

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, July 21, 2022 6:00 PM

Common Council Chambers ~ Pewaukee City Hall
W240N3065 Pewaukee Road, Pewaukee, WI 53072

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1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of the March 15, 2022 Meeting Minutes
 3. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for William & Beverly Waltz for Property Located at W277 N2531 Rocky Point Road for the Purpose of Constructing a Boathouse (PWC 0934035)
 4. Discussion and Action Regarding a Mitigation Plan for William & Beverly Waltz for Property Located at W277 N2531 Rocky Point Road (PWC 0934035)
 5. Discussion and Action Regarding a Mitigation Plan for Matt & Amanda Klein for Property Located at N29 W26658 Peterson Drive (PWC 0930044)
 6. Discussion and Action Regarding a Certified Survey Map for Rodger and Rita Fedel for Property Located N4 W27327 Hilltop Drive for the Purpose of Moving the Common Lot Line and Creating Two Lots, and Removing the Outlot Designation of Outlot 2 of the Arrowhead Trails Subdivision Addition No. 2 (PWC 0984058 & PWC 0984060)
 7. Discussion and Action Regarding the Final Plat for Woodleaf Reserve Addition No. 4 (PWC 0865992 & PWC 0865175)
 8. Adjournment

Ami Hurd
Deputy Clerk

7/14/2022

NOTICE

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

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Nick Fuchs, at (262) 691-6007 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.**

DATE: July 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the March 15, 2022 Meeting Minutes

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

3.15.22 Meeting Minutes

In attendance:

Mayor Steve Bierce, Alderwoman C. Brown, T. Janka, and D. Linsmeier.

Also in attendance:

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

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding Approval of the December 16, 2021 Meeting Minutes

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the December 16, 2021 meeting minutes. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding Approval of the January 20, 2022 Meeting Minutes

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the January 20, 2022 meeting minutes. Motion Passed: 4-For, 0-Against.

4. Discussion and Action and Public Hearing Regarding a Rezoning Petition for Jeff Wistl to Rezone Property Located at W262 N4521 Ryan Street from Rs-2 Single-Family Residential to A-2 Agricultural for the Purpose of Constructing a 5,670 Square Foot Building (PWC 0881998005)

Mr. Fuchs stated the rezoning was being proposed so that the owner could construct an accessory building for both agricultural and personal use as part of the single-family residence. The rezoning would be contingent upon recording a lot line adjustment with the County to shift the property line between their property and the property to the south to achieve the ten-acre lot minimum. Staff also has a condition for the lot line to be at least 100 feet from the farm building to the south. Mr. Fuchs referred to the setback from the proposed building and stated the A-2 zoning district lists several setbacks. The property owners are requesting a 25-foot setback. Mr. Fuchs noted the final condition was that the building be constructed of the same siding as the principal dwelling, as opposed to the proposed steel siding. Mr. Fuchs recommended approval of the rezoning and site and building plans.

Chairman Bierce opened the public hearing at 6:05pm. He then closed the public hearing at 6:06pm.

Chairman Bierce stated he was concerned about the way the building was supposed to be constructed because of CELA to the north, as it is a fancy building. To the south of this is another farm, and the outbuildings on that property are much nicer than this proposal. He felt the plans would need some work. Chairman Bierce questioned if this was a building for agricultural use or for personal use. He felt it should fall within the rules of agricultural use or residential zoning.

The applicant, Jeff Wistl, was present. He stated it will be mostly used for agricultural storage but there will also be personal items in it. Mr. Wistl noted the 100-foot setback was an issue because of the mound system and they did not want to put the building in front of the house.

Commissioner Linsmeier felt the building should meet City standards since it is so close and visible to the school next door. He did not think the building should be metal, and he felt they should break up the long stretch if it was only going to have a 25-foot setback.

Commission Brown questioned if there was a landscaping plan for the 25-foot setback. Mr. Fuchs noted landscaping would be allowed. Mr. Wistl noted there was only a tree line between the school and the proposed building, and the school would most likely only see the roof of his building.

Chairman Bierce stated he did not have an issue with the setbacks, but he had concerns with the look of the building in general. He felt it would stick out like a sore thumb in the area and felt the building needed work. Mr. Wistl mentioned that he added a lean-to, porch, and gables so that the building would look better. He mentioned that most of the buildings around him are all steel. Chairman Bierce felt the proposed building should match the surrounding buildings a little better style-wise.

Commissioner Janka mentioned he was concerned about the long wall with no windows. Commissioner Linsmeier also felt it needed to be broken up, especially since it would be visible to people at the school next door.

A motion was made and seconded (D. Linsmeier, C. Brown) to recommend approval of the rezoning.

Motion Passed: 4-For, 0-Against.

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

A motion was made and seconded (T. Janka, C. Brown) to table the Site and Building Plans for Jeff Wistl. Motion Passed: 4-For, 0-Against.

6. Discussion and Action and Public Hearing for Interstate Partners to Rezone Vacant Land Located on Ridgeview Parkway from A-2 Agricultural, UC Upland Conservancy and LC Lowland Conservancy to Rm-3 Multi-Family, UC Upland Conservancy and LC Lowland Conservancy for the Purpose of Creating a Multi-Family Apartment Development (PWC 0953984005)

Mr. Fuchs stated the request was for 161 market rate apartments within five separate buildings. There are two 2-story buildings and three 3-story buildings. In order for the development to be accommodated, there would be some required changes and amendments to the Rm-3 zoning district. Mr. Fuchs summarized the requirements that were currently not being met with the proposal and gave a review of the Rm-3 zoning district changes.

Mr. Fuchs noted the two conditions in the staff report were Engineering Department final review and approval of erosion control, grading and storm water management plans, and a condition regarding landscaping. The condition leaves it open for staff to meet with the applicant on-site and discuss any infill plantings that may be needed. Staff was recommending approval subject to the text amendments of the Rm-3 zoning district.

Chairman Bierce open the public hearing at 6:31pm. He then closed the public hearing at 6:31pm.

Commissioner Brown referred to the Rm-3 zoning district changes and did not have a problem with reducing the parking or the acreage. She stated she enjoys the look of the buildings and did not have a problem with the density.

Mr. Fuchs noted that the Fire Chief did review the plan and had no concerns.

It was pointed out that Commissioner Sullivan emailed his comments about the development. He felt there were issues with the landscaping, and he wanted to allow for more greenspace on the lot line between this development and the Ruekert and Mielke building to the south. Commissioner Sullivan wanted more of a buffer.

Fran Brzezinski, with Interstate Partners, stated traffic will not be an issue. He described the surrounding area and why this development was the best use of the property.

A motion was made and seconded (T. Janka, C. Brown) to recommend approval of the rezoning.

Motion Passed: 4-For, 0-Against.

7. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Interstate Partners for Vacant Land Located on Ridgeview Parkway from Office Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 SQ. FT / D.U.) and Floodplains, Lowland & Upland Conservancy and Other Natural Areas (PWC 0953984005)

A motion was made and seconded (S. Bierce, D. Linsmeier) to recommend approval of the Comprehensive Master Plan Amendment. Motion Passed: 4-For, 0-Against.

8. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Interstate Partners for Vacant Land Located on Ridgeview Parkway for the Purpose of Creating a Multi-Family Apartment Development (PWC 0953984005)

Ms. Wagner noted that there should be a five-foot setback from any retaining wall.

Chairman Bierce felt the power for City staff to negotiate landscaping should be included in the motion. Mr. Fuchs confirmed that the Plan Commission was looking to have the development shifted to the north and adding landscaping.

A motion was made and seconded (D. Linsmeier, T. Janka) to recommend approval of the Conditional Use Permit and the Site and Building Plans. Motion Passed: 4-For, 0-Against.

9. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Momentum Early Learning for the Construction of a Proposed Childcare Facility Located at N19 W24135 Riverwood Drive (PWC 0949998015)

Mr. Fuchs stated the proposal includes a 14,579 square foot building and a 7,354 square foot outdoor play area. The staff report notes several conditions including a revised landscape plan with additional plantings,

light fixture details, fencing details, and a requirement to address the staff comment letter that was sent to the applicant. Mr. Fuchs recommended approval subject to the conditions in the staff report. He added that two sets of elevations were provided, and the applicant was requesting approval of both sets as options as they move forward with bidding and pricing.

The applicant stated they would have a black ornamental, aluminum fence on the property.

Commissioner Brown stated she preferred the second rendering and liked the changes, but she felt either would be fine. She liked the windows and the fence that were added.

The applicant noted that they will be licensed for 150 children and will have approximately 30 to 40 employees.

A motion was made and seconded (D. Linsmeier, C. Brown) to recommend approval of the Conditional Use Permit and the Site and Building Plans with the option for the applicant to use either of the designs. Motion Passed: 4-For, 0-Against.

10. Discussion and Possible Action Regarding Conceptual Review of a Proposed Medium-Density Residential Neighborhood on Property Located at N18 W22670 Watertown Road at the Northwest Corner of Watertown Road and North Avenue for ICAP Development (PWC 0958990005 & PWC 0958990006)

Mr. Fuchs stated the conceptual plans include 126 dwelling units, 67 of which are single-unit buildings, and 11 townhome-style buildings. The gross density is 3.7 units per acre and the net density is about 5.6 units per acre, which would fall within the Rm-1 zoning district. Mr. Fuchs noted a drive would connect the north and south portions of the site, but would require DNR approval, as it impacts a wetland area. He also noted that the Rm-1 district standards would have to be amended to accommodate the development and he reviewed the changes that would be needed. Mr. Fuchs added that the developer was requesting private roads, but the City prefers public roads.

Mr. Fuchs stated he did receive neighborhood comments with concerns about traffic and density.

Jerad Protaskey, with ICAP Development, stated the property is planned by the City as medium-density residential. He gave a brief presentation regarding area homes as it relates to sales data and the housing market.

Mr. Protaskey stated the single-family rentals would be a community of purpose-built homes for rent, ranging from two to four bedrooms with attached garages and individual front yards and back yards. The properties would be professionally managed and maintained as far as lawn care and snow removal, and things associated with apartment living. The area would also include a playground, sport courts, walking paths, and a clubhouse. Mr. Protaskey noted the home rental footprints would be between 1,700 square feet and 2,000 square feet, with various styles of homes and different layouts.

The site also includes townhome units with a private attached garage and a smaller living space than the home rentals. Rent is planned to be about \$2,000 to \$3,000 per month.

Commissioner Brown liked the single-family homes next to the residential subdivision. She felt there were problems with the accesses and eliminating the Elmwood Drive access would ease a lot of the resident concerns. She stated she did not care for the private roads, and discussion took place regarding public and private roads.

Commissioner Janka loved the concept but felt it would be hard to get behind the project until the traffic situation was solved.

Discussion took place regarding traffic and access points as relates to the density of the project, as well as the potential for private roads. Mr. Protaskey stated the private roads were simply a matter of being one parcel and giving the City the right-of-way would create multiple parcels within the development.

Alderman Brian Dziwulski (N24 W22637 Meadowood Lane), representing District 3, stated he was not against rentals, but he felt the project was too dense. He stated he was against the access from Elmwood Drive, as there is already a lot of traffic from the residents, and they do not need more. He questioned if the development would still be maintained if ICAP sells the property.

Theresa Becker (W222 N2147 Glenwood Lane) felt the traffic study was poorly done during the Pandemic and during the middle of summer. She felt adding any more population to the area until that section of road is changed was a huge mistake. Ms. Becker also mentioned the demand on emergency services and the school system.

Tasha Spransy (W224 N2326 Elmwood Drive) stated she was concerned about traffic and safety. She felt the traffic study was poor and requested a new study be done by a reputable and unbiased source, and not in the summer.

Tom Kustner (N24 W22429 Meadowood Lane) felt nothing should be done until North Avenue is fixed. He requested to see the lighting information for the development and questioned the entrances. Mr. Kustner also had traffic concerns about people cutting thru on Elmwood Drive.

Kevin Messerschmidt (W224 N2247 Elmwood Drive) stated he was concerned about traffic and the drivers accelerating off of North Avenue. He felt they needed to find a way for the traffic to disperse and eliminate the Elmwood Drive exit altogether.

Chairman Bierce felt there were issues with the access, safety, and density, and he didn't know if the development would get over those hurdles. Mr. Protaskey noted that they did not have a problem exploring how to eliminate the access.

No action was taken.

11. Discussion and Possible Action Regarding Conceptual Review of a Proposed Marina on Property Located at W278 N2387 Prospect Avenue for Dean Harms (PWC 0935990)

Mr. Fuchs stated the plans include razing the existing structure on the property, paving a 22-stall parking lot and installing two piers with a total of 26 boat slips. He noted that the pier would extend to the north property line, which has caused issues with the neighboring property in the past. The property would be rezoned to the P-1 Park District and would need a conditional use permit as well as site and building plans. Mr. Fuchs stated staff's biggest concern was the overall use of this property and what would best serve the City and the area uses. He felt there should be a use that would bring in more revenue for the City and have more development to it.

It was noted that the boat slips would require DNR approval. The City would have to allow the marina use, the parking lot, and the site improvements. The City would have no say on the amount of boat slips.

Commissioner Janka felt there were a couple of issues. He questioned if there would be a bathroom and felt there were not enough parking spaces for 26 boat slips. Commissioner Janka also felt there would need to be a retaining wall put in along the roadway. He did not feel it was a good concept.

Attorney Ed Lawton, representing the property owner, stated the site is limited by the amount of its area. He felt there was not a better commercial use that would be viable in this area. It is designed to be a self-contained site with no off-site parking. It leaves open the possibility for future commercial development, and he felt it was a major aesthetic improvement.

Commissioner Linsmeier felt the parking lot was not sufficient for the number of boat slips.

Commissioner Brown felt the area was run down, but she did not believe this was the right development for the area.

Gina Schwister, owner of the Sports Dock, felt a minimum of 52 parking spots would be needed for 26 boat slips. She stated there are already parking and traffic issues in the area, and the corridor cannot handle the traffic. Ms. Schwister requested the Plan Commission cut the request down to eight slips, because that is all the room there is for parking.

Rick Molloy (W278 N2352 Prospect Avenue) did not believe 26 cars could be parked in the area and he stated he was against it.

Bernie Kook, owner of Sunset Grill, felt it was a misuse of the property and suggested a home be built on the property if it is zoned residential.

Chris Williams (W278 N2418 Prospect Avenue) felt traffic and safety were the two themes. He felt there was more traffic than the area could handle and there is not enough room for parking. He also felt there was already too much boat traffic on the lake. Mr. Williams suggested building a new home on the property instead of putting in a commercial property.

Joseph Nelson (W278N2433 Prospect Avenue) questioned what would happen if a fire truck had to get into the area. He stated there is too much traffic in the area already. Mr. Nelson also mentioned the environmental issues that would be caused from this.

Matt Dunder (W278 N2409 Prospect Avenue) felt the traffic was too much, and he felt a residential home should be built on the property. He stated he opposed the project.

Marsha Galla (W278 N2392 Prospect Avenue) felt a residential home would be a better option for the property than a commercial lot.

Attorney Ed Lawton stated the use would not have an impact on the traffic, as it would only be used in the summer months.

No action was taken.

12. Discussion and Action and Public Hearing Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0302a., 17.0302a.1., 17.0302a.2., and 17.0302a.3. Related to the City's Current Needs Assessment Study and Impact Fee Analysis

Mr. Fuchs stated the amendment is being brought forward to update the impact fees as the ordinance requires. The goal is to get the set impact fees out of the zoning code and just in the fee schedule so that when the City adopts the new fee schedule every year, the impact fees can be adjusted accordingly. It eliminates it from the Zoning Code and thus eliminates the need for a public hearing.

Chairman Bierce opened the public hearing at 8:34pm. He then closed the public hearing at 8:34pm.

A motion was made and seconded (D. Linsmeier, C. Brown) to approve the amendments to the Zoning Code. Motion Passed: 4-For, 0-Against.

13. Discussion Regarding the Community Development and Building Services Annual Report for 2021

Mr. Fuchs stated that the report details the goals and activity of the department and pointed out various figures from the report.

14. Adjournment

A motion was made and seconded (T. Janka, D. Linsmeier) to adjourn the meeting at 8:36pm. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: July 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for William & Beverly Waltz for Property Located at W277 N2531 Rocky Point Road for the Purpose of Constructing a Boathouse (PWC 0934035)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

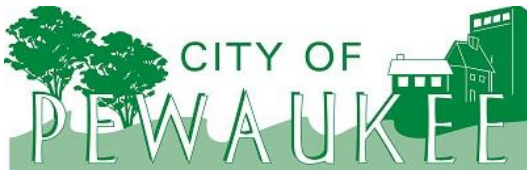
ATTACHMENTS:

Description

Waltz conditional use staff report 7.21.22

Waltz boathouse conditional use plans

Waltz 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 July 21, 2022

Date: July 12, 2022

Project Name: Waltz Boathouse Conditional Use Application

Project Address/Tax Key No.: W277N2531 Rocky Point Road/PWC 0934035

Applicant: William and Beverly Waltz

Property Owner: Steven Barth and Cheryl Barth

Current Zoning: Rs-5-Single Family Residential and F-1 Floodplain District

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

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

Project Description/Analysis:

The applicant submitted a petition for a Conditional Use Permit for the construction of an 18' x 24', (432 square feet) boathouse located at W277N2531 Rocky Point Road. Per Section 17.0436b.(3) of the Shoreland Overlay District, the construction of a boathouse is allowed as a Conditional Use.

(3) Construction of a boathouse on property abutting Lake Pewaukee provided that such structure has no plumbing, kitchen or built-in cooking facility; is placed no closer than five feet from the OHWM or base flood and the side lot line; is not used, rented or leased for overnight habitation; and, can meet all the regulations set forth herein and in the underlying zoning district.

According to the applicant, the total lot coverage (of all structures and impervious surfaces) is about 34.1%. The table below lists all existing and proposed structures and impervious surfaces onsite. As the maximum allowed lot coverage is exceeded, approval of the Conditional Use Permit shall be contingent upon approval of the concurrently submitted mitigation plan by the Plan Commission and City Engineer.

Lot Area	62,794 square feet
Existing House	4,933 square feet
Wood Deck/Overhang	1,608 square feet
Asphalt Surfaces	8,181 square feet
Concrete Surfaces	949 square feet
Retaining Walls	103 square feet
Stone/Paved	283 square feet

Proposed Detached Garage	1,200 square feet
Proposed Asphalt Garage Approach	343 square feet
Proposed Swimming Pool and Pool Deck	2,212 square feet
Proposed Boat House	432 square feet
Proposed Boat House Walkway	821 square feet
Proposed Retaining Walls	327 square feet
Total impervious surface	21,392 square feet

In review of the attached plans, staff finds that the proposed structure meets all development standards of the Rs-5 and Shoreland Overlay zoning districts.

Recommendation:

A motion to recommend approval of the construction of a new boathouse upon property located at W277N2531 Rocky Point Road, subject to the following conditions:

1. Approval of the concurrently submitted mitigation plan by the Plan Commission and City Engineer.
2. The boathouse shall not contain any plumbing, kitchen or built-in cooking facilities nor shall it be used for overnight habitation.

ARCHITECTURAL
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INC.
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(282) 787 - 1701

DESIGNED BY
B. TOM

DRAWN BY
M. JV

CHECKED
B. TOM

COMPLETION DATE
NOT COMPLETE

REVISIONS

OWNER & PROJECT LOCATION
MR. & MRS. WILLIAM & BEVERLY WALTZ
W277 N528 ROCKY POINT RD.
PEWaukee, WI 53072

JOB NUMBER
169822-B

SHEET NO.
1 OF 1

150 NORTH SUNNY SLOPE RD STE 250
BROOKFIELD, WI 53005

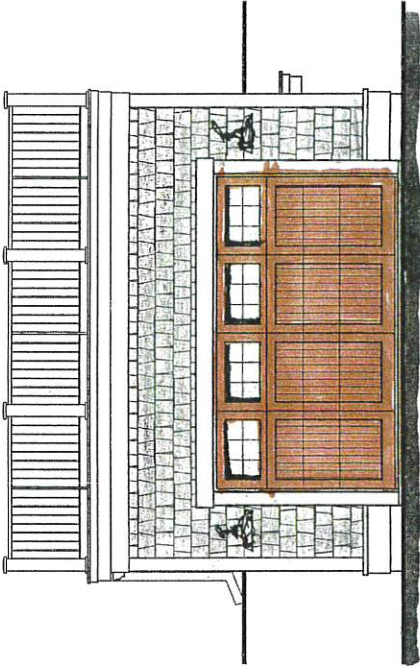
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EXIST. ATTACHED GARAGE



04/04/2022 09:35

PROPOSED BOATHOUSE
LAKE ELEVATION

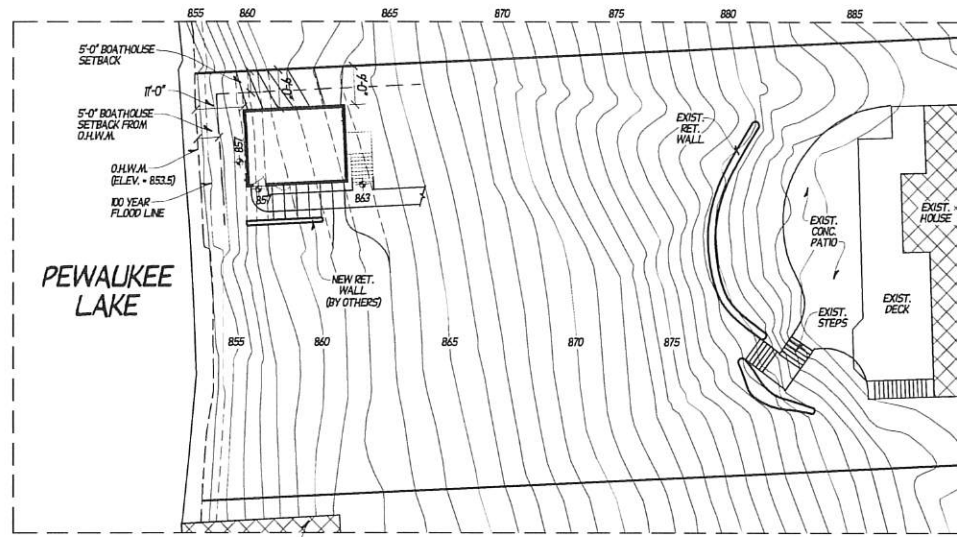


-NOT TO SCALE-

NOTE:
● ALL MATERIALS & DETAILS (EXCEPT STONE VENEER) TO MATCH EXIST. HOUSE ON SITE

EXTERIOR MATERIAL COLORS:
LAP SIDING = LIGHT GRAY
SHAKE SIDING = LIGHT GRAY
SHINGLES = DARK GRAY
DECK TRIM = WHITE
WIN. & DR. TRIM = WHITE
FASCIA TRIM = WHITE
WINDOWS = WHITE
RAILING SYSTEM = WHITE
GARAGE DRS. = DARK WOOD STAIN
COACH LTS. = BLACK

CITY OF PEWAUKEE SUBMITTAL 6/27/22



PROPOSED SITE PLAN

SCALE: 1/20

NOTE:
INFORMATION ON SITE PLAN IS ONLY APPROXIMATE.
REFER TO APPROVED SURVEY PLAN FOR ACTUAL
BUILDING LOCATION AND GRADING PLAN.



MINIMUM INSULATION REQUIREMENTS FOR FROST-PROTECTED FOOTINGS:

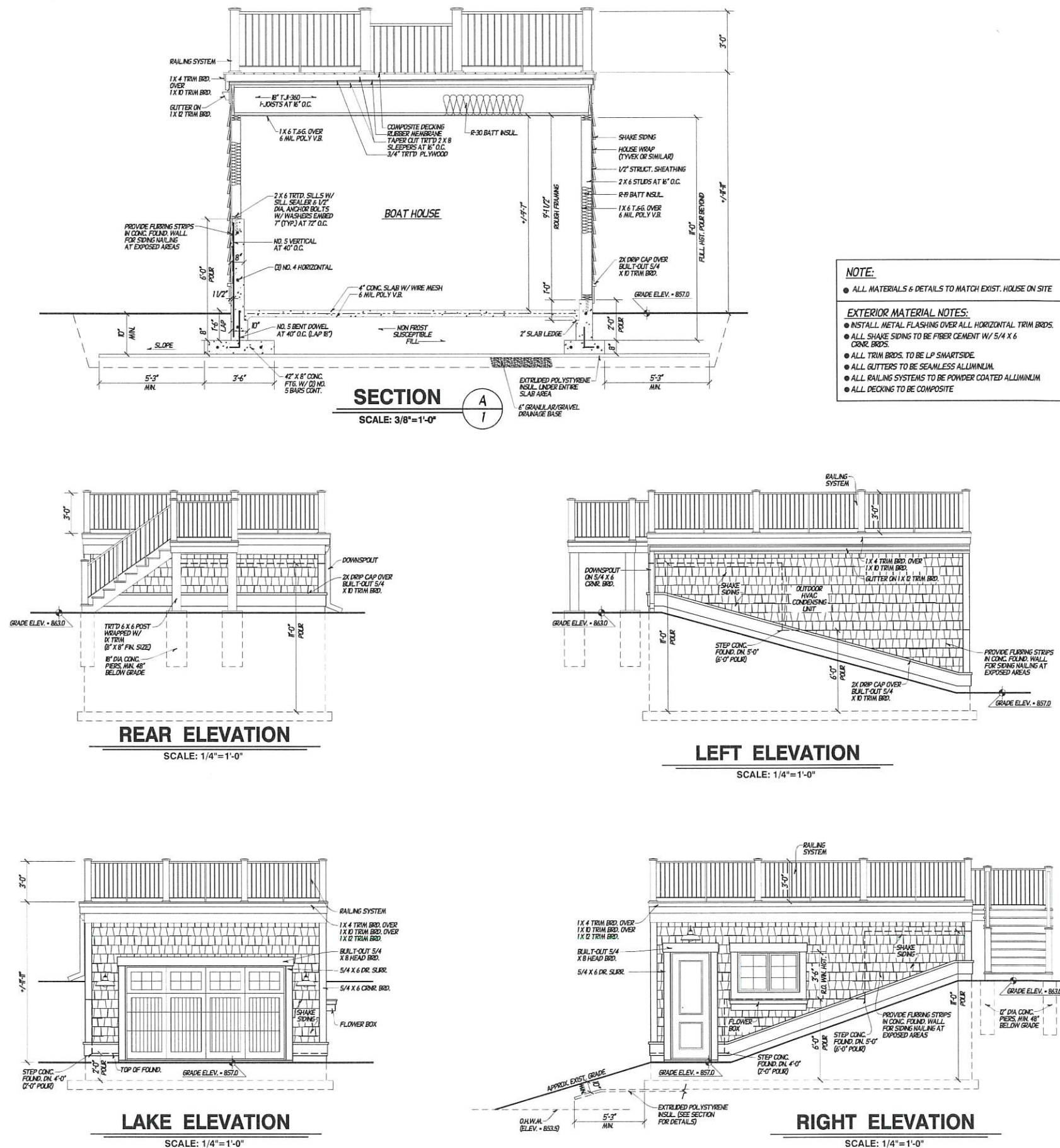
(WISCONSIN UNIFORM DWELLING CODE: SPS 321.16)

UNHEATED BUILDING INSUL.

AIR - FREEZING INDEX (FROM AFI CONTOUR MAP)	INSUL. WIDTH (FROM EDGE OF FOLIND)	MEAN ANNUAL TEMP. (FROM MEAN ANNUAL TEMP CONTOUR MAP)	CONC. & INSUL. DEPTH	GRANULAR BASE THICKNESS
2250 OR LESS	63"	≥ 41 = R-10.2	10"	6"

NOTES:

- ALL INSULATION VALUES & DIMENSIONS ARE MINIMUM REQUIREMENTS
- INSULATION MATERIALS SHALL PROVIDE THE STATED MINIMUM R-VALUES UNDER LONG-TERM EXPOSURE TO MOIST, BELOW-GROUND CONDITIONS IN FREEZING CLIMATES.
- ALL INSULATION SHALL BE EXTRUDED POLYSTYRENE INSULATION
- ALL INSUL. UNDER FTGS TO BE 1 PSI MIN.



NOTE:

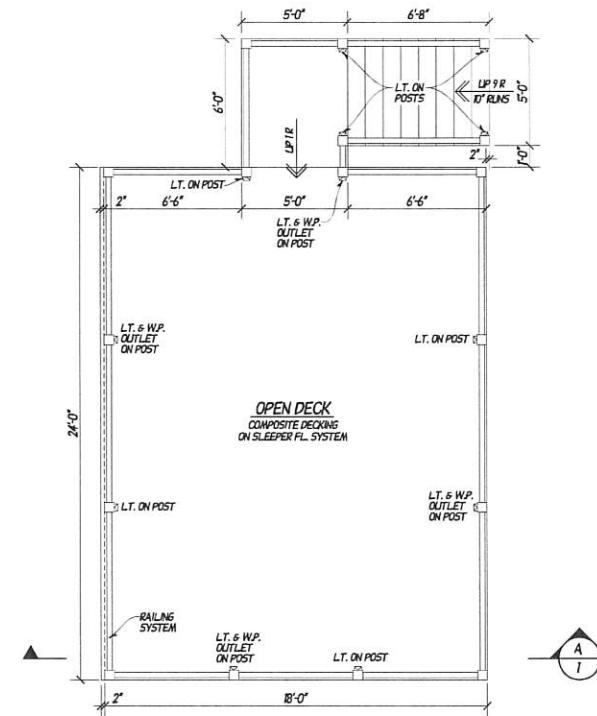
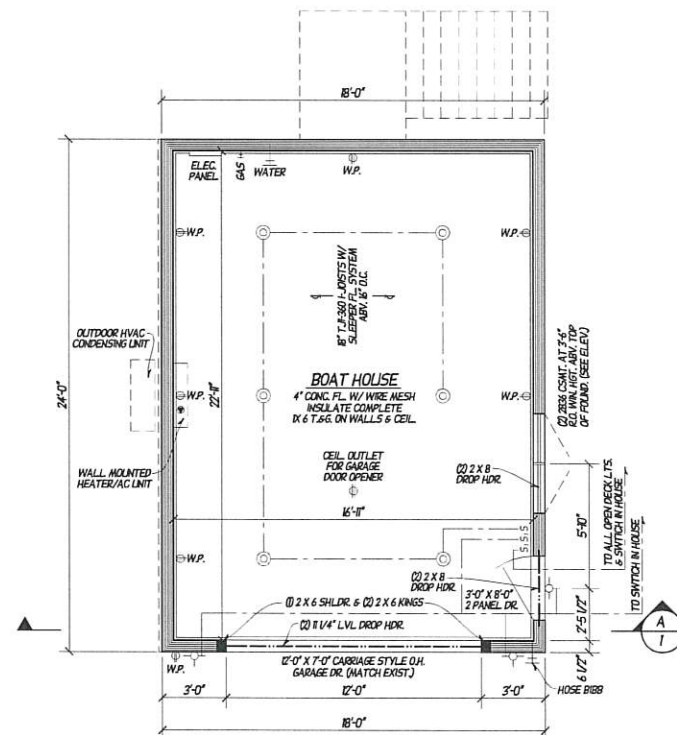
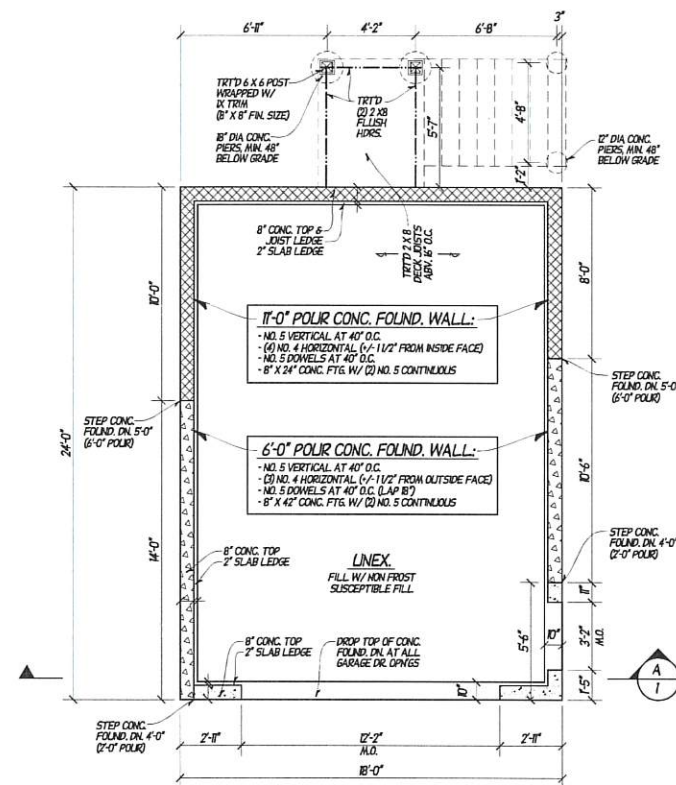
- ALL MATERIALS & DETAILS TO MATCH EXIST. HOUSE ON SITE

EXTERIOR MATERIAL NOTES:

- INSTALL METAL FLASHING OVER ALL HORIZONTAL TRIM BRDS.
- ALL SHAKE SIDING TO BE FIBER CEMENT W/ 5/4 X 6 CORR BRDS.
- ALL TRIM BRDS. TO BE LP SMARTSIDE.
- ALL GUTTERS TO BE SEAMLESS ALUMINUM.
- ALL RAILING SYSTEMS TO BE POWDER COATED ALUMINUM.
- ALL DECKING TO BE COMPOSITE

CITY OF PEWAUKEE SUBMITTAL 6/27/22

OWNER & PROJECT LOCATION MR. & MRS. WILLIAM & BEVERLY WALTZ 180 NORTH SUNNY SLOPE RD STE 250 BROOKFIELD, WI 53005 PHONE (262) 666-4701 FAX (262) 666-6660		DESIGNED BY B. TOM	COMPLETION DATE FINAL 1/2/2022 (A05-B)
BUILDER COLBY CONSTRUCTION 709 MILWAUKEE STREET, SUITE A DELAWARE, WI 53008 PHONE (262) 666-4701 FAX (262) 666-6660		DRAWN BY ALJ/V	REVISIONS
ARCHITECTURAL DEVELOPMENT SERVICES INC. www.architecturaldevelopmentservices.com 180 NORTH SUNNY SLOPE RD STE 250 BROOKFIELD, WI 53005 (262) 787-1701		CHECKED B. TOM	JOB NUMBER 169822-D
SHEET NO. 1 OF 2			



S	STANDARD SWITCH
S ₁	3-WAY SWITCH
W.P.	WEATHER PROTECTED OUTLET
W	SPECIAL APPLIANCE CONNECTION
⊙	RECESSED CAN LIGHT
⊕	WALL MOUNTED LIGHT FIXTURE
LT.	LT. ON POST

ELECTRICAL DISCLAIMER:
ELECTRICAL PLAN IS FOR PRELIMINARY DESIGN PURPOSES ONLY. ELECTRICAL CONTRACTOR IS TO REVIEW & MAKE MODIFICATIONS AS REQUIRED FOR ELECTRICAL CODE COMPLIANCE.

ALL ELECTRICAL TO BE VERIFIED IN FIELD WITH OWNERS PRIOR TO INSTALLATION

ELECTRICAL NOTES:
● INSTALL SECURITY SYSTEM (VERIFY TYPE W/ OWNER)

CITY OF PEWAUKEE SUBMITTAL 6/27/22

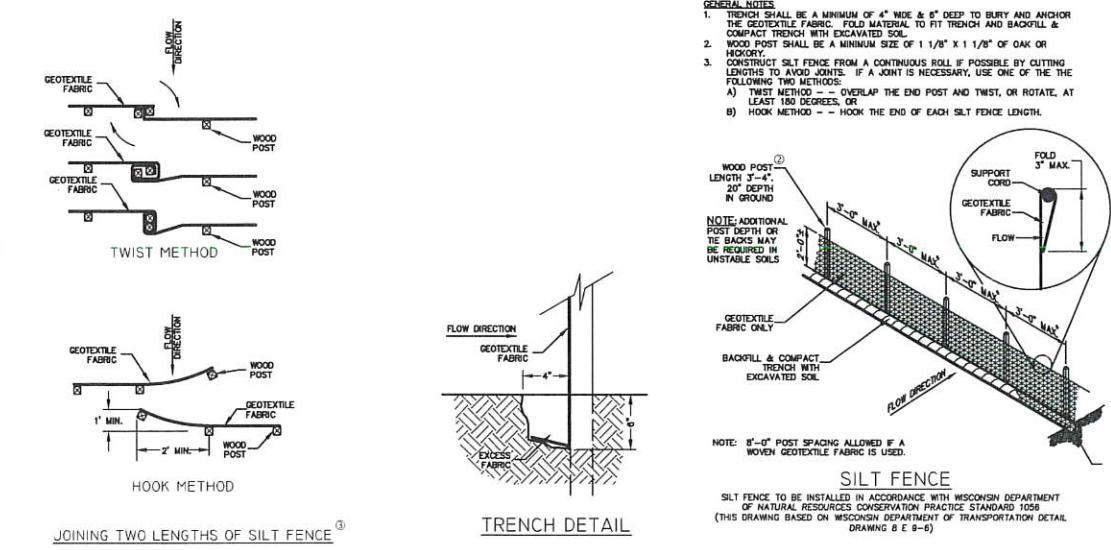
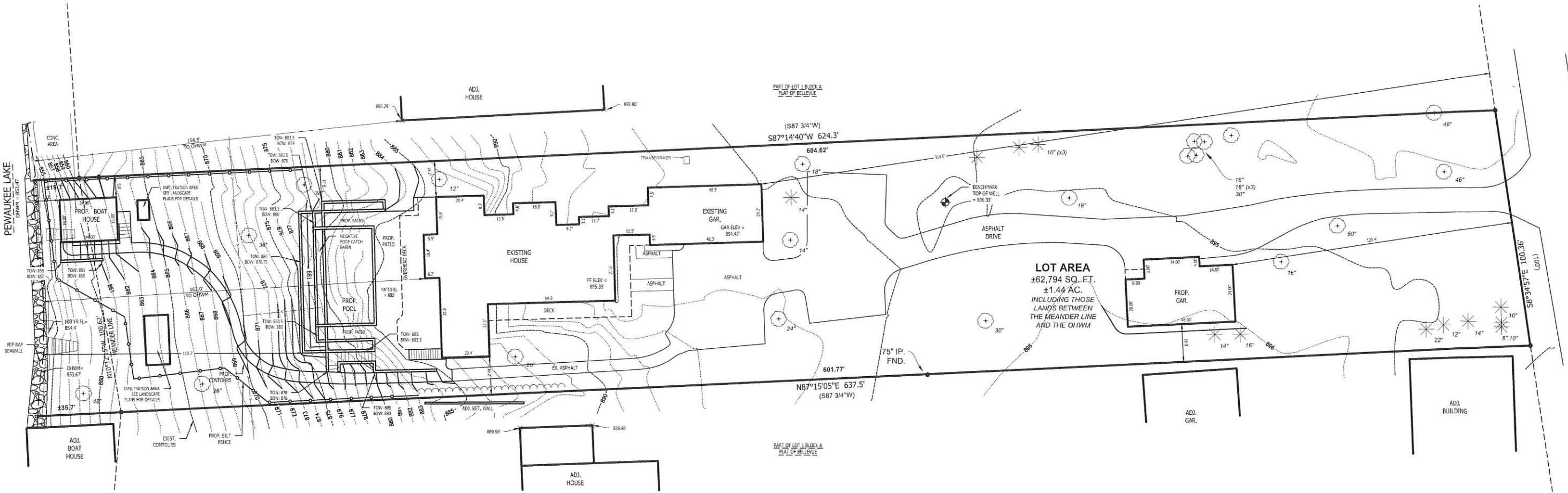
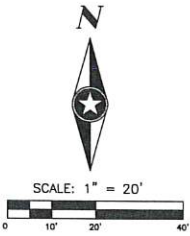
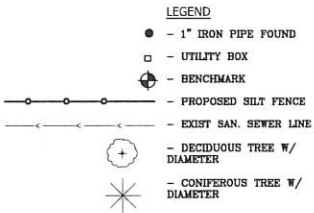
DESIGNED BY B. TOM		COMPLETION DATE FINAL 6/23/22 (APP-5)	
DRAWN BY ALIV		REVISIONS	
CHECKED B. TOM		OWNER & PROJECT LOCATION MR. & MRS. WILLIAM & BEVERLY WALTZ WITT HSE. ROCKY POINT RD. PEWAUKEE, WI 53072	
ARCHITECTURAL DEVELOPMENT SERVICES INC. www.architecturaldevelopment.com		BUILDER	
150 NORTH SUNNY SLOPE RD STE 250 BROOKFIELD, WI 53005 (262) 787-1701		JOB NUMBER 169822-D	
SHEET NO. 2 OF 2			

GRADING / EROSION CONTROL PLAN

BEING A PART OF LOT 1, BLOCK A, PLAT OF BELLEVUE
OF THE NW 1/4 OF THE SW 1/4 OF
SEC. 18 T.7N., R.19E.,
IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR:
KEITH A. KINDRED, PLS S-2088
SEH
501 MAPLE AVE
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
COLBY CONSTRUCTION
C/O PETE FEICHTMEIER
709 MILWAUKEE STREET, STE. A
DELAFIELD, WI 53018
PROPERTY ADDRESS
W277N2531 ROCKY POINT ROAD
PEWAUKEE WI 53072



REVISION DATE	COMMENTS

**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-22-7-1**

PWC 0934035

LEGAL DESCRIPTION:

S 100.00 FT OF N 200.00 FT LOT 1 BLK A PLAT OF BELLEVUE
PT W1/2 SEC 18 T7N R19E DOC# 2958035

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

William & Beverly Waltz

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 July 21, 2022; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on August 1, 2022.

NOW, THEREFORE, let it be known that the City Common Council, by its action on August 1, 2022 has, hereby, granted a Conditional Use Permit for the following use(s):

Construction of a boathouse.

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

1. Approval of the concurrently submitted mitigation plan by the Plan Commission and City Engineer.
2. The boathouse shall not contain any plumbing, kitchen or built-in cooking facilities nor shall it be used for overnight habitation.

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

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

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

(Seal)

Ami Hurd

My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

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

DATE: July 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Mitigation Plan for William & Beverly Waltz for Property Located at W277 N2531 Rocky Point Road (PWC 0934035)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Waltz mitigation narrative

Waltz mitigation site plan

Waltz mitigation landscape plan

City of Pewaukee – Mitigation Plan Narrative

The Waltz Residence

W277 N2531 Rocky Point Road

**Applicant: Christopher R. Miracle, PLA, ASLA
Landscape Architect with LandWorks, Inc.**

June 14, 2022

Attachments:

- Mitigation Plan Sheet
- Boat House Plan
- Detached Garage Plan

Landscape Design/Architecture
Landscape Construction
Landscape Maintenance
Seasonal Color
Holiday Decorating

The owners of the property referenced above are proposing to construct a new detached garage with small added apron/flare, a new boat house, a new swimming pool with associated pool deck and a new path from home to the boat house. Retaining walls and landscape plant beds are proposed as well.

The total combined impervious surface of the new structures and existing remaining elements exceeds the standard allowable 27.5% coverage (17,268 S.F., based on the lot square footage of 62,794 S.F.).

The impervious calculations for the proposed project are listed as follows:

EXISTING SURFACE AREA:

EXISTING HOUSE	4933 SF
WOOD DECK/OVERHANG	1608 SF
ASPHALT SURFACES	8181 SF
CONCRETE SURFACES	949 SF
RETAINING WALLS	103 SF
<u>STONE/PAVED</u>	<u>283 SF</u>
TOTAL CURRENT IMPERVIOUS AREA	16,067 SF
TOTAL % OF IMPERVIOUS SURFACE	25.59%

PLEASE CONTINUE TO NEXT PAGE...



PROPOSED ADDITIONAL SURFACE AREA:

DETACHED GARAGE	1,200 SF
ASPHALT GARAGE APPROACH	343 SF
SWIMMING POOL AND POOL DECK	2212 SF
BOAT HOUSE	432 SF
BOAT HOUSE WALKWAY	821 SF
<u>RETAINING WALLS</u>	<u>327 SF</u>
TOTAL ADDITIONAL SURFACE AREA	5335 SF

TOTAL OF ALL SURFACE AREAS: 21,402 SF

TOTAL % OF IMPERVIOUS SURFACE 34.1%

SUMMARY:

In order to exceed the allowable impervious surface limit, a mitigation plan must be prepared that accounts for this proposed larger amount. More specifically, this plan must propose measures that hold stormwater onsite for a volume (based on a 2-year, 24-hour rain event) associated with the difference in square footage between the standard allowable amount and this larger proposed amount. The following are mitigation calculations that apply to this project:

LOT = 62,794 SF

21,402 SF = 34.1% Coverage of lot proposed with mitigation (35% maximum)

17,268 SF = 27.5% Standard allowable surface coverage

4,134 SF = Difference

4,134 SF X 2.69" (Water volume for a 2-year, 24-hour storm event) = 928 cubic feet of infiltrator storage capacity needed for mitigation.

The following mitigation measures are proposed for this site to satisfy the requirement above:

- Installation of a series of 8 ea., 16" high infiltration Bio-diffuser Chambers, set into and surrounded with engineered bedding media, with capacity of 130 cubic feet ea., fed by buried downspout lines from the home, from the boat house downspout and from the detached garage downspouts.

PLEASE CONTINUE TO NEXT PAGE...

- Installation of a total of 8 of these infiltration chamber structures - one at the detached garage, one at the boat house and six for roof water from the residence, will exceed the actual needed amount of 7.2 chambers. Clean-out pipes and observation pipes would also be installed, per detail on plan.

All the described mitigation measures mentioned above can be seen on the attached plan. Implementing these measures should satisfy the city's requirements, allowing Mr. and Mrs. Waltz to proceed with their proposed projects.

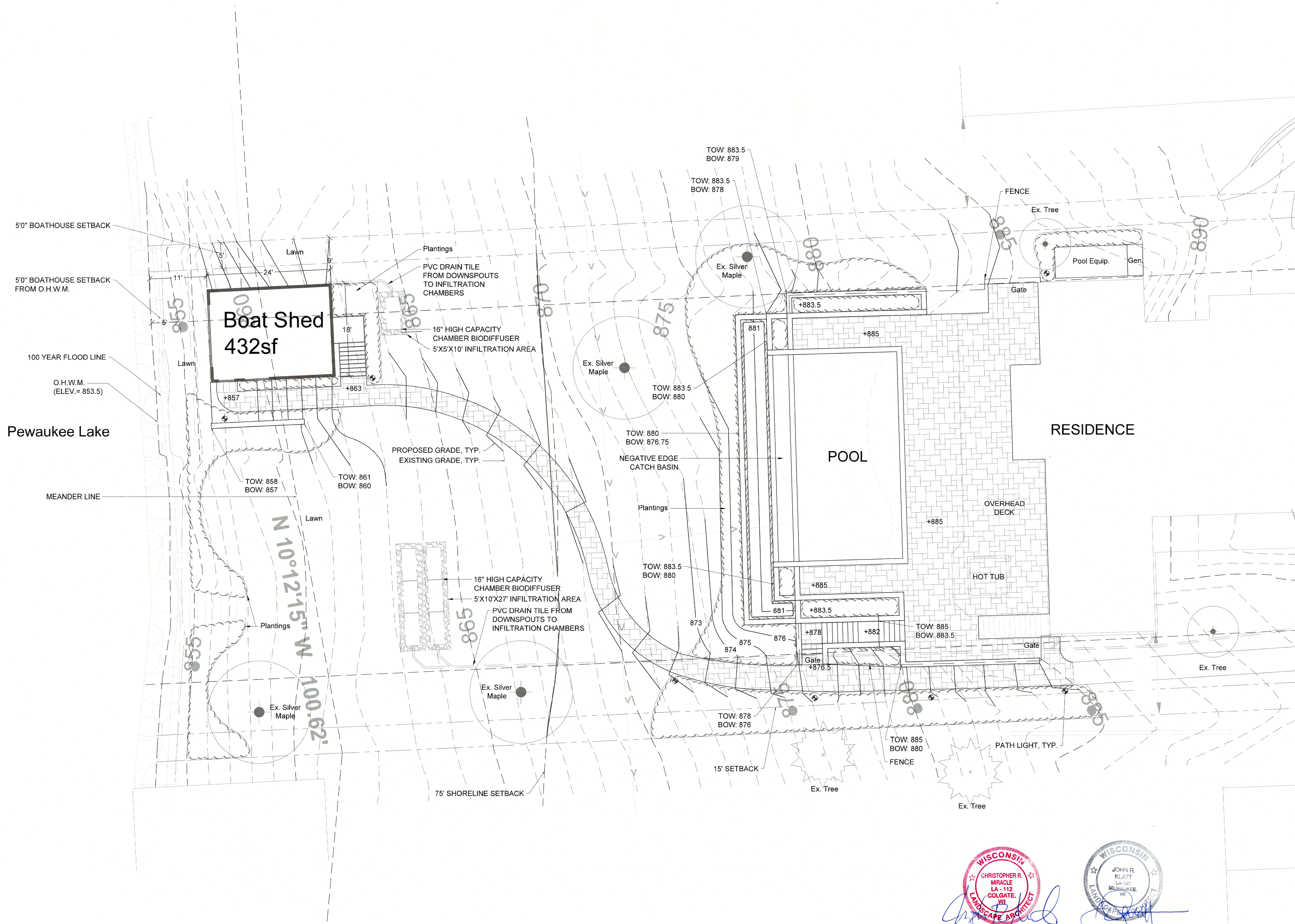
Respectfully submitted,



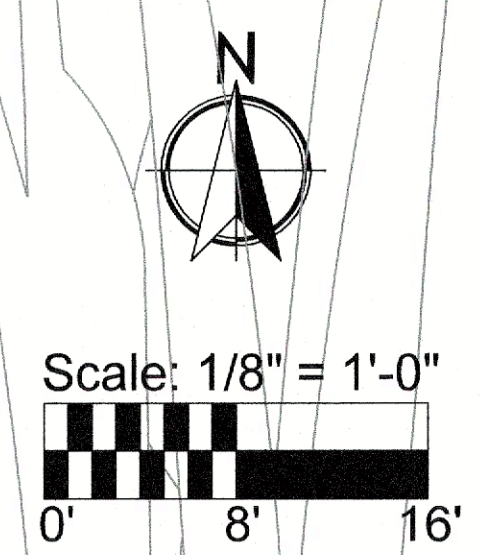
Christopher R. Miracle, PLA, ASLA

Professional Landscape Architect with LandWorks, Inc.

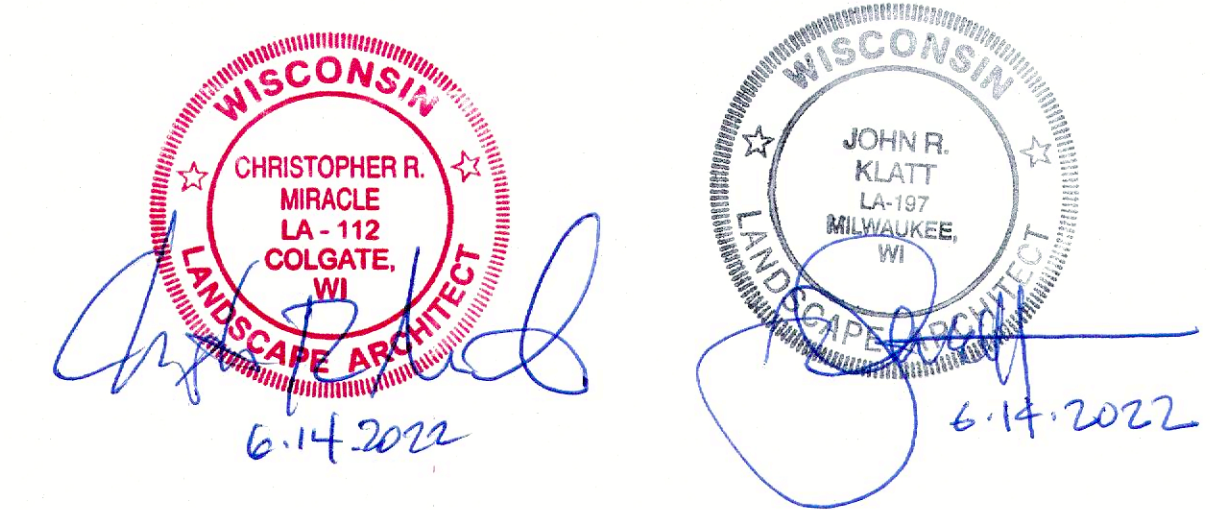




Bill & Bev Waltz Residence
W277N2531 Rocky Point Road
Pewaukee, WI 53072



Sheet: 2 of 2
Chris Miracle PLA, ASLA
John Klatt PLA, ASLA
Jeff Dhein-Schuldt ASLA
Date: 06.14.2022



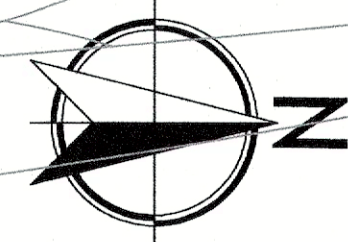
www.landworkswisconsin.com
N69W25195 Indiangrass Lane
Sussex, WI 53089
p.262.820.2501

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SITE PLAN



Bill & Bev Waltz Residence
W277N2531 Rocky Point Road
Pewaukee, WI 53072



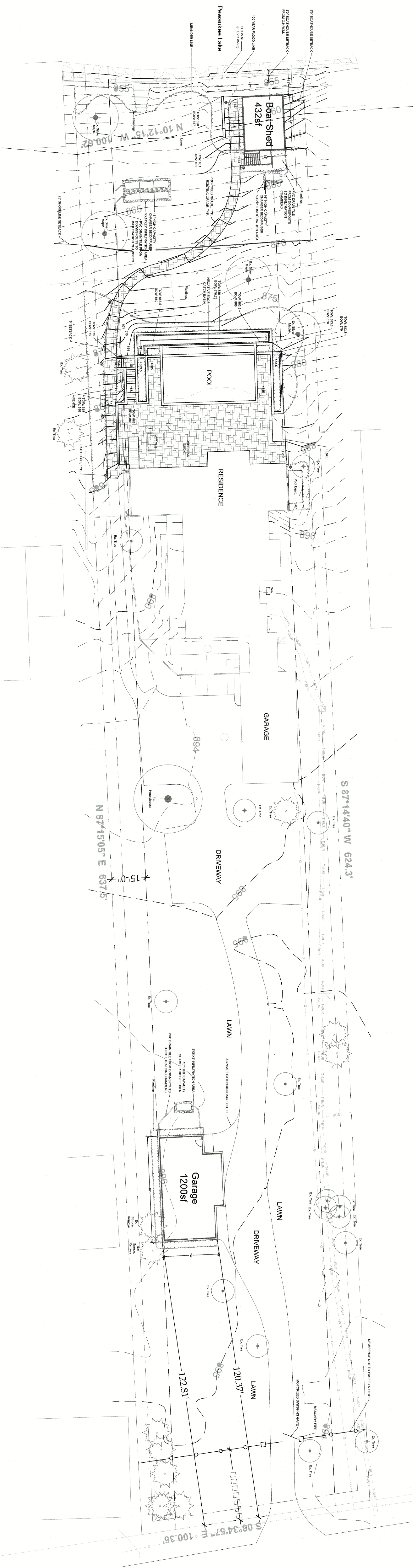
Scale: 1" = 20'-0"
0 20' 40'

Sheet: 1 of 2
Chris Miracle PLA, ASLA
John Klatt PLA, ASLA
Jeff Dhein-Schmidt ASLA
Date: 06.14.2022



www.landworkswiscnsm.com
N69W25195 Indiangrass Lane
Sussex, WI 53089
P.262.820.2501

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Impervious Surface Area

Existing	
House	= 4933 Sq. Ft.
Decks/Over-Hang	= 1608 Sq. Ft.
Asphalt	= 8191 Sq. Ft.
Concrete	= 949 Sq. Ft.
Retaining Wall	= 103 Sq. Ft.
Stone/Paved	= 283 Sq. Ft.
Total Existing Impervious Surface Area	= 16067 Sq. Ft.
Lot Area	= 62794 Sq. Ft.
Total % Existing Impervious Surface	= 25.59%
Maximum Allowed Impervious Surface (35%)	= 21978 Sq. Ft.

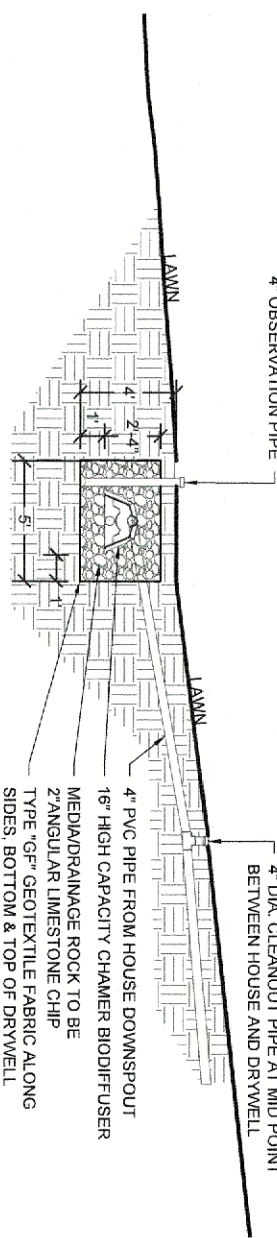
Impervious Surface Area

Proposed	
Garage	= 1200 Sq. Ft.
Asphalt Garage Approach	= 343 Sq. Ft.
Swimming Pool and Pool Deck	= 2212 Sq. Ft.
Boat Shed	= 432 Sq. Ft.
Boat Shed Walkway	= 821 Sq. Ft.
Retaining Walls, Generator and Pool Equipment Slab	= 327 Sq. Ft.
Total Additional Impervious Surface Area	= 5335 Sq. Ft.
Lot Area	= 62794 Sq. Ft.
Total % Proposed Impervious Surface	= 8.50%
Maximum Allowed Impervious Surface (35%)	= 21978 Sq. Ft.

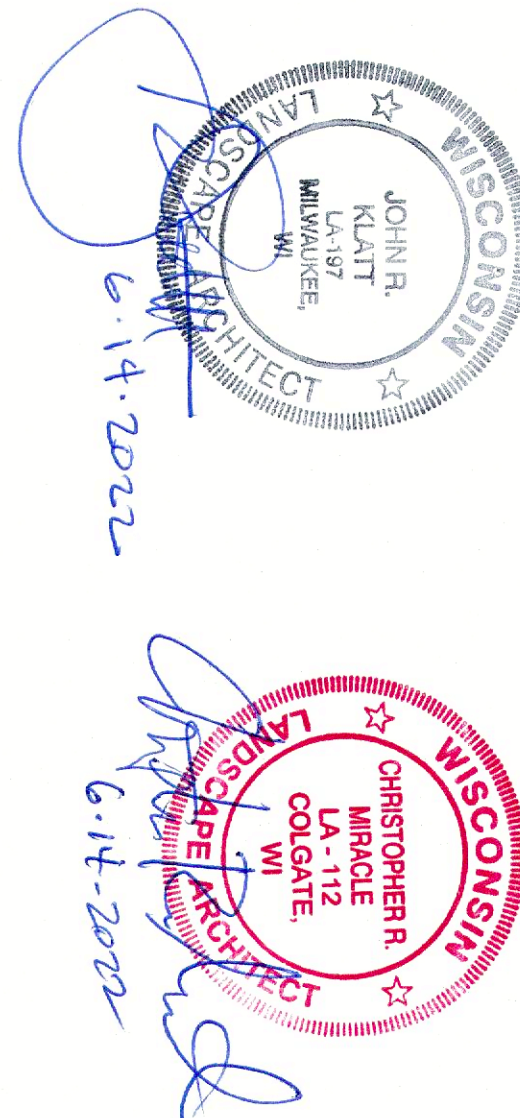
Impervious Surface Area

Combined	
Total Existing Impervious Surface Area	= 16067 Sq. Ft.
Total Proposed Impervious Surface Area	= 5335 Sq. Ft.
Total All Impervious Surface Area	= 21402 Sq. Ft.
Lot Area	= 62794 Sq. Ft.
Total % Impervious Surface	= 34.08%
Maximum Allowed Impervious Surface (35%)	= 21978 Sq. Ft.
Allowed Surface Area Remaining	= 576 Sq. Ft.

SITE PLAN



Detail A: Drywell/Storage Cell



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

DATE: July 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Mitigation Plan for Matt & Amanda Klein for Property Located at N29 W26658 Peterson Drive (PWC 0930044)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Klein mitigation summary report

Matt and Amanda Klein WinSLAMM Analysis and Stormwater Mitigation Summary Report



WinSLAMM Analysis and Stormwater Mitigation Summary Report

July 2022

PREPARED FOR:

Matt and Amanda Klein
N29 W26658 Peterson Drive
Pewaukee, WI 53072

INTRODUCTION

The following report was prepared to serve as an impervious surface stormwater mitigation plan for Matt and Amanda Kleins home renovation and expansion project.

The City of Pewaukee allows a maximum of 35 percent impervious surface coverage per lot. 27.5 percent of that impervious area is allowed without mitigation. Any additional impervious surface up to and beyond the 35 percent is required to have a storm water mitigation plan in place.

The Klein property has an existing impervious coverage of roughly 30 percent. The proposed post project impervious coverage totals roughly 37.5 percent. For this project to be in compliance with the City of Pewaukee standard, it is required that stormwater mitigation take place for 10 percent of the proposed post impervious area.

STORMWATER CALCULATIONS

Lot size = 21,467 square feet

Total Impervious area = 8,040 square feet

27.5 percent impervious allowed without mitigation = 5903.43 square feet

7.5 percent impervious needed to achieve 35 percent = 1,610.03 square feet

Additional 2.5 percent to achieve 37.5 percent = 536.68 square feet

Total area to be mitigated = 2146.71 square feet

Total volume of device required for 2 yr. event ($2146.71 \times 2.69''$ or $.224'$) = 480.86 cubic feet

RAIN GARDEN DIMENSIONS

The Kleins have elected to construct two water quality/quantity devices in two different locations on their property (see plan for markups). Each device will be 12 feet x 10 feet x 1 foot deep.

Length = 12 feet (x2)

Width = 10 square feet (x2)

Overall depth = 1.0 foot (x2)

ATTACHMENTS

Impervious Surface Permitting Worksheet and Application

Proposed Residence and Stormwater Device Plan Sheet

WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE
PLANNING AND ZONING DIVISION

515 W. Moreland Blvd. Room AC 230 Waukesha, Wisconsin 53188 (262) 548-7790
Email pod@waukeshacounty.gov Website www.waukeshacounty.gov/planningandzoning

IMPERVIOUS SURFACE PERMITTING WORKSHEET AND APPLICATION

FOR OFFICE USE ONLY

Fee Pd.: _____ Receipt No.: _____ ATF Y/N: _____ Reviewed by: _____ ZP Appl. No. _____

File Copy: _____ Building Inspector: _____ Owner: _____ Applicant: _____ ZP Permit No. _____

Compliance with Zoning Ordinance: ☐ Yes ☐ No Legal Description _____

Property Owner: SCOTT J KLEIN & LINDA S KLEIN

Tax Key No(s): PWC 0930044

Address of Premises: N29W26658 PETERSON DRIVE

PEWAUKEE, WI 53072

Mailing Address: N29W26658 PETERSON DRIVE

E-Mail Address: _____

Phone No.: _____

Use of Property (check one)

☒
☐

Residential

Nonresidential

(Complete only if different from Owner Information)

Applicant: _____

Company: _____

Mailing Address: _____

E-Mail Address: _____

Phone No.: _____

Applicability of Impervious Surface (IS) Regulation

(construction, reconstruction, expansion, replacement and relocation)

- ☒ Waterfront (riparian) lot – if any portion of the improvements are within 300 ft. of a waterway.
☐ Offshore (non-riparian) lot located entirely within 300 ft. of a waterway.

Permitted Maximum Impervious Surface (IS) Percentages

<u>General Standard</u>	<u>Highly Developed Shorelines – shown as a data layer on Waukesha County GIS site*</u>
15% (without mitigation)	30% residential use or 40% nonresidential use (without mitigation)
30% (with mitigation)	40% residential use or 60% nonresidential use (with mitigation)

Go to: <https://www.waukeshacounty.gov/interactivemap/> to find impervious surface applicability layer and enter "Impervious Surface" in the filter layers search box.

NOTES:

Existing legal IS, if placed on or prior to Oct. 1, 2016, can be maintained, repaired, replaced, relocated or modified. Treated impervious surfaces (TIS) are exempt. A Land Resources Division *Stormwater Permit* is required, prior to installation of TIS. If mitigation is required, a separate *Mitigation Permitting Worksheet* shall be completed.

Calculation of Impervious Surface (IS)

Attach a scaled Plat of Survey or a scaled Site Plan identifying all existing and proposed IS, including the type. All other features required on a Plat of Survey or a Site Plan for an *Application for a Zoning Permit* shall also be included (see *Zoning Permit Submittal Form and Checklist*).

Complete the following table (Note: Exclude decks, patios, etc. that are directly below other impervious surfaces)

Type of Impervious Surface	Existing Square Footage	Post-Project Total Sq. Ft. (complete below prior to project)
INCLUDE ENTIRE OVERHANG AREA FOR ALL BUILDINGS		
1. Dwelling, include overhangs	1,282	1,282
2. Attached Garage, include overhangs	0	583
3. Accessory building # 1, include overhangs (e.g., detached garage, shed, barn, boathouse, pole building, etc.)	1,930	2,197
4. Accessory building # 2, include overhangs	295	295
5. Sum of additional accessory buildings (if more than two exist), include overhangs	0	0
6. Deck(s)	322	148
7. Patio(s)	148	0
8. Retaining walls (one sq. ft. per lineal ft.)	262	262
9. Driveways (incl. paved, concrete, gravel and compacted areas)	1,572	2,978
10. Sidewalks (incl. paved, concrete, gravel and compacted areas)	640	295
11. Miscellaneous impervious surfaces	0	0
12. Total Impervious Surface Area (total of lines 1 through 11)	6,451	8,040

Lot Size (excluding the established road right-of-way)	21,467	sq. ft.		
Total % of Impervious Surface (IS) taken from above table	8,040	sq. ft. /	21,467	lot size x 100 = 37.5 %
Total % Treated Impervious Surface (TIS), if applicable	0	sq. ft. /	21,467	lot size x 100 = 0.0 %
Total % Impervious Surface (minus TIS)	8,040	sq. ft. /	21,467	lot size x 100 = 37.5 %

I, the owner, understand that I need to obtain an Access Permit for any newly proposed accesses to the property that directly abut a public road.

I, the owner, acknowledge responsibility for the accuracy of the information provided. Inaccuracies may result in an ordinance violation.

Signature (owner) _____ Date _____

Application (approved) (denied) by Zoning Administrator _____ Date _____

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

DATE: July 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Rodger and Rita Fedel for Property Located N4 W27327 Hilltop Drive for the Purpose of Moving the Common Lot Line and Creating Two Lots, and Removing the Outlot Designation of Outlot 2 of the Arrowhead Trails Subdivision Addition No. 2 (PWC 0984058 & PWC 0984060)

BACKGROUND:

FINANCIAL IMPACT:

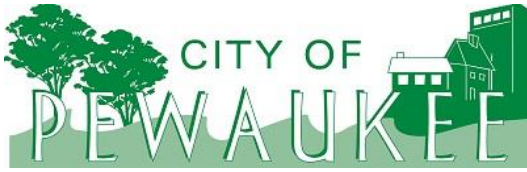
RECOMMENDED MOTION:

ATTACHMENTS:

Description

Fedel CSM staff report

Fedel CSM



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 July 21, 2022

Date: July 12, 2022

Project Name: Fedel Certified Survey Map

Project Address/Tax Key No.: N4W27327 Hilltop Drive/PWC 0984058 & 0984060

Applicant: RODGER W FEDEL AND RITA FEDEL

Property Owner: RODGER W FEDEL AND RITA FEDEL

Current Zoning: Rs-4 Single Family Residential

2050 Land Use Map Designation: Low-Medium Density Residential

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

Project Description

The applicant filed a Certified Survey Map Application requesting to shift the common property line between Lot 8 and Outlot 2 of the Arrowhead Trails Subdivision Addition No. 2 further east and to remove the Outlot designation of Outlot 2 to create a buildable lot.

The property line shift will result in increasing the size of the lot with the existing home from about 51,113 square feet (1.1734 acres) to 67,698 square feet (1.554 acres). The remaining portion of the current 43,451 square foot (0.9975 acre) Outlot 2 will become a 27,797 square foot (0.6381 acre) parcel, Lot 2.

Outlot 2 was platted as an outlot due to the lack of public sewer, which was noted on the plat (see below). Public sewer is now available, thus building upon the lot is now feasible. It can be noted that Outlot 1 was subdivided and most of the lots have been developed. A home has also been constructed on Outlot 3.

**OUTLOTS NO.1, NO.2, & NO.3 -
NO BUILDING FOR HUMAN HABITATION SHALL BE
ERECTED ON OUTLOTS NO.1, NO.2 & NO.3, UNTIL
PUBLIC SEWERS ARE AVAILABLE. SOIL ABSORPTION
SYSTEMS FOR SEPTIC TANK EFFLUENT DISPOSAL
SHALL NOT BE INSTALLED ON SAID LOTS.**

Both proposed lots of the subject CSM conform to the Rs-4 minimum lot area of 20,000 square feet and minimum lot width of 110 feet.

Recommendation

A motion recommending approval of a 2 Lot Certified Survey Map for properties located at approximately N4W27327 Hilltop Drive bearing Tax Key Nos. 0984058 and 0984060.

CERTIFIED SURVEY MAP NO. _____

LOT 8 & OUTLOT 2, BLOCK 6 OF ARROWHEAD TRAILS SUBDIVISION ADDITION NO. 2
LOCATED IN THE SW. 1/4 OF THE SE. 1/4 OF SECTION 30, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN

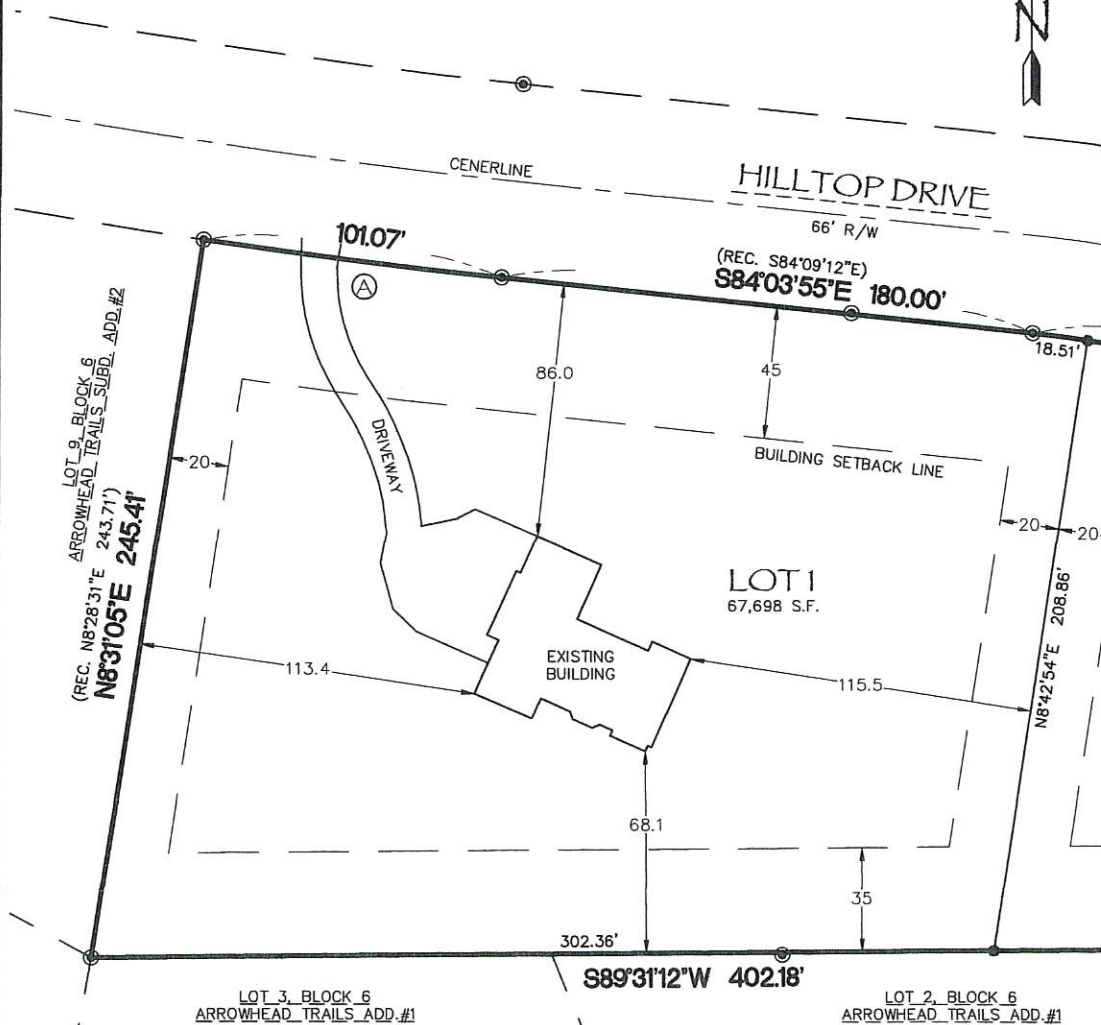
ATLAS SURVEY

2826 SAINT ANDREWS COURT
WAUKESHA, WI 53188
(262) 901-5256
WWW.ATLASSURVEYWI.COM
SURVEYOR:
BRYCE KACZOR, PLS S-2803
SURVEY FOR:
RODGER & RITA FEDEL
N4W27327 HILLTOP DRIVE
WAUKESHA, WI 53188
414-510-0043

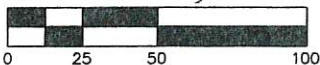


LEGEND

- ⊙ - 1" IRON PIPE FOUND
(UNLESS OTHERWISE STATED)
- - 1" DIA. IRON PIPE SET, 18" LONG,
WT. = 1.13 LBS./LIN. FT.



SCALE: 1" = 50'

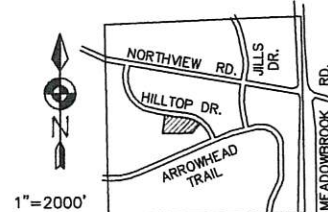


CERTIFIED SURVEY MAP NO. _____

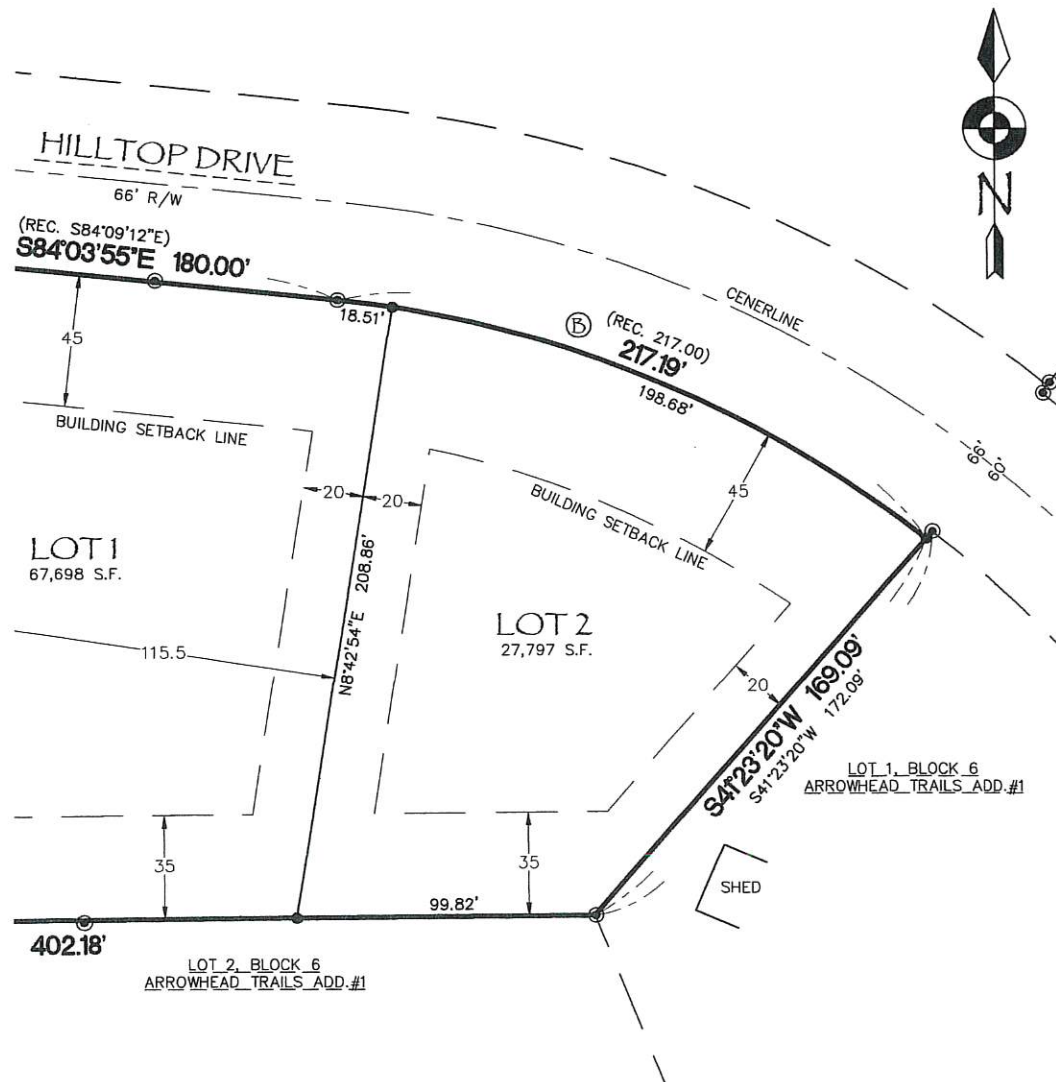
LOT 8 & OUTLOT 2, BLOCK 6 OF ARROWHEAD TRAILS SUBDIVISION ADDITION NO. 2
LOCATED IN THE SW. 1/4 OF THE SE. 1/4 OF SECTION 30, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN



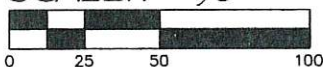
LOCATION MAP



SE. 1/4 SEC. 30-T7N-R19E



SCALE: 1" = 50'



CERTIFIED SURVEY MAP NO. _____

LOT 8 & OUTLOT 2, BLOCK 6 OF ARROWHEAD TRAILS SUBDIVISION ADDITION NO. 2
LOCATED IN THE SW. 1/4 OF THE SE. 1/4 OF SECTION 30, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN

NOTES:

1. NO EASEMENTS SHOWN PER ARROWHEAD TRAILS SUBDIVISION ADD. NO. 2.
2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
3. FIELD WORK COMPLETED ON MAY 9, 2022.
4. BEARINGS ARE REFERENCED TO NAD27, WISCONSIN STATE PLANE, SOUTH ZONE, GRID NORTH ON THE WEST LINE OF THE SE 1/4 OF SECTION 30-7-19 AS N00°11'30"W.
5. BUILDING SETBACKS PER CITY OF PEWAUKEE ZONING.

CURVE TABLE

CURVE	LOT	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING
A	EXT	2203.00'	2°37'43"	101.07'	101.06'	S 82°45'03.5" E
B	EXT	381.48	32°37'13"	217.19'	214.27'	S 67°45'18.5" E
B	1	381.48	2°46'49"	18.51'	18.51'	S 82°40'30.5" E
B	2	381.48	29°50'24"	198.68'	196.44'	S 66°21'54" E

SURVEYOR'S CERTIFICATE:

I, Bryce D. Kaczor, Registered Land Surveyor hereby certify;

That I have surveyed, divided and mapped all that being Lot 8 & Outlot 2, Block 6 of Arrowhead Trails Subdivision Addition No. 2 Located in the SW. 1/4 of the SE. 1/4 of Section 30, T.7N., R.19E., City of Pewaukee, Waukesha County, Wisconsin. more fully described as follows:

Lot 8 & Outlot 2, Block 6 of Arrowhead Trails Subdivision Addition No. 2

That I have made such survey, land division and Certified Survey Map by the direction of RODGER & RITA FEDEL, owners of said lands.

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

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

Dated this 9th day of July, 2022

Bryce D. Kaczor
Bryce D. Kaczor, PLS S-2805



CERTIFIED SURVEY MAP NO. _____

LOT 8 & OUTLOT 2, BLOCK 6 OF ARROWHEAD TRAILS SUBDIVISION ADDITION NO. 2
LOCATED IN THE SW. 1/4 OF THE SE. 1/4 OF SECTION 30, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION:

As owners, We hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: 1) CITY OF PEWAUKEE

WITNESS the hand and seal of said owners this 11 day of July, 2022

In Presence of:

Rodger Fedel
RODGER FEDEL

Rita Fedel
RITA FEDEL

STATE OF WISCONSIN)

Waukesha COUNTY) SS

Personally came before me this 11 day of July, 2022, the
above named RODGER FEDEL and RITA FEDEL to me known to be the same persons who executed the
foregoing instrument and acknowledged the same.

Hannah

Notary Public

Waukesha County, Wisconsin

My Commission Expires 10/19/2025



DATED THIS 9TH DAY OF JULY 2022.

CERTIFIED SURVEY MAP NO. _____

LOT 8 & OUTLOT 2, BLOCK 6 OF ARROWHEAD TRAILS SUBDIVISION ADDITION NO. 2
LOCATED IN THE SW. 1/4 OF THE SE. 1/4 OF SECTION 30, T.7N., R.19E., CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the City of Pewaukee, RODGER FEDEL and RITA FEDEL, owners, is hereby approved by the Common Council.

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

Date: _____ Signed _____
Steve Bierce, Mayor

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

Date: _____ Signed _____
Kelly Tarczewski, City Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the City of Pewaukee, RODGER FEDEL and RITA FEDEL, owners, is hereby approved by the Plan Commission.

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

Date: _____ Signed _____
Steve Bierce, Mayor

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

Date: _____ Signed _____
Kelly Tarczewski, City Clerk



DATED THIS 9TH DAY OF JULY 2022.

CSM

From: bryce@atlassurveywi.com

To: fuchs@pewaukee.wi.us; rdfedel@yahoo.com

Date: Saturday, July 9, 2022 at 07:53 AM CDT

Rodger,

Attached is a PDF of the CSM. Please have enough paper copies prepared for submittal to the City and check with the City for any fees and forms you need to fill out if you haven't already. I've also sent this email and PDF to Nick for convenience but you'll need to get the hard paper copies to the City.

I'll be out of the office till next week Thursday but sporadically available to call.

Thanks,

Bryce

On 2022-07-08 15:01, Fuchs, Nick wrote:

Bryce,

Regarding #3, I think we are okay if the plat does not show any easements on the property. If anything is in question we can also have that as a condition of approval so not to delay the process.

I will double check, but assuming the lot is graded and relatively flat, I would not anticipate staff objecting to not showing contours.

Thanks.

Nick Fuchs

Planner & Community Development Director

[City of Pewaukee](#)

W240N3065 Pewaukee Road

Pewaukee, WI 53072

262-691-6007

fuchs@pewaukee.wi.us

RE: Survey Lot questions

From: Fuchs, Nick (fuchs@pewaukee.wi.us)
To: bryce@atlassurveywi.com; rdfedel@yahoo.com
Date: Friday, July 8, 2022 at 03:01 PM CDT

Bryce,

Regarding #3, I think we are okay if the plat does not show any easements on the property. If anything is in question we can also have that as a condition of approval so not to delay the process.

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Nick Fuchs

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W240N3065 Pewaukee Road

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fuchs@pewaukee.wi.us



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From: bryce@atlassurveywi.com <bryce@atlassurveywi.com>
Sent: Friday, July 8, 2022 1:45 PM
To: Rodger Fedel <rdfedel@yahoo.com>; Fuchs, Nick <fuchs@pewaukee.wi.us>
Subject: Re: Survey Lot questions

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From: bryce@atlassurveywi.com <bryce@atlassurveywi.com>
Sent: Friday, July 8, 2022 1:45 PM
To: Rodger Fedel <rdfedel@yahoo.com>; Fuchs, Nick <fuchs@pewaukee.wi.us>
Subject: Re: Survey Lot questions

Hello Nick,

I have received your comments regarding Roger Fedel's CSM at N4W27237 Hilltop Drive dated July 6, 2022.

Following up on your comments and recommendations:

1. I believe your question is asking what are any future plans for the "proposed csm lot2". If so, Per conversations with Roger Fedel, he may be selling said lot in the future.
2. I will add building setback lines as requested.
3. The existing subdivision plat does not have any easements on the existing lot and outlot. However, I will have Roger order a title company to provide a report or letter stating if there are any easements on said property as of this current time to check for any easements being created since then. This will delay submitting the CSM for the next meeting.
4. I request that you waive the existing and proposed contours being shown on the CSM. The purpose of the CSM is to move a lot line between two lots. Also this is not a preliminary csm over an undeveloped property but instead a csm over two existing subdivision lots that have already been graded when the subdivision was developed with a long existing home of the west lot already.

Thank you,

Bryce Kaczor
Atlas Survey

Disclaimer

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Thank you,

Bryce Kaczor

Atlas Survey

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

DATE: July 21, 2022

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Final Plat for Woodleaf Reserve Addition No. 4 (PWC 0865992 & PWC 0865175)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Woodleaf Reserve Addition No. 4 final plat

Woodleaf Reserve final plat staff report 7.21.22

WOODLEAF RESERVE ADDITION NO.4 FINAL PLAT

Part of the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1 and part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 1, all in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin

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

Owner/Developer
Woodleaf Investments, LLC
7900 Durand Ave., Building 10
Mount Pleasant, WI. 53177
Wolf Korndorfer
wolfk@korndorferhomes.com
PH. 262-884-9550

- Bearings are reference to the East line of the Northeast 1/4 of Section 1, Town 7 North, Range 19 East which is assumed to bear South 00°29'12" East, grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD 27).
- Outlots 9 thru 12, 14 & 15 to be maintained by the Woodleaf Reserve Homeowner's Association, Inc and each individual lot owner shall have an undivided fractional ownership in said Outlots and Waukesha County shall not be liable for any fees or special assessments in the event that they become the owner of any Lot or Outlot in the subdivision by reason of tax delinquency.
- Outlot 13 shall remain in the ownership of Woodleaf Investments, LLC for future land division & development.
- Subdivision statistics
Subdivision to contain 20 Lots and 7 Outlots
Lots are zoned Rs-6
Minimum front setback 30'
Minimum side setback 12'
Minimum rear setback 35'
Corner lots have front setbacks
Wetland setback 25'
- Drainage Easements and Vision Corners Easements shown hereon are granted to the City of Pewaukee.
- The height of plantings, berms, fences or other structures within the vision corner easement is limited to 24" above the elevation of the center of the intersection.
- Basement Restriction - Groundwater
Although all lots in the subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots may contain soil conditions that, due to the possible presence of groundwater near the surface, could require additional soil engineering and foundation design with regard to basement construction. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.
- See sheet 5, 6 and 7 for wetland details.
- Lot 165 and Outlots 9, 11, 12 and 13 are impacted by a Primary environmental Corridor which does not affect the building area of the Lots. See sheet 6 for Primary Environmental Corridor and Wetland restrictions & Utility and Stormwater Management Notes.
- See sheet 5 for curve table
- Subdivision is located in the Hamilton School District.
- Any tree, shrub, or landscaping placed within the City's right-of-way may be pruned, trimmed, or removed at any time at the Homeowner's Association expense. The City will not be responsible for the maintenance or replacement of landscaping upon removal.
- Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under Article IX, Section 1 of the State Constitution.

LEGEND

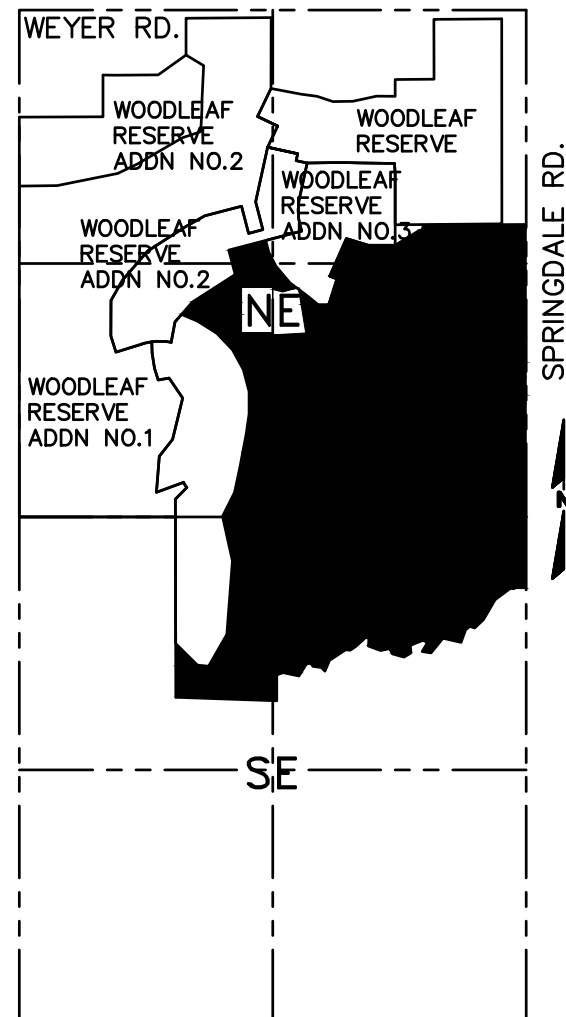
● INDICATES FOUND NO. 10 (1.27") REBAR.

○ INDICATES NO. 10 (1.27") REBAR, WT. 4.303 LBS PER LINEAL FOOT AT LEAST 18" IN LENGTH, SET. UNLESS NOTED.

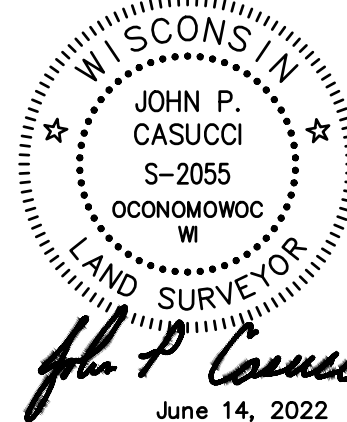
ALL OTHER LOT & OUTLOT CORNERS HAVE 1" O.D. IRON PIPE, 18" IN LENGTH, WT. 1.68 LBS. PER LINEAL FOOT, SET.

① INDICATES "DEDICATED TO THE PUBLIC FOR ROAD PURPOSES".

SCALE: 1" = 1000'
LOCATION MAP
NE 1/4 & SE 1/4
OF SECTION 1, T 7 N, R 19 E



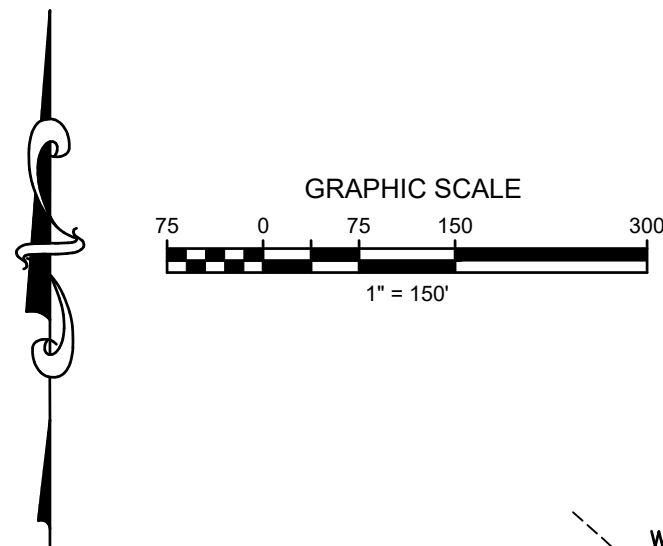
SOUTHEAST 1/4
OF SECTION 1, T 7 N, R 19 E



raSmith
CREATIVITY BEYOND ENGINEERING

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

SHEET 1 OF 8 SHEETS



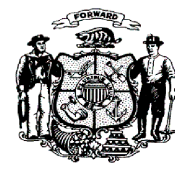
GRAPHIC SCALE

1" = 150'

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

Certified _____, 20__

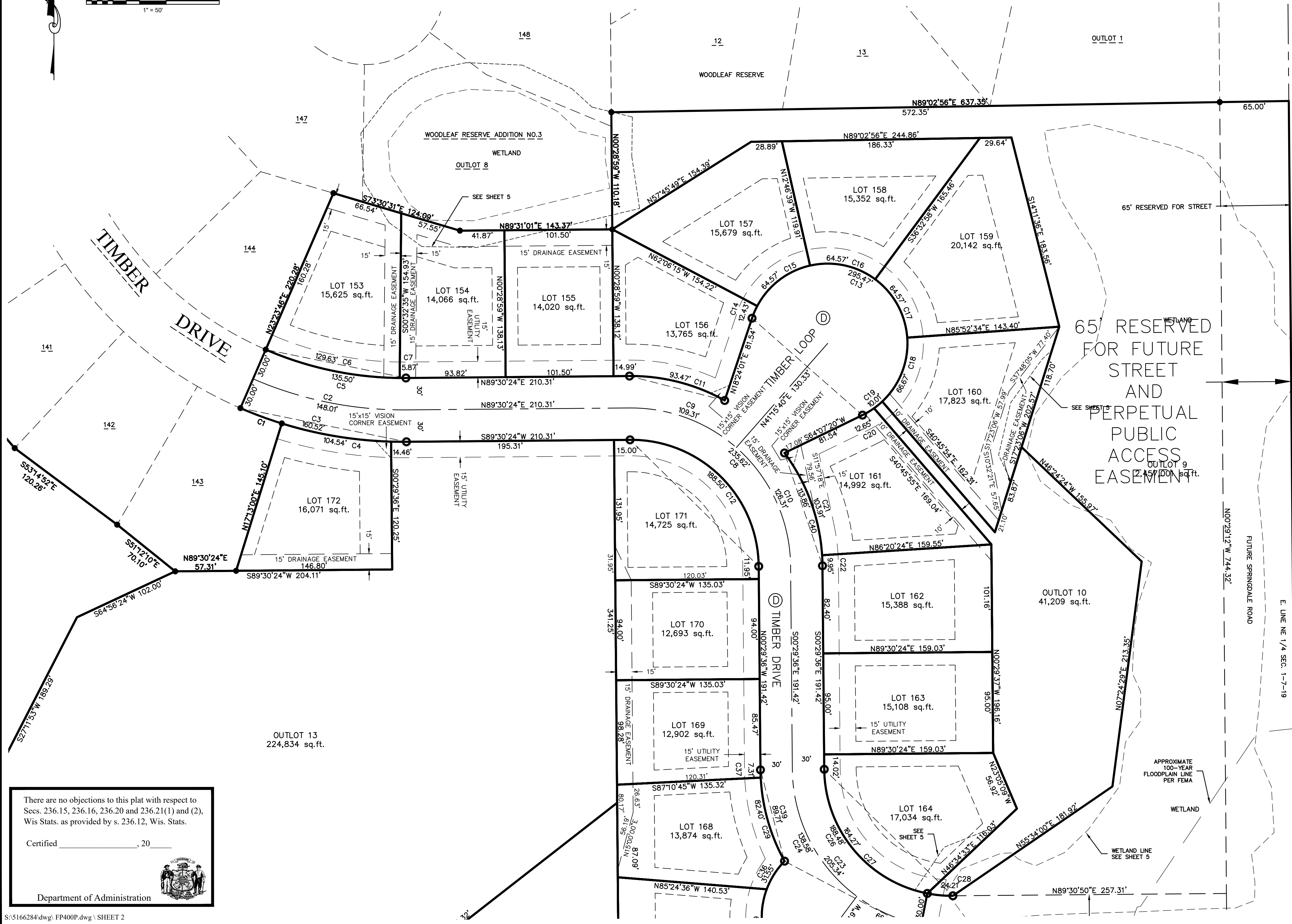
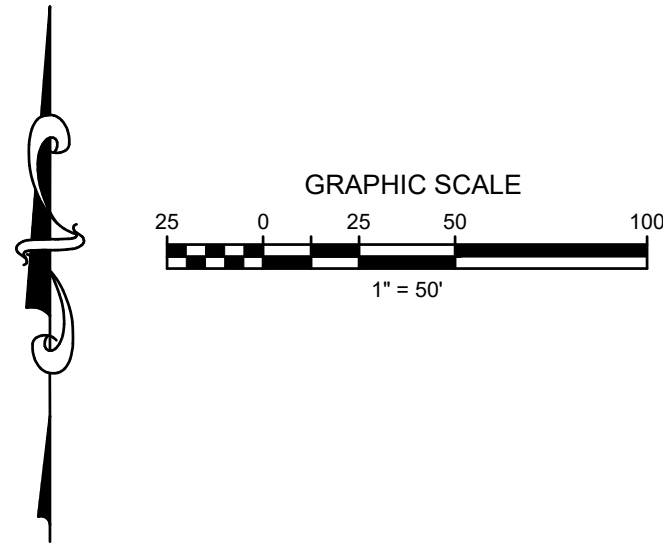
Department of Administration



S:\5166284\dwg\ FP400P.dwg \ SHEET 1

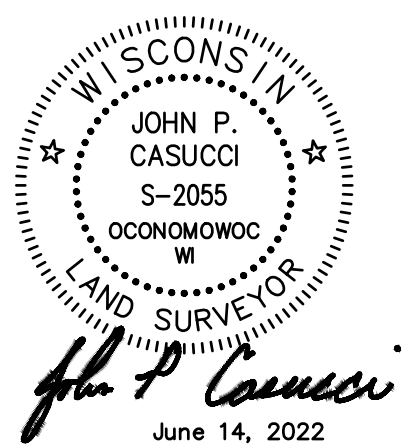
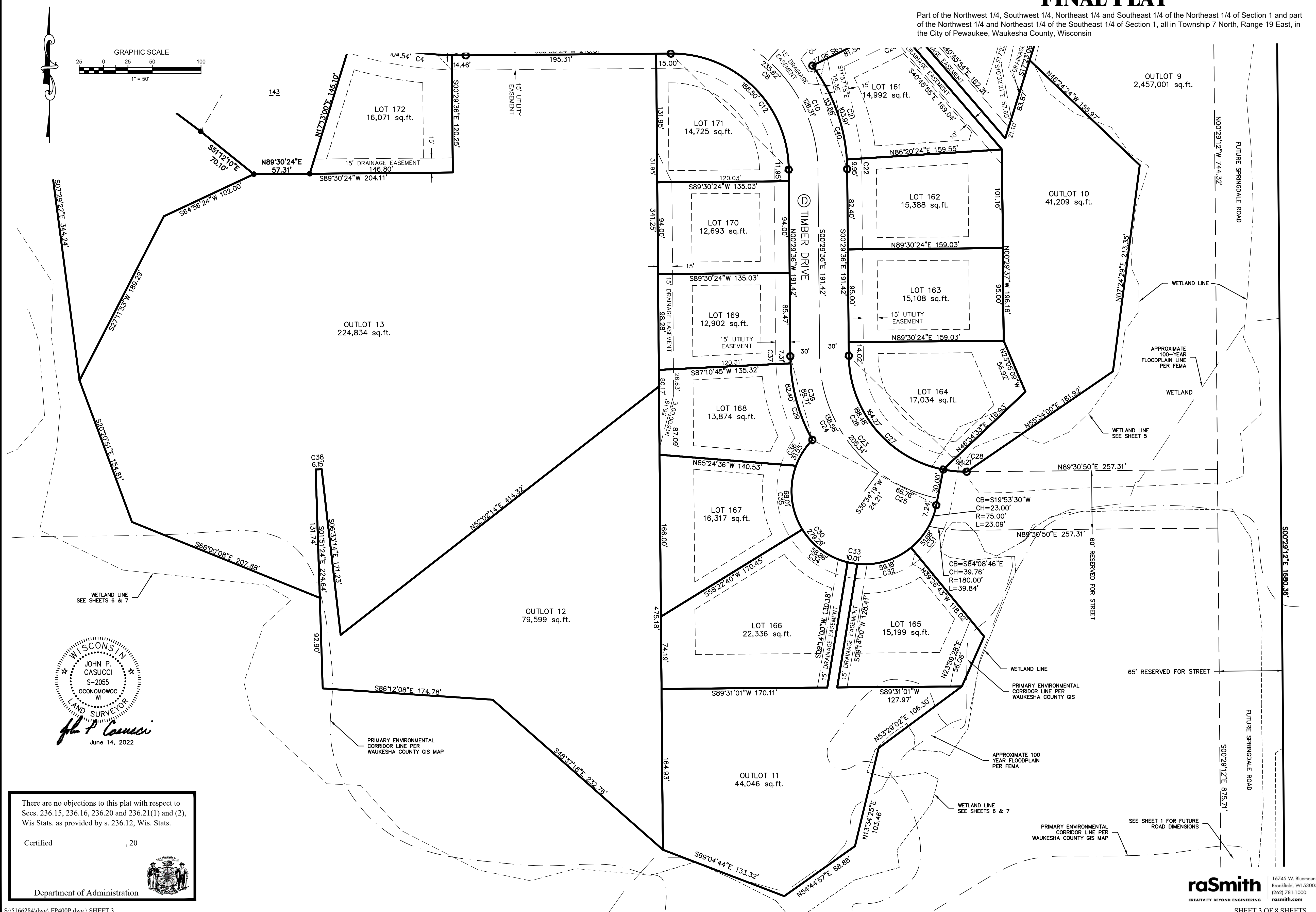
WOODLEAF RESERVE ADDITION NO.4 FINAL PLAT

Part of the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1 and part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 1, all in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin



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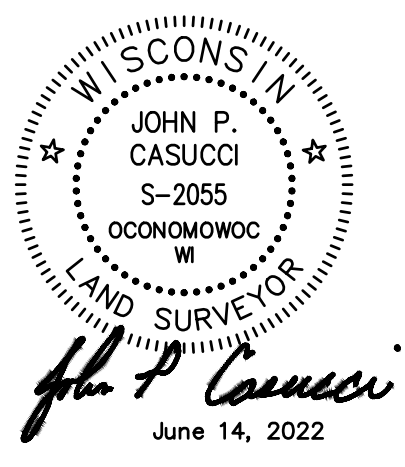
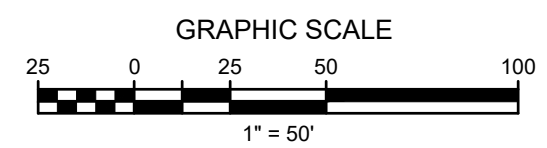
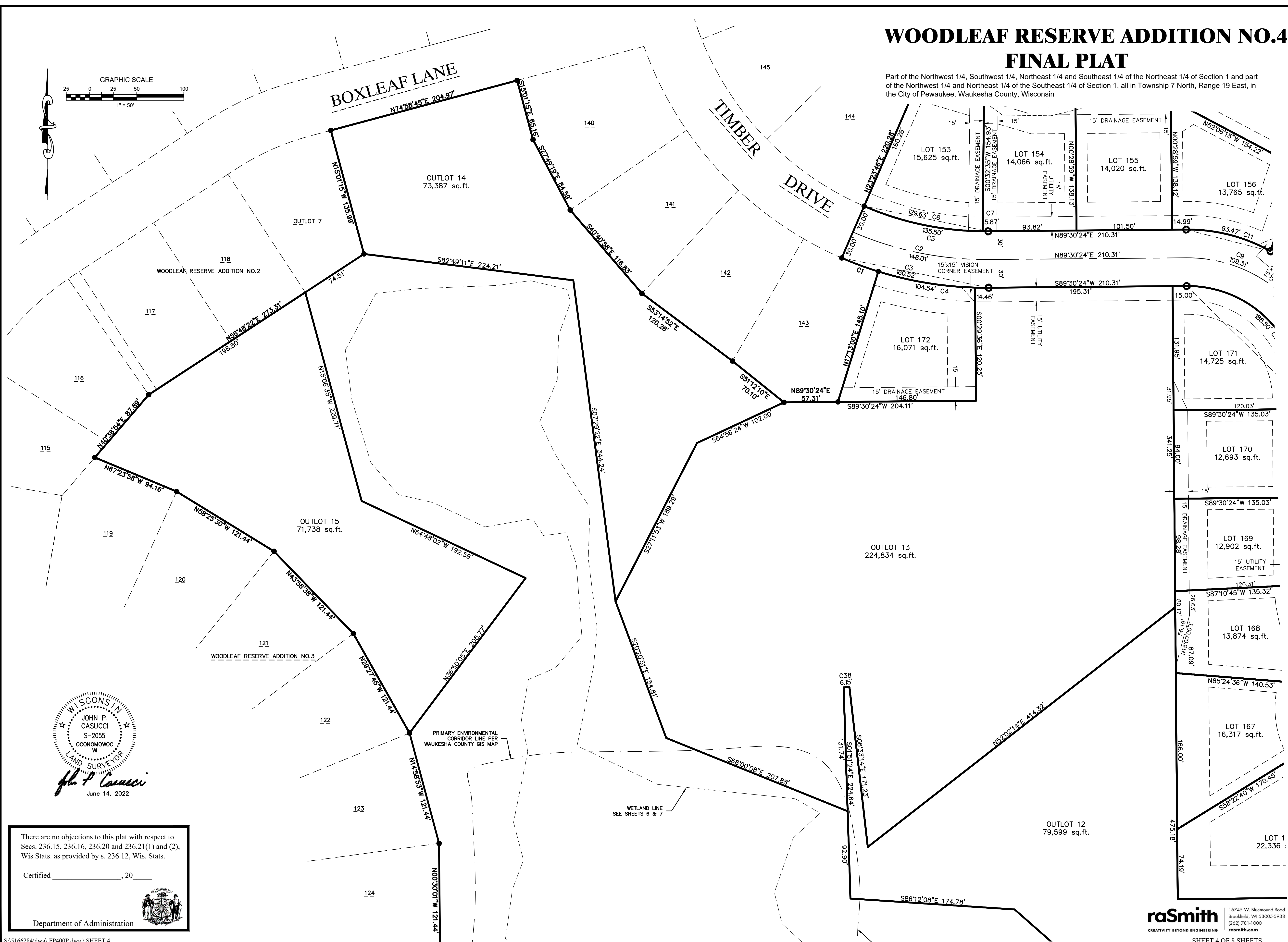
Certified _____, 20__

Department of Administration

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-9938
(262) 781-1000
rasmith.com

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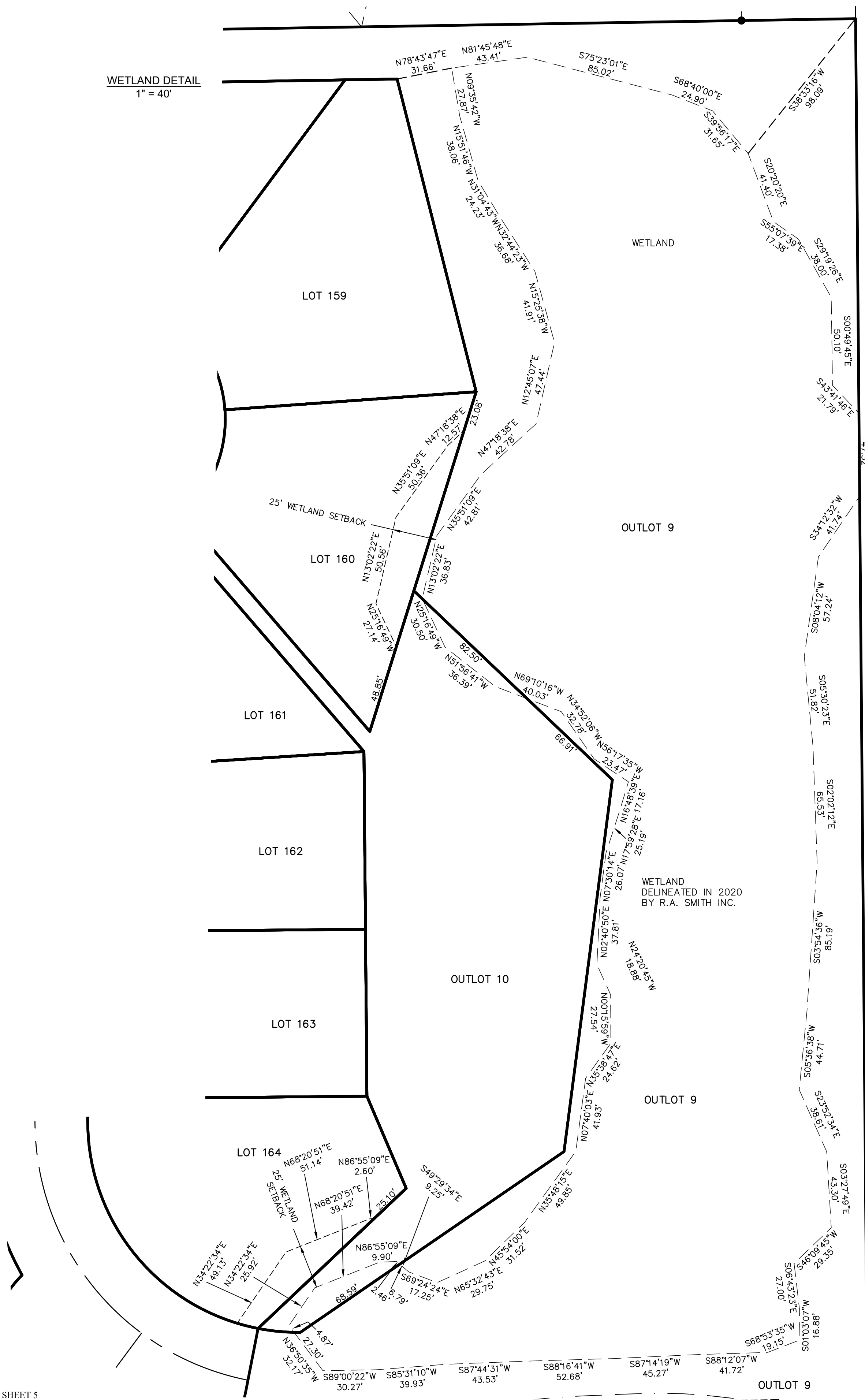
Certified _____, 20__

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WETLAND DETAIL
1" = 40'



WOODLEAF RESERVE ADDITION NO.4 FINAL PLAT

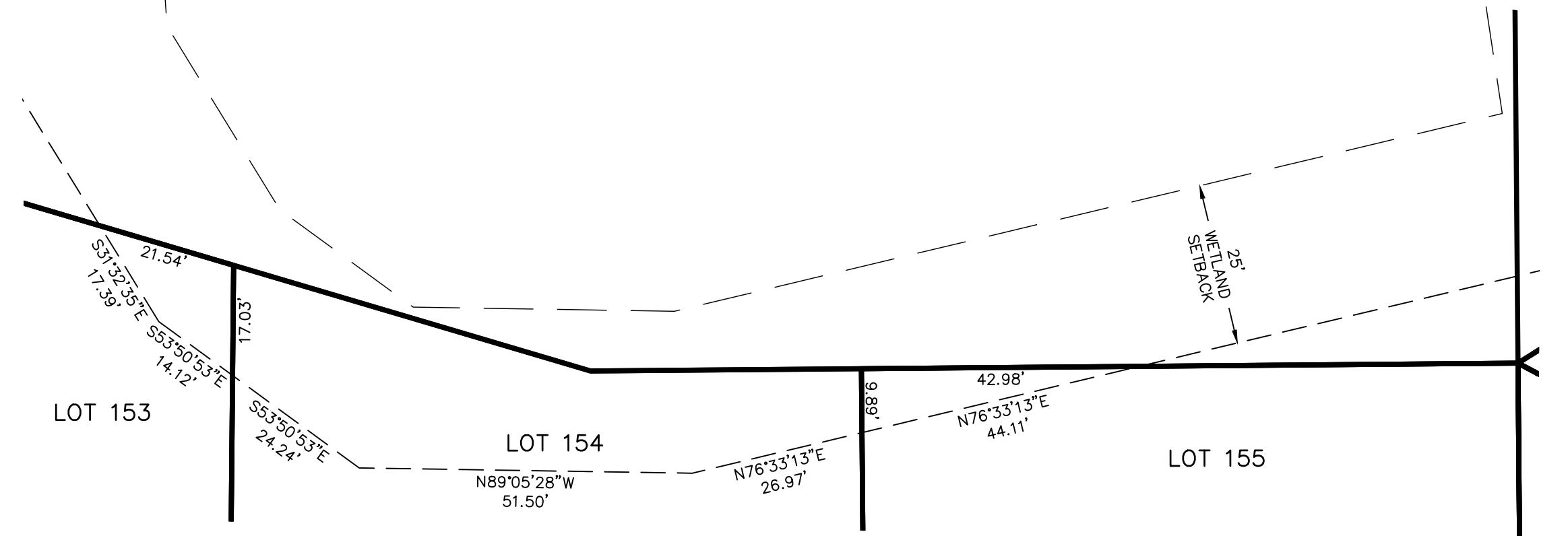
Part of the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1 and part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 1, all in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin

WETLAND DETAIL
1" = 20'

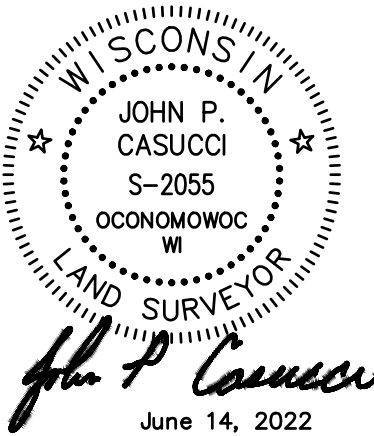
OUTLOT 8 WOODLEAF RESERVE ADDITION NO.3 FINAL PLAT

WETLAND AS PLATTED IN
WOODLEAF RESERVE
ADDITION NO.3 FINAL PLAT

WETLANDS DELINEATED BY
R.A. SMITH OCTOBER 2021



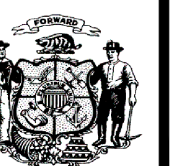
Curve Table							
	Curve #	Length	Radius	Chord Bearing	Chord	Tangent In	Tangent Out
BNDY	C1	41.52	385.00	N69°41'39"W	41.50	N72°47'00"W	N66°36'17"W
	C2	148.01	355.00	S78°32'57"E	146.94	S66°36'18"E	N89°30'24"E
S. R.O.W.	C3	160.52	385.00	N78°32'57"W	159.36	N66°36'17"W	S89°30'24"W
LOT 172	C4	104.54	385.00	N80°33'44"W	104.22	N88°20'27"W	N72°47'00"W
N. R.O.W.	C5	135.50	325.00	S78°32'57"E	134.52	S66°36'18"E	N89°30'24"E
LOT 153	C6	129.63	325.00	S78°01'54"E	128.77	S89°27'30"E	S66°36'18"E
LOT 154	C7	5.87	325.00	S89°58'33"E	5.87	S89°27'30"E	N89°30'24"E
C/L	C8	235.62	150.00	S45°29'36"E	212.13	N89°30'24"E	S00°29'36"E
C/L	C9	109.31	150.00	S69°36'58"E	106.91	S48°44'20"E	N89°30'24"E
C/L	C10	126.31	150.00	S24°36'58"E	122.61	S00°29'36"E	S48°44'20"E
LOT 156	C11	93.47	180.00	S75°37'02"E	92.42	N89°30'24"E	S60°44'29"E
LOT 1171	C12	188.50	120.00	N45°29'36"W	169.71	S89°30'24"W	N00°29'36"W
E. R.O.W.	C40	113.86	180.00	S18°36'53"E	111.97	S00°29'36"E	S36°44'10"E
LOT 161	C21	103.91	180.00	S20°11'52"E	102.48	S36°44'10"E	S03°39'33"E
LOT 162	C22	9.95	180.00	S02°04'35"E	9.94	S03°39'33"E	S00°29'36"E
E. R.O.W.	C13	295.47	75.00	S48°44'20"E	138.22	S64°07'20"W	N18°24'01"E
LOT 156	C14	12.43	75.00	N23°08'53"E	12.42	N18°24'01"E	N27°53'45"E
LOT 157	C15	64.57	75.00	N52°33'33"E	62.59	N77°13'21"E	N27°53'45"E
LOT 158	C16	64.57	75.00	S78°06'51"E	62.59	S53°27'02"E	N77°13'21"E
LOT 159	C17	64.57	75.00	S28°47'14"E	62.59	S04°07'26"E	S53°27'02"E
LOT 160	C18	66.67	75.00	S21°20'33"W	64.50	S46°48'33"W	S04°07'26"E
O.L. 10	C19	10.01	75.00	S50°37'58"W	10.00	S46°48'33"W	S54°27'24"W
LOT 161	C20	12.65	75.00	S59°17'22"W	12.64	S54°27'24"W	S64°07'20"W
C/L	C23	205.34	150.00	S39°42'39"E	189.68	S00°29'36"E	S78°55'42"E
C/L	C24	138.58	150.00	S26°57'38"E	133.71	S00°29'36"E	S53°25'41"E
C/L	C25	66.76	150.00	S66°10'42"E	66.21	S53°25'41"E	S78°55'42"E
E. R.O.W.	C26	188.48	120.00	S45°29'23"E	169.69	S00°29'36"E	N89°30'50"E
LOT 164	C27	164.27	120.00	S39°42'39"E	151.74	S00°29'36"E	S78°55'42"E
O.L. 10	C28	24.21	120.00	S84°42'26"E	24.17	S78°55'42"E	N89°30'50"E
C/L	C39	89.71	180.00	N14°46'20"W	88.79	N00°29'39"W	N29°03'01"W
LOT 168	C29	82.40	180.00	N15°56'08"W	81.68	N02°49'15"W	N29°03'01"W
LOT 169	C37	7.31	179.85	N01°39'27"W	7.31	N00°29'36"W	N02°49'19"W
S. R.O.W.	C30	279.29	75.00	N62°14'53"W	143.69	N44°25'56"E	S11°04'18"W
O.L. 9	C31	51.68	75.00	N30°48'47"E	50.67	N50°33'17"E	N11°04'18"E
LOT 1656	C32	59.18	75.00	S73°09'34"W	57.66	S50°33'17"W	N84°14'09"W
O.L. 11	C33	10.01	74.19	N80°24'47"W	10.00	N84°16'39"W	N76°32'56"W
LOT 166	C34	58.86	75.00	N54°06'23"W	57.36	N76°35'26"W	N31°37'20"W
LOT 167	C35	68.01	75.00	N05°38'44"W	65.70	N31°37'20"W	N20°19'51"E
LOT 168	C36	31.55	75.00	N32°22'54"E	31.32	N44°25'56"E	N20°19'51"E
O.L. 12	C38	6.15	72.96	N85°47'43"E	6.15	N88°12'32"E	N83°22'53"E



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

Certified _____, 20____

Department of Administration



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SHEET 5 OF 8 SHEETS

WOODLEAF RESERVE ADDITION NO.4
FINAL PLAT

Part of the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1 and part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 1, all in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin

Primary Environmental Corridor and Wetland restrictions
Those areas of land which are identified as "primary environmental corridor" & "wetland" on this subdivision plat shall be subject to the following restrictions:

A. Lots 165 is partially located within the primary environmental corridor. The construction of buildings, grading, filling, removal of topsoil and vegetative cover and planting of material not indigenous to the existing environment are allowed on the lot. Any building or other improvements constructed on this lot must follow the declaration of protective covenants recorded on the Lot, zoning regulation of the City of Pewaukee and must follow the restrictions of buildings within the primary environmental corridor, as promulgated by the City of Pewaukee.

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

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

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

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

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

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

H. Construction of buildings within the primary environmental corridor preservation area (except for Restriction A), and wetland is prohibited.

Utility and Stormwater Management Notes:

A. Drainage Easements may not be filled. Surface water drainage easements, located on Outlots, shall be maintained by the Woodleaf Reserve Homeowner's Association. Surface water drainage easements located on all lots shall be maintained by the individual lot owners. Outlots 10, 11 & 12 are intended for storm water management practices. During and following precipitation events, standing water may be present and is an acceptable condition within the Outlot and on surface water drainage easements. Outlot 11 contains a storm water retention pond and a water infiltration area which is to be maintained by the Woodleaf Reserve Homeowner's Association.

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

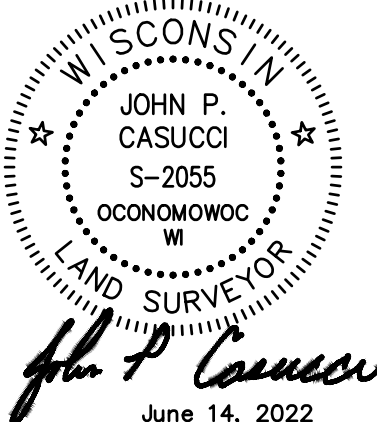
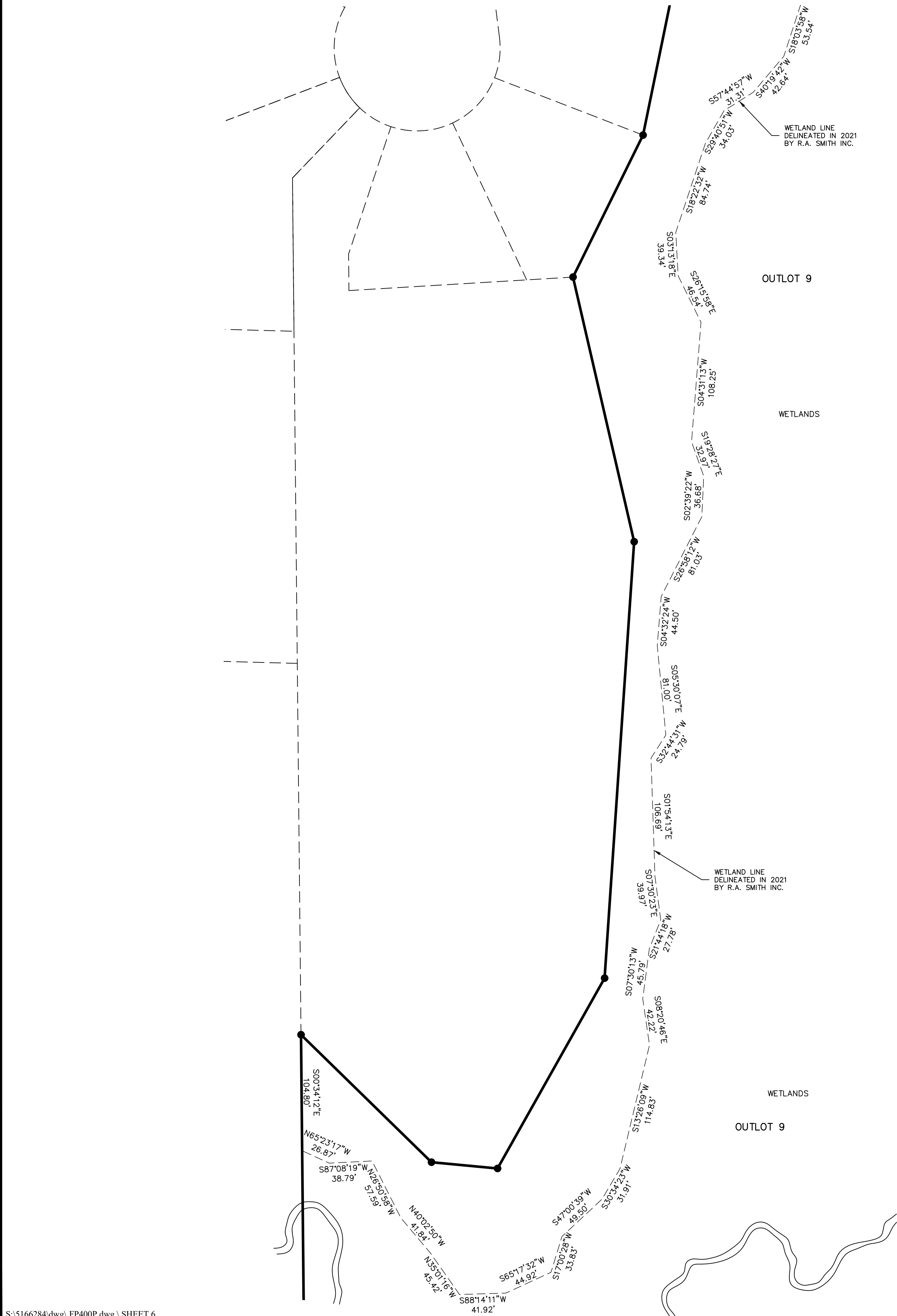
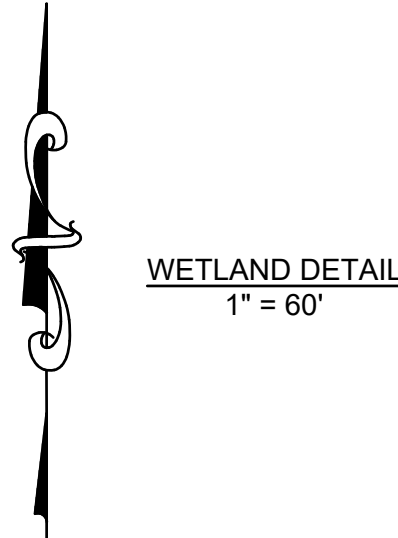
C. Final grade for surface water drainage ditches shall be maintained by lot owners within Drainage Easements on Lots and the Woodleaf Reserve Homeowner's Association in Outlots.

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

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

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

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



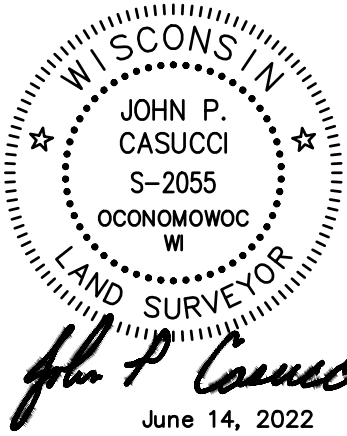
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

WOODLEAF RESERVE ADDITION NO.4
FINAL PLAT

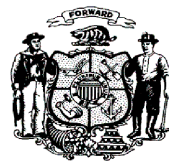
Part of the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1 and part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 1, all in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin



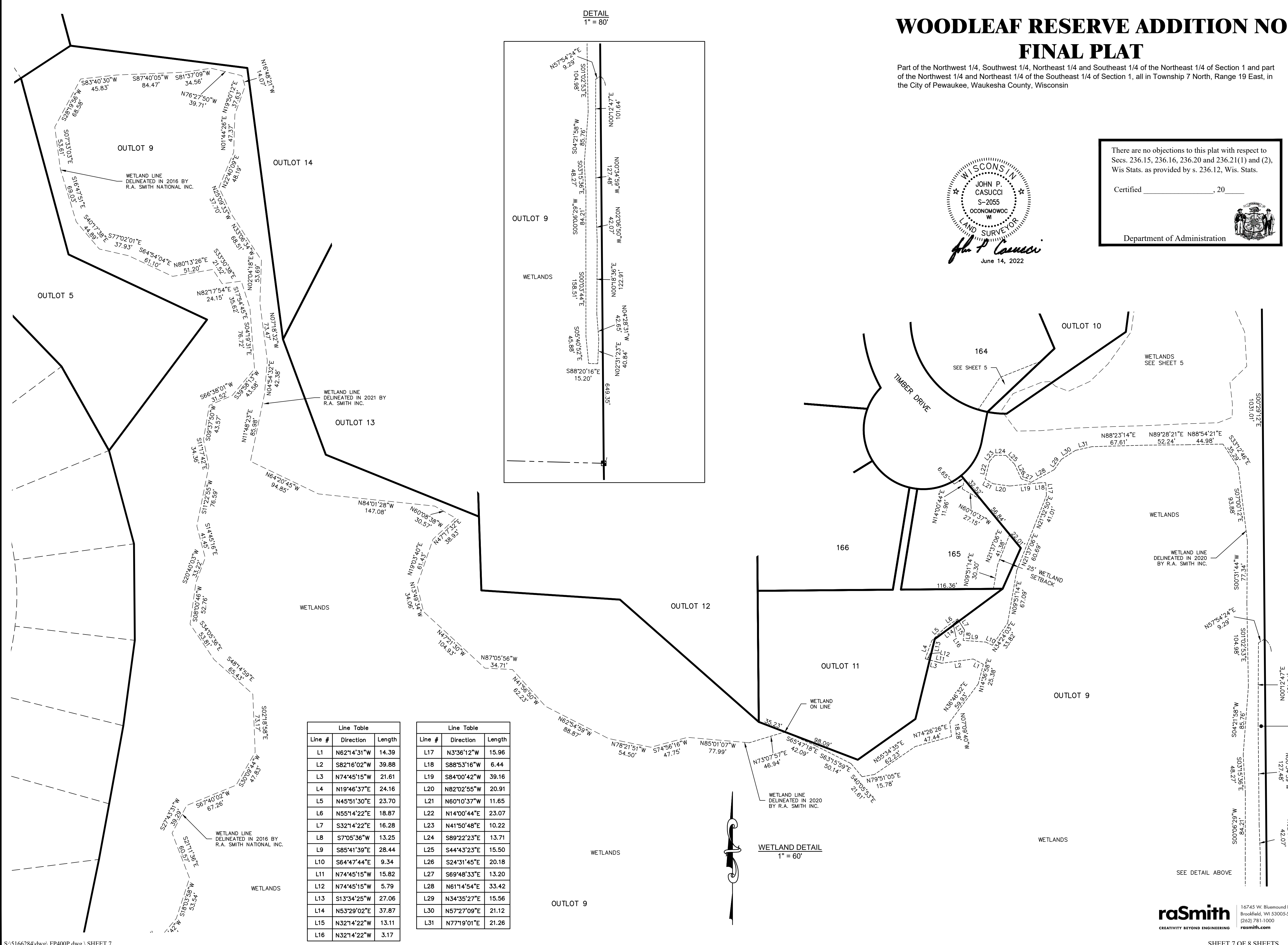
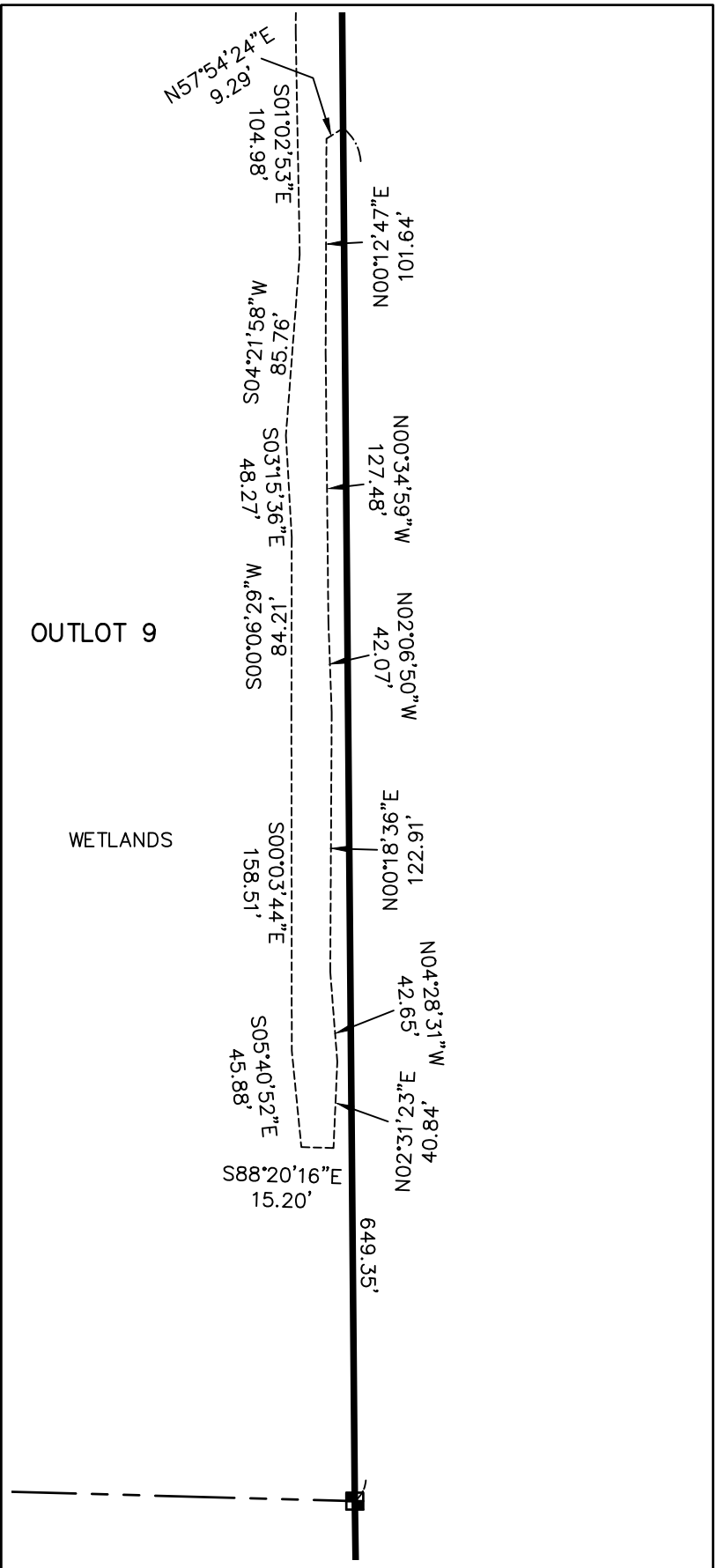
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



DETAIL
1" = 80'



Line Table		
Line #	Direction	Length
L1	N62°14'31"W	14.39
L2	S82°16'02"W	39.88
L3	N74°45'15"W	21.61
L4	N19°46'37"E	24.16
L5	N45°51'30"E	23.70
L6	N55°14'22"E	18.87
L7	S32°14'22"E	16.28
L8	S7°05'36"W	13.25
L9	S85°41'39"E	28.44
L10	S64°47'44"E	9.34
L11	N74°45'15"W	15.82
L12	N74°45'15"W	5.79
L13	S13°34'25"W	27.06
L14	N53°29'02"E	37.87
L15	N32°14'22"W	13.11
L16	N32°14'22"W	3.17

Line Table		
Line #	Direction	Length
L17	N3°36'12"W	15.96
L18	S88°53'16"W	6.44
L19	S84°00'42"W	39.16
L20	N82°02'55"W	20.91
L21	N60°10'37"W	11.65
L22	N41°00'44"E	23.07
L23	N41°50'48"E	10.22
L24	S89°22'23"E	13.71
L25	S44°43'23"E	15.50
L26	S24°31'45"E	20.18
L27	S69°48'33"E	13.20
L28	N61°14'54"E	33.42
L29	N34°35'27"E	15.56
L30	N57°27'09"E	21.12
L31	N77°19'01"E	21.26

SURVEYOR'S CERTIFICATE

State of Wisconsin }
:SS
Waukesha county }

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

That I have surveyed, divided and mapped

Part of the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1 and part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 1, all in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of said Section1; thence South South 00° 29' 12" East along the East line of said 1/4 Section a distance of 1150.12 feet to the point of beginning of lands to be described; thence continuing South 00° 29' 12" East along said East line 1680.36 feet to the Southeast corner of the Northeast 1/4 of said Section 1; thence South 00° 49' 16" East along the East line of the Southeast 1/4 of said Section 1 a distance of 227.21 feet to a point on a meander line; thence South 69° 35' 24" West along said meander line 1356.28 feet to a point; thence South 00° 34' 12" East 189.16 feet to a point; thence North 88° 26' 38" West 542.52 feet to a point; thence North 00° 34' 12" West 288.55 feet to a point on the boundary line of Woodleaf Reserve Addition No.3; thence South 45° 40' 10" East along said line 164.80 feet to a point; thence South 84° 35' 11" East along said line 59.98 feet to a point; thence North 29° 22' 23" East along said line 197.27 feet to a point; thence North 03° 52' 08" East along said line 395.14 feet to a point; thence North 13° 00' 22" West along said line 245.32 feet to a point; thence North 26° 15' 43" East along said line 143.04 feet to a point; thence North 11° 35' 35" East along said line 148.54 feet to a point; thence North 10° 25' 00" East along said line 71.12 feet to a point; thence North 10° 17' 07" East along said line 99.83 feet to a point; thence North 07° 39' 20" East along said line 108.36 feet to a point; thence North 00° 30' 01" West along said line 121.44 feet to a point; thence North 14° 58' 53" West along said line 121.44 feet to a point; thence North 29° 27' 45" West along said line 121.44 feet to a point; thence North 43° 56' 38" West along said line 121.44 feet to a point; thence North 58° 25' 30" West along said line 121.44 feet to a point; thence North 67° 23' 58" West along said line 94.16 feet to a point in the boundary line of Woodleaf Reserve Addition No. 2; thence North 40° 38' 54" East along said line 87.89 feet to a point; thence North 56° 48' 22" East along said line 273.31 feet to a point; thence North 15° 01' 15" West along said line 135.99 feet to a point in the South line of Boxleaf Lane; thence North 74° 58' 45" East along said line 204.97 feet to a point in the boundary line of Woodleaf Reserve Addition No. 3; thence South 15° 01' 15" East along said line 65.16 feet to a point; thence South 27° 49' 19" East along said line 84.59 feet to a point; thence South 40° 40' 58" East along said line 116.83 feet to a point; thence South 53° 14' 52" East along said line 120.26 feet to a point; thence South 51° 12' 10" East along said line 70.10 feet to a point; thence North 89° 30' 24" East along said line 57.31 feet to a point; thence North 17° 13' 00" East along said line 145.10 feet to a point; thence Northwesterly 41.52 along said line and an arc of a curve whose center lies to the Northeast, whose radius is 385.00 feet, and whose chord bears North 69° 41' 39" West 41.50 feet to a point; thence North 23° 23' 46" East along said line 220.28 feet to a point; thence South 73° 30' 31" East along said line 124.09 feet to a point; thence North 89° 31' 01" East along said line 143.37 feet to a point; thence North 00° 28' 59" West along said line 110.18 feet to a point in the boundary line of Woodleaf Reserve; thence North 89° 02' 56" East along said line 637.35 feet to the point of beginning.

Including those lands that fall between the meander line and the centerline of Spring Creek.

Said land contains 3,394,000 square feet or 77.91 acres more or less to the centerline of Spring Creek

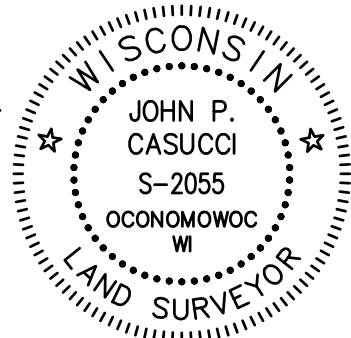
That I have made such survey, land division and plat by the direction of WOODLEAF INVESTMENTS, LLC, owner of said land.

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

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

Date: June 14, 2022

John P. Casucci
Professional Land Surveyor
Registration No. 2055



OWNER'S CERTIFICATE OF DEDICATION

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

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

- City of Pewaukee
- Wisconsin Department of Administration
- Waukesha County Parks and Land Use Department

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

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

WOODLEAF INVESTMENTS, LLC

Wolf Korndoerfer, Managing Member

State of Wisconsin }
:SS
_____ County }

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

Notary Public, State of Wisconsin
my commission expires _____

WOODLEAF INVESTMENTS, LLC

Michael J. Kaerek, Managing Member

State of Wisconsin }
:SS
_____ County }

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

Notary Public, State of Wisconsin
my commission expires _____

CONSENT OF CORPORATE MORTGAGEE

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

In witness whereof, the said _____, has caused these presents to be signed by _____, its _____, and by _____

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

this ____ day of _____, 20____.

TRI CITY NATIONAL BANK

STATE OF _____ }
:SS
COUNTY OF _____ }

Personally came before me this _____ day of _____, 20____,

_____, of the above named TRI CITY NATIONAL BANK, to me known to be the person who executed the foregoing instrument and acknowledged that he/she executed the foregoing instrument as such officer as the deed of the TRI CITY NATIONAL BANK, by its authority.

(SEAL)

Notary Public, State of _____
My commission expires _____

WOODLEAF RESERVE ADDITION NO.4 FINAL PLAT

Part of the Northwest 1/4, Southwest 1/4, Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 1 and part of the Northwest 1/4 and Northeast 1/4 of the Southeast 1/4 of Section 1, all in Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin

CITY TREASURER CERTIFICATE

State of Wisconsin }
:SS
Waukesha County }

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

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

20____, On any of the land included in the Plat of Woodleaf Reserve Addition No. 4.

Date: _____
Kelly Tarczewski, City Treasurer

COUNTY TREASURER'S CERTIFICATE

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

the records in my office show no unredeemed tax sales or unpaid special assessments as of _____, 20____, affecting the lands included in the Plat of Woodleaf Reserve Addition No. 4.

Date: _____
Pamela F. Reeves, County Treasurer

COMMON COUNCIL CERTIFICATE AND ACCEPTANCE OF DEDICATION

Resolved that the plat known as Woodleaf Reserve Addition No. 4, in the City of Pewaukee, Waukesha County, Wisconsin, which has been filed for approval, be and hereby is approved as required by chapter 236 of the Wisconsin State Statutes.

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

Pewaukee on the ____ day of _____, 20____.

Date: _____
Steve Bierce, Mayor

Date: _____
Kelly Tarczewski, City Clerk

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

THE "WOODLEAF INVESTMENTS, LLC", GRANTOR, TO

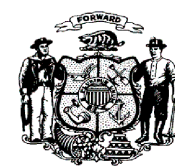
Wisconsin Electric Power Company, and Wisconsin Gas, LLC, Wisconsin corporations doing business as WE Energies, grantee, Wisconsin Bell, Inc., d/b/a AT&T Wisconsin, a Wisconsin corporation, grantee, and Spectrum Mid-America, LLC, grantee, their respective successors and assigns, to construct, install,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

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

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

Certified _____, 20____

Department of Administration



raSmith
CREATIVITY BEYOND ENGINEERING

14745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SHEET 8 OF 8 SHEETS



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 July 21, 2022

Date: July 13, 2022

Project Name: Woodleaf Reserve Addition No. 4 Final Plat

Project Address/Tax Key No.: Not Assigned/PWC 0865992 & 0865175

Applicant: Woodleaf Investments LLC

Property Owner: Woodleaf Investments LLC

Zoning:

PWC 0865992 - Rs-6 Single-Family Residential District, LC Lowland Conservancy District, and F-1 Floodplain District

PWC 0865175 – Rs-6 Single-Family Residential District, UC Upland Conservancy District, LC Lowland Conservancy District, and F-1 Floodplain District

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

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

Project Description

The applicant, Woodleaf Investments, LLC, filed a Final Plat Application for Addition No. 4 of the Woodleaf Reserve single-family residential subdivision development. Addition No. 4 consists of 27 lots and 7 outlots.

More specifically, this phase will include the extension of Timber Drive and construction of Timber Loop. Timber Drive will terminate in a cul-de-sac at the south end of the development. The outlots generally contain natural areas that are to remain undeveloped and storm water management facilities.

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

Recommendation

A motion to recommend approval of the Woodleaf Reserve Addition No. 4 Final Plat, subject to the following conditions:

1. The Subdivision statistics note shall be revised to include the required minimum 100-year floodplain setback of 75-feet.
2. The floodplain setback must be shown on the plat.
3. Note H on Sheet 6 should also reference floodplain and the 75-foot setback as there is floodplain located within this phase of the development.