/2023	100	138952	DAN PLAUTZ CLEANING SERVICE	CITY HALL - JANITORIAL SUPPLIES	52400	51600	2,873.00
09/28/2023	100	138953	ELEVITY GORDON FLESCH CO INC	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	4,485.80
09/28/2023	100	138954	FROEDTERT HEALTH /	EMPLOYEE SERVICES - EMPLOYEE WELLNESS	52700	51430	262.50
09/28/2023	100	138955	GOOD CALL REF LLC	RECREATION PROGRAM - CONTRACTED	52190	55300	1,736.00
09/28/2023	100	138957	GRENZ SERVICE CO. LLC	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	1,129.00
				FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	472.50
				CHECK 100 138957 TOTAL FOR FUND 100:			1,601.50
09/28/2023	100	138958	HEARTLAND BUSINESS SYSTEMS	IT - OTHER PROFESSIONAL SERVICES	52190	51450	23.00
09/28/2023	100	138959	JH Findorff & Son	BOB22-0072	23175	00000	2,500.00
09/28/2023	100	138960	JX ENTERPRISES, INC.	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	269.94
				HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	215.97
				CHECK 100 138960 TOTAL FOR FUND 100:			485.91
09/28/2023	100	138961	Kings Way Homes	BOB22-0023	23175	00000	500.00
09/28/2023	100	138962	Kings Way Homes	BOB22-0069	23175	00000	500.00
09/28/2023	100	138963	LF GEORGE INC	FORESTRY - TREE REMOVAL	53410	56110	447.24
09/28/2023	100	138964	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	648.97
09/28/2023	100	138967	MENARDS	HIGHWAY - OPERATING SUPPLIES	53400	53100	47.34
09/28/2023	100	138968	MILESTONE PLUMBING INC	CLEARING	21900	00000	72.00
09/28/2023	100	138969	MILWAUKEE LAWN SPRINKLER CORP	PARKS - GROUNDS MAINTENANCE	52420	55200	884.45
09/28/2023	100	138970	NICK PHALIN	RECREATION PROGRAM - MILEAGE	53300	55300	55.68
09/28/2023	100	138971	ODP BUSINESS SOLUTIONS LLC	CLERK/TREASURER - OPERATING SUPPLIES	53400	51420	98.12
09/28/2023	100	138972	PROVEN POWER, INC.	HIGHWAY - NEW EQUIPMENT	53950	53100	559.99
09/28/2023	100	138973*#	REINDERS, INC.	PARKS - EQUIP REPAIR & MAINT	52430	55200	134.03
09/28/2023	100	138974	SHERWIN-WILLIAMS	PARKS - GROUNDS MAINTENANCE	52420	55200	44.64

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
09/28/2023	100	138975	ST. BARTHOLOMEW'S EPISCOPAL CHURCH RECREATION PROGRAM - PROGRAM EXPENSES		53430	55300	250.00
09/28/2023	100	138978	UNIFIRST CORP	FIRE ADMINISTRATION - OPERATING	53400	52210	95.27
09/28/2023	100	138979	WAUKESHA PEWAUKEE CVB	RECREATION PROGRAM - OPERATING SUPPLIES	53400	55300	10.00
09/28/2023	100	138980	WESTRIDGE BUILDERS	EROSION/DITCH DEPOSIT	23173	00000	2,000.00
Total for fund 100 GENERAL FUND							492,907.09

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 230 STORM WATER MANAGEMENT							
09/21/2023	100	138896*#	AECOM TECHNICAL SERVICES, INC	PROJECTS - CITY STORM WATER STUDY	58210	57340	34,746.27
				PROJECTS - YENCH ROAD CULVERT	58210	57355	15,396.18
				PROJECTS - FOXWOOD/KATHRINE CT	58210	57358	1,009.74
				PROJECTS - WAGNER PARK POND	58200	57367	4,963.56
				PROJECTS - SPRINGDALE DRAINAGE EASEMENT	58210	57370	2,049.45
				CHECK 100 138896 TOTAL FOR FUND 230:			58,165.20
09/21/2023	100	138898*#	AT&T MOBILITY	TELEPHONE & CELL	52260	53650	144.59
09/21/2023	100	138904*#	DAVID GEIS	UNIFORMS & PROTECTIVE EQUIPMENT	53410	53650	89.65
09/21/2023	100	138909*#	FORWARD TS	OPERATING SUPPLIES	53400	53650	91.82
09/21/2023	100	138913	INNOVYZE LLC	COMPUTER/PROGRAM MAINTENANCE	52480	53650	3,916.00
09/21/2023	100	138917*#	MARIANNE HILTUNEN	MILEAGE	53300	53650	40.29
				PROJECTS - HILL 'N DALE	58210	57301	47.16
				CHECK 100 138917 TOTAL FOR FUND 230:			87.45
09/21/2023	100	138919*#	MENARDS	OPERATING SUPPLIES	53400	53650	14.22
09/21/2023	100	138921*#	MSA PROFESSIONAL SERVICES INC	STORM WATER - CAPITAL	58100	53650	157.50
09/21/2023	100	138924*#	OPENGOV INC	STORM WATER - CAPITAL	58100	53650	17,080.35
09/21/2023	100	138937*#	WE ENERGIES	ELECTRICITY	52210	53650	490.50
				HEAT	52220	53650	82.75
				CHECK 100 138937 TOTAL FOR FUND 230:			573.25
09/21/2023	100	138939*#	WI DEPT TRANSPORTATION	PROJECTS - DUMPLAINVILLE BRIDGE	58210	57347	393.71
09/28/2023	100	138942*#	AMERICAN PAPER & PACKAGING	CONTRACTED JANITORIAL	52400	53650	24.00
09/28/2023	100	138956	GRAINGER	OPERATING SUPPLIES	53400	53650	38.60
09/28/2023	100	138965	LINCOLN CONTRACTORS	EQUIPMENT REPAIR & MAINT	52430	53650	145.50
09/28/2023	100	138973*#	REINDERS, INC.	DITCH & CULVERT MAINT - CULVERT	53510	53652	84.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 230 STORM WATER MANAGEMENT							
09/28/2023	100	138981	ZARNOTH BRUSH	EQUIPMENT REPAIR & MAINT	52430	53650	318.00
09/28/2023	100	138982	ZIGNEGO READY MIX	CATCH BASIN MAINT - CATCH BASIN	53510	53655	890.00
Total for fund 230 STORM WATER MANAGEMENT							82,213.84

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 250 TOURISM & CONVENTION							
09/21/2023	100	138927	R.A. SMITH & ASSOC., INC.	TOURISM - SPORTS COMPLEX TURF	58210	56700	4,550.50
Total for fund 250 TOURISM & CONVENTION							4,550.50

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 420 CAPTIAL ROAD PROJECTS							
09/21/2023	100	138896*#	AECOM TECHNICAL SERVICES, INC	LEXINGTON/TACOMA	58210	57426	2,461.05
09/21/2023	100	138897	ALL-WAYS CONTRACTORS, INC	APPLE TREE/PEAR TREE	58210	57561	378,673.92
09/21/2023	100	138917*#	MARIANNE HILTUNEN	SPICE CREEK/MEADOWBROOK FARMS #2	58210	57552	8.52
				SPICE CREEK/MEADOWBROOK FARMS #3	58210	57556	33.41
				APPLE TREE/PEAR TREE	58210	57561	86.46
				CHECK 100 138917 TOTAL FOR FUND 420:			128.39
09/21/2023	100	138939*#	WI DEPT TRANSPORTATION	DUPLAINVILLE BRIDGE	58210	57418	393.70
Total for fund 420 CAPTIAL ROAD PROJECTS							381,657.06

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 440 BIKE & PEDESTRIAN							
09/21/2023	100	138917*#	MARIANNE HILTUNEN	NORTHVIEW ROAD SIDEWALK	58230	53550	8.50
				Total for fund 440 BIKE & PEDESTRIAN			8.50

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 450 CITY HALL REMODEL							
09/21/2023	100	138932	THRIVE ARCHITECTS	CITY HALL REMODEL	58100	57700	973.46
				Total for fund 450 CITY HALL REMODEL			973.46

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 480 DPW BUILDING							
09/21/2023	100	138895	ABSOLUTE CONSTRUCTION	DPW BUILDING	58100	57700	69,903.56
09/21/2023	100	138899	BOBS SW CONSTRUCTION SERVICES	DPW BUILDING	58100	57700	55,964.55
				Total for fund 480 DPW BUILDING			125,868.11

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 490 CAPTIAL EQUIPMENT							
09/19/2023	100	138893	LYNCH MOTOR VEHICLE GROUP INC	PARKS - CAPITAL EQUIPMENT	58100	57620	32,803.50
09/21/2023	100	138921*#	MSA PROFESSIONAL SERVICES INC	ENGINEERING - CAPITAL EQUIPMENT	58100	57311	157.50
09/21/2023	100	138924*#	OPENGOV INC	ENGINEERING - CAPITAL EQUIPMENT	58100	57311	17,080.35
09/28/2023	100	138976	STRYKER SALES CORPORATION	FIRE ADMINISTRATION - CAPITAL EQUIPMENT	58100	57220	115,674.02
09/28/2023	100	138977	TKK ELECTRONICS	FIRE ADMINISTRATION - CAPITAL EQUIPMENT	58100	57220	4,391.89
Total for fund 490 CAPTIAL EQUIPMENT							170,107.26

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
09/21/2023	100	138898*#	AT&T MOBILITY	TELEPHONE	52330	00921	177.94
				SCADA/TELEMETARY	52100	00950	25.42
				CHECK 100 138898 TOTAL FOR FUND 600:			203.36
09/21/2023	100	138902*#	CINTAS CORP	UNIFORMS	53410	00641	51.25
09/21/2023	100	138905*#	DAVID TOURTE	METERED SALES-RESIDENTIAL	46450	00461	169.72
				PUBLIC FIRE PROTECTION	46242	00463	71.70
				CHECK 100 138905 TOTAL FOR FUND 600:			241.42
09/21/2023	100	138912	HAWKINS, INC.	CHEMICALS	53200	00631	5,091.19
09/21/2023	100	138919*#	MENARDS	OPERATING SUPPLIES & EXPENSE	53400	00623	9.68
				OPERATING SUPPLIES AND EXPENSE	53400	00641	31.86
				CHECK 100 138919 TOTAL FOR FUND 600:			41.54
09/21/2023	100	138920#	MID CITY CORPORATION	REPAIRS - TRANSMISSION LINES	52400	00651	2,150.49
				REPAIRS - MAINTENANCE OF SERVICES	52400	00652	3,102.94
				REPAIRS - MAINTENANCE OF SERVICES	52400	00652	3,097.23
				REPAIRS - MAINTENANCE OF SERVICES	52400	00652	2,199.38
				CHECK 100 138920 TOTAL FOR FUND 600:			10,550.04
09/21/2023	100	138921*#	MSA PROFESSIONAL SERVICES INC	COMPUTER HARDWARE SOFTWARE	18587	00391	157.50
09/21/2023	100	138924*#	OPENGOV INC	COMPUTER HARDWARE SOFTWARE	18587	00391	17,080.35
09/21/2023	100	138933*	TRI-COUNTY WATERWORKS ASSOC.	Utility Memberships & Continuing	53200	00930	20.00
09/21/2023	100	138935*	USA BLUEBOOK	SAFETY	52200	00950	127.09
09/22/2023	100	1360(E)*#	MUTUAL OF OMAHA	BENEFITS - LIFE INSURANCE	51340	00926	79.35
				BENEFITS - DISABILITY INSURANCE	51350	00926	107.72
				CHECK 100 1360(E) TOTAL FOR FUND 600:			187.07
09/23/2023	100	1352(E)*	AT&T	SCADA/TELEMETARY	52100	00950	83.45
Total for fund 600 WATER UTILITY							33,834.26

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 650 SEWER UTILITY							
09/21/2023	100	138898*#	AT&T MOBILITY	TELEPHONE	52330	00921	177.94
				SCADA/TELEMETARY	52100	00950	25.42
				CHECK 100 138898 TOTAL FOR FUND 650:			<u>203.36</u>
09/21/2023	100	138902*#	CINTAS CORP	Uniforms & Protective Equipment	53410	01827	51.25
09/21/2023	100	138905*#	DAVID TOURTE	RESIDENTIAL REVENUE - SEWER	46410	01621	423.00
09/21/2023	100	138919*#	MENARDS	SUPPLIES AND EXPENSES	53400	01827	31.85
09/21/2023	100	138921*#	MSA PROFESSIONAL SERVICES INC	COMPUTER HARDWARE/SOFTWARE	18587	01372	157.50
09/21/2023	100	138924*#	OPENGOV INC	COMPUTER HARDWARE/SOFTWARE	18587	01372	17,080.35
09/21/2023	100	138933*	TRI-COUNTY WATERWORKS ASSOC.	UTILITY MEMBERSHIPS & CONTINUING	53200	00930	20.00
09/21/2023	100	138935*	USA BLUEBOOK	SAFETY	52200	00950	127.09
09/22/2023	100	1360(E)*#	MUTUAL OF OMAHA	BENEFITS - LIFE INSURANCE	51340	00926	42.73
				BENEFITS - DISABILITY INSURANCE	51350	00926	58.01
				CHECK 100 1360(E) TOTAL FOR FUND 650:			<u>100.74</u>
09/23/2023	100	1352(E)*	AT&T	SCADA/TELEMETARY	52100	00950	83.46
				Total for fund 650 SEWER UTILITY			18,278.60

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 800 CEMETERY							
09/21/2023	100	138934	TRUGREEN PROCESSING	CEMETERY - GROUNDS MAINTENANCE	52420	54910	416.00
09/28/2023	100	138966	MATTHEWS INTERNATIONAL	CEMETERY - OPERATING SUPPLIES	53400	54910	385.09
				Total for fund 800 CEMETERY			801.09
TOTAL - ALL FUNDS							1,311,199.77

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.**

DATE: October 2, 2023

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 23-06** to Rezone the Property Located on Pewaukee Road (PWC 0966-999) from B-3 General Business District to B-4 Office District for the Purpose of Constructing an Emergency Vet Clinic at the Request of WVRC [Fuchs]

BACKGROUND:

At their September 21, 2023 meeting, the Plan Commission unanimously approved the request to rezone the subject property to the B-4 Office District.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Rezoning Petition to rezone property bearing Tax Key No. 0966-999 from B-3 General Business District to B-4 Office District.

ATTACHMENTS:

Description

Ordinance 23-06 Rezone

County Map of B-3 Area

WVRC staff report 9.21.23

WVRC narrative

ORDINANCE 23-06

**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **B-3 General Business, LC Lowland Conservancy and F-1 Floodplain**

TO: **B-4 Office District, LC Lowland Conservancy and F-1 Floodplain**

SECTION 1 - DESCRIPTION**Common Description:**

N1/2 NW1/4 SEC 26 T7N R19E :: EX DOC #199175 :: EX DOC #0426517 :: EX SHERWOOD FOREST :: EX SHERWOOD FOREST ADDITION NO 1

Tax Key Number: PWC 0966-999

Property Address: Unassigned / Vacant Land on Pewaukee Road

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: constructing an emergency veterinary clinic.

SECTION 2 – SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 – ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 2nd day of October, 2023

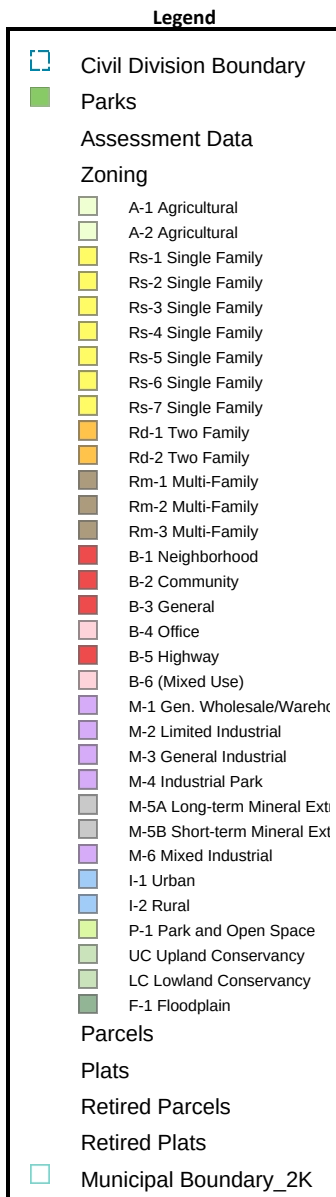
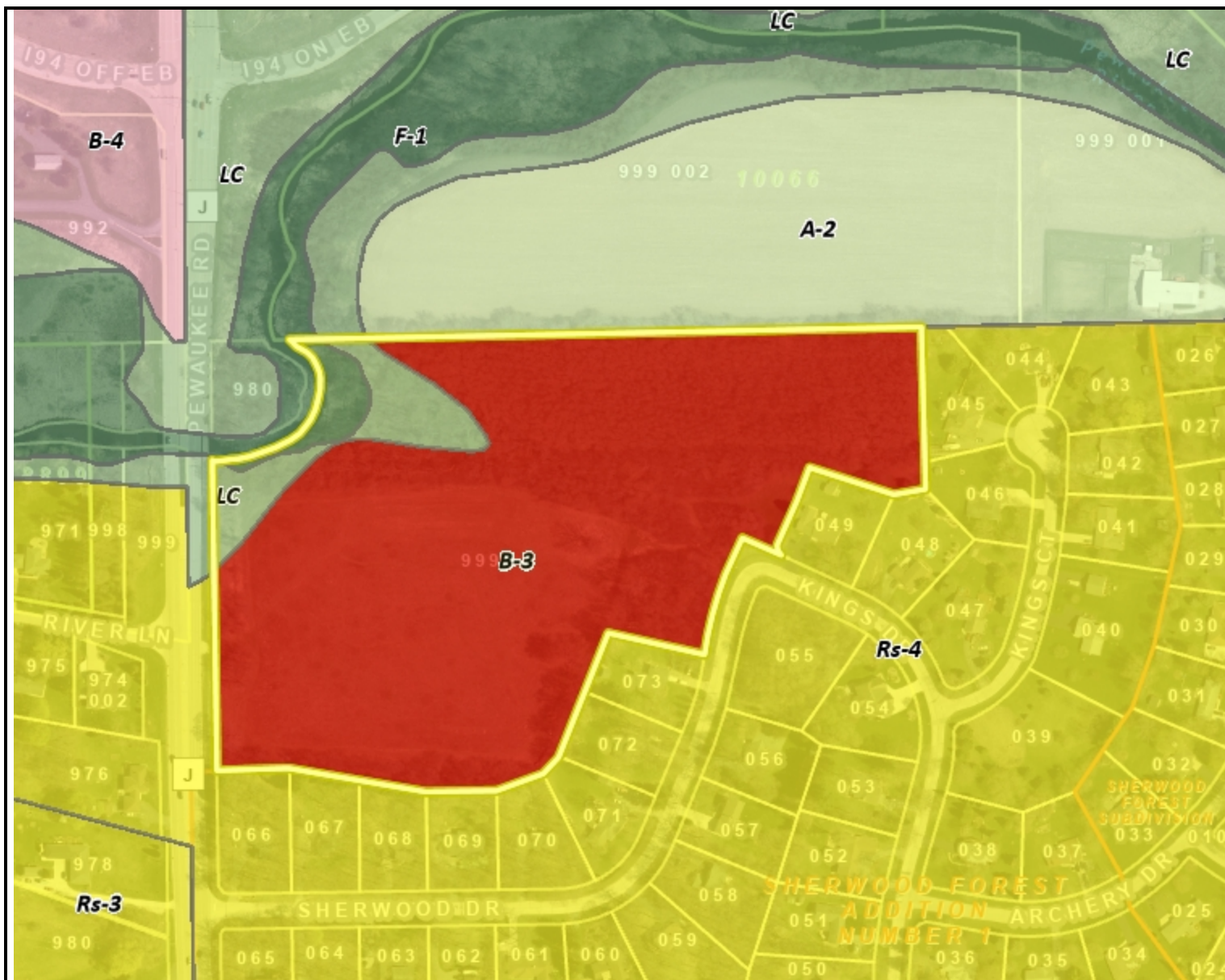
COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer



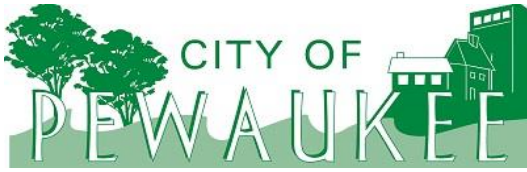
0 296.11 Feet

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: 9/28/2023





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

REPORT TO THE PLAN COMMISSION

Meeting of September 21, 2023

Date: September 12, 2023

Project Name: WVRC Conditional Use, Rezoning, and Site & Building Plans

Project Address/Tax Key No.: Not Assigned/PWC 0966999

Applicant: KELLER, INC.

Property Owner: BASATADA, LLC

Current Zoning: B-3 General Business, LC Lowland Conservancy, & F-1 Floodplain

2050 Land Use Map Designation: Low – Medium Density Residential, Flood Plains, Lowland & Upland Conservancy, and other natural areas and Water

Use of Surrounding Properties: Vacant land zoned A-2 to the north and single-family residential to the south, east and west

Introduction

The applicant has filed applications for a Rezoning, Conditional Use, and Site & Building Plans for the development of an animal hospital for property located along the east side of Pewaukee Road south of Interstate 94 and just north of the single-family residences on Sherwood Drive.

The site previously received Rezoning approval and a Comprehensive Master Plan Amendment at the May 16, 2019 Plan Commission meeting, and subsequent approval by the Common Council on June 3, 2019, but the use was never established. As such, the Conditional Use and Site and Building Plan approvals expired.

e-WVRC is a 24-hour animal hospital offering emergency and specialty pet care at their fully staffed facilities in Waukesha, Grafton, and Racine. Specializing in Cardiology, Surgery, Internal Medicine, Radiology, Neurology, Dentistry, Ophthalmology, Oncology, Diagnostic Imaging, and Pain Management, WVRC provides Wisconsin and northern Illinois with the highest quality veterinary medical attention 7 days a week, 365 days a year.

e-WVRC's Pewaukee location will replace their current Waukesha operation. The hospital will be a 24-hour facility that will provide the full scope of veterinary care as noted above. The hospital will be operated by approximately 75 staff members across Administrative/Office employees, Vet Techs and DVM's. Administrative/Office Employees (20 Total) will be onsite Monday through Friday between 7:00 am – 4:00 pm. The anticipated maximum number of customers on site, based on current trends at the Waukesha locations, would be 60. The busiest hours of operation on sight is expected to be between 2:00 pm – 8:00pm.

The initial building will be approximately 25,704 square feet with an estimated cost of \$13 million. The site design will allow for potential future expansion of up to approximately 50,000 square feet in total.

Project Description/Analysis

Rezoning

The subject property is currently zoned B-3 General Business District, LC Lowland Conservancy District and F-1 Floodplain District.

During the review process, it came to staff's attention that the B-3 District requires that no business establishment shall have a total floor area of more than 20,000 square feet; a standard that may have been missed at the time of the project's original rezoning and approval. As the proposed building is 25,704 square feet, staff is recommending that the property be zoned B-4 District, which does not specifically limit building size. As such, the applicant is requesting to rezone the B-3 portion of the property to B-4 Office District to accommodate the proposed development and WVRC business use.

Staff has reviewed the B-4 District development standards and find that the proposed site plan is compliant with those standards. Staff recommends that the applicant provide a final set of updated plans to reflect the B-4 District development standards.

Conditional Use

The B-4 District allows animal hospitals as a Conditional Use, provided the Plan Commission determines the use is similar in character to and compatible with allowed uses within the district, which generally permits offices and special service uses that would not necessarily exhibit the intense activity of other business districts.

2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed development plans in substantial conformance with the development standards and guidelines of Sections 17.0207 SITE AND BUILDING PLAN, AND PLAN OF OPERATIONS REVIEW, 17.0208 SITE RESTRICTIONS, 17.0209 USE RESTRICTIONS, and 17.0210 PRINCIPLES AND STANDARDS FOR THE AESTHETIC EVALUATION OF SITE AND BUILDING PROJECTS. Staff is not aware of any objections to the recommended conditions of approval.

(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.

Site and Building Plans

The subject property is currently vacant and has an area of 19.27 acres. The applicant is proposing a 25,704 square foot building with a potential 25,056 square foot future building addition. The site plan also includes a canopy entrance, associated parking, landscaping and lighting, a fenced-in yard area, septic field, and trash enclosure.

Note the proposed fence is a five-foot-high black vinyl chain-link fence.

Related to the site plan, staff requested that the applicant consider a potential future cross access location for the property to the north. If the property to the north is ever proposed to be developed commercially, staff finds that access through the WVRC site would be preferred as other access locations to this site are through residential areas. The site plan does not currently show a potential access easement for the adjacent parcel.

Storm Water Management:

Storm water management plans are currently under review by the Engineering Department. Staff recommends that approval of the project be subject to final grading, erosion control and storm water management plans shall be approved by the Engineering Department, prior to any land disturbance.

Parking:

Note the parking counts on the Site Plan do not appear to be correct. The proposed development includes 116 proposed parking stalls of which 5 are ADA accessible spaces, not 120 spaces. Parking surrounds the building on the south, east and west sides.

An additional 115 stalls are shown along with the future building addition on the north side of the building.

The plans provided make it unclear if the applicant intends to pave the drive that would wrap around the future building addition as part of the initial phase of development or if that would be completed as

part of the future addition. Staff recommends the drive that serves the future parking areas and building addition be paved at the time the addition is approved and permitted by the City.

Site Access:

The proposed development will be accessed from Pewaukee Road. The applicant is continuing to work with Waukesha County for approval of the access, which will likely include acceleration and deceleration lanes. The development and City approval shall be contingent upon Waukesha County approval of the proposed access location on Pewaukee Road (CTH J).

Sewer/Water:

Public water is available to the site and the applicant will be required to connect; however, public sewer is not currently available. As such, the applicant is requesting approval of a private onsite mound system. The proposed location of the septic field is located on the site plan. Although, it is certainly staff's preference that developments extend and connect to both public sewer and water facilities, the required connection in this case is difficult and may garner opposition from the adjacent single-family residential subdivision as the public sewer extension would extend through and serve the Sherwood Forest subdivision as well.

Furthermore, other commercial properties to the south of the Sherwood Forest subdivision, under similar circumstances, have been allowed to develop with private sanitary sewer systems. As such, Planning staff is not objecting to the private system. However, it is recommended that the property owner be required to connect to public sanitary sewer facilities as soon as they become available and shall not object to the connection or any related sewer extension assessments.

With that said, the Engineering Department is requesting funds in the 2024 budget for the design of this sewer. If the City moves forward with this sewer project, sewer may be available to this site as soon as 2025.

Landscape Plan:

A Landscape Plan has been provided and includes a row of evergreen trees along the south property line to buffer the development from the adjacent single-family subdivision. Additional decorative and shade trees are provided adjacent to Pewaukee Road since the existing trees along Pewaukee Road are to be removed. Foundation plantings have also been provided.

Staff recommends that the Landscape Plan be revised to contain a third variety of evergreen tree. It is also recommended that the proposed Norway Maple trees be replaced with a native species.

Lighting Plan:

The applicant submitted a photometric plan as well as lighting cut sheets. Based upon previous input from the adjacent property owners, staff is recommending that the light poles have a maximum height of 15-feet with a 3-foot base and lights be dimmed to 50% starting at 9:00 p.m.

The photometric plans show zero footcandles at the property lines.

Architecture:

The building materials will mainly consist of L.P. Smart siding, ACM metal panels, and stone veneer siding. Stone veneer will also be utilized for the dumpster enclosure in order to match the building.

Natural Resources:

The property contains several natural resource features, including floodplain, a stream, wetlands, and woodlands. This area of the site is also identified as a SEWRPC Environmental Corridor. The development does not encroach into the LC Lowland Conservancy District, F-1 District or any mapped wetlands.

The future phase would encroach into areas shown as hydric soils on the WDNR Water Surface Data Viewer. Wetland delineations would be required at that time.

Signage:

A monument sign and two directional signs are being proposed. Note that signage will require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department prior to installation. Additional details would be needed in order to conduct a full sign review. Note that the emergency signs need to meet the directional sign standards of section 17.0702(f). Also note that per section 17.0706(c) a ground sign located within 660 feet of a residential zoning district boundary shall not be illuminated during the seven-hour period beginning at eleven (11) PM and ending at six (6) AM. Lastly, the entire coordinate address will be required to be displayed on the monument sign.

Recommendation

A motion to approve the Site and Building Plans and recommend approval of the Rezoning and Conditional Use Permit for the WVRC animal hospital development for property bearing Tax Key No. 0966999, contingent upon the staff conditions contained within this report.



Keller
Planners | Architects | Builders
*With Offices in the Five Cities, Madison,
Milwaukee & Wisconsin*



August 7, 2023

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: e-WVRC Emergency & Specialty Pet Care Conditional Use, Site & Building Plan Approval

Dear City Plan Commission Members,

Basatada, LLC is planning to construct a ground up Emergency Veterinary Clinic for use by Ethos-Wisconsin Veterinary Referral Center (e-WVRC) via a built-to-suit tenant agreement. e-WVRC is the leading provider in Emergency and Specialty Pet Care for South Eastern Wisconsin is pursuing a new and larger facility to meet the growing demand for services. The location e-WVRC is seeking Conceptual Approval for is located on County Highway J (Pewaukee Road) just South of Interstate Highway 94 (tax key #0966999). Their existing location in this area is less than a ½ mile away just around the corner on Bluemound Road.

e-WVRC is a 24-hour animal hospital offering emergency and specialty pet care at their fully staffed facilities in Waukesha, Grafton, and Racine. Specializing in Cardiology, Surgery, Internal Medicine, Radiology, Neurology, Dentistry, Ophthalmology, Oncology, Diagnostic Imaging, and Pain Management, WVRC provides Wisconsin and northern Illinois with the highest quality veterinary medical attention 7 days a week, 365 days a year.

e-WVRC's Pewaukee location will replace their current Waukesha operation. The hospital will be a 24-hour facility that will provide the full scope of veterinary care as noted above. The hospital will be operated by approximately 75 staff members across Administrative/Office employees, Vet Techs and DVM's. Administrative/Office Employees (20 Total) will only be onsite Monday through Friday between 7:00 am – 4:00 pm. The anticipated maximum number of customers on site, based on current trends at the Waukesha locations, would be 60. The busiest hours of operation on sight is expected to be between 2:00 pm – 8:00 pm.

ADDRESS

W204 N11509 Goldendale Road
Germantown, WI 53022

PHONE

262.250.9710 1.800.236.2534

FAX

262.250.9740

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The site previously received a zoning change to B-3 upon recommendation of City of Pewaukee Staff. Following review of the updated site and building design, City Staff has recommended an additional rezone from B-3 to B-4 to comply with the total floor area requirements noted in the zoning code. The land area is considerably large compared to the square footage of building that will be constructed. This will provide for ample area to exceed setbacks and landscape requirements.

The initial building will be approximately 25,704 square feet with an estimated cost of \$13 million. The site design will allow for potential future expansion of up to approximately 50,000 square feet in total. The building will contain high performing exterior materials and aesthetics. There will not be any visible mechanical equipment or portable medical equipment trailers. Dogs are not left unattended outside the building. Small contained and fenced walk areas are provided. Additionally, the facility will provide a combination of berms and landscape plantings on the south and east property lines as a natural screen/buffer to the residential neighborhoods abutting the parcel.

One of the difficulties in development of this site in the past has been the lack of available city sanitary sewer utility. WVRC is proposing a connection to City of Pewaukee Water system and installation of a private sanitary facility. It is understood that if city sanitary sewer ever becomes available to the site, e-WVRC will be required to connect to the sanitary sewer per the City of Pewaukee's requirements. Driveway access will be permitted and reviewed by Waukesha County. The desired access point will align with River Lane to the West.

If any of the Plan Commission members, city planning department members, or the general public have any questions regarding the business, new structure, or site layout please feel free to contact Keller, Inc. at any time. Site visits and tours will also be granted at the time of the request. Thank you all for your consideration of this project.

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Basatada, LLC
Dr. John Beltz, DVM
Dr. Jeffery Meinen, DVM, DACVS
N9000 Welling Beach Rd.
Fond Du Lac, WI 54937
262.623.1767

**ARCHITECT/
BUILDER**

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**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: October 2, 2023

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding a Conditional Use Permit for WVRC for Property Located on Pewaukee Road (PWC 0966-999) for the Purpose of Constructing an Emergency Vet Clinic [Fuchs]

BACKGROUND:

At their September 21, 2023 meeting, the Plan Commission unanimously approved the Conditional Use Permit for WVRC.

Note the Plan Commission removed the staff recommendation below and also revised the requirement to connect to public sewer to include a time frame that the owner shall connect within 5 years of the date of final resolution.

Staff recommends the drive that serves the future parking areas and building addition be paved at the time the addition is approved and permitted by the City

-
These changes are reflected in the attached draft Conditional Use Permit.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Conditional Use Permit for WVRC to operate a 24 hour emergency animal hospital use upon property bearing Tax Key No. PWC 0966-999.

ATTACHMENTS:

Description

WVRC civil plans

WVRC site plan

WVRC photometrics plan

WVRC comment response letter

WVRC wetland exhibit

WVRC driveway permit

WVRC draft Conditional Use Permit



VICINITY MAP

IMPROVEMENT PLANS FOR WVRC EMERGENCY VET CITY OF PEWAUKEE, WI

SHEET INDEX

C001	TITLE SHEET & VICINITY MAP
C002	GENERAL NOTES
C101	SITE PLAN
C102	GRADING PLAN
C103	EROSION CONTROL PLAN
C401	POND DETAILS
C402	POND DETAILS
C403	ADA RAMP PAVING PLAN
C404	INTERSECTION DETAIL
C501 - C503	CONSTRUCTION DETAILS
L701	LANDSCAPING PLAN

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC



ISSUED FOR
REVIEW

PLAN DATE 03.04.19

PROJECT NO.
19.0004

SHEET NO.

C001

BENCHMARKS

FOUND IRON ROD	EL. 865.78	N: 385726.2711	E: 2474348.5395
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CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
LYNCH & ASSOCIATES	5482 S. WESTRIDGE DR. NEW BERLIN, WI 53151	TIM LYNCH, P.E.	262-402-5040	tlynch@lynch-engineering.com

REVISIONS

NO.	REVISION	DATE
1	UPDATED SITE PLAN	06.09.23
2	CITY REVIEW COMMENTS #1	08.04.23

GENERAL NOTES

1.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2.

ALL PIPE LENGTHS ARE MEASURED TO CENTER OF STRUCTURE AND MEASURED HORIZONTALLY. THE CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS FOR SLOPES AND STRUCTURES.
3.

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARDS.
4.

WHEN POSSIBLE, THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE WITH ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.
5.

CONTRACTOR SHALL CHECK ALL EROSION CONTROL MEASURES EVERY SEVEN DAYS OR WITHIN 24 HOURS AFTER EACH 0.5 INCH RAINFALL AND PROVIDE ANY MAINTENANCE REQUIRED FOR CONFORMANCE WITH THIS PLAN. CONTRACTOR SHALL MAINTAIN LOG OF INSPECTIONS WHICH SHALL BE KEPT ON-SITE.
6.

A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE PLACED ON AREAS TO BE VEGETATED.
7.

SEEDING SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
8.

SEEDING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 630 OF WISDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. A NO. 40 MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1000 S.F.
9.

PLACE MULCH AND TACKIFIER ON THE SEEDED AREAS.
10.

DISTURBED AREAS LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH, OR WISDOT-APPROVED POLYMER.
11.

TEMPORARY SEEDING: ANNUAL RYE GRASS AT 25 lbs/ACRE
LATE SEASON TEMPORARY SEEDING (SEPT. 15 TO OCT. 15): WINTER WHEAT AT 2 BUSHELS/ACRE
DORMANT SEEDING (AFTER NOV. 1): 10 MIXTURE AT 4 POUNDS PER 1000 S.F.
12.

POLYMER MUST BE APPLIED TO ALL DISTURBED AREAS IF SEEDING IS NOT COMPLETED BY OCTOBER 15.
13.

IF DEWATERING IS NECESSARY, DIRECT DISCHARGE INTO THE SEDIMENT BASIN. THE MAXIMUM PUMPING RATE INTO THE POND IS 200 GPM. ALTERNATE DEWATERING OPERATIONS MUST BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 "DEWATERING".
14.

TOPSOIL PILES LEFT IN PLACE FOR LONGER THAN 14 DAYS MUST BE STABILIZED WITH TEMPORARY SEEDING.
15.

EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
16.

RECYCLE OR PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS IN A TIMELY MANNER. CONTROL RUNOFF FROM WASTE MATERIALS UNTIL THEY ARE REMOVED OR REUSED.
17.

BY THE END OF EACH WORKDAY, CLEAN UP ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL THAT ORIGINATED FROM THE PERMITTED SITE. FLUSHING SHALL NOT BE ALLOWED UNLESS RUNOFF IS TREATED BEFORE DISCHARGE FROM THE SITE.
18.

ALL SLOPES 4:1 OR STEEPER MUST BE STABILIZED WITH EROSION CONTROL MAT.
19.

THE CONTRACTOR IS RESPONSIBLE FOR ALL DUST CONTROL IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1068.
20.

WHEN CONNECTING TO THE EXISTING ROADWAY, THE EXISTING CONCRETE CURB AND GUTTER SHALL BE SAW CUT AND REMOVED TO THE NEAREST JOINT OUTSIDE OF THE ACTUAL REQUIRED WORK LIMITS. NEW CONCRETE CURB AND GUTTER SHALL BE PLACED IN ACCORDANCE WITH THE ATTACHED DETAILS TO FORM THE NEW DRIVEWAY APPROACH. FELT EXPANSION JOINT MATERIAL, 3/4 INCH, SHALL BE PLACED AT EACH END OF THE WORK LIMITS. THE CONTRACTOR SHALL CALL THE SUPERINTENDENT NAMED BELOW FOR AN INSPECTION OF THE INSTALLATION.
- DAVE HEIL – (262) 424-9004
21.

THE CITY OF PEWAUKEE STANDARD WORK HOURS ARE 7:00 A.M. TO 7:00 P.M. ON WEEKDAYS. WORK CAN ONLY BE PERFORMED ON WEEKDAYS OR HOLIDAYS WITH PRIOR APPROVAL. WORKING HOURS FOR WEEKENDS/HOLIDAYS ARE 8:00 A.M. TO 7:00 P.M.

WINTER CONSTRUCTION SITE EROSION CONTROL

1.

GENERAL: A PROJECT INVOLVING CONSTRUCTION BETWEEN NOVEMBER 1ST AND MAY 1ST WILL REQUIRE MEASURES TO STABILIZE THE SITE OVER WINTER. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, GRAVEL ROAD BASE OR 70 PERCENT MATURE VEGETATION COVER BY NOVEMBER 1ST, THEN THE SITE MUST BE PROTECTED WITH OVER-WINTER STABILIZATION PRACTICES.
2.

CONSIDERATIONS: WINTER EXCAVATION AND EARTHWORK ACTIVITIES SHOULD BE LIMITED IN EXTENT AND DURATION TO MINIMIZE POTENTIAL EROSION AND SEDIMENTATION IMPACTS.
- 2.a.

EXPOSE ONLY AS MUCH AREA AS NECESSARY TO COMPLETE THE WORK AND CAN BE STABILIZED IN 1 DAY PRIOR TO ANY RAIN OR SNOW EVENT.
- 2.b.

SUBSEQUENT WORK AREAS SHOULD NOT BE EXPOSED UNTIL THE PREVIOUSLY EXPOSED AREA HAS BEEN STABILIZED.
- 2.c.

ALL EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FOR THE PROJECT SHOULD BE ROUTINELY MAINTAINED, CLEANED, INSPECTED, AND REPAIRED AS NEEDED FOR THE CONSTRUCTION SEASON. TEMPORARY EMBANKMENTS SHOULD BE FULLY VEGETATED OR OTHERWISE STABILIZED BY ACCEPTED METHODS.
3.

MAINTENANCE REQUIREMENTS:
- 3.a.

MAINTENANCE MEASUREMENTS SHOULD OCCUR THROUGHOUT CONSTRUCTION, INCLUDING THE OVER-WINTER PERIOD. AFTER EACH RAINFALL, SNOWSTORM, OR PERIOD OF THAWING AND RUNOFF, THE CONSTRUCTION SITE CONTRACTOR SHOULD CONDUCT AN INSPECTION OF ALL EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO ENSURE THEIR CONTINUING FUNCTION.
- 3.b.

FOR ANY AREA STABILIZED BY TEMPORARY OR PERMANENT SEEDING PRIOR TO NOVEMBER 1ST, THE CONTRACTOR SHOULD CONDUCT AN INSPECTION IN THE SPRING TO ASCERTAIN THE CONDITION OF VEGETATIVE COVER AND REPAIR ANY DAMAGED AREAS OR BARE SPOTS AND RESEED AS REQUIRED TO ACHIEVE AN ESTABLISHED VEGETATIVE COVER (AT LEAST 70 PERCENT AREA VEGETATED WITH HEALTHY, VIGOROUS GROWTH).
4.

SPECIFICATIONS: TO ADEQUATELY PROVIDE SEDIMENT AND EROSION CONTROL DURING COLD WEATHER AND EARLY SPRING RUNOFF, THE FOLLOWING STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM NOVEMBER 1ST TO MAY 1ST:
- 4.a.

THE AREA OF EXPOSED, UNSTABILIZED SOIL SHOULD BE LIMITED TO ONLY WHAT IS REQUIRED TO PERFORM THE WORK. THE EXPOSED AREA SHOULD BE PROTECTED AGAINST EROSION BY METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR RUNOFF PRODUCING CONDITIONS.
- 4.b.

STABILIZATION AS FOLLOWS SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS:
- 4.b.1.

ALL PROPOSED VEGETATED AREAS HAVING A SLOPE LESS THAN 15 PERCENT WHICH DO NOT EXHIBIT A MINIMUM 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1ST, SHOULD BE DORMANT SEEDED AT A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND COVERED WITH 2 TO 3 TONS OF HAY OR STRAW MULCH PER ACRE WITH EITHER ANCHORED NETTING OR AN APPROVED TACKIFIER FROM THE WISDOT PRODUCT ACCEPTABILITY LIST. AN EROSION CONTROL BLANKET OR TYPE A SOIL STABILIZER FROM THE WISDOT PRODUCT ACCEPTABILITY LIST MAY BE USED IN LIEU OF MULCH AND NETTING OR MULCH AND TACKIFIER.
- 4.b.2.

ALL PROPOSED VEGETATED AREAS HAVING A SLOPE GREATER THAN 15 PERCENT WHICH DO NOT EXHIBIT A MINIMUM OF 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1ST, SHOULD BE DORMANT SEEDED AT A RATE 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET.
- 4.c.

ALL STONE COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 1ST.
- 4.d.

INSTALLATION OF ANCHORED HAY OR STRAW MULCH SHOULD NOT OCCUR OVER SNOW GREATER THAN 1 INCH IN DEPTH.
- 4.e.

ALL MULCH APPLIED DURING WINTER SHOULD BE ANCHORED WITH NETTING OR TACKIFIER FROM WISDOT PRODUCT ACCEPTABILITY LIST.
- 4.f.

STOCKPILES OF SOIL MATERIALS SHOULD BE SEEDED AND MULCHED FOR OVER-WINTER PROTECTION WITH HAY OR STRAW AT 2 TO 3 TONS PER ACRE. MULCHING SHOULD BE DONE WITHIN 24 HOURS OF STOCKPILING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. NO SOIL STOCKPILE SHOULD BE LOCATED WITHIN 25 FEET OF ANY WETLAND OR OTHER WATER RESOURCE AREA. SOIL STABILIZER TYPE A OR EROSION CONTROL BLANKET MAY BE USED IN LIEU OF MULCH.
- 4.g.

FROZEN MATERIALS SHOULD BE STOCKPILED SEPARATELY AND IN A LOCATION THAT IS AWAY FROM ANY AREA NEEDED TO BE PROTECTED. STOCKPILES OF FROZEN MATERIAL CAN MELT IN THE SPRING AND BECOME UNWORKABLE AND DIFFICULT TO TRANSPORT DUE TO HIGH MOISTURE CONTENT IN THE SOIL.
- 4.h.

INSTALLATION OF EROSION CONTROL BLANKETS SHOULD NOT OCCUR OVER SNOW GREATER THAN 1 INCH IN DEPTH OR OVER FROZEN GROUND.
- 4.i.

ALL GRASS-LINED DITCHES AND CHANNELS SHOULD BE CONSTRUCTED AND STABILIZED BY OCTOBER 15TH. ALL DITCHES AND SWALES WHICH DO NOT EXHIBIT A MINIMUM 70 PERCENT VEGETATIVE GROWTH BY NOVEMBER 1ST OR WHICH ARE DISTURBED AFTER NOVEMBER 1ST, SHOULD BE STABILIZED WITH TEMPORARY STONE AND FILTER FABRIC OR TEMPORARY SEED AND EROSION CONTROL BLANKETS APPROPRIATE TO THE DESIGN FLOW CONDITIONS.
- 4.j.

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 1ST.
- 4.k.

SEDIMENT BARRIERS THAT ARE INSTALLED DURING FROZEN CONDITIONS SHOULD CONFORM TO CONSERVATION PRACTICE STANDARD 1071 V.C.1.c ANCHORED IN PLACE AND IN FULL CONTACT WITH THE GROUND SURFACE. SILT FENCE AND HAY BALES SHOULD NOT BE INSTALLED WHEN FROZEN GROUND CONDITIONS PREVENT PROPER EMBEDMENT OF THESE BARRIERS.
- 4.l.

AFTER DECEMBER 1ST, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS CEASED FOR THE WINTER SEASON SHOULD BE PROTECTED WITH A 3 INCH LAYER OF SAND AND GRAVEL WITH A GRADATION CONFORMING TO TABLE 37 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.

CONSTRUCTION SEQUENCE

1.

CONSTRUCT STONE TRACKING PAD AT THE PROPOSED ENTRANCE.
2.

INSTALL SNOW FENCE AROUND DUAL MOUND SYSTEM. INSTALL SILT FENCE AT THE LOCATIONS NOTED ON THE PLANS. THIS MUST BE DONE BEFORE ANY GRADING ACTIVITIES TAKE PLACE.
3.

TOPSOIL IS TO BE STRIPPED AND STOCKPILED. THE STOCKPILE IS TO BE PROTECTED WITH SILT FENCE WITHIN 7 DAYS AND SEEDED WITHIN 30 DAYS OF LAYUP.
4.

PROPOSED BASINS WILL INSTALLED AS SEDIMENT BASINS FOLLOWING TOPSOIL STRIPPING.
5.

ROUGH GRADING MAY TAKE PLACE AFTER INSTALLATION OF BASINS IS COMPLETE.
6.

UTILITY INSTALLATION WILL TAKE PLACE DURING ROUGH GRADING. ALL CATCH BASINS AND INLETS ARE TO BE PROTECTED IMMEDIATELY AFTER INSTALLATION IN ACCORDANCE WITH THE DETAIL IN THESE PLANS.
7.

BUILDING CONSTRUCTION WILL BEGIN AFTER SITE PREPARATION IS COMPLETE.
8.

PAVEMENT, INCLUDING ALL ROADWORK IN THE RIGHT-OF-WAY, WILL BEGIN BEING PLACED ONCE BUILDING CONSTRUCTION HAS BEEN COMPLETED.
9.

PERMANENT SEEDING TO BE COMPLETED BY OCTOBER 15TH OF THE YEAR GRADING WORK IS COMPLETED OR BY JUNE 1ST OF THE FOLLOWING YEAR.

LEGEND

EXISTING		PROPOSED
	CITY-VILLAGE LIMITS	
	BENCHMARK	
	CHISELED CROSS	
	CONTROL POINT	
	FOUND 5/8" IRON BAR	
	FOUND 1" IRON PIPE	
	MONUMENT - CONCRETE W/ BRASS CAP	
	PK NAIL - FOUND SPIKE	
	RECORD AS	
	SET 5/8"x18" IRON 1.13#/L.F.	
	SET IRON PIPE	
	WITNESS MONUMENT	
	TREELINE	
	BUSH	
	TREE - CONIFEROUS	
	TREE - DECIDUOUS	
	TREE- GENERAL	
	FLOODPLAIN LINE	
	WETLAND BOUNDARY	
	WETLAND SYMBOL	
	SOIL BORING	
	TEST PIT	
	ROAD CENTER LINE	
	DITCH CENTER LINE	
	FENCE - BARBED WIRE	
	FENCE - CHAIN LINK	
	GUARDRAIL	
	RETAINING WALL	
	BOLLARD	
	DETECTABLE WARNING FIELD	
	HANDICAP SYMBOL	
	FLAG POLE	
	MAILBOX	
	SIGN	
	STORM SEWER	
	MANHOLE - STORM	
	STORM INLET - CURB	
	STORM INLET - BEEHIVE	
	STORM INLET - SQUARE	
	END SECTION	
	SANITARY	
	SANITARY FORCE MAIN	
	MANHOLE - SANITARY	
	CLEAN OUT	
	SEPTIC TANK COVER	
	SEPTIC VENT	
	WATER MAIN	
	MANHOLE - WATER MAIN	
	CURB STOP	
	HYDRANT	
	WATER MAIN VALVE	
	WELL	
	WATER MAIN BACK FLOW PREVENTER	
	GAS LINE	
	MANHOLE - GAS	
	GAS VALVE	
	GAS LINE MARKER	
	ELECTRIC	
	MANHOLE - ELECTRIC	
	ELECTRICAL TRANSFORMER	
	POWER POLE	
	GUY WIRE	
	LIGHT POLE	
	PULL BOX	
	OVERHEAD UTILITY	
	UTILITY PEDESTAL	
	CABLE TELEVISION	
	CABLE TV BOX	
	TELEPHONE	
	TELEPHONE PEDESTAL	
	FIBER OPTIC	
	MANHOLE	
	CONSTRUCTION LIMITS	
	INLET PROTECTION	
	SILT FENCE	

MEMBER

ONE CIVIL SYSTEMS INTERNATIONAL

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

CALL DIGGERS HOTLINE TOLL FREE 800-242-8511

(414-259-1181 MILWAUKEE METRO) (TDD: 800-542-2289) www.diggershotline.com

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

EXIST. IMPERVIOUS AREA - 0 S.F.
EXIST PERVIOUS AREA - 844,688 S.F.
EXIST. IMPERVIOUS RATIO - 0

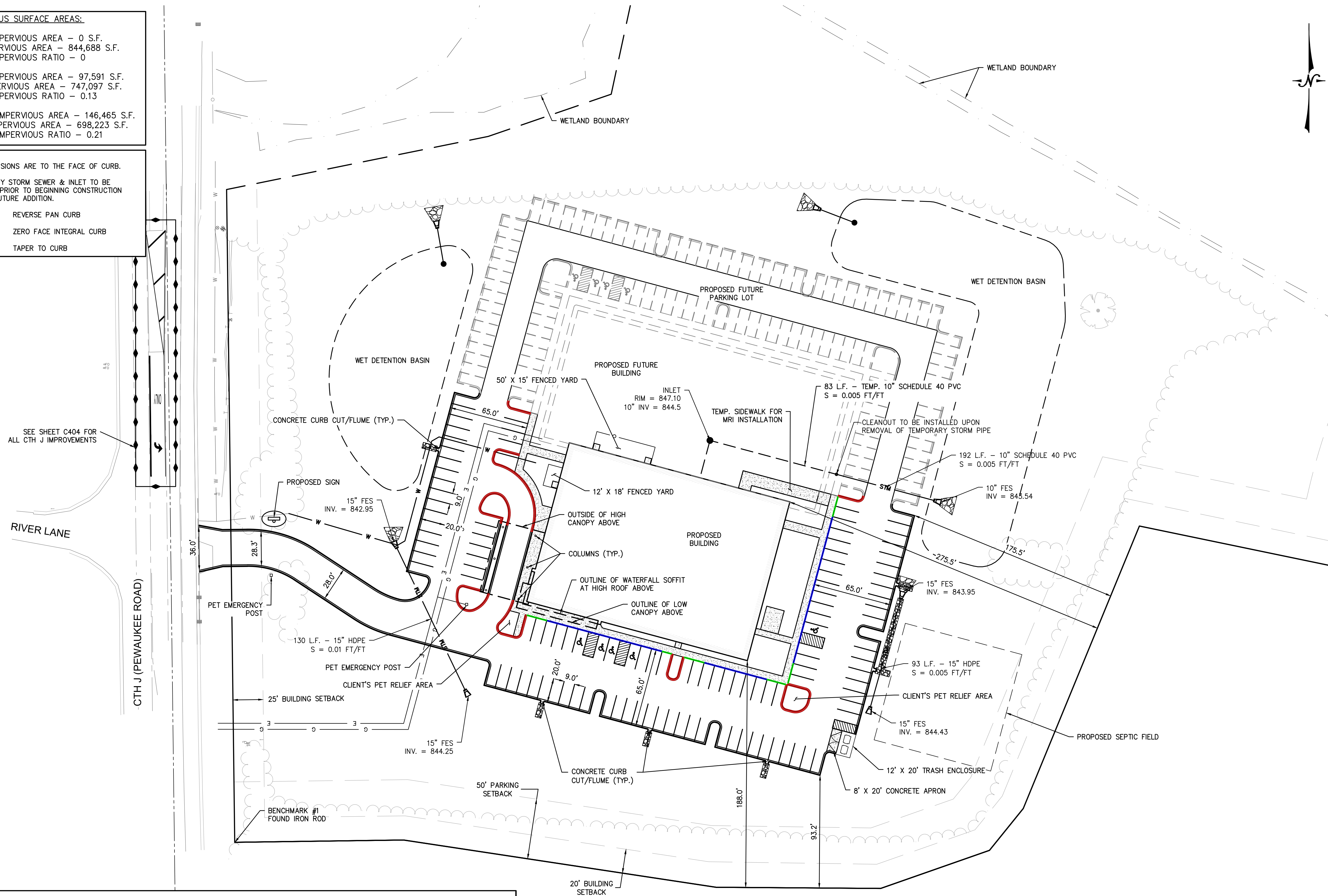
PROP. IMPERVIOUS AREA - 97,591 S.F.
PROP. PERVIOUS AREA - 747,097 S.F.
PROP. IMPERVIOUS RATIO - 0.13

FUTURE IMPERVIOUS AREA - 146,465 S.F.
FUTURE PERVIOUS AREA - 698,223 S.F.
FUTURE IMPERVIOUS RATIO - 0.21

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB.

TEMPORARY STORM SEWER & INLET TO BE
REMOVED PRIOR TO BEGINNING CONSTRUCTION
OF THE FUTURE ADDITION.

-  REVERSE PAN CURB
- ZERO FACE INTEGRAL CURB
- TAPER TO CURB



DESIGN DATA																				
STRUCTURE			DRAINAGE AREA AND FLOW Flow is determined by SPS 382.36					PIPE					PIPE CAPACITY Pipe capacity is determined by Manning's Equation Q = 1.486/n AR ^{2.48} S ^{1/2}					ELEVATIONS		
Pipe	Upstream Structure	Downstream Structure	Roof Area (sf)	Pvmt Area (sf)	Grass Area (sf)	Individual Flow (cfs)	Cumulative Flow (cfs)	Length (ft)	Diameter (in)	Slope (%)	Manning Coefficient	Required Drop (ft)	Actual Drop (ft)	Percent Full (%)	Actual Velocity (fps)	Max. Capacity (cfs)	Rim/Toc Up	Invert Up	Invert Down	
			Area (sf)	Area (sf)	Area (sf)	Flow (cfs)	Flow (cfs)					Drop (ft)	Drop (ft)	Full (%)	Velocity (fps)	Capacity (cfs)	Up	Up	Down	
1	INLET	CEB	13303	0	6077	1.27	1.27	192.00	10	0.50	0.012	0.549881	0.96	69	3.38	1.81	847.10	844.50	843.54	

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

SITE PLAN

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

ISSUED FOR
REVIEW

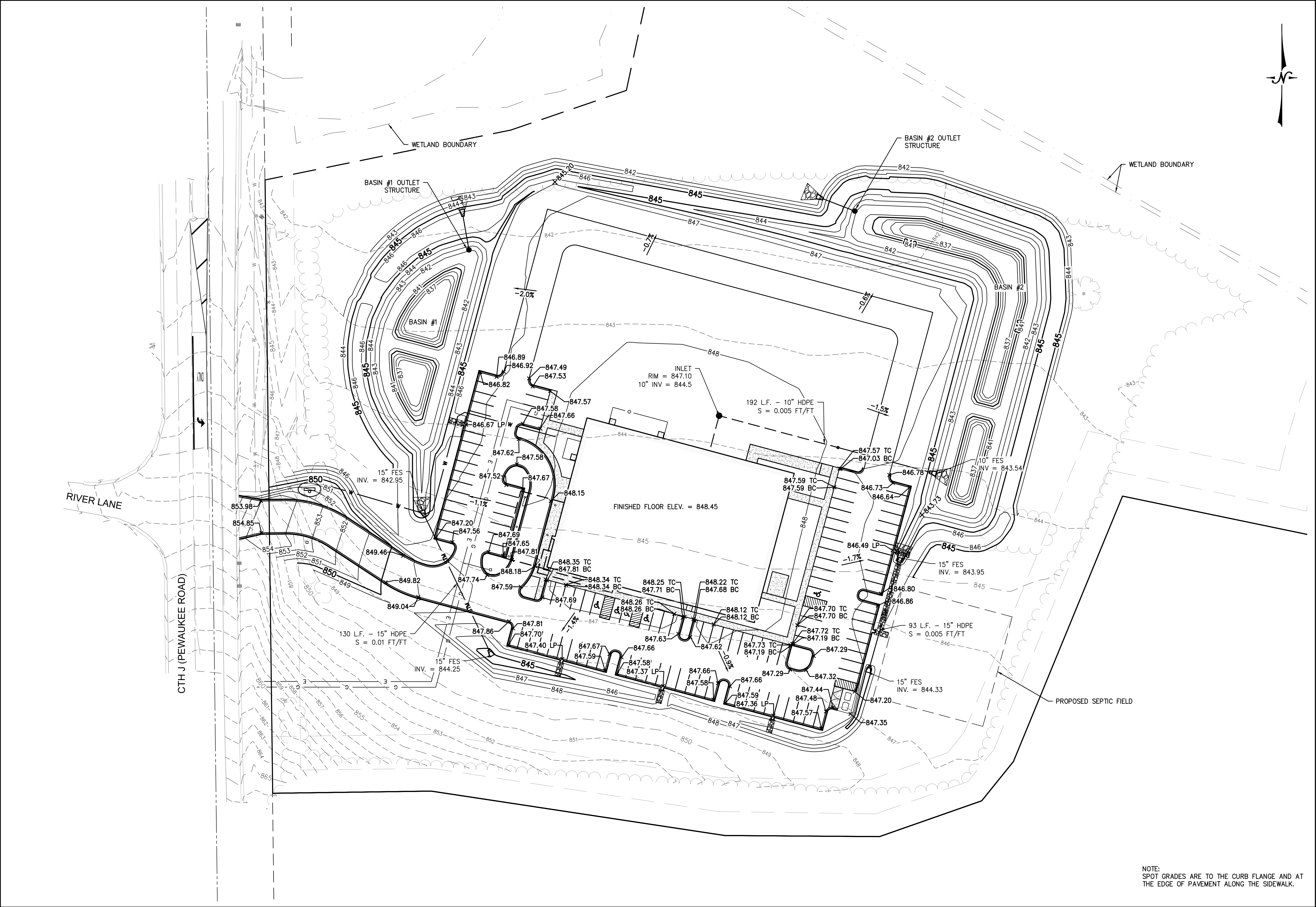
PLAN DATE	03.04.19
DESIGNED BY	DKV

0 4
SCALE

PROJECT NO.
19.0004

SHEET NO.

C101



NOTE:
SPOT GRADES ARE TO THE CURB FLANGE AND AT
THE EDGE OF PAVEMENT ALONG THE SIDEWALK.

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

NO.		REVISIONS	BY	DATE
1		UPDATED SITE PLAN	TCL	06-09-23
2		CITY REVIEW COMMENTS #1	TCL	08-04-23

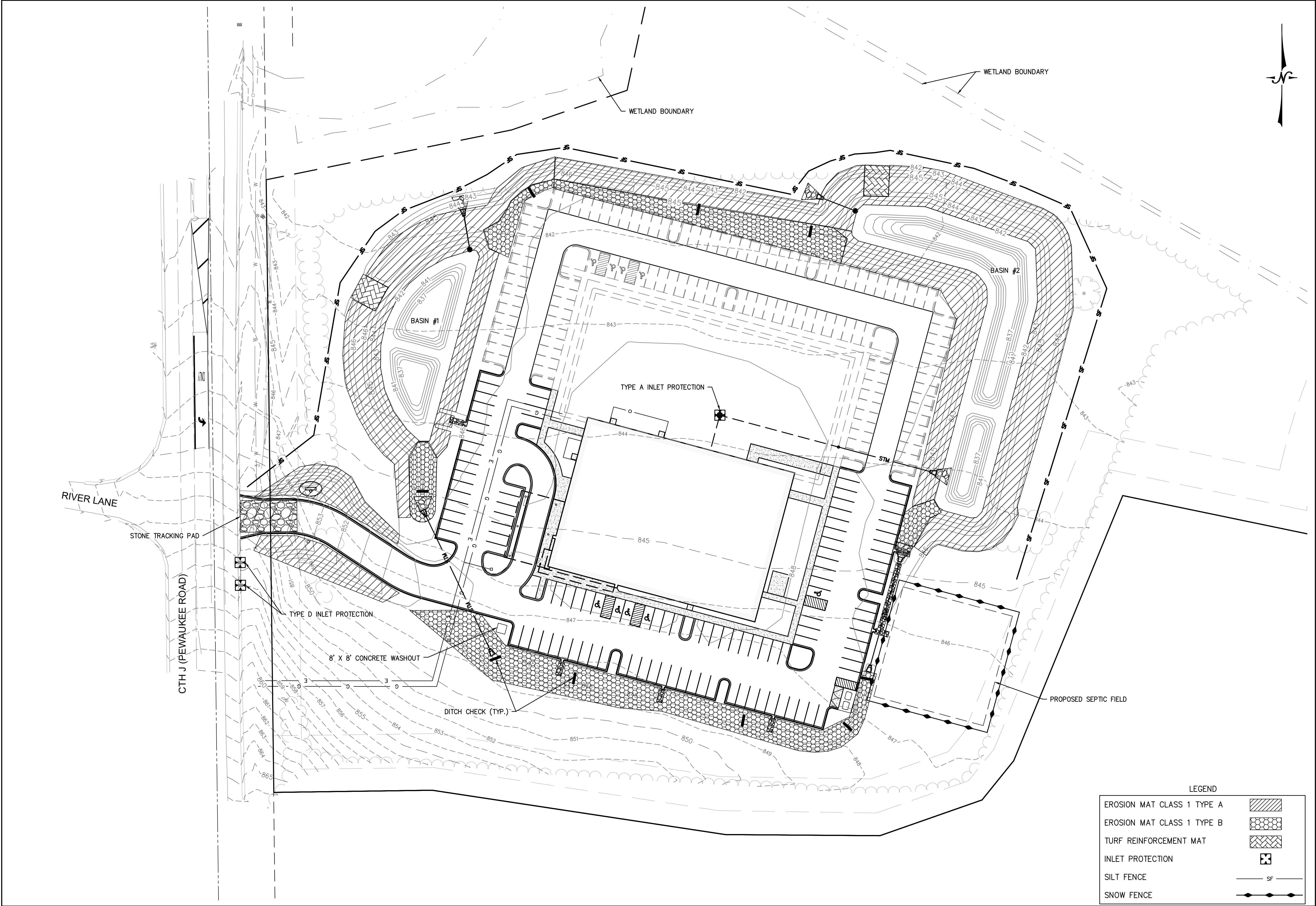
ISSUED FOR REVIEW

PLAN DATE 03.04.19
DESIGNED BY DKV

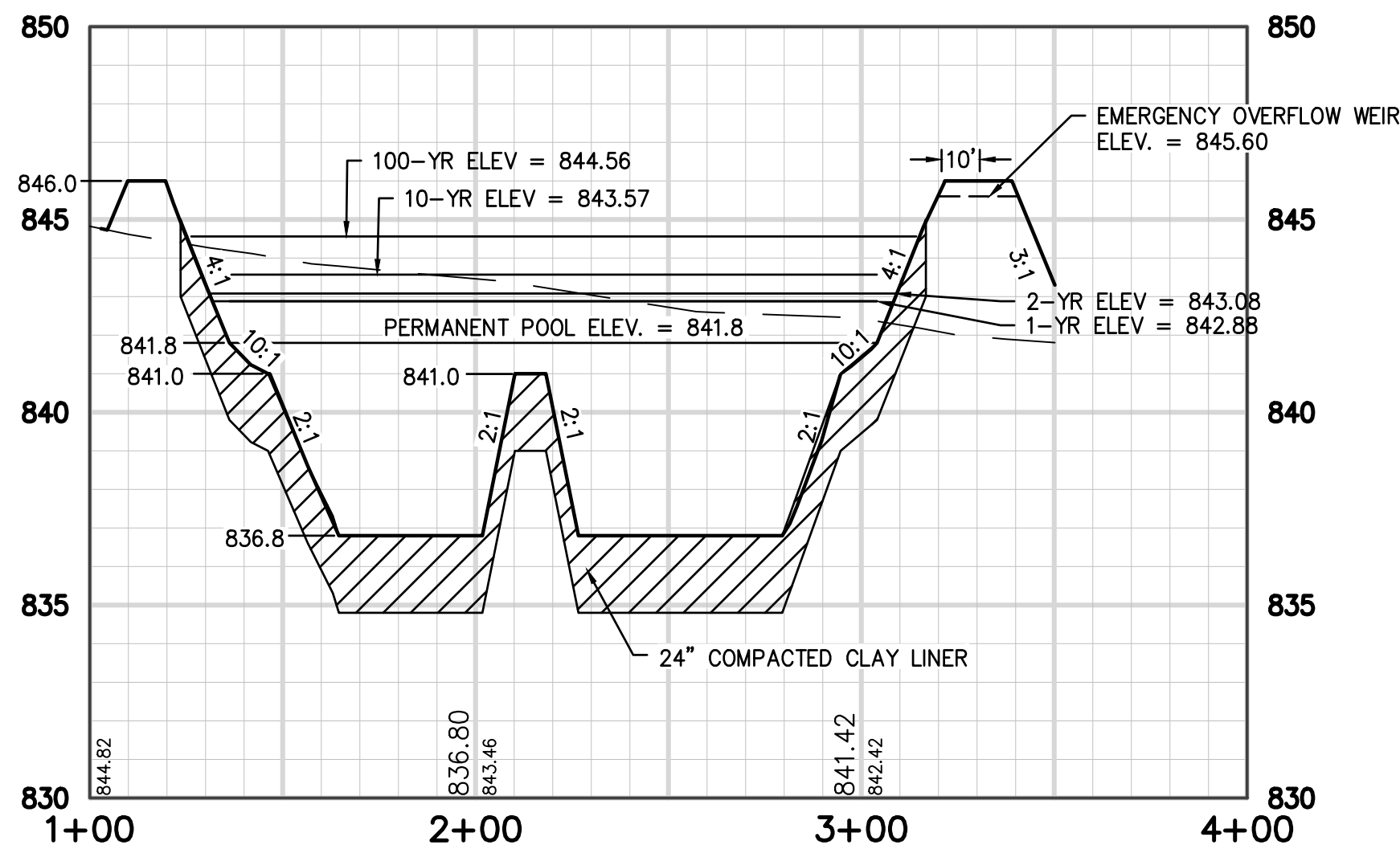
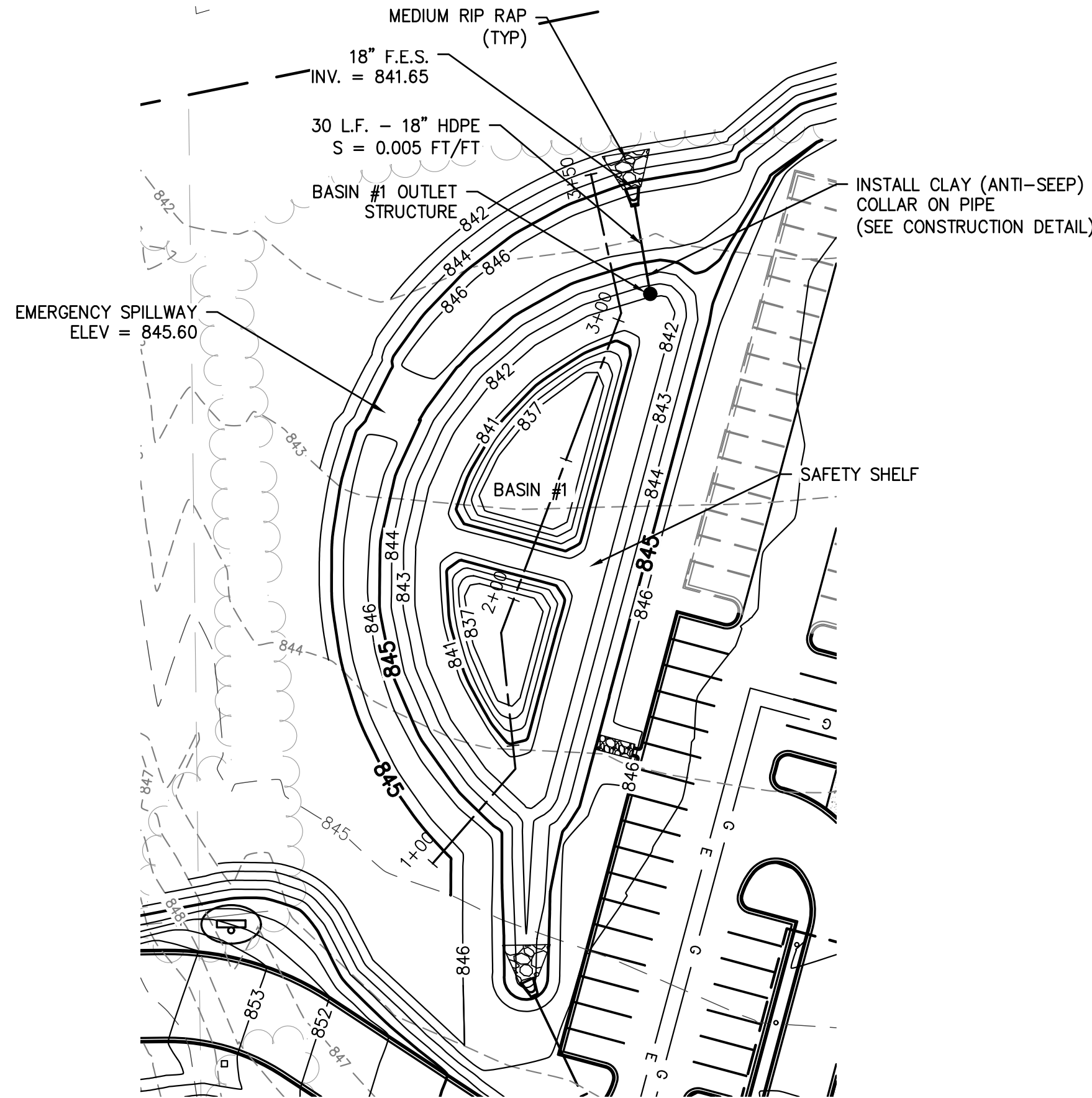
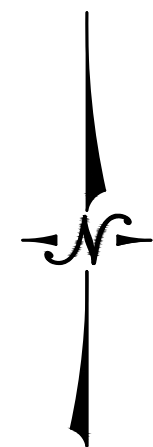
0 40'
SCALE

PROJECT NO.
19.0004

SHEET NO.
C102

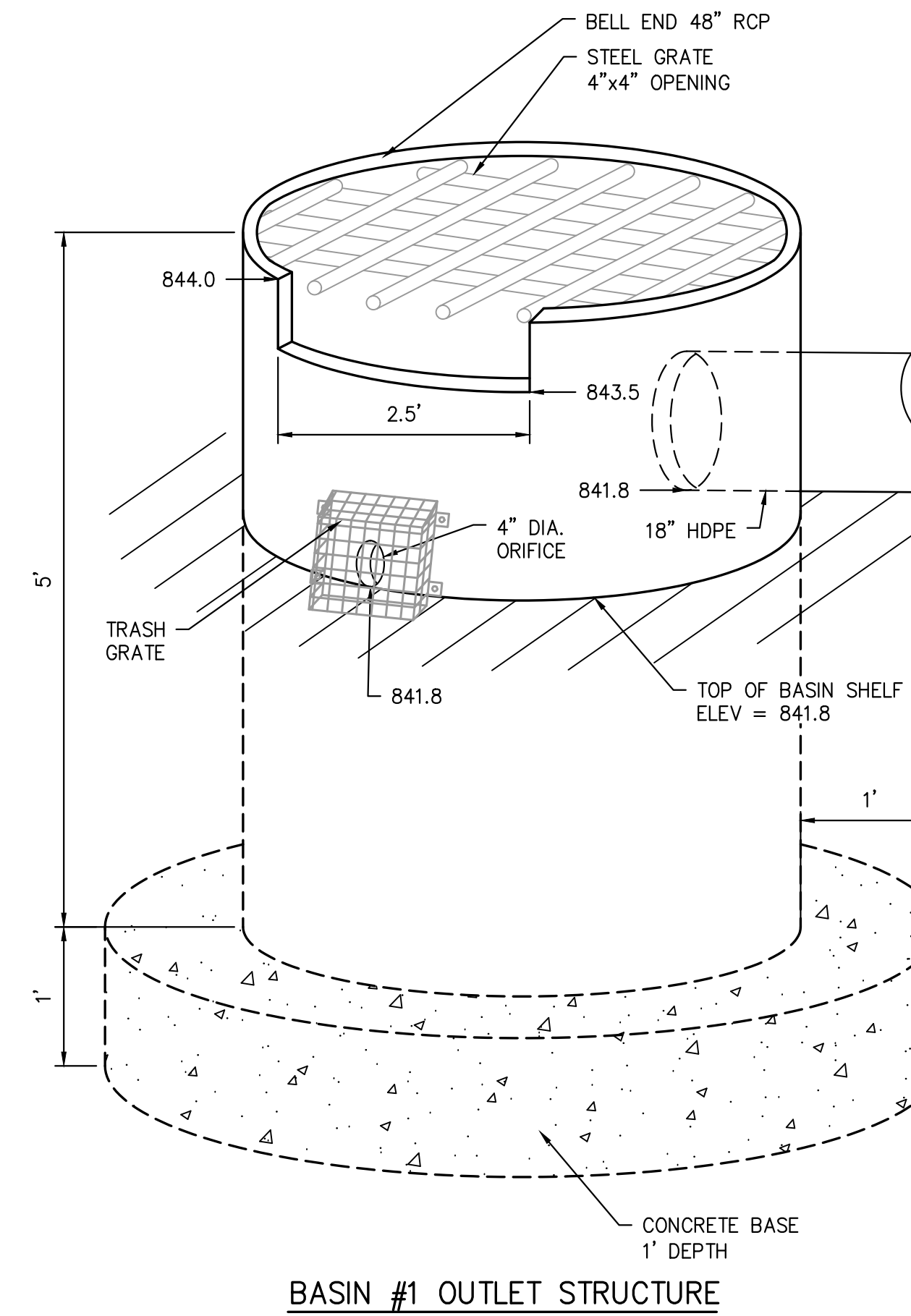


IMPROVEMENT PLANS FOR WVRC EMERGENCY VET CITY OF PEWAUKEE, WI		LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC	
EROSION CONTROL PLAN		ISSUED FOR REVIEW	
NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23
PLAN DATE 03.04.19 DESIGNED BY DKV		PROJECT NO. 19.0004	
SHEET NO.		C103	



NOTES:

- ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF WDNR WET DETENTION BASIN TECHNICAL STANDARDS 1001.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
- RCP PIPING & INSTALLATION WITHIN THE BASIN SHALL BE IN ACCORDANCE WITH (ASTM C-76/C443) WITH RUBBER GASKETS.
- CLAY LINER SHALL BE A MINIMUM OF 2 FEET THICK INSTALLED TO A MINIMUM OF THE 10-YEAR WATER LEVEL. CLAY SHALL BE COMPACTED AT $\pm 2\%$ OPTIMAL MOISTURE CONTENT TO 90% MODIFIED PROCTOR. MATERIALS SHALL BE MEDIUM STIFF TO STIFF CLAYS AND SHALL MEET DNR TECHNICAL STANDARD 1001. ALL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER AND TESTED PER STANDARD 1001. UPON COMPLETION OF INSTALLATION, THE GEOTECHNICAL ENGINEER SHALL PROVIDE THE REQUIRED REPORT TO BOTH THE OWNER AND LYNCH & ASSOCIATES.
- FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3 FEET OF MORE AGAINST THE EMBANKMENT. THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SWALE SHALL BE A MINIMUM OF 2 FEET DEEP AND 8 FEET WIDE WITH SIDE SLOPE OF 1:1 OR FLATTER.
- CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN THE EMBANKMENT.
- IMMEDIATELY INSTALL FILTER FABRIC OVER ALL OUTLETS TO PREVENT SEDIMENT DEPOSITION IN THE PIPING. (REMOVE FOLLOWING AREA STABILIZATION.)



IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

POND DETAILS - BASIN #1

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

ISSUED FOR REVIEW

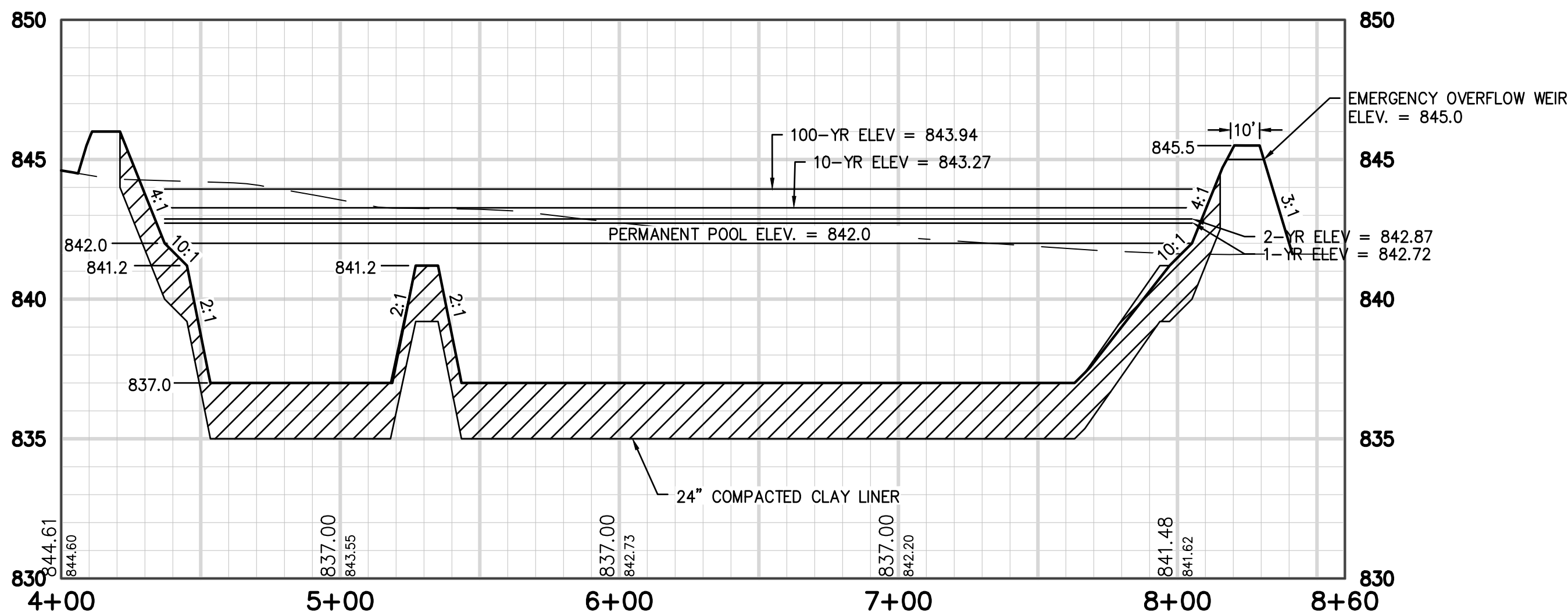
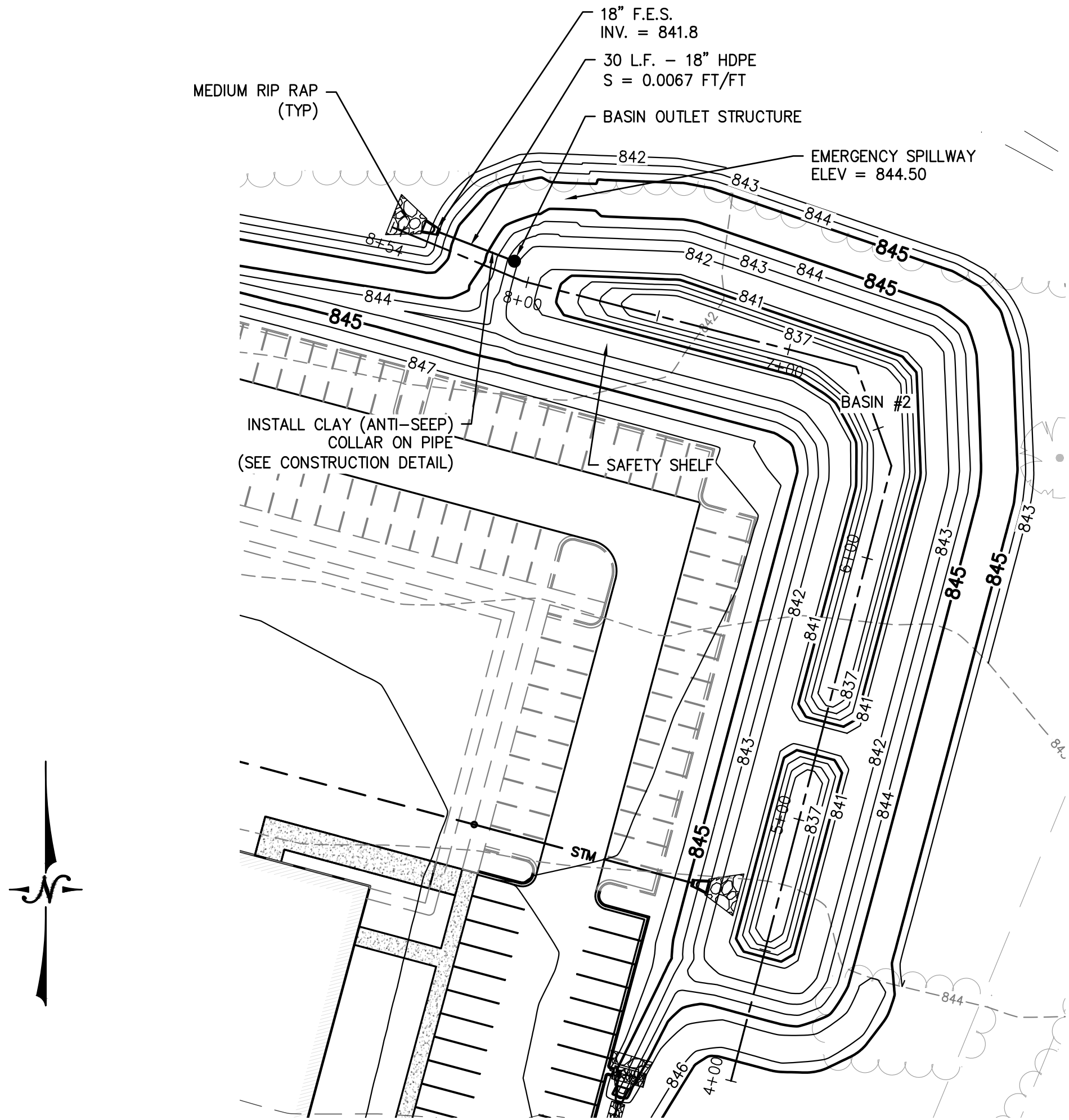
PLAN DATE 03.04.19
DESIGNED BY DKV

0 40'
SCALE

PROJECT NO.
19.0004

SHEET NO.

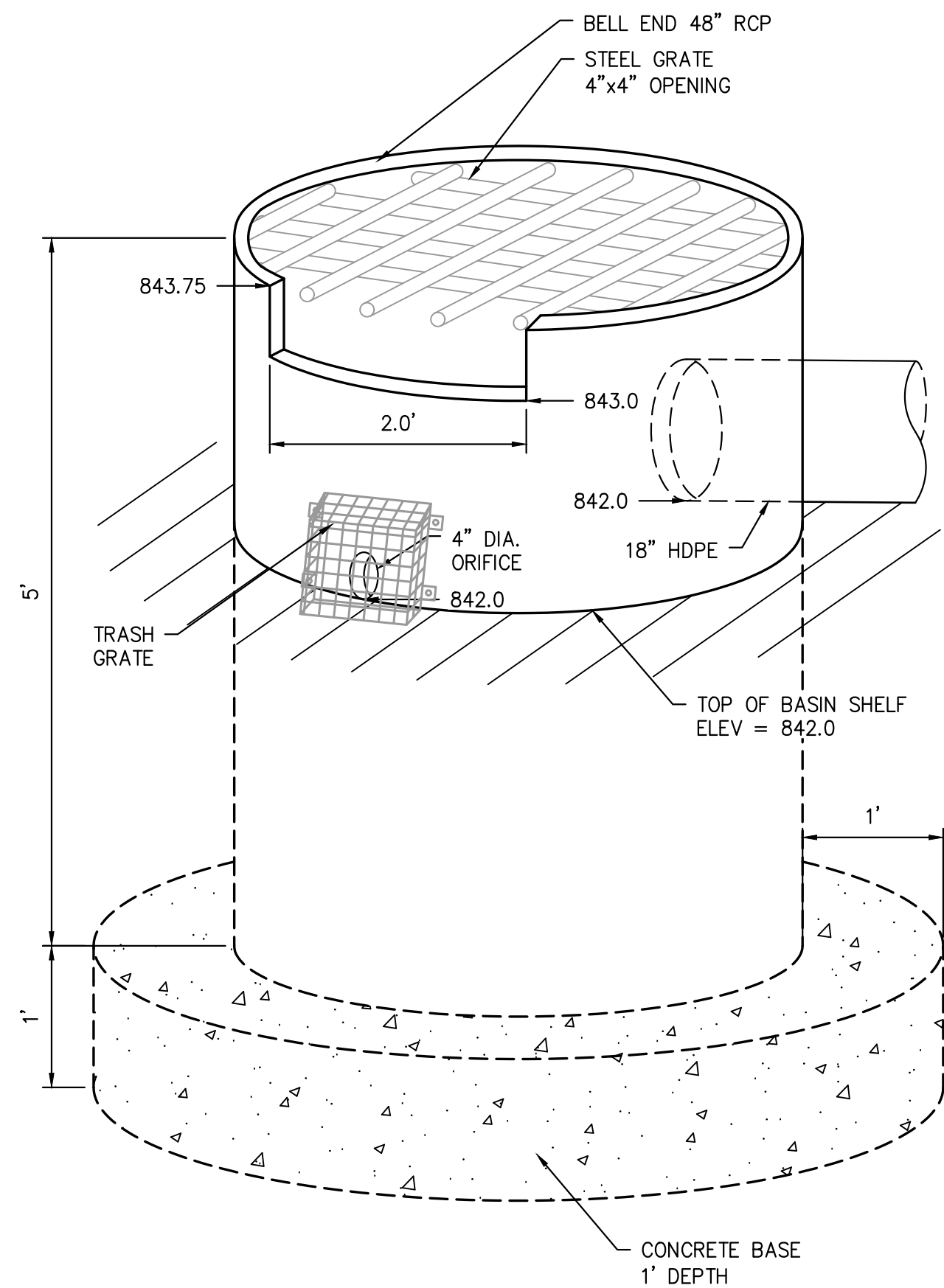
C401



Basin 2 PROFILE

NOTES:

- ALL CONSTRUCTION SHALL MEET THE SPECIFICATIONS OF WDNR WET DETENTION BASIN TECHNICAL STANDARDS 1001.
- ALL WORK TO BE CONDUCTED IN CONFORMANCE WITH THE STORMWATER MANAGEMENT PLAN FOR THE PROJECT SITE AS APPROVED BY THE REGULATORY ENGINEER OF RECORD.
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- FOR CONSTRUCTED EMBANKMENTS WHERE THE PERMANENT POOL IS PONDED 3 FEET OF MORE AGAINST THE EMBANKMENT, THERE SHALL BE A CORE TRENCH OR KEYWAY ALONG THE CENTERLINE OF THE EMBANKMENT UP TO THE PERMANENT POOL ELEVATION. THE CORE TRENCH OR KEYWAY SWALE SHALL BE A MINIMUM OF 2 FEET DEEP AND 8 FEET WIDE WITH SIDE SLOPE OF 1:1 OR FLATTER.
- CONTRACTOR SHALL POSITION ANTI-SEEP COLLAR SUCH THAT THE COLLARS ARE COMPLETELY CONTAINED WITHIN THE EMBANKMENT.
- IMMEDIATELY INSTALL FILTER FABRIC OVER ALL OUTLETS TO PREVENT SEDIMENT DEPOSITION IN THE PIPING. (REMOVE FOLLOWING AREA STABILIZATION.)



BASIN #2 OUTLET STRUCTURE

IMPROVEMENT PLANS FOR

WVRC EMERGENCY VET

CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES

ENGINEERING CONSULTANTS, LLC

NO.	REVISIONS	BY	DATE
1	UPDATED SITE PLAN	TCL	06-09-23
2	CITY REVIEW COMMENTS #1	TCL	08-04-23

ISSUED FOR REVIEW

PLAN DATE 03.04.19

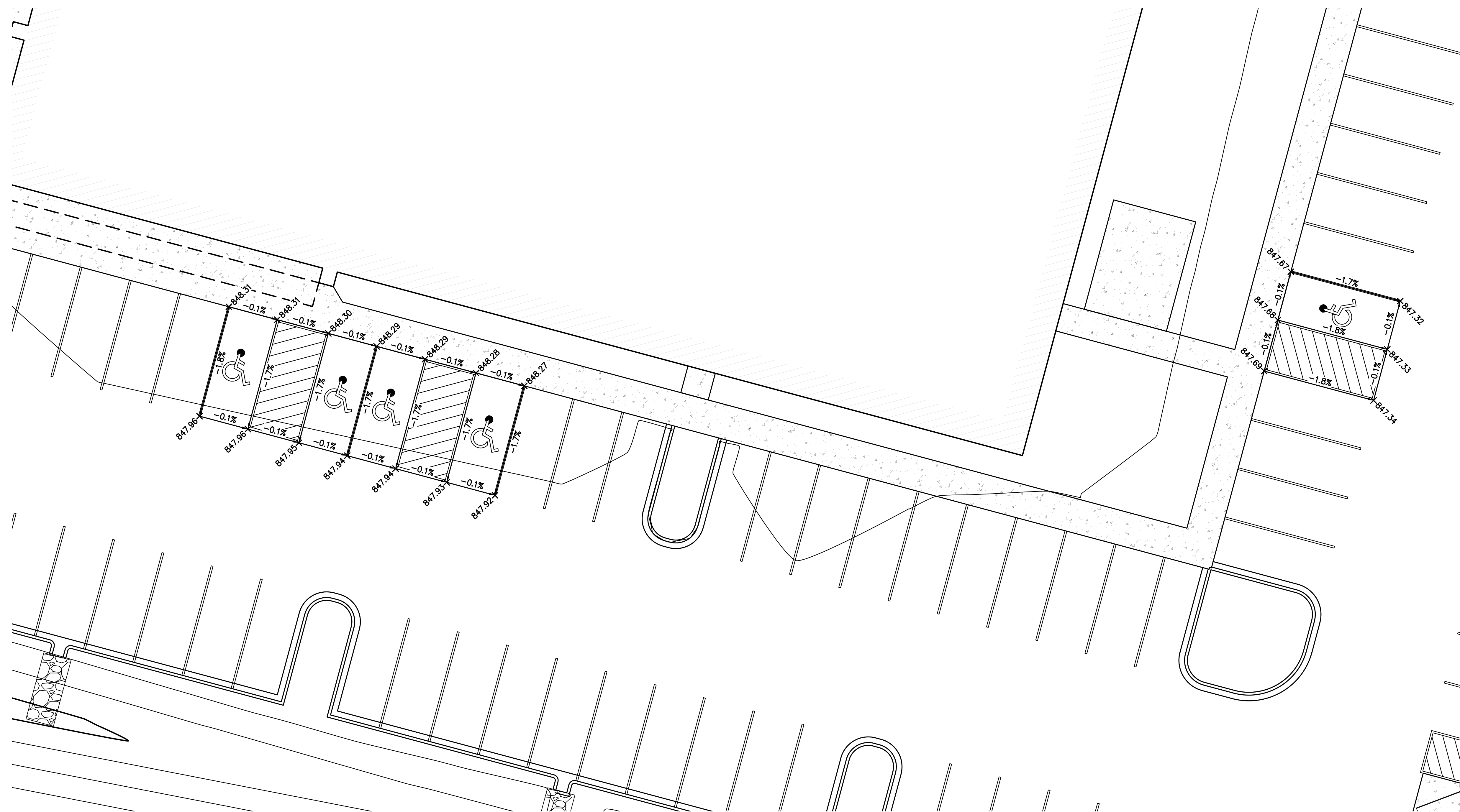
DESIGNED BY DKV

0 40' SCALE

PROJECT NO. 19.0004

SHEET NO.

C402



IMPROVEMENT PLANS FOR WVRC EMERGENCY VET

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

[illegible]

ISSUED FOR
REVIEW

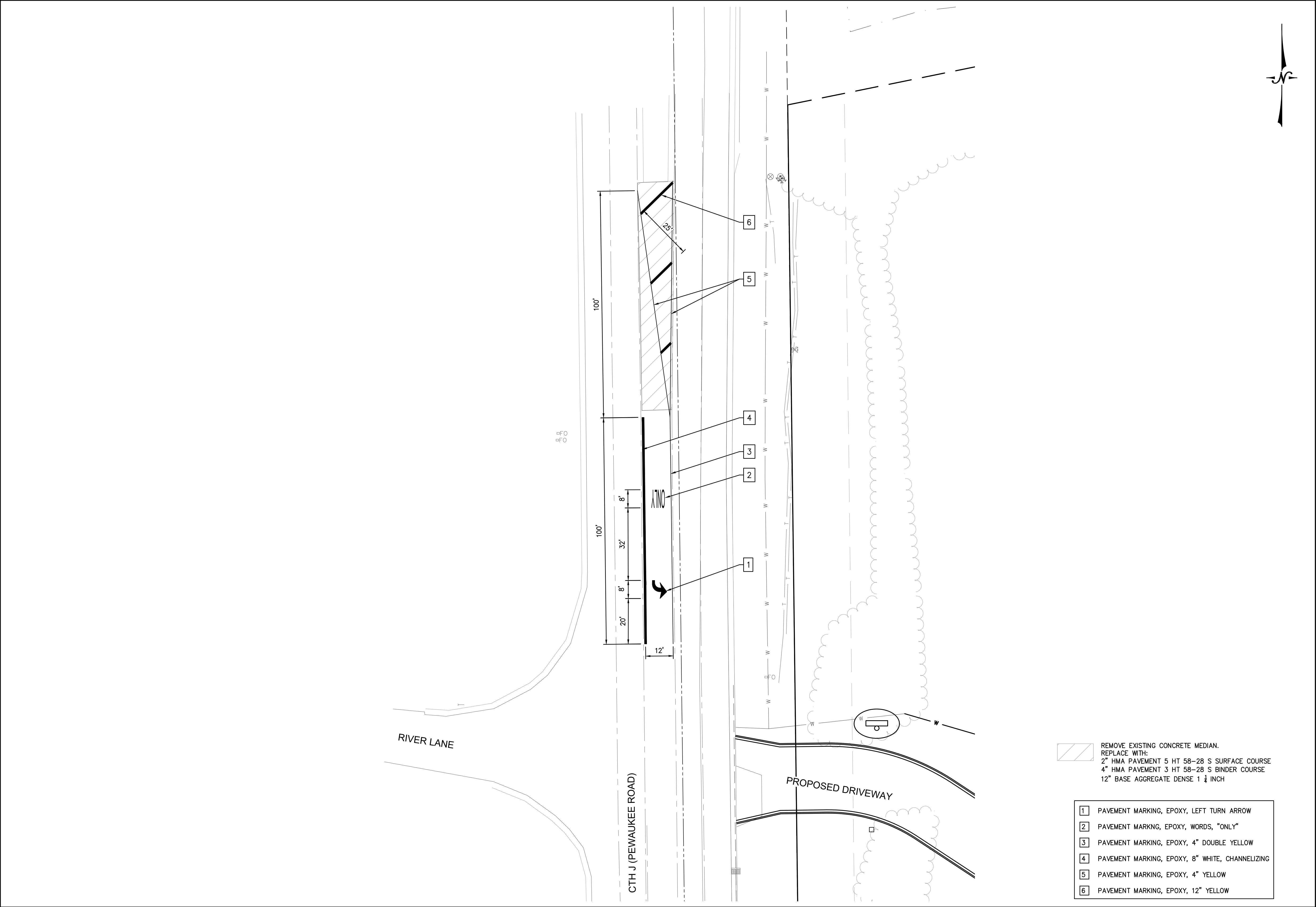
PLAN DATE	03.04.19
DESIGNED BY	DKV



PROJECT NO.
19.0004

SHEET NO

C403



REMOVE EXISTING CONCRETE MEDIAN.
REPLACE WITH:
2" HMA PAVEMENT 5 HT 58-28 S SURFACE COURSE
4" HMA PAVEMENT 3 HT 58-28 S BINDER COURSE
12" BASE AGGREGATE DENSE 1 1/4 INCH

- 1 PAVEMENT MARKING, EPOXY, LEFT TURN ARROW
- 2 PAVEMENT MARKING, EPOXY, WORDS, "ONLY"
- 3 PAVEMENT MARKING, EPOXY, 4" DOUBLE YELLOW
- 4 PAVEMENT MARKING, EPOXY, 8" WHITE, CHANNELIZING
- 5 PAVEMENT MARKING, EPOXY, 4" YELLOW
- 6 PAVEMENT MARKING, EPOXY, 12" YELLOW

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

INTERSECTION DETAIL	
NO.	REVISIONS
1	BY DATE TCL 06-09-23
2	UPDATED SITE PLAN CITY REVIEW COMMENTS #1 TCL 08-04-23

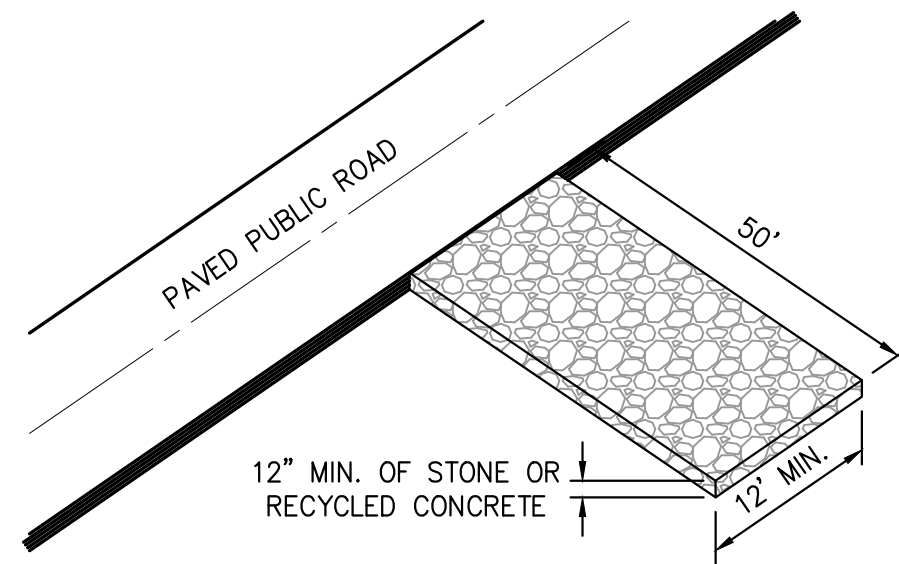
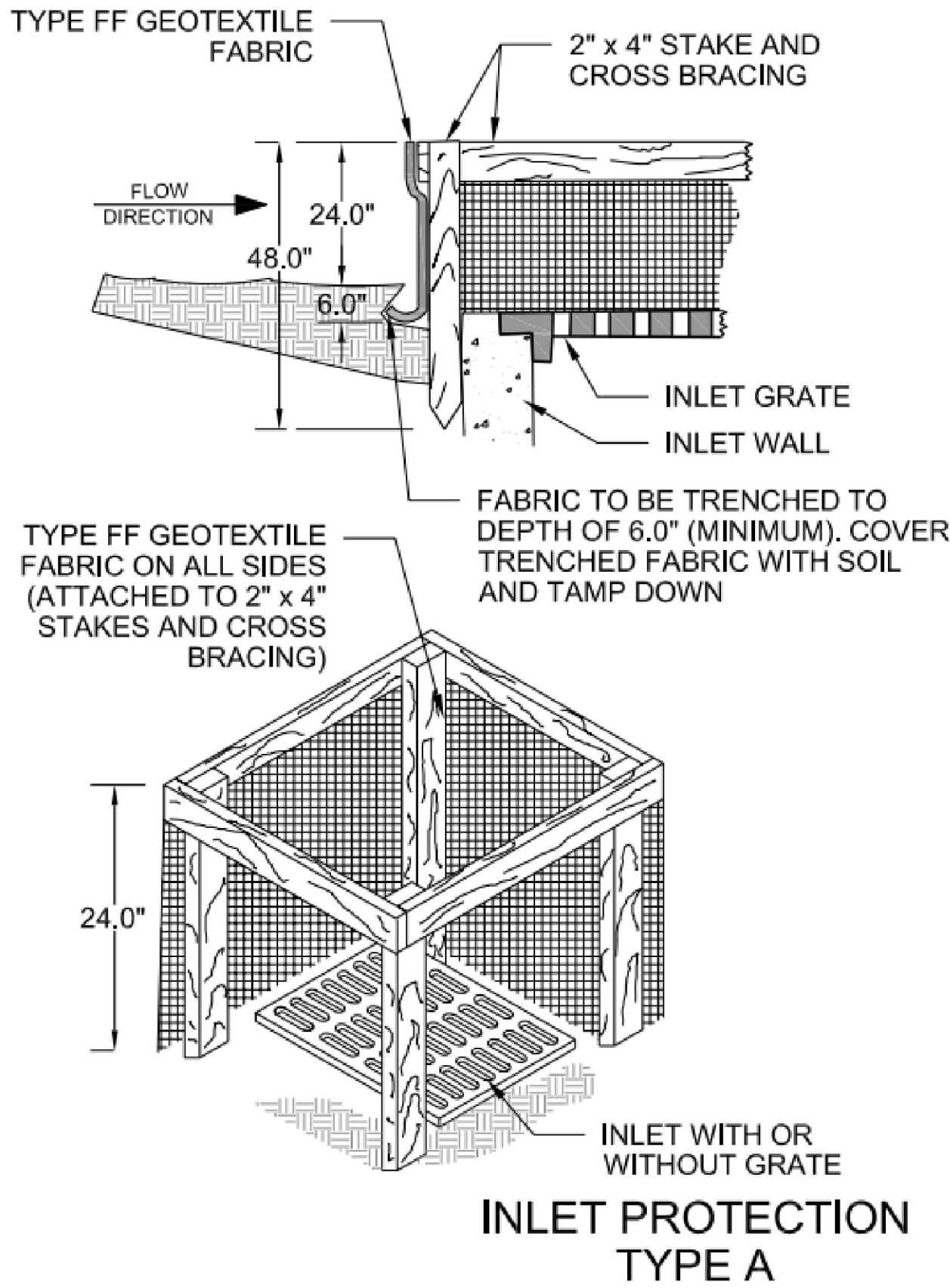
ISSUED FOR REVIEW

PLAN DATE 03.04.19
DESIGNED BY DKV

0 20'
SCALE

PROJECT NO.
19.0004

SHEET NO.
C404



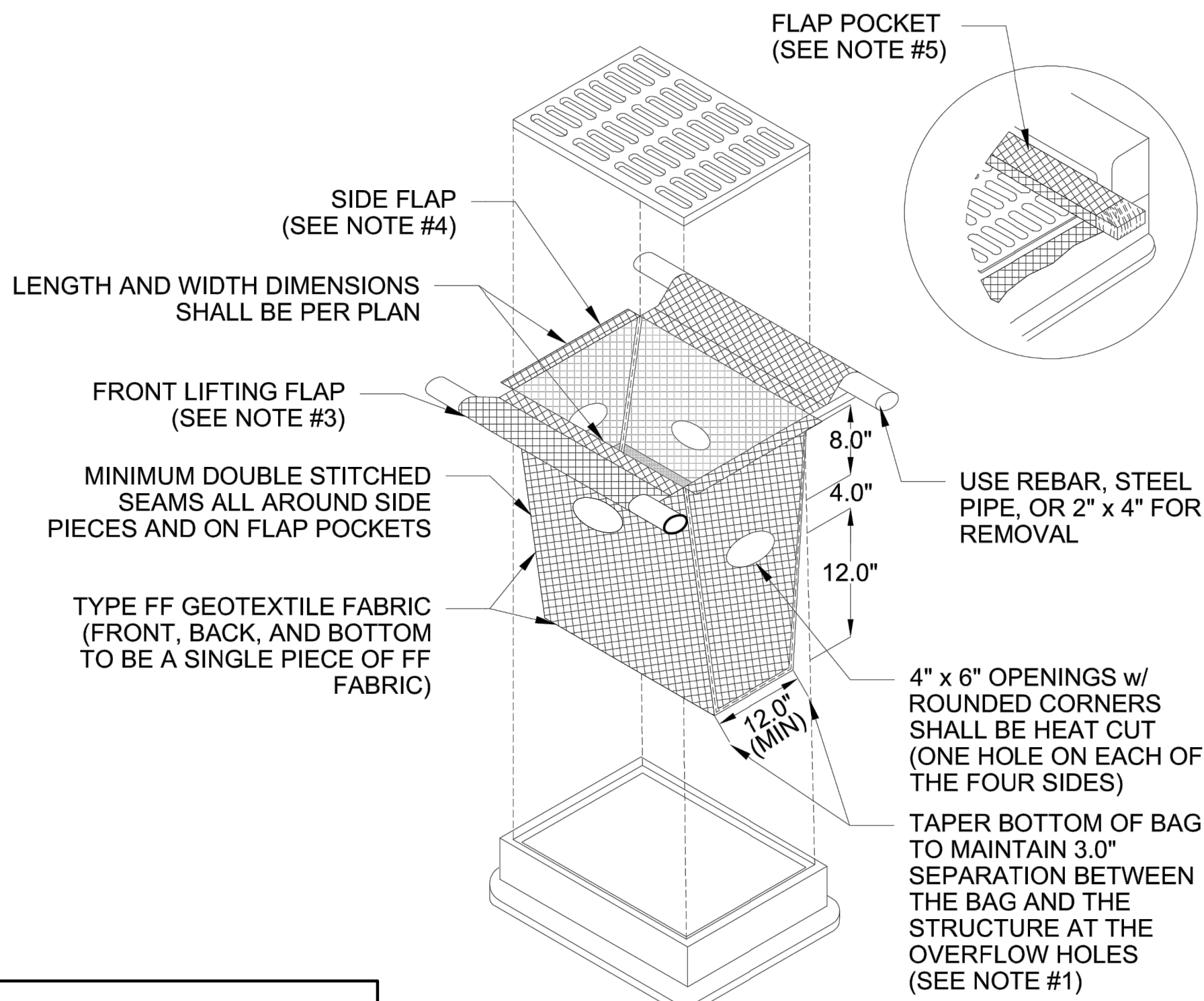
NOTE:
PLACE WISDOT TYPE R GEOTEXTILE FABRIC UNDER STONE, IF SATURATED CONDITIONS ARE EXPECTED.

STONE GRADATION	
SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

ALTERNATE - MEET GRADATION FOR WISDOT SELECT CRUSHED MATERIAL, SECTION 312 OF STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURE CONSTRUCTION.

STONE TRACKING PAD

FIGURE 2. INLET PROTECTION TYPE D



INLET PROTECTION TYPE D

CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES

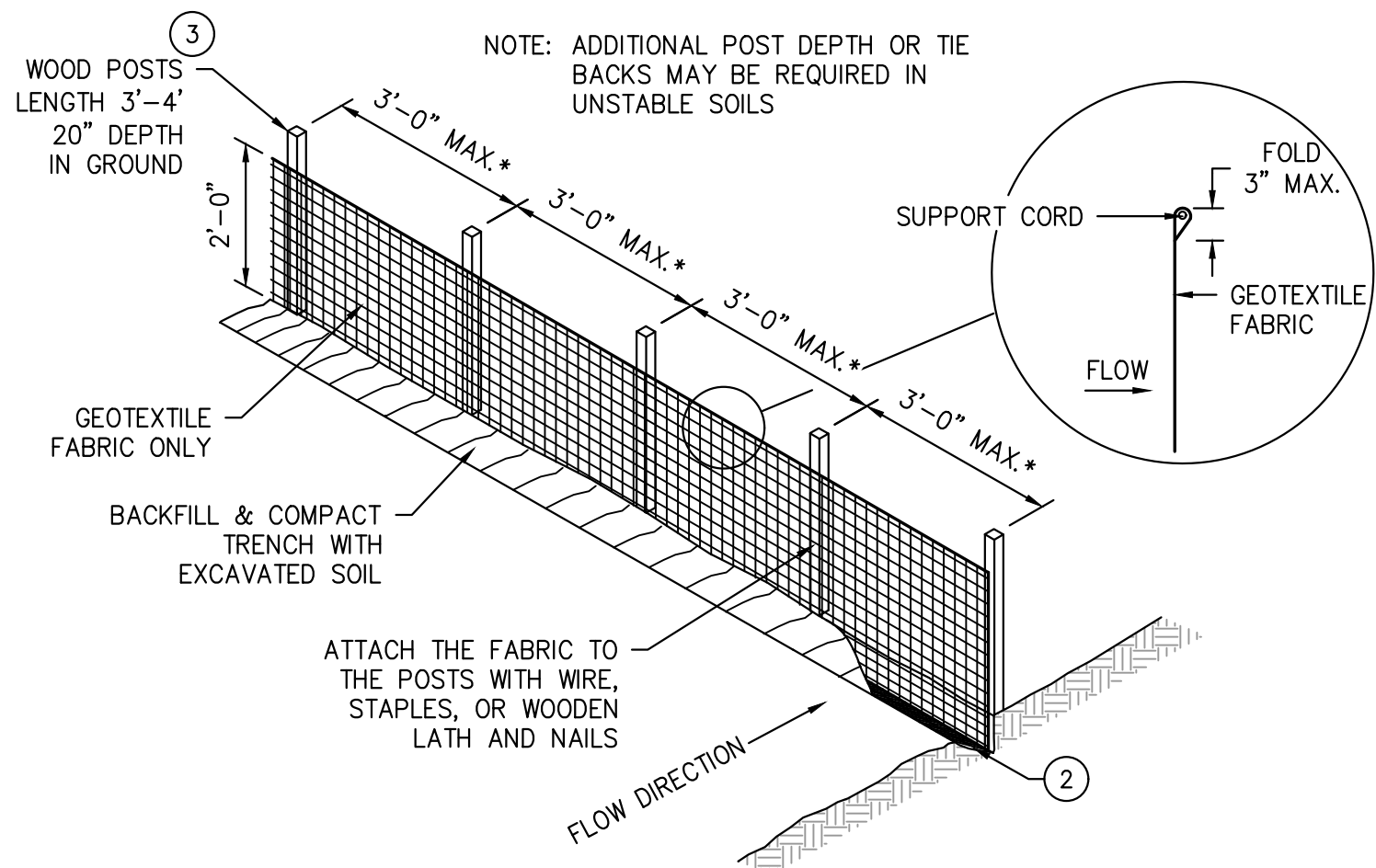
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2"x4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

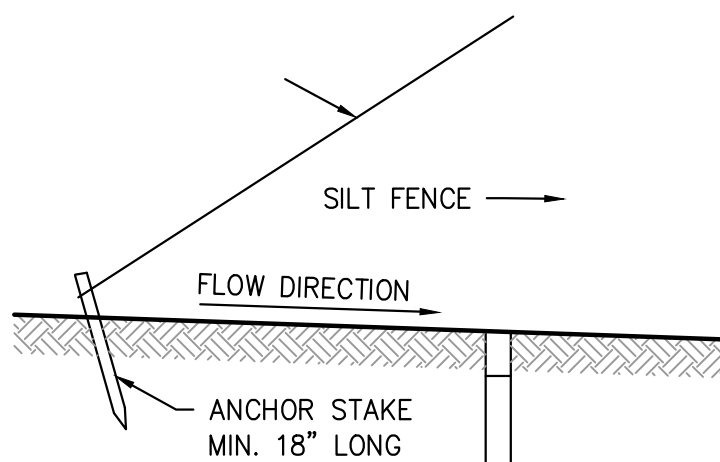
MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

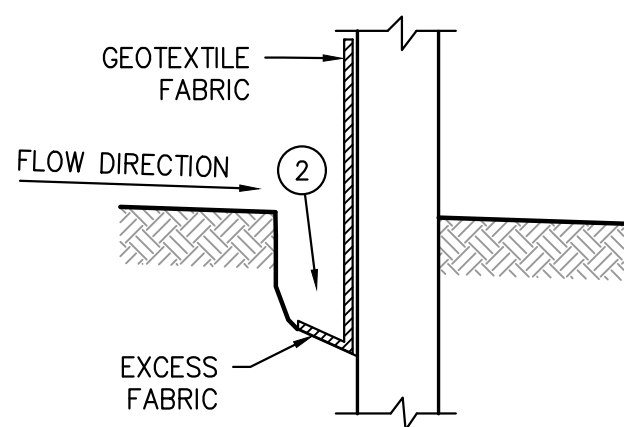
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.



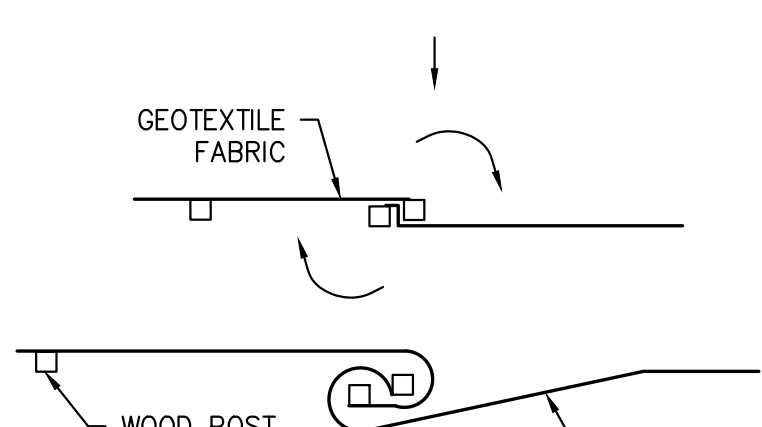
NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



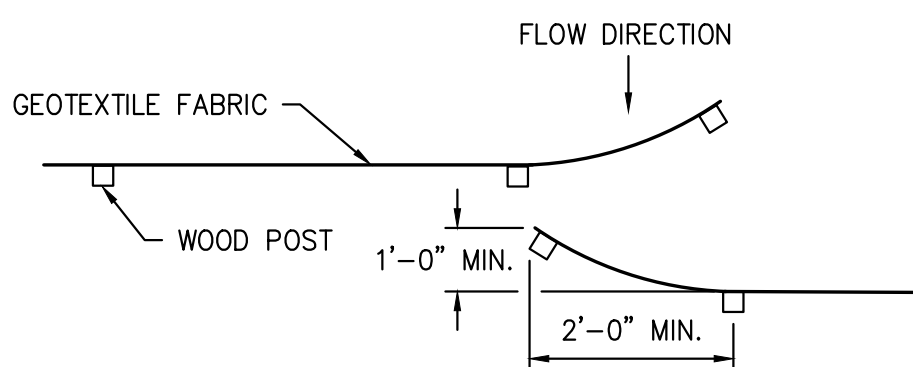
SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



TWIST METHOD



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

GENERAL NOTES:

1. HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/8" x 1-1/8" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180°
B) HOOK THE END OF EACH SILT FENCE LENGTH.
6. SILT FENCE SHALL BE INSTALLED USING CURRENT WisDOT STANDARDS AT THE TIME OF CONSTRUCTION.

SILT FENCE

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

NO.	REVISIONS	BY DATE	
		TCL	06-09-23
1	UPDATED SITE PLAN	TCL	08-04-23
2	CITY REVIEW COMMENTS #1		

ISSUED FOR REVIEW

PLAN DATE 03.04.19

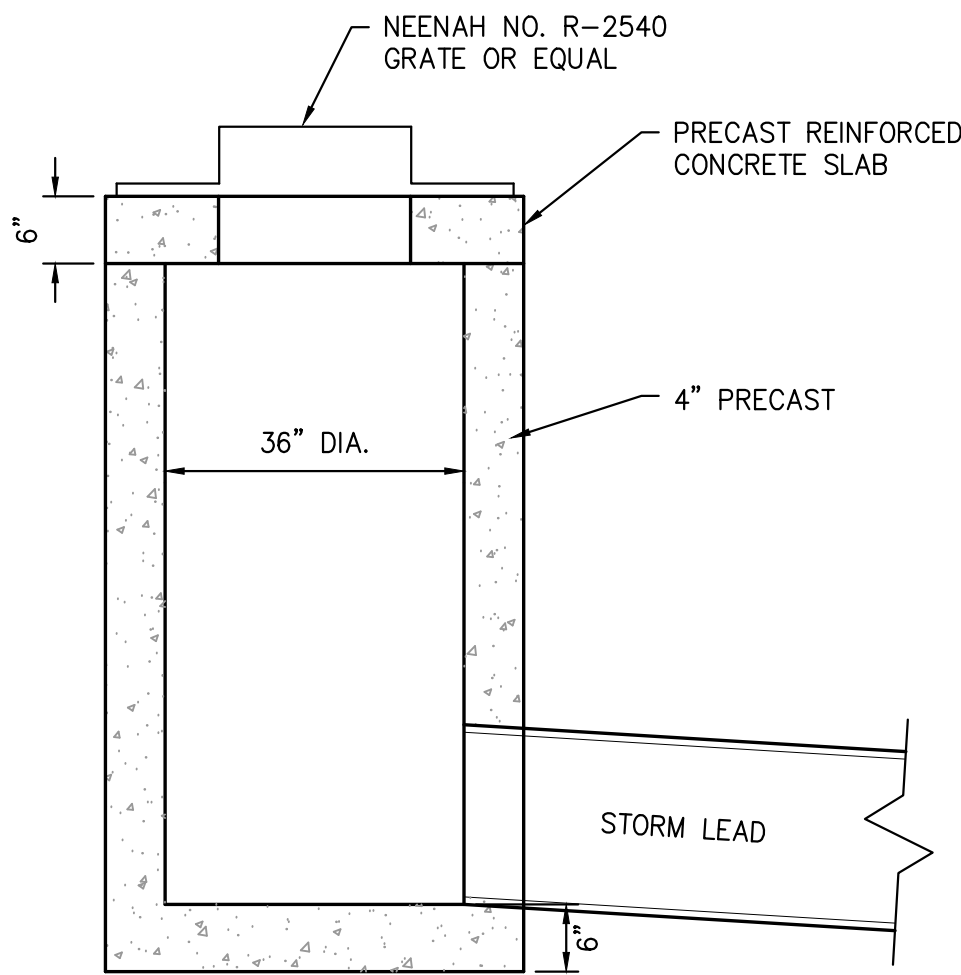
DESIGNED BY DKV

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SCALE

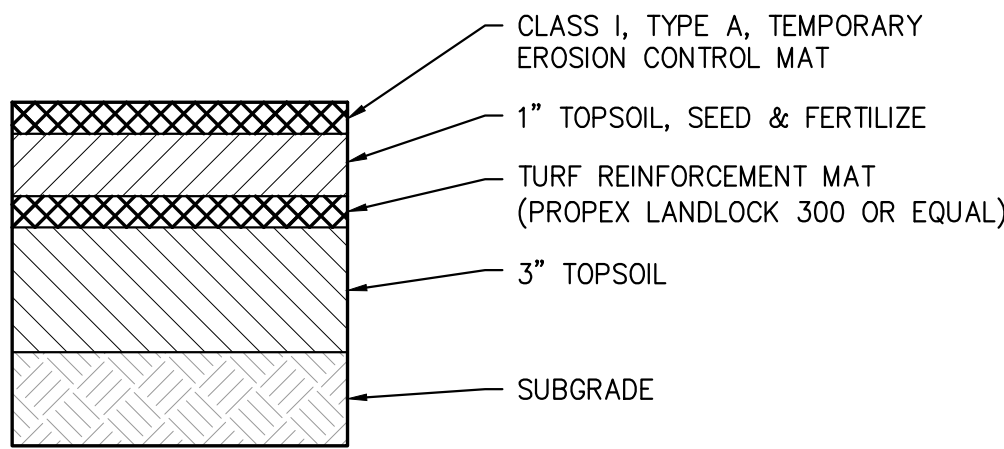
PROJECT NO.
19.0004

SHEET NO.

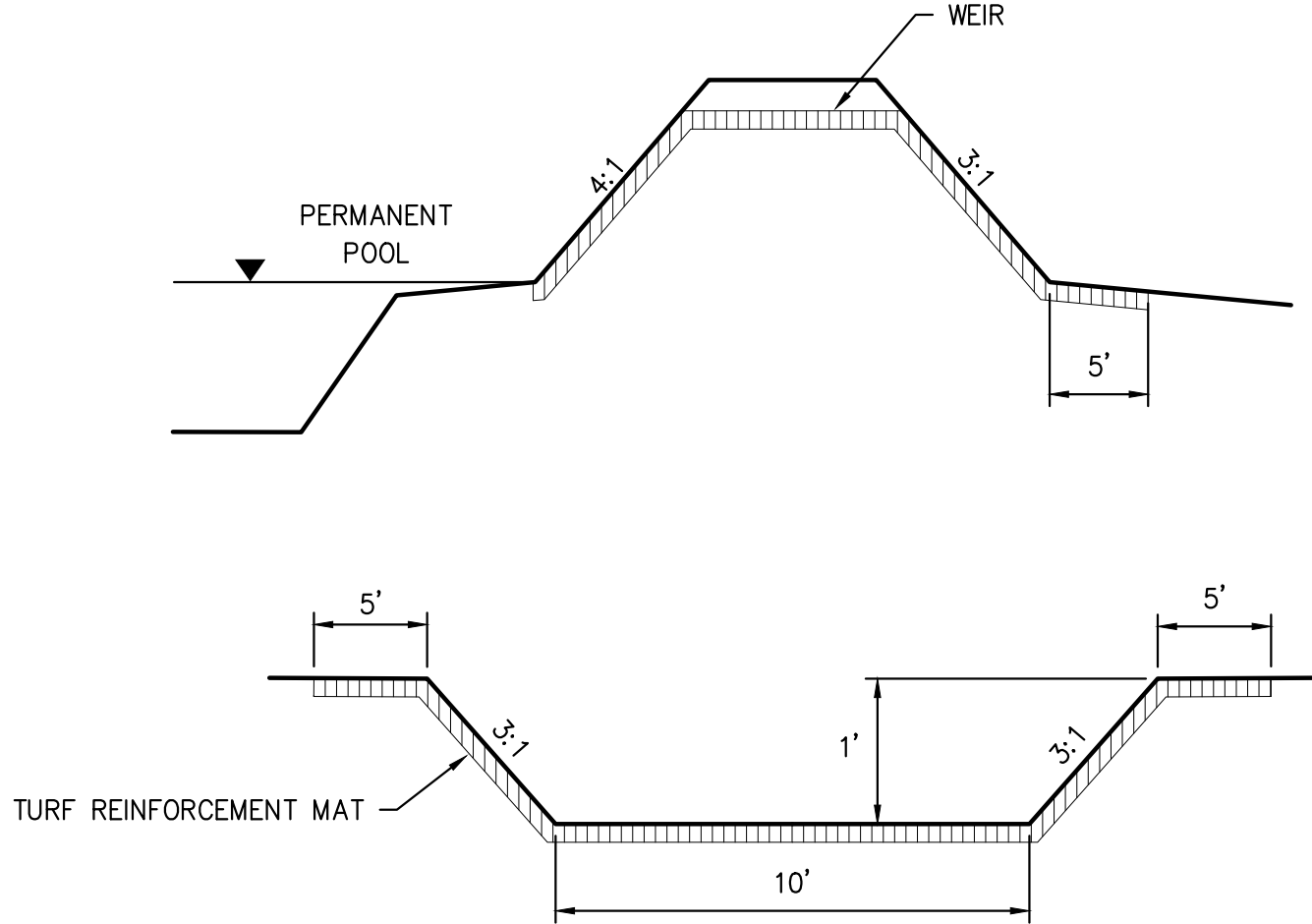
C501



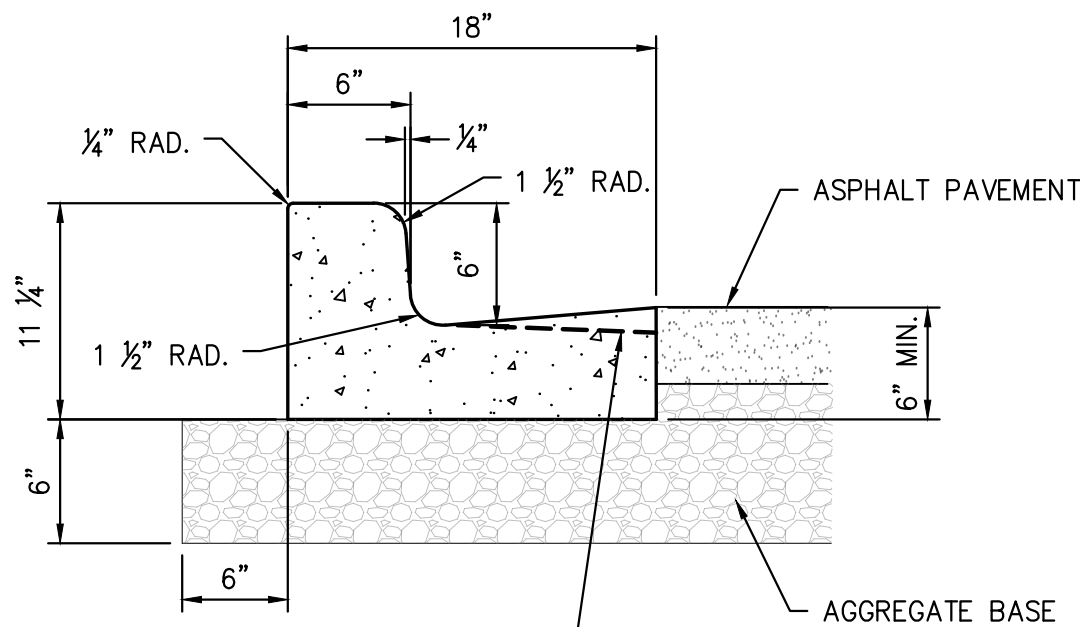
INLET



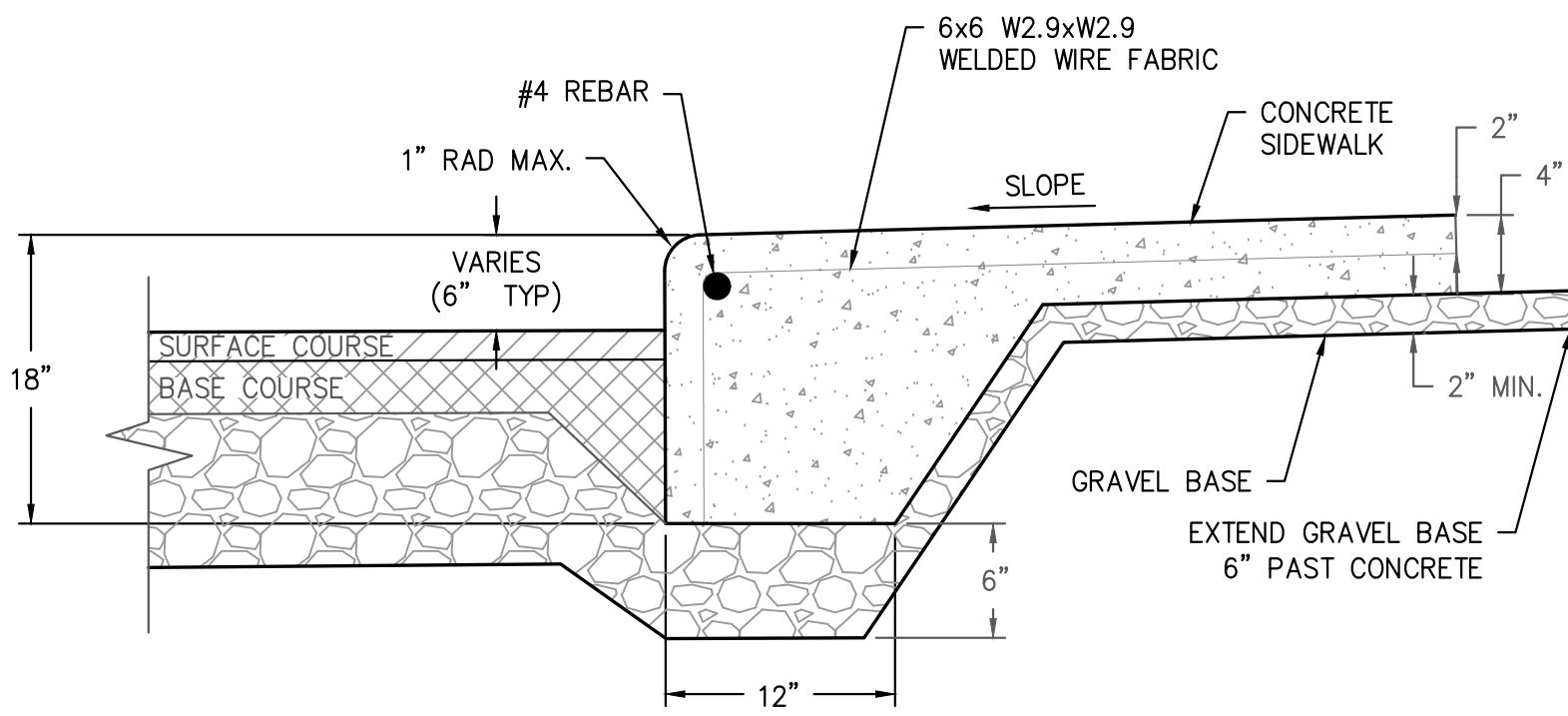
TURF REINFORCEMENT MAT



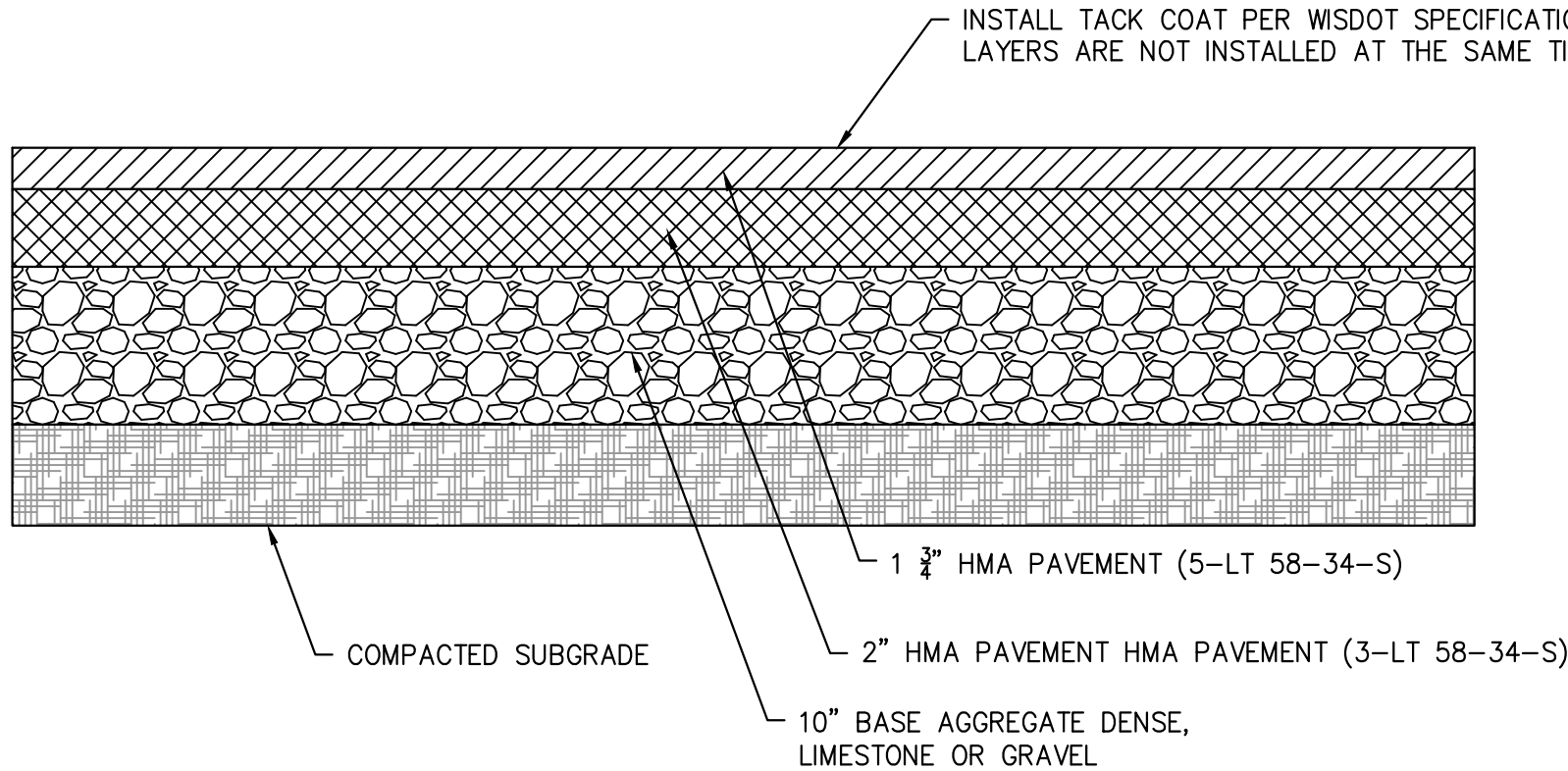
EMERGENCY SPILLWAY



TYPICAL 18" VERTICAL FACE CURB

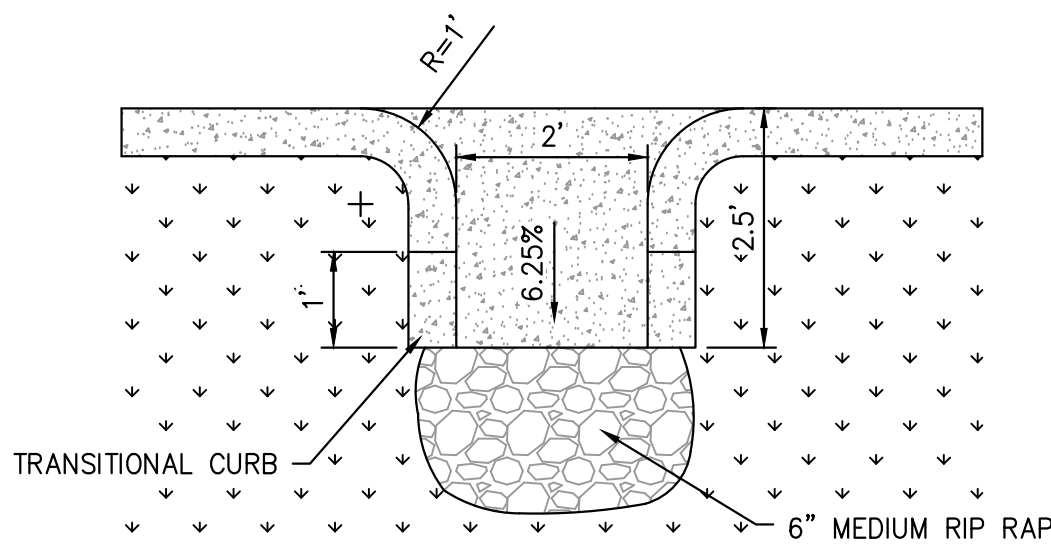


INTERGRAL CURB/WALK

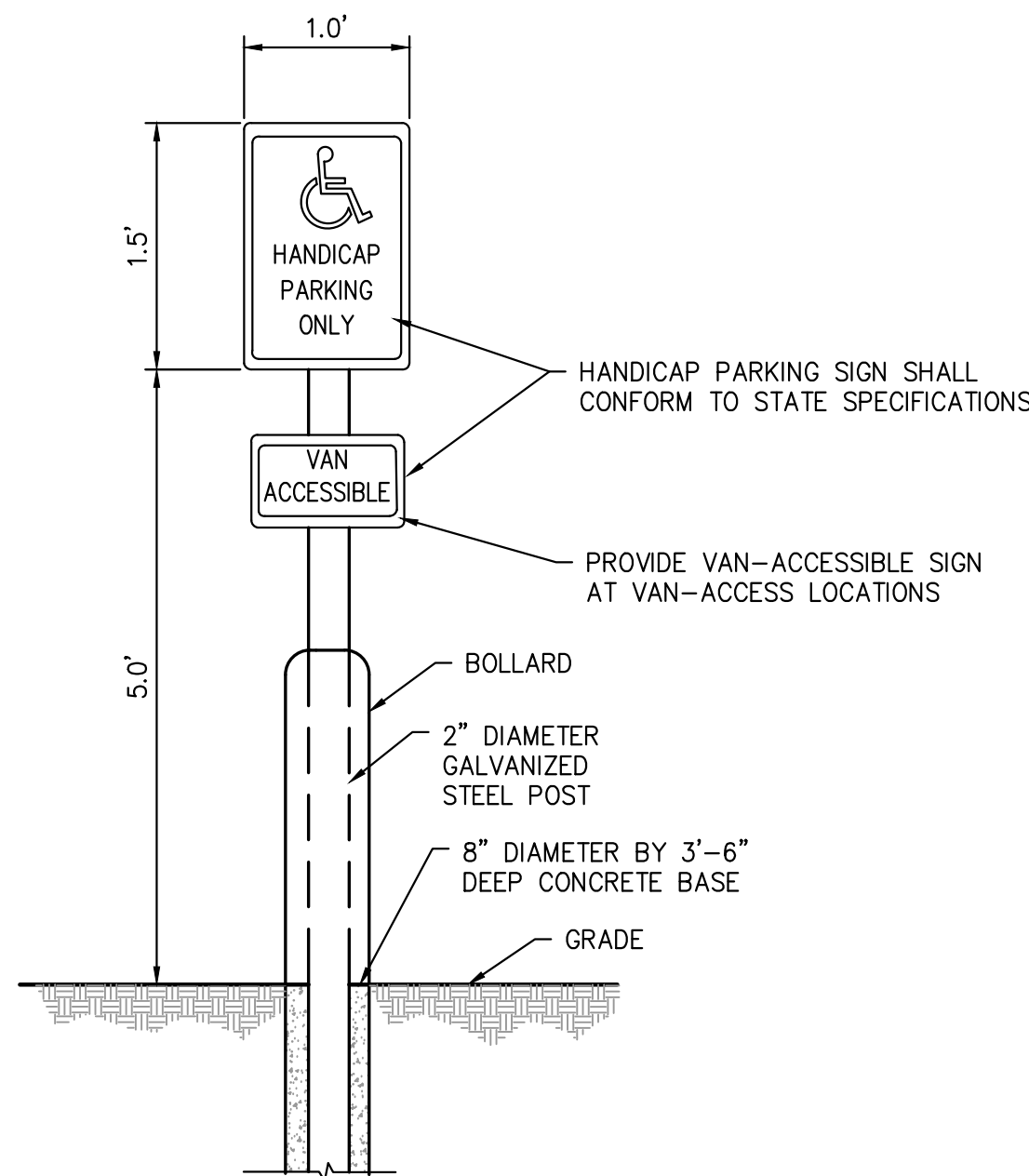


- PAVING NOTES:
1. CONTRACTOR TO THOROUGHLY COMPACT SUBGRADE.
 2. PROOF ROLL SITE TO IDENTIFY UNSATISFACTORY SOILS.

ASPHALT PAVEMENT SECTION



CONCRETE CURB CUT/FLUME WITH CURB



ADA PARKING SIGN

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS	
NO.	REVISIONS
1	DATE TCL 06-09-23
2	UPDATED SITE PLAN TCL 08-04-23
	CITY REVIEW COMMENTS #1

ISSUED FOR REVIEW

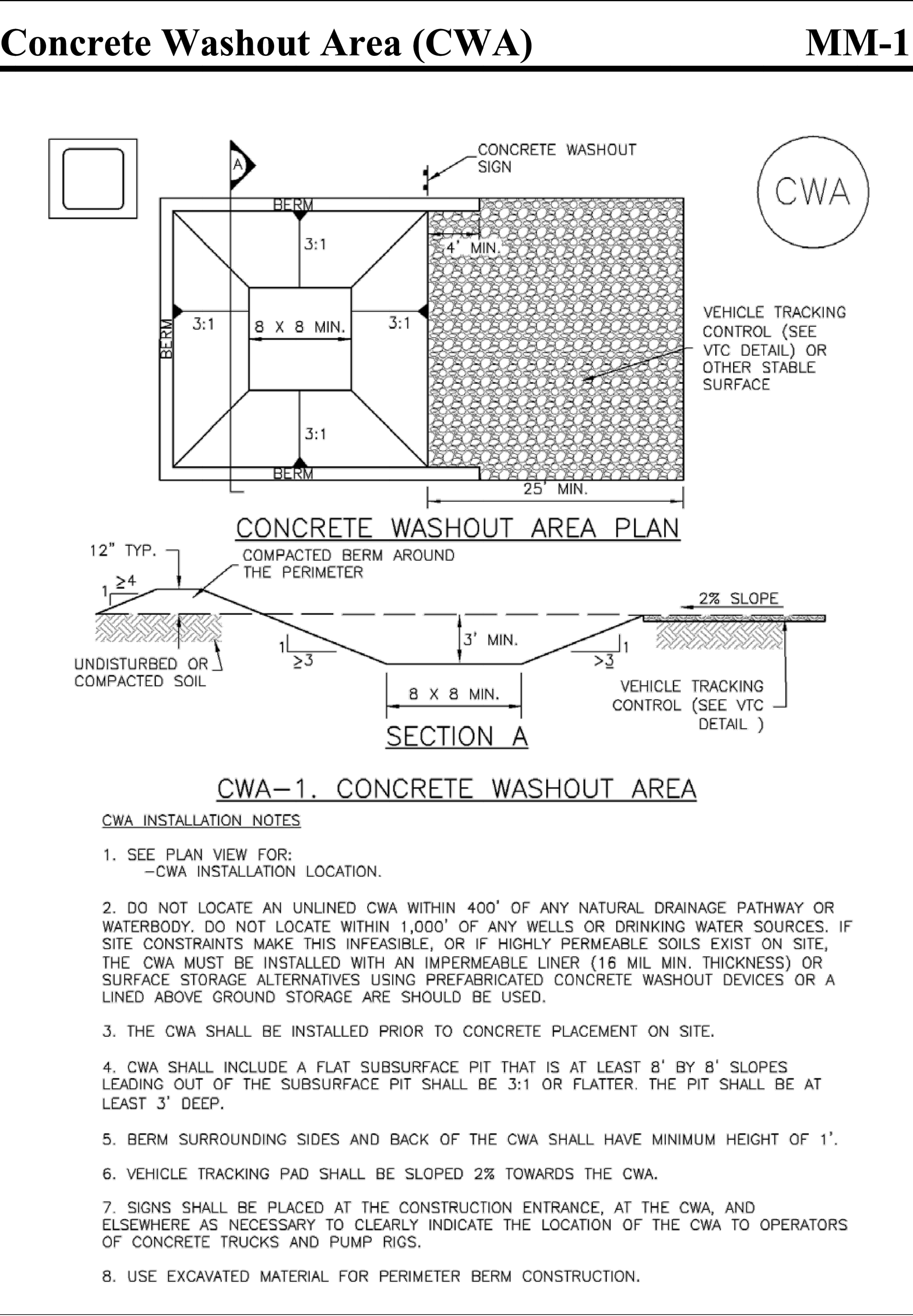
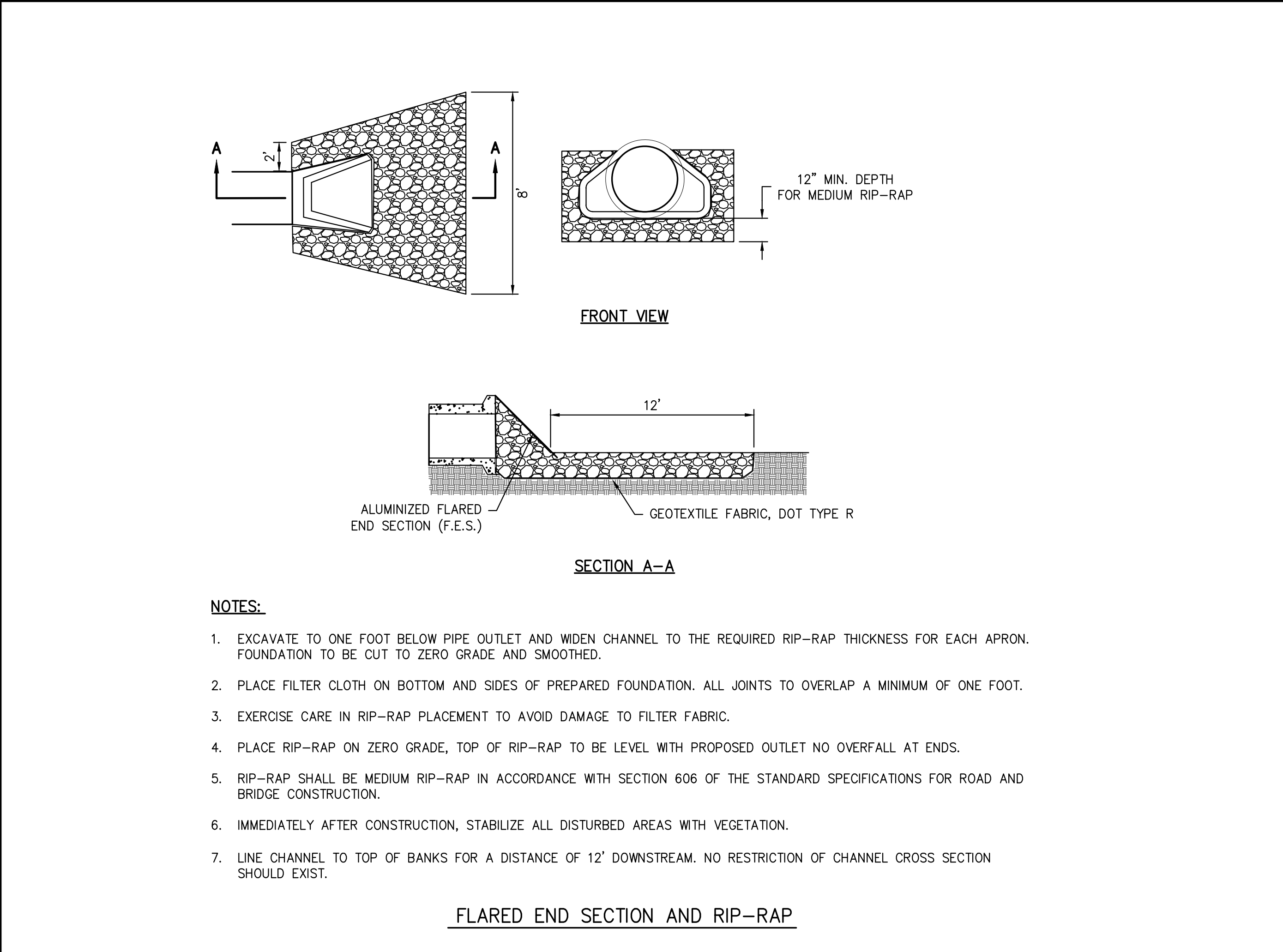
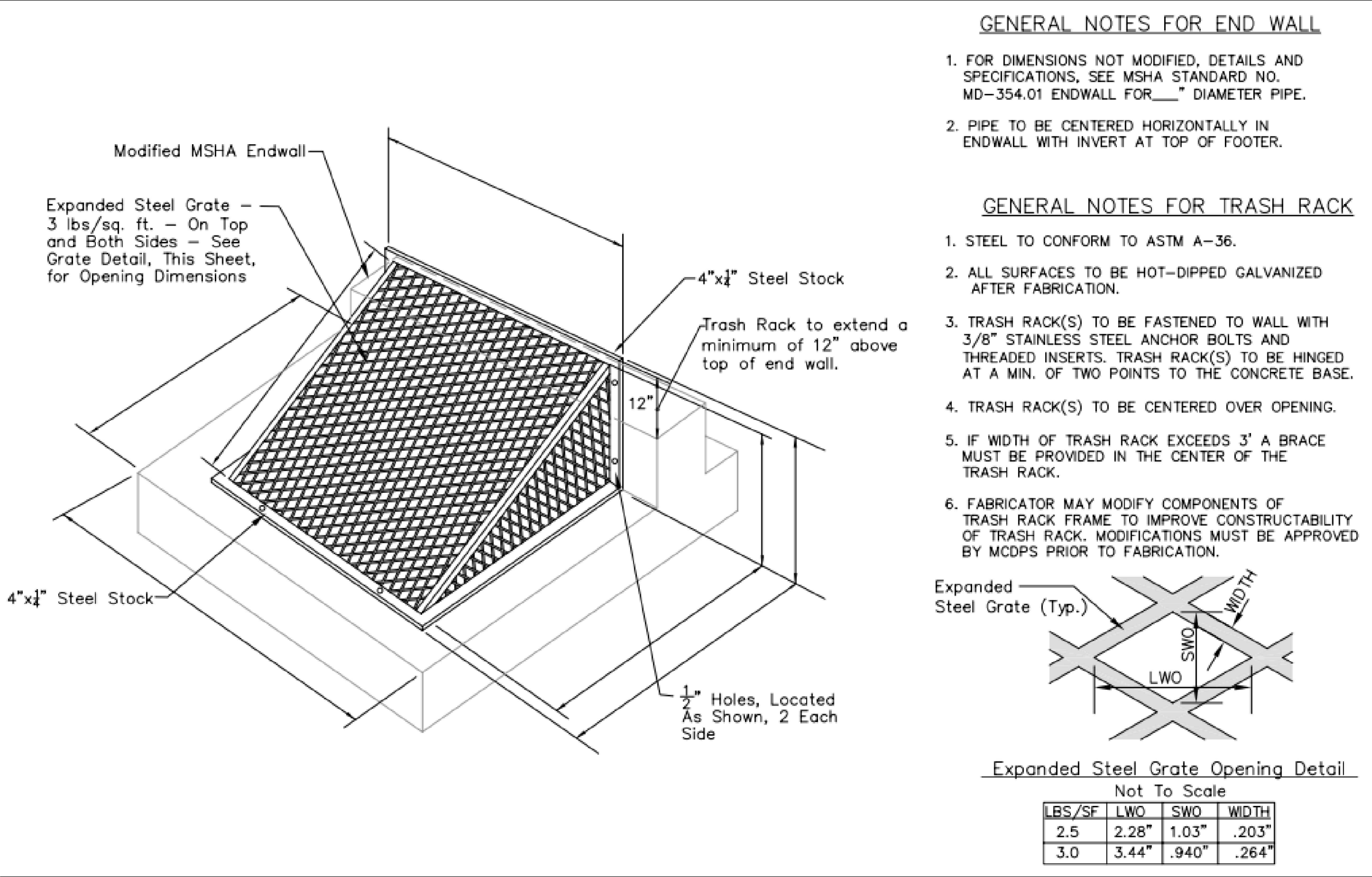
PLAN DATE 03.04.19
DESIGNED BY DKV

0 N/A
SCALE

PROJECT NO.
19.0004

SHEET NO.

C502



IMPROVEMENT PLANS FOR		WVRC EMERGENCY VET		CITY OF PEWAUKEE, WI	
		LYNCH & ASSOCIATES		ENGINEERING CONSULTANTS, LLC	
CONSTRUCTION DETAILS	NO.	REVISIONS	BY	DATE	
	1	UPDATED SITE PLAN	TCL	06-09-23	
	2	CITY REVIEW COMMENTS #1	TCL	08-04-23	
ISSUED FOR REVIEW					
PLAN DATE 03.04.19					
DESIGNED BY DKV					
0 N/A SCALE					
PROJECT NO. 19.0004					
SHEET NO.					
C503					

			SIZE	QUANTITY
A		Black Hills Spruce <i>Picea glauca</i> var. <i>Densata</i>	7'	31
B		Eastern White Pine <i>Pinus Strobus</i>	7'	30
C		Smooth Serviceberry <i>Berberis laevis</i>	6'	3
D		Hardy Geranium <i>Geranium Sanguineum</i> 'Purple Flame'	4.5" pot	73
E		Karl Foerster Feather Reed Grass <i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 gallon	25
F		Japanese Barberry <i>Berberis Thunbergii</i> 'Atropurpurea'	24"—30"	3
G		Stella d'Oro Daylily <i>Hermerocallis</i> 'Stella d'Oro'	4.5" pot	18
H		Prairie Dropseed Grass <i>Sporobolus heteroepis</i>	1 gallon	48
I		Coreopsis Citrine <i>Coreopsis</i> 'Citrine'	3 gallon	34
J		Common Hackberry <i>Celtis Occidentalis</i>	2 ½" Caliper	7
K		Norway Maple <i>Acer Platanoides</i> 'Superform'	2 ½" Caliper	6
L		Redmond Linden <i>Tilia</i> x 'Redmond'	2 ½" Caliper	8

EXISTING TREES ALONG PEWAUKEE ROAD TO BE REMOVED

RIVER LANE

CTH J (PEWAUKEE ROAD)

WET DETENTION BASIN

PROPOSED FUTURE BUILDING

PROPOSED BUILDING

PROPOSED FUTURE PARKING LOT

WET DETENTION BASIN

PROPOSED SEPTIC FIELD

EXISTING TREE/BRUSH LINE

NATIVE PRAIRIE GRASS MIX
"NO MOW"

30' WETLAND SETBACK



IMPROVEMENT PLANS FOR

WVRC EMERGENCY VET

CITY OF PEWAUKEE, WI

LYNCH & ASSOCIATES

ENGINEERING CONSULTANTS, LLC

LANDSCAPE PLAN	
NO.	REVISIONS
1	UPDATED SITE PLAN
BY	DATE
TCL	06-09-23

ISSUED FOR REVIEW

PLAN DATE 03.04.19

DESIGNED BY DKV

0 40'
SCALE

PROJECT NO.
19.0004

SHEET NO.

L701

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN

A1.1 FLOOR PLAN (TENANT)
A2.0 ELEVATIONS

BUILDING & FIRE AREA
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	----- S.F.	25,704 S.F.	25,704 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	2,301 S.F.	2,301 S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	28,005 S.F.	28,005 S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	28,005 S.F.	28,005 S.F.
REMODEL AREA TOTALS	----- S.F.	---% OF BUILDING AREA	

BUILDING CODE ANALYSIS

PROJECT ADDRESS
Pewaukee Rd, Pewaukee, WI, 53188

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
2015 IECC

OCCUPANCY
B-Business
Accessory Use
7-7
Incidental Use

High-Piled Combustible Storage
Hazardous Materials
Multiple Control Areas

NO
NO
NO

HEIGHT & AREA
Building Height: 75'-0"
Number of Stories: 1
Total Building Area: 28,005 S.F.
Total Fire Area: 28,005 S.F.
Mixed
Unlimited Area Building

Maximum Allowed: 75'-0"
Maximum Allowed: 4
Maximum Allowed: 92,000 S.F.
Maximum Allowed: ---% S.F.

CONSTRUCTION TYPE
Construction Classification
Fire Separation Distance

IIB (CONVENTIONAL STEEL)
7'-0"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type
Fire Alarm System

NFPA 13
YES

MEANS OF EGRESS
Occupant Load
Panic Hardware YES/NO

YES/NO

STRUCTURAL DESIGN

Risk Category
Design Loads
Roof Live Load
Walk-on IMP Ceiling Live Load
Steel Framing
Collateral Load
Wood Truss
Top Chord Dead Load
Bottom Chord Load
Mezzanine/Second Floor/Basement/Mezz
Live Load
Point Load (Partition)
Snow Load Criteria
Ground Snow Load (Pg)
Exposure Factor (Ce)
Thermal Factor (Ct)
Wind Loads
Wind Load
Surface Roughness
Exposure Category
Earthquake Load Criteria
Soil Site Class
Ss
S1

2
20 psf
-- psf
3 psf (Verify HVAC RTUs)
--psf
--psf
--psf
30 psf
--
115 MPH
B
1.0
D
--
--

PLUMBING SYSTEMS

Mens WC Required
Womens WC Required
Drinking Fountain Required
Other Source
Ambulatory Stall Required

YES
NO

MECHANICAL SYSTEMS

NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15PSI AND 10 HORSEPOWER

SITE INFORMATION

SITE CONTENT
Building Size
Hard Surface
Green Space
Parcel Size (Approx.)
Parking Provided
Area of Disturbance

28,005 S.F.
68,919 S.F.
742,477 S.F.
839,401 S.F.
116 Proposed Stalls + 115 Future Stalls
3.33%
8.21%
88.46%
19.27 Acres
-- S.F.

ZONING

Property Zoning
Setbacks
Hard Surface Setback
Coverage Limit
Greenspace Requirement
Parking Required
Refuse Enclosure
RTU SCREENING

B3 (RE-ZONE)
FY 25'-0" SV 20'-0" RY 35'-0"
50'-0" (From Residential)
--%
--%
--Stalls
YES
YES

PROPOSED NEW FACILITY FOR:

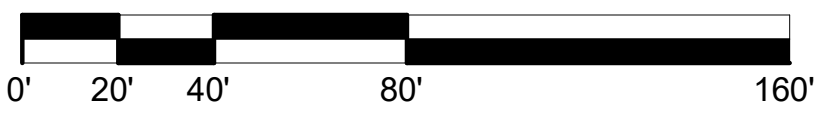
e-WVRC EMERGENCY VET

PEWAUKEE,

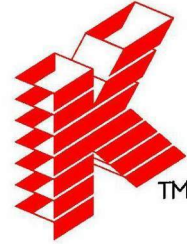
WISCONSIN



PROPOSED SITE PLAN
1" = 40'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
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PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Oak Dr.
San Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germansville, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

WAUSAU
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Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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PROPOSED NEW FACILITY FOR:

e-WVRC EMERGENCY VET

PEWAUKEE, WISCONSIN

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REVISIONS

1	03.20.2019	J. BOCHE
2	03.29.2019	J. BOCHE
3	05.19.2019	J. BOCHE
4	05.23.2023	I. HAUN
5	06.13.2023	I. HAUN
6		

PROJECT MANAGER:

N. LAURENT

DESIGNER:

C. MANSKE

DRAWN BY:

I. HAUN

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P18241

CONTRACT NO:

DATE:

08.14.2018

SHEET:

C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



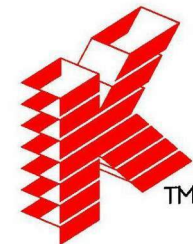
e-WVRC EMERGENCY VET

PEWAUKEE, WISCONSIN



e-WVRC EMERGENCY VET

PEWAUKEE, WISCONSIN



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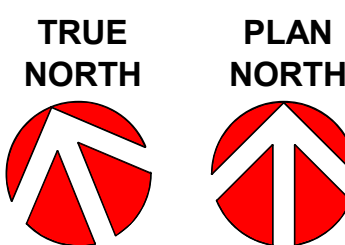
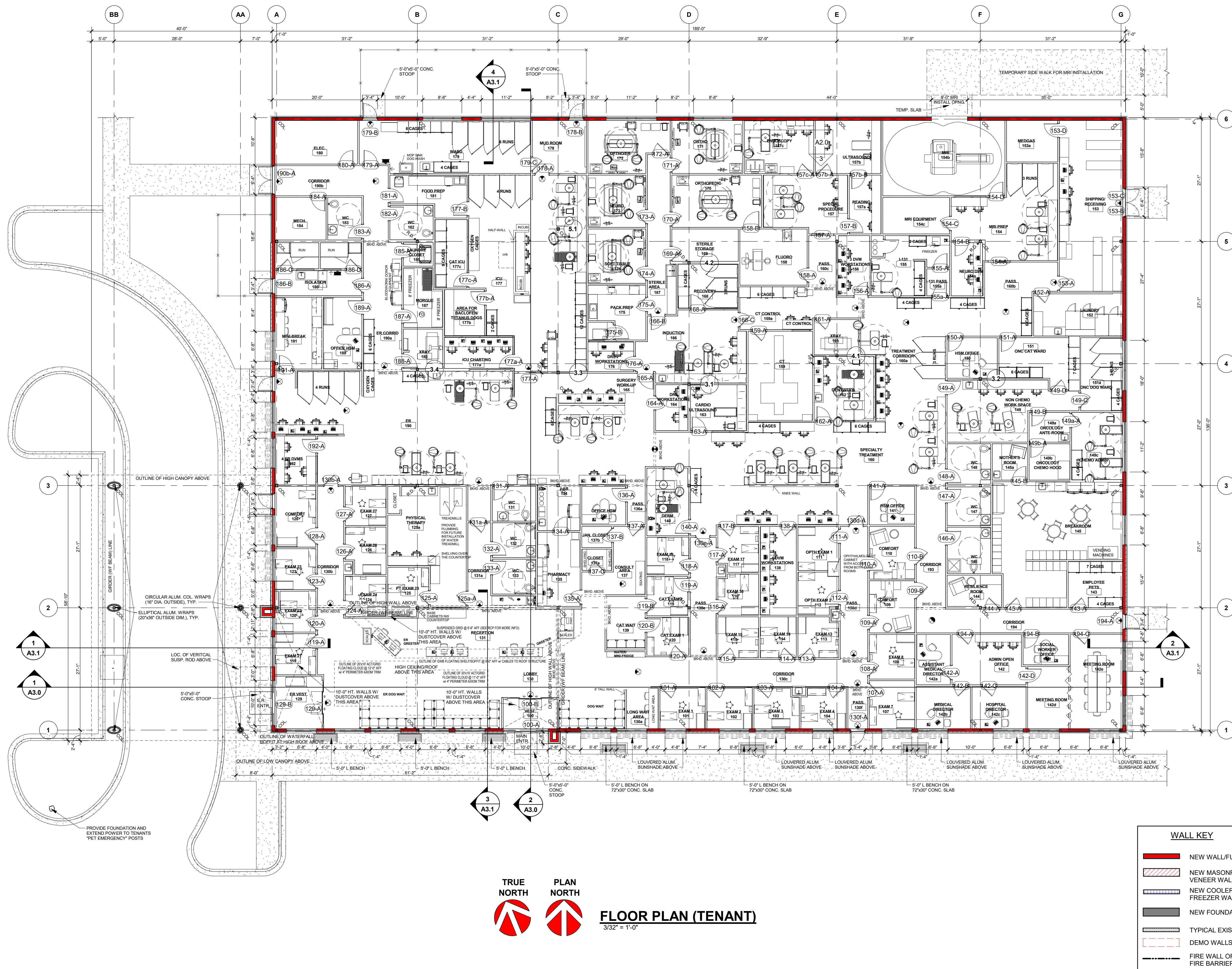
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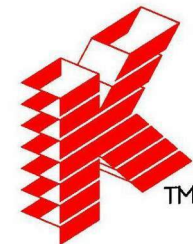
CONTRACT NO:

DATE:
08.14.2018

SHEET:
A1.1



FLOOR PLAN (TENANT)
3/32" = 1'-0"



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e-WVRC EMERGENCY VET

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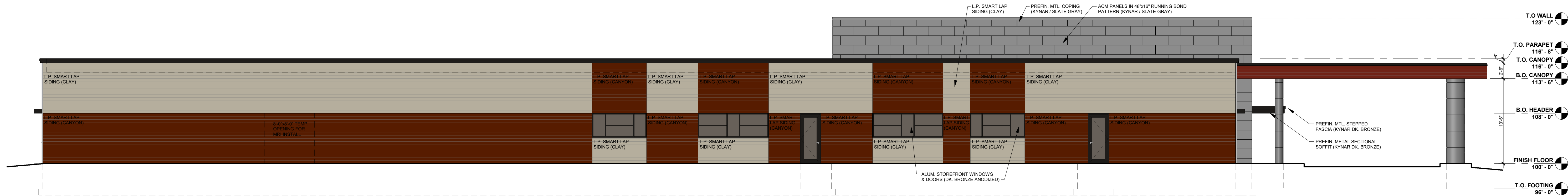
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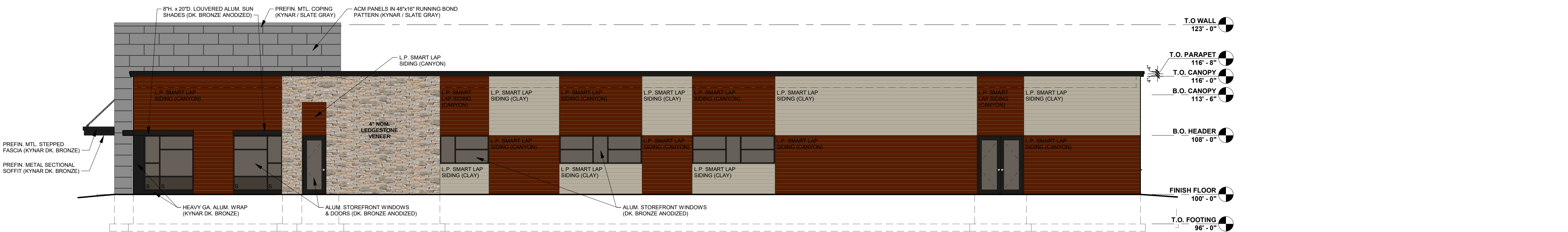
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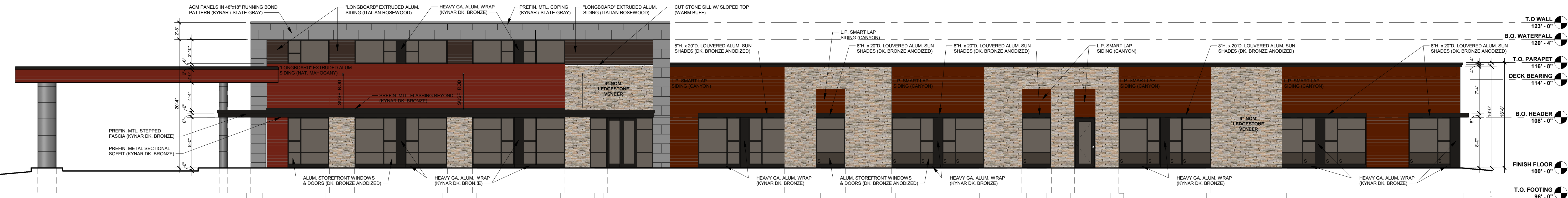
NORTH ELEVATION

1/8" = 1'-0"



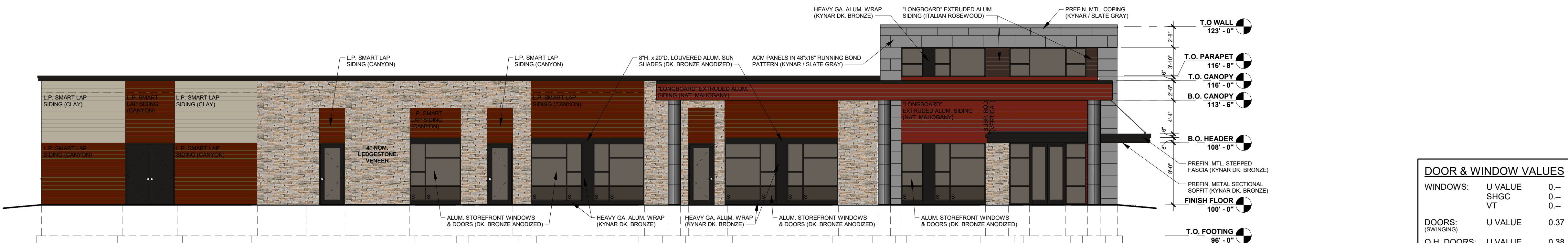
EAST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

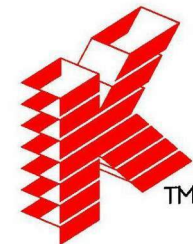
1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

DOOR & WINDOW VALUES			
WINDOWS:	U VALUE	0. --	
	SHGC	0. --	
	VT	0. --	
DOORS: (SWINGING)	U VALUE	0.37	
O.H. DOORS: (NON-SWINGING)	U VALUE	0.38	
DOORS: (P&G GLAZING)	U VALUE	0. --	
	SHGC	0. --	
	VT	0. --	



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PEWAUKEE,

PROPOSED NEW FACILITY FOR:

e-WVRC EMERGENCY VET

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SUPERVISOR:

PRELIMINARY NO:

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CONTRACT NO:

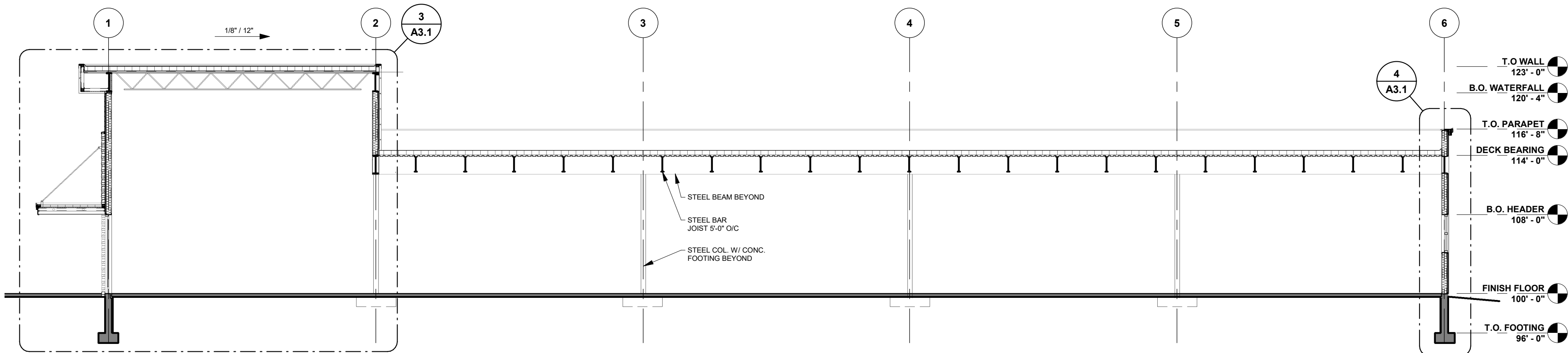
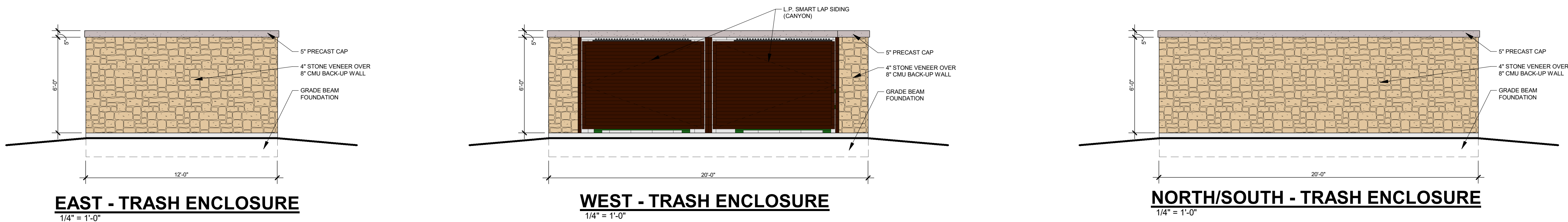
DATE:

08.14.2018

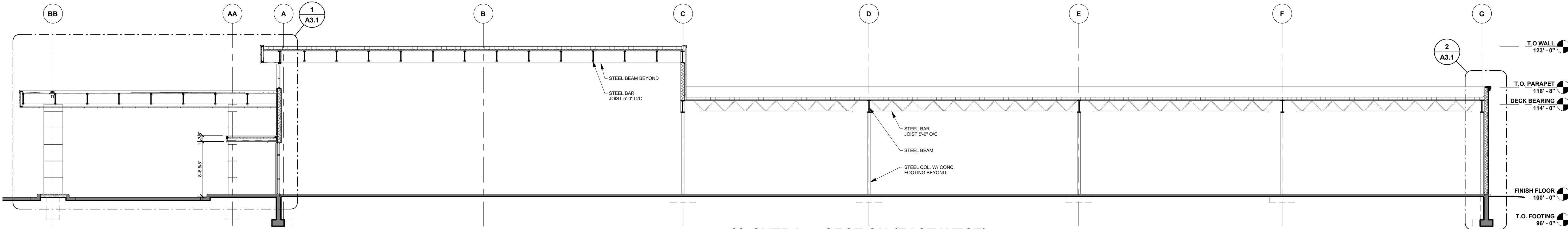
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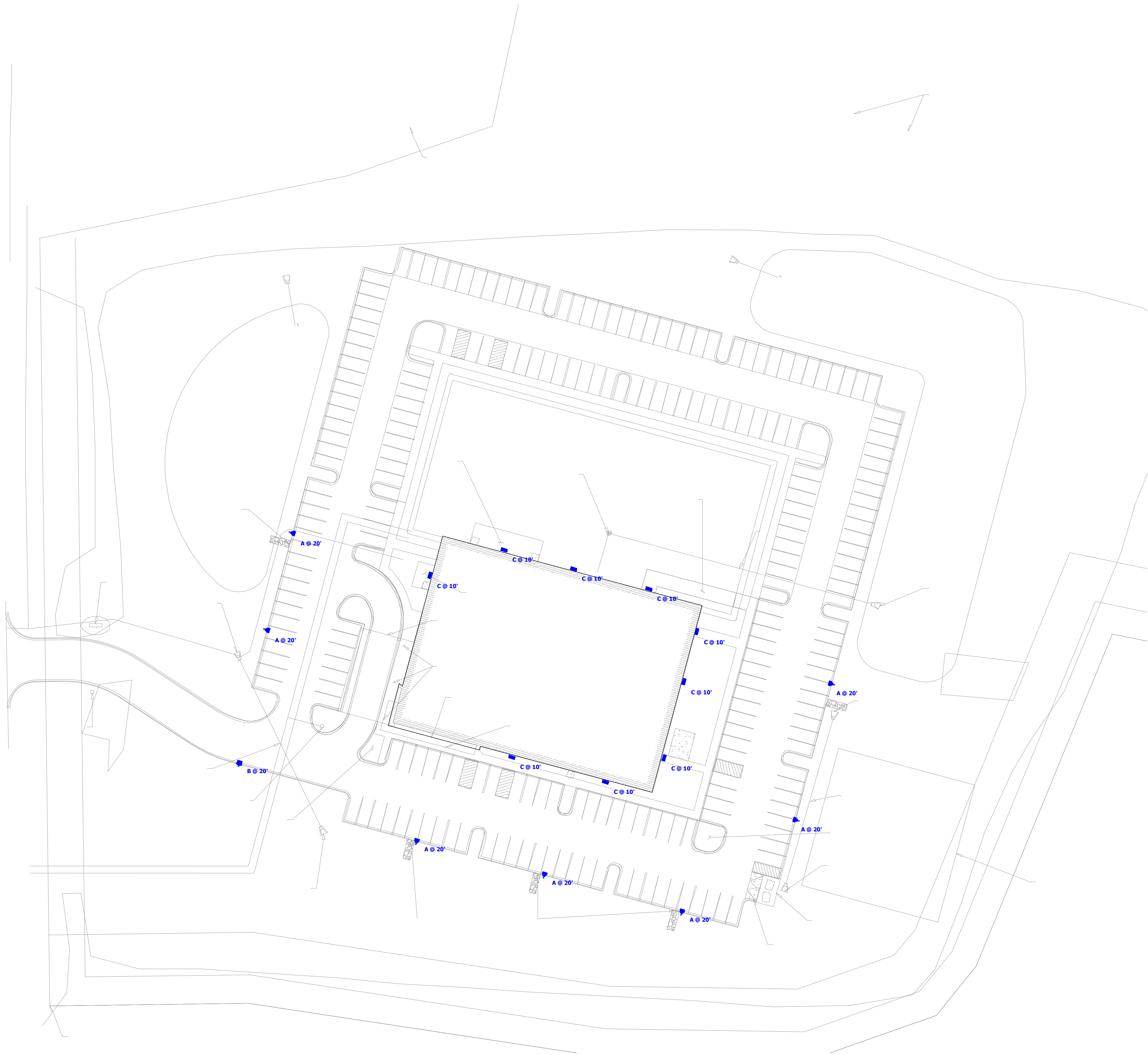
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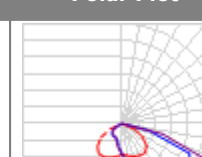
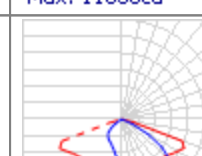
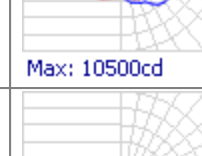
2 OVERALL SECTION (NORTH-SOUTH)
A3.0 1/8" = 1'-0"



1 OVERALL SECTION (EAST-WEST)
A3.0 1/8" = 1'-0"



Plan View
Scale - 1" = 40ft

Schedule											
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		7	OPTEC LED LIGHTING	OLA1-150-UNV-40-4	LED AREA SERIES SMALL 150W 4000K TYPE 4	1	19635	0.83	149.97	 Max: 11658cd
	B		1	OPTEC LED LIGHTING	OLA1-150-UNV-40-3	LED AREA SERIES SMALL 150W 4000K TYPE 3	1	21015	0.83	150	 Max: 10500cd
	C		9	OPTEC LED LIGHTING	OLWP3L-050-1200-UNV-40-4	LED WALLPACK SERIES 3 / LARGE	1	5149	0.83	47.8	 Max: 4545cd

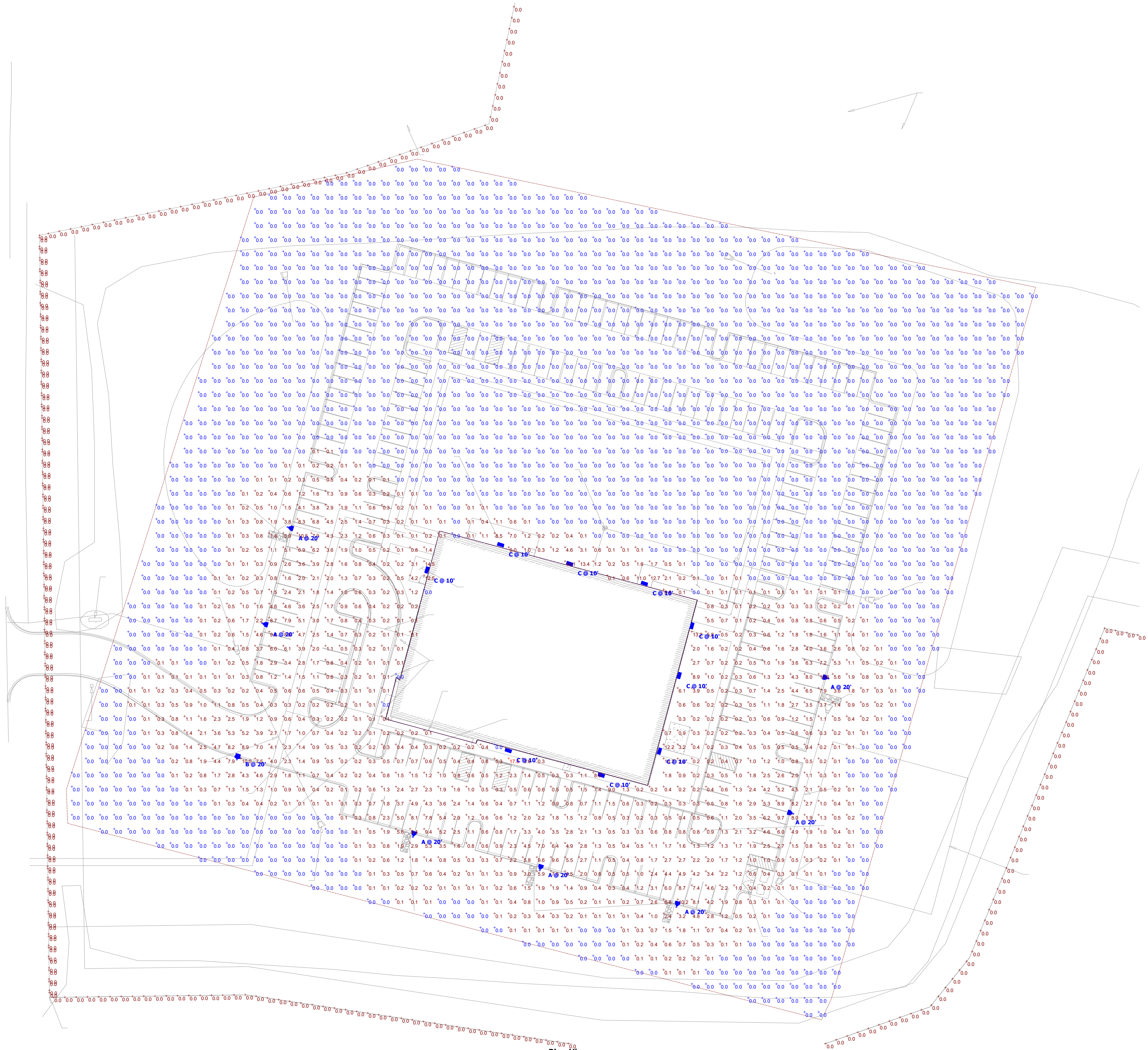
*No alternates allowed without prior approval from lighting designer and engineer of record.

All light levels are approximate.
Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions.
Calculations are based on our interpretation of information provided to us.
This design remains the property of Spectrum Lighting and may not be altered without written permission.



WVRC Emergency Vet
Pewaukee, WI

Designer
BGG
Date
07/31/2023
Scale
1" = 40'-0"
Drawing No.
Summary



Plan View
Scale - 1" = 40ft

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A		7	OPTEC LED LIGHTING	OLA1-150-UNV-40-4	LED AREA SERIES SMALL 150W 4000K TYPE 4	1	19635	0.83	149.97
	B		1	OPTEC LED LIGHTING	OLA1-150-UNV-40-3	LED AREA SERIES SMALL 150W 4000K TYPE 3	1	21015	0.83	150
	C		9	OPTEC LED LIGHTING	OLWP3L-050-1200-UNV-40-4	LED WALLPACK SERIES 3 / LARGE	1	5149	0.83	47.8

*No alternates allowed without prior approval from lighting designer and engineer of record.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
General Lighting	+	0.6 fc	17.8 fc	0.0 fc	N/A	N/A

All light levels are approximate.
Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions.
Calculations are based on our interpretation of information provided to us.
This design remains the property of Spectrum Lighting and may not be altered without written permission.



Area Series (Small)

The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Nichia brand LEDs and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. All models come standard with a universal pole mount bracket or an optional wall surface box. Luminaires are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Nichia
- Color Temperatures: 4000K & 5000K (Other CCT's are available upon request)
- CR: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40° (-40° F) to 40° C (104° F)
- Durable All Aluminum Pressure Die Cast Housing
- Powder Coat Finish
- Salt Fog Tested to 2500 hours / per ASTM B117
- IP65 Rated (wet listed / NEMA IEC 60529)
- Mounting: Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 20 kV
- Control Options: 0-10V Dimming standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL (UL 1598, UL 8750, NEMA C82.77)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)
- 3G Vibration tested (ANSI C136.31)

WARRANTY

- 10-Year Warranty (parts or replacement)

PERFORMANCE SPECIFICATIONS

Distribution	Model / Wattage	Lumens		Beam Angle	B	U	G
		4000K	5000K				
Type 2	OLA1-080	10,801	10,960	3 *	0	1	1
	OLA1-120	15,840	16,200	3 *	0	2	2
	OLA1-150	19,800	20,250	3 *	0	2	2
Type 3	OLA1-080	11,600	11,760	2 *	0	2	2
	OLA1-120	16,561	16,900	3 *	0	2	2
	OLA1-150	20,549	21,000	3 *	0	2	2
Type 3L	OLA1-080	10,799	10,960	3 *	0	3	3
	OLA1-120	15,960	16,199	3 *	0	3	3
	OLA1-150	19,800	20,249	4 *	0	3	3
Type 3R	OLA1-080	10,799	10,960	3 *	0	3	3
	OLA1-120	15,960	16,198	3 *	0	3	3
	OLA1-150	19,800	20,250	4 *	0	3	3
Type 4	OLA1-080	10,596	10,794	2 *	0	2	2
	OLA1-120	15,472	15,712	2 *	0	2	2
	OLA1-150	19,349	19,589	3 *	0	2	2
Type 4L	OLA1-080	10,800	10,960	3 *	0	3	3
	OLA1-120	16,080	16,320	3 *	0	3	3
	OLA1-150	19,800	20,250	4 *	0	4	4
Type 4R	OLA1-080	10,800	10,960	3 *	0	3	3
	OLA1-120	16,080	16,320	3 *	0	3	3
	OLA1-150	19,781	20,250	4 *	0	4	4
Type 5	OLA1-080	10,032	10,185	4	0	3	3
	OLA1-120	15,049	15,278	4	0	3	3
	OLA1-150	18,811	19,097	5	0	4	4

* Backlight = 1 when BC (Backlight Control System) is applied.

Voltage (V)	Current (A)	
	80W	150W
120	0.67	1.25
208	0.38	0.72
240	0.33	0.63
277	0.29	0.54
347	0.23	0.43
480	0.17	0.31

Optec LED LIGHTING

1700 De Soto Place, Ontario, CA 91761

P: 888-743-5220

optecledighting.com

Area Series (Small)

ORDERING INFORMATION

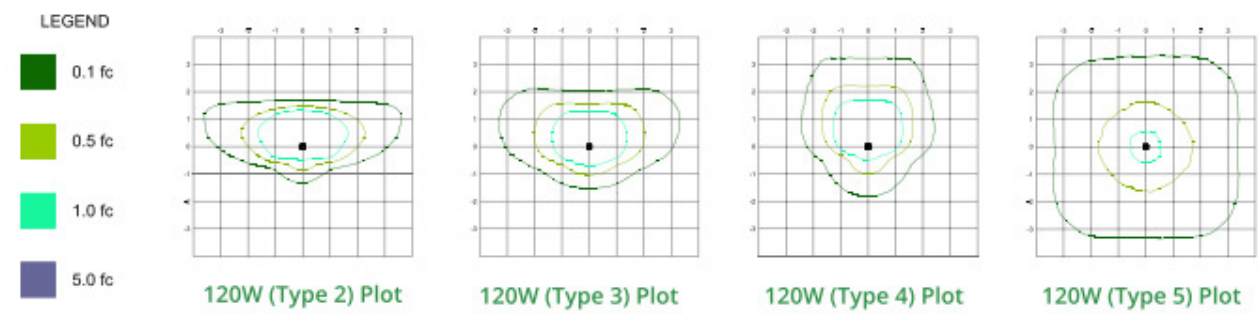
EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

SERIES	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION	MOUNTING	FINISH	CONTROLS / OPTIONS
OLA1-120	120 = 120W	UNVL = 120-277V	50 = 5000K	4 = Type 4	SQ = Square Pole	BZ = Black Bronze	PR = Photocell Receptacle 5-pin
OLA1-150	150 = 150W	UNVL = 120-277V	50 = 5000K	4 = Type 4	SQ = Square Pole	BZ = Black Bronze	PR = Photocell Receptacle 5-pin

- For details, reference accessory data sheet.
- WH option requires SQ pole mount bracket (ordering example: SQ-WH)
- Lowest CCT is always the lowest CCT of the LEDs.
- CSA (C22.2 No.250.0)
- IP65 - For Surge protection controls information and options contact factory for details.
- Photocell Mount - 1" or 1.5" (see notes below for details)

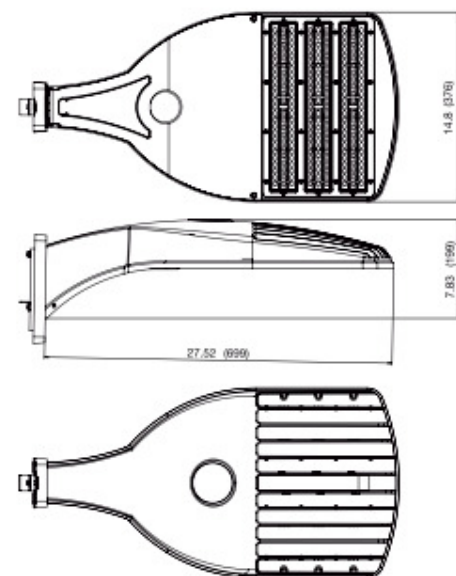
PHOTOMETRIC PERFORMANCE

Isotocandela plots = OLA1 120W model in 5000K CCT @ 30° mounting height. Distances are in units of mounting height.



Published luminaire photometric testing performed to IESNA-79-08 standards.

DIMENSIONS, WEIGHTS & EPA



Wattage	80W	120W	150W
Length (inches / mm)	27.52 / 699	27.52 / 699	27.52 / 699
Width (inches / mm)	14.8 / 376	14.8 / 376	14.8 / 376
Height (inches / mm)	7.83 / 199	7.83 / 199	7.83 / 199
Weight (lbs / kg)	19.4 / 8.8	19.4 / 8.9	20 / 9.1

Wattage	80W	120W	150W
Effective Projected Area (EPA) in ft²	0.96	1.92	2.77
80	0.96	1.92	2.77
120	0.96	1.92	2.77
150	0.96	1.92	2.77

Optec LED LIGHTING

13040 West Lisbon Road, Unit 400, Brookfield, WI 53005

P: 888-743-5220

optecledighting.com

Revised 5/5/21

Area Series (Small)

The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Nichia brand LEDs and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. All models come standard with a universal pole mount bracket or an optional wall surface box. Luminaires are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Nichia
- Color Temperatures: 4000K & 5000K (Other CCT's are available upon request)
- CR: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40° (-40° F) to 40° C (104° F)
- Durable All Aluminum Pressure Die Cast Housing
- Powder Coat Finish
- Salt Fog Tested to 2500 hours / per ASTM B117
- IP65 Rated (wet listed / NEMA IEC 60529)
- Mounting: Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 20 kV
- Control Options: 0-10V Dimming standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL (UL 1598, UL 8750, NEMA C82.77)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)
- 3G Vibration tested (ANSI C136.31)

WARRANTY

- 10-Year Warranty (parts or replacement)

PERFORMANCE SPECIFICATIONS

Distribution	Model / Wattage	Lumens		Beam Angle	B	U	G
		4000K	5000K				
Type 2	OLA1-080	10,801	10,960	3 *	0	1	1
	OLA1-120	15,840	16,200	3 *	0	2	2
	OLA1-150	19,800	20,250	3 *	0	2	2
Type 3	OLA1-080	11,600	11,760	2 *	0	2	2
	OLA1-120	16,561	16,900	3 *	0	2	2
	OLA1-150	20,549	21,000	3 *	0	2	2
Type 3L	OLA1-080	10,799	10,960	3 *	0	3	3
	OLA1-120	15,960	16,199	3 *	0	3	3
	OLA1-150	19,800	20,249	4 *	0	3	3
Type 3R	OLA1-080	10,799	10,960	3 *	0	3	3
	OLA1-120	15,960	16,198	3 *	0	3	3
	OLA1-150	19,800	20,250	4 *	0	3	3
Type 4	OLA1-080	10,596	10,794	2 *	0	2	2
	OLA1-120	15,472	15,712	2 *	0	2	2
	OLA1-150	19,349	19,589	3 *	0	2	2
Type 4L	OLA1-080	10,800	10,960	3 *	0	3	3
	OLA1-120	16,080	16,320	3 *	0	3	3
	OLA1-150	19,800	20,250	4 *	0	4	4
Type 4R	OLA1-080	10,800	10,960	3 *	0	3	3
	OLA1-120	16,080	16,320	3 *	0	3	3
	OLA1-150	19,781	20,250	4 *	0	4	4
Type 5	OLA1-080	10,032	10,185	4	0	3	3
	OLA1-120	15,049	15,278	4	0	3	3
	OLA1-150	18,811	19,097	5	0	4	4

* Backlight = 1 when BC (Backlight Control System) is applied.

Voltage (V)	Current (A)	
	80W	150W
120	0.67	1.25
208	0.38	0.72
240	0.33	0.63
277	0.29	0.54
347	0.23	0.43
480	0.17	0.31

Optec LED LIGHTING

1700 De Soto Place, Ontario, CA 91761

P: 888-743-5220

optecledighting.com

Area Series (Small)

ORDERING INFORMATION

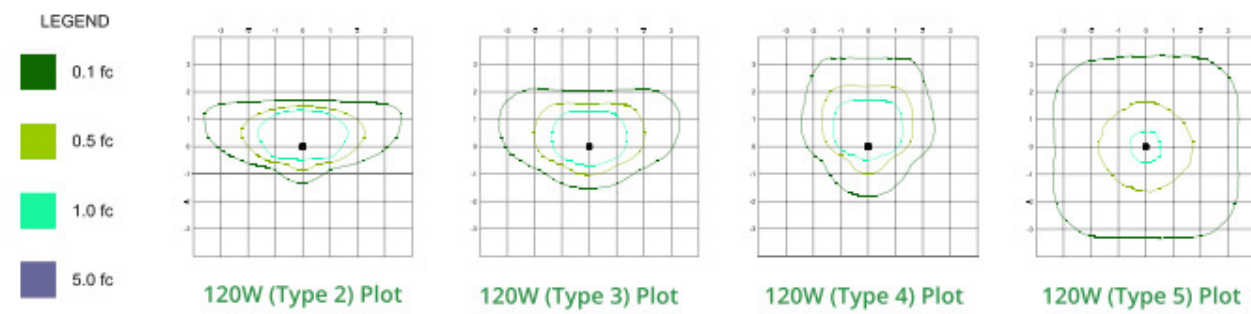
EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

SERIES	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION	MOUNTING	FINISH	CONTROLS / OPTIONS
OLA1-120	120 = 120W	UNVL = 120-277V	50 = 5000K	4 = Type 4	SQ = Square Pole	BZ = Black Bronze	PR = Photocell Receptacle 5-pin
OLA1-150	150 = 150W	UNVL = 120-277V	50 = 5000K	4 = Type 4	SQ = Square Pole	BZ = Black Bronze	PR = Photocell Receptacle 5-pin

- For details, reference accessory data sheet.
- WH option requires SQ pole mount bracket (ordering example: SQ-WH)
- Lowest CCT is always the lowest CCT of the LEDs.
- CSA (C22.2 No.250.0)
- IP65 - For Surge protection controls information and options contact factory for details.
- Photocell Mount - 1" or 1.5" (see notes below for details)

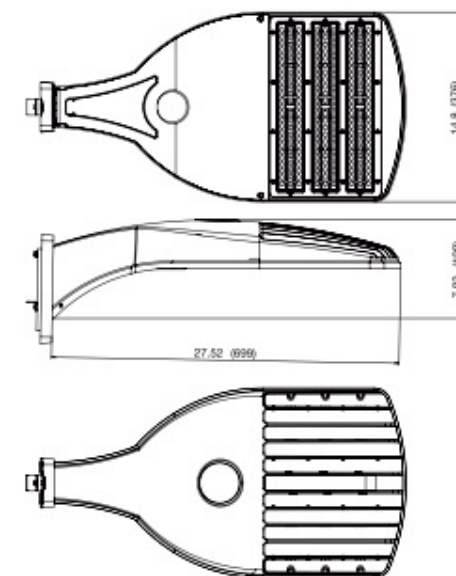
PHOTOMETRIC PERFORMANCE

Isotocandela plots = OLA1 120W model in 5000K CCT @ 30° mounting height. Distances are in units of mounting height.



Published luminaire photometric testing performed to IESNA-79-08 standards.

DIMENSIONS, WEIGHTS & EPA



Wattage	80W	120W	150W
Length (inches / mm)	27.52 / 699	27.52 / 699	27.52 / 699
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Wattage	80W	120W	150W
Effective Projected Area (EPA) in ft²	0.96	1.92	2.77
80	0.96	1.92	2.77
120	0.96	1.92	2.77
150	0.96	1.92	2.77

Optec LED LIGHTING

13040 West Lisbon Road, Unit 400, Brookfield, WI 53005

P: 888-743-5220

optecledighting.com

Revised 5/5/21

LED Wallpack Series 3 / Large

The OLWP3L series is a stylish wallpack that fits within today's accepted design form factors. Excellent optical performance is achieved with Luminius Brand COB LED arrays and PC metallized specular reflectors. Luminius arrays are ideal light sources due to low thermal resistance, excellent heat transfer and uniform spreading. Use of 95% efficient tempered glass lenses minimizes light loss. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. Luminaires are available with a number of options including alternate CCT choices, color finishes, photocells and brackets.

FEATURES

- Luminius Brand COB Arrays
- Color Temperature: 4000K & 5000K (other CCT's are available upon request)
- CR: 70
- Lumen Maintenance: L70 = 50,000 hours (at 25° C)
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40C (-40F) to 40C (104F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (custom other RAL colors are available upon request)
- IP65 Rated (wet listed)
- Mounting: Wall Surface (Other mounting options are available.)

ELECTRICAL SPECIFICATIONS

- Power Input: 90-305V (347V & 480V optional)
- Drive Currents: 50W = 1200 mA, 80W = 1875 mA
- Efficacy: 50W = 108.36 lm/W, 80W = 108.82 lm/W
- Power Factor: > 95%
- THD: < 15%
- Surge Protection: 10 kV (optional)
- Control Options: 0-10V Dimming, Button Photocell

TEST & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Standard)

WARRANTY

- 5 - Year warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

Lens Type	Model / Wattage
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General:

1. Plans, calculations, and reports submitted for review (including electronic copies) shall be signed, sealed and dated by a registered Professional Engineer licensed in the State of Wisconsin.
2. Submittals must include electronic copies of construction plans, storm water management plan, and any models used during the design process.
3. Provide a copy of all required Wisconsin Department of Natural Resources (WDNR) and Department of Safety and Professional Services (DSPS) permits as they become available.
4. Provide a copy of all required Waukesha County permits prior to acceptance of the construction plans.

Construction Plans:

Sheet C002 – General Notes:

1. Revise General Note #6 to specify that 6 inches of topsoil should be placed. **Done.**
2. Include the “Winter Construction Site Erosion Control” notes from the City of Pewaukee Technical Standards in the construction plans. **Done.**
3. The construction sequence should provide additional details. The sequence should include installation of proposed basins, building construction, placement of pavement, and improvements within CTH J right-of-way. **Construction sequence has been updated to include these details.**
4. Rock excavation and dewatering may be necessary based on soil borings provided. Include notes outlining how these activities will take place if bedrock or groundwater is encountered. **Note #13 outlines procedure for dewatering, if necessary.**
5. Installation of the proposed entrance will require impacts to the existing roadway. Include details and notes outlining how paving and curb placement will take place. These need to align with Waukesha County requirements. **General Notes #20 states the requirements for work within the existing roadway.**
6. Include a note specifying that all slopes 4:1 or steeper must be stabilized with erosion control mat. **Done, see General Notes #18.**
7. Include a note specifying that the contractor is responsible for dust control and reference WDNR Technical Standard 1068. **Done, see General Notes #19.**

8. Include working hours for the City of Pewaukee in the general notes. These hours are 7:00 a.m. to 7:00 p.m. on weekdays. Work can only be performed on weekends or holidays with prior approval. Working hours for weekends/holidays are 8:00 a.m. to 7:00 p.m. **Done, see General Note #21.**

Sheet C101 – Site Plan:

1. The proposed entrance exceeds the maximum allowable width. Proposed commercial or industrial entrances shall not exceed 30 feet at the right-of-way and 36 feet at the roadway. **Dimensions have been added to the plan. Driveway entrance has been changed and is now 36' wide. Grading has been updated to reflect these changes.**
2. The site plan shows the future outline for this site to expand the proposed building. If this expansion were to take place, the proposed storm sewer would be below the building. Provide a note describing changes to the storm sewer which would be required if the future building expansion occurs. **Notes added to site plan sheet detailing the removal of storm sewer under the future addition.**
3. A concrete curb cut will be required along the east curb line near the proposed septic field (See Sheet C102 comments). **Low point and corresponding curb cut has been added to the plans.**
4. Identify that improvements within the CTH J right-of-way will be included in this project. **A note has been added to see sheet C404 for all CTH J improvements.**
5. Provide a wetland delineation report for mapped wetlands identified on the parcel. **Wetland delineation map included in submittal.**
6. Provide a table on this sheet showing the impervious area, pervious area, and ratio for the existing, proposed, and future conditions. **Table has been added to the site plan.**
7. The proposed site plan includes a septic field in the design. The City anticipates construction within the Sherwood Forest Subdivision, which will likely include a sanitary sewer extension within Kings Drive. This parcel abuts Kings Drive and would likely have a special assessment levied for the roadway and utility construction. Additionally, the parcel would be required to connect to the City's sanitary sewer system within 15 years following construction completion. **Septic field to be designed by others. Future sanitary service will be considered during design of septic field system.**

Sheet C102 – Grading Plan:

1. Adequate spacing is not provided between the back of the trash enclosure and the proposed 15-inch FES. The culvert pipe should be shifted to provide space, or the steep slope should be appropriately armored. **Culvert has been moved north away from the trash enclosure and the swale has been extended in turn to ensure proper drainage.**
2. Identify additional building and site linework as future or eliminate from this sheet. Grading shown does not reflect this future linework. **Future site linework has been removed from the grading plan.**
3. Proposed curb and gutter flange grades create a low point in the parking area north of the proposed dumpster enclosure. Revise grades or provide a curb cut at this location. **Grading has been updated to create a low point with a corresponding curb cut.**

4. Proposed curb and gutter flange grades near the parking at the front entrance are flat or back-pitched. Revise grades in this location to drain towards basin #1 as intended. **Grading has been updated so that parking stalls flow towards Basin #1.**
5. The slope of the southeast swale is less than 1 percent upstream and downstream of the proposed culvert. Revise this swale to have a minimum 1 percent slope. **Swale has been revised to have a 1 percent slope.**

Sheet C103 – Erosion Control Plan

1. Specify a location for the proposed tracking pad. **Stone tracking pad has been added to the plan.**
2. Show installation of riprap downstream of culverts and pond outlets on all sheets. **Rip rap has been added to all sheets.**
3. Show existing contours on erosion control plan. **Existing contours have been added to the plan.**
4. Include ditch checks along proposed swales including areas of concentrated flow created at toe of proposed slope. Ditch checks should also be installed upstream of all culverts. **Ditch checks have been added to all swales and culverts at appropriate intervals.**
5. Specify inlet protection type to be used. Type A should be used for all structures outside of the pavement, while type D should be used for all structures within the pavement. **Inlet protections type has been specified on the plans.**
6. Work is proposed within CTH J. Inlet protection should be included in storm structures immediately downstream from these improvements. **Inlet protection has been added to both inlets directly downstream from the proposed work.**
7. Silt fence should be extended to encompass proposed slopes leading out of the disturbance limits. **Silt fence has been extended to encompass slopes.**
8. Include dewatering notes and applicable details to the construction plans. **See General Note #13 on sheet C002.**

Sheet C401 – Pond Details – Basin #1:

1. Show 1-year, 2-year, 10-year, and 100-year storm elevations for the proposed basin in the cross section. **Storm elevations have been added to cross section.**
2. Show riprap at the proposed basin outlet pipe. **Rip Rap shown at outlet pipe and called out in plan view.**
3. Identify the emergency spillway in the plan view of the Basin #1 detail. The current contours shown do not reflect the 10-foot minimum emergency spillway width. **Emergency spillway has been updated to be 20' long and 10' wide.**
4. Specify the clay liner requirements. Include that the liner must be placed to the 10-year storm elevation. **Clay liner notes have been added to the basin detail sheets.**
5. Specify how and when the proposed basin will be stabilized. **Stabilization notes have been added to the plan sheets and erosion control notes.**
6. Include anti-seep collars on the Basin #1 outlet pipe. **Anti-seep collar detail added and called out on pond detail plan view.**
7. Show the contours for the proposed top of safety shelf and bottom of safety shelf. **Safety shelf called out in plan view and contours labeled.**

8. Include a trash grate on the proposed 4-inch orifice. **Trash grate included in outlet structure detail.**

Sheet C402 – Pond Details – Basin #2:

1. Show 1-year, 2-year, 10-year, and 100-year storm elevations for the proposed basin in the cross section. **Storm elevations have been added to cross section.**
2. Show riprap at the proposed basin outlet pipe. **Rip Rap shown at outlet pipe and called out in plan view.**
3. Identify the emergency spillway in the plan view of the Basin #2 detail. The current contours shown do not reflect the 10-foot minimum emergency spillway width. **Emergency spillway called out and has a length of 20' and a width of 10'.**
4. Specify the clay liner requirements. Include that the liner must be placed to the 10-year storm elevation. **Clay liner notes have been added to the basin detail sheets.**
5. Specify how and when the proposed basin will be stabilized. **Stabilization notes have been added to the plan sheets and erosion control notes.**
6. Include anti-seep collars on the Basin #2 outlet pipe. **Anti-seep collar detail added and called out on pond detail plan view.**
7. Show the contours for the proposed top of safety shelf and bottom of safety shelf. **Safety shelf called out in plan view and contours labeled.**
8. Include a trash grate on the proposed 4-inch orifice. **Trash grate included in outlet structure detail.**

Sheet C404 – Intersection Detail:

1. Asphalt pavement structure for the existing roadway would typically be 5 HT 58-28S surface course and 3 HT 58-28S binder course. This pavement structure must conform to Waukesha County requirements. **Pavement structure has been updated.**
2. All improvements within CTH J shall be approved by Waukesha County. Required permits must be included prior to construction plan approval. **Permit is included in submittal package.**

Sheet C501 – Construction Details:

1. Show the location and details for the proposed concrete washout on site. **Concrete washout has been added to sheet C103, and a detail has been added to sheet C503.**
2. Revise inlet protection detail to show type A and type D inlet protection. All inlet protection placed on site should be type A or type D. **Inlet protections details for type A and D have been added to sheet C501.**
3. Include a detail for the proposed orifice trash grate. **Detail has been added to sheet C503.**
4. Revise the end section and riprap detail to show placement of medium riprap following the flared end section. **Detail has been updated from light riprap to medium riprap.**

Sheet C502 – Construction Details:

1. A concrete apron should be included behind the proposed curb cuts to prevent undercutting of the curb and gutter.

2. A detail for a 4-inch underdrain is included on the sheet. Where is this underdrain intended to be installed? **There is not a 4-inch underdrain in the plans, the detail has been removed from the plans.**

Stormwater Management Plan

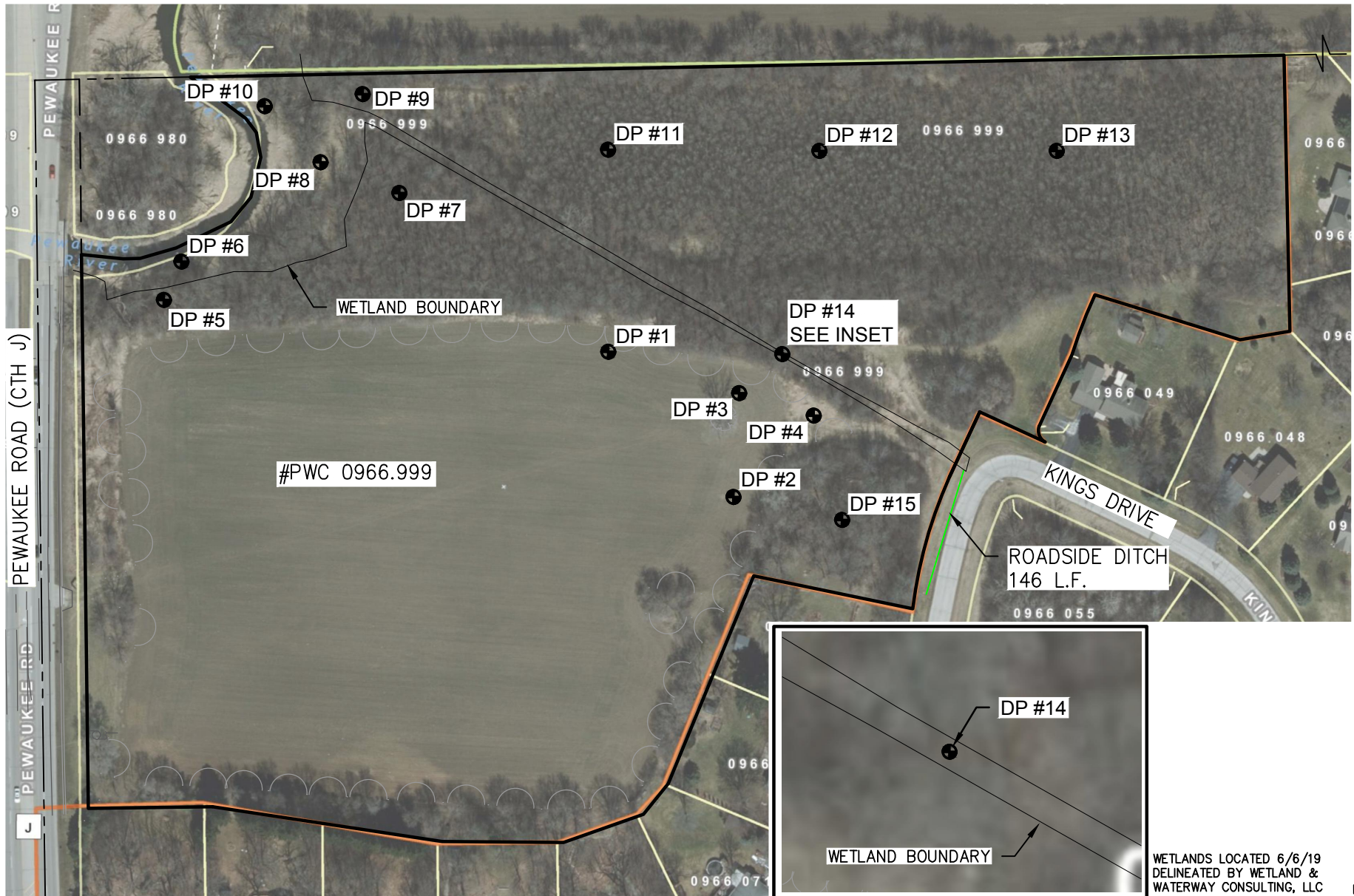
1. The following items were omitted from this submittal and need to be included with any future submittals:
 - a. Electronic copies of any modeling files. **We will include in submittal.**
 - b. Draft Stormwater Maintenance Agreement. **We will include in submittal.**
 - c. Emergency spillway calculations showing the spillways can convey the 100-year undetained flow to their respective basin. **We will include in submittal.**
 - d. WDNR permits and calculations. **We will apply for NOI and submit when we receive it.**
2. Revise the reference in the Analysis Methods from "Walworth County" to "Waukesha County". **Updated reference to Waukesha County.**
3. Revise the design rainfall values shown in Table 1 to match rainfall values in the City of Pewaukee Technical Standards. **Table 1 has been updated to match City of Pewaukee Technical standards.**
4. Submittals must include a scalable pre-development conditions exhibit, which shows all watersheds and watershed information, all time of concentration lines and data, and any other information pertinent to the proposed conditions modeling. **Exhibit has been included in updated SWMP.**
5. Submittals must include a scalable proposed conditions exhibit which shows all watersheds and watershed information, all time of concentration lines and data, and any other information pertinent to the proposed conditions modeling. **Exhibit has been included in updated SWMP.**
6. Revise the area analyzed for the HydroCAD modeling to include the entire parcel and any off-site drainage contributing to the parcel. WinSLAMM modeling should include the area of disturbance and any off-site drainage. Off-site drainage can be included in the WinSLAMM model with zero contaminants loading. **Updated HydroCAD and WinSLAMM models to match. This way there is a direct comparison/similarity to the peak flow data and water quality data.**
7. Limit the length of sheet flow to 100 feet in any time of concentration calculations. **Sheet flow has been limited to 100 feet maximum.**
8. Revise the Basin #1 and Basin #2 geometry to provide 1-foot of freeboard between the 100-year storm elevation in the basins and the emergency spillway, as outlined in the City of Pewaukee Technical Standards. **1' of freeboard has been achieved in both basins.**
9. Revise the width of emergency spillways shown in plan view to provide a minimum width of 10 feet. Slopes between the top of the berm and emergency spillway shall be a maximum slope of 4:1. The gap between top of berms contours shall be a minimum of 18 feet to account for the spillway width and slopes. **Emergency spillways have been updated to be 20' long and 10' wide.**
10. Revise the proposed drainage areas to accurately reflect proposed grading. Multiple areas of proposed grading will not drain to either stormwater Best Management Practice (BMP). The HydroCAD and WinSLAMM should be revised to include the revised drainage areas. Additionally,

off-site drainage areas should be included as separate drainage areas. **Updated proposed drainage areas to include undetained areas as part of the model.**

11. Include an image in the WinSLAMM modeling results of the routing used within the WinSLAMM program. **WinSLAMM routing diagram included in updated SWMP.**
12. Provide an exhibit showing only the drainage areas included in the WinSLAMM modeling, as it will likely be different from the proposed drainage areas used for the HydroCAD modeling. **Updated HydroCAD and WinSLAMM models to match. This way there is a direct comparison/similarity to the peak flow data and water quality data.**
13. Revise the Basin #1 sharp-crested weir height and length to match the proposed design. **Updated emergency spillway designs to match the plan.**
14. Revise the Basin #2 sharp-crested weir height and length to match the proposed design. **Updated emergency spillway designs to match the plan.**
15. The report indicates that infiltration is not incorporated into the design due to shallow bedrock and the Hydraulic Soil Group of soils present onsite. Borings do not appear to indicate bedrock would hinder installation of infiltration practices. Filtering layers can be utilized if necessary. If a Maximum Extent Practicable (MEP) request is being made, the design team must complete the site evaluation process outlined in WDNR Technical Standard 1002, preferably utilizing a double-ring infiltrometer. Future submittals will need to include completed DSPS SBD-10793 forms and other documentation to support the MEP request. If a MEP request is granted, the site would still be required to implement vegetated swales or buffer strips to encourage infiltration on site. Historically silty clayey soils as described in the exiting soil borings are not conducive of infiltration. **We will be submitting for an NOI and the wDNR is likely to give us an exemption on infiltration requirements due to the soil complex. We will follow up with wDNR coordination.**
16. The 10-year storm peak elevation in Basin #1 is 843.91 and the downstream invert of the culvert leading to this basin is 842.95. Capacity calculations for this culvert must include a tailwater condition. **Tailwater condition will be considered in calculation.**

WETLAND EXHIBIT

TOTAL PROJECT AREA = 18.59 ACRES
TOTAL ACREAGE OF WETLANDS = 39,565 S.F.



WETLANDS LOCATED 6/6/19
DELINEATED BY WETLAND &
WATERWAY CONSULTING, LLC

19.0004
6/26/19
NOT TO SCALE

WAUKESHA COUNTY DEPARTMENT OF PUBLIC WORKS

PERMIT NO. A2019-29

PERMIT FOR MINOR ALTERATIONS ALONG COUNTY TRUNK HIGHWAYS
PERMIT TO CONSTRUCT PRIVATE ACCESS OR PUBLIC ROAD ENTRANCE
PERMIT TO EXCAVATE AND/OR FILL ON HIGHWAY RIGHT OF WAY

Name and Address of Permittee

WVRC Veterinary Referral Center
360 Bluemound Road
Waukesha, WI 53188

Purpose of Proposed Work

Private driveway access for a Veterinary Center

County Trunk Highway J

Location

NW 1/4 Sec. 26

T 7 N

R 19 E

Pipe Size for Private or Public Road Access

Permit Expiration Date 11/1/2019

Diameter: in. X in. Length: ft.

Apron Endwalls Required: No

Detailed Description of Work and/or Special Conditions

Construct access in accordance with the permit stipulations listed below as well as those on the attached conditions.

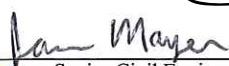
The proposed work has been inspected by a representative of the Waukesha County Department of Public Works, as provided by Section 86.07 (2) Wisconsin Statutes. A Permit therefore is granted, subject to the following conditions and any attached hereto.

1. Payment of the permit fee in the amount of \$820.00 Permit approved date: 6/11/2019
2. The roadway shall be kept open for traffic on a minimum of one (1) lane in each direction at all times. There shall be no interference with traffic due to the placing of excavated material or machinery on the lanes kept open for traffic. Should such work be necessary, proper barricades, signs, lights, and flagmen shall be provided and maintained at all locations where construction and maintenance work interferes with the normal traffic use of the highway. All marking and signing provided for traffic control shall conform to the standards and specifications of the current use of the Manual of Uniform Control Devices, Part VI, Construction and Maintenance.
3. The Applicant, his successors or assigns, AGREES TO HOLD HARMLESS the County of Waukesha and its duly appointed agents and employees against any action for personal injury or property damage sustained by reason or exercise of this permit.
4. Any work performed by reason or exercise of this permit must comply with all Wisconsin laws and regulations as well as with all provisions of the Waukesha County Ordinance 146 56, as amended.
5. The entire cost of constructing, maintaining, removing, altering, or replacing the facility installed under this permit shall be the sole responsibility of the Applicant, his successors or assigns. The Department of Public Works does not assume any responsibility for the removal of clearance of snow, ice, or sleet of the opening of windrows of such material, upon any portion of any access point along any county trunk highway, even though snow, ice, or sleet, is deposited windrowed on said access point by its authorized representatives engaged in normal winter maintenance operations.
6. The Department of Public Works reserves the right to make such changes, additions and relocations with the statutory limits on the right of way as it may at any time be considered necessary to permit the relocation, reconstruction, widening, and maintaining of the highway, or to provide protection to life and properties along the highway.
7. All damages to the highway shall be repaired, including the roadway surface, shoulders, slopes, ditches, and so on, and shall further be restored to the equivalent of the original condition and accepted by the Director. The cost and expense of this work shall be the sole responsibility of the Applicant, his successor or assigns, for a period of two (2) years from the date of completion.
8. All disturbed areas within the highway right of way shall receive a minimum of four (4) inches of topsoil and shall be seeded (or sodded), fertilized, and mulched. Seed and fertilizer shall be applied at a rate of (2) pounds and ten (10) pounds per 1000 square feet respectively.
9. The slope of the driveway or public road shall be at least inches below the elevation of the edge of the pavement at a distance of feet away from it.

The Department of Public Works shall have access to the work at all times for the purpose of inspection. The completed work, including all highway restorations, shall be acceptable to the director or authorized representative.

Signature of Owner/Developer: 

Date: 6/14/19

Approved: 
Senior Civil Engineering Technician

Date: 6-11-19

Approved: 

Date: 6/11/19

THE APPLICABLE CONDITIONS FOR THIS PERMIT ARE MARKED WITHIN THE APPROPRIATE PARENTHESES.

COMMERCIAL/INDUSTRIAL/INSTITUTIONAL DRIVEWAYS

- (X) The driveway and approaches shall be constructed in accordance with the submitted plan prepared by Lynch & Associates
- (X) The existing concrete curb and gutter shall be saw cut and removed to the next nearest joint outside of the actual required work limits. New concrete curb and gutter shall be placed in accordance with the attached details to form the new driveway approach. Felt expansion joint material, 3/4-inch, shall be placed at each end of the work limits. The contractor shall call the superintendent named below for an inspection of the installation.

	Superintendent	Telephone No.
()	Rick Gillis	262 424-9008
()	Neal Fjerstad	262 424-9006
()	Hans Guderyon	262 424-9003
(X)	Dave Heil	262 424-9004

If the superintendent cannot be reached by the direct numbers listed above, the applicant may call the dispatcher at the Waukesha County Department of Public Works Main Shop at 548-7736 and leave a message for the superintendent to contact the permittee.

TRAFFIC CONTROL

- (X) Traffic control for all work within the right of way of the County Trunk Highway shall be in accordance with the current State of Wisconsin Manual of Uniform Traffic Control Devices.
- (X) All barricades, traffic control drums, and cones used for traffic control during nighttime operations or that are necessary to remain in place during hours of darkness shall be reflectorized.
- (X) Through traffic shall be maintained over at least one (1) lane at all times during the construction operations allowed under this permit. Multi-lane roadways shall be required to have at least one (1) lane in each direction open to through traffic at all times. During non-working hours, all normal traffic lanes must be open to through traffic.
- (X) The applicant shall construct the intersection of the County Trunk Highway and the commercial drive as shown on the submitted plan.
- () The applicant shall construct a bypass lane for the proposed driveway as shown on the attached plan.
- (X) The applicant shall construct a left turn intersection at the intersection of the County Trunk Highway and the subdivision road as shown on the submitted plan.
- (X) The applicant may substitute the type of concrete curb and gutter to be used in the interior parking lot system of the development for the concrete curb and gutter, 36-inch, Type D specified on the intersection construction detail.

PAVEMENT PLACEMENT

- (X) All existing pavements to be removed shall be full-depth saw cut prior to removal.
- (X) All existing pavement markings to be removed shall be done by water blasting. Grinding is not accepted.
- (X) All damaged, settled, or removed sections of concrete curb or concrete curb and gutter shall be replaced in accordance with the attached standard detail. At the beginning and ending points of the sections to be replaced, 3/4-inch expansion joint material shall be used.
- (X) All construction within the right of way of the County Trunk Highway through the radius returns of the new intersection shall consist of a minimum of 6 inches of asphaltic concrete pavement on a base of 12 inches of crushed aggregate base course.
- (X) All existing pavement markings that are disturbed by the construction operations shall be restored or replaced in kind. In the case of a partial reconstruction of the county trunk highway, the applicant or the engineering firm responsible for the preparation of the construction plans shall prepare a pavement-marking plan for the re-establishment of the proper pavement markings.

TYPICAL SECTION

- (X) The proposed work for the intersection and bypass lane shall match the existing typical section of the County Trunk Highway.
- () The proposed work for the partial reconstruction of the County Trunk Highway and/or the intersection shall have the following typical section:

Item	Dimension / Slope
(X) Lane width	12'
(X) Shoulder width	3'
(X) Foreslope grade	4 : 1
(X) Ditch slope	6 : 1
(X) Ditch width	6'
(X) Backslope grade	4 : 1, 2-1/2 : 1 max.
(X) Terrace width behind curb	5'
(X) Terrace slope	+ 0.04 ft./ft.

RESTORATION

- (X) Any damaged pavement cause during construction shall be repaired by the applicant. All existing pavements to be removed shall be full-depth saw cut prior to removal.
- (X) The applicant or their contractor shall take measures to ensure that the roadway pavement is kept clean of mud, dirt, or stones caused by trucking operations during construction.
- (X) The gravel shoulder along the county highway shall be restored in kind with crushed aggregate base course if disturbed during construction.
- (X) All existing drainage patterns must be maintained and restored if disturbed by construction operations.
- (X) All grassed areas shall be replaced with a minimum of four (4) inches of topsoil, seed, fertilizer, and mulch.

- (X) To protect the ditches to be constructed under this permit, the applicant shall use one or more of the following methods of restoration and erosion control:
- (X) Minimum width of 8 feet of excelsior erosion mat in ditch bottom and backslope
 - () Minimum width of 8 feet of reinforced sod
 - () Minimum width of 8 feet of riprap with Type R geotextile fabric

ADDITIONAL WORK

- (X) The applicant shall obtain all required State, County, and Municipal erosion control permits.
- (X) The applicant shall ensure that proper erosion control measures are implemented at all times before, during, and after construction activities until all disturbed areas have achieved sustained growth.
- (X) The applicant's construction engineer shall not deviate from the approved plan without the Waukesha County Department of Public Work's consent.
- (X) The applicant shall repair and/or replace any pipe underdrain that is damaged during construction of the new driveway.
- (X) Granular backfill is required for all storm sewer excavation and backfill.

**A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE**

**TAX KEY NUMBER(S)
OR PARCEL(S) INVOLVED:** **CONDITIONAL USE
PERMIT:
NO. CUP-23-9-1**

PWC 0966999

LEGAL DESCRIPTION:

N1/2 NW1/4 SEC 26 T7N R19E :: EX DOC #199175 :: EX DOC
#0426517 :: EX SHERWOOD FOREST :: EX SHERWOOD FOREST
ADDITION NO 1

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

WVRC

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on September 21, 2023; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on October 2, 2023.

NOW, THEREFORE, let it be known that the City Common Council, by its action on October 2, 2023 has, hereby, granted a Conditional Use Permit for the following use(s):

Development of an emergency vet clinic.

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

1. The applicant shall provide a final set of updated plans to reflect the B-4 District development standards.
2. Approval of the project is subject to final grading, erosion control and storm water management plans and shall be approved by the Engineering Department prior to any land disturbance.
3. The development and City approval shall be contingent upon Waukesha County approval of the proposed access location on Pewaukee Road (CTH J).
4. The property owner shall be required to connect to public sanitary sewer facilities within 5 years of the final resolution and shall not object to the connection or any related sewer extension assessments.
5. The Landscape Plan shall be revised to contain a third variety of evergreen trees. It is also recommended that the proposed Norway Maple trees be replaced with a native species.
6. The light poles shall have a maximum height of 15-feet with a 3-foot base and lights will be dimmed to 50% at 9:00 p.m.

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

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2023 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.**

DATE: October 2, 2023

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding a Conditional Use Permit for the Property Located at N4 W22540 Bluemound Road (PWC 0963-997) for the Purpose of Constructing a Two-Story Storage Building at the Request of Zeilhofer Properties, LLC [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

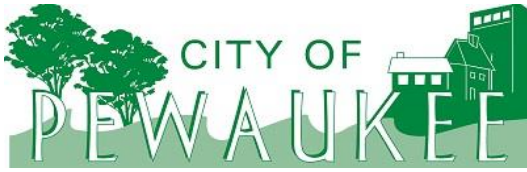
Zeilhofer staff report 9.21.23

Zeilhofer narrative

Zeilhofer site & building plans

Zeilhofer staff comment responses 3.8.21

Zeilhofer draft Conditional Use Permit



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

REPORT TO THE PLAN COMMISSION

Meeting of September 21, 2023

Date: September 21, 2023

Project Name: Zeilhofer storage building Conditional Use and Site & Building Plan Review

Project Address/Tax Key No.: N4W22540 Bluemound Road/PWC 0963997

Applicant: Mark Wershay, Zimmerman Architectural Studios, Inc.

Property Owner: Robb Zeilhofer

Current Zoning: B-4 Office District

2050 Land Use Map Designation: Manufacturing / Fabrication / Warehousing

Use of Surrounding Properties: Industrial to the north and west, single-family residential to the south, and mixed use property zoned single-family residential to the east

Background

The applicant originally received approval of the subject development at the May 20, 2021 and June 7, 2021 Plan Commission and Common Council meetings, respectively. The motion from the meetings are below for review. The applicant has not made any changes from those approved plans.

May 20, 2021 Plan Commission Motion

A motion was made and seconded (S. Bierce, T. Janka) to recommend approval of the conditional use permit and site and building plans contingent on staff recommendations and Commissioner Bergman's recommendations. Motion Passed: 6-For, 0-Against.

It was noted that after the building is built, the applicant is to test to see if the septic still works. If it does not work, they would be required to do a holding tank or connect to public facilities.

June 7, 2021 Common Council Motion

A motion was made and seconded (B. Dziwulski, J. Wamser) to approve the Conditional Use Permit for the Zeilhofer Properties, LLC as recommended by the Planning Commission with the conditions stated above. Motion Passed: 5-For, 0-Against.

Project Description/Analysis

The applicant submitted a Conditional Use Permit and a Site & Building Plan Review Application for the construction of a storage building upon property located at N4W22540 Bluemound Road.

The subject property currently contains a single-family home that was previously converted to an office. The applicant/property owner is currently utilizing the building as an office for his real estate management and construction business.

Although the site and use are not allowed to have outdoor storage, the applicant has been storing equipment and materials outside. As the site is located along Bluemound Road and contains little screening if any, staff recommends that outdoor storage be prohibited onsite, except for the orderly parking of vehicles upon paved surfaces.

Conditional Use Permit

The subject property is zoned B-4 Office District. As noted above, the existing structure is being used as office space for Mr. Zeilhofer's business. The proposed storage building, which will house vehicles and equipment related to Mr. Zeilhofer's real estate business, is allowed as a conditional use per Sections 17.0209c. and 17.0209d. of the City's Zoning Code.

Section 17.0209c. states, "...In addition to those uses specified elsewhere herein, the following uses may be deemed to be conditional uses by the Plan Commission: Any principal use in addition to the first such use on a single building parcel or space."

Section 17.0209d. allows "Unclassified or Unspecified Uses may 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."

It can be noted that this property as well as the properties to the north, east and west are all designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan map. The proposed use is consistent with that designation.

It can also be noted that a rezoning was considered to accommodate this development; however, the property is 1.2677-acres, which is less than the 2-acre minimum lot size of the M-2 District and the 3-acre minimum of the M-4 District, which are both adjacent zoning districts to the subject property and would permit this use. Furthermore, building and parking setbacks are smaller in the B-4 District, which are more appropriate for a property of this size. As such, staff found that the Conditional Use option was appropriate.

Again, staff recommends that no outdoor storage be allowed onsite.

Site & Building Plans

The proposed storage building is 2-stories and approximately 7,600 square feet. The building consists of cement board siding and a CMU foundation, which will be exposed on the south elevation and partially exposed on the sides of the building.

The north elevation includes three overhead doors and a service door. The south elevation has five overhead doors and a row of windows along the top of the building. The east and west elevations both contain windows and a service door. The building has a standing seam metal roof.

Considering the existing and proposed improvements, the site has almost 50% greenspace, which is in compliance with the City's minimum greenspace ratio of 40%.

In addition to the building, the site includes a gravel area to the north of the building, which will be used to store and park vehicles and trailers. A dumpster will be located within this area as well. It is recommended that the applicant construct an enclosure around the dumpster to screen it and contain any loose trash and debris.

As the development disturbs less than one acre of land, storm water management is not required. It is recommended that final grading and erosion control plans shall be submitted for approval by the Engineering Department prior to any land disturbance activities.

Parking:

There are six parking spaces along the west property line. Parking spaces are all a minimum of 180 square feet to comply with the City's Zoning Code standard. There is also an ADA accessible parking space located on the north side of the office building.

Lighting:

The only proposed lighting is on the building and shown on the north and south building elevations. In total there are three wall lights.

Signage:

The applicant plans to remove the existing freestanding sign and replace it with a new monument sign. The location is illustrated on the site plan. Note that signage shall comply with all standards set forth in Section 17.0700 of the City's Zoning Code and require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.

Landscape Plan:

The Demo Plan (Sheet C1.20) shows the existing trees that will be removed. A Landscape Plan has been provided that illustrates the new plantings to be provided. This includes evergreen plantings along the east and west property lines to screen the paved area between the two buildings and the gravel area on the north end of the site.

Utilities:

Sewer and water is not located directly to this site. They would have to be extended from the south side of Bluemound Road at Takoma Drive. The applicant is requesting to construct this building without having to extend public utilities to the site. The applicant has noted that the proposed building does not have any water or sanitary needs.

Consistent with the previous approval, it is recommended that after the building is constructed, the applicant shall test to see if the septic system still works and functions appropriately. If it does not, the applicant shall be required to install a holding tank or connect to public facilities.

Recommendation

Staff recommends that the Plan Commission recommend approval of the Conditional Use Permit and approve the Site & Building Plan Review Application, subject to Conditional Use approval and staff's recommendations as noted above in this report.

August 8, 2023

Nick Fuchs
Planner & Community Development Director
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Zeilhofer Storage Building, N4W22540 Bluemound Road
Conditional Use and Plan Commission Submittals

Mr. Fuchs,

We are excited to present to you this request for Building Plan/Plan Commission review for a new freestanding two-story storage building located at N4W22540 Bluemound Road, Pewaukee WI 53186. This plan was previously approved in 2021, however, we did not commence the building of the project at that time.

This property is zoned B-4 and the existing office building on site will be maintained. Aside from some new exterior paving leading up to that structure, we are not improving it in any way as part of this project.

Following a preliminary review by Staff in 2021, it was determined that the existing lot size was not eligible for a rezoning to either a M-2 or M-4 District. Therefore, we are simultaneously requesting a Conditional Use Permit to allow the proposed contractor storage building on a B-4 property. Our property is flanked by manufacturing business parks on three sides.

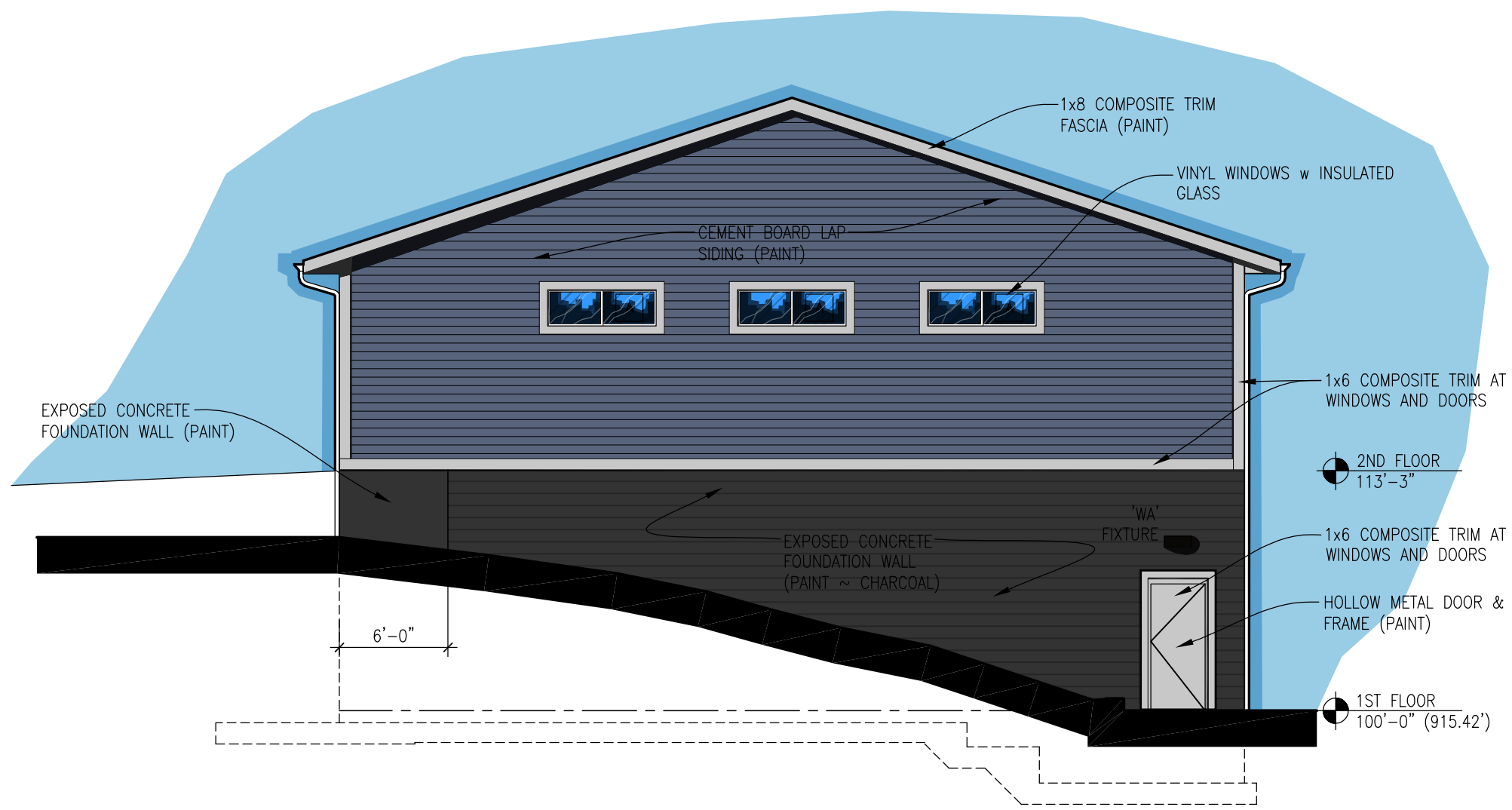
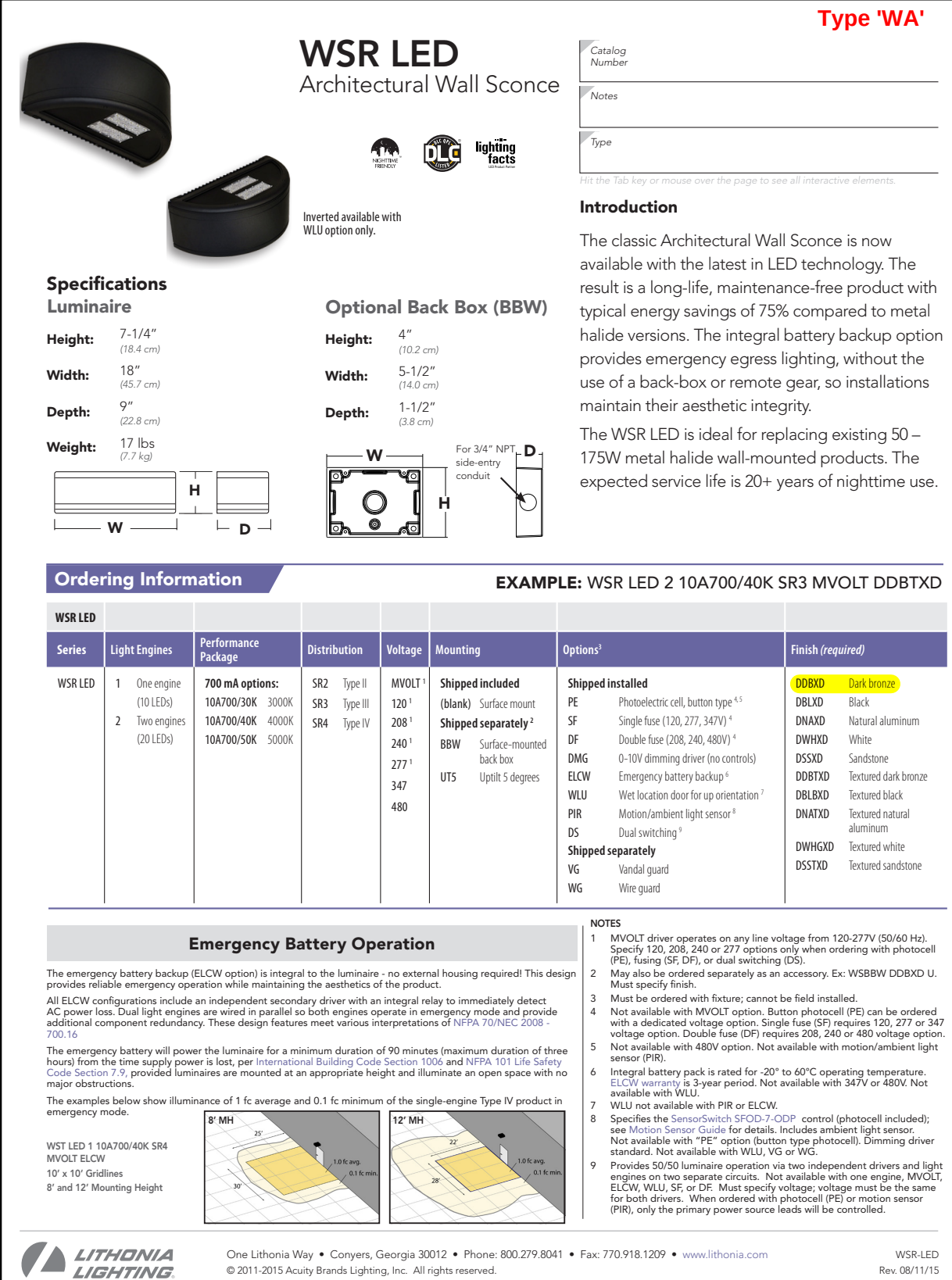
The proposed 7,600 square foot building will be used for storage of goods consumed in real estate management and real estate construction related businesses. Hours of operation would be unchanged; 7:00am – 7:00 pm, Monday through Saturday.

Construction would tentatively commence Fall of 2023 and be wrapped up by Fall of 2024. The estimated value of new construction is \$900,000.

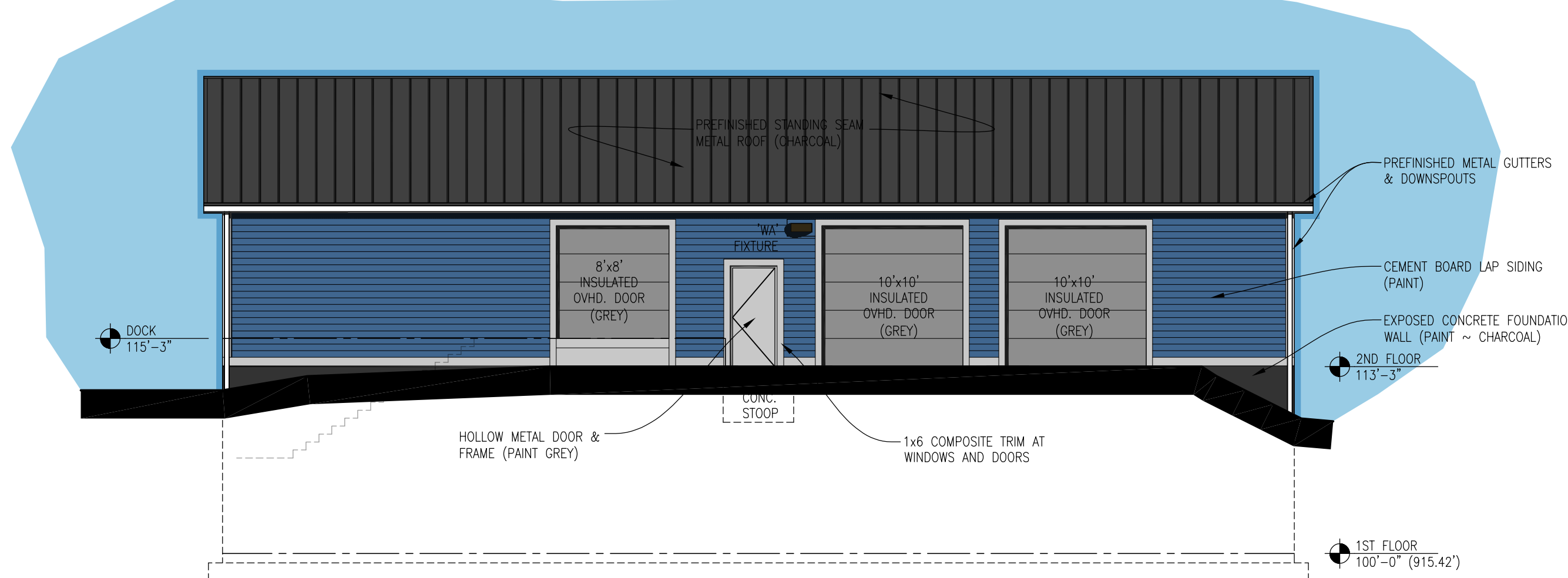
If you have any additional questions about our business plan, please reach out to me directly.

Thank you,

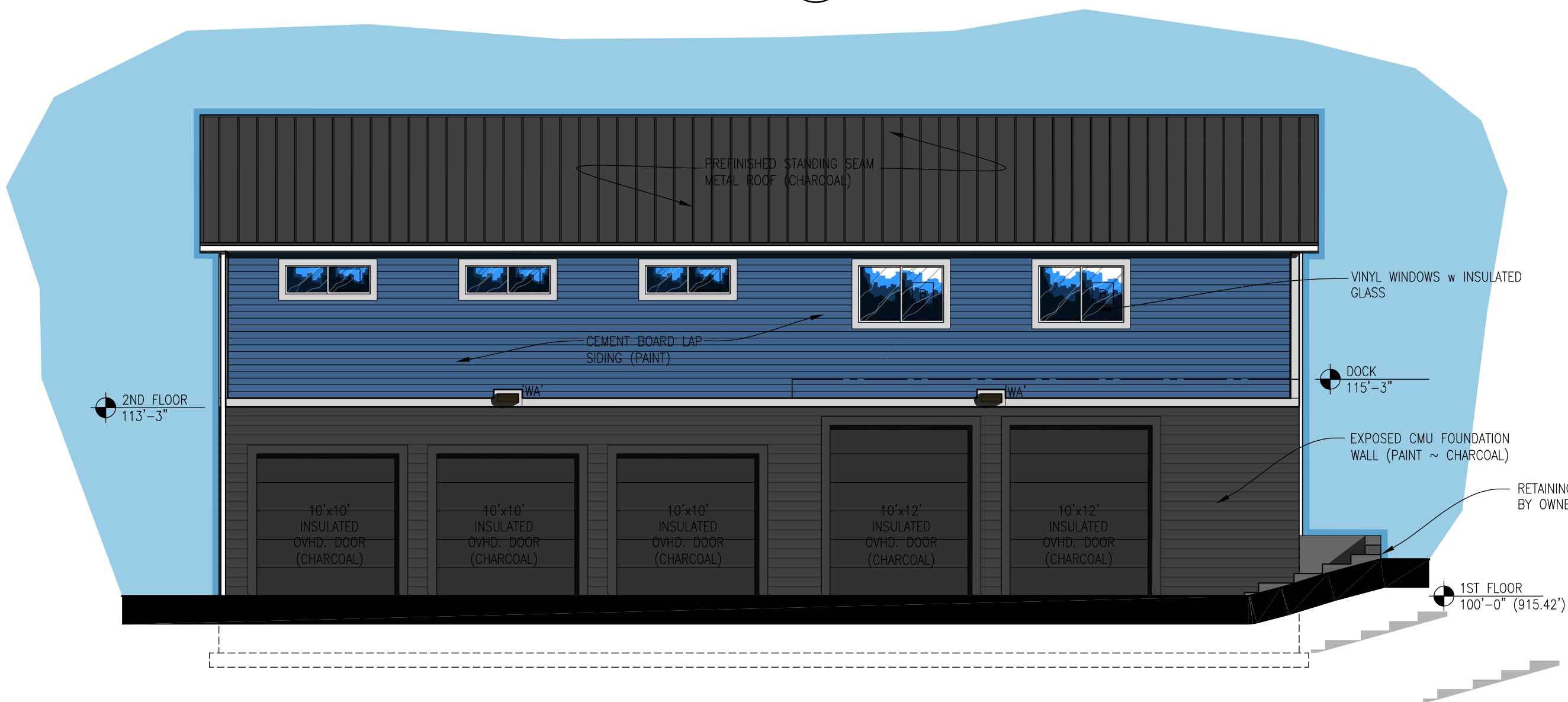
Robb Zeilhofer, Owner
Zeilhofer Properties, LLC
(414) 507-1550



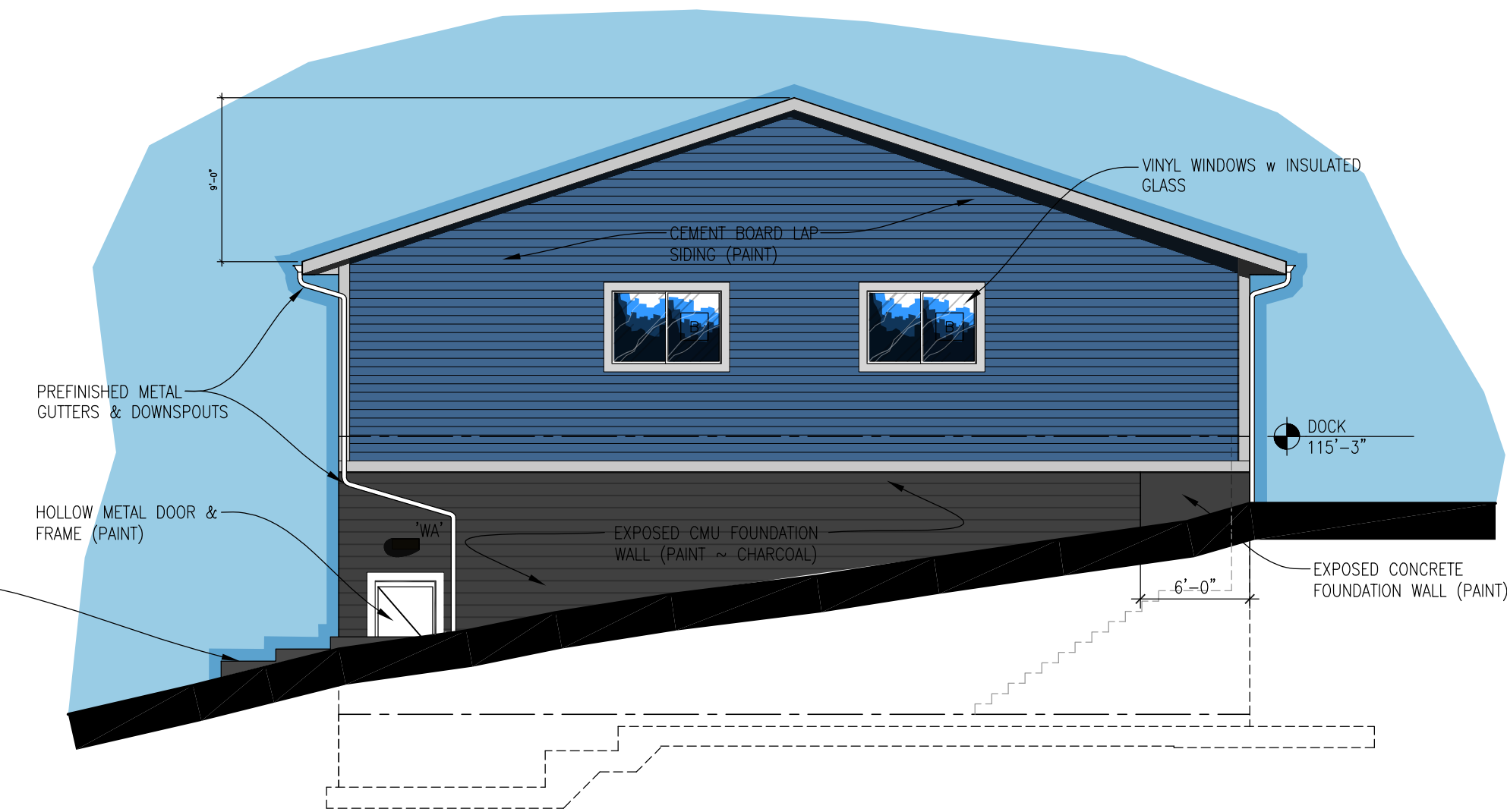
5 West Elevation
1/8" = 1'-0"



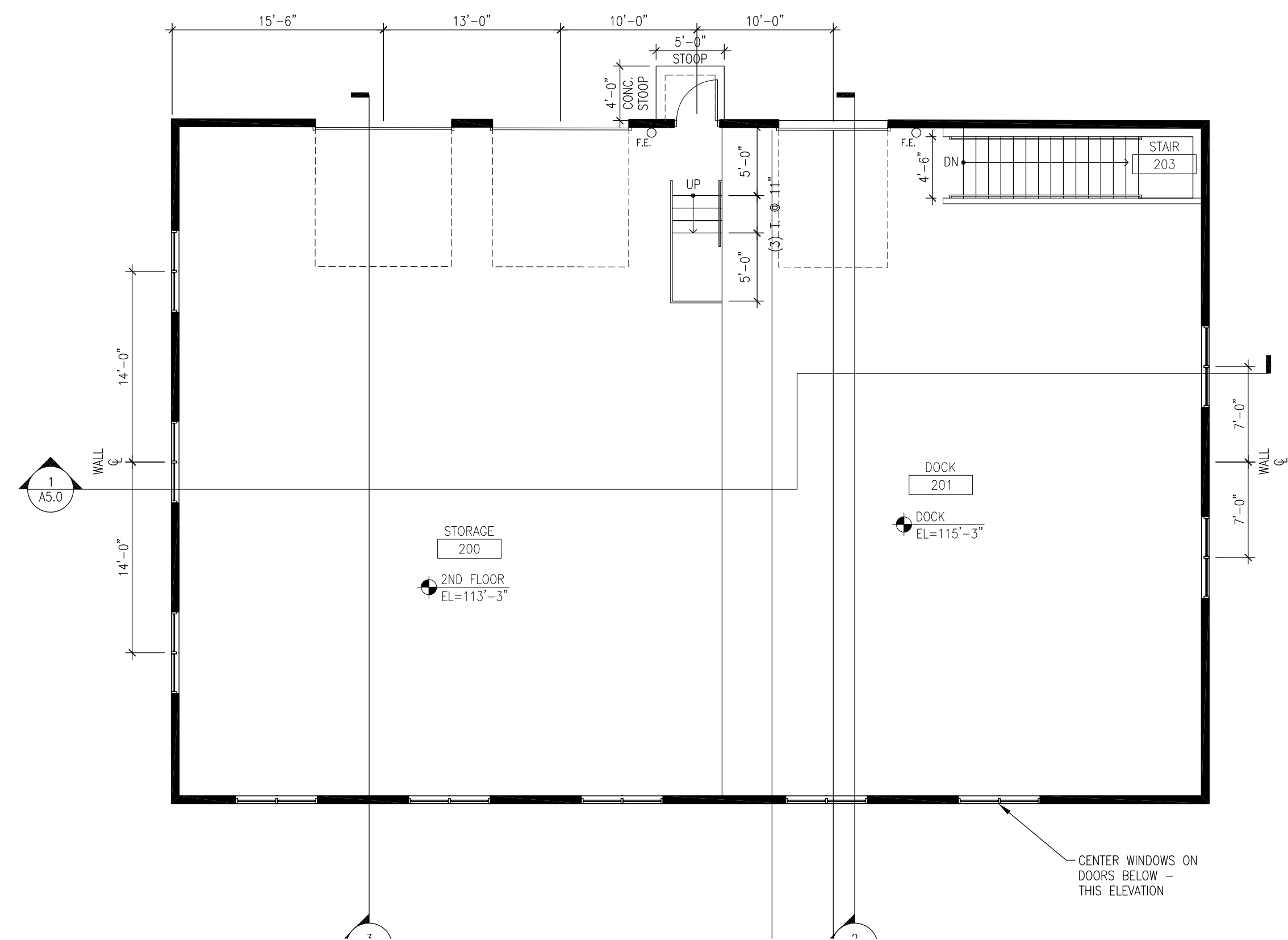
6 North Elevation
1/8" = 1'-0"



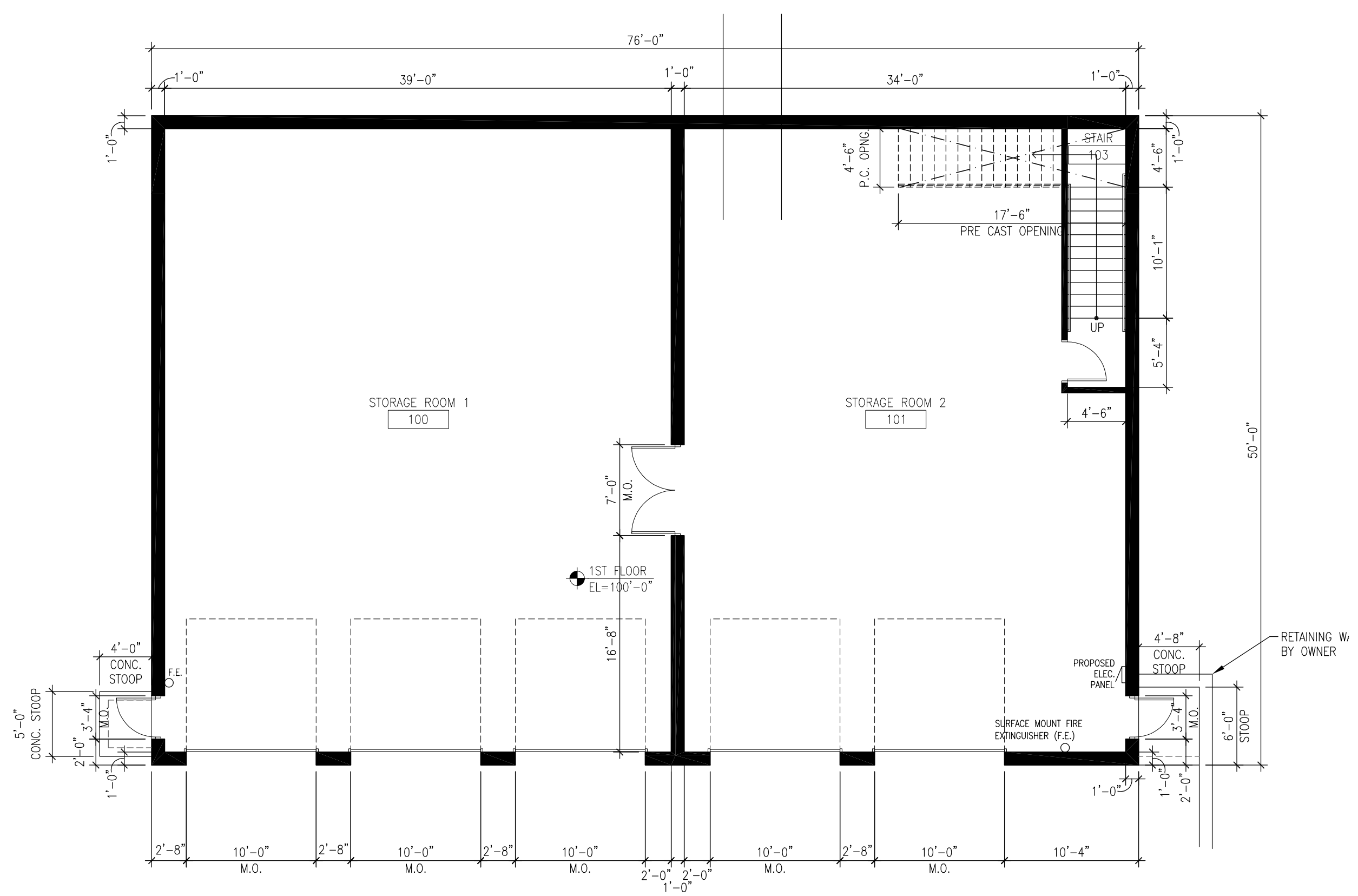
3 South Elevation
1/8" = 1'-0"



4 East Elevation
1/8" = 1'-0"



2 Upper Level Floor Plan



1 Lower Level Floor Plan
1/8" = 1'-0"

zimmerman
ARCHITECTURAL STUDIOS, INC.

2122 West Mount Vernon Avenue | Milwaukee, WI 53233 | zastudios.com

TELEPHONE [414] 476.9500
FACSIMILE [414] 476.8582

Consultant

HEC Project Number: 20-0110.00

Project:

Zeilhofer Properties, LLC
New Storage Building

Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:

PLAN COMMISSION
FINAL SUBMITTAL

Sheet:
Exterior Elevations

Scale:
1/8" = 1'-0"

Revisions:

No.	Date:	Description
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Date:
March 8, 2021

Project No.:
200110.00

Sheet No.

A4.0

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

Location:

N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:



Sheet:

Schematic
Landscape Plan



Scale:

1/16"=1'-0" @ 36x24"

Revisions:

No. Date Description

No.	Date	Description

Date:

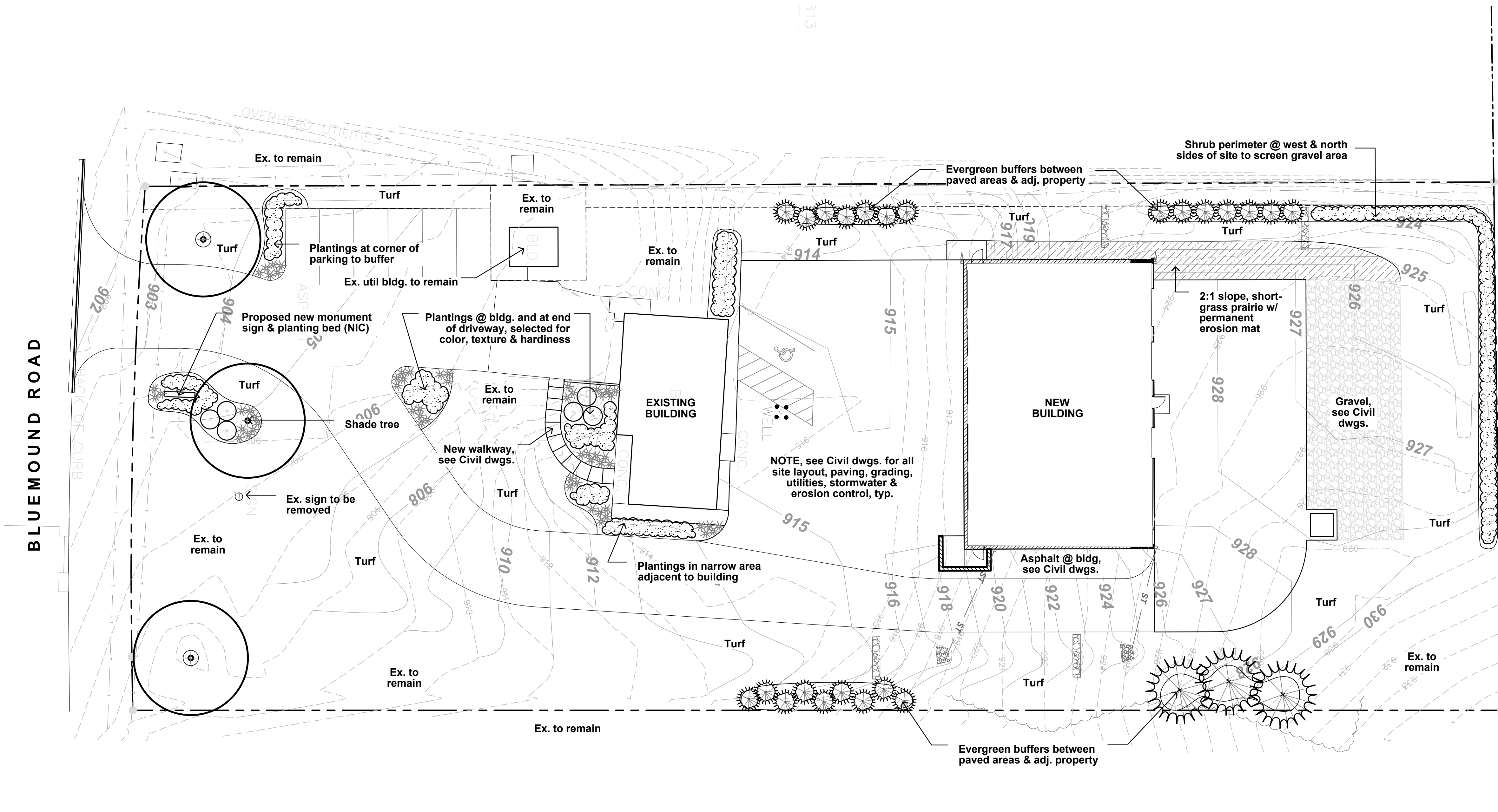
March 8, 2021

Project No.:

200110.00

Sheet No.:

L1.00



General Notes

- 1.00 Harwood Engineering's design scope is through Plan Commission submittal only. Remainder of project work (revisions per City approval requirements, final design, materials selections, species selection, detailing, shop drawing review, et al) shall be by Owner.
- 1.01 All landscape installation & maintenance to conform with all applicable local codes & ordinances, including (but not limited to) select portions of City of Pewaukee Municipal Code.
- 1.02 See Site / Civil dwgs. for work limits, scope of construction, hardscape, dimensions, construction notes, grading, stormwater management, site utilities & erosion control. See Landscape dwgs. for landscape plans, details, schedules, notes. See Arch. drawings for all other content.
- 1.03 Subcontractor (if any) shall provide shop drawings and material submittals of **all** hardscape & landscape construction elements shown in plan set for Owner review prior to construction.
- 1.04 Subcontractor shall provide samples for Owner's approval on all colors, finishes & materials prior to construction, including (but not limited to) topsoil, gravels, mulches, seed mixes et al.
- 1.05 Caution: underground utilities are present on site. Subcontractor shall verify location of all above- and below-grade utilities, **both public & private**, prior to commencement of site construction. If unanticipated above- or below-grade conditions are encountered, notify Owner prior to proceeding. Coordinate with local public utility locating entity as needed.
- 1.06 Subcontractor shall verify layout prior to construction. Contact Owner if discrepancies are found.
- 1.07 Subcontractor shall limit construction traffic to within work limit lines. See Civil drawings for limits of disturbance. All adjacent damage shall be the responsibility of the subcontractor to restore. Turf restoration outside of work limits shall be done with seeded turf.
- 1.08 Existing trees to remain on site shall be protected. Erect snow fencing @ 15' R or tree driplines, whichever is farther. All construction traffic, storage, compaction, parking or other disturbance within protection zones shall be prohibited for the duration of construction, except for work specifically indicated in the site plans.
- 1.09 All written dimensions supersede scaled dimensions. All dimensions are taken from face of curb, wall or existing building foundations.

Landscape Notes

- 2.01 Rough grading & topsoil import/speading are to be completed by others. Finish grading, seed area and ornamental planting bed preparation shall be the subcontractor's responsibility. Verify all existing site and grading conditions prior to construction.
- 2.02 All landscape areas disturbed within the work limits shall be fine graded and restored with vegetative cover as shown. See plans for cover types & locations, see specifications for materials & installation.
- 2.03 Subcontractor shall verify plant quantities shown on plan. Symbol quantities take precedence over plant keys, except if noted in the schedule. The subcontractor shall forward a material list to the Owner prior to construction identifying species, sizes, quantities & plant sources to be used on the project.
- 2.04 All plant materials shall conform to the schedule and shall meet quality requirements outlined in the ANLA "American Standard for Nursery Stock", ANSI Z60.1-2004. The Owner reserves the right to reject any substandard planting material. Such rejected material shall be removed from the project site immediately.
- 2.05 An Owner's representative shall be allowed to inspect and approve trees at the nursery prior to delivery to the site. The subcontractor shall coordinate with the Owner in a timely fashion to confirm.
- 2.06 All nursery tags/labels shall be left on plant materials until the project punch-list inspection is completed by the Owner. Untagged materials will be assumed to be deficient.
- 2.07 All planting beds shall contain screened blended topsoil mix to a min. depth of 18". All seeded and/or sodded areas shall have min. 6". Subgrade shall be tilled and/or scarified prior to placement of topsoil. Suitable existing soil may be used & mixed if previously approved. Subcontractor shall be responsible for obtaining soil tests for existing or imported topsoil. Soil testing results shall include (but are not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Remove excessive clay, gravel & stones detrimental to healthy plant growth. Remove all debris greater than 1" diameter.
- 2.08 Subcontractor shall be responsible for ensuring that all tree pits & planting areas drain properly. Notify Owner if drainage or moisture problems are encountered while planting.
- 2.09 Subcontractor shall backfill all trees, shrubs & evergreens with a mix of 1/3 plant starter mix & 2/3 remaining soil. Plant Starter Mix shall be provided by Liesener Soils, Cedarburg WI, or approved equal.
- 2.10 All perennial and groundcover areas shall receive a 3" layer of plant starter mix and perennial starter fertilizer, rototilled into the top 6" of blended topsoil in beds.
- 2.11 Unless otherwise shown, all perennials & shrubs shall be planted in triangular arrangements. For plants not shown individually, refer to the spacing shown in the plant schedule.
- 2.12 All plantings shall receive bark mulch in the beds. Bark mulch shall be hardwood bark, shredded, with no pieces larger than 1x4". Recycled mulch and/or dyed mulch will not be accepted. Mulch shall be applied @ 2-3" depth in woody planting areas and 1-2" depth in herbaceous areas. Mulch shall not touch plant trunks or stems.
- 2.13 Bed edging shall be 6" deep shovel-cut edging at all locations, typ.
- 2.14 Subcontractor shall provide positive drainage away from all structures for a minimum of 10'.
- 2.15 Subcontractor shall be responsible for providing base bid comprehensive landscape establishment, maintenance and warranty care for one year after installation. Work shall include all watering, weeding, pruning, fertilizing & pest management. Prior to beginning installation, the contractor shall submit a 12-mo. calendar for review/approval including all anticipated maintenance activities.

Seeding Notes & Mixes

- 3.01 This work shall consist of preparing the seed beds and furnishing, sowing and mulching the required seed on the various seeded areas, as outlined in the site plans and specifications. All turf restoration shall be seeded turf unless otherwise noted.
- 3.02 Rough grading, drainage work, topsoiling and fine grading shall be completed before sowing the seed mixes. The areas to be seeded shall be worked with plow chisels, discs & harrows, soil finishers and/or other appropriate equipment until a reasonably even and loose seedbed is obtained. Seed beds shall be prepared immediately in advance of the seeding. If proposed seed areas are weedy, contractor to apply herbicide or other weed control measures to eliminate weeds. Conform with seed supplier's specifications if required.
- 3.03 Confirm that anticipated project schedule date(s) fall within the respective seed supplier's approved calendar prior to installation. Installations completed outside of acceptable seeding dates shall be performed at the sole responsibility and expense of the subcontractor. For dormant seeding, a min. of one over-seed application in the following season will be required.
- 3.04 Seeds shall be PLS and will be mixed in accordance w/ mfr's specifications. Provide invoices, bag-tags or mix analysis results for approval prior to installation.
- 3.05 Seed mixtures shall be sown by means of equipment adapted to the purpose. Mechanical distribution of seed (i.e. Truax seed drill, Brillion seeder, cultipacker, slit-seeder, drop spreader or broadcast spreader) are the only accepted methods. No hand-broadcasting of seed.
- 3.06 No seeding shall occur if the wind exceeds 12 MPH.
- 3.07 Coordinate erosion control and/or mulching with Civil dwgs:
 - In sloped areas steeper than 4:1, erosion matting shall be installed by others. Landscape installation shall be coordinated with the erosion control contractor. Note areas where permanent erosion matting is specified.
 - In areas with slopes between 4:1 and 8:1, subcontractor shall apply clean hay or straw mulch, free of debris and seeds, on all newly seeded areas. Mulch shall be uniformly spread over the designated area at a rate of 55 pounds per acre or as indicated in the respective seed supplier's specifications. Mulch material shall be chopped and blown into the seeded area.
 - Lightweight E.C. matting and/or hydromulch will be accepted as a no-cost alternate if approved by Owner prior to application.
- 3.08 See Civil dwgs for erosion control devices. Coordinate with erosion control contractor where required to ensure that topsoil, seeding and/or mat installations are properly coordinated.
- 3.09 Subcontractor shall be responsible for obtaining soil tests for all seeded areas. Soil testing results shall include (but are not limited to) soil pH, % organic matter, phosphorus, potassium, calcium & texture (percentages of sand, silt and/or clay.) Contaminated soil shall be removed from the project site if discovered. If necessary, supply soil amendments required for specified seed mixes and/or coordinate alternate mixes if soils cannot be properly conditioned.
- 3.10 Cover crop seeding: All seeded areas shall include temporary annual cover crop seeding. Cover crop shall be Annual Rye or approved alternate species, seed rates appropriate for the season (i.e. spring, summer or fall application.)
- 3.11 Seed mix substitutions shall be considered only if submitted for approval 10 days before the close of bidding. All mixes shall be installed & maintained per supplier's specifications.

BLUEGRASS MIX:
"Deluxe 50 Mix" shall be supplied by Reinders, Sussex WI, 262-786-3300. Apply @ 6 lbs per 1000 GSF.

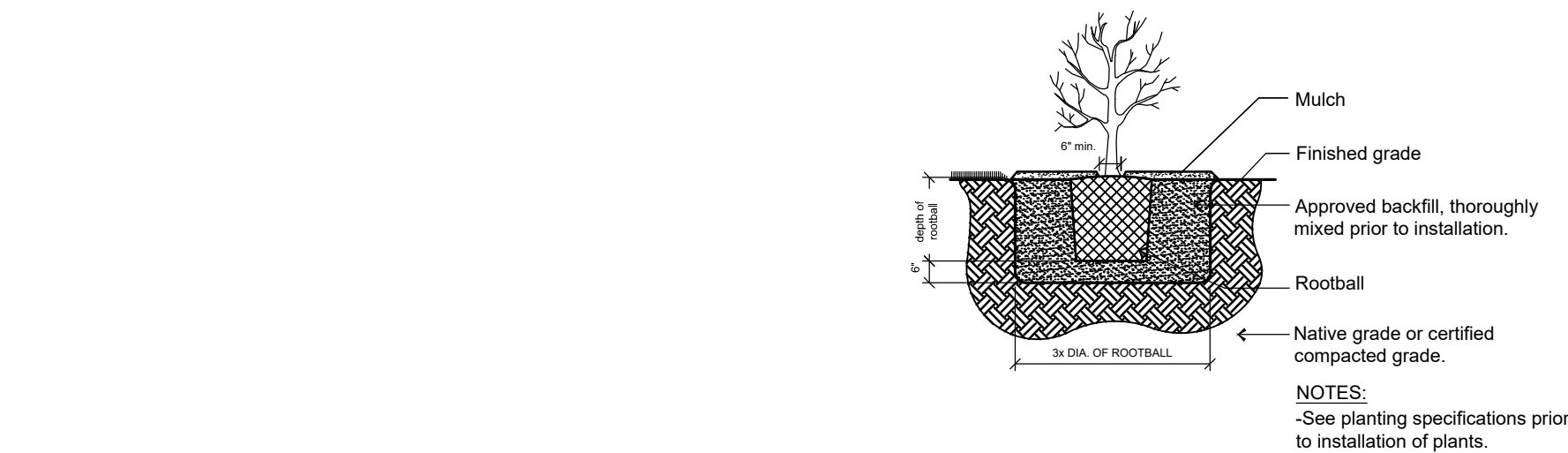
SLOPE MIX:
"Erosion Control Mix for Medium Soils" shall be supplied by Prairie Nursery, Westfield WI,
800-476-9453 ph. Apply @ 10 lbs per AC, plus cover crop.

- 3.12 Subcontractor shall be responsible for providing base bid comprehensive seed area establishment, maintenance and warranty care for all seeded areas:
- Bluegrass areas shall be for one season after installation. Work shall include all watering, weeding, fertilizing & mowing. Assume one mowing per week, plus overseeding of any bare spots found after 60 days.
 - All other seed areas shall be for three years after installation. Work shall include all watering, weeding (both spot herbicide and/or hand-pulling, depending on necessity), fertilizing, spring / fall clean-up & mowing. Expect 4-5 mowings in the first year, 3-4 mowings in the second year and 2-3 mowings in the third year. All mowings shall be timed to cut germinating weeds but not desirable forbs / grasses. Overseed each spring any bare areas larger than 1 sq. ft.
 - Prior to beginning installation, the contractor shall submit a 36-month calendar for review/approval including all anticipated maintenance activities.

Preliminary Plant Schedule

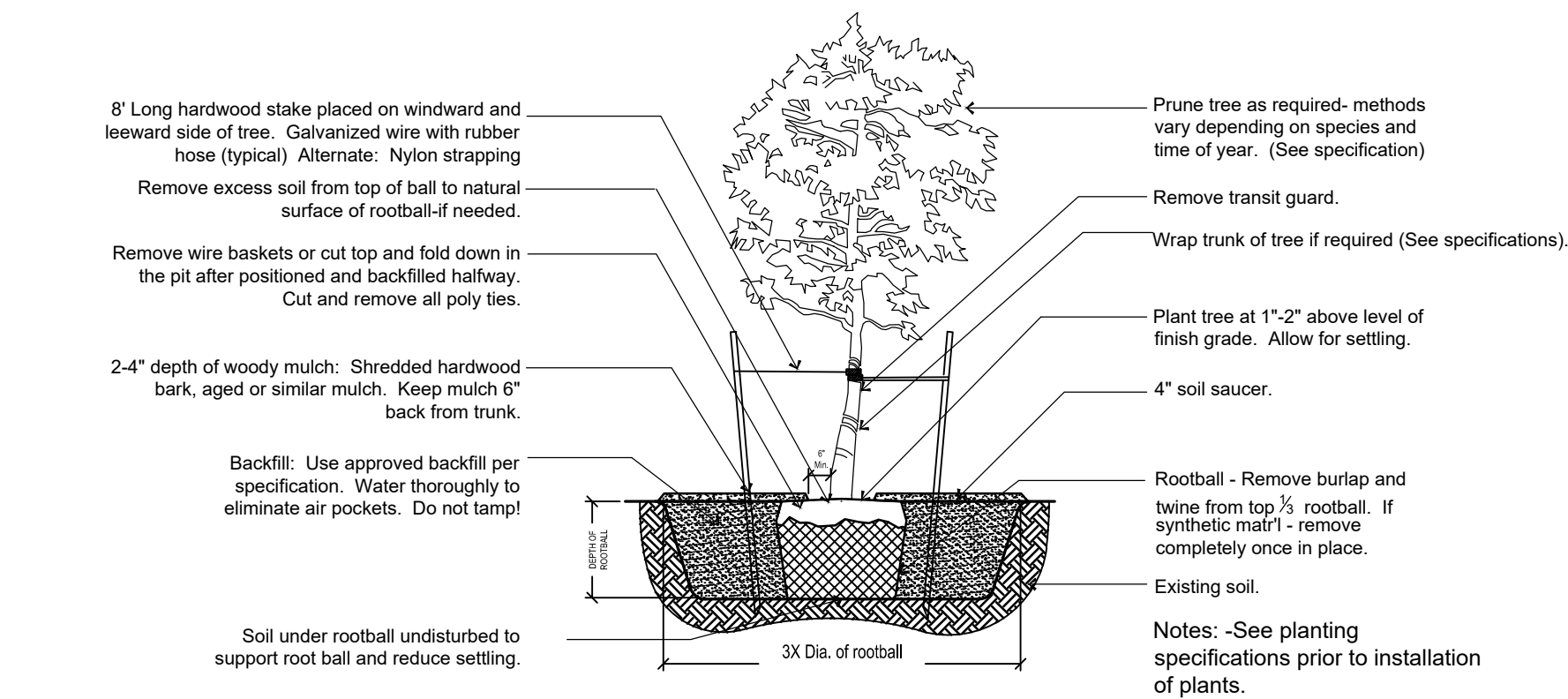
Note: Species & quantities TBD, final selections By Owner.

Symbol	Qty.	Botanical Name	Common Name	Installed Size	Root	Spacing	Notes
[Qty. 03] Shade Trees							
Ace Sie		Acer freemanii 'Sienna Glenn'	Sienna Glenn Maple	3" Cal.	B/B	As Shown	
[Qty. TBD] Ornamental Trees							
Ame Aut		Amelanchier x 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' Ht.	B/B	As Shown	25x25' heavy 3-stem
[Qty. 03] Evergreen Trees							
Pic Glia		Picea glauca var densata	Black Hills Spruce	7' Ht.	B/B	As Shown	
[Qty. 23] Large Shrubs							
Thu Tec		Thuja occidentalis 'Technito'	Technito Dwarf Arborvitae	5' Ht.	B/B	As Shown	
Vib Red		Viburnum dentatum 'Red Feather'	Red Feather Arrowwood Viburnum	48" Ht.	B/B	As Shown	
[Qty. 925sf] Deciduous Shrubs							
Rib Gre		Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	18-24" Ht.	2 Gal.	48" o.c.	
Spi Frit		Spiraea fritschiana	Fritsch Spirea	15-18" Ht.	2 Gal.	42" o.c.	
Vib Spi		Viburnum carlesii 'Spiced Bouquet'	Spiced Bouquet Comp. Kspice Viburnum	30-36" Ht.	7 Gal.	60" o.c.	
[Qty. 270sf] Evergreen Shrubs							
Jun Kal		Juniperus chinensis 'Kallay'	Kallay Compact Juniper	24" sprd.	7 Gal.	54-60" o.c.	
[Qty. 235sf] Perennials & Grasses							
Kal Ove		Calamagrostis alba. 'Overdam'	Overdam Feather Reed Grass	1 Gal.	Cont.	30-36" o.c.	
Hem Spp		50/50 mix of Hemerocallis 'Happy Returns' & 'Rosy Returns'		4.5"	Cont.	18-24" o.c.	In drifts of 3-5 per spp.
Spo Het		Sporobolus heterolepis	Prairie Dropseed	1 Gal.	Cont.	18-24" o.c.	



2 Shrub Planting Detail

2 Not To Scale



1 Tree Planting Detail

Not To Scale

2122 West Mount Vernon Avenue | Milwaukee, WI 53233 | zastudios.com

Consultant:



Project: _____

Zeilhofer Properties, LLC
New Storage Building

Location:

N4W22540 Bluemound Road
Pewaukee, Wi 53186

Key Plan: North



Sheet: _____

Landscape Details, Schedules & Notes

Scale:

As Shown @ 36x24"

Revisions:

No.	Date:	Description:
-----	-------	--------------

Date: _____

March 8, 2021

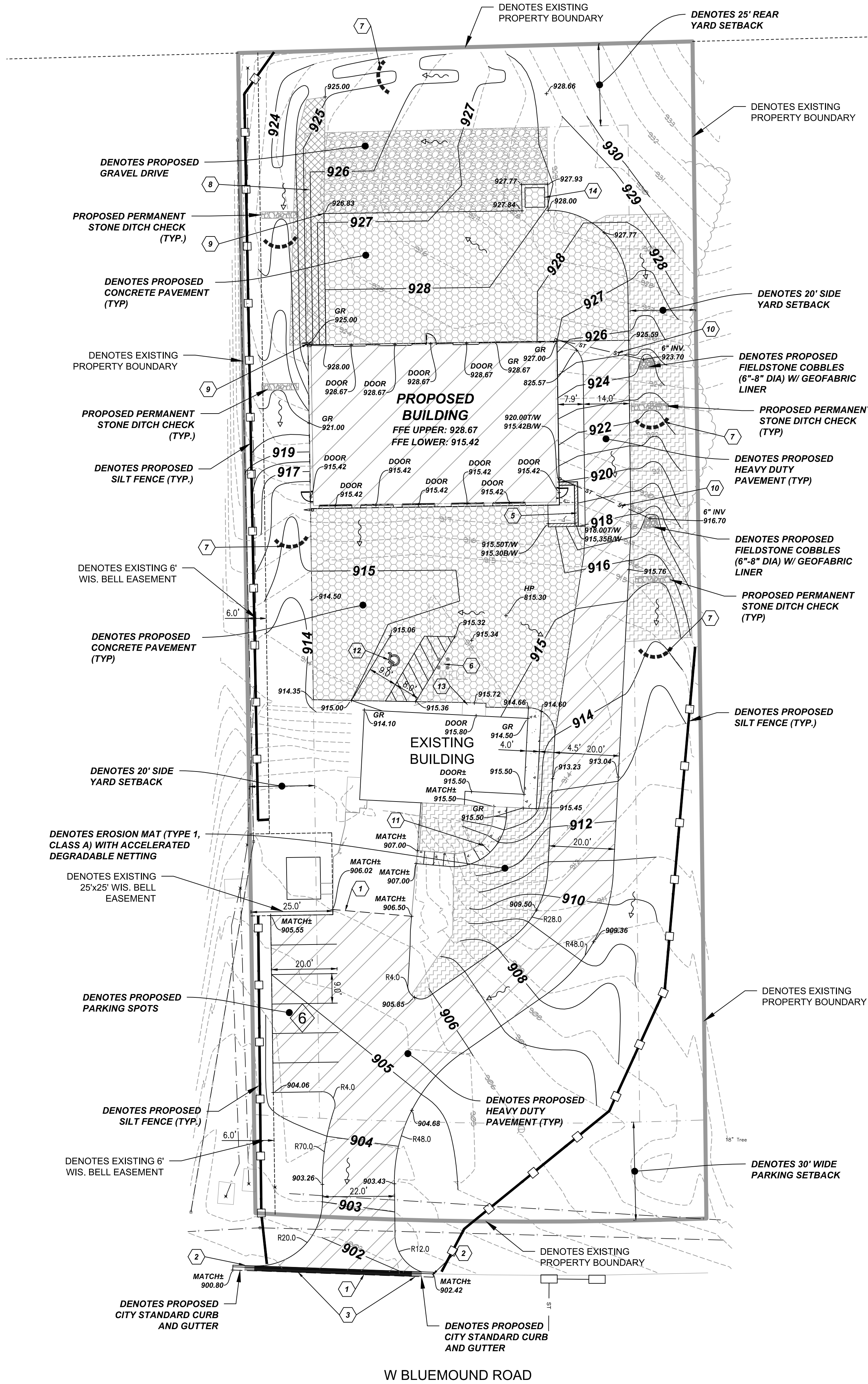
Project No.:

Sheet No.:

L5.00



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.



SITE CALCULATION TABLE

TOTAL SITE AREA	1.136 AC
TOTAL DISTURBED AREA	0.881 AC
PROPOSED GREENSPACE	0.565 AC (49.7% OF SITE)

*CONTRACTOR SHALL STAY WITHIN THE SILT FENCE BOUNDARY AND FOLLOW THE GRADING, EROSION CONTROL AND DEMO PLAN AS NOT TO DISTURB OVER 1 ACRE.

NOTES

1. SAWCUT EXISTING PAVEMENT (FULL DEPTH) AND CREATE BUTT JOINT WHERE PROPOSED MEETS EXISTING
2. MATCH INTO EXISTING CURB AND GUTTER.
3. DENOTES PROPOSED 3' CURB TAPER.
4. INSTALL NEW DEPRESSED CURB AND GUTTER. MATCH INTO EXISTING CURB AND GUTTER.
5. DENOTES PROPOSED SEGMENTAL CONCRETE RETAINING WALL. OWNER PROVIDED AND INSTALLED.
6. EXISTING WATER WELL TO REMAIN. WELL TO BE MODIFIED AS NEEDED TO MEET CODE. INSTALL 4 BOLLARDS AROUND EXISTING WELL
7. DENOTES PROPOSED DITCH CHECK
8. DENOTES PROPOSED PERMANENT EROSION MATTING
9. DENOTES PROPOSED DOWNSPOUT AT GRADE WITH SPLASHBLOCK
10. DENOTES PROPOSED 6" DOWNSPOUT CONNECTION. MINIMUM SLOPE OF 1.00% REQUIRED (SEE DETAIL)
11. DENOTES PROPOSED STAIRS. OWNER PROVIDED AND INSTALLED
12. DENOTES PROPOSED ADA PARKING. 2% MAX SLOPE IN ANY DIRECTION
13. OWNER TO MODIFY TO PROVIDE ADA ACCESSIBILITY
14. DENOTES PROPOSED DUMPSTER LOCATION

EROSION CONTROL LEGEND

SILT FILTER FENCE	
EROSION MAT	
DITCH CHECK	
PERMANENT EROSION MATTING	

HATCH LEGEND

	PROPOSED CONCRETE SIDEWALK
	PROPOSED GRAVEL DRIVE
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:

PLAN COMMISSION
FINAL SUBMITTAL

Sheet:

GRADING &
EROSION
CONTROL PLAN

Scale:

SCALE: 1" = 20'

Revisions:

No. Date: Description:

Date:

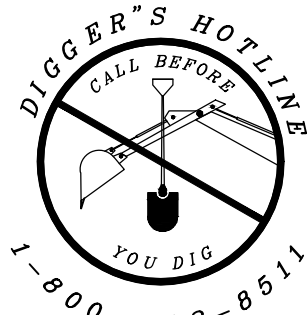
March 8, 2021

Project No.:

200110.00

Sheet No.:

C1.10



IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS. AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

DENOTES EXISTING TREE TO BE REMOVED. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.

DENOTES EXISTING TREES TO BE REMOVED FOR PROPOSED IMPROVEMENTS. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.

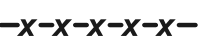
DENOTES EXISTING TREE TO BE REMOVED. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.

DENOTES EXISTING TREE TO BE REMOVED. VERIFY ALL TREE REMOVALS WITH OWNER PRIOR TO REMOVAL.

DENOTES EXISTING CONCRETE STAIRS TO BE REMOVED (TYP.)

DENOTES EXISTING ASPHALT PAVEMENT TO BE REMOVED (TYP.)

EXISTING CURB AND GUTTER TO BE REMOVED
W BLUEMOUND ROAD



DEMOLITION LEGEND

DENOTES ITEM TO BE REMOVED OR DEMOLISHED

DENOTES PAVEMENT REMOVAL AREA

DENOTES CONCRETE SIDEWALK REMOVAL AREA

DENOTES ITEM TO BE ABANDONED OR REMOVED

DENOTES TREE TO BE REMOVED OR RELOCATED (AS NOTED)

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:



PLAN COMMISSION
FINAL SUBMITTAL

Sheet:

DEMO PLAN

Scale:

SCALE: 1" = 20'



Revisions:

No.	Date	Description

Date:

March 8, 2021

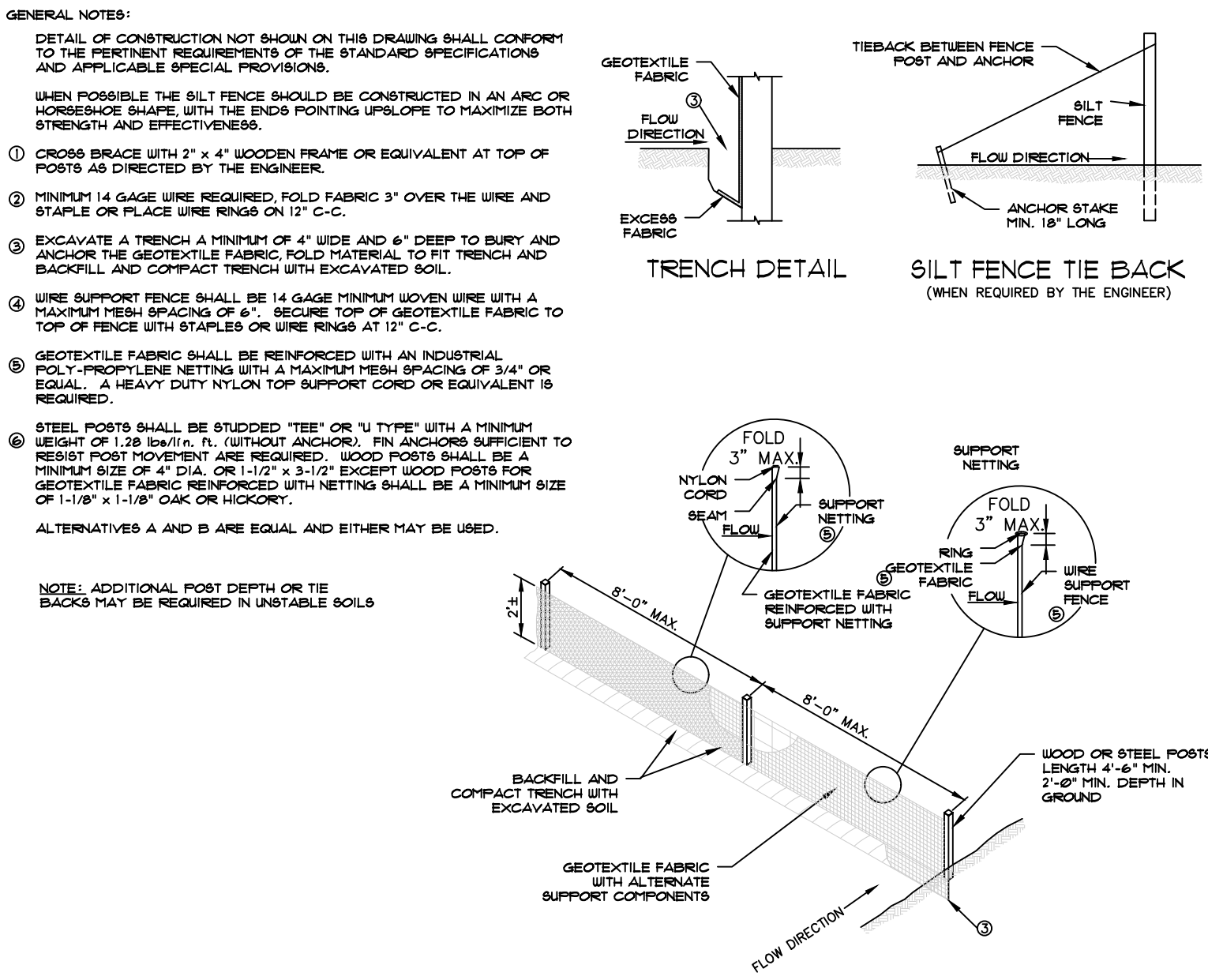
Project No.:

200110.00

Sheet No.:

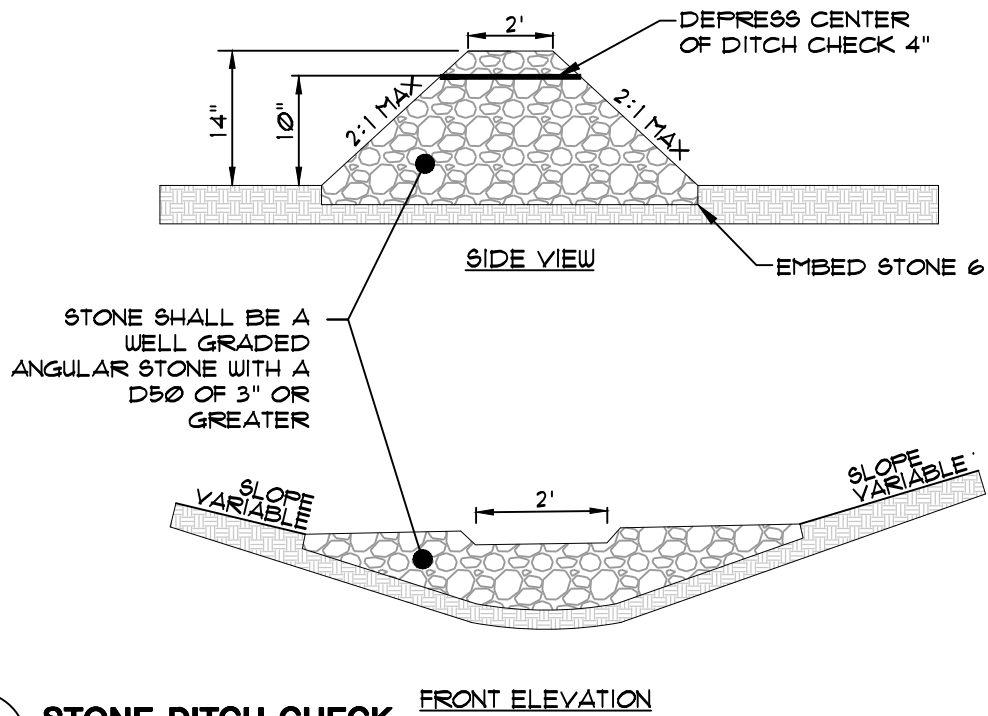
C1.20





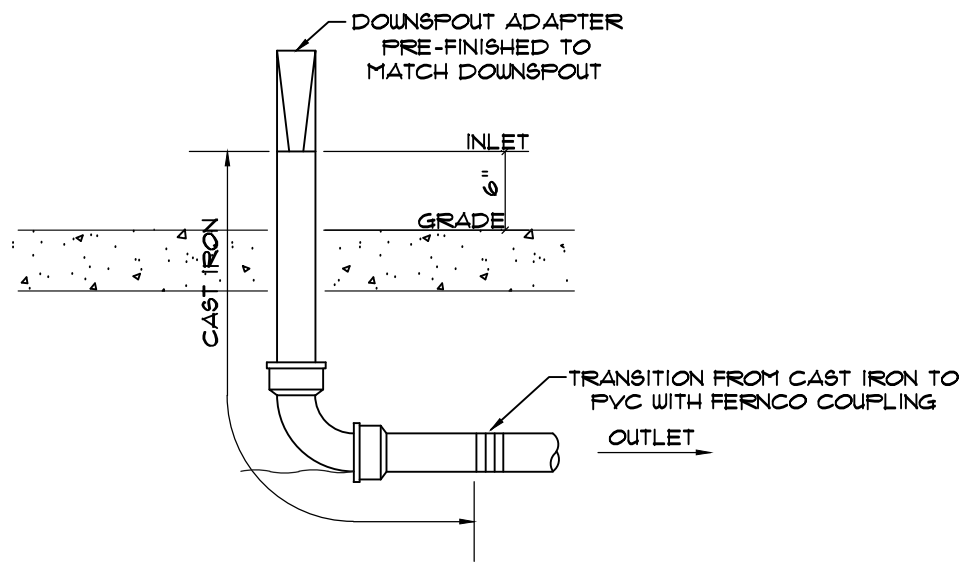
01 SILT FENCE DETAIL

NTS



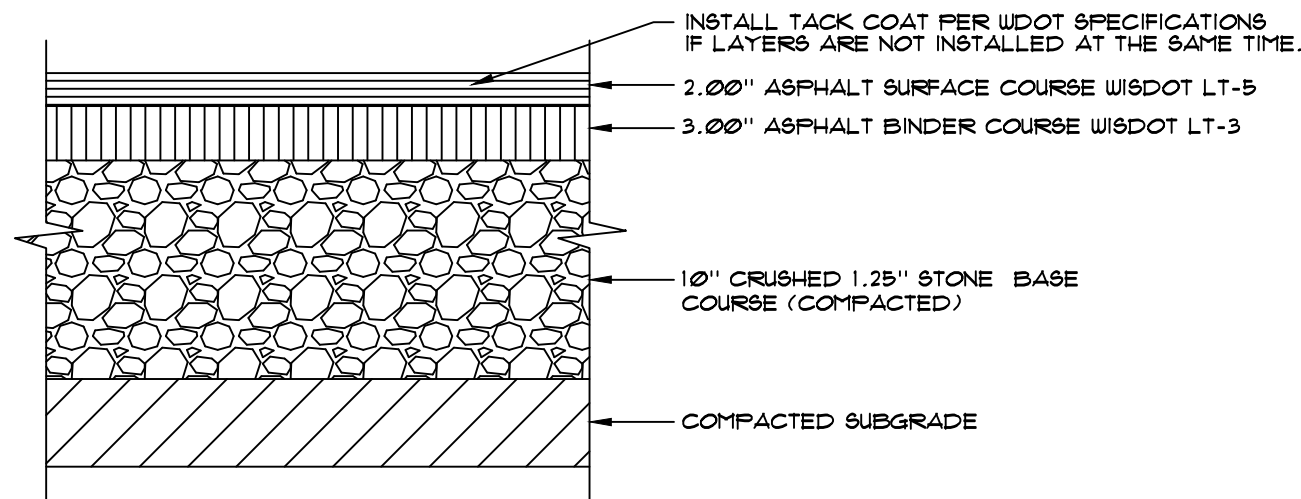
02 STONE DITCH CHECK

NTS



03 DOWNSPOUT DETAIL

NTS

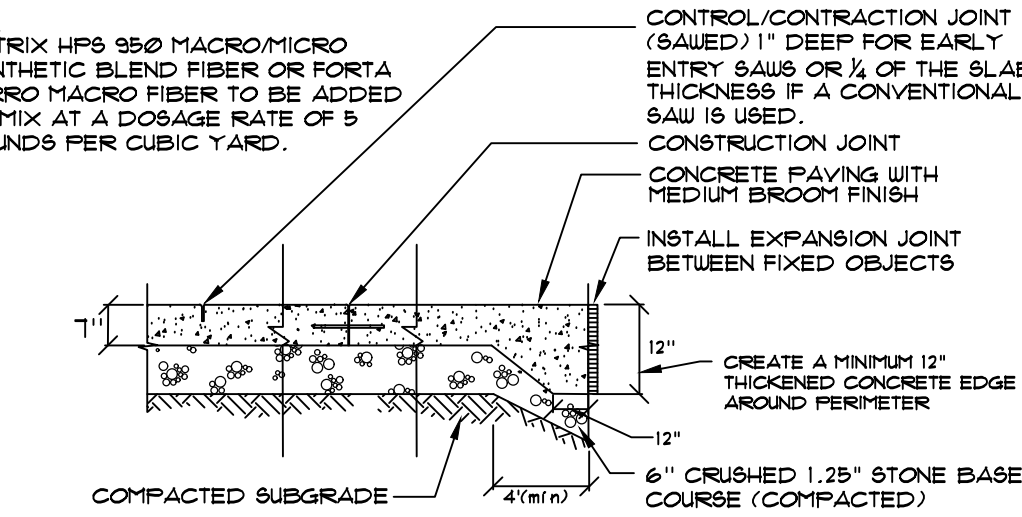


04 HEAVY DUTY ASPHALT DETAIL

NTS

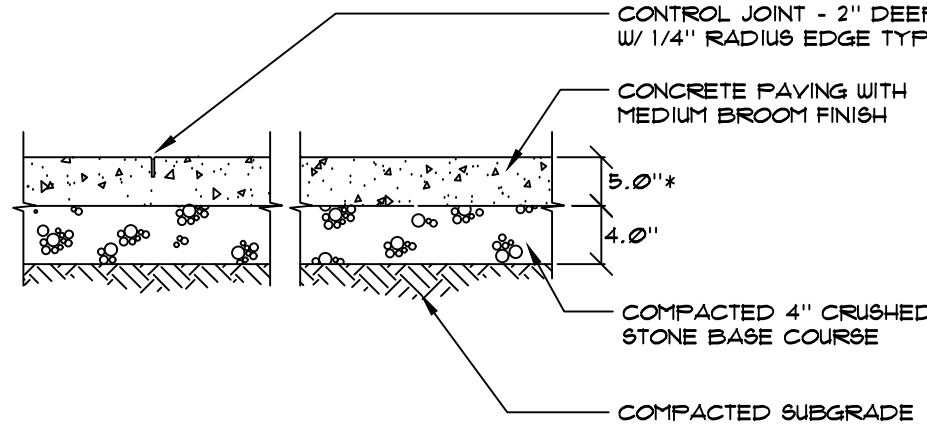
NOTE:

- MATRIX HPS 350 MACROMICRO SYNTHETIC BLEND FIBER OR FORTA FERRO MACRO FIBER TO BE ADDED TO MIX AT A DOSE RATE OF 5 POUNDS PER CUBIC YARD.



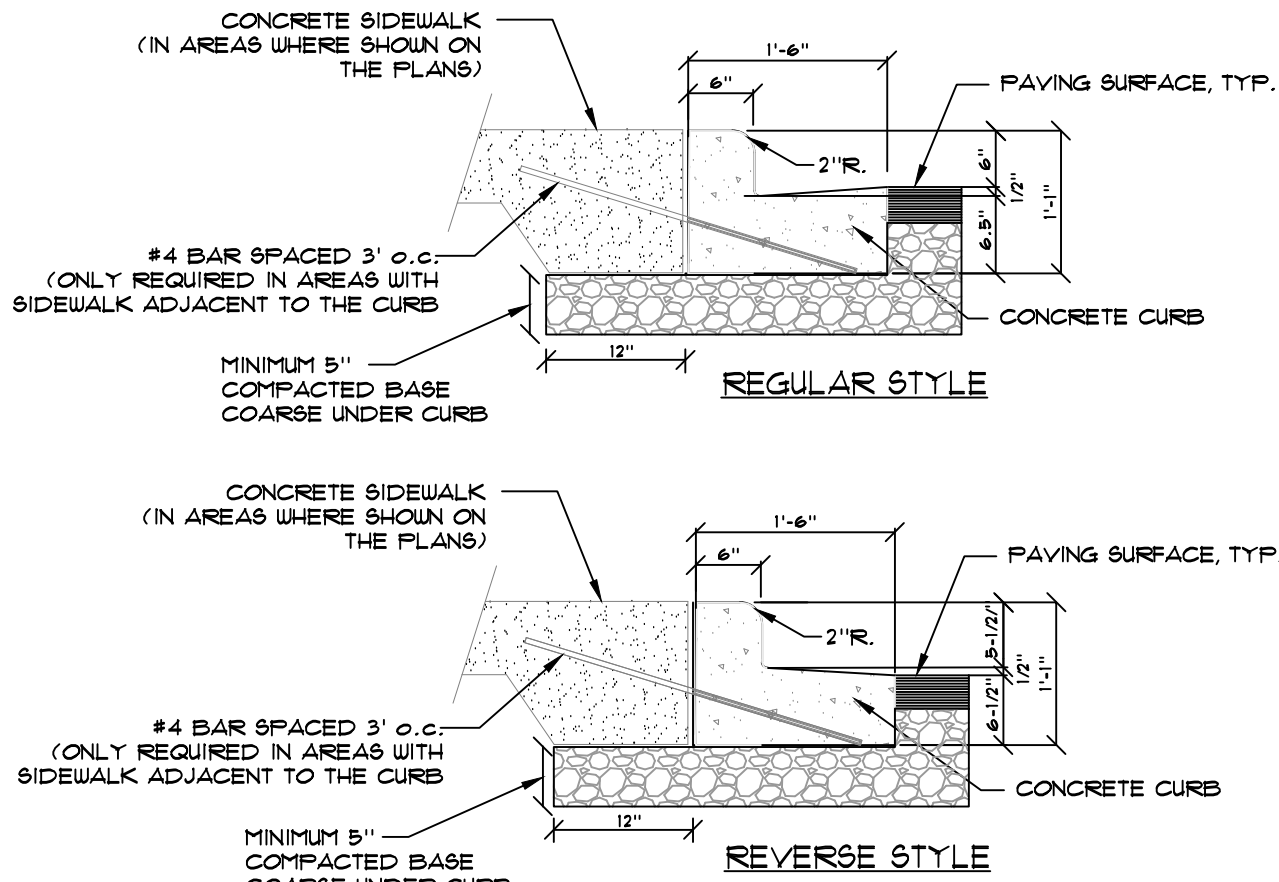
05 CONCRETE PAVEMENT DETAIL

NTS



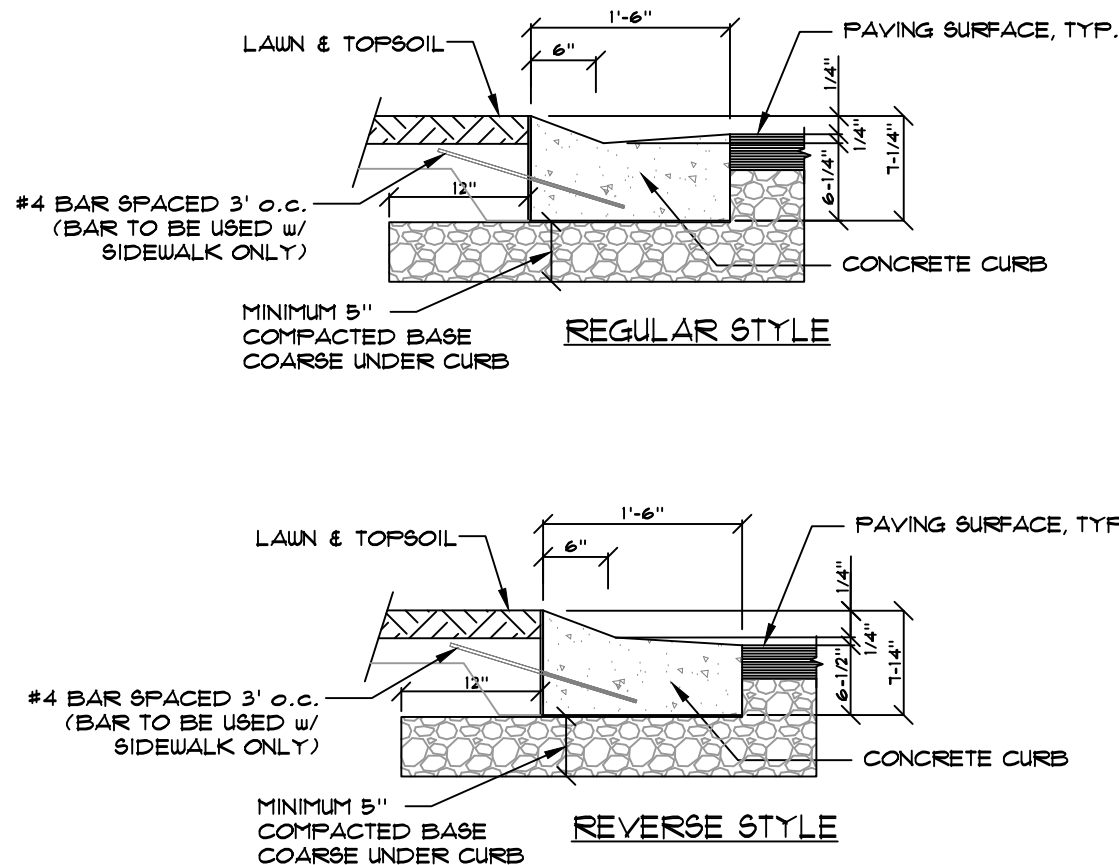
06 CONCRETE SIDEWALK DETAIL

NTS



07 VERTICAL FACE CURB - 18" WIDE

NTS



08 18" DEPRESSED CURB

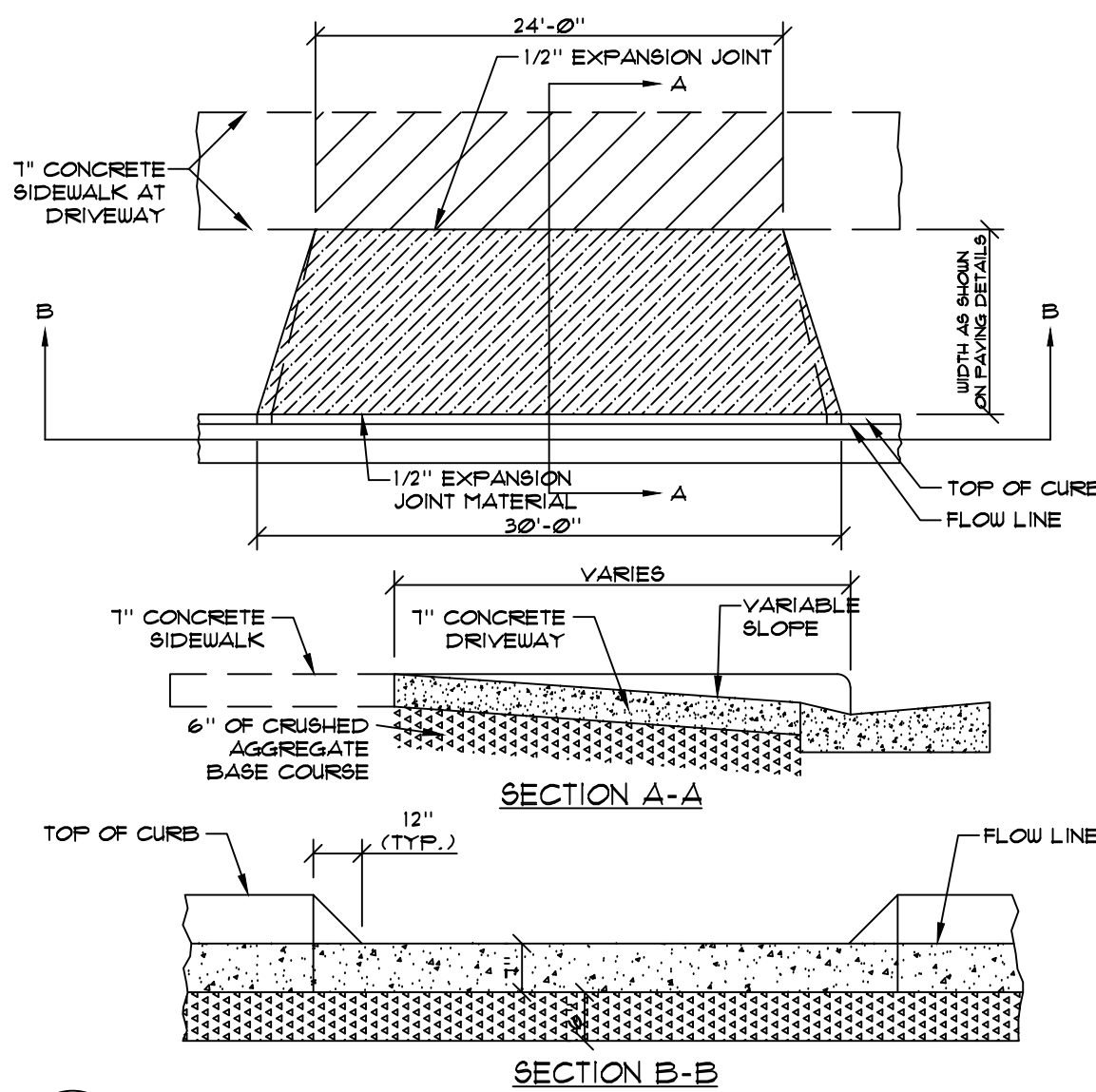
NTS

NOTES:

- CONTROL JOINT SPACING SHALL BE A MAXIMUM OF 5' AND CONSTRUCTED IN CONFORMANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS.
- EXPANSION JOINTS SHOULD BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS.
- MATRIX BI BLEND MICRO FIBER TO BE ADDED AT A RATE OF 1.5 POUNDS PER CUBIC YARD.

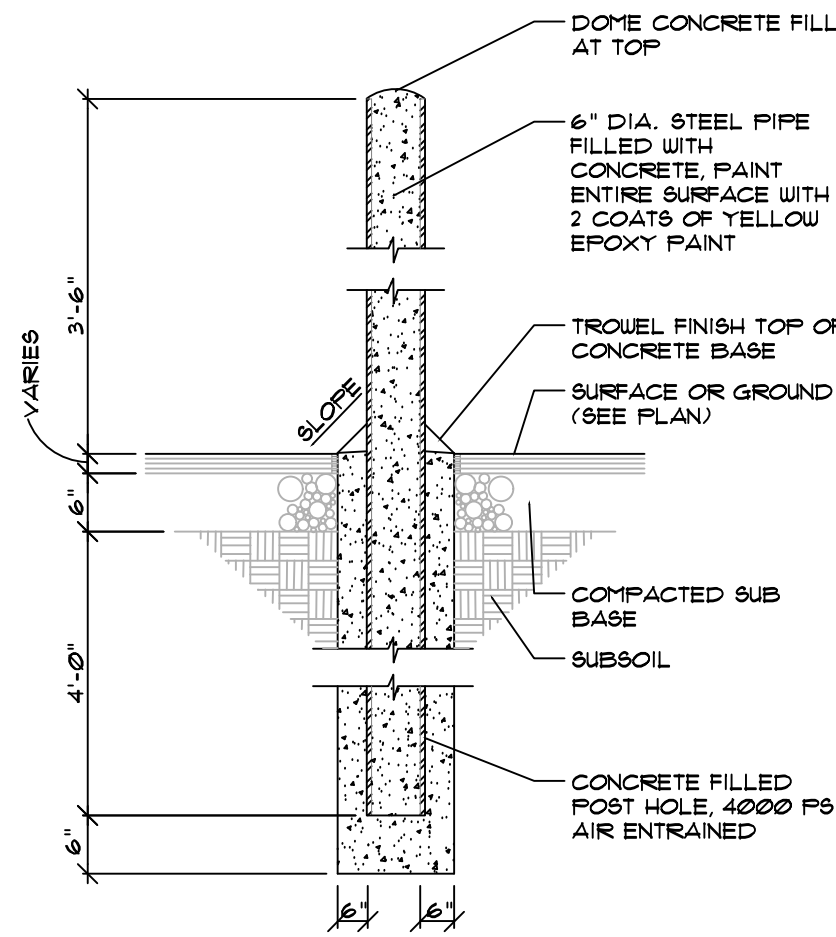
NOTES:

- TIE BARS SHALL BE INSTALLED AT ALL AREAS WHERE CONCRETE PAVEMENT ABUTS CURB AND GUTTER AND CONSIST OF NO. 4 EPOXY COATED REINFORCING BARS 24 INCHES IN LENGTH AND 48 INCHES ON CENTER.
- CONTROL/CONTRACTION/CONSTRUCTION JOINTS SHALL BE SPACED AT 12' MAXIMUM AND CONSTRUCTED IN CONFORMANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI-308R) RECOMMENDATIONS.
- EXPANSION JOINTS SHALL BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS, MEETING ACI-308R STANDARDS.



09 CONCRETE DRIVEWAY APPROACH

NTS



10 BOLLARD

NTS

Consultant:



Project:

Zeilhofer Properties, LLC
New Storage Building

Location:
N4W22540 Bluemound Road
Pewaukee, WI 53186

Key Plan:

North

PLAN COMMISSION
FINAL SUBMITTAL

Sheet:

CONSTRUCTION
DETAILS

Scale:

Revisions:

No. Date Description

Date:

March 8, 2021

Project No.:

200110.00

Sheet No.:

C5.00



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: February 15, 2021 (3/8/21 - A/E Comments in RED)
To: Mark Wershay, Zimmerman Architectural Studios, Inc.
From: Nick Fuchs, Planner & Community Development Director
RE: Zeilhofer storage building Conditional Use and Site & Building Plan Review

Comments and Recommendations:

Below are comments and recommendations for the proposed development at N4W22540 Bluemound Road (Tax Key No. 0963997).

1. What type of materials and/or equipment will be stored within the building? **Materials and tools used in conjunction with our home remodeling and outdoor living installations. Construction materials such as tools, decking, stone, outdoor kitchens, etc.**
2. What is the purpose of the gravel area to the north of the building? Will any materials be stored outside? Are any vehicles or equipment parked overnight on the property? **The gravel area is for parking of vehicles and trailers. The area is located behind the building and screened with landscape. Vehicle storage will consist of trucks and trailers. They do not plan for any long-term storage of materials outside of the storage building.**
3. Are any dumpsters or other types of containers kept onsite? **Yes, they will be placed on a concrete pad within the larger gravel areas to the north. They are screened by the landscaping.**
4. Note the proposed monument sign will require staff review and approval of a Sign Permit. **Understood, this design will be installed at a future date and following building approval.**
5. It is recommended that parking spaces comply with Section 17.0601a., which states that the size of each parking space shall be not less than 180 square feet. **The drawings have been updated to reflect 180 square feet per space.**
6. Please provide at least one ADA compliant parking stall. **Added to drawings.**
7. Please show the B-4 District setbacks on the site plan. **Added to drawings.**
8. What color will the CMU foundation be painted? **Charcoal.**
9. What type of roof material is being used? **Standing seam metal roof as noted on the plans.**
10. Are the trees shown on the demolition plan all trees onsite or just those of a certain size and greater? **Per the Owner, the surveyor shot all trees not located in the current cluster on the north end of the lot. Those trees need to be removed to accommodate the new construction. There were no size minimums.**
11. There does not appear to be grading around the two 18" trees in southeast corner of the site and minimal grading around the 60" tree. Why are these trees being removed? It is recommended that all three trees be preserved. **All three trees are not in good health or aesthetically appealing. A portion of the 60" trees root system will need to be removed when putting in the drive which will place a declining tree in further decline. This large tree has a low crotch making it susceptible to failure. A much more appealing linden tree is planned for the SE corner where the two 18" trees would be removed.**

12. All new paving shall meet the standards of Section 17.0601c. of the City's Zoning Code.
Confirmed.
13. Note that substantial evidence, pursuant to Section 62.23(7)(de) of WI State Statutes, must be presented at the public hearing for Common Council consideration of the Conditional Use Permit. **The Zeilhofer's currently rent a storage facility in Waukesha. This Conditional Use Request will consolidate their business to a single location and remove their rent obligation.**
14. Engineering Department comments are as follows:
- a. Permission from Waukesha County is required for the access and the changes within the right-of-way of Bluemound Road (CTH JJ). **We will be coordinating with Waukesha County for any required permits.**
 - b. It is recommended that the property connect to municipal sewer and water. **The nearest adjacent municipal sewer and water lines are located a considerable distance from the building and would require crossing a County Roadway. Additional investigation finds that the sanitary across the street on Takoma Drive is 16.5' below grade. The proposed building does not have any water or sanitary needs.**
 - c. The Demo plan does not appear to reflect the amount of tree removal required for the work shown on the Grading and Erosion Control Plan. **The demo area within the "Wooded area" has been expanded to reflect the grading and erosion control plan.**
 - d. Clarification is needed on where the swale along the west side of the property drains. There is a swale until it nears the building. This flow is redirecting drainage which used to sheet flow across the neighbor's property to concentrating it in a swale and it appears to discharge into a swale on the adjacent property and/or is being directed at the little accessory building. Is there a drainage easement that allows this onto the adjacent property? It is not recommended to direct water to discharge towards any buildings. In addition, the swale appears to be directed at a planting bed. **We are currently redirecting the runoff south and to the existing shared swale along the west property line.**
 - e. Please remove the City's curb and gutter detail and driveway connection as this is Waukesha County's jurisdiction. **City curb and gutter, and driveway connection has been removed.**
 - f. The plans currently indicate less than 1 acre of disturbed area. However, if the development changes or additional area is disturbed during construction and it disturbs over 1 acres, the development will be required to meet the City's Chapter 19 ordinances. Any areas not supposed to be disturbed must be shown as protected on the plan and provisions provided to keep construction traffic from disturbing those areas. **Contractor shall stay within silt fence boundary and follow the grading, erosion control and demo plan as not to disturb over 1 acre.**

**A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE**

**TAX KEY NUMBER(S)
OR PARCEL(S) INVOLVED:** **CONDITIONAL USE
PERMIT:
NO. CUP-23-9-2**

PWC 0963997

LEGAL DESCRIPTION:

CSM #147 VOL 1/210 REC AS DOC #607491 PT S1/2 SEC 25 T7N
R19E :: EX DOC #1517378

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

Zeilhofer Properties, LLC

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on September 21, 2023; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on October 2, 2023.

NOW, THEREFORE, let it be known that the City Common Council by its action on October 2, 2023 has, hereby, granted a Conditional Use Permit for the following use(s):

Construction of a two-story storage building.

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

1. Outdoor storage is prohibited onsite, except for the orderly parking of vehicles upon paved surfaces.
2. The applicant shall construct an enclosure around the dumpster to screen it and contain any loose trash and debris.
3. Final grading and erosion control plans shall be submitted for approval by the Engineering Department prior to any land disturbance.
4. Signage shall comply with all standards set forth in Section 17.0700 of the City's Zoning Code and require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.
5. After the building is constructed, the applicant shall test to see if the septic system still works and functions appropriately. If it does not, the applicant shall be required to install a holding tank or connect to public facilities.
6. The property owner shall be required to connect to public sanitary sewer facilities within 5 years of the final resolution and shall not object to the connection or any related sewer extension assessments.

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

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2023 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.**

DATE: October 2, 2023

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Request of Mr. H. Coleman Norris to Construct a Home on the Property Located Off of North Avenue (PWC 0960-990-001) Without Connecting to Municipal Sewer and Using Septic Instead [Wagner / Fuchs]

BACKGROUND:

Reinhart Boerner Van Deuren (Reinhart) represents Mr. H. Coleman Norris. Mr. Norris is the owner of approximately 62 acres identified by the Tax Key Number PWC 0960990001 located in the City of Pewaukee (the “Property”). Mr. Norris intends to construct a home on the Property and he has authorized and requested that Mr. Patrick Cullen and Reinhart act as his agents in accomplishing the same.

So far, the City of Pewaukee has denied Mr. Norris’ request for a building permit. The City of Pewaukee is requesting that Mr. Norris connect to the municipal sewer vs. using septic (which does appear to be available per the City’s zoning code). Servicing the single residence would require the installation of more than 2,000 LF of sewer at a significant cost. The City’s attorney, Mr. Riffle, indicated that the City generally defines “availability” as being 300 LF or less. Additionally, extending the sewer would require crossing both wetlands and navigable tributaries. Pursuant to Mr. Riffle’s instruction, Mr. Norris (through Reinhart and Mr. Cullen as his agents) would like to be scheduled on the agenda for the October 2, 2023 common council meeting to discuss this subject further and to present additional information.

I (Troy E. Giles) have included a map of the property and current tax information. Please note that the City is assessing more than 20 acres of this property as residential.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Property Map

Tax Information



Legend	
	Civil Division Boundary
	Parks
	Assessment Data
	Parcels
	Plats
	Retired Parcels
	Retired Plats
	Municipal Boundary_2K
	FacilitySites_2K_Labels
	Parcel_Dimension_2K
	Note_Text_2K
	Lots_2K
	Lot
	Unit
	General Common Element
	Outlot
SimultaneousConveyance	
	Assessor Plat
	CSM
	Condominium
	Subdivision
Cartoline_2K	
	EA-Easement_Line
	PL-DA
	PL-Extended_Tie_line
	PL-Meander_Line
	PL-Note
	PL-Tie
	PL-Tie_Line
	<all other values>
	Road Centerlines_2K
	Railroad_2K
	TaxParcel_2K
	Waterbodies_2K_Labels
	Waterlines_2K_Labels
	Municipal Boundary_5K
	FacilitySites_5K_Labels

0 511.66 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: 9/19/2023



Property Details

Tax Key: **PWC 0960990001**

Tax Year: **2023**

9/19/2023 12:17:40 PM

**WAUKESHA COUNTY
CITY OF PEWAUKEE**

OWNER NAME AND MAILING ADDRESS

H COLEMAN NORRIS TRUST
N23W28190 BEACH PARK CIR
PEWAUKEE, WI 53072-5130

PROPERTY ADDRESS

NOT ASSIGNED
PEWAUKEE, WI 53072

[Click Here to Provide Updated Mailing Address](#)

LEGAL DESCRIPTION

PT SE1/4 & SW1/4 SEC 24 T7N R19E; COM S1/4 POST; E 20 CH & 50 LI (1353 FT); N 28 CH & 10 LI (1854.60 FT) TO SLY LI OF WATERTOWN PLANK RD; N56°W 6 CH & 95 LI (458.7 FT) TO SLY LI OF R.R.; S55-1/2°W 43 CH & 45 LI (2867.7 FT) TO N LI OF HANSEN LAND; E 19 CH & 19 LI (1266.54 FT); S 5 CH & 87 LI (387.42 FT) TO BGN :: EX COM SLY LI OF WATERTOWN PLANK RD & 1/8TH LI OF SE1/4 SEC 24; S 5 CH & 55 LI (366.30 FT); S71°W 9 CH & 70 LI (640.20 FT); N19°W 35 LI (23.1 FT); N87°W 2 CH & 11 LI (139.26 FT); N4 1/2°E 20 LI (13.20 FT); N45 1/4°E 9 CH & 95 LI (656.70 FT); N35 1/4°E 3 CH & 38 LI (223.08 FT) TO SLY LI PLANK RD; S56°E 3 CH (198 FT) TO BGN :: ALSO RECIPROCAL ACCESS EASEMENT DESC IN DOC# 4265647 :: DOC# 3208734

ASSESSMENT STATUS

Assessment Year: 2023
Assessment Status: ACTIVE
Assessment Attributes: NONE
Deeded Acres: 62.793

OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

DEED DOC 3208734
EASEMENT ACCESS - RECIPROCAL DOC 4265647

ASSESSMENT INFORMATION

Assessed By: RHETT TUFF
262-691-6030
assessor@pewaukee.wi.us

Links to WI Dept of Revenue Resources:
[Guide for Property Owners](#)
[Board of Review Calendar](#)

Board of Review Date:

PROPERTY VALUES

Property Class	Acres	Land	Improvement	Total
UNDEVELOPED	29.000	\$58,000.00	\$0.00	\$58,000.00
RESIDENTIAL	19.025	\$297,200.00	\$0.00	\$297,200.00
AGRICULTURAL	14.280	\$4,100.00	\$0.00	\$4,100.00
Total:	62.305	\$359,300.00	\$0.00	\$359,300.00

The property values displayed are not yet certified by the Board of Review. Please utilize the information shown above to contact the municipal Assessor. The links to WI Dept of Revenue will provide more information about the property assessment process.

DISTRICTS

District Type	District Name	DOR Code
CITY	CITY OF PEWAUKEE	270
SCHOOL	WAUKESHA SCHOOL 6174	6174
SCHOOL	SCHOOL REFERENDUM 4680	
TCDB	WAUKESHA TECH COLLEGE	08

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

For Tax Listing and GIS Viewer related issues, please see our FAQs [click here](#). If you still have tax listing questions, contact: taxlisting@waukeshacounty.gov.

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**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM •**

DATE: October 2, 2023

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

§19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically related to the Joint Library Contract with the Village of Pewaukee.

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: