

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, July 18, 2019 7:00 PM

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

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1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated May 16, 2019
 3. Discussion and Action Regarding the Landscape and Lighting Plans for Klein Dickert Glass for Their New Manufacturing and Office Facility Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, PWC 0866997003)
 4. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Gary Klatt to Rezone Property Located at N40 W27535 Glacier Road From Rs-2 Single-Family Residential and UC Upland Conservancy To Rs-3 Single-Family Residential (PWC 0890999002, PWC 0890999007, PWC 0890999004)
 5. Discussion and Action Regarding a Certified Survey Map Application for Gary Klatt for Property Located at Approximately N40 W27535 Glacier Road for the Purpose of Reconfiguring Property Boundaries of Lots 1 and 2 and Outlots 1 and 3 of CSM No. 8822 (PWC 0890999002, PWC 0890999007)
 6. Discussion and Action Regarding a Certified Survey Map Application for William and Tosca Russo for Property Located on Glacier Road for the Purpose of Reconfiguring Lot 3 and Outlot 2 of CSM No. 8822 (PWC 0890999004)
 7. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Waukesha County Technical College to Rezone Property From Rs-3 Single-Family Residential to I-1 Urban Institutional for the Purpose of Training Electrical Apprentices in a Residential Building (PWC 0925998)
 8. 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 Waukesha County Technical College for Property Located at N35 W255 Main Street From Transportation/Utilities to Government/Institutional (PWC 0925998)
 9. Discussion and Action Regarding the Revised Conceptual Site and Building Plans for the Proposed Waters Senior Living Development Located at W239 N2492 Pewaukee Road (PWC 0919991, PWC 0919995)
 10. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for the Robert J. Stenz Family Trust to Rezone Property Located on Golf Road and CTH G from A-1 Agricultural, LC Lowland Conservancy & F-1 Floodplain District to Rm-1 Multiple-Family Residential, LC Lowland

Conservancy & F-1 Floodplain District for the Purpose of Allowing for Residential Development
(PWC 0940999001)

11. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road and Meadowbrook Road From Low - Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium-Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0940999001)
12. Discussion and Action Regarding a Recommendation to the Common Council for the Conditional Use and Site and Building Plans for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road and Meadowbrook Road Requested by Jim Forester for the Purpose of Constructing 46-Unit Condominium Development and a 38-Unit Conceptual Assisted Living/Memory Care Facility (PWC 0940999001)
13. Adjournment

Ami Hurd
Deputy Clerk

7/11/2019

NOTICE

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

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

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

DATE: July 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated May 16, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

5.16.19 Minutes

In attendance:

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

Also in attendance:

City Planner N. Fuchs, City Administrator S. Klein, City Engineer J. Weigel and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

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

2. Discussion and Action Regarding Approval of Meeting Minutes Dated February 21, 2019

A motion was made and seconded (D. Linsmeier, K. Salituro) to approve the February 21, 2019 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Discussion and Possible Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed

3.1 5 O'Clock Club

Ms. Hurd stated the only change was the hours of dining and drinking on the patio, which changed from 8pm to 9pm.

A motion was made and seconded (T. Janka, C. Wunder) to approve the outdoor activity permit for the 5 O'Clock Club. Motion Passed: 6-For, 0-Against.

3.2 Curly's Waterfront

There were no changes to the permit from the previous year.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the outdoor activity permit for Curly's Waterfront. Motion Passed: 6-For, 0-Against.

3.3 Edgewater of Pewaukee

The only change was the addition of bocce ball Sunday thru Saturday from 11am to sunset.

A motion was made and seconded (C. Wunder, T. Janka) to approve the outdoor activity permit for Edgewater. Motion Passed: 6-For, 0-Against.

3.4 Gina's Sports Dock

Ms. Hurd noted that the dining and drinking changed from 11am to 10pm in 2018 to "same as open hours" in 2019, but Gina's Sports Dock owner, Gina Schwister, stated there should be no changes. Ms. Hurd also noted the music was changed to only live music on holidays, but Ms. Schwister stated it was supposed to be Saturdays and Sundays. There would be nothing during the week except the amplified music, and holiday Mondays being Memorial Day and Labor Day.

A motion was made and seconded (T. Janka, K. Salituro) to approve the outdoor activity permit for Gina's Sports Dock. Motion Passed: 6-For, 0-Against.

3.5 Smokey's Bait & Musky Shop

There were no changes to the permit from the previous year.

Chairman Bierce stated there was some concern last year about Smokey's operating a second business and he questioned if that was ever addressed. Commissioner Janka believed they were operating a boat rental business from the end of their pier. Administrator Klein stated the business is there but nothing has been done about it. Mr. Fuchs noted that a separate business Plan of Operation would be required in order to operate.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the outdoor activity permit for Gina's Sports Dock. Motion Passed: 5-For, 1-Against (Janka).

3.6 The Station Bar & Grill

There were no changes to the permit from the previous year.

A motion was made and seconded (T. Janka, D. Linsmeier) to approve the outdoor activity permit for The Station Bar & Grill. Motion Passed: 6-For, 0-Against.

3.7 Waukesha Gun Club

There were no changes to the permit from the previous year.

A motion was made and seconded (K. Salituro, C. Wunder) to approve the outdoor activity permit for the Waukesha Gun Club. Motion Passed: 6-For, 0-Against.

3.8 Wonderland Tap

The only change was that the horseshoes would start at 12 noon instead of 10am in 2018.

A motion was made and seconded (C. Wunder, K. Salituro) to approve the outdoor activity permit for Wonderland Tap. Motion Passed: 6-For, 0-Against.

4. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for the Jesse and Katie Blazek Property Located at N37 W26633 Kopmeier Drive for the Purpose of Constructing a Boathouse on the Southwest Corner of the Property for Storage Needs (PWC 0894038)

Mr. Fuchs stated this was a 224 square foot boat house on the property. It meets the required setbacks, and only a corner is located in the F-1 district. He noted staff was recommending approval subject to the conditions listed that it must meet the zoning and State standards, no plumbing, no kitchen facilities, and it must be entirely above the ordinary high water mark.

The homeowner, Mr. Blazek, stated if they wanted to build a shed, they would have to be 75 feet from the ordinary high water mark and that would not work because that is where their house is. He noted that this truly is just a shed.

Commissioner Bergman questioned if the shutters would be included. Mr. Blazek wasn't sure if they would do the shutters.

Mr. Blazek stated he would prefer to not add more windows. Chairman Bierce felt there was a wall of nothing and wanted the petitioner to consider putting something in to break it up. Mr. Bergman felt a window on the west side would break it up. Mr. Blazek stated he would do it if it was a requirement.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the construction of the boat house subject to staff recommendations and that the west elevation have a window added to break up the elevation, to be approved by City staff. Motion Passed: 6-For, 0-Against.

5. Discussion and Action Regarding the Mitigation Plan for Eric Reisner for Property Located at N28 W27558 Peninsula Drive (PWC 0933062)

Mr. Weigel stated staff is recommending approval with the contingencies that the petitioner clarify their plans and calculations in regards to the rain garden, provide a scalable grading plan that shows how the water will be directed, and record the plan and minutes with the Waukesha County Register of Deeds.

A motion was made and seconded (D. Linsmeier, T. Janka) to approve the mitigation plan contingent upon the plan narrative and the Plan Commission minutes being recorded at Waukesha County as required in the ordinance, a scalable plan being provided to verify the impervious surfaces and calculations revised as needed, and the rain garden concerns be addressed. Motion Passed: 6-For, 0-Against.

6. Discussion and Action Regarding the Preliminary Plat for J & R Dreamfield Located at W267 N2920 Peterson Drive (PWC 0930052006 & PWC 0930052007)

Mr. Fuchs noted the applicant was proposing a four-lot and two outlot preliminary plat for a single-family residential subdivision. Staff was recommending approval subject to Engineering Department approval of final grading, erosion control and storm water management plans prior to any land disturbance activities.

A motion was made and seconded (T. Janka, K. Salituro) to approve the preliminary plat subject to Engineering approval as recommended. Motion Passed: 6-For, 0-Against.

7. Discussion and Action Regarding the Site and Building Plans for Pure Mechanical for an Addition to Their Building Located at N8 W22275 Johnson Drive (PWC 0961997030)

Mr. Fuchs stated the applicant was looking to expand his business with a 2,992 square foot building addition. They will maintain 46 percent greenspace. They will lose a handful of parking spaces and the truck dock will be reconfigured. Mr. Fuchs stated staff is recommending approval with no conditions.

A motion was made and seconded (B. Bergman, T. Janka) to approve the site and building plans for Pure Mechanical. Motion Passed: 6-For, 0-Against.

8. Discussion and Action Regarding the Final Certified Survey Map for Briohn Building Corporation for the Purpose of Dedicating Right-Of-Way for Property Located at W226 N918 Northmound Drive (PWC 0962998005)

Mr. Fuchs stated this has been in front of the Plan Commission previously. At the last meeting the applicant provided a preliminary CSM and there are no substantial changes from that version. Staff is recommending approval with no conditions.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the certified survey map.

Motion Passed: 6-For, 0-Against.

9. Continued Discussion and Action Regarding the Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low-Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium-Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Public Hearing Held 4/18/2019) (PWC 0940999001)

Mr. Fuchs stated this item was tabled at the previous Plan Commission meeting. Changes made since the last meeting include the relabeled future development area. It was labeled as a community living arrangement, but has now been revised to a conceptual memory care facility to better describe their intent. Mr. Fuchs noted that any future use would require use approval and site and building plan approval by the Plan Commission.

The density of the future building was revised from 42 units to 38 units in order to stay within the required density. In addition, Building 8 was shifted to the south. The storm water management facilities are within outlots as recommended by Engineering. A 33 foot access strip was also provided from the future development area to Lakefield Drive.

Mr. Fuchs stated staff is recommending approval of the site and building plans and the comprehensive master plan amendment. The conditions listed in the April 18th Plan Commission report are still being recommended, although some have already been addressed.

Mr. Weigel mentioned that the latest plan shows building setbacks of one foot between the buildings and the outlot. He questioned if that needed special approval from the Council. Mr. Fuchs clarified that it could be an allowed modification and the Plan Commission can approve lesser setbacks as a mixed use development. Mr. Weigel stated the Engineering staff has concerns about this. The outlots contain storm water ponds, which are the responsibility of the condo owners, but if they fail to keep them up, the City is obligated to do the maintenance and repairs. There is very little room when the property lines are right up to the structure of the building.

Tony Zanon with Pinnacle Engineering stated they requested the ponds be in drainage easements because everything on this property that is not part of the building is considered common element. Everyone in the condo association owns all of the open space in the development. Mr. Zanon felt the common element would protect the City if they had to go in and fix the ponds. If the ponds were in an easement, the setbacks would not apply. Mr. Zanon stated they would ensure that the peak water elevation within the pond will be at least three feet below the basement floor and horizontally 15 feet away from the building.

Chairman Bierce stated he received a call that the property was already being cleared. Mr. Forester noted that they had cleared a narrow path of brush to do the soil borings for the storm water design. A 15 foot path of brush was removed to get to the 18 soil boring sites.

Lynn Voss (W273 N1525 Lakefield Drive) felt the path was more than just a tiny path. She stated the trees have been knocked down within 20 feet of her neighbor's lot line. She questioned how much would be left to buffer her single-family home from this huge development. Ms. Voss also questioned the retaining wall and it was clarified that it will be 20 feet off of her lot line. She felt all of the trees would then be gone.

Gerald Glocka (W273 N1582 Lakefield Drive) was also concerned about the tree clearing and wanted to be informed of what was going on. He questioned if basements would be dug for the condos and he questioned if they would be blasting those basements. Mr. Glocka requested 50 feet of tree line as a buffer.

Chad Osmanski (W273 N1591 Lakefield Drive) questioned if it was required to make Lakefield Drive a thru street. It was noted that the City recommended it be a thru street, and it was planned as such when the current subdivision went in. He questioned what the time frame for the project would be, and it was noted that it would be market-driven.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the Comprehensive Master Plan amendment for the Robert J. Stenz Family Trust property. Motion Passed: 5-For, 1-Against (Bierce).

10. Continued Discussion and Action Regarding the Site and Building Plans for the Construction of 50 Condominium Units Requested by Jim Forester for Property Owned by the Robert J. Stenz Family Trust Located on Golf Road CTH DR) and Meadowbrook Road (CTH G) (Tabled 4/18/2019) (PWC 0940999001)

Mr. Fuchs stated staff was recommending approval subject to the conditions listed in the staff report. The conditions being recommended are Engineering review and approval, providing a landscape plan for staff review, additional trees being planted along the west property lines to buffer the existing single-family homes, and the signage must come back. The building and site plans would be conditioned upon the master plan amendment, rezoning and conditional use permit.

Chairman Bierce stated he would be a lot more comfortable with the landscape plan coming back to the Plan Commission instead of just going to City staff for approval. He wanted to make sure everyone would get the most peace of mind as possible.

A motion was made and seconded (T. Janka, C. Wunder) to approve the site and building plans contingent upon the staff recommendations and the landscape plan coming back to the Plan Commission for approval.

Mr. Zanon requested direction on the zero setback to the outlot line. Mr. Fuchs clarified that the applicant was looking to have the setbacks approved per the site plan, but still subject to meeting Engineering standards and conditions.

Commissioner Janka amended his original motion to include the zero setback subject to Engineering working with the petitioner. Commissioner Wunder agreed as the second to the motion. Motion Passed: 4-For, 2-Against (Bierce, Salituro).

11. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Basatada, LLC - Dr. John Beltz to Rezone Property From Rs-3 Single-Family Residential to B-3 General Business for the Purpose of Building a New 30,000 Square Foot 24-Hour Emergency and Specialty Vet Clinic (PWC 0966999)

Mr. Fuchs gave a summary of the development requests. The phase I building is 33,205 square feet with a potential 13,000 square foot building addition. The applicant has resubmitted plans and addressed staff report conditions. The buffer yard was shifted further south, plantings were added further north, and trees were added along Pewaukee Road. The lights poles were reduced to 18 feet total and dim to 50 percent at 9:00pm. Improvements have also been made to the elevations. Mr. Fuchs added that the canopy height change was also

addressed. Staff is recommending approval of the rezoning, comp plan amendment, conditional use and site and building plans.

Dr. John Beltz stated he has just over 200 employees across three locations, and 70 percent of them work out of the Waukesha office 24 hours a day, seven days a week. Discussion took place regarding the employees and the various shifts they work, as well as the amount and frequency of patient visits.

Dr. Beltz clarified that there are no boarding facilities, and only cages for hospitalized patients. There is a low-level hospitalization for medical boarding. The fenced yards are dog-walk areas to walk hospitalized patients in a secure area.

There will also be a daycare for second shift staff for their children. It was noted that they would need to get licensed as a daycare.

Chairman Bierce opened the public hearing at 8:43pm

John Havnen (W238 N1055 Sherwood Drive) questioned if a berm would be by the kennels in the back to deflect the noise. He also stated he wanted the lighting to be at zero at night. He stated he did not want to hear dogs barking all night.

Ed Nans (W236 N1087 Archery Drive) questioned the sewage and water. Mr. Weigel stated sewer is not available so they would have to have their own private system. Mr. Nans also questioned if there would be a traffic control factor to this.

Tom Mueller (Busse Road) was concerned about the right-of-way into his property. He questioned if there would be pet ambulances and a crematorium at this location, and it was noted there would not be. Mr. Mueller also felt there would be noise from the children at the daycare.

Discussion then took place regarding easements and access to adjacent properties.

Mary Johnson (W235 N967 Busse Road) questioned where the ponds would be. Mr. Weigel explained the plans.

Dan Schlenvogt (N11 W24058 River Lane) questioned if this business could sell off a portion of their property and put another business in on the property.

John Havnen (W238 N1055 Sherwood Drive) questioned how he would get considerations for the things he requested earlier, such as a berm or having the lights turned off on the back side. It was noted that the Commissioners would decide all of those things.

Chairman Bierce then closed the public hearing at 9:19pm.

Nathan Laurent from Keller stated the building would be 273 feet from the property line to the east. The building will be centered on the property to keep it away from all other buildings. There will be a landscape buffer of trees around the entire property. Mr. Laurent felt putting a berm around the property would negatively impact the storm water flows of the properties to the south and east.

Mr. Laurent then noted that they are not proposing any access to the property to the north at this time. He stated the County is on board with access to the property off of Highway J.

Mr. Laurent then referred to the lighting and stated the poles were dropped to 15 foot poles with a three foot base and dimming all fixtures on the south and the east to 50 percent. Additional discussion took place regarding the lighting plans and the fixtures.

Discussion then took place regarding various site and building details such as fencing, the dumpster enclosure, canopy revisions, building materials and rooftop screening.

A motion was made and seconded (K. Salituro, D. Linsmeier) to approve the rezoning of the property.

Motion Passed: 6-For, 0-Against.

12. Discussion and Action Regarding the Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan for the Proposed WVRC Property Located Along the East Side of County Highway J (Pewaukee Road) South of Interstate Highway 94 from Low-Medium Density Residential, Water and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Retail/Service Commercial, Water and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0966999)

A motion was made and seconded (C. Wunder, D. Linsmeier) to approve the comprehensive master plan amendment. Motion Passed: 6-For, 0-Against.

13. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for the Proposed WVRC Property Located on the East Side of County Highway J for the Purpose of Building a New 30,000 Square Foot 24-Hour Emergency and Specialty Vet Clinic (PWC 0966999)

Commissioner Janka felt if they were going to require berming, something should be put in the record stating the neighbors were informed that berming could possibly have a negative effect on their properties. He did not want people complaining that they have water sitting in their yard.

Chairman Bierce suggested making the approval contingent upon the developer coming forward with a landscaping plan so that they neighbors were covered. The Commissioners decided they were fine with the current landscaping plan and there would be no requirement for the berm, and Chairman Bierce stated he would remove his suggestion.

A motion was made and seconded (T. Janka, K. Salituro) to recommend approval of the conditional use and site and building plans. Motion Passed: 6-For, 0-Against.

14. Discussion and Action Regarding the Site and Building Plans for WVRC for the Development of a 33,205 Square Foot Animal Hospital Located Along the East Side of County Highway J (PWC 0966999)

See action in item #13.

15. Adjournment

A motion was made and seconded (C. Wunder, T. Janka) to adjourn the meeting at 10:09pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: July 18, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Landscape and Lighting Plans for Klein Dickert Glass for Their New Manufacturing and Office Facility Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, PWC 0866997003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

KD Glass 101-4011-18 pole

KD Glass dsxw1

KD Glass Facility Sheet

KD Glass kbr8-led

KD Glass lithonia-rsx1-area-led

KD Glass Landscape Plan L1.0

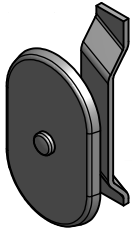
KD Glass Landscape Plan L1.1

KD Glass Staff Report

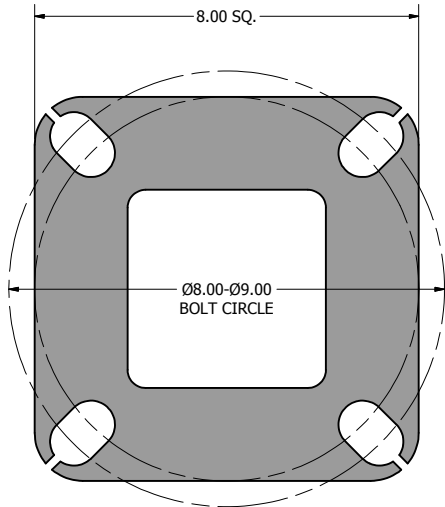
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POLE SHAFT SPECIFICATIONS				
NO.				
1.	SHAFTS ARE ONE SECTION DESIGN FABRICATED FROM A WELDABLE GRADE CARBON STEEL STRUCTURAL TUBING WITH A UNIFORM WALL THICKNESS. MATERIAL SHALL CONFORM TO ASTM A-500 GRADE B WITH A MINIMUM YIELD STRENGTH OF 46,000 P.S.I.			
2.	BASE PLATES ARE CONSTRUCTED OF A STRUCTURAL QUALITY HOT ROLLED CARBON STEEL PLATE (ASTM A-36 HRS) WITH A GUARANTEED MINIMUM YIELD STRENGTH OF 36,000 P.S.I.			
3.	ANCHOR BOLTS (F1554 GRADE 55) ARE "L" BENT BARS HAVING A MINIMUM YIELD STRENGTH OF 55,000 P.S.I. THE BOLTS ARE FULLY GALVANIZED PER ASTM A153 SPECIFICATIONS AND FURNISHED COMPLETE WITH 2 HEX NUTS AND 2 FLAT WASHERS.			
4.	POLES SHALL HAVE A POLYESTER POWDER COAT FINISH IN A STANDARD COLOR.			
POLE DIMENSIONS				
POLE HGT (FT.)	TOP SQ. SIZE (IN.)	BOT. SQ. SIZE (IN.)	GAGE	MTG. HGT. (FT.)
18'	4.00	4.00	11 GAGE	18'
BASE PLATE DIMENSIONS				
BOLT CIRCLE (IN.)	BASE PLATE DIM. (IN.)	BOLT HOLE (IN.)	PLATE THK. (IN.)	
8.00-9.00	8.00 SQ.	1.00	.75	
ANCHOR BOLT DIMENSIONS				
ANCHOR BOLT DIA. (IN.)		ANCHOR BOLT LENGTH (IN.)		
.75		20.00		
ALLOWABLE WIND LOADING (SQ. FT.)				
WIND*	80 MPH	90 MPH	100 MPH	120 MPH
EPA	11.1	9.0	7.2	5.1

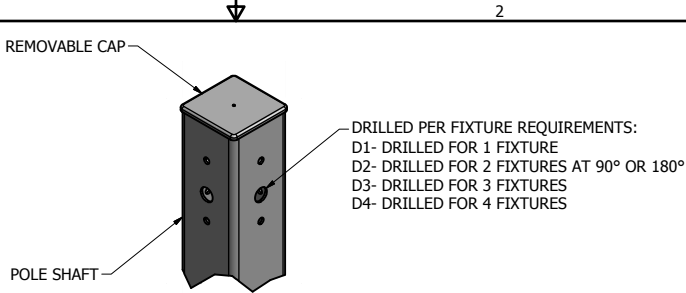
*WITH 1.3 GUST FACTOR



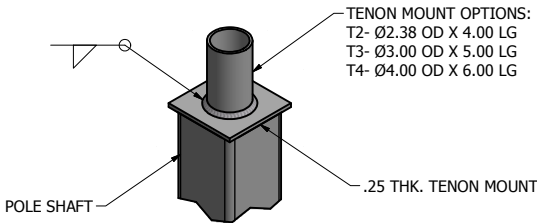
3.00 X 5.00 HAND HOLE COVER



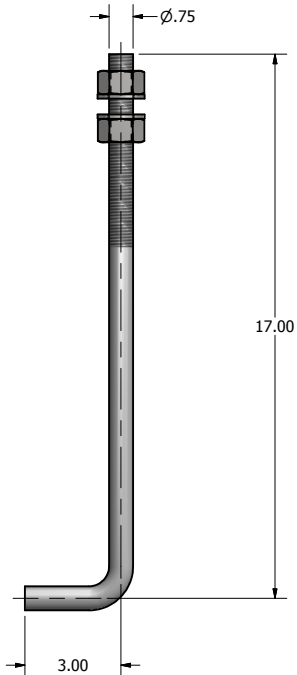
8.00 X 8.00 X .75 THK. BASE PLATE



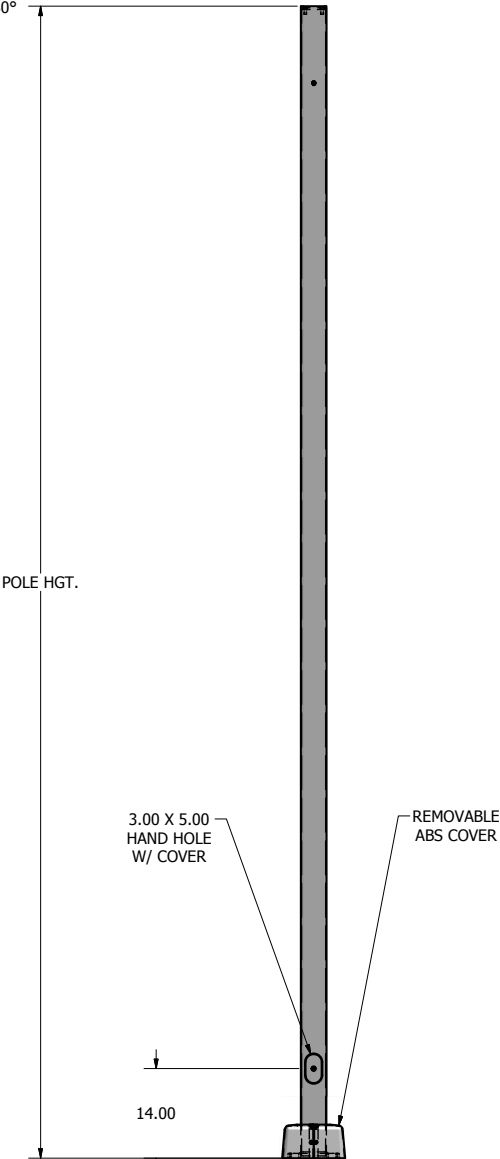
DRILL MOUNT OPTIONS



TENON MOUNT OPTIONS



Ø.75 X 20.00 ANCHOR BOLT



POLE DETAIL

lyte

poles

a DWM company

P.O. Box 340

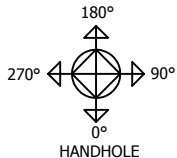
Eastpointe, MI 48021

P: (586) 771-4610 | F: (586) 771-5527

www.lytepoles.com

DRAWN:	M. HARVALA	2/13/2015
CHECKED:		
REVISION:		DATE:
APPROVED:		
QUOTE:		
REF:		SCALE: NONE

SOME GEOGRAPHICAL AREAS HAVE SPECIAL WIND CONDITIONS THAT CAN CREATE WIND INDUCED VIBRATIONS CAUSING A FATIGUE PROBLEM. NO METHOD HAS YET BEEN FOUND FOR PREDICTING DESTRUCTIVE LIGHTING POLE VIBRATION. THESE CONDITIONS ARE UNIQUE AND CANNOT BE GUARANTEED AGAINST, AND ARE THE RESPONSIBILITY OF A LOCAL SITE ENGINEER.		
TITLE:		
CATALOG:		
DWG NO:	101-4011-18	
SIZE	C	SHEET 1 OF 1





D-Series Size 1 LED Wall Luminaire



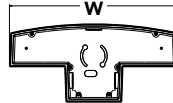
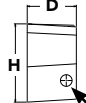
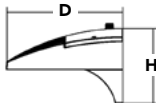
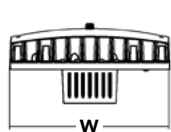
d^{series}

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



For 3/4" NPT side-entry conduit (BBW only)

Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED							
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) ¹	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium ASYDF Asymmetric diffuse	MVOLT ² 120 ³ 208 ³ 240 ³ 277 ³ 347 ^{3,4} 480 ^{3,4}	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant ^{8,9}

Other Options	Finish (required)
Shipped installed SF Single fuse (120, 277 or 347V) ^{3,10} DF Double fuse (208, 240 or 480V) ^{3,10} HS House-side shield ¹¹ SPD Separate surge protection ¹²	Shipped separately ¹¹ BSW Bird-deterrent spikes WG Wire guard VG Vandal guard DDL Diffused drop lens
	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXW1WG U	Wire guard accessory
DSXW1VG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- Not available with ELCW.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
(10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
			ASYDF	3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51
(20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60
			ASYDF	6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

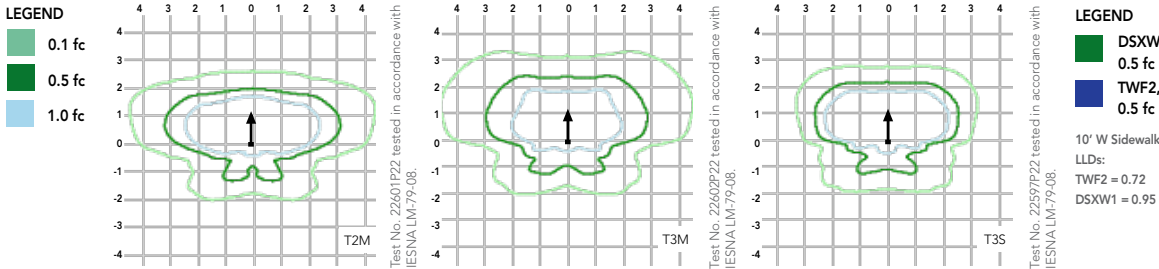
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with Inline Dusk to Dawn or timer

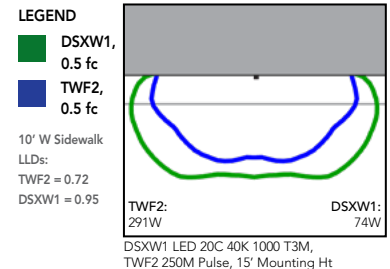
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

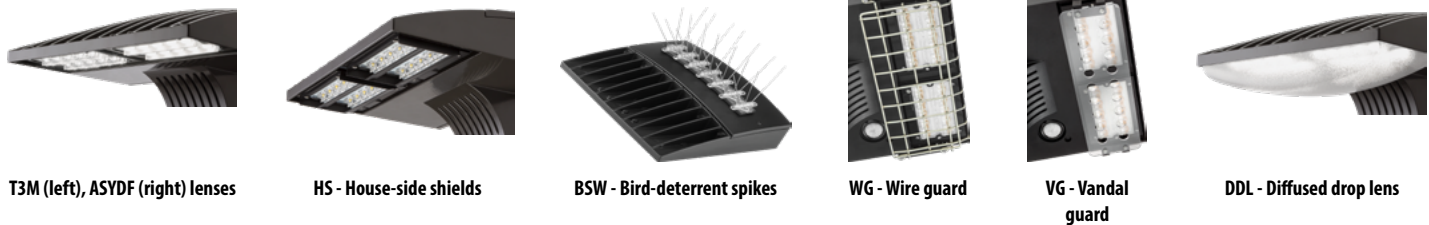
Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



Options and Accessories



FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.





KBR8 LED

LED Specification Bollard

Catalog
Number

Notes

Type

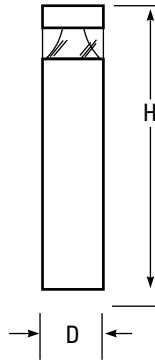
Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

8" Round
(20.3 cm)

Height: 40"
(101.6 cm)

**Weight
(max):** 27 lbs
(12.25 kg)



Introduction

The KBR8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBR8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: KBR8 LED 16C 700 40K SYM MVOLT DDBXD

KBR8 LED													
Series	LEDs	Drive current		Color temperature		Distribution		Voltage	Control options	Other options		Finish <i>(required)</i>	
KBR8 LED	Asymmetric 12C 12 LEDs ¹	350	350 mA	30K	3000 K	ASY	Asymmetric ¹	MVOLT ⁵	Shipped installed PE Photoelectric cell, button type DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ELCW Emergency battery backup ⁶	Shipped installed SF Single fuse (120, 277, 347V) ^{4,7} DF Double fuse (208, 240V) ^{4,7} H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts (3 bolt base) L/AB4 4 bolt retrofit base without anchor bolts ⁸	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white		
		450	450 mA ^{3,4}	40K	4000 K	SYM	Symmetric ²	120 ⁵					
	530	530 mA	50K	5000 K			208 ⁵						
	Symmetric 16C 16 LEDs ²	700	700 mA	AMBPC	Amber phosphor converted			240 ⁵					
				AMBLW	Amber limited wavelength ^{3,4}			277 ⁵					
								347 ⁴					
				SPECIFY PER VOLTAGE AVAILABLE									

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for KBR8 LED⁸

NOTES

- Only available in the 12C, ASY version.
- Only available in the 16C, SYM version.
- Only available with 450 AMBLW version.
- Not available with ELCW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- MRAB U not available with L/AB4 option.



Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric 3 Engines (12 LEDs)	350	16	641	40	1	1	1	809	51	1	1	1	870	54	1	1	1					
	530	22	947	43	1	1	1	1,191	54	1	1	1	1,282	58	1	1	1					
	700	31	1,214	40	1	1	1	1,527	51	1	1	1	1,646	55	1	1	1					
	Amber 450	16																324	20	0	1	0
Symmetric 4 Engines (16 LEDs)	350	20	888	44	1	0	0	1,116	56	1	0	0	1,203	60	1	0	0					
	530	28	1,254	45	1	0	0	1,598	57	1	0	1	1,719	61	1	0	1					
	700	39	1,608	41	1	0	1	2,022	52	1	0	1	2,180	56	2	0	1					
	Amber 450	20																374	19	0	0	0

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

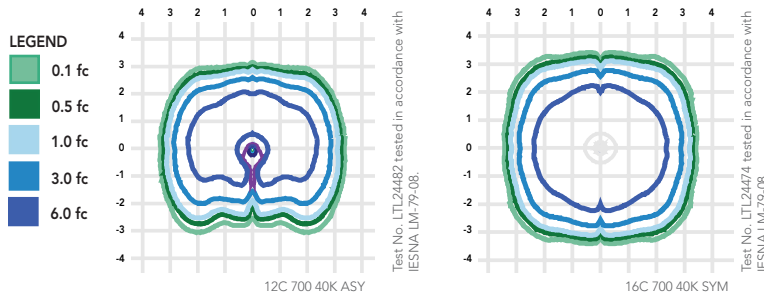
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [KBR8 Bollard homepage](#).

Isofootcandle plots for the KB LED Bollards. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and clean lines of the KBA bollard is ideal for illuminating building entryways, walking paths, and pedestrian plazas, as well as any other location requiring a low mounting height light source with fully cutoff illumination.

CONSTRUCTION

One-piece 8-inch round extruded aluminum shaft with thick side walls for extreme durability, a high-impact clear acrylic lens and welded top cap. Die-cast aluminum mounting ring allows for easy leveling even in sloped locations and a full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3 ¾" bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two fully cutoff optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without any uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





RSX1 LED Area Luminaire

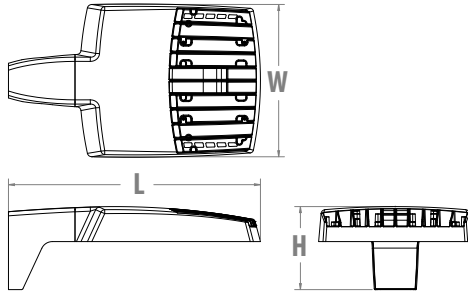


Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA (ft ² @0°):	0.57 ft ² (0.05 m ²)
Length:	21.8" (55.4 cm) (SPA mount)
Width:	13.3" (33.8 cm)
Height:	3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm
Weight (max):	25.0 lbs (11.3 kg)



Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor and an adjustable integral slip-fitter are also available.

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R3 Type 3 Wide R4 Type 4 Wide R5 Type 5 Wide R5S Type 5 Short AFR Automotive Front Row	MVOLT (120V-277V) ¹ HVOLT (347V-480V) ² (use specific voltage for options as noted) 120 ³ 277 ³ 208 ³ 347 ³ 240 ³ 480 ³	SPA Square pole mounting (Min. 3.0" SQ for 1 at 90°, Min. 3.5" SQ for 2, 3, 4 at 90°) RPA Round pole mounting (3.2" min pole dia. for 1,2,3 or 4 at 90°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) ⁴ WBA Wall bracket

Options	Finish
Shipped Installed HS House-side shield PE Photocontrol, button style ^{5,7} PEX Photocontrol external threaded, adjustable ^{6,7} PER7 Seven-wire twist-lock receptacle only (no controls) ^{7,8,9} CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) ³ DF Double fuse (208, 240, 480) ³ SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White
Shipped Separately (requires some field assembly) EGS External glare shield EGFV External glare full visor (360° around light aperture) BS Bird spikes ¹²	Shipped Installed *Standalone Sensors Controls (factory default settings, see table page 5) PIRS Motion/ambient sensor for 8-20' mounting heights ^{7,14,15} PIRHS Motion/ambient sensor for 20-40' mounting heights ^{7,14,15} *Networked Sensors/Controls NL TAIR2 nLight AIR generation 2 ^{10,15} PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) ^{7,11,14,15} *Note: Sensor coverage pattern is affected when luminaire is tilted.



Ordering Information

Accessories

Ordered and shipped separately.

RSX1HS	RSX1 House side shield (includes 1 shield)
RSX1EGS U	External glare shield (specify finish)
RSX1EGFV U	External glare full visor (specify finish)
RSXRPA U	RSX Universal round pole adaptor plate (specify finish)
RCPIRS	Remote control PIRS/PIRHS field programmer
DLL127F 1.5 JU	Photocell -SSL twist-lock (120-277V) ¹³
DLL347F 1.5 CUL JU	Photocell -SSL twist-lock (347V) ¹³
DLL480F 1.5 CUL JU	Photocell -SSL twist-lock (480V) ¹³
DSHORT SBK U	Shorting cap ¹³

NOTES

- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- 2 HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).
- 3 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- 4 IS maximum tilt is 90° above horizontal.
- 5 Requires MOVLT or 347V.
- 6 Requires 120V, 208V, 240V, 277V or 347V.
- 7 Not available in combination with other light sensing control options (following options cannot be combined: PE, PEX, PER7, PIRS, PIRHS, PIRHN).
- 8 Twistlock photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included. Dimming leads capped for future use.

- 9 For units with option PER7, the mounting must be restricted to +/- 45° from horizontal aim per ANSI C136.10-2010.
- 10 Must be ordered with PIRHN.
- 11 Must be ordered with NLTAIR2. For additional information on PIRHN visit [here](#).
- 12 Must be ordered with fixture for factory pre-drilling.
- 13 Requires luminaire to be specified with PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.
- 14 Two or more of the following options cannot be combined including DMG, PER7, FAO, PIRS, PIRHS and PIRHN.
- 15 Requires MVOLT or HVOLT.

External Shields



House Side Shield



External Glare Shield



External 360 Full Visor

Pole/Mounting Information

Accessories including bullhorns, cross arms and other adaptors are available under the accessories tab at Lithonia's Outdoor Poles and Arms product page. Click here to visit [Accessories](#).

Tenon Adapters

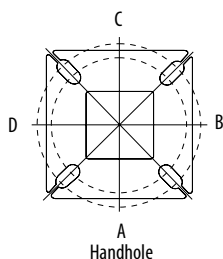
Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

Pole Drilling Nomenclature

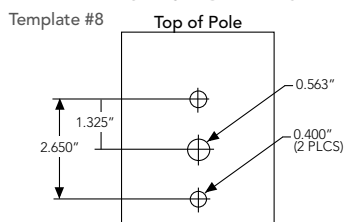
Number of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D

Note: Review luminaire spec sheet for specific nomenclature

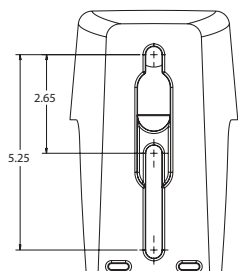
HANDHOLE ORIENTATION



RSX POLE DRILLING



RSX STANDARD ARM



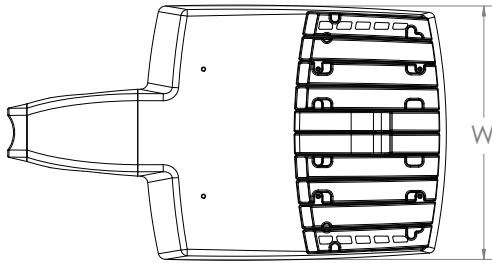
RSX1 - Luminaire EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

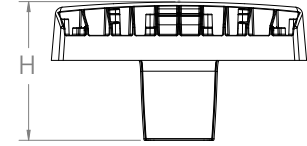
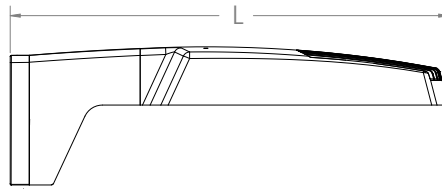
Fixture Quantity & Mounting Configuration		Single	2 @ 90	2 @ 180	3 @ 90	3 @ 120	4 @ 90	2 Side by Side	3 Side by Side	4 Side by Side
Mounting Type	Tilt									
SPA - Square Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.13	1.7	2.26
RPA - Round Pole Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.13	1.7	2.26
MA - Mast Arm Adaptor	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.13	1.7	2.26
IS - Integral Slipfitter	0°	0.57	1.03	1.05	1.52	1.36	2.03	1.31	1.7	2.26
	10°	0.68	1.34	1.33	2	1.74	2.64	1.35	2.03	2.71
	20°	0.87	1.71	1.73	2.56	2.26	3.42	1.75	2.62	3.49
	30°	1.24	2.19	2.3	3.21	2.87	4.36	2.49	3.73	4.97
	40°	1.81	2.68	2.98	3.85	3.68	5.3	3.62	5.43	7.24
	45°	2.11	2.92	3.44	4.2	4.08	5.77	4.22	6.33	8.44
	50°	2.31	3.17	3.72	4.52	4.44	6.26	4.62	6.94	9.25
	60°	2.71	3.66	4.38	5.21	5.15	7.24	5.43	8.14	10.86
	70°	2.78	3.98	4.54	5.67	5.47	7.91	5.52	8.27	11.03
	80°	2.76	4.18	4.62	5.97	5.76	8.31	5.51	8.27	11.03
	90°	2.73	4.25	4.64	6.11	5.91	8.47	5.45	8.18	10.97

Dimensions

RSX1 with Round Pole Adapter (RPA)



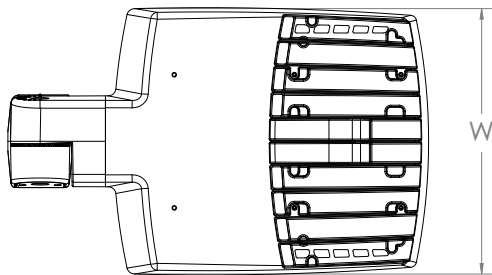
Length: 22.8" (57.9 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm



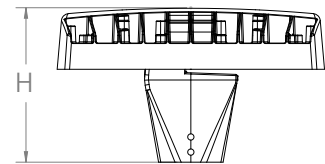
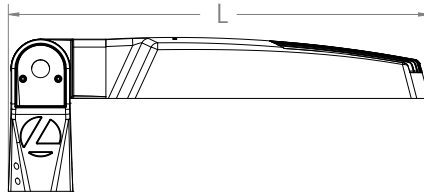
Note: RPA — Round Pole mount can also be used to mount on square poles by omitting the round pole adapter plate shown here.



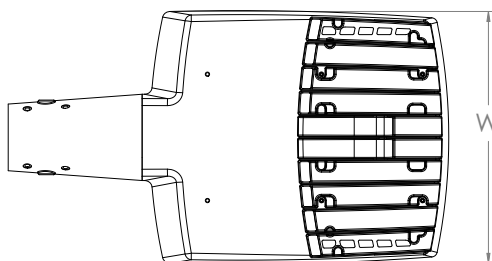
RSX1 with Adjustable Slipfitter (IS)



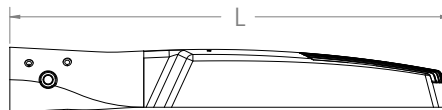
Length: 20.7" (52.7 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 7.6" (19.3 cm) Arm



RSX1 with Mast Arm Adapter (MA)



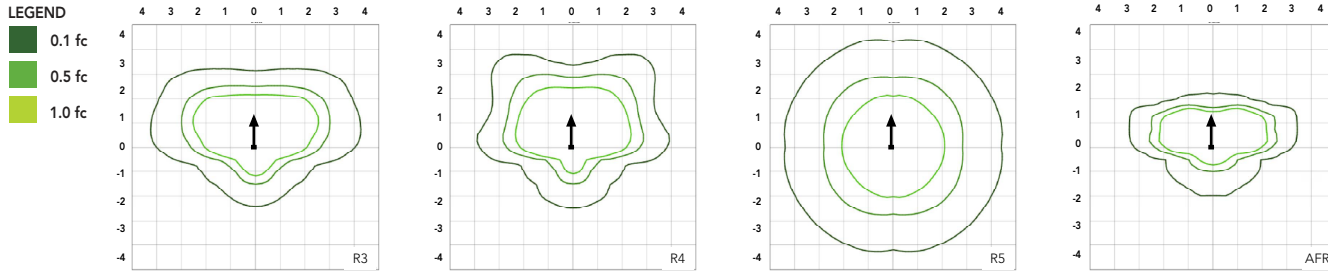
Length: 23.2" (59.1 cm)
 Width: 13.3" (33.8 cm)
 Height: 3.0" (7.6 cm) Main Body
 3.5" (8.9 cm) Arm



Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [RSX Area homepage](#).

Isofootcandle plots for the RSX1 LED P4 40K. Distances are in units of mounting height (20').



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-50°C (32-122°F).

Ambient	Ambient	Lumen Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97
45°C	113°F	0.96
50°C	122°F	0.95

Electrical Load

Performance Package	System Watts (W)	Current (A)					
		120V	208V	240V	277V	347V	480V
P1	51W	0.42	0.25	0.21	0.19	0.14	0.11
P2	72W	0.60	0.35	0.30	0.26	0.21	0.15
P3	109W	0.91	0.52	0.45	0.39	0.31	0.23
P4	133W	1.11	0.64	0.55	0.48	0.38	0.27

Projected LED Lumen Maintenance

Operating Hours	50,000	75,000	100,000
Lumen Maintenance Factor	>0.97	>0.95	>0.92

Values calculated according to IESNA TM-21-11 methodology and valid up to 40°C.

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

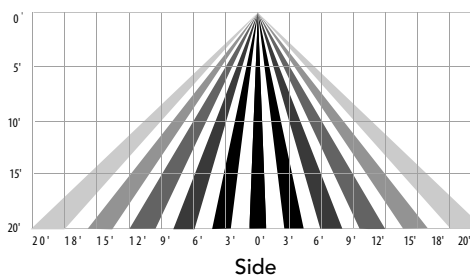
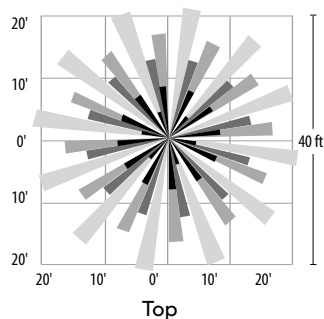
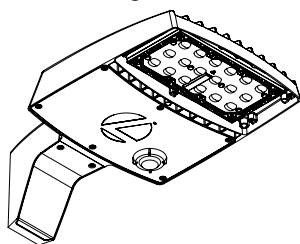
Performance Package	System Watts	Distribution Type	30K (3000K, 70 CRI)						40K (4000K, 70 CRI)						50K (5000K, 70 CRI)					
			Lumens	B	U	G	LPW		Lumens	B	U	G	LPW		Lumens	B	U	G	LPW	
P1	51W	R3	6,459	1	0	2	127		7,096	1	0	2	139		7,096	1	0	2	139	
		R4	6,543	1	0	2	128		7,189	1	0	2	141		7,189	1	0	2	141	
		R5	6,631	3	0	2	130		7,286	3	0	2	143		7,286	3	0	2	143	
		R5S	6,807	3	0	1	133		7,479	3	0	1	147		7,479	3	0	1	147	
		AFR	6,473	1	0	1	127		7,112	1	0	1	139		7,112	1	0	1	139	
P2	72W	R3	8,959	2	0	2	124		9,843	2	0	2	137		9,843	2	0	2	137	
		R4	9,077	2	0	2	126		9,972	2	0	2	139		9,972	2	0	2	139	
		R5	9,198	4	0	2	128		10,106	4	0	2	140		10,106	4	0	2	140	
		R5S	9,443	3	0	1	131		10,374	3	0	1	144		10,374	3	0	1	144	
		AFR	8,979	2	0	1	125		9,865	2	0	1	137		9,865	2	0	1	137	
P3	109W	R3	12,763	2	0	2	117		14,023	2	0	2	129		14,023	2	0	2	129	
		R4	12,930	2	0	2	119		14,206	2	0	2	130		14,206	2	0	2	130	
		R5	13,104	4	0	2	120		14,397	4	0	2	132		14,397	4	0	2	132	
		R5S	13,452	3	0	2	123		14,779	3	0	2	136		14,779	3	0	2	136	
		AFR	12,791	2	0	1	117		14,053	2	0	2	129		14,053	2	0	2	129	
P4	133W	R3	14,890	2	0	3	112		16,360	2	0	3	123		16,360	2	0	3	123	
		R4	15,085	2	0	3	113		16,574	2	0	3	125		16,574	2	0	3	125	
		R5	15,287	4	0	2	115		16,796	4	0	2	126		16,796	4	0	2	126	
		R5S	15,693	4	0	2	118		17,242	4	0	2	130		17,242	4	0	2	130	
		AFR	14,923	2	0	2	112		16,395	2	0	2	123		16,395	2	0	2	123	

Sensor Coverage

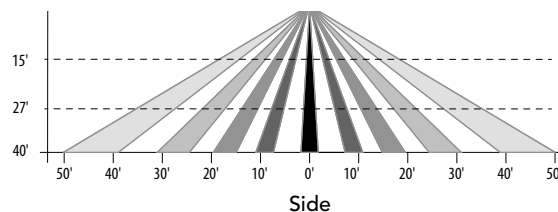
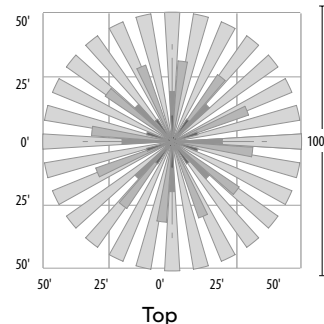
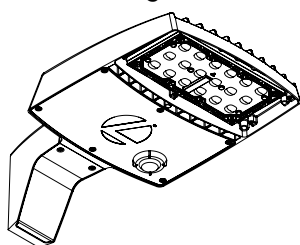
Motion Sensor Default Settings (PIRS and PIRHS only)						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIRS or PIRHS	Approx. 37% Output	100% Output	Enabled @ 5FC	5 minutes	3 seconds	20 seconds

*Note: Remote control sensor reprogrammer not included.

PIRS Coverage Patterns

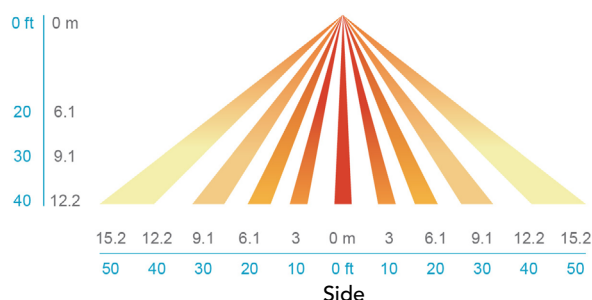
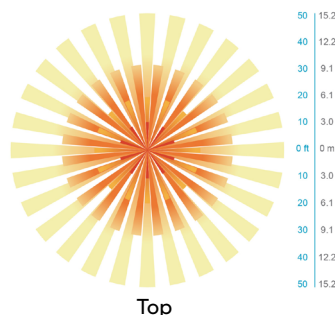
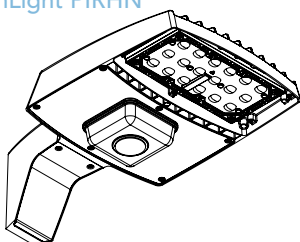


PIRHS Coverage Pattern



PIRHN nLight Sensor Coverage Pattern

nLight PIRHN



FEATURES & SPECIFICATIONS

INTENDED USE

The RSX LED area family is designed to provide a long-lasting, energy-efficient solution for the one-for-one replacement of existing metal halide or high pressure sodium lighting. The RSX1 delivers 7,000 to 17,000 lumens and is ideal for replacing 70W to 400W HID pole-mounted luminaires in parking lots and other area lighting applications.

CONSTRUCTION

The RSX LED area luminaire features a rugged die-cast aluminum main body that uses heat-dissipating fins and flow-through venting to provide optimal thermal management that both enhances LED performance and extends component life. Integral "no drill" mounting arm allows the luminaire to be mounted on existing pole drillings, greatly reducing installation labor. The light engines and housing are sealed against moisture and environmental contaminants to IP66. The low-profile design results in a low EPA, allowing pole optimization. All mountings are rated for a 1.5 G vibration load per ANSI C136.31.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures superior adhesion as well as a minimum finish thickness of 3 mils. The result is a high-quality finish that is warranted not to crack or peel.

OPTICS

Precision acrylic refractive lenses are engineered for superior application efficiency, distributing the light to where it is needed most. Available in short and wide pattern distributions including Type 3, Type 4, Type 5, Type 5S and AFR (Automotive Front Row).

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted on metal-core circuit boards and aluminum heat sinks to maximize heat dissipation. Light engines are IP66 rated. LED lumen maintenance is >L92/100,000 hours. CCT's of 3000K, 4000K and 5000K (minimum 70 CRI) are available. Class 1 electronic drivers ensure system power factor >90% and THD <20%. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The RSX LED area luminaire has a wide assortment of control options. Dusk to dawn controls include MVOLT and 347V button-type photocells and NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature the capability for remote control

sensor reprogramming and are suitable for mounting heights up to 40 feet. (Remote control programmer RCPIRS not included, ordered separately under accessories).

nLIGHT AIR CONTROLS

The RSX LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocell functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Integral "no-drill" mounting arm allows for fast, easy mounting using existing pole drillings. Select the "SPA" option for square poles and the "RPA" option to mount to round poles. Note, the RPA mount can also be used for mounting to square poles by omitting the RPA adapter plate. Select the "MA" option to attach the luminaire to a 2 3/8" horizontal mast arm or the "IS" option for an adjustable slipfitter that mounts on a 2 3/8" OD tenon. The adjustable slipfitter has an integral junction box and offers easy installation. IS adjustable slipfitter is not rated for tilting above 90° or mounting within 4 feet of ground. Can be tilted up to 90° above horizontal.

LISTINGS

CSA Certified to meet U.S. and Canadian standards. Suitable for wet locations. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

5-year limited warranty. Complete warranty terms located at:

www.acuitybrands.com/resources/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



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mikes@davidjfrank.com

LANDSCAPE DEVELOPMENT FOR

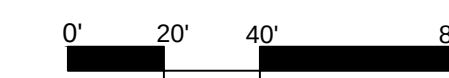
KLEIN-DICKERT

W227N4755 Duplainville Road
Pewaukee, Wisconsin 53072

REVISIONS

[illegible]

PROJECT NUMBER



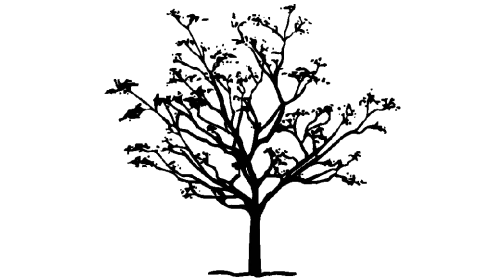
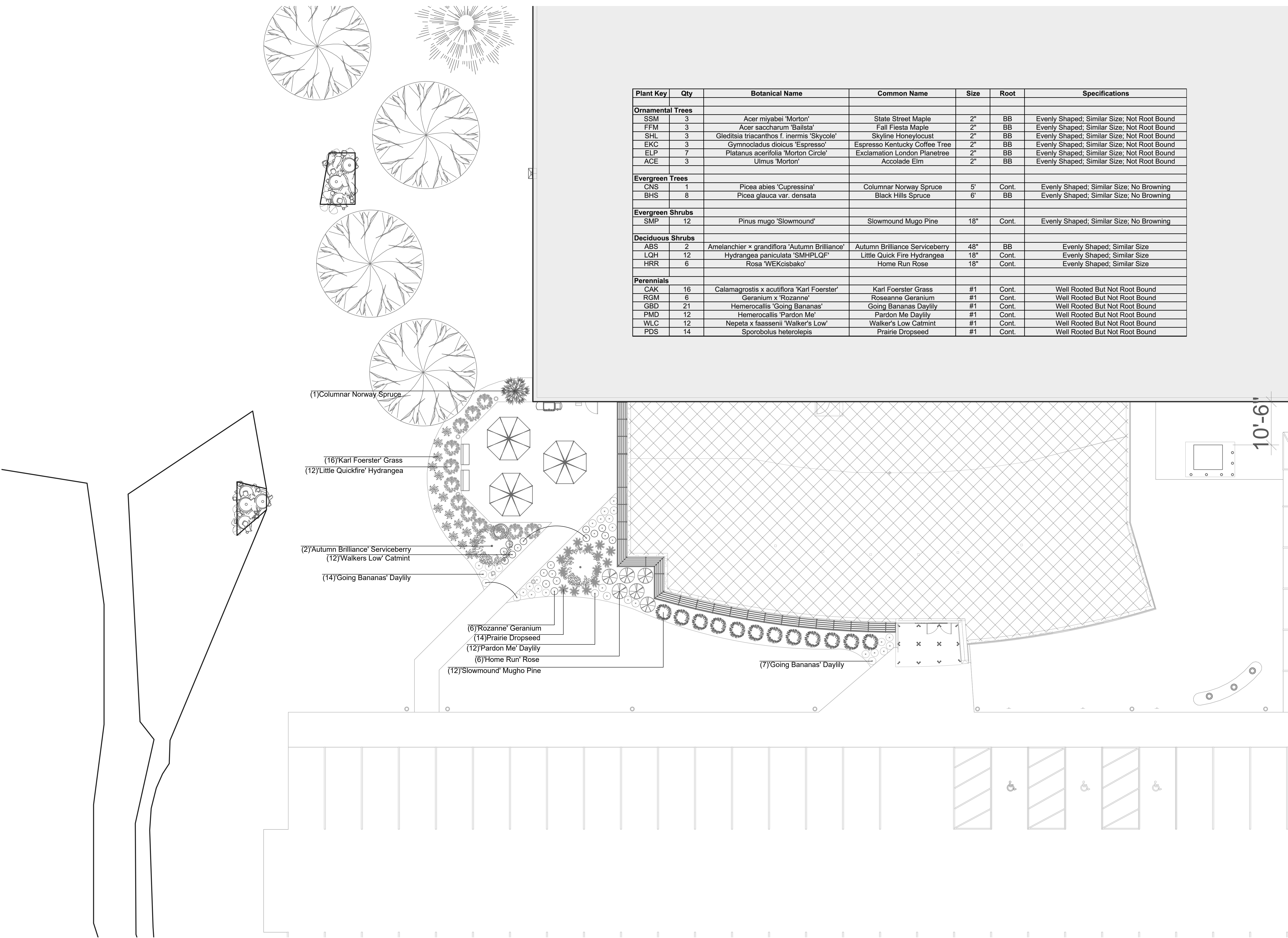
SCALE 1" = 40'-0"

DATE 6/24/19

SHEET 1 of 2

LANDSCAPE
PLAN

L1.0



David J. Frank
Landscape Contracting, Inc.

N120 W21350 Freistadt Road
P.O. Box 70
Germanstown, Wisconsin 53022
(262) 255-4888 office
mail@davidjfrank.com
davidjfrank.com

LANDSCAPE DEVELOPMENT BY

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

LANDSCAPE DEVELOPMENT FOR

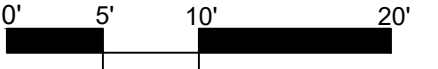
KLEIN-DICKERT

W227N4755 Duplainville Road
Pewaukee, Wisconsin 53072

REVISIONS

Δ	DATE	DESCRIPTION

PROJECT NUMBER



SCALE 1" = 10'-0"
DATE 6/24/19
SHEET 2 of 2

LANDSCAPE
PLAN

L1.1

Kevin Dickert



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 18, 2019

Date: July 11, 2019

Project Name: KD Glass Landscaping and Lighting Plans

Project Address/Tax Key No.: Approximately W227N4755 Duplainville Road/PWC0866997001, 0866997002 & 0866997003

Applicant: Klein-Dickert Milwaukee, Inc.

Property Owner: KD Glass LLC

Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Town of Lisbon to the north, single-family residential to the south, Canadian National Railroad and vacant agricultural zoned land to the east and single-family residential zoned land to the west

Project Description/Analysis:

At their April 18, 2019 meeting, the Plan Commission recommended approval of a rezoning, Comprehensive Master Plan Amendment and certified survey map to allow for the development of a 54,335 square foot building for KD Glass (Klein-Dickert Milwaukee, Inc.). These applications were all approved at the May 6th Common Council meeting.

The Plan Commission also approved site and building plans for the subject development contingent upon several conditions. One of those conditions required the applicant to bring back final Landscaping and Lighting Plans to the Plan Commission for review and approval.

As such, attached are proposed Landscaping and Lighting Plans.

Landscaping

The Landscape Plan consists of 22 decorative trees, 9 evergreen trees and 32 shrubs. The applicant has focused new plantings along the south property line to buffer the development from the adjacent single-family residential subdivision to the south. Note that a drainage easement exists at the southwest corner of the property. Staff recommended that plantings not be placed within this easement.

The Landscape Plan also shows existing landscaping that will remain.

Staff recommends that the property owner shall maintain and replace as necessary the plantings located within the 30' Planting Easement along the south property line in perpetuity.

Due to the timing of the resubmittal, staff has not yet completed a full review of the Landscape Plan. Additional comments and recommendations will be brought forward at the meeting as may be necessary.

Lighting

The Lighting Plan includes nine drive aisle and parking lot light fixtures that include an 18-foot pole mounted on a 2-foot base. The building has a total of five building light fixtures. The plan also includes fourteen bollard style lights around the front of the building.

The photometric plan shows light levels at about zero at the property line.

Recommendation:

A motion to approve the Landscape and Lighting Plans for KD Glass (Klein-Dickert Milwaukee, Inc.) for property located at approximately W227N4755 Duplainville Road, subject to staff recommendations.

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

DATE: July 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Gary Klatt to Rezone Property Located at N40 W27535 Glacier Road From Rs-2 Single-Family Residential and UC Upland Conservancy To Rs-3 Single-Family Residential (PWC 0890999002, PWC 0890999007, PWC 0890999004)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

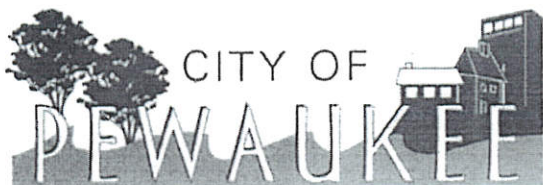
ATTACHMENTS:

Description

Klatt Rezoning Petition

Klatt Rezoning Map

Klatt Russo Staff Report



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

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property **FROM** Rs-2

zoning district(s) **TO** Rs-3 zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: N40 W27535 Glacier Road

Property Address: See above

Tax Key Number(s): PWC 0890999002
PWC 0890999003

Property owner(s) (Full Legal Name): Gary R. Klatt

Owner's Address: N40 W27535 Glacier Road **City/State/Zip:** Pewaukee, WI 53072

Phone: 414-271-5400

Email: pgalganski@gpjlaw.com

This amendment to the zoning map is being proposed in order to obtain approval of two proposed Certified Survey Maps, copies attached.

Applicant (Full Legal Name):

Name: Gary R. Klatt

Company: _____

Address: N40 W27535 Glacier Road

City/State/Zip: _____

Phone: 414-271-5400

Email: _____

Contact Person (Full Legal Name):

Name: Paul J. Galganski

Company: Galanis, Pollack, Jacobs & Johnson, S.C.

Address: 839 N. Jefferson Street, Suite 200

City/State/Zip: Milwaukee, WI 53202

Phone: 414-271-5400

Email: pgalganski@gpjlaw.com

Rezoning submittals must include and be accompanied by the following:

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

Rs-3

ISHNALA
TRAIL

Rs-3

↑
N
1" = 100'

GLACIER ROAD

Rs-4

Rs-4

Rs-2

Rs-2

Rs-2

Rs-5

Rs-5

UC

UC

UC

Rs-7

Rs-7

HILLSIDE

GROVE ROAD

UC

Rs-7

Rs-7

Rs-7

Rs-7

**REZONE FROM
Rs-2 TO Rs-3**

Rs-2



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 18, 2019

Date: July 9, 2019

Project Name: Klatt & Russo Certified Survey Maps

Project Address/Tax Key No.: Approximately N40W27535 Glacier Road/PWC 0890999002, PWC 0890999007 and PWC 0890999004

Applicant: Gary Klatt and William and Tosca Russo

Property Owner: Gary Klatt (PWC 0890999002 and PWC 0890999007) and William and Tosca Russo (PWC 0890999004)

Current Zoning: Rs-2 Single-Family Residential District, UC Upland Conservancy District, LC Lowland Conservancy District, F-1 Floodplain District and SO Shoreland Overlay District

Proposed Zoning: Lot 1 (PWC 0890 999 002) from Rs-2 Single-Family Residential District to Rs-3 Single-Family Residential District and Lot 2 (PWC 0890 999 007) from Rs-2 Single-Family Residential District and UC Upland Conservancy District to Rs-3 Single-Family Residential District and UC Upland Conservancy District

2050 Land Use Map Designation: Low Density Residential (> 2 AC./DU) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Single-family residential to the north, south, east and west and CP Rail System and vacant RS-2, UC, LC & F-1 zoned property to the south

Project Description

The applicant submitted a Rezoning Petition and two separate certified survey maps requesting to reconfigure three existing lots and three existing outlots, which are all part of CSM No. 8822. According to the applicant, no new development is anticipated at this time on Lots 1 and 2. The owner of Lot 3 anticipates building a new home in the future.

The three lots are currently zoned Rs-2 Single-Family Residential District and UC Upland Conservancy District. The three outlots are zoned Lowland Conservancy District and F-1 Floodplain District. The Shoreland Overlay District also applies as the properties are within 1,000 feet of Pewaukee Lake. Only a small portion of land adjacent to Glacier Road is beyond 1,000 feet, thus outside of the SO District.

There is no floodplain on the lots and the Wisconsin Department of Natural Resources Surface Water Data Viewer does not show any wetlands or hydric soils. The majority of the properties, except for a portion abutting Glacier Road is designated as Primary Environmental Corridor per the SEWRPC Regional Map Server.

Below describes the changes to the three lots and three outlots resulting from both certified survey maps.

Lots 1, 2 and 3

The applicant is proposing to increase the area of the existing Lot 3 by shifting the north property line approximately 40-feet north. This in turn reduces the size of Lots 1 and 2. The applicant is also proposing to slightly shift the internal property line between Lots 1 and 2.

Below are the existing and proposed lot sizes for each lot.

Lot number	Existing lot size per CSM No. 8822	Proposed lot sizes
Lot 1	2.0054 acres	1.8747 acres
Lot 2	2.0065 acres	1.8515 acres
Lot 3	1.8893 acres	2.1979 acres

Note that the applicant is proposing Lot 3 setbacks as shown on the CSM. It could be argued that the minimum Rs-3 front/street yard setback of 45-feet should apply from the east property line abutting Hillside Grove Road. This is where the access will be from and where the property abuts public right-of-way. This would then make the rear yard setback from the west property line and the side yard setback would apply from the north and south property lines.

The applicant has noted that the only buildable portion of the lot due to existing grades is on the west side of the property. According to the applicant, it may not be possible to construct a home that meets the rear yard setback requirement from the west property line.

The applicant has indicated that the future dwelling will be oriented with the front of the home facing the lake, positioned similar to adjacent homes. Considering the south property line as the front yard, the rear yard setback would then extend from the north property line and the east and west property lines would require side yard setbacks.

Furthermore, the applicant has stated that the ownership of the lots and outlots is linked; therefore, this property is similar to a double frontage lot as defined below, with the lake acting as a front yard.

139 - Lot, Double Frontage

A parcel of land, other than a corner lot, with frontage on more than one (1) street or with frontage on a street and a navigable body of water. Double frontage lots, for the purpose of this Ordinance, shall be deemed to have two (2) front yards and no rear yard, even though access is permitted on only one street.

If the front setback is allowed from the south property line, staff recommends that the setbacks be as follows and the CSM revised accordingly:

- Front/Street Yard: 45-feet – applies to the south property line and the east property line abutting Hillside Grove Road.
- Side Yard: 20-feet – applies to the north and west property line.
- Rear Yard: 35-feet – does not apply

Outlots 1, 2 and 3

The three outlots located south of the CP Rail System are zoned LC Lowland Conservancy Area and F-1 Floodplain District. The applicant is proposing to reconfigure and renumber the outlots. The table below summarizes the proposed changes.

Proposed outlot number	Existing lot size per CSM No. 8822	Proposed lot sizes
Outlot 1 (existing Outlot 1)	0.22 acres	0.154 acres
Outlot 2 (existing Outlot 3)	0.36 acres	0.134 acres
Outlot 3 (existing Outlot 2)	0.15 acres	0.169 acres

Rezoning

As the properties are zoned Rs-2, each lot is required to have a minimum area of 2-acres and lot width of not less than 220 feet at the building setback line. As currently proposed, Lot 1 and Lot 2 do not meet these minimum standards. As such, the applicant has submitted a Rezoning Application to rezone Lot 1 from Rs-2 Single-Family Residential District to Rs-3 Single-Family Residential District and Lot 2 from Rs-2 Single-Family Residential District and UC Upland Conservancy District to Rs-3 Single-Family Residential District and UC Upland Conservancy District (the UC District would remain unchanged).

The Rs-3 District requires a minimum lot area of 1-acre and a minimum lot width of not less than 150 feet at the building setback line. Therefore, the proposed lots are in conformance with the Rs-3 District standards.

It should be noted that the properties to the north on the opposite side of Glacier Road are zoned Rs-3 District. There are also three lots to the west that are zoned Rs-3. Otherwise, the property is also adjacent to Rs-5 and Rs-7 zoned properties. Rs-1 and Rs-4 zoning is also in the vicinity of Lots 1 and 2.

Recommendation

A motion recommending approval of a Rezoning request to rezone the proposed Lot 1 (PWC 0890 999 002) from Rs-2 Single-Family Residential District to Rs-3 Single-Family Residential District and the proposed Lot 2 (PWC 0890 999 007) from Rs-2 Single-Family Residential District and UC Upland Conservancy District to Rs-3 Single-Family Residential District and UC Upland Conservancy District.

A motion recommending approval of a 2 Lot and 2 Outlot Certified Survey Map reconfiguring property boundaries of Lots 1 and 2 and Outlots 1 and 3 of CSM No. 8822 located at approximately N40W27535 Glacier Road (Tax Key Nos. 0890999002 and 0890999007) contingent upon the recording of the proposed CSM reconfiguring Lot 3 and Outlot 2 of CSM No. 8822.

and

A motion recommending approval of a 1 Lot and 1 Outlot Certified Survey Map reconfiguring Lot 3 and Outlot 2 of CSM No. 8822 bearing Tax Key No. 0890 999 004, contingent upon the recording of the proposed CSM reconfiguring Lots 1 and 2 and Outlots 1 and 3 of CSM No. 8822.

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

DATE: July 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map Application for Gary Klatt for Property Located at Approximately N40 W27535 Glacier Road for the Purpose of Reconfiguring Property Boundaries of Lots 1 and 2 and Outlots 1 and 3 of CSM No. 8822 (PWC 0890999002, PWC 0890999007)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

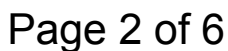
ATTACHMENTS:

Description

Klatt-Russo CSM 1

Sheet 1 of 5

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



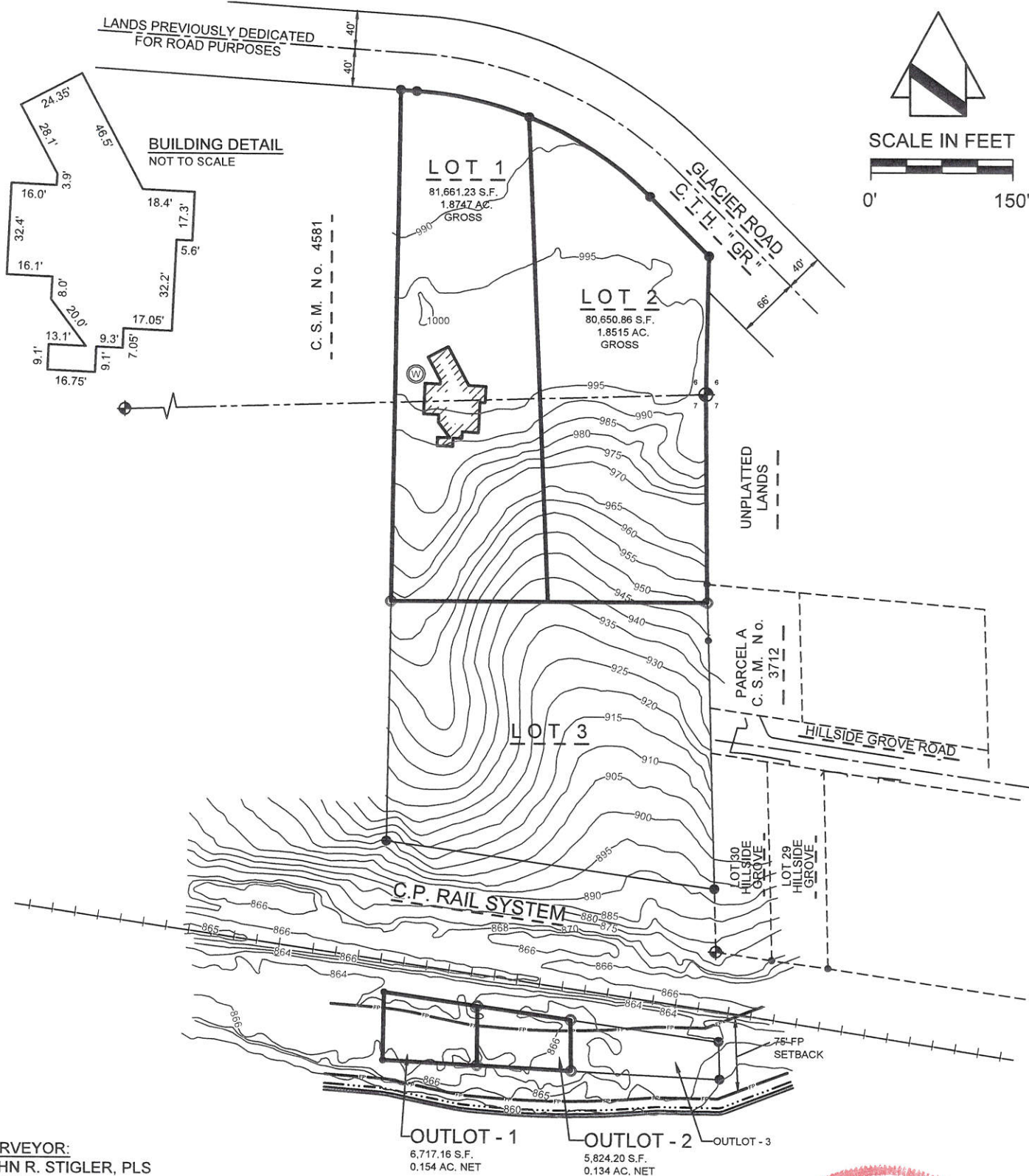
CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 5

All of Lots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of SE 1/4 of the SW 1/4 Sections 6 and the NE 1/4 of the NW 1/4 of Section 7,

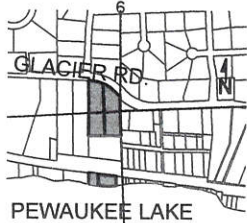
Town 7 North, Range 19 East

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

VICINITY MAP
SCALE 1"= 2000'



P.S. PEWAUKEE 3525
FILE NAME: S8681 CSM

OWNER/SUBDIVIDER:
WILLIAM TOSCA RUSSO
228 W. MAIN STREET
DELAFIELD, WI 53018

OWNER/SUBDIVIDER:
GARY R. KLATT
N 40 W 27535 GLACIER RD.
PEWAUKEE, WI

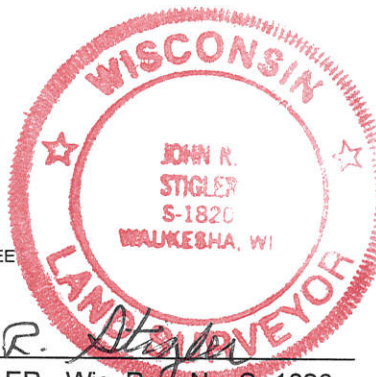
PEWAUKEE LAKE

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊙ - SECTION CORNER MONUMENT: CON. W/ BRASS CAP
- FP — - 100 YR FLOOD PLAIN OF PEWAUKEE

REFERENCE BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWN 17 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°14'41" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

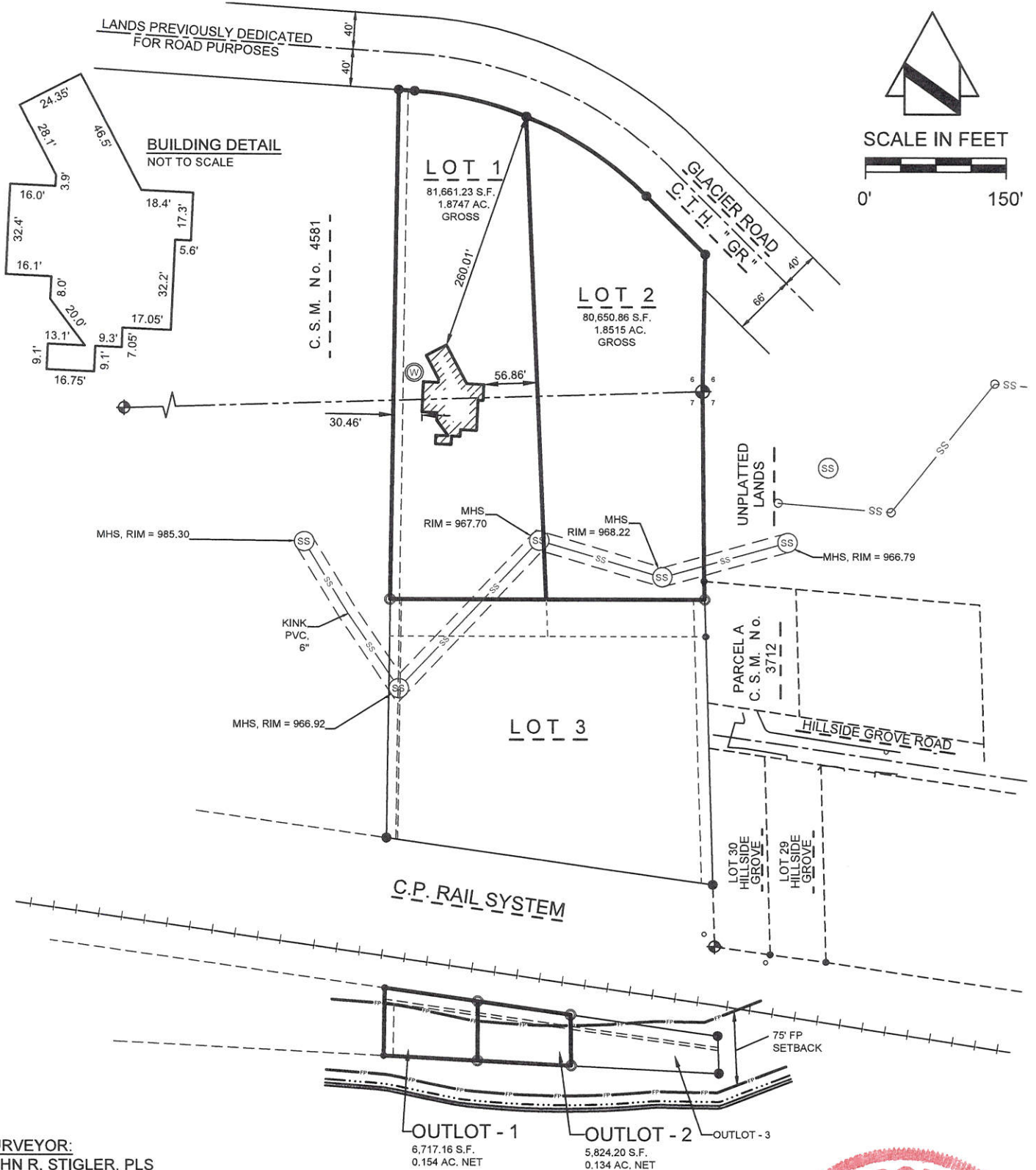
John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 4th DAY of OCTOBER, 2018
REVISED this 4th DAY of MARCH, 2019
REVISED this 30th DAY of May, 2019
INSTRUMENT DRAFTED BY JOHN R. STIGLER



CERTIFIED SURVEY MAP NO. _____

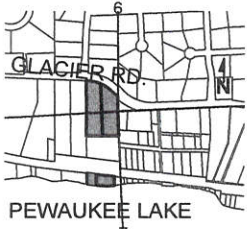
Sheet 3 of 5

All of Lots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of SE 1/4 of the SW 1/4 Sections 6 and the NE 1/4 of the NW 1/4 of Section 7,
Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

VICINITY MAP
SCALE 1" = 2000'



P.S. PEWAUKEE 3525
FILE NAME: S8681 CSM

OWNER/SUBDIVIDER:
WILLIAM TOSCA RUSSO
228 W. MAIN STREET
DELAFIELD, WI 53018

OWNER/SUBDIVIDER:
GARY R. KLATT
N 40 W 27535 GLACIER RD.
PEWAUKEE, WI

PEWAUKEE LAKE

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED
1.13 LBS. PER LIN. FT.
- ⊙ - SECTION CORNER MONUMENT:
CON. W/ BRASS CAP
- FP — - 100 YR FLOOD PLAIN OF PEWAUKEE

REFERENCE BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWN 17 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°14'41" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 4th DAY of OCTOBER, 2018
REVISED this 6th DAY of DECEMBER, 2018
REVISED this 30th DAY of MAY, 2019
INSTRUMENT DRAFTED BY JOHN R. STIGLER



CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 5

All of Lots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of
Lot 2 of Certified Survey Map No. 4581 being part of the SE ¼ of the SW ¼ of Section 6 and the
NE ¼ of the NW ¼ of NE ¼, Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

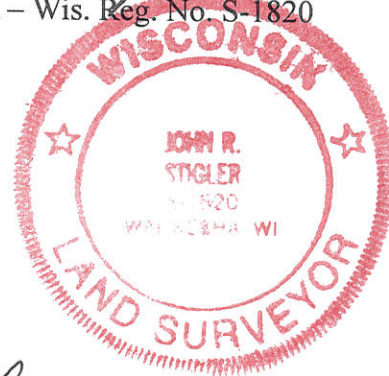
Beginning at the northeast corner of the Northwest Quarter (NW ¼) of Section 7, Town 7 North, Range 19 East being marked by a concrete monument with brass cap; thence South 00°32'37" East along the east line of Certified Survey Map No. 8822, 202.10 feet; thence South 01°36'00" East 19.98 feet; thence Due West 335.25 feet; thence North 00°53'22" East 545.02 feet to the south right-of-way lien of Glacier Road (CTH "GR"); thence South 86°18'49" East along said south right-of-way line 17.11 feet; thence southeasterly 277.21 feet along the arc of a curve and said south right-of-way line, curve center lies to the west, radius of 384.73 feet, chord bears South 65°40'19" East 271.25 feet; thence South 45°01'49" East along said south right-of-way line 88.84 feet; thence South 01°04'51" West 147.28 feet to the northeast corner of the Northwest Quarter (NW ¼) of Section 7 and the place of beginning. Containing a gross area of 162,312 square feet or 3.7262 acres of land.

ALSO INCLUDING the following described land, beginning at reference point "A"; thence South 01°52'22" East 162.03 feet to a point on the south right-of-way line of the C.P. Rail System right-of-way line; thence South 01°36'25" East 40.00 feet; thence North 87°00'00" West 157.57 feet to the place of beginning of the land hereinafter described; thence North 87°00'00" West 200.00 feet; thence North 00°53'22" East 71.95 feet; thence South 81°52'26" East 200.02 feet along the south right-of-way line of the C.P. Rail System; thence South 00°37'55" East 54.14 feet to the place of beginning. Containing a net area of 12,541.36 square feet or 0.288 acres of land.

ALSO INCLUDING all land lying between the east and west meander line extended to the Ordinary High Water line. Containing a combined total area of 174,853.45 square feet or 4.0141 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.


JOHN R. STIGLER – Wis. Reg. No. S-1820

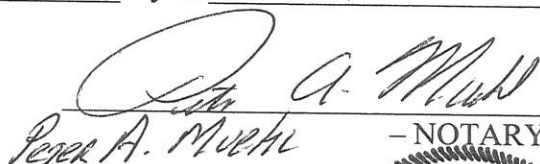


STATE OF WISCONSIN)_{ss}
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 30th day of MAY, 2019.

My commission expires

7-5-19


Peter A. Muehl – NOTARY PUBLIC



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

Instrument drafted by John R. Stigler

P.S. Pewaukee 3525

CERTIFIED SURVEY MAP NO. _____

Sheet 5 of 5

All of Lots 1, 2 & 3 and Outlots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of the SE ¼ of the SW ¼ of Section 6 and the NE ¼ of the NW ¼ of NE ¼, Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner of Lot 1 & 2, I hereby certify that I caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee

GARY R. KLATT - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2019, the above named GARY R. KLATT, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

OWNER'S CERTIFICATE:

As owners of Lot 3, we hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee

WILLIAM P. RUSSO – OWNER

TOSCA S. RUSSO - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2019, the above named WILLIAM R. & TOSCA S. RUSSO, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Pewaukee, this _____ day of _____, 2019.

STEVE BIERCE – MAYOR

BRANDON BERGMAN - RECORDING SECRETARY

COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Pewaukee, this _____ day of _____, 2019.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLERK/TREASURER

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. 1820
Dated this 4th day of October, 2018
Revised this 30TH day of May, 2019



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

Instrument drafted by John R. Stigler

P.S. Pewaukee 3525

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

DATE: July 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map Application for William and Tosca Russo for Property Located on Glacier Road for the Purpose of Reconfiguring Lot 3 and Outlot 2 of CSM No. 8822 (PWC 0890999004)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Klatt-Russo CSM 2

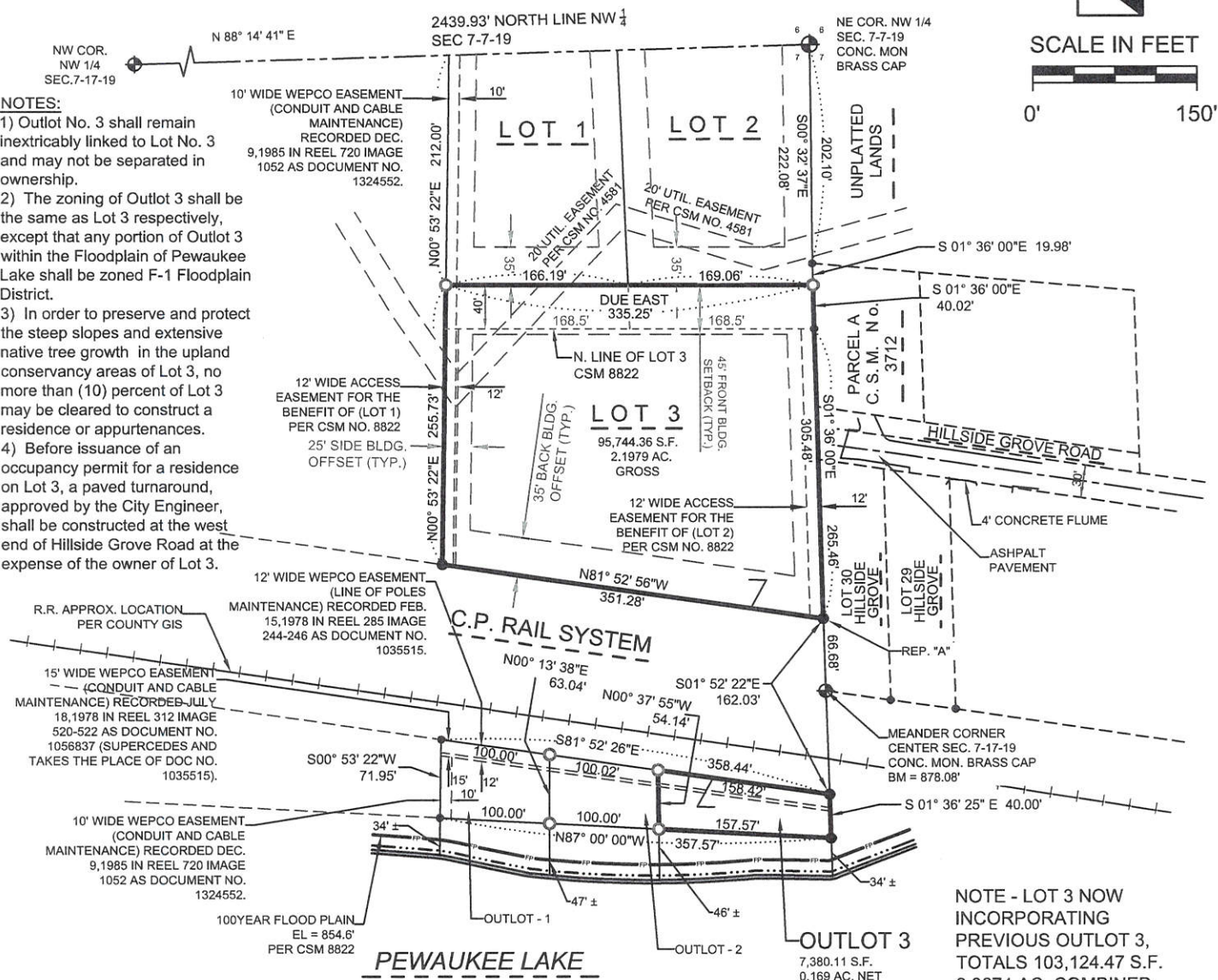
CERTIFIED SURVEY MAP NO. _____

Sheet 1 of 4

All of Outlots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of SE 1/4 of the SW 1/4 Sections 6 and the NE 1/4 of the NW1/4 of Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

NOTES:

- 1) Outlot No. 3 shall remain inextricably linked to Lot No. 3 and may not be separated in ownership.
- 2) The zoning of Outlot 3 shall be the same as Lot 3 respectively, except that any portion of Outlot 3 within the Floodplain of Pewaukee Lake shall be zoned F-1 Floodplain District.
- 3) In order to preserve and protect the steep slopes and extensive native tree growth in the upland conservancy areas of Lot 3, no more than (10) percent of Lot 3 may be cleared to construct a residence or appurtenances.
- 4) Before issuance of an occupancy permit for a residence on Lot 3, a paved turnaround, approved by the City Engineer, shall be constructed at the west end of Hillside Grove Road at the expense of the owner of Lot 3.



NOTE - LOT 3 NOW INCORPORATING PREVIOUS OUTLOT 3, TOTALS 90,166.56 S.F. 2.070 AC. NET

NOTE - LOT 3 NOW INCORPORATING PREVIOUS OUTLOT 3, TOTALS 103,124.47 S.F. 2.3674 AC. COMBINED

SURVEYOR:

JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

OWNER/SUBDIVIDER:

WILLIAM TOSCA RUSSO
228 W. MAIN STREET
DELAFIELD, WI 53018

OWNER/SUBDIVIDER:

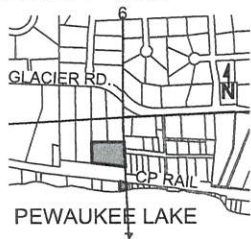
GARY R. KLATT
N 40 W 27535 GLACIER RD.
PEWAUKEE, WI

LEGEND

- - 1" IRON PIPE FOUND
- - IRON PIPE 18" x 1" DIA. PLACED 1.13 LBS. PER LIN. FT.
- ⊙ - SECTION CORNER MONUMENT: CON. W / BRASS CAP

VICINITY MAP

SCALE 1" = 2000'



REFERENCE BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWN 17 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°14'41" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

P.S. PEWAUKEE 3525A
FILE NAME: S8681 CSM_L3

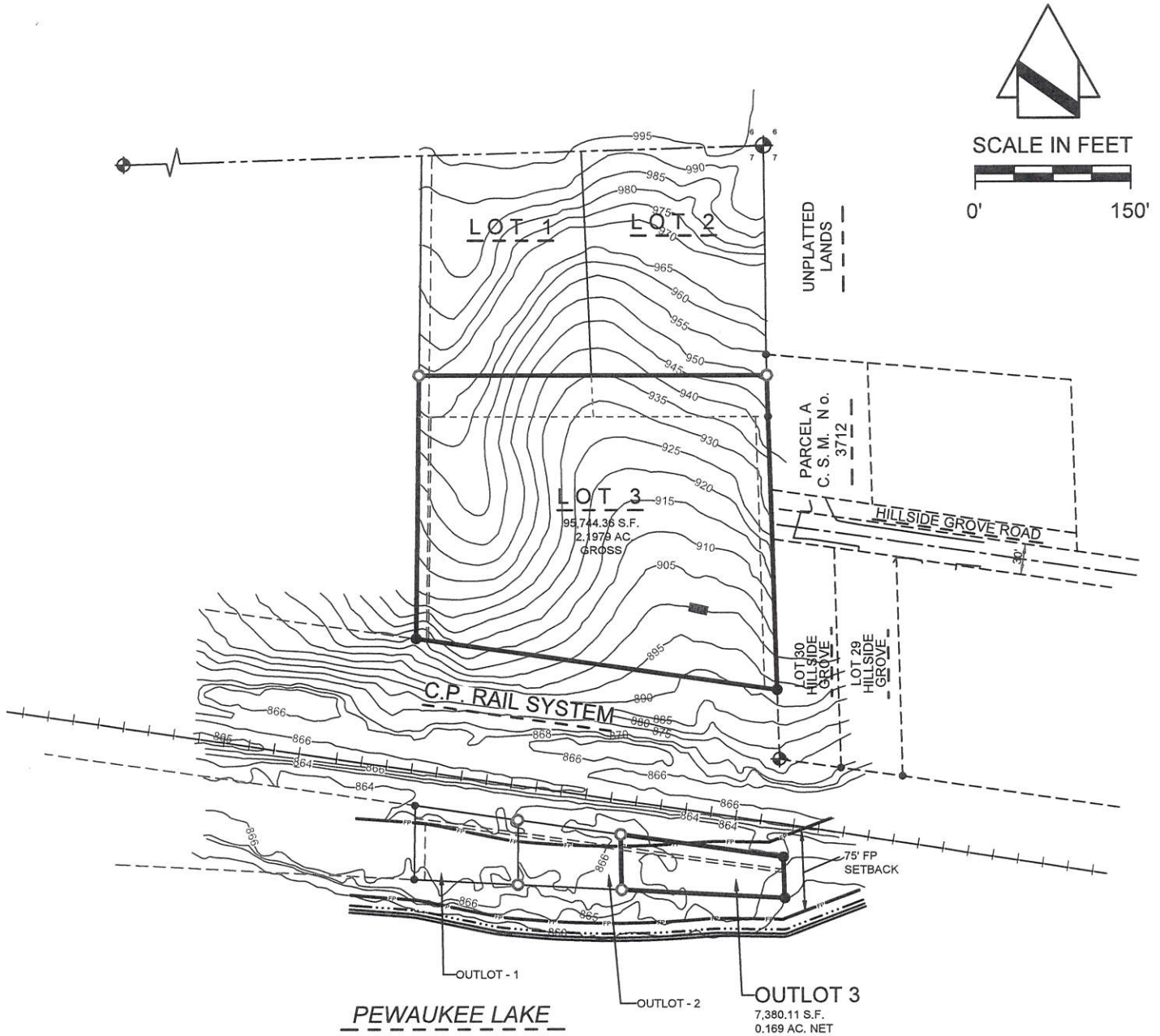
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 4 DAY of OCTOBER, 2018
REVISED this 17th DAY of APRIL, 2019
REVISED this 30th DAY of MAY, 2019

INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 4

All of Outlots 1,2 & 3 of Certified Survey Map No. 8822 being a division of Lot 2 of Certified Survey Map No. 4581 being part of SE 1/4 of the SW 1/4 Sections 6 and the NE 1/4 of the NW1/4 of Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



NOTE - LOT 3 NOW
INCORPORATING
PREVIOUS OUTLOT 3,
TOTALS 90,166.56 S.F.
2.070 AC. NET

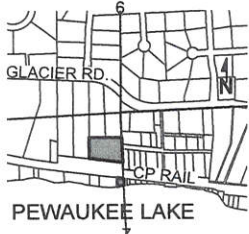
SURVEYOR:
JOHN R. STIGLER, PLS
JAHNKE & JAHNKE ASSOC., INC.
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

OWNER/SUBDIVIDER:
WILLIAM TOSCA RUSSO
228 W. MAIN STREET
DELAFIELD, WI 53018

OWNER/SUBDIVIDER:
GARY R. KLATT
N 40 W 27535 GLACIER RD.
PEWAUKEE, WI

LEGEND
● - 1" IRON PIPE FOUND
○ - IRON PIPE 18" x 1" DIA. PLACED
1.13 LBS. PER LIN. FT.
⊙ - SECTION CORNER MONUMENT:
CON. W/ BRASS CAP

VICINITY MAP
SCALE 1"= 2000'



REFERENCE BEARING: THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 7, TOWN 17 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF N 88°14'41" E BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).

P.S. PEWAUKEE 3525A
FILE NAME: S8681 CSM_L3



JOHN R. STIGLER - Wis. Reg. No. S -1820
DATED this 4th DAY of OCTOBER, 2018
REVISED this 30th DAY of May, 2019

INSTRUMENT DRAFTED BY JOHN R. STIGLER

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 4

All of Outlots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of
Lot 2 of Certified Survey Map No. 4581 being part of the SE ¼ of the SW ¼ of Section 6 and the
NE ¼ of the NW ¼, Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Beginning at the northeast corner of the Northwest Quarter (NW ¼) of Section 7, Town 7 North, Range 19 East being marked by a concrete monument with brass cap; thence South 00°32'37" East along the east line of Certified Survey Map No. 8822, 202.10 feet; thence South 01°36'00" East 19.98 feet along the west line of Certified Survey Map No. 3712 to the place of beginning of the land herein described; thence South 01°36'00" East 265.46 feet (to be known as Reference Point-A) to the north line of the C.P. Rail System right-of-way; thence North 81°52'56" West along said right-of-way line 351.28 feet; thence North 00°53'22" East 255.73 feet; thence Due East 335.25 feet to the place of beginning. Containing a gross area of 95,744 square feet or 2.1979 acres of land.

ALSO INCLUDING the following described land, beginning at Reference Point -A; thence South 01°52'22" East 162.03 feet to a point on the south right-of-way line of the C.P. Rail System right-of-way line; thence South 01°36'25" East 40.00 feet; thence North 87°00'00" West 157.57 feet; thence North 00°37'55" West 54.14 feet; thence South 81°52'26" East along above said C.P. Rail System 158.42 feet to the place of beginning. Containing a net area of 7,380.11 square feet or 0.169 acres of land.

INCLUDING all lands lying between the east and west property lines extended to the Ordinary High Water Mark. Containing a combined total area of 103,124.47 square feet or 2.3674 acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.

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



STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 30th day of MAY, 2019.

My commission expires

7-5-19

Peter A. Muehl
PETER A. MUEHL – NOTARY PUBLIC



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

Instrument drafted by John R. Stigler

Pewaukee 3525A

CERTIFIED SURVEY MAP NO. _____ **Sheet 4 of 4**

All of Lots 1, 2 & 3 and Outlots 1, 2 & 3 of Certified Survey Map No. 8822 being a division of
Lot 2 of Certified Survey Map No. 4581 being part of the SE ¼ of the SW ¼ of Section 6 and the
NE ¼ of the NW ¼ of NE ¼, Section 7, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

As owner of Lot 1 & 2, I hereby certify that I caused the land described on this map to be surveyed,
divided, and mapped as represented on this map. I also certify that this Certified Survey Map is required to be
submitted to the following for approval: City of Pewaukee

GARY R. KLATT - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2019, the above named GARY R.
KLATT, to me known to be the person who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

OWNER'S CERTIFICATE:

As owners of Lot 3, we hereby certify that we caused the land described on this map to be surveyed, divided, and
mapped as represented on this map. We also certify that this Certified Survey Map is required to be submitted to the
following for approval: City of Pewaukee

WILLIAM P. RUSSO – OWNER

TOSCA S. RUSSO - OWNER

STATE OF WAUKESHA)ss
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 2019, the above named WILLIAM R. &
TOSCA S. RUSSO, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

My commission expires _____.

NOTARY PUBLIC –

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Pewaukee, this _____ day of _____, 2019.

STEVE BIERCE – MAYOR

BRANDON BERGMAN - RECORDING SECRETARY

COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Pewaukee, this _____ day of _____, 2019.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLERK/TREASURER

John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. 1820
Dated this _____ 4th _____ day of _____ October _____, 2018
Revised this 30th day of MAY, 2019



OWNERS: GARY R. KLATT & WILLIAM P. & TOSCA S. RUSSO

Instrument drafted by John R. Stigler

P.S. Pewaukee 3525A

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

DATE: July 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Waukesha County Technical College to Rezone Property From Rs-3 Single-Family Residential to I-1 Urban Institutional for the Purpose of Training Electrical Apprentices in a Residential Building (PWC 0925998)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

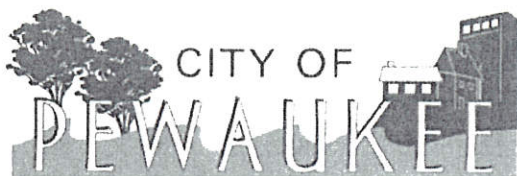
ATTACHMENTS:

Description

WCTC Rezoning Petition

WCTC Rezoning Map

WCTC Staff Report



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

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property FROM Rs-3
zoning district(s) TO I-1 zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: Residential house

Property Address: N35W255 MAIN ST. Tax Key Number(s): 0925998

Property owner(s) (Full Legal Name): Waukesha County Technical College

Owner's Address: 800 MAIN ST. City/State/Zip: Pewaukee, WI 53072

Phone: 262-691-5301 Email: JLEVERENZ@WCTC.EDU

This amendment to the zoning map is being proposed in order to TRAIN ELECTRICAL APPRENTICES IN A RESIDENTIAL BUILDING

Applicant (Full Legal Name):

Name: Waukesha County Technical College

Company: _____

Address: 800 MAIN ST.

City/State/Zip: Pewaukee, WI 53072

Phone: 262-691-5301

Email: JLEVERENZ@WCTC.EDU

Contact Person (Full Legal Name):

Name: JEFF LEVERENZ

Company: W.C.T.C

Address: 800 MAIN ST.

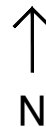
City/State/Zip: Pewaukee, WI 53072

Phone: 262-691-5301

Email: JLEVERENZ@WCTC.EDU

Rezoning submittals must include and be accompanied by the following:

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



1" = 100'

MAIN ST.

GETHSEMANE UNITED
METHODIST CHURCH

VILLAGE OF PEWAUKEE
CITY OF PEWAUKEE

S.T.H. "16"

REZONE FROM
Rs-3 TO I-1

W.C.T.C.

VILLAGE OF PEWAUKEE
CITY OF PEWAUKEE

MAIN ST. C.T.H. "T"

S.T.H. "16"



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 18, 2019

Date: July 9, 2019

Project Name: Waukesha County Technical College Rezoning and Comprehensive Master Plan Amendment

Project Address/Tax Key No.: N35W255 Main Street /PWC 0925998

Applicant: Waukesha County Technical College

Property Owner: Waukesha County Technical College

Current Zoning: Rs-3 Single-Family Residential District

Proposed Zoning: I-1 Urban Institutional District

Existing 2050 Land Use Map Designation: Low-Medium Density Residential (1/2 Ac./D.U. – 2 Ac./D.U.) / Transportation/Utilities

Proposed 2050 Land Use Map Designation: Government/Institutional

Use of Surrounding Properties: Town of Lisbon to the north, single-family residential to the south, Canadian National Railroad and vacant agricultural zoned land to the east and single-family residential zoned land to the west

Project Description/Analysis:

The applicant filed a Rezoning Petition and a request to amend the Comprehensive Master Plan for property located at N35W255 Main Street. The property currently consists of an existing single-family home. WCTC is proposing to utilize this property in conjunction with their existing campus as an electrical apprentice training facility for residential electrical work. Note that the rest of WCTC campus is located within the Village of Pewaukee.

To accommodate the proposed use of the property as part of the WCTC campus the zoning must be changed from Rs-3 Single-Family Residential District to I-1 Urban Institutional District. To be consistent with the Comprehensive Master Plan, the future land use designation must also be amended. Therefore, the applicant is proposing to rezone the property from the Rs-3 District to the I-1 District and amend the 2050 future land use map designation from Low-Medium Density Residential (1/2 Ac./D.U. – 2 Ac./D.U.) / Transportation/Utilities to Government/Institutional.

If these applications are approved, a Business Plan of Operation Application will be required as “Public, quasi-public or private schools or educational facilities, training centers, colleges, and universities” are allowed as a Permitted Use in the I-1 District.

The only exterior modification being proposed at this time is a walkway that will extend from the parking lot to the driveway. As this is a minor change, staff is recommending that the details be reviewed by staff at the time of Business Plan of Operation submittal. Depending upon the scope of the

project a Zoning Permit or Minor Site Plan Amendment Application may be required. Both applications require staff review and approval.

Recommendation:

A motion to recommend approval of the proposed rezoning request to rezone the property located at N35W255 Main Street (PWC0925998) from Rs-3 Single-Family Residential District to I-1 Urban Institutional District, contingent upon approval of the concurrent Comprehensive Master Plan Amendment Application.

and

A motion to recommend approval of an amendment to the Comprehensive Master Plan Year 2050 Land Use/Transportation Plan future land use designation from Low-Medium Density Residential (1/2 Ac./D.U. – 2 Ac./D.U.) / Transportation/Utilities to Government/Institutional for property located at N35W255 Main Street, bearing Tax Key No. 0925998.

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

DATE: July 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for Waukesha County Technical College for Property Located at N35 W255 Main Street From Transportation/Utilities to Government/Institutional (PWC 0925998)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

WCTC Exhibit Map

WCTC Comp Plan Ordinance

WCTC Comp Plan Resolution



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



- Legend**
- Civil Division Boundary
 - Parks
 - Assessment Data
 - Parcels
 - Plats
 - Retired Parcels
 - Retired Plats
 - Municipal Boundary_2K
 - FacilitySites_2K_Labels
 - Lots_2K
 - Outlot
 - SimultaneousConveyance
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - Road Centerlines_2K
 - Railroad_2K
 - TaxParcel_2K
 - Waterbodies_2K_Labels
 - Waterlines_2K_Labels
 - Municipal Boundary_5K
 - FacilitySites_5K_Labels
 - Waterbodies_5K_Labels
 - Waterlines_5K_Labels
 - Railroad_5K

0 157.37 Feet

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

Notes:

Printed: 6/24/2019



ORDINANCE NO. __-__

AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED AT N35W255 MAIN STREET (TAX KEY NO. 0925998) FROM LOW-MEDIUM DENSITY RESIDENTIAL (1/2 AC./DWELLING UNIT – 2 AC./DWELLING UNIT) / TRANSPORTATION/UTILITIES USE TO GOVERNMENT/INSTITUTIONAL USE

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

WHEREAS, Waukesha County Technical College has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at N35W255 Main Street from Low-Medium Density Residential / Transportation/Utilities to Government/Institutional; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on July 18, 2019, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at N35W255 Main Street from Low-Medium Density Residential / Transportation/Utilities to Government/Institutional; and

WHEREAS, the City of Pewaukee held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on August 5, 2019; and

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

SECTION 1: Adoption

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan for property located at N35W255 Main Street from Low-Medium Density Residential / Transportation/Utilities to Government/Institutional.

SECTION 2: Document Transmittal

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

SECTION 3: Severability

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

SECTION 4: Effective Date

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

Passed and adopted this 5th day of August, 2019.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

RESOLUTION NO. __-__

**A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO
AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND
NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND
USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED AT N35W255 MAIN
STREET (TAX KEY NO. 0925998) FROM LOW-MEDIUM DENSITY RESIDENTIAL
(1/2 AC./DWELLING UNIT – 2 AC./DWELLING UNIT) /
TRANSPORTATION/UTILITIES USE TO GOVERNMENT/INSTITUTIONAL USE,
PURSUANT TO WIS. STAT. § 66.1001(4)(b)**

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

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

WHEREAS, Waukesha County Technical College has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at N35W255 Main Street from Low-Medium Density Residential / Transportation/Utilities to Government/Institutional, such property bearing Tax Key No. 0925998, more particularly described as follows:

PT NE1/4 SEC 16 T7N R19E; COM N1/4 COR; N83°49'E 339.82 FT THE BGN;
N83° 49'E 259.30 FT; S30°41'E 164.84 FT; S83°49'W 321.50 FT; N6°11'W
150.00 FT TO BGN :: EX R283/1238 :: DOC3 2733729.

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on July 18, 2019, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Pewaukee.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at N35W255 Main Street from Low-Medium Density Residential / Transportation/Utilities to

Government/Institutional, such property bearing Tax Key No. 0925998, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

Passed and adopted this 18th day of July, 2019.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

DATE: July 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Revised Conceptual Site and Building Plans for the Proposed Waters Senior Living Development Located at W239 N2492 Pewaukee Road (PWC 0919991, PWC 0919995)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

The Waters Narrative

The Waters Site Plan

The Waters Staff Report Responses

The Waters Staff Report

THE WATERS

July 2, 2019

Plan Commission
Attn. Ami Hurd, Deputy Clerk
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

**RE: REVISED Conceptual Plan Review for a Proposed Waters Senior Living Development
at W239 N2492 Pewaukee Road**

The Waters is a developer, owner and operator of senior living communities based in Minneapolis, MN, with twelve projects in Minnesota, Wisconsin and Pennsylvania (“Waters”). Our most recent community is the successful 136-unit Waters of Oak Creek property in the Drexel Town Square development in Oak Creek, WI, which opened in April 2019.

Over the past two years, Waters has evaluated several sites for a proposed development of a senior living community in the Pewaukee market. Pewaukee is desirable because it is home to many seniors and their adult children (and grandchildren), has strong demographics, growth and a stable economy, and it is a place where seniors want to live and contribute after moving out of their family homes. Third-party studies and conversations with City residents confirm strong demand for more quality senior housing options in the area.

On April 18, 2019, Waters submitted a Conceptual Plan for a proposed development project on the 22.8-acre Kopecky/Hagedorn property located adjacent to the Crossroads Care Center on Pewaukee Rd. With input from the Plan Commission and City Staff, Waters revised and resubmitted a conceptual plan for discussion with the Plan Commission at the June 20, 2019 meeting. At that meeting, there were additional concerns and questions about traffic circulation and safety raised by some neighbors in the Hawk’s Meadow development.

On June 27, 2019, Waters arranged and hosted a meeting with representatives and residents of the Hawk’s Meadow development to better understand their issues and concerns about the Waters conceptual plan. City Administrator Scott Klein and Alderman Brian Dziwulski also attended the meeting. We had a very productive and cordial discussion, and the group brainstormed possible

ways the Waters site plan could be revised to accommodate many of the neighbor's concerns. Many of these suggested items are incorporated in this resubmission.

The revised Waters conceptual plan attached herewith includes a three-story multifamily building containing 115 senior apartment homes, a 16-unit single-story memory care wing, and 30 ranch-style independent senior cottages in twinhome format clustered around preserved woodland and wetland areas on the campus. Waters offers Pewaukee seniors options to rent either a cottage or an apartment in the building that houses all on-site amenities to provide that level of independence and on-site services that best suits them; all without a significant down payment or entrance fee. Amenities in the main senior living building (accessible to apartment renters without going outside) include restaurant/café options, a spa/salon, concierge services, theater room, active programming to enhance health and wellbeing, underground parking, as well as needed personal care and assisted living services.

Below is a summary of nine material changes in the attached revised plan compared to the previous plan that was reviewed by the Plan Commission on June 20:

1. The main access drive will run from Pewaukee Rd through the property to the east and connect to a full access on Watertown Rd to keep most of the site-related traffic away from Hawk's Meadow development.
2. We've added a new neighborhood of four twinhomes (8 senior cottages) at the NE corner of the site near Watertown Rd instead of leaving a 2.49-acre undeveloped parcel. This activates the NE portion of the property and spreads residential units out across a larger site area. We also heard feedback from the City that it is undesirable to leave a vacant parcel for an unspecified future use.
3. We added significant landscaping to screen the new neighborhood from Watertown Rd views and noise, and extended sidewalks along access drive to ensure that the residents are connected to the rest of the campus.
4. The Private Drive connection in the interior of the site will be used for local traffic only and will have speed bumps and "No Thru Traffic" signage. Most of the site traffic (particularly visitors, staff and deliveries to the main building) will stay on the main access road and not go down into the southern half of the property.
5. We reduced the number of cottages in the SW portion of the site by one twinhome (two cottages) to create more green space between the cottages. Reduce density near Hawk's Meadow and allow for more space for pedestrian and traffic circulation.
6. We made the SE connection to Talon Dr a one-way road (northbound) to limit traffic from the Waters site into Hawk's Meadow development. The road will be sized for and permit emergency vehicles to pass in both directions.

7. We changed the SW connection to Hawk's Meadow Dr so all southbound traffic will be channeled to Pewaukee Rd to limit traffic into Hawk's Meadow development. The intersection will be designed and signed to prevent traffic from Waters to make left turns into the neighborhood.
8. The resulting overall unit count increased by six to 161 units (up from 155 units) with 115 senior living units, 16 MC units, and 30 senior cottages.
9. The overall project density is decreased to 7.1 units/gross acre or 8.2 units/net acre.

The impact of these changes is that the Waters proposed development has more separation from the Hawk's Meadow development, has less overall density, and is more in harmony with the existing site conditions and adjacent uses. The overall density of the revised conceptual plan now shows 161 units on 22.78 gross acres, or **7.1 units/gross acre** (down from 7.4 units/acre). On a net acre basis, the revised conceptual plan shows 161 units on 19.56 net acres (the gross land area minus the estimated wetland areas), or **8.2 units/net acre** (down from 9.1 units/acre).

As discussed previously, the Waters' project proposal would fit in Pewaukee's Rm-3 Multiple-Family Residential District with the conditional use designated as "Housing for the Elderly or Assisted Living Housing Units". (Rm-3 zoning permits up to 12 units/net acre.) See City Code sec. 17.0416(c)(2). The few provisions in the Rm-3 District that do not accommodate Waters' housing model (such as lesser parking and more than 40 dwelling units in a single building) could be authorized as "Specific Planned Project Modifications" under City Code sec. 19.0908.

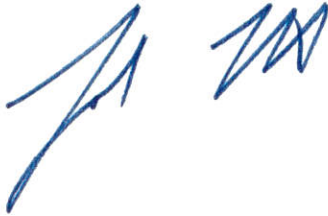
City staff has worked extensively with Waters to refine our concept and discuss the entitlement approach for this project. Staff issued a report to the Plan Commission on June 10th with analysis and feedback on our proposed plans. We have attached a copy of that review letter with our responses and comments to show how our revised conceptual plan addresses the items raised in that review letter.

At the June 20 Plan Commission meeting, Waters affirmed that we are willing to enter into an agreement with the City and record a deed restriction or covenant on the property to ensure that it will not be sold to a non-taxable entity in the future. This was viewed as a positive step by residents and City representatives to ensure that the significant property tax gains associated with this project remain in place to support Pewaukee's quality public infrastructure.

In summary, we believe our project is a win-win proposal for the residents and the City of Pewaukee. The site plan has evolved significantly over the past few months to address the concerns and needs of the City and the Hawk's Meadow neighbors. The residents will get access to high-quality attractive senior living options without having to leave the City. The City will get a \$40+ million development project, good paying jobs, and a strong contributor to the tax base without imposing a high burden on City infrastructure.

Waters looks forward to discussing the revised conceptual plan with the Plan Commission at the July 18, 2019 meeting.

Respectfully submitted,

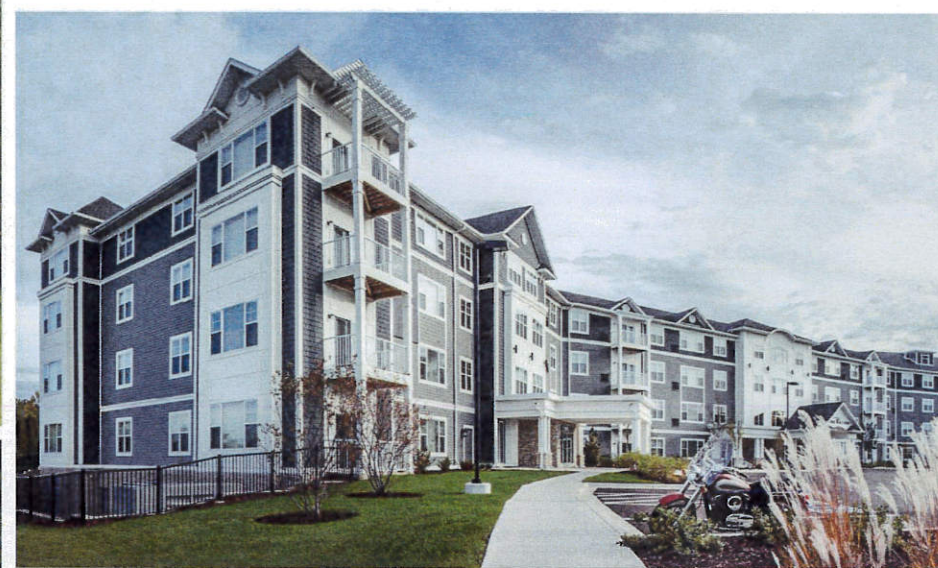


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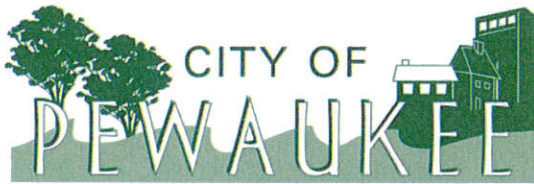








Rough Sketch Elevation - Senior Building Roof Lines



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Responses by Waters to the requests and questions raised in this Report appear below in underlined, bold italics in blue. Waters hopes that these responses will simplify and expedite review of the revised conceptual plans and materials for the Project. Responses are dated July 2, 2019.

REPORT TO THE PLAN COMMISSION

Meeting of June 20, 2019

Date: June 10, 2019

Project Name: The Waters Conceptual Review

Project Address/Tax Key No.: Approximately W239N2492 Pewaukee Road/PWC 0919991 & 0919995

Applicant: John Hunsicker, SVP – Development & Capital Markets

Property Owner: Kopecky Family Irrevocable Trust (PWC 0919995) and Stephen T. Hagedorn and Karen E. Polansky (PWC 09199914)

Current Zoning: Rs-4 Single-Family Residential District, A-2 Agricultural District, I-1 Urban Institutional District, and LC Lowland Conservancy District

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

Use of Surrounding Properties: Crossroads Care Center of Pewaukee and Watertown Road to the north, Hawk's Meadow single-family residential subdivision to the south, Commercial Office (Argent) to the east, and multi-family residential to the west

Project Description

The applicant submitted conceptual plans of a proposed multi-family senior living facility development for property located at W239N2492 Pewaukee Road, which were reviewed at the April 18, 2019 Plan Commission meeting.

Following that meeting and considering the comments and input received, the applicant submitted revised plans for consideration. The revised conceptual plan includes a 3-story 115 unit senior living facility with an attached one-story 16 unit memory care building. The previous plan consisted of a 4-story 125 unit senior living facility and a one-story 20 unit memory care building. The plan was also revised by reducing the number of senior cottages from 42 to 24 units.

The project unit count has increased slightly to 161 units including 115 units within a 3-story apartment building, 16 memory care units within an attached single-story building and 30 units of independent senior cottages in twinhome format. The new units are all located in the 2.49-acre parcel along Watertown Rd which had previously been left vacant. The increased unit count was encouraged by City representatives and neighbors to relieve density along the southern property boundary and to ensure certainty of development of the entire Kopecky/Hagedorn property.

The subject properties are currently zoned Rs-4 Single-Family Residential District, A-2 Agricultural District, I-1 Urban Institutional District, and LC Lowland Conservancy District. The applicant has indicated that they would request Rm-3 zoning to accommodate the development. Note that wetland and natural resource areas would be zoned or remain as LC District.

If the project moves forward, a Comprehensive Master Plan Amendment, Rezoning and Conditional Use with Site & Building Plans will be required.

Rm-3 District

The Rm-3 District allows three to eight unit multiple-family structure(s) with one 2-car attached or detached garage per unit as defined in Section 17.1402 as well as foster homes and community living arrangements as set forth in Wisconsin Statutes. Note that the memory care use would be licensed as a Community Based Residential Facility with the State and the senior living facility is a Residential Care Apartment Complex.

The applicant intends to apply for a Conditional Use Permit under 17.0416c.(2) Housing for the Elderly or Assisted Living Housing units. This Conditional Use lists specific standards that must be met. The applicant will likely not meet several of these items. For example, these standards state that the maximum number of dwelling units in an individual building shall not exceed 40 units. The senior apartment facility is proposed with 115 units. Also, the parking standard of “a minimum of two (2) paved off-street parking spaces provided for each dwelling unit, of which one shall be inside a garage as defined in Sec 17.1402.” will not be met.

With 155 total units, 310 parking spaces are required per 17.0416c.(2)(h). The total proposed parking is anticipated to be around 211-226 parking spaces, which would not meet this standard. Staff anticipates recommending submittal of a parking analysis and suggest that the applicant utilize other locations and facilities as examples to demonstrate the actual parking demand. Staff would expect the independent senior cottages to comply with the typical Rm-3 parking standard as they are for independent living.

With 161 residential units, the code required parking spots would be 322. Waters historical parking data from similar senior living communities (see chart on next page) shows that our sites are typically built with 0.75 to 0.98 parking spaces per unit and that the actual utilization of that parking well below those numbers. Note that the independent senior cottages will have enough parking for the use type.

PARKING UTILIZATION: THE WATERS SR. LIVING				
	EDINA	50TH	MAYOWOOD	HIGHLAND PARK
DATE OPENED	October 2013	May 2014	March 2015	October 2015
# OF APARTMENTS				
Total Apartment Units	139	90	175	84
# OF PARKING STALLS				
Above Ground	72	30	38	22
Garage	53	58	97	41
Total Parking Stalls	125	88	135	63
AVERAGE OCCUPANCY - FOR THE QUARTER ENDED APRIL 2019				
Average No. of Occupied Apt. Units	126	84	169	82
Occupancy %	90.6%	93.3%	96.6%	97.6%
AVG. GARAGE UTILIZATION - FOR THE QUARTER ENDED APRIL 2019				
Avg. No. of Garage Stalls Utilized	47	31	57	27
PARKING METRICS				
Total Parking Stalls to Total Apt. Units	0.90 : 1	0.98 : 1	0.77 : 1	0.75 : 1
Avg. Garage Util. to Total Garage Units	0.89 : 1	0.53 : 1	0.59 : 1	0.66 : 1

Zoning District requirements not being met may be approved by the Plan Commission per Section 17.0908 (below). Note that considering this project a mixed use development based upon the mix of different residential type living facilities, which are only allowed within separate zoning districts, is consistent with previous Plan Commission determinations.

SPECIFIC PLANNED PROJECT MODIFICATION

When a development project such as an industrial or office park, shopping center, or mixed use development is proposed which involves specific development proposals which meet the intent of the individual district regulation(s) but cannot meet a specific requirement, and when the approval of such development would not set a precedent that would be detrimental to the City if it is approved in like circumstances, the Plan Commission may, after thorough review, make such specific modification in their approval of the specific project.

The 3-story building will also likely exceed 35-feet in height, which is the maximum allowed height per Section 17.0416e. However, Section 17.0901f. allows the Plan Commission to approve up to six stories if a sprinkler system is provided and approved by the Fire Chief.

The 3-story main senior building will meet the 35-feet height requirement. The main Waters building will be fully sprinkled.

The proposed net density has not yet been calculated; however, it is anticipated that the Rm-3 net density requirement of not exceeding 12.00 dwelling units per acre will be met.

The developer has calculated a net density of 8.2 units/acre based on preliminary wetland delineation conducted by Stantec. These calculations will be refined.

Natural Resources

The Wisconsin Department of Natural Resources Surface Water Data Viewer shows two large mapped wetlands onsite. Field delineations still need to be completed to determine exact wetland boundaries and setbacks.

The applicant has eliminated the road from the original site plan which extended from Pewaukee Road to Watertown Road. This results in a significant reduction of tree impacts and would also eliminate wetland impacts.

Waters engaged Stantec to do a preliminary wetland delineation in January 2019 and will order the final reports once we have a path forward with the project. In our current site plan revision, some wetlands will be impacted by a proposed roadway to Watertown Rd.

Site Plan

The conceptual site plan includes access from Pewaukee Road and Hawks Meadow Drive. The plan was revised to eliminate access from Watertown Road and to limit access from Talon Drive to pedestrian and Fire Department only.

With feedback from neighbors and City staff/representatives, Waters has added back the main access road connecting to Watertown Rd. We have also made a one-way road connection at the SE corner of the property to Talon Dr to reduce flow of traffic to Hawk's Meadow while still permitting emergency vehicle access. We also adjusted the traffic flow at the SW corner of property to route southbound traffic from Waters on to Pewaukee Rd instead of into or through Hawk's Meadow.

Staff initially suggested that the proposed roads be public; however, where the public portion of roads would terminate and drives to these facilities begin still needs to be determined.

Waters is open to making the main access road(s) in the development public street(s), if appropriate.

Below is a list of recommendations made by staff from the previous review and staff report. Staff finds that the applicant has addressed each comment, which is further explained in bold.

- Staff suggests reducing the number of units adjacent to the existing single-family residential development to the south.

The total number of units was reduced from 187 to 155, which is a reduction of about 17%. This includes a reduction of the number of senior cottages abutting the residential to the south.

It should also be noted that the plan previously illustrated 4 units located south of the proposed road and adjacent to the south property line. The revised plan shows duplex units.

According to the applicant, the setback and buffer to the south is now greater as well.

The revised site plan further reduces the number of cottages close to Hawk's Meadow and shifts the additional units to the NE corner near Watertown Rd. where they are less impactful to the neighbors.

- Depending on the health and quality of the woodland and the actual field determined wetland location, staff would consider eliminating the through street from Pewaukee Road to Watertown Road to better protect these natural resource features.

Staff also questions whether there is a public need for this road and being able to cut through the development.

The revised plan eliminates this road.

Waters added back the access road and entry to/from Watertown Rd. to reduce potential traffic impacts to the neighbors in Hawk's Meadow while improving access to the main building for visitors, deliveries and emergency vehicles.

- Although the developable area adjacent to Watertown Road is not very large, staff would also not object if that portion of the property was utilized for nonresidential development such as an office or service type use, opposed to the four duplexes shown on the concept plan.

If this area is kept multi-family residential, staff would not object to additional density, particularly if it assisted in reducing units adjacent to the single-family to the south and fostered better protection of natural resources.

This area of the site is not included in the current concept plan.

Feedback from City staff and neighbors was that the 2.49-acre parcel on Watertown Rd is a good location for additional residential units that activate that part of the site and move density away from the Hawk's Meadow part of the property. Including the Watertown Rd parcel in our overall development plan ensures a cohesive build-out of this entire property instead of leaving uncertainty about potential nonresidential uses in the future.

- Staff suggests curving the road with the senior cottages further south to avoid impacts to the woodland.

The road configuration was revised to better protect the trees.

- Staff recommends sidewalks and trails throughout the development.

Sidewalks and trails have been added throughout the development.

Architecture

Sample architecture/photos have been provided by the applicant. As the senior living and memory care facility is very large, staff will encourage high quality materials such as brick and stone as well as projections and recesses within the building footprint, variations within the roofline and other architectural elements that may be used to break up any long facades.

The revised Waters plan shows (at a preliminary design level) the additional architectural elements and articulation of the main building to create the appearance of smaller, less imposing or monolithic buildings.

In review of the conceptual renderings provided, staff recommends that additional masonry such as brick and stone is needed.

Waters will consider and incorporate an appropriate mix of building materials to achieve the quality development the City expects and is consistent with the Waters brand.

The Plan Commission is encouraged to give further guidance to the applicant related to the style of architecture and building materials to be utilized.

Recommendation

No action required.

Staff is generally in support of the proposed development and use at this location as the cottages function as a transitional use from the single-family residential to the south. Further the property then abuts and is compatible with the skilled nursing facility (Crossroads Care Center) to the north.

Staff would also contend that as the property abuts arterial roads, the property is suitable for the allowed density of the Rm-3 District. In addition, this development provides, as shown on the revised site plan, building and road locations that better protect existing natural resource features onsite.

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



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REPORT TO THE PLAN COMMISSION

Meeting of July 18, 2019

Date: July 9, 2019

Project Name: The Waters Revised Conceptual Review

Project Address/Tax Key No.: Approximately W239N2492 Pewaukee Road/PWC 0919991 & 0919995

Applicant: John Hunsicker, SVP – Development & Capital Markets

Property Owner: Kopecky Family Irrevocable Trust (PWC 0919995) and Stephen T. Hagedorn and Karen E. Polansky (PWC 0919991)

Current Zoning: Rs-4 Single-Family Residential District, A-2 Agricultural District, I-1 Urban Institutional District, and LC Lowland Conservancy District

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

Use of Surrounding Properties: Crossroads Care Center of Pewaukee and Watertown Road to the north, Hawk's Meadow single-family residential subdivision to the south, Commercial Office (Argent) to the east, and multi-family residential to the west

Introduction

The applicant submitted conceptual plans of a proposed multi-family senior living facility development for property located at W239N2492 Pewaukee Road, which were reviewed at the April 18, 2019 Plan Commission meeting.

Following that meeting and considering the comments and input received, the applicant submitted revised plans for consideration at the June 20th Plan Commission meeting. This conceptual plan included a 3-story 115 unit senior living facility with an attached one-story 16 unit memory care building. The plan reviewed at the April 18th meeting consisted of a 4-story 125 unit senior living facility and a one-story 20 unit memory care building. The plan was also revised by reducing the number of senior cottages from 42 to 24 units.

The applicant is presenting a third conceptual plan to continue to address Plan Commission comments and concerns raised by adjacent property owners at the previous Plan Commission meeting as well as at a neighborhood meeting held by The Waters. This most recent plan is further described below.

Note the subject properties are currently zoned Rs-4 Single-Family Residential District, A-2 Agricultural District, I-1 Urban Institutional District, and LC Lowland Conservancy District. The applicant has indicated that they would request Rm-3 zoning to accommodate the development. Note that wetland and natural resource areas would be zoned or remain as LC District.

If the project moves forward, a Comprehensive Master Plan Amendment, Rezoning, Certified Survey Map/Land Combination and Conditional Use with Site & Building Plans will be required.

Project Description

The current conceptual plan continues to include a 3-story 115 unit senior living facility with an attached one-story 16 unit memory care building. The number of underground and exterior parking spaces has also not changed from the previous submittal.

The proposed site plan now includes 15 one-story senior ‘twinhomes’ (30 dwelling units total). Each unit includes an attached 2-car garage. Note the area of land adjacent to Watertown Road was previously left vacant for future development. The revised plan now includes four cottages within this area.

With this latest revision, the applicant is again proposing a through road connecting Pewaukee Road (STH 164) to Watertown Road (CTH M). Note that the proposed through road will impact a wetland as well as existing woods onsite.

A private drive will extend south from the through road connecting to the cul-de-sac containing the senior cottages. Southbound traffic on this private drive will be required to make a right turn only and exit the development at Hawks Meadow Drive.

The cul-de-sac with the senior cottages will be accessible from Hawks Meadow Drive and Talon Drive; however, the connection to Talon Drive will be one-way only for northbound traffic (other than emergency vehicles).

The applicant further describes the most recent changes in the attached project narrative and responses contained within the June 20th staff report.

Rm-3 District

The Rm-3 District allows three to eight unit multiple-family structure(s) with one 2-car attached or detached garage per unit as defined in Section 17.1402 as well as foster homes and community living arrangements as set forth in Wisconsin Statutes. Note that the memory care use would be licensed as a Community Based Residential Facility with the State and the senior living facility is a Residential Care Apartment Complex.

The applicant intends to apply for a Conditional Use Permit under 17.0416c.(2) Housing for the Elderly or Assisted Living Housing units. This Conditional Use lists specific standards that must be met. The applicant will likely not meet several of these items. For example, these standards state that the maximum number of dwelling units in an individual building shall not exceed 40 units. The senior apartment facility is proposed with 115 units. Also, the parking standard of “a minimum of two (2) paved off-street parking spaces provided for each dwelling unit, of which one shall be inside a garage as defined in Sec 17.1402.” will not be met.

With 161 total units, 322 parking spaces are required per 17.0416c.(2)(h). The total proposed parking is anticipated to be around 223-238 parking spaces, which would not meet this standard. Within their

responses in the staff report, the applicant has provided a parking analysis consisting of comparisons to existing facilities to demonstrate that sufficient parking is being provided.

Zoning District requirements not being met may be approved by the Plan Commission per Section 17.0908 (below). Note that considering this project a mixed use development based upon the mix of different residential type living facilities, which are only allowed within separate zoning districts, is consistent with previous Plan Commission determinations.

SPECIFIC PLANNED PROJECT MODIFICATION

When a development project such as an industrial or office park, shopping center, or mixed use development is proposed which involves specific development proposals which meet the intent of the individual district regulation(s) but cannot meet a specific requirement, and when the approval of such development would not set a precedent that would be detrimental to the City if it is approved in like circumstances, the Plan Commission may, after thorough review, make such specific modification in their approval of the specific project.

The 3-story building will also likely exceed 35-feet in height, which is the maximum allowed height per Section 17.0416e. However, Section 17.0901f. allows the Plan Commission to approve up to six stories if a sprinkler system is provided and approved by the Fire Chief.

According to the applicant, the proposed net density is approximately 8.2 units per acre, which complies with the Rm-3 net density requirement of not exceeding 12.00 dwelling units per acre. Note that this figure was calculated using an estimated acreage for the wetlands onsite.

Natural Resources

The Wisconsin Department of Natural Resources Surface Water Data Viewer shows two large mapped wetlands onsite. Field delineations still need to be completed to determine exact wetland boundaries and setbacks.

The applicant has eliminated the road from the original site plan which extended from Pewaukee Road to Watertown Road. This results in a significant reduction of tree impacts and would also eliminate wetland impacts.

Architecture

Sample architecture/photos have been provided by the applicant. As the senior living and memory care facility is very large, staff will encourage high quality materials such as brick and stone as well as projections and recesses within the building footprint, variations within the roofline and other architectural elements that may be used to break up any long facades.

In review of the conceptual renderings provided, staff recommends that additional masonry such as brick and stone is needed.

The Plan Commission is encouraged to give further guidance to the applicant related to the style of architecture and building materials to be utilized.

Recommendation

No action required.

Staff is generally in support of the proposed development and use at this location as the cottages function as a transitional use from the single-family residential to the south. Further the property then abuts and is compatible with the skilled nursing facility (Crossroads Care Center) to the north.

Staff would also contend that as the property abuts arterial roads, the property is suitable for the allowed density of the Rm-3 District. It can also be noted that the applicant is anticipating density consistent with the Rm-2 District, which allows nine dwelling units per net acre.

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

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

DATE: July 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for the Robert J. Stenz Family Trust to Rezone Property Located on Golf Road and CTH G from A-1 Agricultural, LC Lowland Conservancy & F-1 Floodplain District to Rm-1 Multiple-Family Residential, LC Lowland Conservancy & F-1 Floodplain District for the Purpose of Allowing for Residential Development (PWC 0940999001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Stenz-Forester Narrative

Stenz-Forester Rezoning Petition

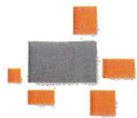
Stenz-Forester Rezoning Map

Stenz-Forester Staff Report

Stenz-Forester 5.16.19 Staff Report

Stenz-Forester 4.18.19 Staff Report

Stenz-Forester 2.21.19 Staff Report



Robert J Stenz Family Trust Property Narrative
Part of the SE 1/4 of Section 19, Town 7 North, Range 19 East
City of Pewaukee, Waukesha County, Wisconsin
June 19, 2019

The Robert J Stenz Family Trust property is located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) and is known as tax key number PWC 0940999001. The property is 28.4 acres in size of which 8.9 acres is floodplain or delineated wetland. Jim Forester is proposing to develop the property with multi-family buildings, a clubhouse, a potential future assisted living and memory care facility and storm water facilities. The property would be served by public roads and municipal sanitary sewer and water main. The property would be platted and a condominium plat prepared. The current proposal is for seven four-family buildings, nine two-family buildings, a clubhouse and a 38 unit assisted living and memory care facility. In total there are 84 units proposed. The developer has previously submitted concept plans for the property and has adjusted the site plan based on comments from the neighbors, Lake Pewaukee Sanitary District (LPSD) staff, City staff and City Plan Commission and Council. Since the developer originally submitted a site plan last fall, he has made revisions to reduce the overall density of the development, shift the proposed buildings further away from the neighbors to the west, shift the buildings and development further south away from the existing wetland and has proposed to deed the wetland and adjacent upland area to LPSD. The City Plan Commission approved the last proposed site plan but the Common Council did not largely based on density. The current proposed plan has eliminated four units and has created more green space.

Comprehensive Plan

The City of Pewaukee 2050 Land Use plan identifies the property as low-medium density residential, floodplains, lowland & upland conservancy and other natural areas. The proposal is to change the comprehensive plan to medium density residential, floodplains, lowland & upland conservancy and other natural areas. The medium density category allows for 88 units which makes the property feasible for development. The property is located along two county highways and an interstate highway so a medium density residential classification allows for transition development where more dense development is closer to the roadways and less dense development is farther away. In this case, the assisted living and memory care facility is adjacent to the interstate and this building transitions into the four-family buildings and then into the two-family buildings. The wetland has been delineated on the property and the wetland will be deeded to LPSD along with a strip of upland adjacent to the wetland. The proposed site plan shows the ultimate development of the property.

Zoning

The property is currently zoned A-1 (agricultural), L-C (lowland conservancy) and F-1 (floodland). As noted above, the comprehensive plan shows the upland area of the property to be residential. The property is proposed to be rezoned to F-1 (floodland), L-C (lowland conservancy) and Rm-1 PUD (multi-family residential). The site plan shows the ultimate development of the property which will include two-family and four-family buildings, a clubhouse and an assisted living and memory care facility. The wetland has been delineated and the delineation will be used as the zoning boundary between the wetland and upland area.

City of Pewaukee Municipal Code Chapter 17 is the Zoning Code which defines the zoning requirements for properties within the City. Upon the rezone, this property will be regulated by Chapter 17.0414, Rm-1, Multi-Family Residential District. In a development like this, clustering of the buildings and certain amenities make for a desirable development. To accomplish this, the

following standards of the Rm-1 regulations are not being met and are requested to be modified by the Plan Commission per Section 17.0908:

1. **17.0414 a. Permitted Principal Uses: Three to Eight unit multiple-family structures with one 2-car attached or detached private garages per unit are allowed.** There are two-family buildings with three of the buildings showing three car garages with the potential of more three car garages being added based on demand.
2. **17.0414 b. Permitted Accessory Uses: A yard equipment structure is allowed.** A clubhouse and associated parking lot is proposed within this development to be used by the residents.
3. **17.0414 c.(5) Conditional Uses: No detached principal structure shall be located closer than 40 feet to another structure within the development. Yards adjacent to exterior property lines shall not be less than those required for permitted principal uses.** The proposed layout has structures closer than 40 feet. Based on discussions with the Fire Chief, a minimum of 20 feet between structures is acceptable if proper materials are used.
4. **17.0414 d. Lot Area and Width: Lots shall have a minimum area of 0.5 acre, with not less than 7,260 square feet per dwelling unit. Lots shall have a width of not less than 120 feet at the building setback line.** There is no lot area or lot lines for the individual buildings since the buildings will be part of a condominium.

The final requested variance is in regard to a zero setback from the buildings to the lot lines adjacent to the storm water ponds. The developer had requested that the storm water ponds be located in outlots versus easements. The development will be platted to create the lots and dedicate the road right-of-way and then the lots will be platted as a condominium where individuals own the buildings and all of the other land is "common element" in which each owner owns a fractional ownership as would be the case with an outlot. City engineering staff prefers storm water ponds in the outlots so the developer has requested a zero setback to those outlot lot lines. The developer will work with engineering staff to be sure access to the storm water ponds is adequate in the zero-lot line layout.

The current proposed site plan has taken into account the comments that the developer has received since last fall. This site plan is the ultimate site plan for the property. The construction schedule would be to start public infrastructure mid-summer 2019 with the first buildings being constructed late summer 2019. The full buildout of all the buildings will be based on demand. There are no plans for the construction of the assisted living and memory care facility. The estimated project value is \$20,700,000 (46 units*\$450,000/unit) plus the assisted living and memory care facility.



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PETITION FOR A REZONING DISTRICT MAP AMENDMENT

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property FROM A-1, LC and F-1

zoning district(s) TO RM-1 PUD, LC and F-1 zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: Robert J Stenz Family Trust property
Part of the SE 1/4 of Section 19, T7N, R19E

Property Address: Not assigned Tax Key Number(s): PWC 0940999001

Property owner(s) (Full Legal Name): Robert J Stenz Family Trust Attn: Aimee Petrovsky

Owner's Address: 2371 Jacob Row Circle City/State/Zip: Lake Havasu City, AZ 86404-953

Phone: 262-349-6873 Email: aimee.pet@aol.com

This amendment to the zoning map is being proposed in order to properly zone floodplain (F-1),
and delineated wetlands (LC) and to rezone A-1 area to RM-1 PUD to allow for residential development.

Applicant (Full Legal Name):

Name: Jim Forester

Company: ----

Address: 1405 Capitol Drive

City/State/Zip: Pewaukee, WI 53072

Phone: 262-292-9552

Email: jforester@tds.net

Contact Person (Full Legal Name):

Name: Same as applicant

Company: -----

Address: -----

City/State/Zip: -----

Phone: -----

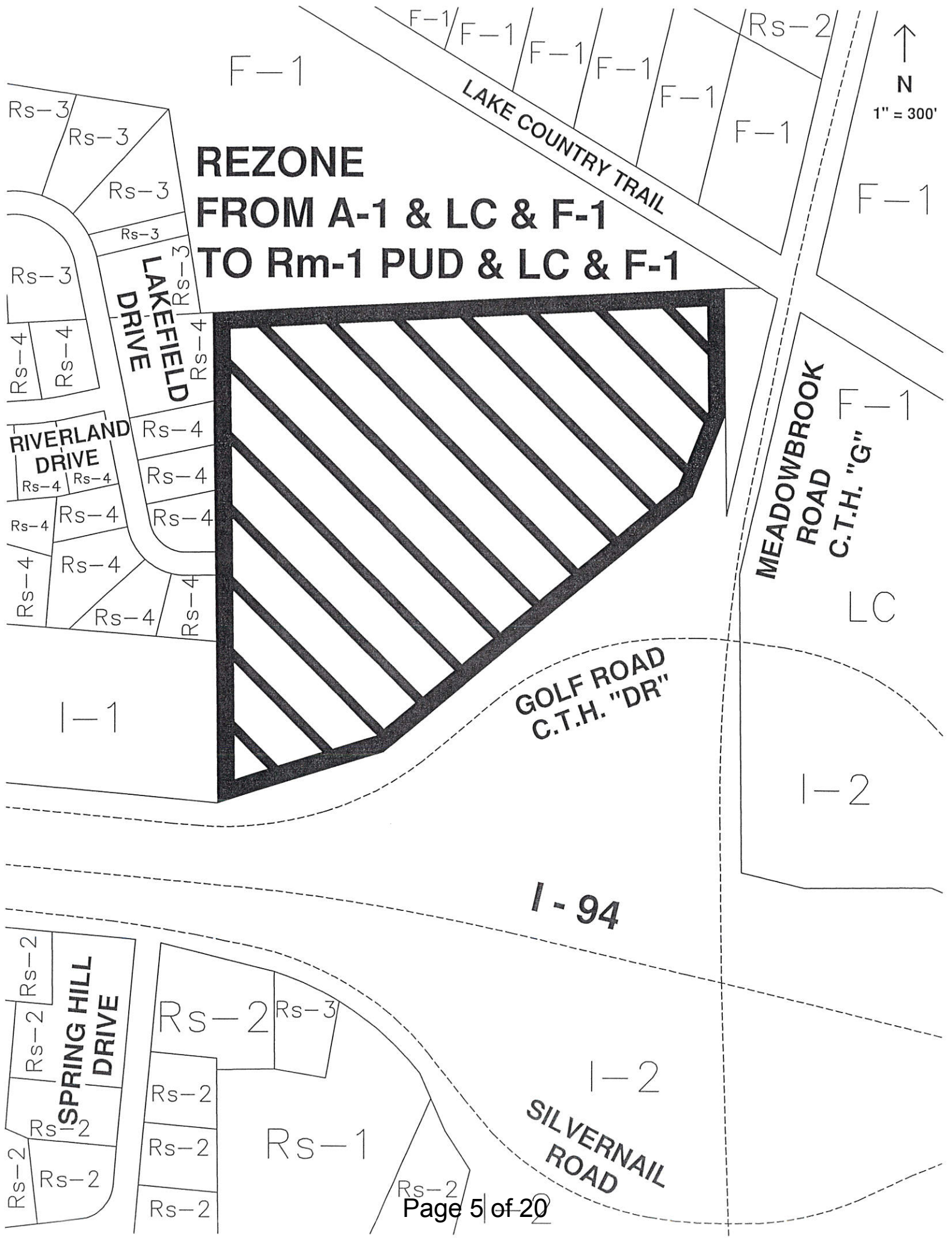
Email: -----

Rezoning submittals must include and be accompanied by the following:

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

**REZONE
FROM A-1 & LC & F-1
TO Rm-1 PUD & LC & F-1**

↑
N
1" = 300'





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REPORT TO THE PLAN COMMISSION

Meeting of July 18, 2019

Date: July 10, 2019

Project Name: Golf Road and CTH G Condominium development Comprehensive Master Plan Amendment, Rezoning, Conditional Use and Building & Site Development Plans

Project Address/Tax Key No.: Not Addressed/PWC0940999001

Applicant: Jim Forester

Property Owner: Robert J. Stenz Family Trust

Current Zoning: A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District

Proposed Zoning: Rm-1 Multiple-Family Residential District, LC Lowland Conservancy District and F-1 Floodplain District

2050 Land Use Map Designation: Low – Medium Density Residential (1/2 AC – 2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Floodplain to the north, Golf Road and I-94 to the south, WisDOT owned land to the east, and single-family residential and Lakewood Baptist Church to the west

Introduction/History

The applicant, Jim Forester, has filed a Comprehensive Master Plan Amendment Application and revised site plans related to the rezoning, conditional use and building and site development plan requests for a condominium development upon property located at the northwest corner of Golf Road and Meadowbrook Road.

Following denial of the Comprehensive Master Plan Amendment at the June 3, 2019 Common Council meeting, the applicant revised plans and filed a new application and submittal materials.

The proposed revision consists of reducing Buildings 9 and 10 from 4-unit buildings to 2-unit buildings, thus reducing the density of the condominium units from 50 to 46 units. The overall density, including the 38 unit conceptual assisted living/memory care facility, has been reduced from 88 to 84 total units, resulting in a net density of approximately 5.7 dwelling units per acre. This change also increased the proposed greenspace from 60% to 62.5%.

The distance of the buildings from the ponds has also been increased; however, the applicant is still requesting zero foot setbacks from those outlots.

Below is a summary of previous actions taken by the Plan Commission and Common Council. Attached are also previous staff reports, which further describe the details and history of the project.

June 3, 2019 Common Council meeting

Application	Action Taken
Comprehensive Master Plan Amendment	Denied
Rezoning	No action
Conditional Use	No action

May 16, 2019 Plan Commission meeting

Application	Action Taken
Comprehensive Master Plan Amendment	Recommended approval
Site & Building Plans	Approved

May 6, 2019 Common Council meeting

Application	Action Taken
Conditional Use	Tabled

April 18, 2019 Plan Commission meeting

Application	Action Taken
Comprehensive Master Plan Amendment	Tabled
Site & Building Plans	Tabled

March 4, 2019 Common Council meeting

Application	Action Taken
Rezoning	Tabled
Conditional Use	Tabled

February 21, 2019 Plan Commission meeting

Application	Action Taken
Rezoning	Recommended approval
Conditional Use	Recommended approval
Preliminary Certified Survey Map	Recommended approval
Site & Building Plans	Tabled

November 15, 2018 Plan Commission meeting

Application	Action Taken
Conceptual Review	Review only. No action.

August 16, 2018 Plan Commission meeting

Application	Action Taken
Conceptual Review	Review only. No action.

Recommended Motions

- A motion recommending approval of a Rezoning Petition requesting to rezone property bearing Tax Key No. 0940999001 from A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District to Rm-1 Multiple-Family Residential District, LC Lowland

Conservancy District and F-1 Floodplain District, contingent upon approval of a Comprehensive Master Plan Amendment.

- A motion recommending approval of an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) (Tax Key No. 0940999001) from Low – Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas to Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas.
- A motion recommending approval of a Conditional Use and Site & Building Plans to allow for the construction of 46 condominium units upon property located at the northwest corner of Golf Road and CTH G, bearing Tax Key No. 0940999001, subject to staff recommendations within the report to the Plan Commission dated April 9, 2019.



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REPORT TO THE PLAN COMMISSION

Meeting of May 16, 2019

Date: May 6, 2019

Project Name: Golf Road and CTH G Condominium development Comprehensive Master Plan Amendment and Building & Site Development Plans

Project Address/Tax Key No.: Not Addressed/PWC0940999001

Applicant: Jim Forester

Property Owner: Robert J. Stenz Family Trust

Current Zoning: A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District

Proposed Zoning: Rm-1 Multiple-Family Residential District, LC Lowland Conservancy District and F-1 Floodplain District

2050 Land Use Map Designation: Low – Medium Density Residential (1/2 AC – 2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Floodplain to the north, Golf Road and I-94 to the south, WisDOT owned land to the east, and single-family residential and Lakewood Baptist Church to the west

Introduction

At the April 18, 2019 meeting, the Plan Commission tabled the Comprehensive Master Plan Amendment and Site and Building Plans for the proposed 50-unit condominium development for property located at the northwest corner of Golf Road and Meadowbrook Road.

The April 18th Plan Commission report is attached for additional information and staff's recommendations. The changes made to the plans since the April meeting include:

- Relabeling the building previously indicated as a Community Living Arrangement to a Conceptual Assisted Living & Memory Care Facility. In discussions with the applicant, the building was relabeled to better express the future intent of that area of the site.

Note that that future use is subject to change; however, the use must conform to the Rm-1 District zoning. Site and building development plans will be subject to Plan Commission review and approval.

- The potential density of the future assisted living/memory care facility has been revised from 42 units to 38 units to comply with the density requirements of the Rm-1 District zoning standard of 6 units per net acre.

- Building No. 8 has been shifted further south to accommodate needed storm water management outlots as required by the Engineering Department. It should be noted that other slight modifications to building locations may be made as the applicant finalizes storm water management plans. Staff does not anticipate these to be significant or needing to return to the Plan Commission in the future.
- A 33-foot access strip to the extension of Lakefield Drive has been provided for the future phase of the development. This also resulted in modifications to the site layout of the clubhouse and parking.

Recommended Motion

A motion to approve the Site and Building Development Plans for the construction of 50 condominium units upon property located at the northwest corner of Golf Road and CTH G, bearing Tax Key No. 0940999001, subject to staff recommendations within the report to the Plan Commission dated April 11, 2019.

A motion recommending approval of an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) (Tax Key No. 0940999001) from Low – Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas to Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas.



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REPORT TO THE PLAN COMMISSION

Meeting of April 18, 2019

Date: April 9, 2019

Project Name: Golf Road and CTH G Condominium development Comprehensive Master Plan Amendment and Building & Site Development Plans

Project Address/Tax Key No.: Not Addressed/PWC0940999001

Applicant: Jim Forester

Property Owner: Robert J. Stenz Family Trust

Current Zoning: A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District

Proposed Zoning: Rm-1 Multiple-Family Residential District, LC Lowland Conservancy District and F-1 Floodplain District

2050 Land Use Map Designation: Low – Medium Density Residential (1/2 AC – 2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Floodplain to the north, Golf Road and I-94 to the south, WisDOT owned land to the east, and single-family residential and Lakewood Baptist Church to the west

Introduction

At the February 21, 2019 meeting, the Plan Commission approved the Rezoning request, Preliminary Certified Survey Map and Conditional Use for the development of 54 condominium units at property located at the northwest corner of Golf Road and Meadowbrook Road.

At that same meeting, the Plan Commission tabled the Site and Building development plans. The Plan Commission requested additional information from the developer, such as the architecture for the buildings.

The applicant has submitted a revised site plan and a conceptual rendering of a typical building type. Below is a summary of the more notable changes.

- The previously proposed outlot for future development located at the southwest corner of the development is now a lot containing a 42 bed Community Living Arrangement.

Note that a State licensed Community Living Arrangement is allowed as a Permitted Use in the Rm-1 District.

The applicant has not yet provided detailed development plans for the Community Living Arrangement, but once plans are submitted they will be forwarded to the Plan Commission for review.

- Again, the applicant has provided an architectural rendering of a sample building type demonstrating the materials to be used, which consist of stone veneer, stucco wall panels, and horizontal siding.

If approved, staff would use this as a basis for approval of building design at the time of Building Permit.

- The number of units has been reduced from 54 to 50 units. The site plan previously consisted of nine 4-unit and nine 2-unit buildings. The site plan now includes nine 4-unit buildings and seven 2-unit buildings.
- The site layout has been adjusted to provide a greater setback from wetlands as requested by the Lake Pewaukee Sanitary District (LPSD).
- The applicant also shifted the buildings abutting the existing single-family residential homes further east. Building Nos. 4, 5 and 6 shifted approximately 10 to 15 feet further east and Building No. 3 is now setback a minimum of 67.6-feet from the west property line. Originally this building was setback 46.6' feet. It should also be noted that this building is angled, so the setback varies even further from the west property line.
- Previously LPSD objected to the density of the proposed development; however, the City has now received a letter from the District indicating their approval. The letter, dated March 27, 2019 is attached for review.

It should also be noted that the wetland and wetland buffer area, shown as Outlot 2 on the Site Plan, will be deeded to the Lake Pewaukee Sanitary District.

In addition, a letter, dated February 27, 2019, from a neighboring property owner was received and is included in the Plan Commission packet materials for consideration.

Project Description/Analysis

Building & Site Development Plans

The subject property is currently vacant and has a total site area of approximately 28.37 acres. The development consists of 7 two-family and 9 four-family residential buildings, a clubhouse with adjacent parking, and a 42 bedroom Community Living Arrangement (CLA).

The architecture and site details including grading, erosion control, landscaping, lighting, architecture, etc. of the Community Living Arrangement have not yet been provided. As such, staff recommends that prior to issuance of a Building Permit, the applicant shall submit detailed development plans for review and approval by the Plan Commission. Again, the use is a Permitted Use in the Rm-1 District.

Also, the CLA lot, Lot 1, has frontage along public right-of-way; however, access is restricted along Golf Road. Therefore, staff recommends that a 33-foot strip extending to the proposed extension of Lakefield Drive be included with Lot 1.

Density:

The maximum allowed density for the subject site is 87 units (6.00 dwelling units per net acre). The applicant has noted a proposed density of 62 units; however, that is based on equating the 42 bed Community Living Arrangement to 12 dwelling units. According to the applicant this was done based on sanitary sewer flows and typically using 3.5 people per lot or dwelling unit. Thus, if Lot 1 contained 12 single-family lots that would equal 42 people.

Staff does not agree with this assessment and does not find any language within zoning district standards that allows for such a calculation to be made when considering densities. As such, staff finds that each unit within the CLA would be counted as a unit, which is the same way a multi-family apartment or condominium building would be considered. Density is based upon the number of dwelling units, not bedrooms.

Thus, staff recommends that the maximum density of the development shall not exceed 87 units. This would require the CLA to be reduced by 5 beds. It can be noted that if a single unit within the CLA contained two beds, it would still count as one dwelling unit.

Storm Water Management:

A storm water pond is located in the northwest corner of the site, adjacent to an existing pond serving the abutting single-family residential subdivision. A second, smaller pond is located to the north of the two cul-de-sacs and a third pond is located to the north east of the easternmost cul-de-sac. Staff recommends that final grading, erosion control, and storm water management plans shall be approved by the Engineering Department prior to issuance of a Building Permit.

These ponds are shown within outlots as recommended by staff. In doing so, rear yard setbacks are no longer met. The applicant has indicated that they would prefer to not place the ponds within outlots, and instead keep the ponds as common elements within the Condominium Plat. The applicant has stated that common elements of a Condominium Plat are similar to outlots as they provide for fractional ownership of all units within the development. The applicant would then provide separate access easements to the ponds.

Most recent City policy is to place storm water management facilities within outlots. The required setback needed for proper grading and access will depend upon the grading plan, which has not yet been provided. Staff recommends that storm water management facilities shall be located within outlots and buildings shall be setback a minimum of 24.5-feet from the outlot boundary unless a lesser setback is reviewed and approved by the City Engineer.

Note that modifications to zoning district requirements may be approved by the Plan Commission per Section 17.0908 (below).

Landscaping:

A conceptual landscape plan was provided at the February 21st Plan Commission meeting, which included trees along the proposed streets. The applicant has placed these trees on Condominium Association property, outside of the public right-of-way as requested by staff.

The applicant also included plantings to the west of Building Nos. 3, 4, 5, and 6 to provide additional screening and buffering of the existing residential homes to the west. In total, the applicant is providing

46 deciduous trees, 12 evergreens, and 29 shrubs. Additionally, the applicant has noted that each individual building will include a landscape plan at time of Building Permit submittal.

Therefore, staff recommends that at the time of Building Permit submittal for each individual building, a Landscape Plan shall be provided, for review and approval by Community Development staff, which includes additional trees around the building as well as foundation plantings.

Staff is also now recommending that additional trees be planted along the west property line to further buffer the existing single-family homes. Note that this should be more feasible now that greater setbacks are provided.

Architecture:

Again, the applicant has now provided a sample architectural rendering. The applicant has indicated that buildings will be different; however, the details as to the number of unit types is not known. It was discussed that the Plan Commission may approve a general building design and allow staff to review each individual building at the time of Building Permit for consistency with the Plan Commission approved elevation.

Alternatively, the Plan Commission may require detailed elevations of all building models for review and approval.

Generally, staff does not object to the architecture that is depicted in the attached rendering. Staff may consider recommending that some of the proposed stucco be replaced with stone and or siding, but believe that that can be worked out with the applicant at time of Building Permit.

Sidewalk/Trails:

Staff has recommended and discussed a possible trail connection to the Lake Country Recreational Trail with the applicant. The applicant appears willing to make this connection and explore options; however, additional review of possible locations is needed, along with the consideration of natural resources, WDNR permitting requirements, and the possibility of utilizing County right-of-way. These factors all need to be further examined to determine the feasibility of a trail connection. As such, staff recommends that the applicant shall continue to work with City staff to determine the feasibility of a trail or sidewalk connection to the Lake Country Trail.

Signage:

A subdivision monument sign is anticipated. Section 17.0705 states that a subdivision/development sign shall be no more than six feet in height and constructed of wood, metal and/or masonry. It further states that the location, height and size shall be reviewed and approved by the Plan Commission and/or the City Planner. If the Plan Commission would like to review the sign, a condition requiring such approval should be added to the approval of the building and site plans. Otherwise, staff will review the proposed sign, prior to issuance of a Sign Permit.

Staff also recommends that the Building & Site Development Plans be contingent upon Common Council approval of the Rezoning request, a Comprehensive Master Plan Amendment, Certified Survey Map, and Conditional Use Permit.

Natural Resources:

There are protected natural resources onsite, including floodplain and wetlands. The property is also wooded and much of the site is mapped as a SEWRPC Primary Environmental Corridor. In discussions with SEWRPC, it appears that the agreed upon Environmental Corridor boundary will be the wetland delineation boundary, not the additional wooded area that is currently mapped.

The development does not encroach into the F-1 District zoning; however, development is located within the LC District. The applicant has completed wetland delineations for the site and revised the site plan to avoid any impacts to those wetlands and wetland setbacks. As the LC District is intended to protect wetlands, waterways and those areas subject to periodic flooding, the City may consider rezoning the LC District portion of the property to match the field delineated boundary identified by Wetland & Waterway Consulting, LLC.

A Wood Growth Plan has also been provided for review, which illustrates the larger trees that will be impacted by the development.

Recommended Motion

A motion to approve the Site and Building Development Plans for the construction of 50 condominium units upon property located at the northwest corner of Golf Road and CTH G, bearing Tax Key No. 0940999001, subject to staff recommendations within the report to the Plan Commission dated April 11, 2019.

A motion recommending approval of an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) (Tax Key No. 0940999001) from Low – Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas to Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas.



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REPORT TO THE PLAN COMMISSION

Meeting of February 21, 2019

Date: February 14, 2019

Project Name: Golf Road and CTH G Condominium development Rezoning, Preliminary Certified Survey Map, Conditional Use, and Building & Site Development Plans

Project Address/Tax Key No.: Not Addressed/PWC0940999001

Applicant: Jim Forester

Property Owner: Robert J. Stenz Family Trust

Current Zoning: A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District

Proposed Zoning: Rm-1 Multiple-Family Residential District, LC Lowland Conservancy District and F-1 Floodplain District

2050 Land Use Map Designation: Low – Medium Density Residential (1/2 AC – 2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Floodplain to the north, Golf Road and I-94 to the south, WisDOT owned land to the east, and single-family residential and Lakewood Baptist Church to the west

Introduction

Mr. Jim Forester has submitted for a Rezoning, Preliminary Certified Survey Map, Conditional Use, and Building and Site Development Plans for the construction of 54 condominium units upon property located at the northwest corner of Golf Road and CTH G. Note a Condominium Plat is also required to be recorded with the Waukesha County Register of Deeds.

The applicant previously presented a concept plan to the Plan Commission at their August 16, 2018 and November 15, 2018 meetings. The initial plan included 29 two-family residential buildings for a total of 58 units. The plan also included a gated emergency access drive to Lakefield Drive, which is now shown as a through street. Other changes include replacing the circle drive with two cul-de-sacs and the addition of a clubhouse.

Below is a summary of comments made at each of those Plan Commission meetings. Complete minutes are available on the City's website for review.

August 16, 2018 Plan Commission Conceptual Review (29 two-unit buildings proposed - 58 units total)

- Comments were made by Commissioners stating the density was too high and suggested less buildings.
- A club house was suggested

- Condos preferred over apartments
- One comment supporting the connection and continuation of Lakefield Drive.
- It was suggested that the applicant hire an arborist to provide better information related to the quality of trees onsite
- Comment to check the site for other natural resources currently not shown.
- Commissioners were in favor of the use of the property for a two-unit condominium development.

November 15, 2018 Plan Commission Conceptual Review (9 two-unit and 9 four-unit buildings proposed - 54 units total)

- Applicant noted that the number of units was reduced and the combination of two and four-unit buildings allowed for the amount of greenspace onsite to be increased. The road design was also changed at this time.
- Mr. Sullivan stated he did not like the private roads.
- Discussion took place regarding making some of the drives a side-entry. Mr. Forester stated they could look at that.
- Public comment included:
 - An adjacent owner indicated that they understood that the property was planned for single-family development and did not want to see the garage doors facing the existing homes to the west.
 - A resident questioned whether the retention pond would be able to handle the increased drainage from the concrete.

Project Description/Analysis

Building & Site Development Plans

The subject property is currently vacant and has a total site area of approximately 28.37 acres. The development consists of 9 two-family and 9 four-family residential buildings, and a clubhouse with adjacent parking. The site plan also includes an "Outlot 1," which the applicant has indicated would be utilized for future development; however, the exact use is not known at this time. As the use is unknown, staff recommends that the access to the outlot from Lakefield Drive be relocated further away from the intersection of Lakefield Drive and Golf Road. This will provide more flexibility to the future use of this property. Depending upon the proposed use and density, staff could have concerns with the proximity of a drive to that intersection.

A storm water pond is anticipated in the northwest corner of the site, adjacent to an existing pond serving the abutting single-family residential subdivision. A second, smaller pond is located to the north of the two cul-de-sacs. Staff recommends that final grading, erosion control, and storm water management plans shall be approved by the Engineering Department prior to issuance of a Building Permit.

A conceptual landscape plan has been provided, which includes trees along the proposed streets. The applicant has placed these trees on Condominium Association property, outside of the public right-of-way as requested by staff.

The applicant has also included plantings to the west of Building Nos. 3, 4, 5, and 6 to provide additional screening and buffering of the existing residential homes to the west. In total, the applicant is providing 46 deciduous trees, 12 evergreens, and 29 shrubs. Additionally, the applicant has noted that each individual building will include a landscape plan at time of Building Permit submittal. Therefore, staff recommends that at the time of Building Permit submittal for each individual building, a Landscape Plan shall be provided, for review and approval by Community Development staff, which includes additional trees around the building as well as foundation plantings.

The applicant has not yet provided architectural elevations. The applicant has indicated that buildings will be different; however, the details as to the number of unit types is not known. Staff recommends that the applicant submit typical or sample building elevations for Plan Commission review and approval, illustrating the proposed building materials and demonstrating the general amount of siding, brick, stone, or other materials and architectural features that will be utilized for each building. Following approval of a general building type, staff anticipates reviewing each individual building at the time of Building Permit for consistency with the Plan Commission approved elevations.

Staff has recommended and discussed a possible trail connection to the Lake Country Recreational Trail with the applicant. The applicant appears willing to make this connection and explore options; however, additional review of possible locations is needed, along with the consideration of natural resources, WDNR permitting requirements, and the possibility of utilizing County right-of-way. These factors all need to be further examined to determine the feasibility of a trail connection. As such, staff recommends that the applicant shall continue to work with City staff to determine the feasibility of a trail or sidewalk connection to the Lake Country Trail.

A subdivision monument sign is anticipated. Section 17.0705 states that a subdivision/development sign shall be no more than six feet in height and constructed of wood, metal and/or masonry. It further states that the location, height and size shall be reviewed and approved by the Plan Commission and/or the City Planner. If the Plan Commission would like to review the sign, a condition requiring such approval should be added to the approval of the building and site plans. Otherwise, staff will review the proposed sign, prior to issuance of a Sign Permit.

Staff also recommends that the Building & Site Development Plans be contingent upon Common Council approval of the Rezoning request, a Comprehensive Master Plan Amendment, Certified Survey Map, and Conditional Use Permit.

Conditional Use

The Rm-1 District permits three to eight unit structures. The applicant is proposing Rm-1 Conditional Use PUD zoning to accommodate the proposed development, which allows for reduced setbacks and yard requirements when adequate open space is provided. The development is also not meeting several Rm-1 District standards, which are outlined in the applicant's project narrative. The applicant is requesting that the Plan Commission modify these standards based upon Section 17.0908 of the Zoning Code (below). Note that a previous project was considered mixed use as it included two-family and four-family buildings, which are allowed within separate zoning districts.

17.0908 SPECIFIC PLANNED PROJECT MODIFICATION

When a development project such as an industrial or office park, shopping center, or mixed use development is proposed which involves specific development proposals which meet the intent

of the individual district regulation(s) but cannot meet a specific requirement, and when the approval of such development would not set a precedent that would be detrimental to the City if it is approved in like circumstances, the Plan Commission may, after thorough review, make such specific modification in their approval of the specific project.

The Rm-1 District allows multiple-family residential development at densities not exceeding 6.00 dwelling units per net acre. Considering the three proposed lots, minus the proposed roads to be dedicated and wetlands onsite, the proposed density is approximately 3.2 dwelling units per acre, which is in compliance with the Rm-1 District net density requirement.

Please be aware that the Lake Pewaukee Sanitary District sent a letter (attached) objecting to the rezoning request. The letter indicates concerns with the proposed density and amount of impervious surface being added to the site. The letter states that allowing this density would “unnecessarily reduce the LPSD’s excess capacity, impacting future development.”

Public sanitary sewerage and water supply facilities are a requirement of the Rm-1 District. If the applicant is not able to receive LPSD approval, the development will not be able to move forward as currently proposed.

Natural Resources

There are protected natural resources onsite, including floodplain and wetlands. The property is also wooded and much of the site is mapped as a SEWRPC Primary Environmental Corridor. In discussions with SEWRPC, it appears that the agreed upon Environmental Corridor boundary will be the wetland delineation boundary, not the additional wooded area that is currently mapped.

The development does not encroach into the F-1 District zoning; however, development is located within the LC District. The applicant has completed wetland delineations for the site and revised the site plan to avoid any impacts to those wetlands and wetland setbacks. As the LC District is intended to protect wetlands, waterways and those areas subject to periodic flooding, the City may consider rezoning the LC District portion of the property to match the field delineated boundary identified by Wetland & Waterway Consulting, LLC.

A Wood Growth Plan has also been provided for review, which illustrates the larger trees that will be impacted by the development.

Rezoning and Comprehensive Master Plan

The applicant is proposing to rezone the property from A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District to Rm-1 Multiple-Family Residential District, LC Lowland Conservancy District and F-1 Floodplain District. The attached Rezoning Exhibit illustrates the proposed boundaries of each zoning district.

The 2050 future land use designation of the property is Low – Medium Density Residential (1/2 AC – 2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas. As State Comprehensive Planning law requires that re-zonings be consistent with Comprehensive Master Plans, staff is recommending that the applicant apply for a Comprehensive Master Plan Amendment to amend the Year 2050 Land Use/Transportation Plan designation of the property to Medium Density Residential to accommodate the proposed density of the development.

The applicant has submitted the necessary documentation for this amendment, which is currently being reviewed by staff.

Preliminary Certified Survey Map (CSM)

The proposed CSM creates three Lots. Lot 1 has an area of 20.0576 acres, Lot 2 has an area of 2.5470 acres, and Lot 3 has an area of 3.3218 acres. Lot 1 and Lot 2 comprise of the condominium units currently proposed. Lot 3 is the anticipated second phase of the development.

The CSM also dedicates the right-of-way for the extension of Lakefield Drive to Golf Road as well as public right-of-way for two cul-de-sacs extending north from the proposed Lakefield Drive.

Prior to recording the CSM with the Waukesha County Register of Deeds, the following technical corrections shall be made:

1. Add a no access restriction along the south property line of Lot 3 adjacent to Golf Road.
2. All easements shall be added to the CSM.
3. Shall address all Waukesha County comments.

Recommended Motion

A motion to approve the Site and Building Development Plans for the construction of 54 condominium units upon property located at the northwest corner of Golf Road and CTH G, bearing Tax Key No. 0940999001, subject to staff recommendations within the report to the Plan Commission dated February 14, 2019.

A motion recommending approval of a rezoning of the rezoning request for property bearing Tax Key No. 0940999001 from A-1 Agricultural District, LC Lowland Conservancy District and F-1 Floodplain District to Rm-1 Multiple-Family Residential District, LC Lowland Conservancy District and F-1 Floodplain District, contingent upon approval of a Comprehensive Master Plan Amendment.

A motion recommending approval of a 3 Lot Preliminary Certified Survey Map to subdivide the property located at the northwest corner of Golf Road and CTH G, subject to staff recommendations within the report to the Plan Commission dated February 14, 2019.

A motion recommending approval of a Conditional Use to allow for the construction of 54 condominium units upon property located at the northwest corner of Golf Road and CTH G, bearing Tax Key No. 0940999001, subject to staff recommendations within the report to the Plan Commission dated February 14, 2019.

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

DATE: July 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road and Meadowbrook Road From Low - Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium-Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0940999001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Stenz-Forester Comp Plan Petition

Stenz-Forester Comp Plan Exhibit



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

PETITION FOR AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to amend the City's Year 2050 Land Use/Transportation Plan land use designation for the following property
FROM Low-medium density residential, floodplains, lowland & upland conservancy and other natural area:
TO Medium density residential, floodplains, lowland & upland conservancy and other natural areas

Legal description of property to be rezoned – Please attach.

Common property description or name: **Robert J Stenz Family Trust property**
Part of the SE 1/4 of Section 19, T7N, R19E

Property Address: **Not assigned** Tax Key Number(s): **PWC 0940999001**

Property owner(s) (Full Legal Name): **Robert J Stenz Family Trust Attn: Aimee Petrovsky**

Owner's Address: **2371 Jacob Row Circle** City/State/Zip: **Lake Havasu City, AZ 86404-953**

Phone: **262-349-6873** Email: **aimee.pet@aol.com**

This amendment to the zoning map is being proposed in order to **develop the Robert J Stenz Family Trust property as a residential development under the Rm-1 PUD zoning designation.**

Applicant (Full Legal Name):

Name: **Jim Forester**

Company: **----**

Address: **1405 Capitol Drive**

City/State/Zip: **Pewaukee, WI 53072**

Phone: **262-292-9552**

Email: **jforester@tds.net**

Contact Person (Full Legal Name):

Name: **Same as applicant**

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

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

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

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 12.**

DATE: July 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for the Conditional Use and Site and Building Plans for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road and Meadowbrook Road Requested by Jim Forester for the Purpose of Constructing 46-Unit Condominium Development and a 38-Unit Conceptual Assisted Living/Memory Care Facility (PWC 0940999001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

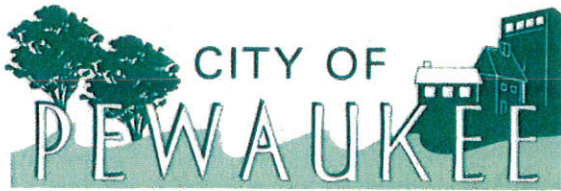
ATTACHMENTS:

Description

Stenz-Forester Conditional Use Petition

Stenz-Forester Site Plan

Stenz-Forester Building Elevations



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

PETITION FOR CONDITIONAL USE

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin for a Conditional Use Permit for the purpose of: developing the Robert J Stenz Family Trust property under the Rm-1 PUD zoning designation.

Legal description of property to be rezoned – Please attach.

Common property description or name: Robert J Stenz Family Trust property
Part of the SE 1/4 of Section 19, T7N, R19E

Property Address: Not assigned Tax Key Number(s): PWC 0940999001

Property owner(s) (Full Legal Name): Robert J Stenz Family Trust Attn: Aimee Petrovsky

Owner's Address: 2371 Jacob Row Circle City/State/Zip: Lake Havasu City, AZ 86404-953

Phone: 262-349-6873 Email: aimee.pet@aol.com

Applicant (Full Legal Name):

Name: Jim Forester

Company: ----

Address: 1405 Capitol Drive

City/State/Zip: Pewaukee, WI 53072

Phone: 262-292-9552

Email: jforester@tds.net

Contact Person (Full Legal Name):

Name: Same as applicant

Company: -----

Address: -----

City/State/Zip: -----

Phone: -----

Email: -----

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

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
 - o \$400.00, plus cost for publication, notice and all attorney fees related to project
- ☐ Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
 - o Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.



MEADOWBROOK ROAD
COUNTY TRUNK HIGHWAY "G"
(VARIABLE PUBLIC R.O.W.)

1. ROBERT J. STENZ FAMILY TRUST PROPERTY, TAK KEY NUMBER PWC 0940999001 PART OF SE 1/4 SEC 19, T7N, R19E.
2. CURRENT CITY OF PEWAUKEE ZONING: A-1 (AGRICULTURAL), L-C (LOWLAND CONSERVANCY) AND F-1 (FLOODLAND)
3. 2050 LAND USE PLAN: LOW-MEDIUM DENSITY RESIDENTIAL (1/2 AC - 2 AC/DU), FLOODPLAINS, LOWLANDS, UPLAND CONSERVANCY AND NATURAL AREAS. PROPOSED LAND USE IS MEDIUM DENSITY RESIDENTIAL (6,500 SF - 1/2 AC/DU), FLOODPLAINS, LOWLANDS, UPLAND CONSERVANCY AND NATURAL AREAS.
4. PROPOSED TO BE REZONED TO FLOODLAND, LOWLAND CONSERVANCY AND MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT (RM-1 PUD)

SETBACKS	RM-1	RM-1 PUD	PROPOSED
STREET	35'	24.5'	24.5'
SIDEYARD	25'	25.0'	20' BETWEEN BUILDINGS
REAR	35'	24.5'	30'
FLOODPLAIN	75'	75'	75'
WETLAND	25'	25'	50' (DNR NR 151) & 25' (CITY)

AREA CALCULATIONS

1. Total lot area = total site area - LPSD area (outlot 2) - proposed public road right-of-way dedication
Total site area = 1,235,817 square feet
LPSD area (outlot 2) = 490,207 square feet
Proposed public road right-of-way dedication = 102,801 sf
Total lot area = 1,235,817 sf - 490,207 sf - 102,801 sf = 642,809 sf

2. **Proposed impervious on site (outside of public road ROW) = 240,810 sf**
Proposed impervious on site = 240,810 sf / 642,809 sf = 37.5% (max 60% per City requirements)

3. **Upland open space = total lot area - impervious on site**
= 642,809 sf - 240,810 sf = 401,999 sf

4. **Total open space = 401,999 sf**
= 401,999 sf / 642,809 sf = 62.5% open space (min 40% per City requirements)

Rm-1 = 6.0 du/net acre (allowed)
 Net acre = Total lot area
 Net acre = 642,809 sf = 14.8 acres
 14.8 acres * 6 du/net acre = **88 units (allowed)**
Proposed 84 units
Proposed density = 84 units / 14.8 acres = 5.7 du/net acre

2-FAMILY BUILDINGS = 6, 7, 8, 9, 10, 11, 12, 13, 14
4-FAMILY BUILDINGS = 1, 2, 3, 4, 5, 15, 16

TO OBTAIN LOCATIONS
PARTICIPANTS UNDERGO
FACILITIES BEFORE TO
200 IN WISCONSIN



VIS STATUTE SUBJECTS
REQUIRES MIN. 3 WORK
NOTICE BEFORE YOU EXE

 www.pinnacle-engr.com

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SITE PLAN

PINNACLE ENGINEERING GROUP

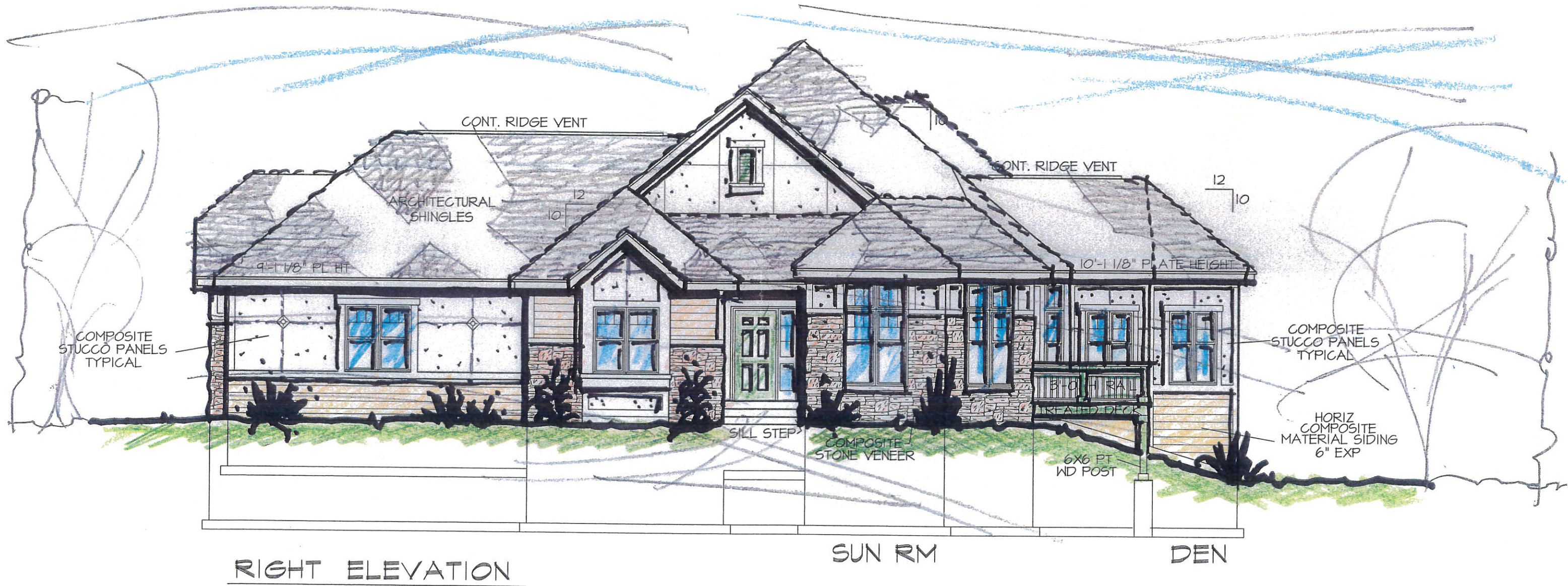
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

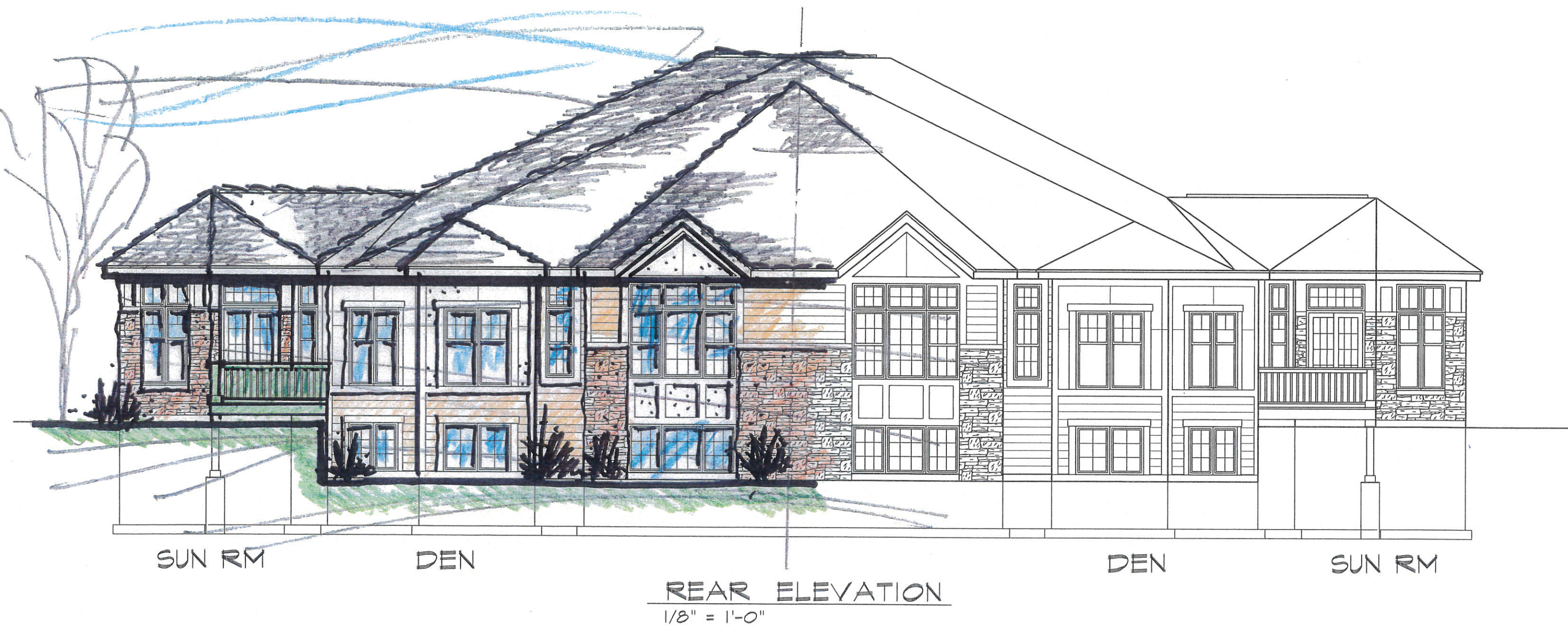
STENZ PROPERTY
CITY OF PEWAUKEE, WAUKESHA CO., WISCONSIN

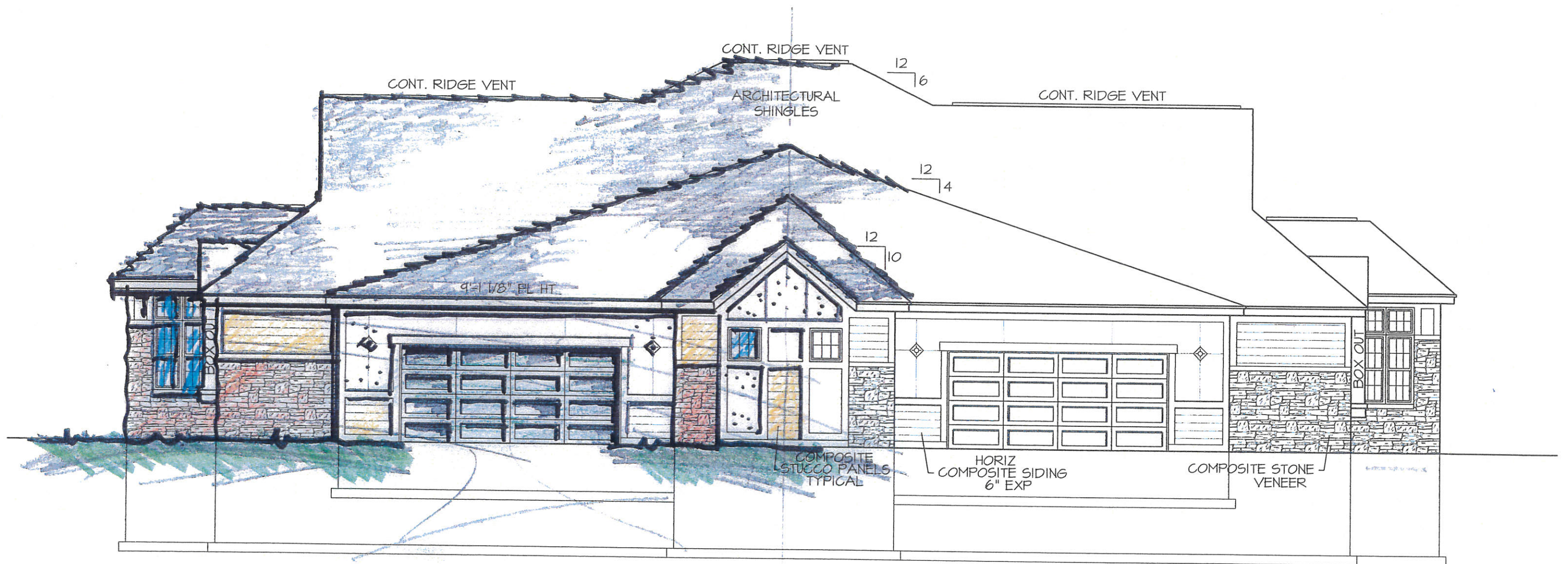
SITE PLAN

1	LOT 1	05/10/19
2	REDUCED UNITS (4)	06/19/19

SHEET
C-1
C-1







STREET ELEVATION

1/8" = 1'-0"