

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA

Thursday, June 18, 2020

7:00 PM

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

This meeting is open to the public for in-person attendance and will also be held virtually due to the Governor's Emergency Safer At Home Order due to COVID-19 virus. To attend virtually, please contact Ami Hurd, Deputy Clerk, at 262-691-0770 or via email at hurd@pewaukee.wi.us to obtain the meeting link and ID number. The meeting materials will be available at <https://pewaukee.novusagenda.com/AgendaPublic/>

VIDEO

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed
 - 2.1 5 O'clock Club
 - 2.2 Curly's Waterfront
 - 2.3 Doc's Dry Dock
 - 2.4 Edgewater of Pewaukee
 - 2.5 Gina's Sports Dock
 - 2.6 Michael's House of Prime
 - 2.7 Smokey's Bait Shop
 - 2.8 The Station
 - 2.9 Wonderland Tap
 3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)
 4. 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 Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) (PWC 0951995001)
 5. Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)

6. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)
7. Discussion and Action Regarding the Site and Building Plans for the Proposed Building Addition and Site Modifications to Lindner Logistics Located at W229 N1492 Westwood Drive (PWC 0958979007 & PWC 0959988009)
8. Discussion and Action Regarding a Certified Survey Map for the Purpose of Combining Two Lots Into One for the Proposed Building Addition and Site Modifications to Lindner Logistics Located at W229 N1492 Westwood Drive (PWC 0958979007 & PWC 0959988009)
9. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use Permit for Valor Aquaponics Located at N15 W22180 Watertown Road for the Purpose of Operating an Indoor Aquaponics Farm for the Production of Organic Vegetables and Fish (PWC 0960999015)
10. Discussion and Action and Public Hearing Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0207b, 17.0301e, 17.0435d, 17.0435e(7)(f)iii, 17.0435l(5), 17.0436 and 17.0717 Related to the Deletion of Appendices A-1, A-2, A-3 and A-4
11. Discussion and Possible Action Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Striking a Portion of Sub-section 17.0706c Related to Digital Signs; Adding New Sub-section 17.0706d and Re-lettering the Subsequent Sections Accordingly Related to Adding Electronic Message Boards Signs as Permitted Under Certain Conditions; and Striking a Portion of Sub-section 17.0711 Related to Lighting, Design and Color.
12. Adjournment

Ami Hurd
Deputy Clerk

6/11/2020

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: June 18, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

2019 Outdoor Activity Permits

5 O'clock Club Application

5 O'clock Club Changes

Curly's Waterfront Application

Doc's Dry Dock Application

Doc's Dry Dock Correspondence

Edgewater Application

Gina's Sports Dock Application

Gina's Sports Dock Changes

Michael's House of Prime Application

Michael's House of Prime Map

Smokey's Application

The Station Application

Wonderland Tap Application

Wonderland Tap Changes

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

THE 5 O'CLOCK CLUB
N28 W26658 PETERSON DRIVE
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.

MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.	11:30 a.m. – 9:00 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

GINA'S SPORTS DOCK
W278 N2345 PROSPECT AVENUE
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DINING / DRINKING / BEACH BAR						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 11 p.m.	11 a.m. – 11 p.m.

MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Live Music 2 p.m. – 6 p.m. Recorded Music 11 a.m. – 9 p.m.	Live Music Only on Holidays 2 p.m. – 6 p.m. Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Live Music 2 p.m. – 6 p.m. Recorded Amplified Music 11 a.m. – 9 p.m.

- Speakers to be directed away from the lake.
- Live music permitted on Memorial Day & Labor Day **ONLY**.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

CURLY'S WATERFRONT
W272 N2696 LAKEVIEW BLVD
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.	11 a.m. – 10 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

EDGEWATER OF PEWAUKEE
W278 N2315 PROSPECT AVENUE
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

BAGS						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset

BOCCE BALL						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset	11 a.m. – Sunset

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2:30 a.m.	11 a.m. – 2:30 a.m.

MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 11 p.m.	11 a.m. – 11 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

SMOKEY'S BAIT SHOP
N27 W27250 WOODLAND DRIVE
PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
5:30 a.m. – 8 p.m.	7 a.m. – 8 p.m.	7 a.m. – 8 p.m.	7 a.m. – 8 p.m.	7 a.m. – 8 p.m.	7 a.m. – 8 p.m.	5:30 a.m. – 8 p.m.

MUSKY FISHING TOURNAMENT LEAGUE						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			May 8 th through October 30			

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

THE STATION PUB & GRILL
W226 N3013 DUPLAINVILLE ROAD
WAUKESHA, WI 53186

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

SOCCER GOLF & SOCCER POOL						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.

HORSESHOES						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 8 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.	11 a.m. – 9 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2019 THROUGH JUNE 30, 2020

WONDERLAND TAP
W233 N536 HWY F
WAUKESHA, WI 53186

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

HORSESHOES						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
12 p.m. – 10 p.m.	12 p.m. – 10 p.m.	12 p.m. – 10 p.m.	12 p.m. – 10 p.m.	12 p.m. – 10 p.m.	12 p.m. – 10 p.m.	12 p.m. – 10 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this 4th day of June, 2019.

Kelly Tarczewski – Clerk/Treasurer

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

The 50'Clock Club
Name of Business

N28 W26658 Peterson Dr
Address of Business

Richard D. Knutson
Contact Person / Agent for the Business

Richard Knutson Michael Knutson
Owner of the Property
Thomas Knutson Jeffery Knutson

Residential ?
Property Zoned

Pewaukee Wi 53072
City Zip

(262) 691-9960
Phone Number

() Above
Owner's Phone Number

RECEIVED
MAY 20 2020
CITY OF PEWAUKEE
CLERK'S OFFICE

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		11:30 AM TO 10:00 PM	11:30 AM TO 10:00 PM	11:30 AM TO 10:00 PM	11:30 AM TO 10:00 PM	11:30 AM TO 12:00 PM

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELEATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

DINING / DRINKING					
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
		11:30 AM to 10:00 PM	11:30 AM to 10:00 PM	11:30 AM to 10:00 PM	11:30 AM to 10:00 PM

TYPE OF AREA				
☒ DECK	☒ PATIO	☒ GARDEN	☒ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage 33x16 32x12	Square Footage 32x30	Square Footage NA walk thru	Square Footage LOWER OUTDOOR PATIO	Square Footage
Seating Capacity 42 people	Seating Capacity 24 people	Seating Capacity NA walk thru	Seating Capacity 24 people	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		same as dining	dining / drinking	drinking	hours above	
☐ Unamplified ☐ Amplified ☐ Live ☒ Recorded	☐ Unamplified ☐ Amplified ☐ Live ☒ Recorded	☐ Unamplified ☐ Amplified ☐ Live ☒ Recorded	☐ Unamplified ☐ Amplified ☐ Live ☒ Recorded	☐ Unamplified ☐ Amplified ☐ Live ☒ Recorded	☐ Unamplified ☐ Amplified ☐ Live ☒ Recorded	☐ Unamplified ☐ Amplified ☐ Live ☒ Recorded

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

see attached

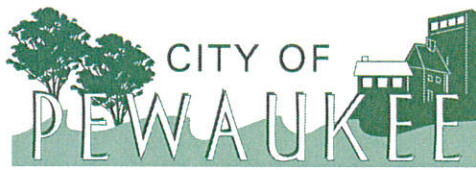
Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

see attached

The following items **MUST** accompany this application:

- ☒ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☒ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.



OUTDOOR ENTERTAINMENT PERMIT

VALID FROM JULY 1, 2020 THROUGH JUNE 30, 2021

THE 5 O'CLOCK CLUB N28 W26658 PETERSON DRIVE PEWAUKEE, WI 53072

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.

MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.	11:30 a.m. – 10:00 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this ____ day of June, 2020.

Kelly Tarczewski – Clerk/Treasurer

NOTICE OF CHANGE FOR 5 O'CLOCK CLUB

DINING / DRINKING:

Increased Tuesday – Saturday by one (1) hour. Last year's permit listed "Dining / Drinking" Tuesday – Saturday hours 11:30 a.m. – 9:00 p.m.

MUSIC:

Listed "Same as Dining/Drinking Hours", therefore increased Tuesday – Saturday by one (1) hour.

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Curlys Waterfront
Name of Business

W272 N2696 Lakeview Blvd.
Address of Business PWC 0936022001

Ryan Gardner
Contact Person / Agent for the Business

Kevin Kleczka
Owner of the Property

Property Zoned _____

Pewaukee 53072
City Zip

(262) 691-4243
Phone Number

(650) 799-8311
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am-2am	11am-2am	11am-2am	11am-2am	11am-2am	11am-2:30am	11am-2:30am

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm	11am-10pm

TYPE OF AREA				
☐ DECK	☒ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area 350	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity 14	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					Indoors only 9pm - midnight	Indoors only 9pm - midnight
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☒ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☒ Live ☐ Amplified ☐ Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Doc's Dry Dock, Inc.
Name of Business

N38 W27091 Parkside Rd.
Address of Business

Josh Goodman
Contact Person / Agent for the Business

Josh Goodman
Owner of the Property

R-2 w/CUP as bar/restaurant
Property Zoned

Pewaukee 53072
City Zip

(262) 370-4145
Phone Number

(262) 370-4145
Owner's Phone Number

RECEIVED
MAY 20 2020
CITY OF PEWAUKEE
CLERK'S OFFICE

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2:30AM	11AM-2:30AM

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			N/A			

HORSESHOES						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			N/A			

BAGS						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
X	X	X	X	X	X	X

CLAY TARGET SHOOTING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			N/A			

OTHER <i>(please list in space below)</i>						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			N/A			

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM

TYPE OF AREA

☐ DECK	☐ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☒ OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity
				Black top w/ chairs 25

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM	11AM-10PM
☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

1-2 speakers pointing North/northeast for music & possible other movies

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

We only have lights back there. There won't change from standard operation.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.

Wendy S. Paul
N38W27107 Parkside Rd.
Pewaukee, WI 53403

To whom it may concern:

My husband, Philip Paul, and I own the residential home two doors west of Doc's Dry Doc. Prior to purchasing the property, we conducted research as we were unsure that we wanted to live near a bar/restaurant. We learned that Doc's was zoned residential, not commercial, which eased our concerns. We also learned that due to limited parking, the owner was unable to expand Doc's. We purchased the property in 2000. It is our understanding that the new owner, Josh, has petitioned the City of Pewaukee to permit him to have outside seating at his establishment. I am writing to express our objections to his request.

Prior to Josh purchasing Doc's, Dennis and Mary Steckmann owned it. They purchased it a few years after we built our house. At that time there was no parking year-round on Parkside Rd. The limited available parking meant that the establishment peacefully co-existed within our residential neighborhood. However, a few years later, the no parking signs were removed during the summer months and now there is no parking only during the winter months. The availability of parking on the street meant Doc's could flourish as a popular establishment. While our street is parked full from 4:00 p.m. to 9:00 p.m. Tuesday through Sunday, we did not object. We understood why Doc's is so popular and we were thrilled that the business was thriving.

Approximately 7 years ago, Dennis and Mary Steckmann decided to sell their business. They had someone interested in purchasing the business but the purchaser wanted assurances that the City of Pewaukee would permit Doc's to have outside seating. We attended the meeting at Pewaukee City Hall. We expressed our objections at that meeting. We were again assured that Doc's is in a residential neighborhood and would not be permitted to have outside seating. We were also assured that Doc's could not expand due to the limited parking. The request was denied and the sale of Doc's fell through.

Shortly thereafter, Josh purchased Doc's. His business certainly appears to be doing well and we hope it continues to do so. That being said, we have concerns about permitting outside seating. Even now during the summer when Doc's is open, it is much louder than otherwise. Indeed, often we see multiple boats with large crowds of people appearing to be intoxicated walk to and from their boats, through the parking lot, and into or out of Doc's. Some linger outside others remain in their boats. Often times it is entertaining to watch them, but other times it is extremely loud, vulgar, and often shocking.

Further, if the City were to permit outside seating, it would consume parking spots and contribute to the already congested parking problem on the street. Not only is Josh running Doc's Dry Doc, but he has also established a mini-marina in our neighborhood. Josh rents out boat slips at Doc's and at his neighboring property on the east side of Doc's. It appears that he has at least 7 boat slips. Those people who rent the slips do not park in Doc's parking lot. Instead they park on the street. This means that cars are now parked in front of our house, with strangers walking up and down our street, at all hours of the day. We do object to him renting out the slips as we live in a residential neighborhood and he has no parking for those renting the slip.

For those reasons, we strongly object to the City of Pewaukee granting outside seating at Doc's Dry Doc and ask that you deny the petition.

Sincerely,

Wendy S. Paul

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Weekends Sundbar LLC (DBA Sunset Grill) B-3
 Name of Business Property Zoned
6278 N 2315 Prospect Ave Powder 53072
 Address of Business City Zip
Bennie Kook (414) 350-1133
 Contact Person / Agent for the Business Phone Number
Anne Ben LLC (Bennie Kook) (414) 350-1133
 Owner of the Property Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:00 AM	11:00 AM - 2:30 AM	11:00 AM - 2:30 AM

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A	N/A	N/A	N/A	N/A	N/A	N/A

OTHER

(please list in space below) Bocce Ball

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset	11:00 AM Sunset

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:00 AM	11:00 AM 2:30 AM	11:00 AM 2:30 AM

TYPE OF AREA

☒ DECK	☒ PATIO	☒ GARDEN	☒ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area 563	Square Footage of Area 2880	Square Footage of Area 1982	Square Footage of Area 252	Square Footage of Area N/A
Seating Capacity 47	Seating Capacity 170	Seating Capacity 72	Seating Capacity - 0 -	Seating Capacity - 0 -

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 9:00 PM	11:00 AM 11:00 PM	11:00 AM 11:00 PM
☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

8 speakers, connected into the buildings and surrounding the outdoor sections / dining patio and deck

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

3-1 sided & 1-2 sided Sunset Grill Signs
2 3000 lumen LED floodlights shining on parking lot
40 11 watt LED recessed lights in soffits around the building
1 string of LED decorative lights over the patio
5 300 lumen LED lights on porch

The following items **MUST** accompany this application:

- ☒ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☒ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☒ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.



- 1 = Horseshoe Pkwy Bocca Ball Area
- 2 = Smoking Areas
- 3 = Speakers (Speakers on Patio) 4 = Speakers Patio
- Live entertainment on Patio 2 Speakers deck
- 4 = Bar
- 5 = Dining (Full Patio)
- Liteline wraps around building with 40-50
- short containers and 6-foot lighting on left

6. Additional Speakers

TV Hook ups

Bocca Ball Area

TREES

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Gina's Sports Deck
Name of Business

2278 N2345 Prospect Ave
Address of Business PWC 0935987

Gina M. Schwoister
Contact Person / Agent for the Business

Coleman Norris / Gina Schwoister
Owner of the Property Business owner

Business/ Commercial
Property Zoned

Pewaukee 53072
City Zip

(262) 695-9600
Phone Number

(262) 490-6072
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2AM	11AM-2:30AM	11AM-2:30AM

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
SAME AS BUSINESS HOURS						

TYPE OF AREA

☐ DECK	☐ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	BEACH BAR ☒ OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area Approx. 2890 Sq. feet.
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity 120

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
2-6 Live Music	Live Music Holidays only 2pm-6pm	11am-9pm	11am-9pm	11am-9pm	11am-9pm	2-6 Live Music
☒ Recorded ☒ Live 11a-9pm ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live 11a-9p ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☐ Live ☒ Amplified ☐ Unamplified	☒ Recorded ☒ Live 11a-9p ☒ Amplified ☐ Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

2 Speakers - located on the front of building facing the lake. Canted downward toward the ground. Bands will be amplified with minimal speakers from 2-6pm on weekends and holiday Mondays.

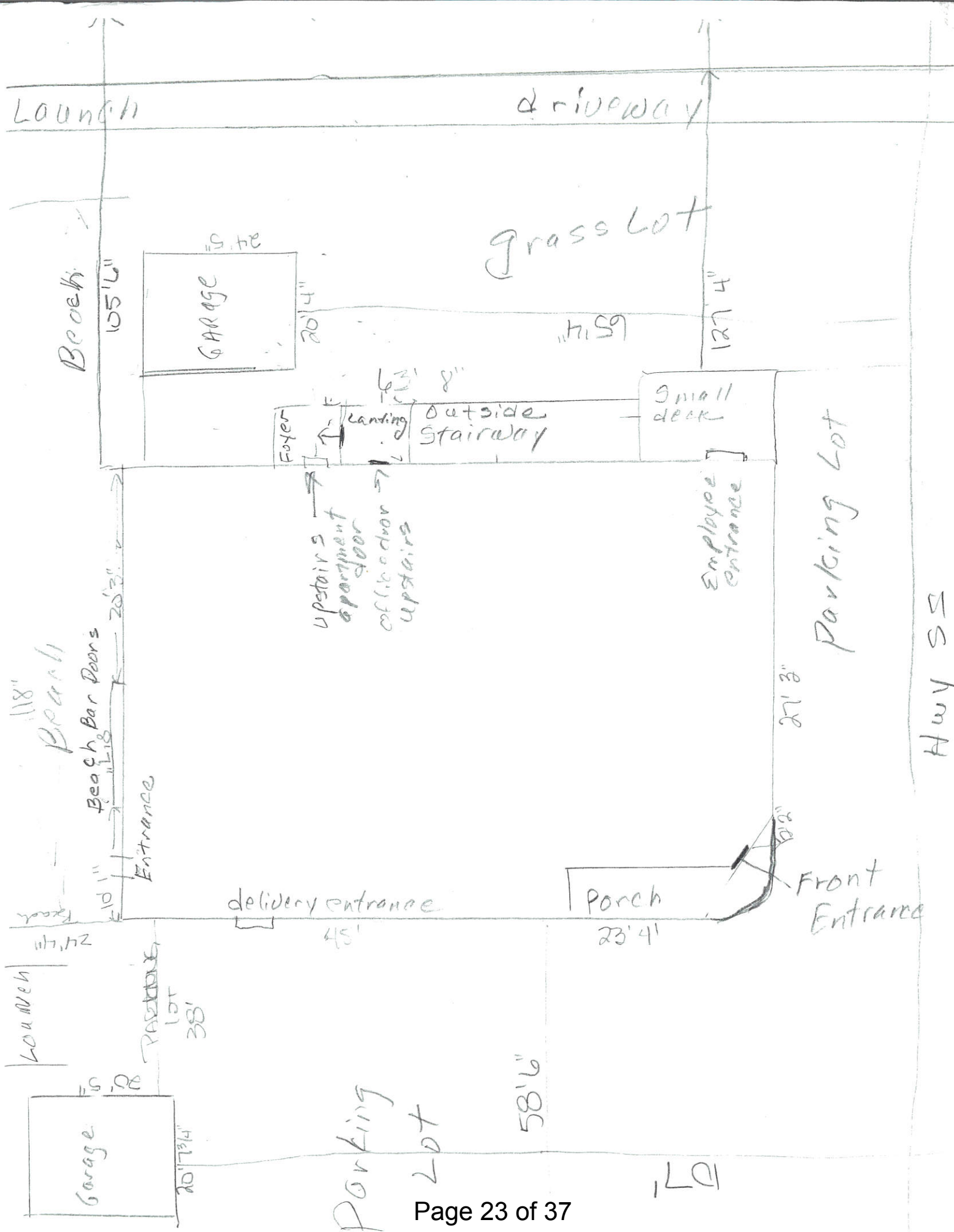
Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

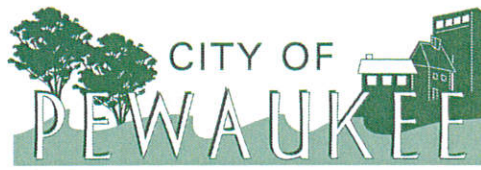
Type: Spot Lights 6 total 70 watt Flood Lights
Location: Top Corners of Building facing down at beach bar + sand.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.





OUTDOOR ENTERTAINMENT PERMIT

VALID FROM JULY 1, 2020 THROUGH JUNE 30, 2021

**GINA'S SPORTS DOCK
W278 N2345 PROSPECT AVENUE
PEWAUKEE, WI 53072**

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

DINING / DRINKING / BEACH BAR						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2 a.m.	11 a.m. – 2:30 a.m.	11 a.m. – 2:30 a.m.

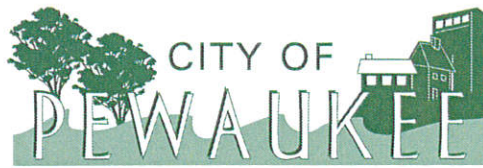
MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Live Music 2 p.m. – 6 p.m. Recorded Amplified Music 11 a.m. – 9 p.m.	Live Music Only on Holidays 2 p.m. – 6 p.m. Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Recorded Amplified Music 11 a.m. – 9 p.m.	Live Music 2 p.m. – 6 p.m. Recorded Amplified Music 11 a.m. – 9 p.m.

- Speakers to be directed away from the lake.
- Live music permitted on Memorial Day & Labor Day **ONLY**.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this ____ day of June, 2020.

Kelly Tarczewski – Clerk/Treasurer

NOTICE OF CHANGE FOR GINA'S SPORTS DOCK



DINING / DRINKING:

Hours Increased: Sunday – Thursday was approved last year as 11:00 a.m. – 10:00 p.m. and this year the request listed “Same As Business Hours”, which is 11am – 2am/2:30am.

DRAFT

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Buckley Brothers Family LLC,
Name of Business
DBA Michael's House of Prime
W278 N 2316 Prospect Ave
Address of Business PWL 0935039

Rick Buckley
Contact Person / Agent for the Business

EDGEWOOD Adventure, LLC
Owner of the Property

Commercial
Property Zoned
Pewaukee, WI 53072
City Zip

(414) 303-7599
Phone Number

(414) 795-4443
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:30 AM / 1:00 AM	Closed	11:30 AM / 1:00 AM	11:30 AM / 1:00 AM	11:30 AM / 1:00 AM	11:30 AM / 1:00 AM	11:30 AM / 1:00 AM

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:30 / 10:00	Closed	11:30 / 10:00	11:30 / 10:00	11:30 / 10:00	11:30 / 10:30	11:30 / 10:30

TYPE OF AREA				
☐ DECK	☐ PATIO	☒ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area 2500sqft	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity 45	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:30 / 9:00	Closed	11:30 / 9:00	11:30 / 9:00	11:30 / 9:00	11:30 / 10:00	11:30 / 10:00
☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified	☒ Recorded ☒ Live ☒ Amplified ☒ Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

We would have two speakers to be used as background music. Speakers would be pointed toward the north. On occasion, we may employ one or two musical performers

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

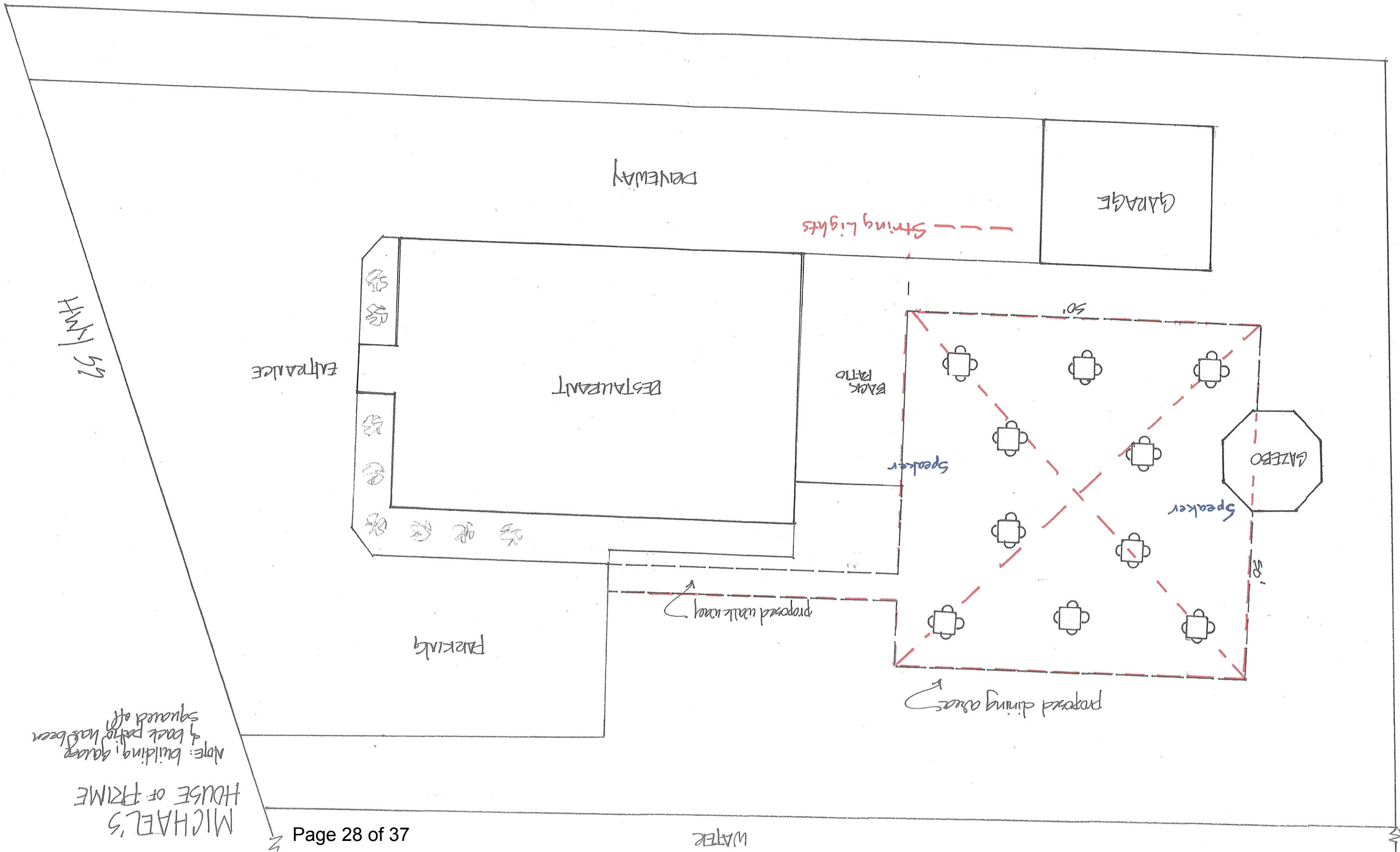
We anticipate using strings of cafe lights around the perimeter and going through the center. 24 watt, 24 lights per string, 8 strings

The following items **MUST** accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.

SCALE: 1" = 12'



MICHAEL'S
HOUSE OF PRIME
Note: building, garage
& back patio has been
squared off

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
MAY 06 2020
CITY OF PEWEE
CLERK'S OFFICE

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

Smokey's Musky & Bait Shop
Name of Business

Property Zoned _____

N27W27250 Woodland DR
Address of Business

Pewee KEE WI
City Zip

PWC 0933138

Lois Laimon
Contact Person / Agent for the Business

(262) 691 9659
Phone Number

Laimon Family Ltd Ptn
Owner of the Property

310 383 5056
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<u>5:30-8:00</u>	<u>7-8</u>	<u>7-8</u>	<u>7-8</u>	<u>7-8</u>	<u>7-8</u>	<u>5:30-8</u>

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

fishing

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			X			

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

TYPE OF AREA

☐ DECK	☐ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area <i>100 sq'</i>	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified

Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

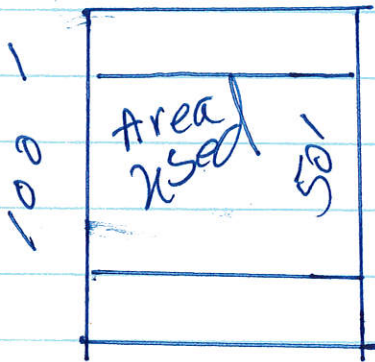
The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.

May 6, 2020
- Every Wednesday May - October
- 6:00 PM - 8:00 PM

October 17, 2020
- John La. non Outing
- 7:00 - 2:00 PM



2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 8th, 2020

ANNUAL FEE: \$30

The Station Pub & Grill
Name of Business

W226 N3013 Duplainville Rd.
Address of Business PWC 0914981001

Danielle Zinda
Contact Person / Agent for the Business

Gregory Zinda
Owner of the Property

Commercial
Property Zoned

Pewaukee 53072
City Zip

(262) 695-5300
Phone Number

(262) 542-9710
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 12am	11am - 12am	11am - 12am	11am - 12am	11am - 2:30am	11am - 12 2:30am

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELEATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm

League on Tuesday pm, but available @ any time

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

OTHER

(please list in space below)

Soccer Golf

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11am - 8pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm	11am - 9pm

TYPE OF AREA				
☐ DECK	☒ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area approx 900 sq. ft.	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity 24	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
NONE						
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified

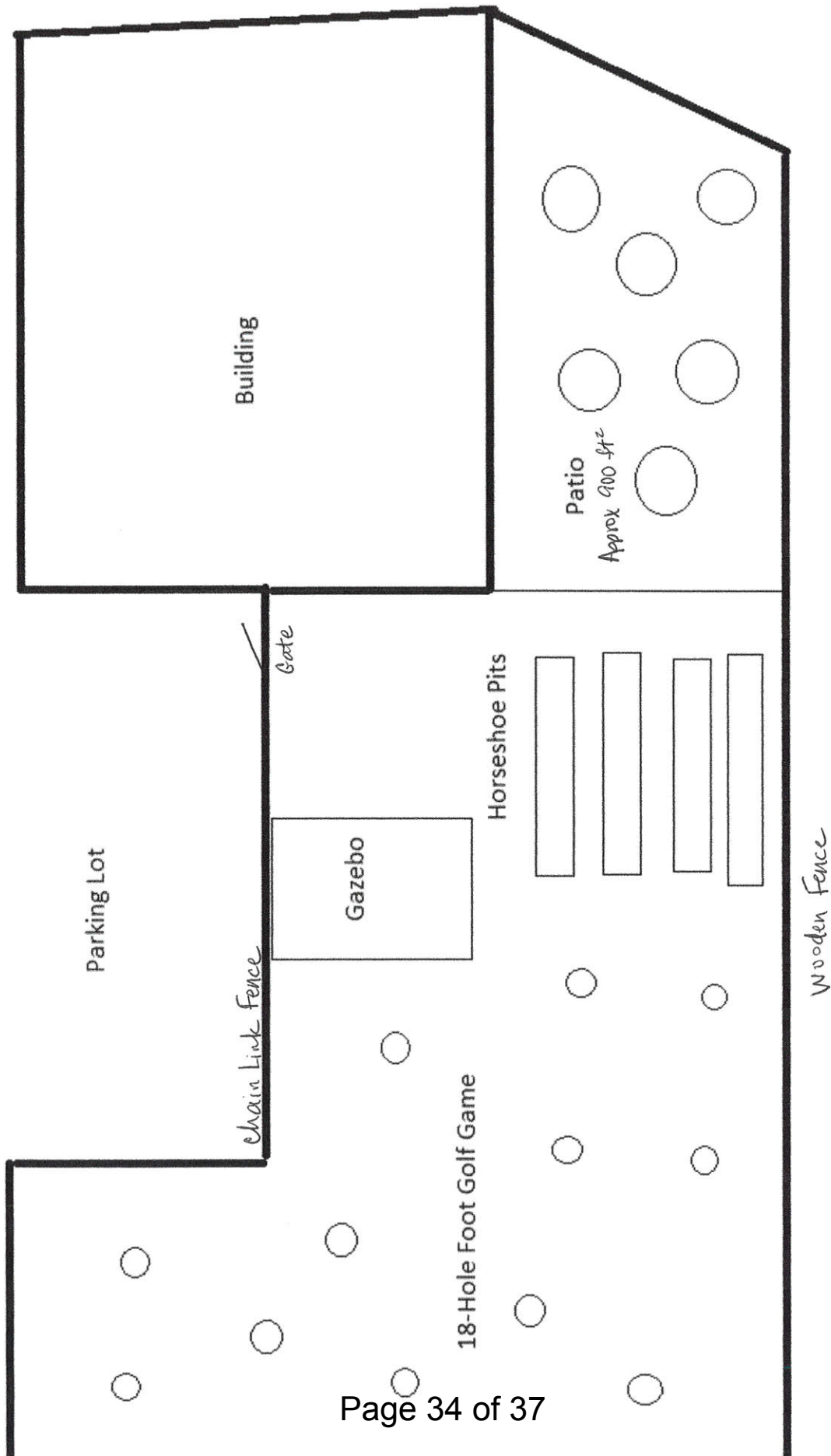
Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.



Duglavin Rd.

Building

Patio
Approx 900 sq^{ft}

Gate

Parking Lot

Chain Link Fence

Gazebo

Horseshoe Pits

Wooden Fence

18-Hole Foot Golf Game

2020 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
JUN 6 2020

FILING DEADLINE IS MAY 8th, 2020

CITY OF PEWaukee
CLERK'S OFFICE
ANNUAL FEE: \$30

WONDERLAND TRAP
Name of Business

BUSINESS
Property Zoned

W233 N 536 Hwy F.
Address of Business PWC 0968996

WAUKESHA 53188
City Zip

ROBERT J. BOEHNEN
Contact Person / Agent for the Business

(262) 227-6782
Phone Number

ROBERT J. BOEHNEN
Owner of the Property

(262) 227-6782
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10:AM - 2AM	10 AM TO 2AM	10AM - 2:00AM	10AM - 200AM	6AM - 2:00AM	6AM - 2AM	10AM - 2AM

List Proposed Start to Finish Times on Each of the Days

(Please mark "N/A" if not applicable)

SPORTS RELEATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
3:00PM - 9 PM	3:00PM - 9 PM	3:00PM - 9:00PM	3:00PM - 9 PM	3 PM - 9 PM	3 PM - 9 PM	3 PM - 9 PM

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 PM - 9 PM	1 PM - 9 PM	1 PM - 9 PM	1 PM - 9 PM	1 PM - 9 PM	1 PM - 9 PM	1 PM - 9 PM

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

TYPE OF AREA				
☐ DECK	☐ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified	☐ Recorded ☐ Live ☐ Amplified ☐ Unamplified

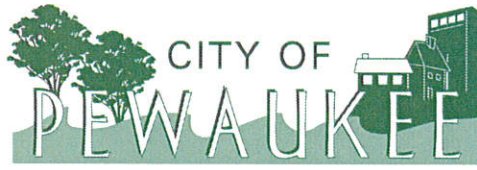
Sound: Please list how many speakers you will have and on your site plan indicate where they will be located and where the sound is directed.

Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

The following items MUST accompany this application:

- ☐ **SITE PLAN** to scale, showing buildings on the premises, outdoor facilities and distance to buildings on adjoining properties.
- ☐ **SCALED DRAWING OR MAP** showing the location of all speakers or other means of providing music, television and/or sporting activities.
- ☐ **BUILDING PLAN OF OPERATION**

If you have any questions about this process, please contact the Community Development Director Nick Fuchs, during his regular office hours of Monday through Friday 8:00 a.m. to 4:30 p.m. at (262) 691-0770.



OUTDOOR ENTERTAINMENT PERMIT
VALID FROM JULY 1, 2020 THROUGH JUNE 30, 2021

WONDERLAND TAP
W233 N536 HWY F
WAUKESHA, WI 53186

In accordance with City of Pewaukee Ordinance Section 11.02 an outdoor entertainment permit has been issued for the following activities:

HORSESHOES						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 p.m. – 9 p.m.	1 p.m. – 9 p.m.	1 p.m. – 9 p.m.	1 p.m. – 9 p.m.	1 p.m. – 9 p.m.	1 p.m. – 9 p.m.	1 p.m. – 9 p.m.

Given under my hand and the corporate seal of the City of Pewaukee, County of Waukesha, State of Wisconsin, this ____ day of June, 2020.

Kelly Tarczewski – Clerk/Treasurer

NOTICE OF CHANGE FOR WONDERLAND TAP

Horseshoe hours were reduced from 12 p.m. – 10 p.m. down to 1 p.m. – 9 p.m.

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

DATE: June 18, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Arce Handyman LLC to Rezone Property on Bluemound Road From Rs-1 Single-Family Residential to M-1 General Wholesale Business/Warehouse District (Lot 1 of the Concurrently Filed Certified Survey Map) and Rs-3 Single-Family Residential (Lot 2 of the Concurrently Filed Certified Survey Map) for the Purpose of Constructing a Landscape and Handyman Building on Proposed Lot 1 and a Future Single-Family Residential Building on Proposed Lot 2 (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Staff Report

Arce Handyman Narrative

Arce Handyman Grading Aerial

Arce Handyman Zoning

Arce Handyman Wetland

Arce Handyman Wetland Aerial

Arce Handyman Layout

Arce Handyman Layout Aerial

Arce Handyman Grading



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

REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2020

Date: June 10, 2020

Project Name: Acre Handyman, LLC Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, Conditional Use, and Site & Building Plans

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

Applicant: Pedro Arce

Property Owner: Arce Handyman, LLC

Current Zoning: Rs-1 Single-Family Residential District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

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

Introduction/Background

At its May 21, 2020 meeting, the Plan Commission reviewed the subject applications and requested that the applicant return with revised building and landscaping plans. The concerns were primarily related to the architecture of the building. More specifically, the Commission provided the following feedback to the applicant:

- Consider continuity of the design of the building
- The southern elevation is all siding and requires additional features
- A masonry element should be included
- More design is needed in the shape of the building
- The roof pitch is too flat
- Consider adding gables to the building and entrance
- Make the building more residential looking

The applicant has provided revised elevations which are included in the Plan Commission packets. The applicant added masonry to the building, awnings, a pergola feature near the entrance of the building, and included three windows on the south elevation.

The applicant has not yet provided a Landscape Plan; however, it is anticipated that one will be provided prior to the Plan Commission meeting.

Please see the May 21, 2020 Plan Commission staff report for additional information and recommended conditions of approval.

Recommendation

Staff recommends approval of the Rezoning, Comprehensive Master Plan Amendment, Certified Survey Map, Conditional Use, and Site & Building Plans subject to the conditions contained within the previous staff report.

ARCE HANDYMAN LLC PROPERTY
BLUEMOUND ROAD
CITY OF PEWAUKEE, WISCONSIN

PROJECT NARRATIVE

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

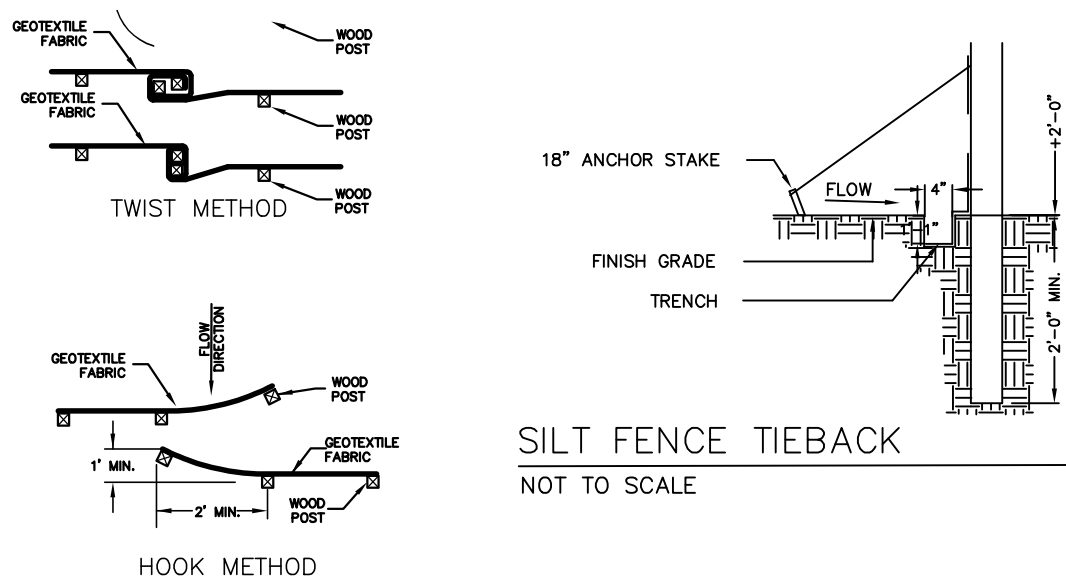
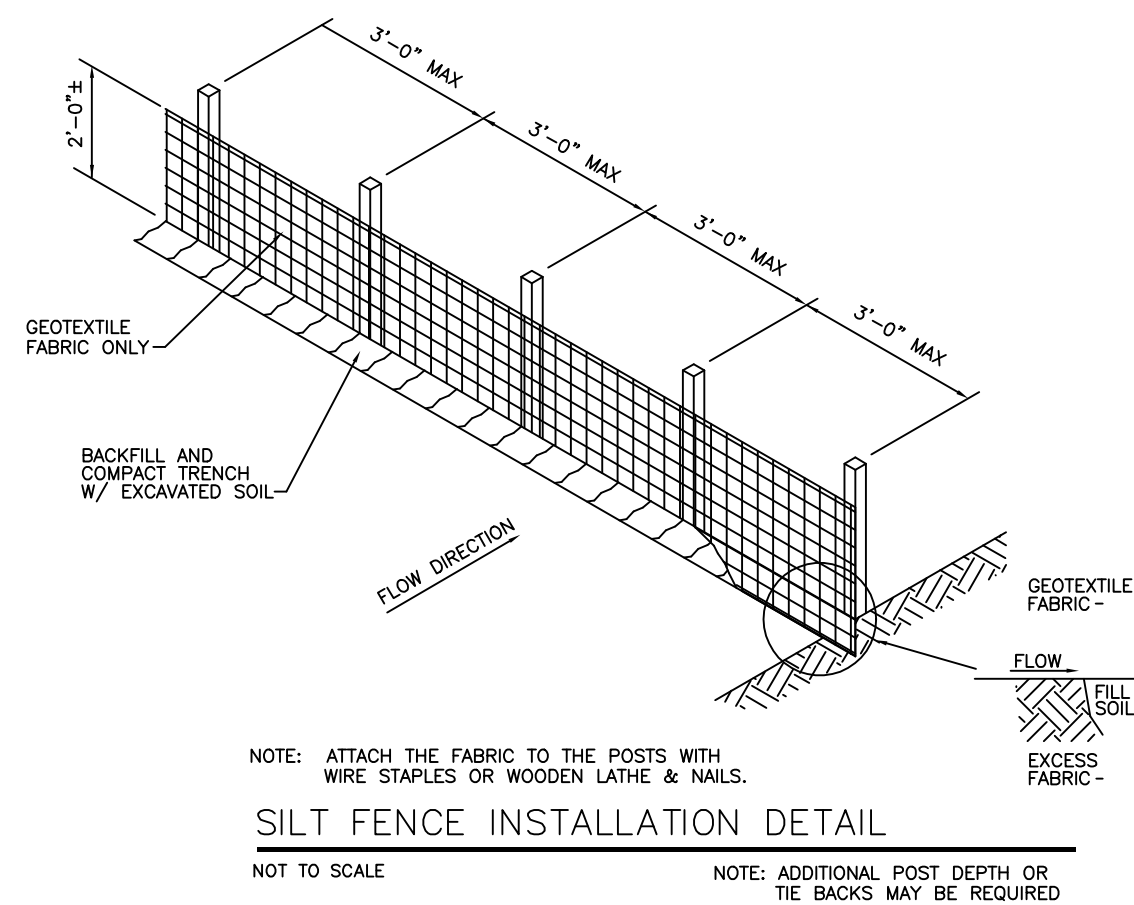
The Site is located on the east-northeast side of Bluemound Road and east of State Highway 16, just north of Interstate Highway 94, in the City of Pewaukee, Waukesha County. The Site contains approximately 326,816 square feet (+/-7.503 acres).

Mr. Arce intends to divide the property into one (1) lot and two (2) outlots for potential sale to adjacent owners. He requests to rezone non-wetland area on the new lot from the current RS-1 to a M-1 zoning to relocate his business from the City of Waukesha to the City of Pewaukee. Non-wetland area on the proposed Outlot 1 will be rezoned to RS-3 zoning, similar to adjacent properties; while the non-wetland area on the proposed Outlot 2 will remain as Rs-1. Wetland areas on all three (3) parcels are being requested to be rezoned as LC – Lowland Conservancy District.

Arce Handyman, LLC is a landscaping and maintenance company catering to both residential and commercial clients. The proposed new business headquarters is not intended to be a retail facility, but rather an office and warehousing facility for equipment and supplies. The majority of the equipment and supplies are proposed to be stored within the proposed warehouse/office building.

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

- LEGEND**
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - ⊙ FENCE POST
 - FOUND IRON PIPE AS NOTED
 - Ⓢ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊗ UTILITY POLE
 - ▣ UTILITY PEDESTAL
 - TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES



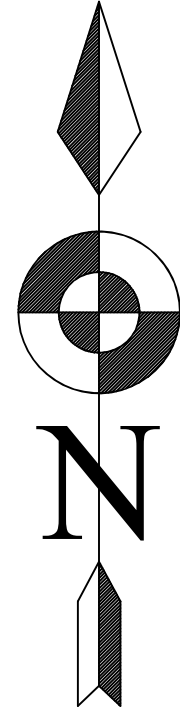
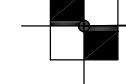
JOINING TWO LENGTHS OF SILT FENCE



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WE SERVICE ALL OF WISCONSIN
MINIMUM 24 HOURS ADVANCE NOTICE
MILWAUKEE AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."

W 1/4 CORNER
SEC. 22-7-19



SCALE: 1" = 60'

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

NOTES

- EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.
- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 ARE NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS, AS PROPOSED.

PERIMETER SILT FENCE NOTES

- INSTALLATION**— INSTALL SILT FENCES PRIOR TO DISTURBING THE UPSLOPE AREA.
- REMOVAL**— SILT FENCES MAY BE REMOVED ONCE THE DISTURBED AREA IS STABILIZED BY PERMANENT BEST MANAGEMENT PRACTICES.
- PLACEMENT**— SILT FENCES SHALL BE PLACED ON THE CONTOUR TO THE EXTENT PRACTICABLE.
THE ENDS OF THE FENCE SHALL BE TURNED UPSLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS OF THE FENCE. FOR FENCES USING 24" SILT FENCE FABRIC, THE ENDS SHALL BE UPTURNED AT LEAST 16" IN ELEVATION.
- HEIGHT**— INSTALLED SILT FENCES SHALL BE A MINIMUM OF 14" HIGH AND SHALL NOT EXCEED 28" HEIGHT. (THE HEIGHT REQUIREMENT IS MEASURED FROM THE GROUND SURFACE TO THE TOP OF THE FENCE; THIS DOES NOT INCLUDE ANCHOR MATERIAL.) THESE HEIGHT REQUIREMENTS ARE DESIGNED TO ACCOMMODATE 24" AND 36" SILT FENCE FABRIC.
- SUPPORT**— THE FULL HEIGHT OF THE SILT FENCE SHALL BE SUPPORTED BY 1-1/8" x 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY, OAK, OR EQUIVALENT. THE POSTS SHALL BE 3 FT. LONG FOR 24" SILT FENCE AND 4 FT FOR 36" SILT FENCE FABRIC. (AT LEAST 20" OF THE POST SHALL EXTEND INTO THE GROUND AFTER FENCE INSTALLATION.) THE SILT FENCE FABRIC SHALL BE STAPLED, USING AT LEAST 0.5" STAPLES, TO THE UPSLOPE SIDE OF THE POSTS. THE MAXIMUM SPACING OF POSTS FOR NON-WOVEN SILT FENCE, SHALL BE 3 FT. (NO SUPPORT CORD IS REQUIRED FOR THE 3 FT POST SPACING.) THE MAXIMUM POST SPACING FOR NON-WOVEN FABRIC WITH SUPPORT NET AND TOP SUPPORT CORD OR FOR WOVEN FABRIC WITH SUPPORT CORD SHALL BE 8 FT.
- ANCHORING**— THE SILT FENCE FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8" OF THE FABRIC IN A 4"x4" TRENCH OR 4" DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED (SEE DETAIL A).
- FABRIC SPECIFICATIONS**— THE FILTER FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS:

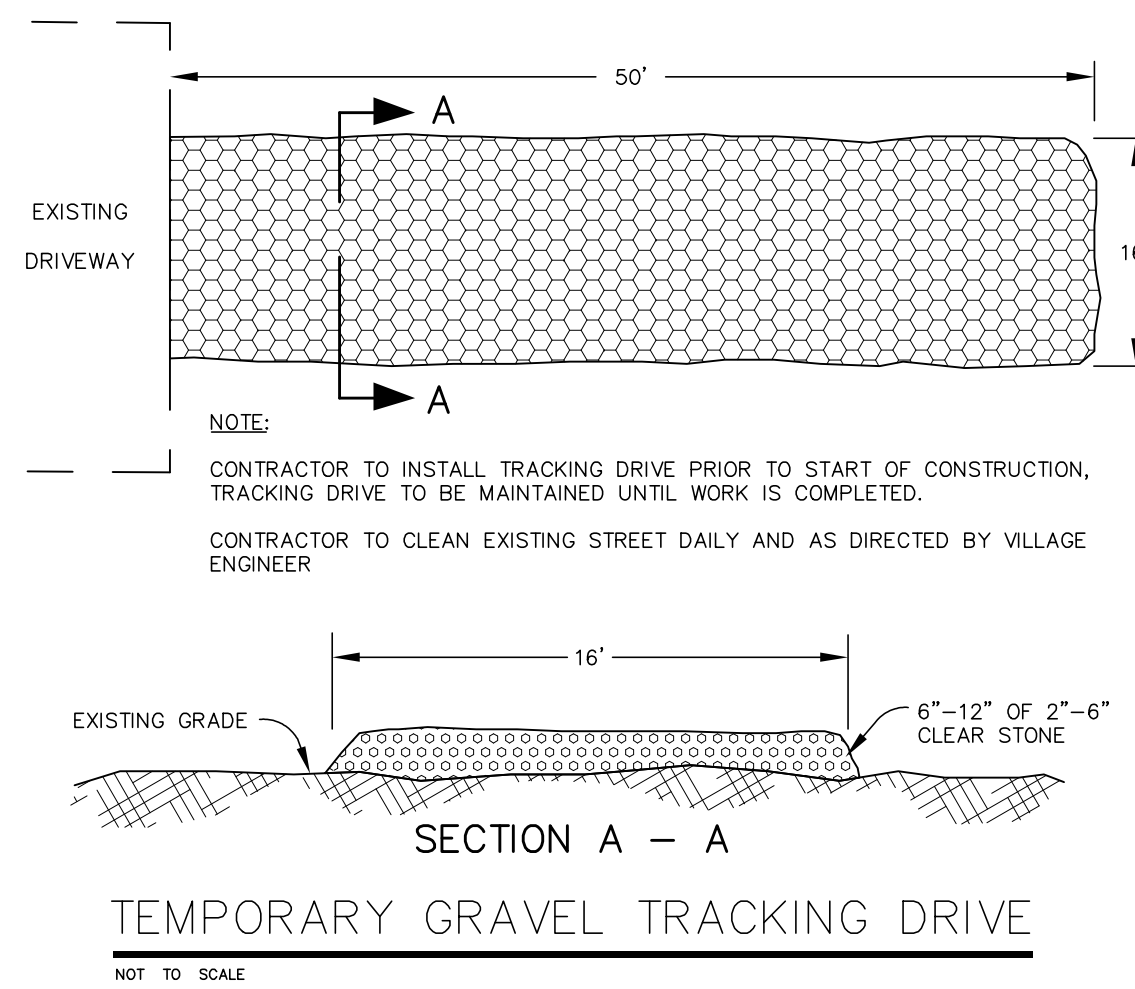
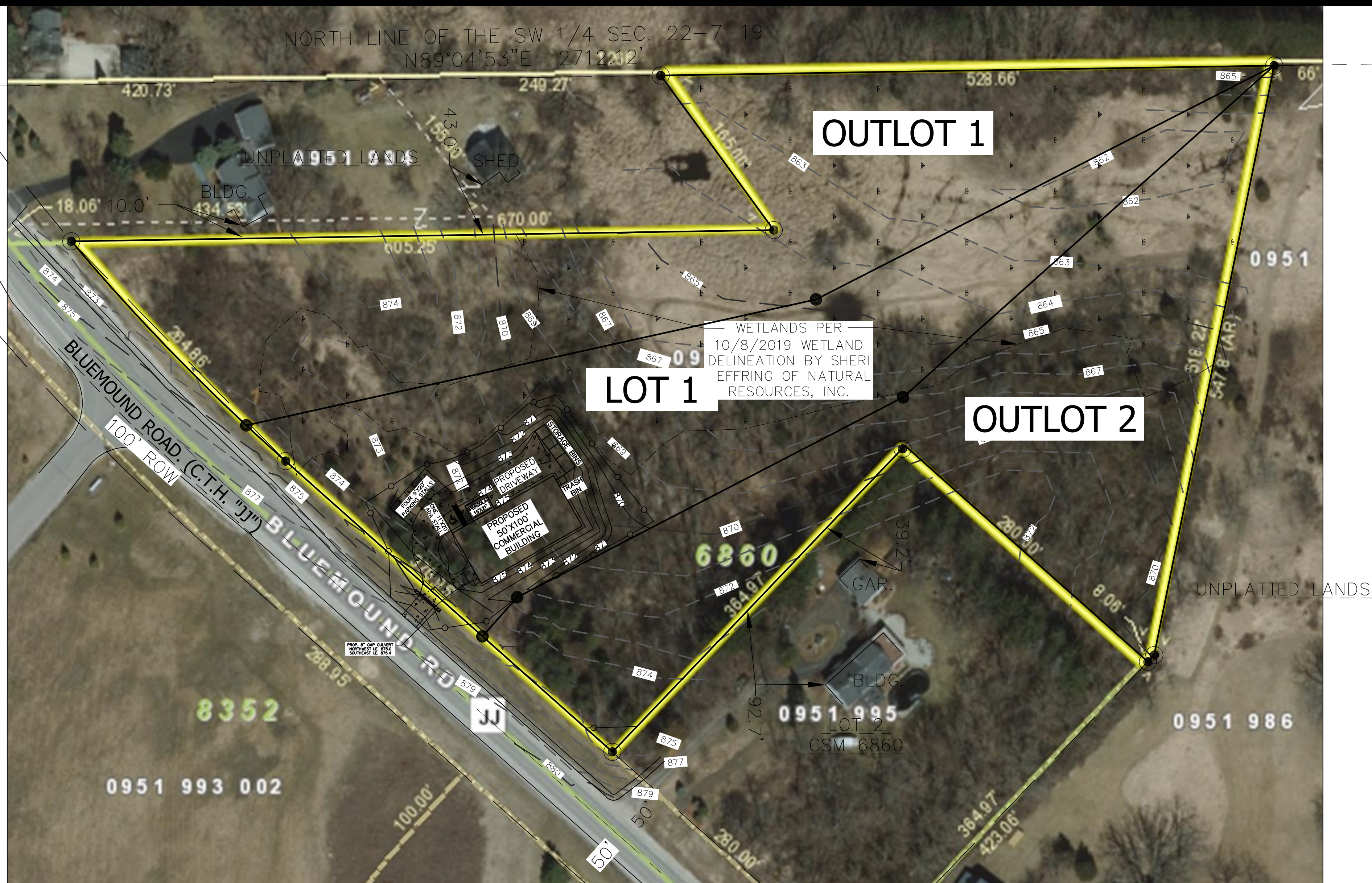
NONWOVEN SILT FENCE

- GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- EQUIVALENT OPENING SIZE:
 - BETWEEN 70 AND 140 FOR SOILS WITH MORE THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
 - BETWEEN 20 AND 70 FOR SOILS WITH LESS THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
- WATER FLOW RATE OF 10 GAL/MIN/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
- FABRIC WITH SUPPORT NETTING SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A 3/4" SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (NOTE: WHERE POST SPACING IS < 3 FT, SUPPORT CORD IS NOT REQUIRED.)

WOVEN SILT FENCE

- GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- EQUIVALENT OPENING SIZE:
 - BETWEEN 70 AND 140 FOR SOILS WITH MORE THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
 - BETWEEN 20 AND 70 FOR SOILS WITH LESS THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
- WATER FLOW RATE OF 10 GPM/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
- A HEAVY DUTY NYLON TOP SUPPORT CORD, SLIP CORD, OR EQUIVALENT IS REQUIRED TO PROVIDE SUPPORT AND PREVENT FENCE SAGGING.

- DEWATERING**— IF DEWATERING IS REQUIRED, DISCHARGE ALL TRENCH WATER INTO A TEMPORARY SETTLING BASIN OR APPROVED SEDIMENT FILTER BAG PRIOR TO RELEASE INTO STORM SEWER OR SWALE PER WDNR TECHNICAL STANDARD 1061.



LAND MARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15DEC2019
22JAN2020	13FEB2020
06MAR2020	11JUN2020
SHEET NUMBER	C-6
OF	6 SHEETS

- LEGEND
- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- ⊙

 FENCE POST
- FOUND IRON PIPE AS NOTED
- ⊙

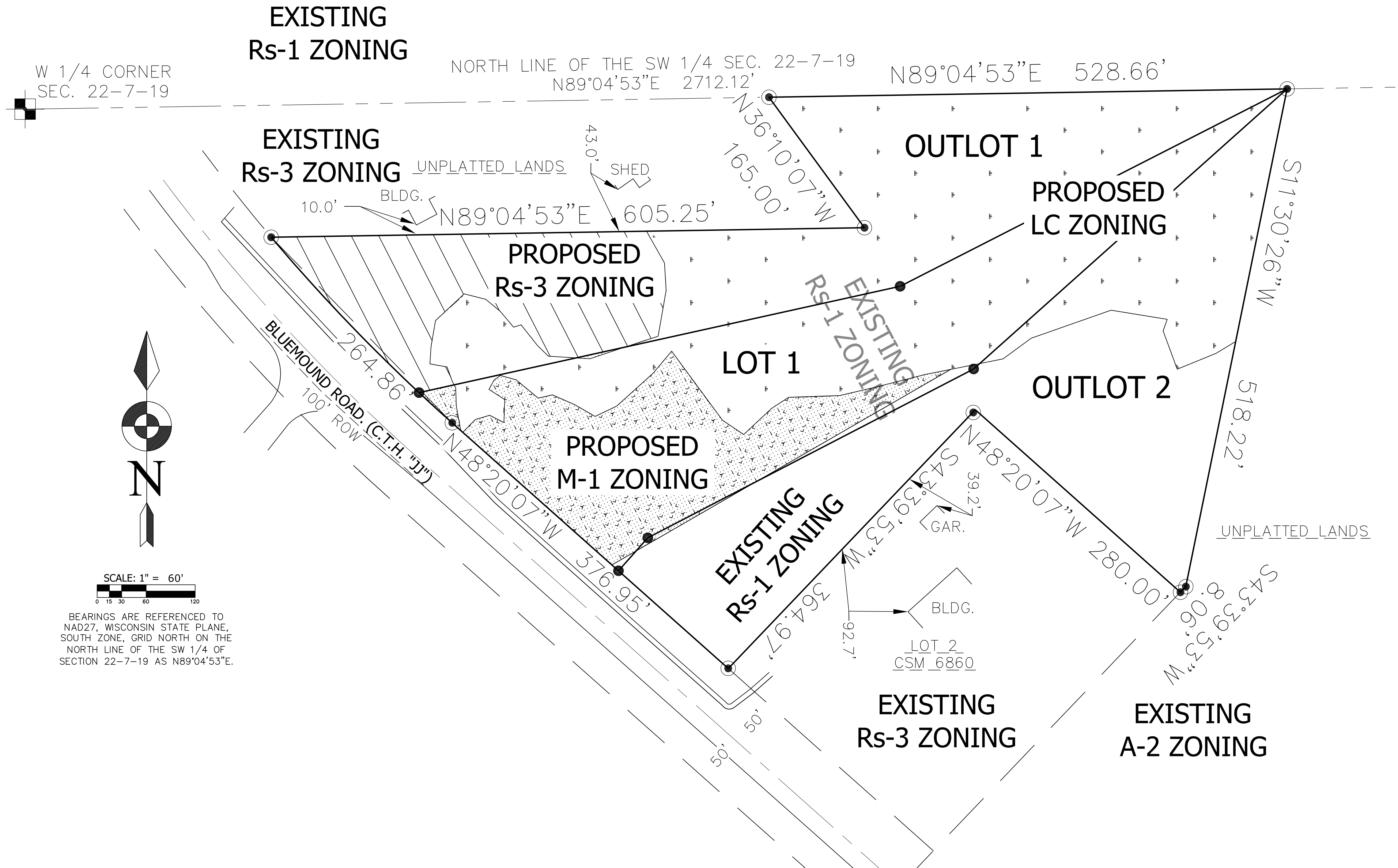
 SEPTIC FACILITY
- EXISTING SPOT GRADE
- ↓

 GUY WIRE
- ⊗

 UTILITY POLE
- ⊞

 UTILITY PEDESTAL
- ⊙

 TREE
- EROSION CONTROL BARRIER
- PROPOSED GRADE CHANGES



NOTES

- EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.
- PROPOSED REZONING IS AS FOLLOWS:
 - * WETLAND AREAS WILL BE REZONED TO LC, LOWLAND CONSERVANCY DISTRICT.
 - * REMAINING AREA OF LOT 1 WILL BE REZONED TO M-1 TO ACCOMMODATE LANDSCAPING AND HANDYMAN BUSINESS OPERATIONS.
 - * REMAINING AREA OF OUTLOTS 1 & 2 WILL BE REZONED TO RS-3 TO MATCH EXISTING ZONING OF ADJACENT PROPERTIES.
- COMPREHENSIVE MASTER PLAN FOR THIS AREA IS FOR FUTURE ZONING TO EVENTUALLY BE INDUSTRIAL ZONING. THE COMPREHENSIVE MASTER PLAN IS PROPOSED TO BE REVISED TO ACCOMMODATE CURRENT REZONING REQUEST DESCRIBED ABOVE.



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ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

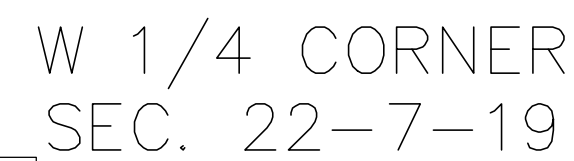
PROPOSED LAYOUT

PROJECT #	2737.00
DATE	15 DEC 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	13FEB2020
06MAR2020	11JUN2020
SHEET NUMBER	

Z-1

OF 1 SHEETS

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



SCALE: 1" = 50'

0 25 50 100

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

LEGEND

- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- ⑤ SEPTIC FACILITY
- EXISTING SPOT GRADE
- ↓ GUY WIRE
- ⊙ UTILITY POLE
- ▣ UTILITY PEDESTAL
- ⊙ TREE
- DELINEATED WETLAND EXTENT

1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.
2. HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.
3. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
4. THE FIELD WORK WAS COMPLETED ON JULY 3, 2019.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.



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PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

WETLAND SURVEY

PROJECT # 2737.00

DATE 04 DEC 2019

DRAWN BY MA

DESIGNED BY MA

REVISIONS 13 DEC 2019

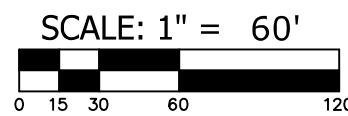
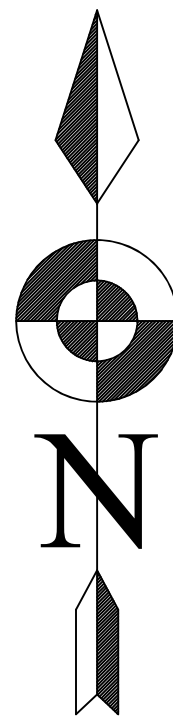
15 DEC 2019

SHEET NUMBER _____

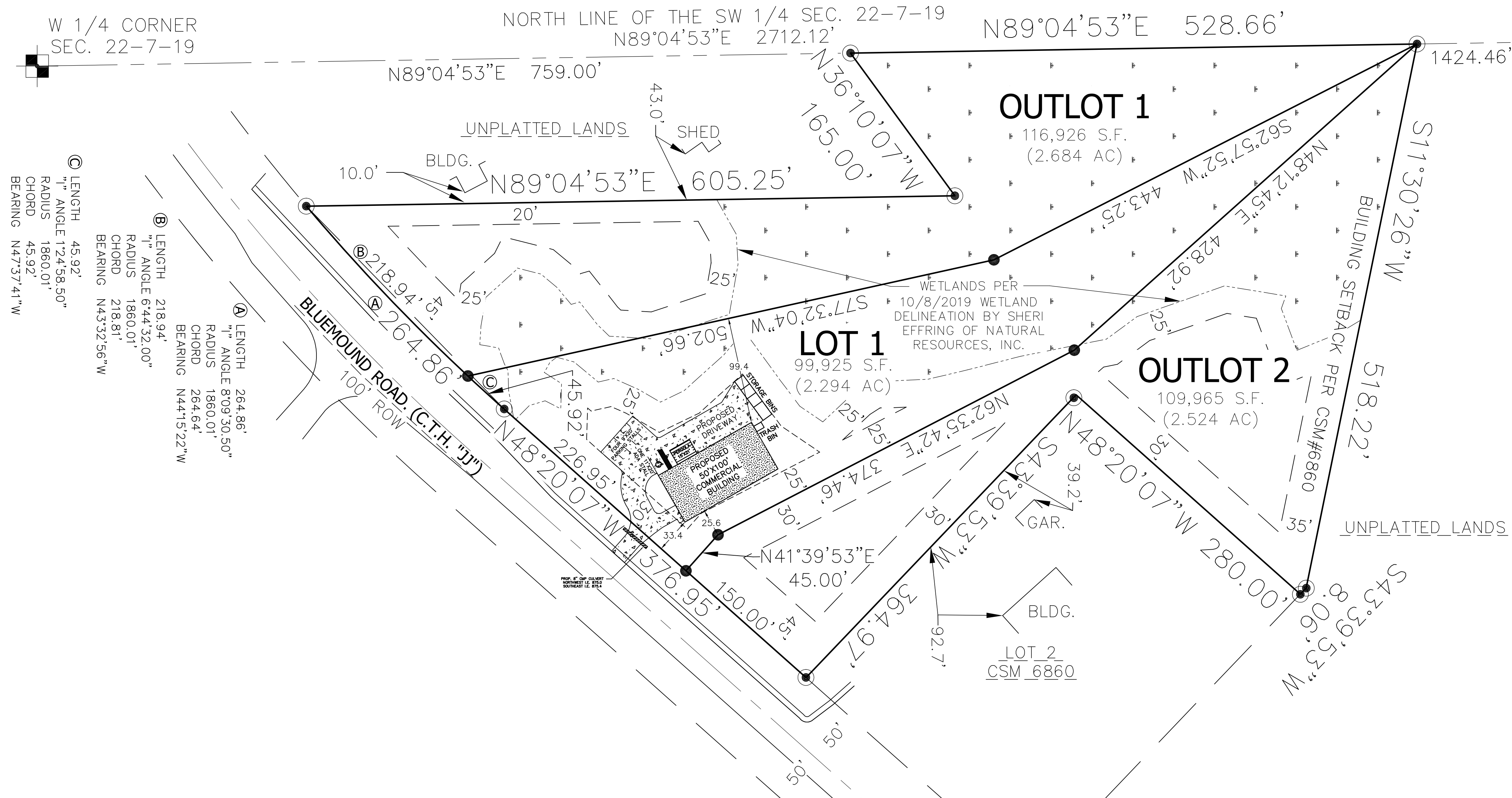
C-2

OF 4 SHEETS

- LEGEND**
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - ⊙ FENCE POST
 - FOUND IRON PIPE AS NOTED
 - Ⓢ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊗ UTILITY POLE
 - ▣ UTILITY PEDESTAL
 - TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES



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



NOTES:

- EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.
- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 IS NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS.
- PROPOSED IMPERVIOUS SURFACE AREA IMPROVEMENTS FOR PROPOSED LOT 1 ARE 10,623 S.F. (0.244 AC). TOTAL NON-WETLAND AREA ON PROPOSED LOT 1 IS 43,221 S.F. (0.992 AC). THUS, THE AMOUNT OF NON-WETLAND GREENSPACE AREA IS 32,598 S.F. (0.748 AC), WHICH IS 75.42% OF THE NON-WETLAND AREA AND 32.62% OF THE TOTAL LOT AREA FOR PROPOSED LOT 1. PROPOSED IMPERVIOUS SURFACE AREA IS BROKEN OUT AS FOLLOWS:
BUILDING 4,000 S.F.
DRIVEWAY 6,173 S.F.
STORAGE BINS 450 S.F.
TOTAL: 10,623 S.F.



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WE ADVISE NEIGHBORS
ADVANCE NOTICE
MILWAUKEE AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



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ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

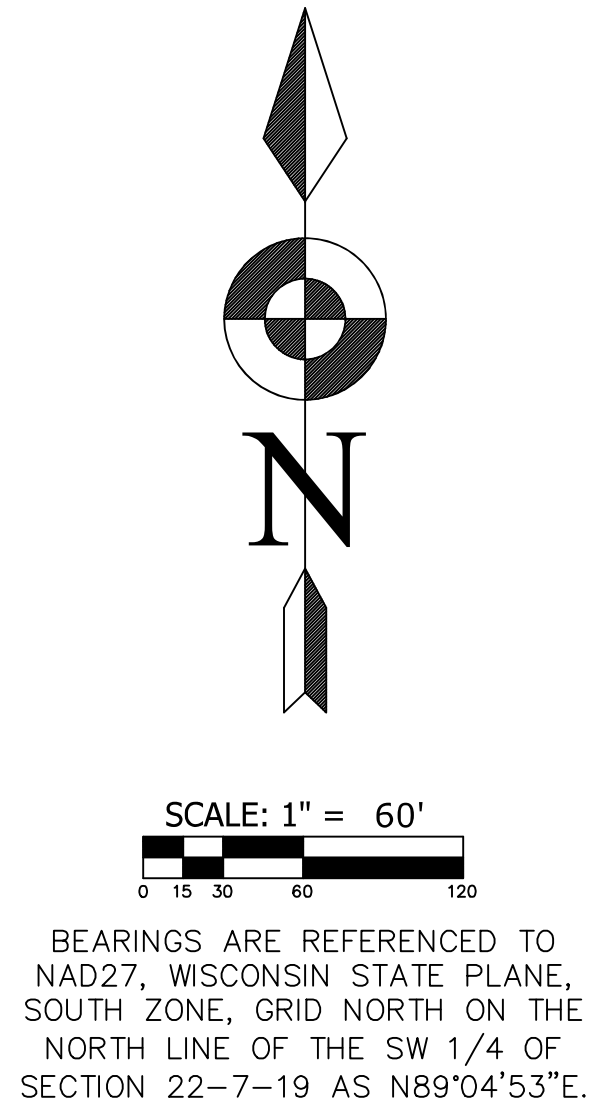
PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15DEC2019
22JAN2020	13FEB2020
06MAR2020	11JUN2020
SHEET NUMBER	

C-3

OF 4 SHEETS

- LEGEND**
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - ⦿ FENCE POST
 - FOUND IRON PIPE AS NOTED
 - Ⓢ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊗ UTILITY POLE
 - ▣ UTILITY PEDESTAL
 - TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES

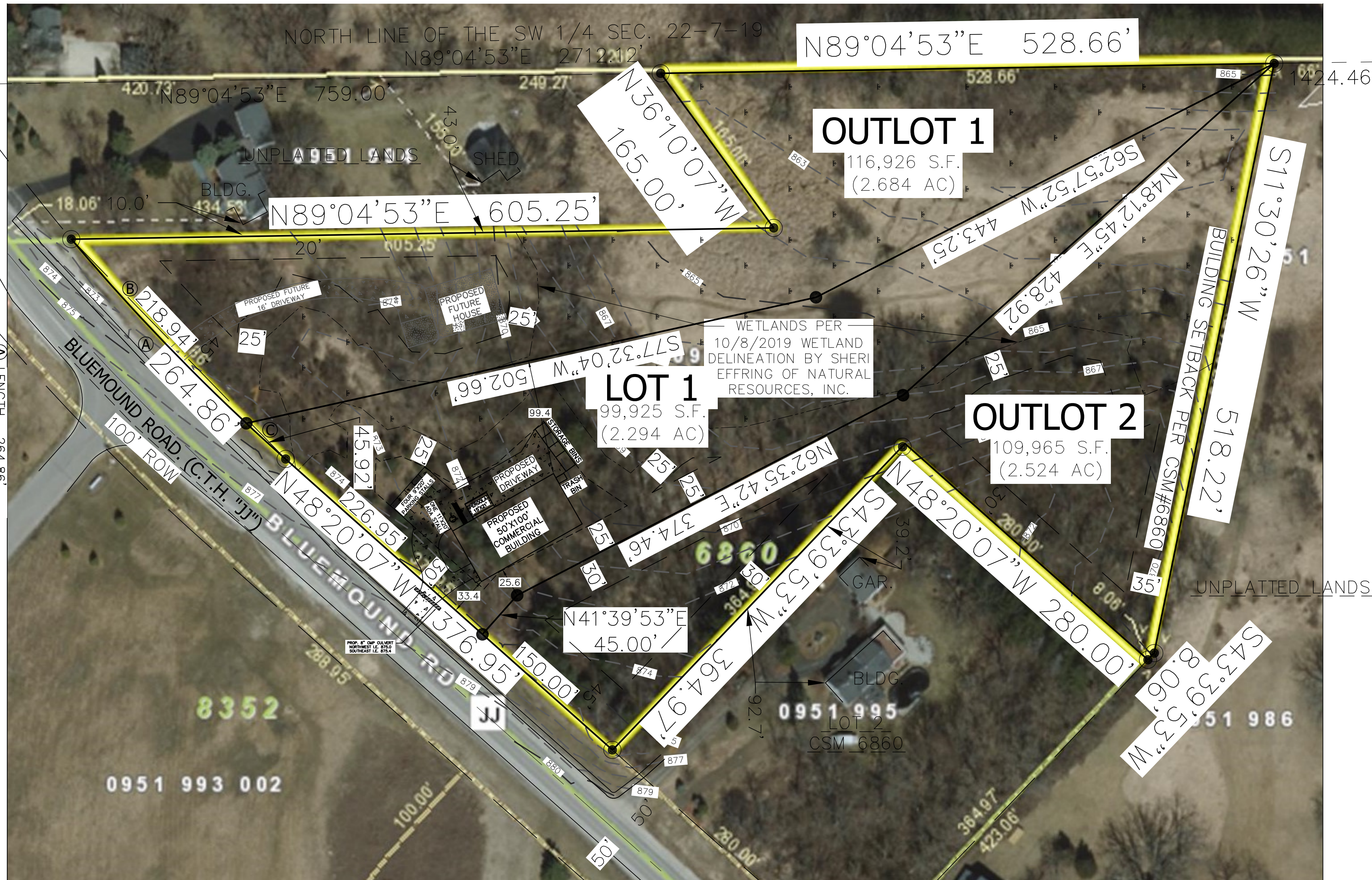


W 1/4 CORNER
SEC. 22-7-19

③ LENGTH 45.92'
"1" ANGLE 124°58.50"
RADIUS 1860.01'
CHORD 45.92'
BEARING N47°57'41"W

② LENGTH 218.94'
"1" ANGLE 6°44'32.00"
RADIUS 1860.01'
CHORD 218.81'
BEARING N45°32'56"W

① LENGTH 264.86'
"1" ANGLE 8°09'30.50"
RADIUS 1860.01'
CHORD 264.64'
BEARING N44°15'22"W



NOTES:

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- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 IS NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS.
- PROPOSED IMPERVIOUS SURFACE AREA IMPROVEMENTS FOR PROPOSED LOT 1 ARE 10,623 S.F. (0.244 AC). TOTAL NON-WETLAND AREA ON PROPOSED LOT 1 IS 42,252 S.F. (0.970 AC). THUS, THE AMOUNT OF NON-WETLAND GREENSPACE AREA IS 31,629 S.F. (0.726 AC), WHICH IS 33.08% OF THE TOTAL AREA FOR PROPOSED LOT 1. PROPOSED IMPERVIOUS SURFACE AREA IS BROKEN OUT AS FOLLOWS:
BUILDING 4,000 S.F.
DRIVEWAY 6,173 S.F.
STORAGE BINS 450 S.F.
TOTAL: 10,623 S.F.



CALL DIGGERS HOTLINE
1-800-240-8011
TOLL FREE
WE SERVICE ALL METROPOLITAN AREAS IN WISCONSIN
MILWAUKEE AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



LAND MARK
ENGINEERING SCIENCES, INC.
119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

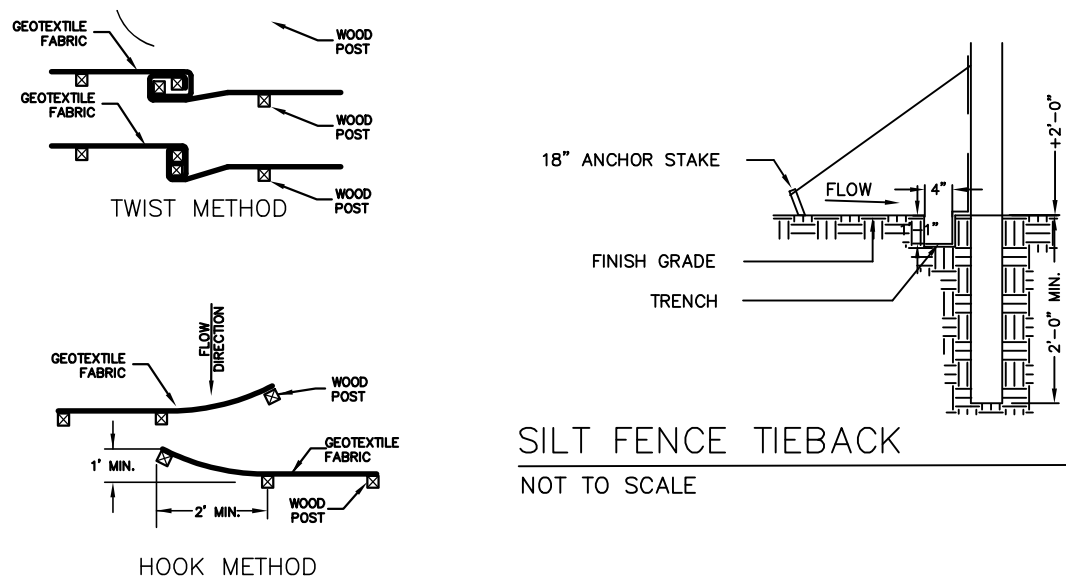
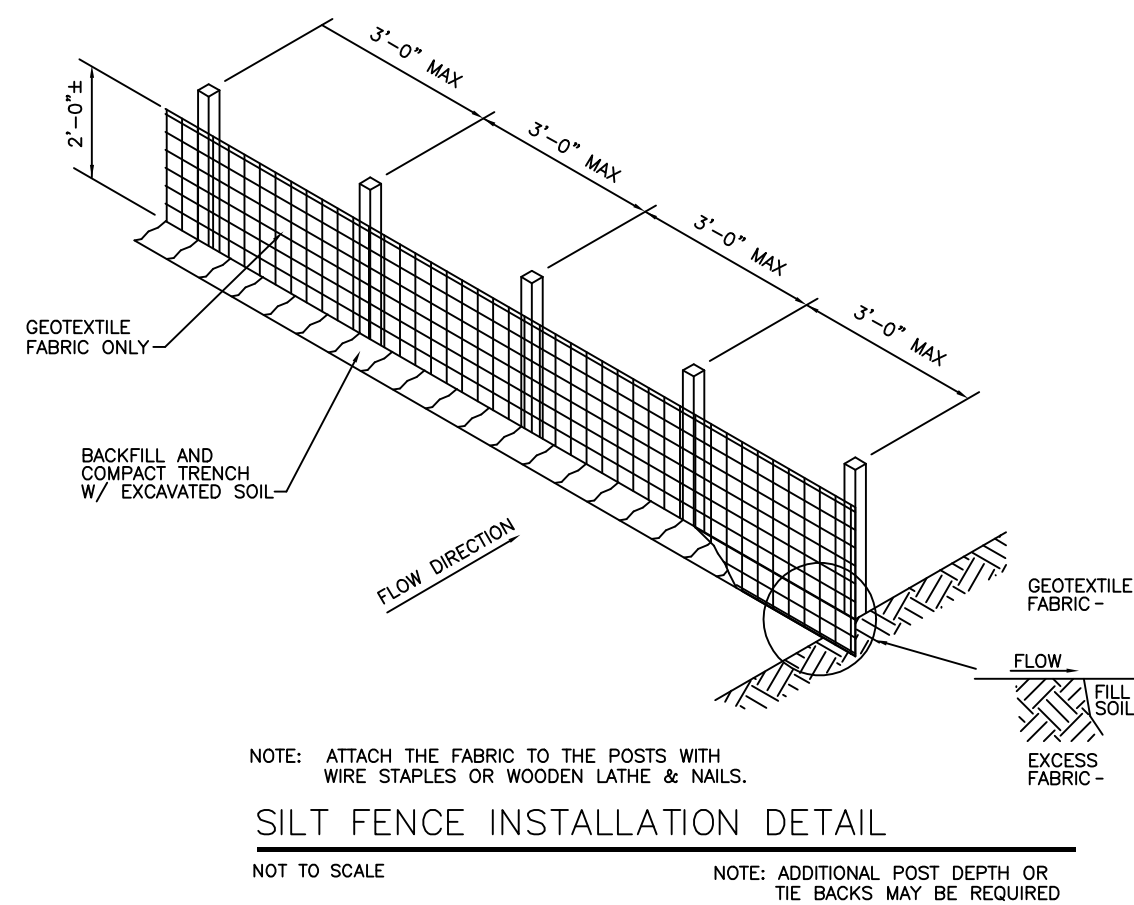
PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15DEC2019
22JAN2020	13FEB2020
06MAR2020	11JUN2020
SHEET NUMBER	

C-4

OF 4 SHEETS

- LEGEND**
- SET 1" IRON PIPE
 - FOUND 3/4" REBAR
 - ⊙ FENCE POST
 - FOUND IRON PIPE AS NOTED
 - ⊙ SEPTIC FACILITY
 - EXISTING SPOT GRADE
 - ↓ GUY WIRE
 - ⊙ UTILITY POLE
 - ⊙ UTILITY PEDESTAL
 - ⊙ TREE
 - EROSION CONTROL BARRIER
 - PROPOSED GRADE CHANGES

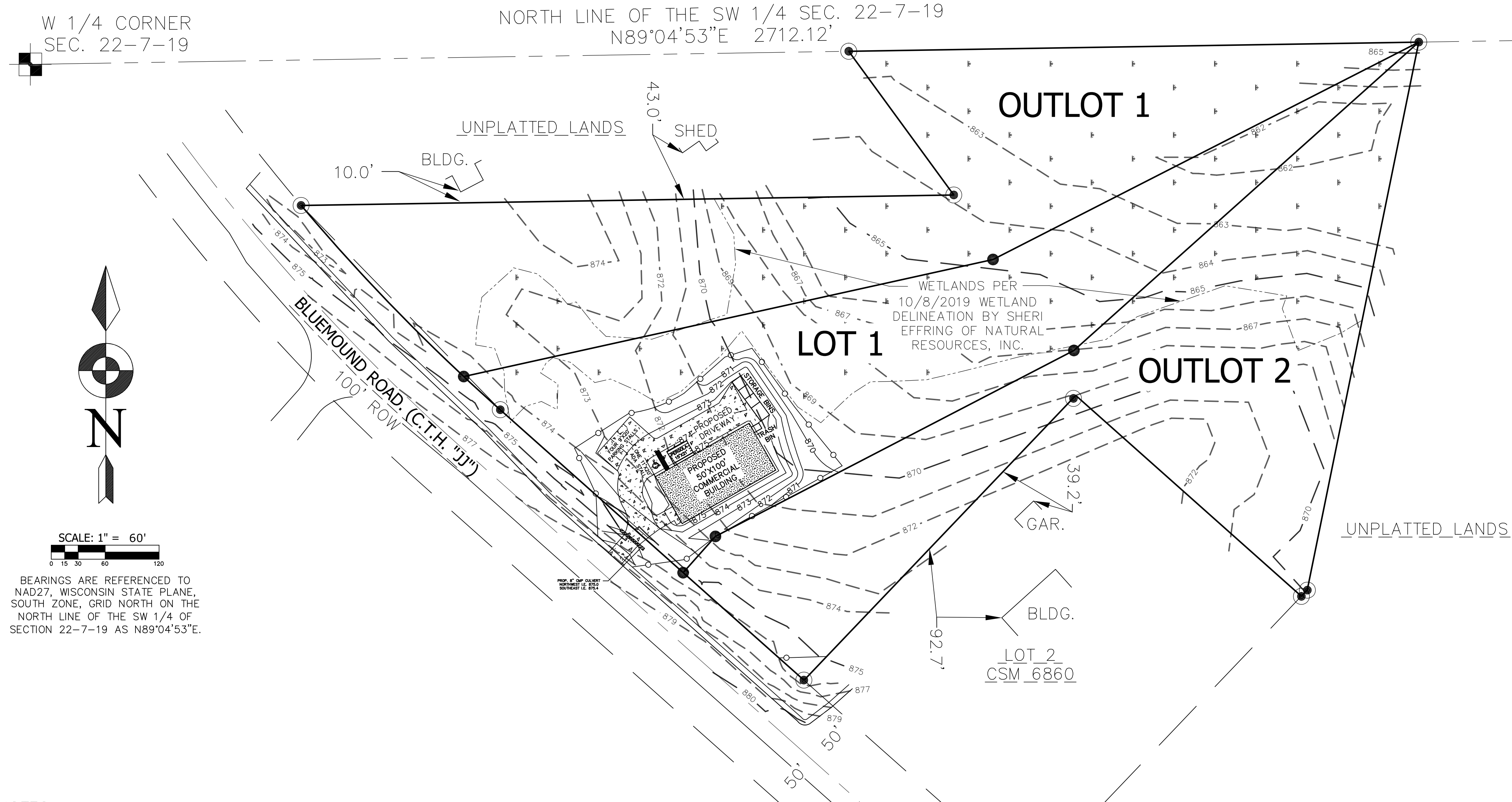


JOINING TWO LENGTHS OF SILT FENCE



CALL DIGGERS HOTLINE
1-800-242-8011
TOLL FREE
WE SERVICE THE STATE OF WISCONSIN
MILWAUKEE AREA 259-1181

"THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO."



NOTES

- EXISTING LOT IS CURRENTLY ZONED AS RS-1 SINGLE-FAMILY RESIDENTIAL DISTRICT AREA.
- PROPOSED LOT 1 DISTURBED AREA IS +/- 26,182 S.F. (0.601 AC). DEVELOPMENT OF PROPOSED OUTLOTS 1 & 2 ARE NOT BEING REQUESTED AT THIS TIME.
- DEVELOPMENT OF LOT 1 WILL COMPLY WITH APPROPRIATE ZONING AND ENGINEERING REQUIREMENTS, AS PROPOSED.

PERIMETER SILT FENCE NOTES

- INSTALLATION-** INSTALL SILT FENCES PRIOR TO DISTURBING THE UPSLOPE AREA.
- REMOVAL-** SILT FENCES MAY BE REMOVED ONCE THE DISTURBED AREA IS STABILIZED BY PERMANENT BEST MANAGEMENT PRACTICES.
- PLACEMENT-** SILT FENCES SHALL BE PLACED ON THE CONTOUR TO THE EXTENT PRACTICABLE.
THE ENDS OF THE FENCE SHALL BE TURNED UPSLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS OF THE FENCE. FOR FENCES USING 24" SILT FENCE FABRIC, THE ENDS SHALL BE UPTURNED AT LEAST 16" IN ELEVATION.
- HEIGHT-** INSTALLED SILT FENCES SHALL BE A MINIMUM OF 14" HIGH AND SHALL NOT EXCEED 28" HEIGHT. (THE HEIGHT REQUIREMENT IS MEASURED FROM THE GROUND SURFACE TO THE TOP OF THE FENCE; THIS DOES NOT INCLUDE ANCHOR MATERIAL.) THESE HEIGHT REQUIREMENTS ARE DESIGNED TO ACCOMMODATE 24" AND 36" SILT FENCE FABRIC.
- SUPPORT-** THE FULL HEIGHT OF THE SILT FENCE SHALL BE SUPPORTED BY 1-1/8" x 1-1/8" AIR OR KILN DRIED POSTS OF HICKORY, OAK, OR EQUIVALENT. THE POSTS SHALL BE 3 FT. LONG FOR 24" SILT FENCE AND 4 FT FOR 36" SILT FENCE FABRIC. (AT LEAST 20" OF THE POST SHALL EXTEND INTO THE GROUND AFTER FENCE INSTALLATION.) THE SILT FENCE SHALL BE STAPLED, USING AT LEAST 0.5" STAPLES, TO THE UPSLOPE SIDE OF THE POSTS. THE MAXIMUM SPACING OF POSTS FOR NON-WOVEN SILT FENCE, SHALL BE 3 FT. (NO SUPPORT CORD IS REQUIRED FOR THE 3 FT POST SPACING.) THE MAXIMUM POST SPACING FOR NON-WOVEN FABRIC WITH SUPPORT NET AND TOP SUPPORT CORD OR FOR WOVEN FABRIC WITH SUPPORT CORD SHALL BE 8 FT.
- ANCHORING-** THE SILT FENCE FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8" OF THE FABRIC IN A 4"x4" TRENCH OR 4" DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. THE TRENCH SHALL BE BACKFILLED AND COMPACTED (SEE DETAIL A).
- FABRIC SPECIFICATIONS-** THE FILTER FABRIC SHALL MEET THE FOLLOWING SPECIFICATIONS:

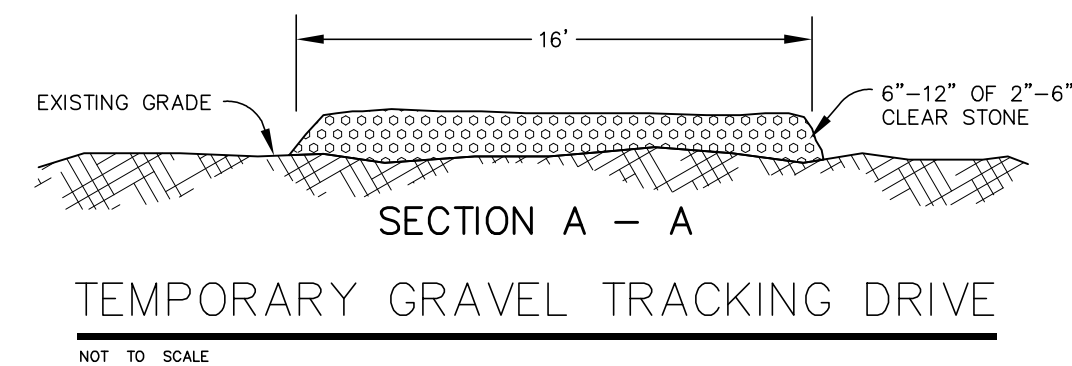
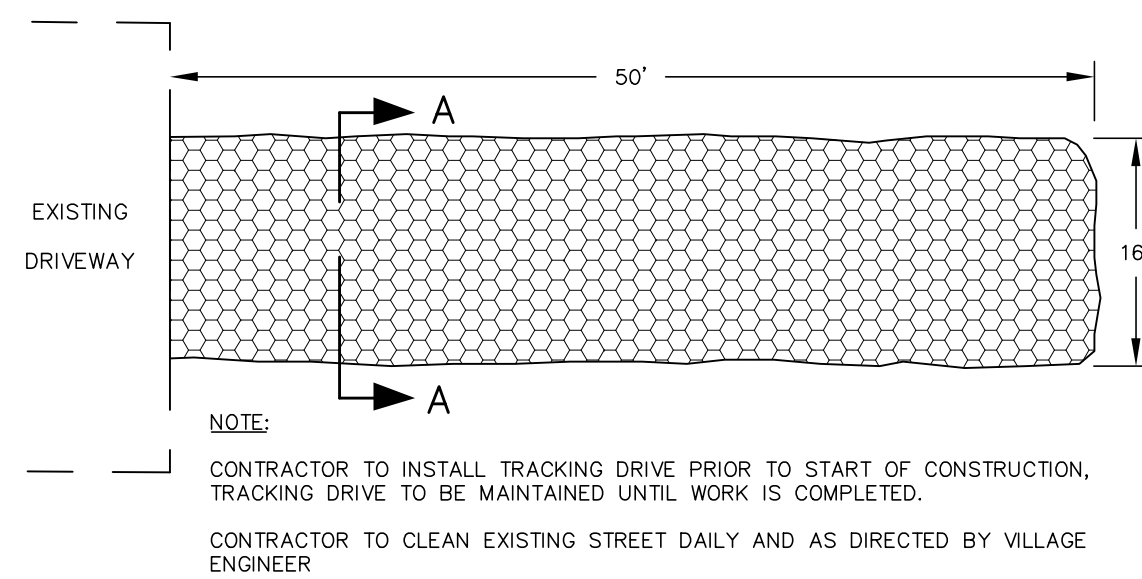
NONWOVEN SILT FENCE

- GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- EQUIVALENT OPENING SIZE:
 - BETWEEN 70 AND 140 FOR SOILS WITH MORE THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
 - BETWEEN 20 AND 70 FOR SOILS WITH LESS THAN 15% BY WEIGHT PASSING A NO. 200 SIEVE.
- WATER FLOW RATE OF 10 GAL/MIN/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
- FABRIC WITH SUPPORT NETTING SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A 3/4" SPACING OR EQUIVALENT. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (NOTE: WHERE POST SPACING IS <=3 FT, SUPPORT CORD IS NOT REQUIRED.)

WOVEN SILT FENCE

- GRAB STRENGTH: 100 LBS. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D4632).
- MULLEN BURST: MINIMUM 200 PSI (ASTM D-3786)
- EQUIVALENT OPENING SIZE: BETWEEN 50 AND 140
- WATER FLOW RATE OF 10 GPM/SQ FT AT 50 MM CONSTANT HEAD AS DETERMINED BY MULTIPLYING PERMITTIVITY IN 1/SEC AS DETERMINED BY ASTM D-4491 BY A CONVERSION FACTOR OF 74.
- ULTRA VIOLET RADIATION STABILITY OF 90% USING TEST METHOD ASTM D-4355.
- A HEAVY DUTY NYLON TOP SUPPORT CORD, SLIP CORD, OR EQUIVALENT IS REQUIRED TO PROVIDE SUPPORT AND PREVENT FENCE SAGGING.

- DEWATERING-** IF DEWATERING IS REQUIRED, DISCHARGE ALL TRENCH WATER INTO A TEMPORARY SETTLING BASIN OR APPROVED SEDIMENT FILTER BAG PRIOR TO RELEASE INTO STORM SEWER OR SWALE PER WDNR TECHNICAL STANDARD 1061.



LAND MARK
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119 COOLIDGE AVE., SUITE 100, WAUKESHIA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

ARCE HANDYMAN PROJECT
BLUEMOUND ROAD
PEWAUKEE, WI 53072

PROPOSED LAYOUT

PROJECT #	2737.00
DATE	16 SEP 2019
DRAWN BY	MDA
DESIGNED BY	MDA
REVISIONS	15DEC2019
22JAN2020	13FEB2020
06MAR2020	11JUN2020

SHEET NUMBER
C-5
OF 7 SHEETS

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

DATE: June 18, 2020

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 Arce Handyman LLC for Property Located on Bluemound Road From Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 1); and From Manufacturing/Fabrication/Warehousing to Medium Density Residential (6,500 SQ. Ft. - 1/2 AC./Dwelling Unit) and Floodplains, Lowland and Upland Conservancy, and Other Natural Areas (Lot 2) (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Draft Ordinance

Arce Handyman Draft Resolution

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 ALONG THE EAST SIDE OF COUNTY HIGHWAY JJ (BLUEMOUND ROAD), APPROXIMATELY ONE-EIGHTH MILE SOUTH OF WAMSER DRIVE (TAX KEY NO. 0951995001) FROM MANUFACTURING/FABRICATION/WAREHOUSING TO MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (LOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), MEDIUM DENSITY RESIDENTIAL (6,500 – 1/2 AC. / D.U.) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), AND MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 2 OF CERTIFIED SURVEY MAP NO. [REDACTED])

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, Pedro Arce of Arce Handyman, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]); and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on March 19, 2020, 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 along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing

to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]); 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 April 6, 2020; 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 along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]).

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 [REDACTED] and this Ordinance No. [REDACTED] to the Wisconsin Department of Administration, the Southeastern Wisconsin Regional Planning Commission, the Waukesha Park and Land Use Department, the Pewaukee Public Library and to each town, village and city that abuts the City of Pewaukee.

SECTION 3: Severability

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

SECTION 4: Effective Date

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

Passed and adopted this 6th day of April, 2020.

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 ALONG THE EAST SIDE OF COUNTY HIGHWAY JJ (BLUEMOUND ROAD), APPROXIMATELY ONE-EIGHTH MILE SOUTH OF WAMSER DRIVE (TAX KEY NO. 0951995001) FROM MANUFACTURING/FABRICATION/WAREHOUSING TO MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (LOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), MEDIUM DENSITY RESIDENTIAL (6,500 – 1/2 AC. / D.U.) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 1 OF CERTIFIED SURVEY MAP NO. [REDACTED]), AND MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS (OUTLOT 2 OF CERTIFIED SURVEY MAP NO. [REDACTED]), 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, Pedro Arce of Arce Handyman, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive (Tax Key No. 0951995001) from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. [REDACTED]), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. [REDACTED]), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. [REDACTED]).

_____), such property bearing Tax Key No. 0951995001, more particularly described as follows:

Lot 1, Outlot 1 and, Outlot 2 of Certified Survey Map No. _____, a redivision of Lot 1 of Certified Survey Map #6860, located in the NW ¼ of the SW ¼ of Section 22, T7N, R19E, City of Pewaukee, Waukesha County, Wisconsin.

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on March 19, 2020, 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 along the east side of County Highway JJ (Bluemound Road), approximately one-eighth mile south of Wamser Drive from Manufacturing/Fabrication/Warehousing to Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Lot 1 of Certified Survey Map No. _____), Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 1 of Certified Survey Map No. _____), and Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas (Outlot 2 of Certified Survey Map No. _____), such property bearing Tax Key No. 0951995001, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

Passed and adopted this 19th day of March, 2020.

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 5.**

DATE: June 18, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Arce Handyman LLC for Property on Bluemound Road for the Purpose of Subdividing an Existing Lot (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman CSM

CERTIFIED SURVEY MAP NO. _____

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

LAND MARK
ENGINEERING SCIENCES, INC.

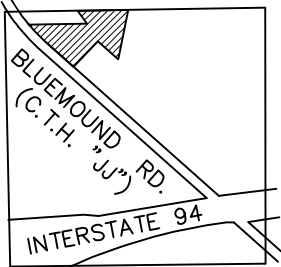
119 COOLIDGE AVE., SUITE 100
WAUKESHA, WI 53186
(414) 719-2769

SURVEYOR:
MARK AUGUSTINE, PLS

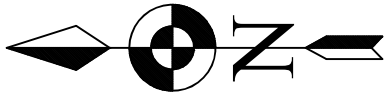
SURVEY FOR:
ARCE HANDYMAN LLC
210 S WASHINGTON AVE
WAUKESHA, WI 53188

PROPERTY:
BLUEMOUND RD
PEWAUKEE, WI 53072

LOCATION MAP



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



SCALE: 1" = 150'

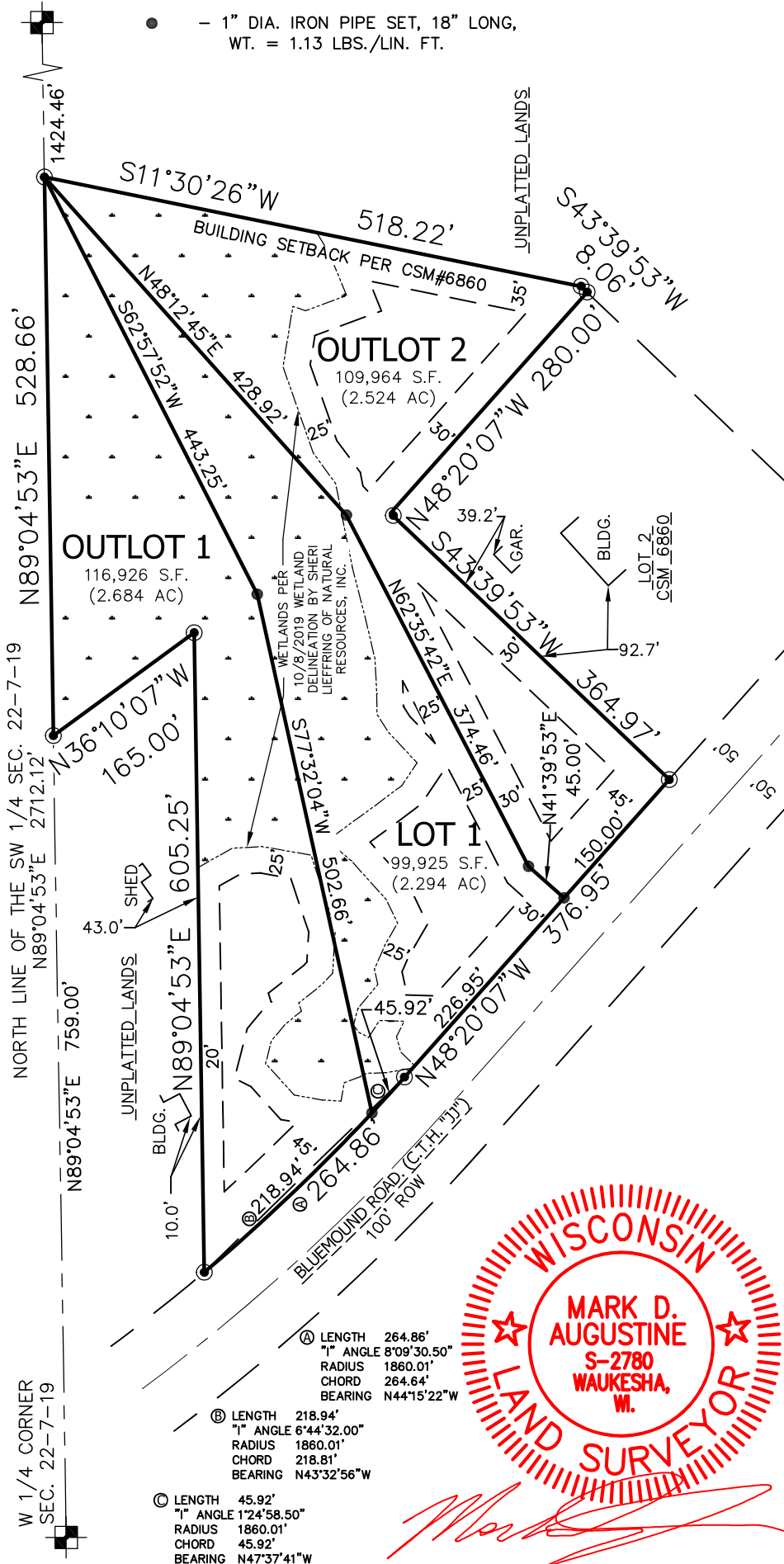


BEARINGS ARE REFERENCED TO
NAD27, WISCONSIN STATE PLANE,
SOUTH ZONE, GRID NORTH ON THE
NORTH LINE OF THE SW 1/4 OF
SECTION 22-7-19 AS N89°04'53"E.

LEGEND

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

CENTER OF
SEC. 22-7-19



Ⓐ LENGTH 264.86'
"1" ANGLE 8°09'30.50"
RADIUS 1860.01'
CHORD 264.64'
BEARING N44°15'22"W

Ⓑ LENGTH 218.94'
"1" ANGLE 6°44'32.00"
RADIUS 1860.01'
CHORD 218.81'
BEARING N43°32'56"W

Ⓒ LENGTH 45.92'
"1" ANGLE 1°24'58.50"
RADIUS 1860.01'
CHORD 45.92'
BEARING N47°37'41"W



CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR'S CERTIFICATE:

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

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

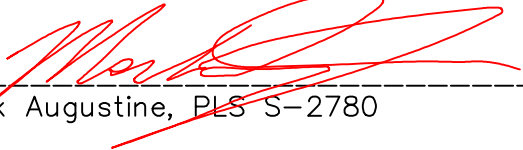
Lands containing approximately 326,816 SQ.FT. (7.503 Acres.)

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

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

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

Dated this _____ day of _____, 20_____.



Mark Augustine, PLS S-2780



NOTES:

- 1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.
- HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.
- 2. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
- 4. THE FIELD WORK WAS COMPLETED ON OCTOBER 28, 2019.

CERTIFIED SURVEY MAP NO. _____

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

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

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

1) CITY OF PEWAUKEE

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

In Presence of:

_____, its Member

STATE OF WISCONSIN)
_____ COUNTY) SS

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

Notary Public
_____ County, Wisconsin
My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

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

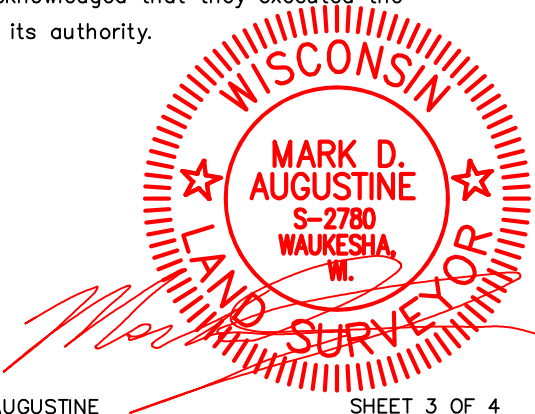
IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20 _____.

In presence of:

STATE OF WISCONSIN)
_____ COUNTY) SS)

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

Notary Public
_____ County, Wisconsin
My Commission Expires _____



CERTIFIED SURVEY MAP NO. _____

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

COMMON COUNCIL APPROVAL CERTIFICATE:

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

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

Date: _____ Signed _____
Mayor

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

Date: _____ Signed _____
Kelly Tarczewski, City Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

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

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

Date: _____ Signed _____
Chairperson

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

Date: _____ Signed _____
Kelly Tarczewski, City Clerk



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

DATE: June 18, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Arce Handyman LLC for Property Located on Bluemound Road for the Purpose of Constructing a Combined Warehouse/Office Building for a Landscape and Handyman Service Company (PWC 0951995001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Arce Handyman Building Perspective 1

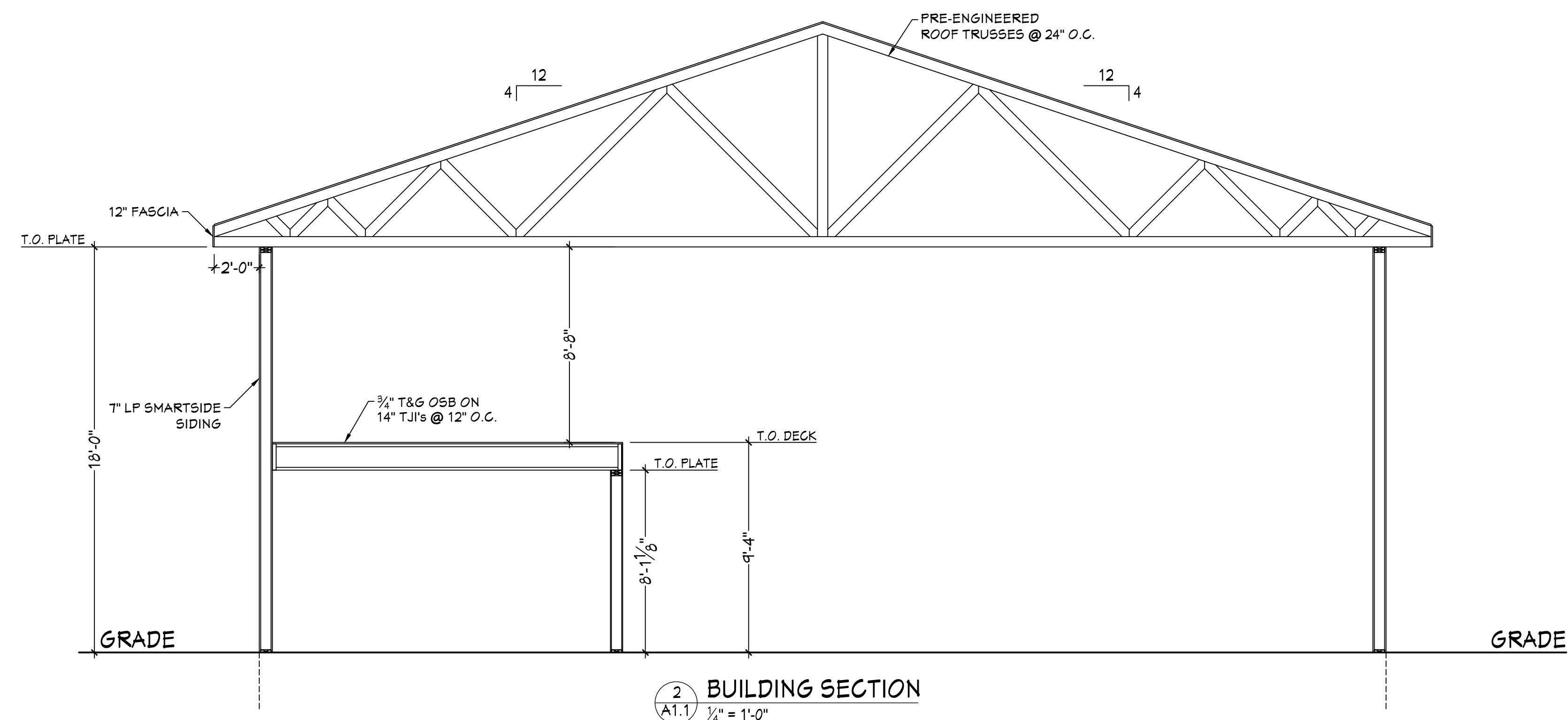
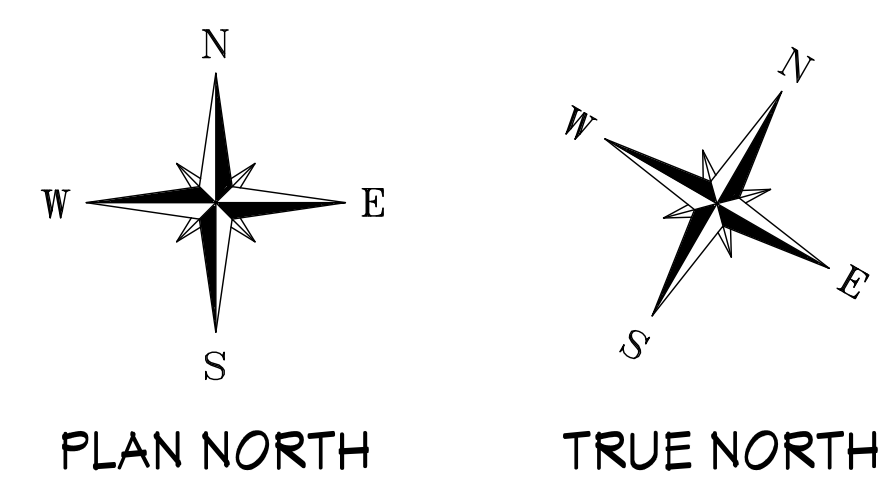
Arce Handyman Building Perspective 2

Arce Handyman Building Plans

Arce Handyman Landscape Plan







Project: NEW OFFICE & SHOP BUILDING FOR:
**ARCE HANDYMAN
SERVICES, LLC**
BLUEMOUND ROAD
PEWAUKEE, WISCONSIN

Sheet Title:

**PROPOSED
FLOOR PLAN &
BUILDING
SECTION**

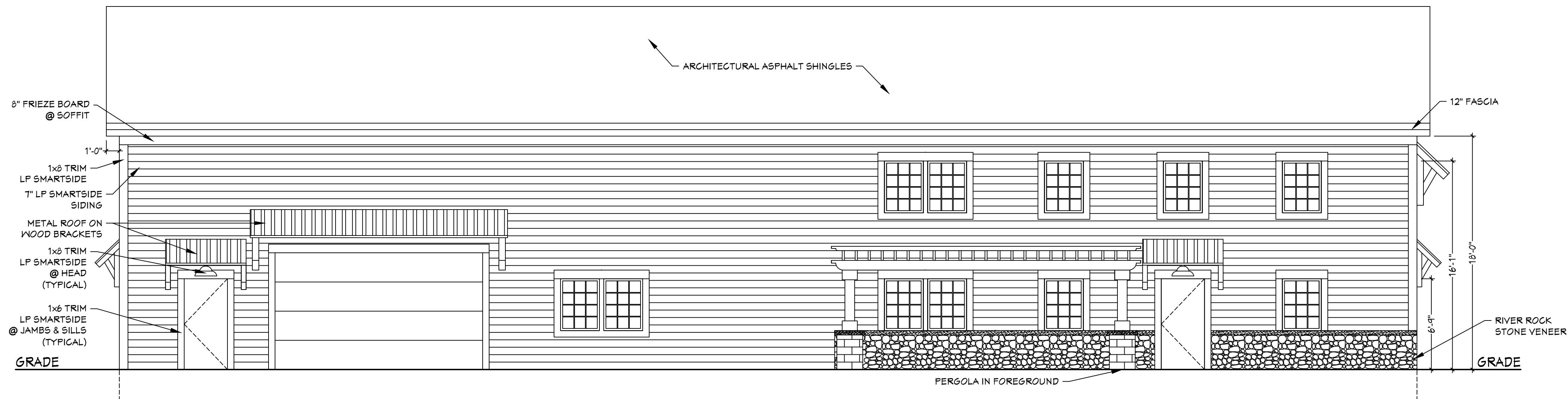
Revisions:	
-	
-	
-	
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Date:	06/09/20
Job No.	20-108
Sheet No.	

A1.1

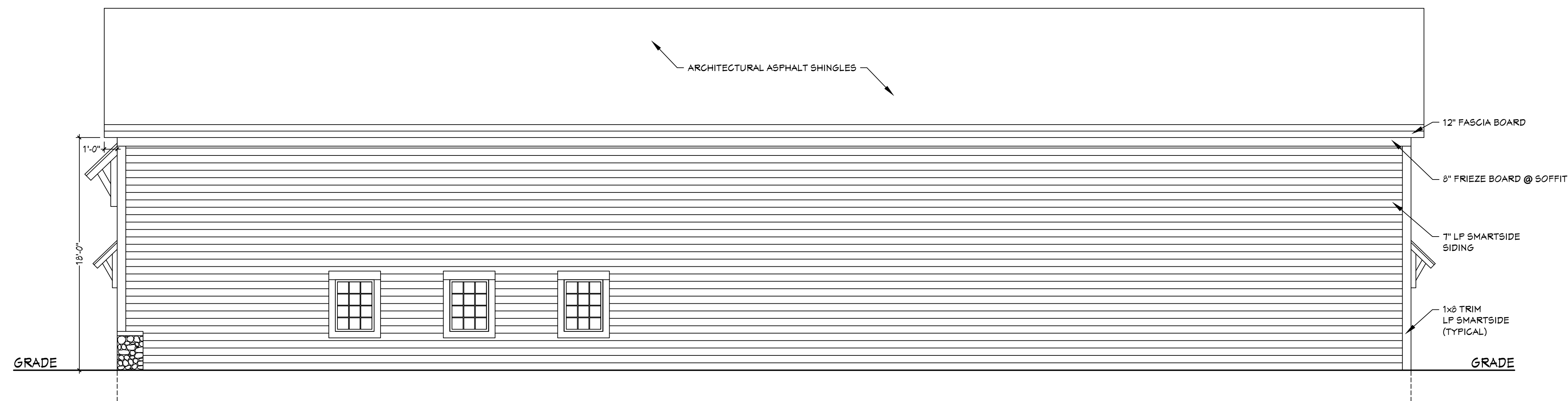


OWNERSHIP OF DOCUMENTS

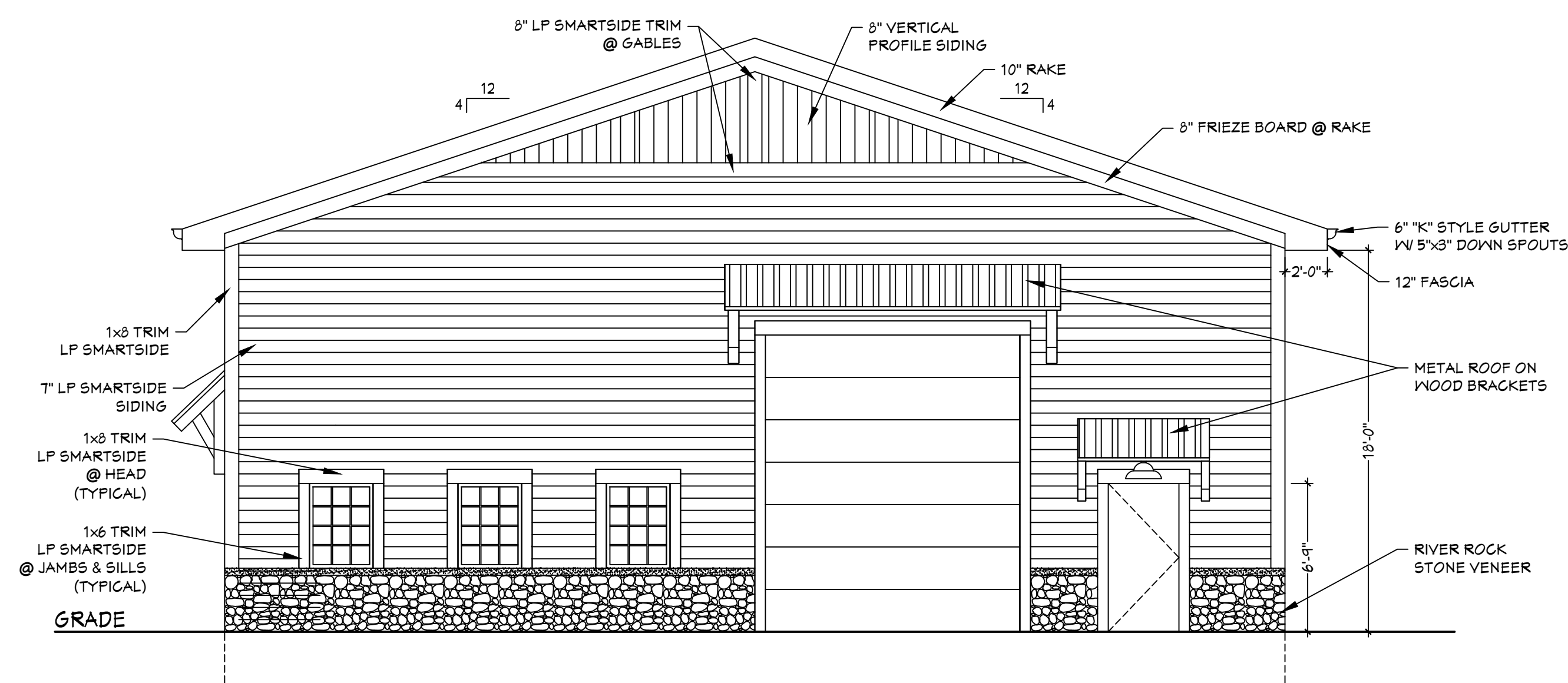
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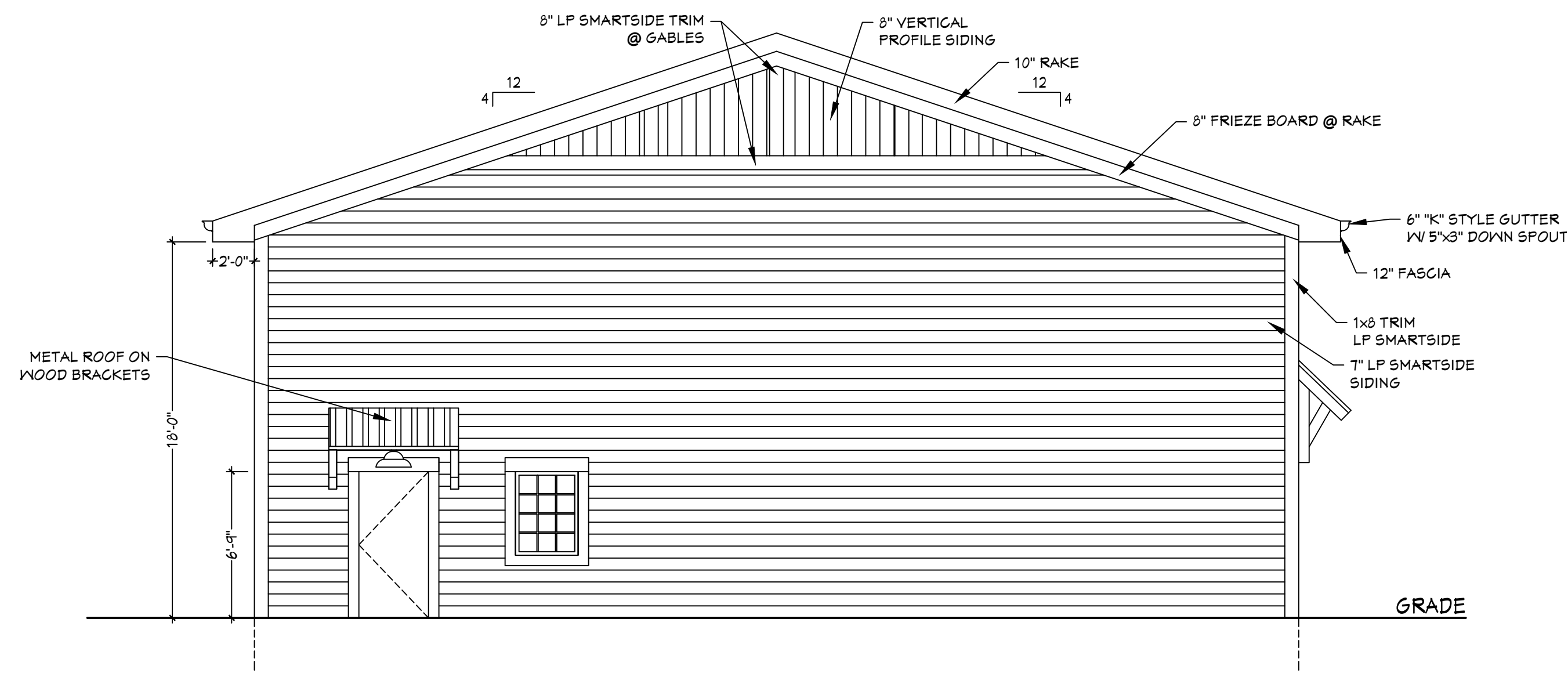
1
A2.0
PROPOSED NORTH ELEVATION
3/16" = 1'-0"



2
A2.0
PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



3
A2.0
PROPOSED WEST ELEVATION
3/16" = 1'-0"



4
A2.0
PROPOSED EAST ELEVATION
3/16" = 1'-0"

PLAN COMMISSION REVIEW SET - (06-09-20)

Project: NEW OFFICE & SHOP BUILDING FOR:
**ARCE HANDYMAN
SERVICES, LLC**
BLUEMOUND ROAD
PENAUEE, WISCONSIN

Sheet Title:
**PROPOSED
ELEVATIONS**

Revisions:

Date: 06/09/20

Job No. 20-108

Sheet No.

A2.0

Koz·i·tec·ture
It's not simply Architecture, It's Kozitecture!
David J. Koscielnik AIA AIA
Cell: (414) 303-8489
Email: koz@kozitecture.com
12310 West Waterford Avenue
Greenfield, Wisconsin 53228
www.kozitecture.com

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

DATE: June 18, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for the Proposed Building Addition and Site Modifications to Lindner Logistics Located at W229 N1492 Westwood Drive (PWC 0958979007 & PWC 0959988009)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Lindner Logistics Staff Report

Lindner Logistics Narrative

Lindner Logistics Building Plans

Lindner Logistics Staff Comment Responses

Lindner Plans 1

Lindner Plans 2

Lindner Plans 3

Lindner Plans 4

Lindner Plans 5



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 June 18, 2020

Date: June 11, 2020

Project Name: Lindner Logistics Site & Building Plans and Certified Survey Map

Project Address/Tax Key No.: W229N1492 Westwood Drive/PWC 0958979007 & 0959988009

Applicant: Lindner Logistics

Property Owner: SCL LLC

Current Zoning: M-2 Limited Industrial District

Proposed Zoning: Same

2050 Land Use Map Designation: Manufacturing / Fabrication / Warehousing

Use of Surrounding Properties: Industrial to the north, south, and west and the Canadian National Railroad to the east

Project Description/Analysis:

The applicant submitted Site & Building Plans and a Certified Survey Map for the construction of a building addition for Lindner Logistics located at W229N1492 Westwood Drive. Lindner Logistics is a third party logistics and warehousing business use and Permitted in the M-2 Limited Industrial District.

Currently the building and parking lot for Lindner Logistics is located on two properties. The majority of the building sits on the northernmost property, which is approximately 8.92 acres. The smaller contiguous parcel to the south is about 1.75 acres. The Certified Survey has been provided to combine these parcels into a single lot, which will eliminate existing setback issues.

Site Plan

The applicant is proposing a 42,762 square foot building addition to the north side of the existing building. The addition is setback 210-feet from the front (west) property line. It can be noted that similar building additions were included on previous site plans as future additions for this property. The most recent were on site plans from 1985 and 1992, which both showed a future 36,000 square foot building addition within this same general location.

The vast majority of the site consists of impervious surface and is not in compliance with Section 17.0210d.(4)(a) and (b) of the Zoning Code, which requires that a site consist of no more than 60% impervious surface and no less than 40% greenspace. The addition is entirely within an existing paved area of the site and will not be expanded. As the addition is proposed over existing impervious surface, it does not increase the nonconformity and may be allowed. This also means that wetland areas located adjacent to the paved areas will not be disturbed.

The building addition includes 12 loading docks and overhead doors on the west elevation. Generally, it is not recommended to face loading docks towards the street or where they are visible from public right-of-way. Staff discussed this and the orientation of the building addition with the applicant to try and keep loading docks facing north; however, the applicant has indicated that there is not sufficient room for truck movements without expanding the impervious surface area, which would not be allowed due to the greenspace standard and wetland areas. Currently there are 9 loading docks on the north elevation of the building, which are also visible from the public right-of-way.

Parking

The applicant is not proposing any additional parking spaces. Trailer parking would remain on the north side of the site, although, to a lesser extent due to the building expansion.

Landscaping

As of this report, the applicant has not yet provided a Landscape Plan. The applicant has indicated that one will be provided prior to the Plan Commission meeting.

Lighting

There will be no new parking lot lighting. The only lighting proposed are wall packs mounted on the building.

Architecture

The existing building is comprised of multiple building materials including concrete block on the north side, brick in the middle, and metal wall panels on the south side. The proposed building addition exterior is primarily metal wall panels. The addition is similar to the south side of the building, which also has loading docks facing Westwood Drive. The building has a height of 35'-6".

According to the applicant, any rooftop mechanicals will be screened. Staff recommends that all roof and wall-mounted mechanical, electrical, communications, and service equipment be screened from public view by parapets, walls, rooftop screens, or by other means, or site line drawings provided that demonstrate the rooftop equipment is not visible from the public right-of-way, as approved staff.

Signage

No new signage is proposed.

Recommendation:

A motion to approve the proposed building addition for Lindner Logistics, subject to the conditions within this report.



UNITED

CONSTRUCTION CORP.

April 23, 2020

City of Pewaukee
Building Inspector
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Lindner Logistics
W229 N1492 Westwood Drive

Attn: Nick Fuchs

Dear Nick,

We are requesting approval for a 42,762 SF addition to the north side of the existing facility. The addition will include a freezer area of 32,430 SF and a loading dock cooler area of 10,332 SF, with (12) loading docks.

The addition will be constructed over the existing paved areas, so there will be no additional storm run-off or landscape areas disturbed. The building would have a maximum height of 35' at the peak. The exterior of the addition would be of white IMP construction, matching the existing freezer on the south half of the building.

The (12) new loading docks are replacing (9) existing docks that will be abandoned when the addition is completed. There are no plans to increase the paved Areas.

The normal hours of operation are 6:00 AM to 6:00 PM. There are currently 50 employees on site and there will be an additional 8, when the addition is complete.

The total project budget, including building, refrigeration equipment and rack system is \$4,200,000.00

Thank you,

David S. Cecchini
President

DSC/ds

LINDNER LOGISTICS ADDITION

PEWAUKEE PLANT

STATE SUBMITTAL

May 28th, 2020

WESTWOOD STREET ELEVATION



LINDNER LOGISTICS PEWAUKEE PLANT

W229 N1492 Westwood Drive
Waukesha, WI 53186

VICINITY MAP



AREA OF ALTERATION



OWNER:

LINDNER LOGISTICS
OWNER'S REPRESENTATIVE : SCOTT LINDNER
W229 N1492 WESTWOOD DRIVE
BROOKFIELD, WI 53005
(414) 513-0070

CONSULTANTS

GENERAL CONTRACTOR:	UNITED CONSTRUCTION 1518 WILLMOR ST. RACINE, WI 53402 (262) 637-5681 dscecchini@unitedconstruction.net	STRUCTURAL:	BARBER ENGINEERING 325 W. VINE ST. MILWAUKEE, WI 53212 (414) 263-5500 lynn@barberengineer.com
INSULATED SHELL:	B.A. CONSTRUCTION 3487B Hwy D WEST BEND, WI 53090 (262) 306-9878 bmclairn@ba-construction.net	ELECTRICAL:	SCHAEFER POWER SYSTEMS CONTACT : DEREK SCHAEFER 1302 11TH AVE. GRAFTON, WI 53024 (262) 377-7140
CIVIL:	NIELSEN MADSEN + BARBER 1458 HORIZON BLVD. SUITE 200 RACINE, WI 53406 (262) 634-5588 MMadsen@nmbasc.net	REFIRGERATION:	

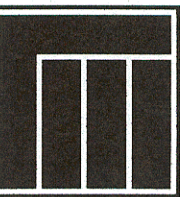
PROJECT DESCRIPTION:

THE PROJECT IS AN 42,762 SF STORAGE FACILITY ADDITION TO AN EXISTING 182,896 SF STORAGE FACILITY. THE COMBINED FACILITY WILL BE A SPRINKLED, SINGLE STORY, TYPE IIB CLASS CONSTRUCTION, ALLOWED UNLIMITED 228,658 SF, S-2 LOW HAZARD STORAGE FACILITY. EXISTING TOILET FIXTURES MEET ADA STANDARDS AND SATISFY OCCUPANT LOAD REQUIREMENTS FOR THE COMBINED FACILITY.

NOTES:

- ALTHOUGH EVERY EFFORT HAS BEEN MADE IN CHECKING AND PREPARING THESE PLANS FOR ACCURACY, ALL CONTRACTORS MUST CHECK, VERIFY AND BE RESPONSIBLE FOR ALL DETAILS ON NEW AND EXISTING BUILDINGS.
- ALL WORK ON THIS PROJECT IS TO BE GOVERNED BY THE LAST EDITION OF THE CODES APPLICABLE TO THE LOCAL ORDINANCES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ACCEPTED BUILDING PRACTICES AND INDUSTRY STANDARDS.
- VERIFY AND USE ONLY WRITTEN DIMENSIONS. DO NOT SCALE OR MEASURE DIMENSIONS DIRECTLY FROM THE PRINTS.
- ALL CONTRACTORS MUST BE RESPONSIBLE FOR ALL AND ANY DAMAGE TO "EXISTING" STRUCTURE(S) CAUSED EITHER DIRECTLY OR INDIRECTLY BY THEIR TRADES.
- VERIFY ALL UNCERTAIN ITEMS WITH OWNER, BUILDER, AND/OR ARCHITECT.
- ARCHITECT WILL NOT BE RESPONSIBLE FOR EXISTING OR PRE-EXISTING SOIL OR STRUCTURAL CONDITIONS.
- THE ARCHITECT SHALL NOT BE REQUIRED TO MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTIONS TO CHECK THE QUALITY OR QUANTITY OF WORKED PERFORMED.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PROCEDURES OR PROGRAMS IN CONNECTION WITH THE WORK. NOR SHALL THE ARCHITECT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRYOUT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- LIMITATION OF WARRANTY OF ARCHITECT'S WORK/PRODUCT
THE ARCHITECT AND THE ARCHITECTS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE WORK/PRODUCT THERE-IN BEYOND REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK/PRODUCT, THE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THE ARCHITECT MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT OF ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ARCHITECT, OR IN CONTRADICTION TO THE ARCHITECT'S WORK/PRODUCT OR RECOMMENDATIONS SHALL BECOME THE RESPONSIBILITY, NOT OF THE ARCHITECT, BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

ARCHITECT SEAL



**Michael Peine
Architects**
Commercial - Industrial
Design/Build Partnering

4617 N. Idlewild Ave.
Whitefish Bay, WI 53211
(608) 516-0531 Phone
e-mail: mpeine@wi.rr.com

Index

T000 TITLE SHEET

CIVIL

C-1 CIVIL TITLE SHEET
C-2 EXISTING CONDITIONS PLAN
C-3 DIMENSIONED SITE PLAN
C-4 DEMOLITION PLAN
C-5 SITE GRADING & EROSION CONTROL PLAN
C-6 TYPICAL SECTIONS & CONSTRUCTION DETAILS
C-7 TYPICAL SECTIONS & CONSTRUCTION DETAILS

DEMOLITION

D100 EXISTING FLOOR PLANS

ARCHITECTURAL

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DETAILS

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S100 FOUNDATION PLAN
S101 ROOF FRAMING PLAN
S500 NOTES
S501 NOTES
S502 DETAILS
S503 DETAILS
S504 DETAILS

REVISIONS	
DRAWN	RD
CHECKED	MJP
DATE	MAY 28th, 2020
SCALE	
JOB NO.	MPA 2020.02
SHEET DESCRIPTION	TITLE SHEET
SHEET NUMBER	

T000



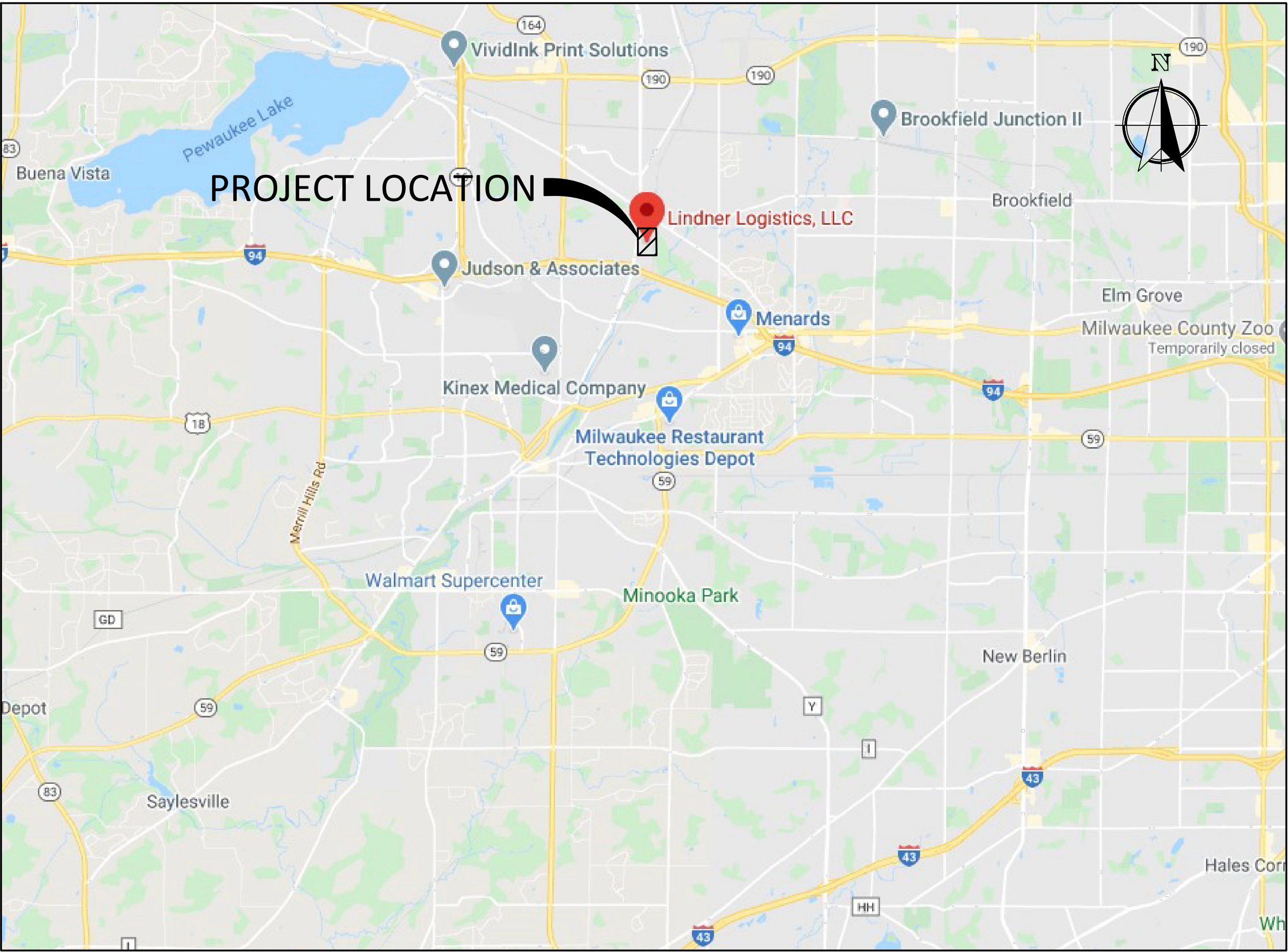
CONSTRUCTION PLANS
for
LINDNER LOGISTICS
BUILDING ADDITION

BUILDING ADDITION, GRADING & PAVEMENT IMPROVEMENTS
City of Pewaukee, Waukesha County, Wisconsin

<u>PLAN SHEET</u>	<u>SHEET NO.</u>
TITLE SHEET	C-1
EXISTING CONDITIONS	C-2
DIMENSIONED SITE PLAN	C-3
SITE DEMOLITION PLAN	C-4
SITE GRADING & EROSION CONTROL PLAN	C-5
TYPICAL SECTIONS & CONSTRUCTION DETAILS	C-6 & C-7

Description	Existing	Description	Existing	Proposed
EDGE OF WOODS		WATER SHUT OFF		
DECIDUOUS TREE		WATER MAIN VALVE		
DECIDUOUS TREE REMOVAL		HYDRANT		
CONIFEROUS TREE		WATER MAIN REDUCER		
CONIFEROUS TREE REMOVAL		SANITARY MANHOLE		
BUSH		SANITARY CLEAN OUT		
SOIL BORING		STORM MANHOLE		
TELEPHONE BOX		CATCH BASIN		
GUY WIRE		LIGHT POLE		
UTILITY POLE		ENDWALL		
GAS VALVE		STORM SEWER		
GAS METER		SANITARY SEWER		
SEPTIC VENT		WATERMAIN		
ELECTRIC MANHOLE		CONTOURS		
COMMUNICATION MANHOLE		FIRE PROTECTION		
WATER MANHOLE		UTILITY CROSSING		
HVAC UNIT		DITCH OR SWALE		
UNDERGROUND VAULT		CULVERT		
SECTION CORNER		RAILROAD TRACKS		
MAIL BOX		FENCE		
GUARD POST		NO VEHICULAR ACCESS		
STREET SIGN		UNDERGROUND ELECTRIC		
ELECTRIC PEDESTAL		UNDERGROUND GAS MAIN		
ELECTRIC METER		UNDERGROUND COMMUNICATIONS		
PAD MOUNT TRANSFORMER		SILT FENCE		
FOUND IRON PIPE		OVERHEAD ELECTRIC		
SET IRON PIPE		FORCE MAIN		

BASE LINE	BL	INVERT ELEVATION	IE
LONG CORD OF CURVE	CHD	LENGTH OF CURVE	ARC
CURB AND GUTTER	C&G	MANHOLE	MH
GUT BASIN	CB	NORMAL WATER LEVEL	NWL
CENTERLINE	CL	POINT OF CURVATURE	PC
EDGE OF PAVEMENT	EOP	POINT OF TANGENCY	PT
FINISHED FIRST FLOOR	FFF	TANGENCY OF CURVE	TAN
FINISHED GRADE	FG	POINT OF VERTICAL INTERSECTION	PVI
FLOW LINE	FL	RADIUS	R
FLOODPLAIN	FP	RIGHT OF WAY	ROW
ORDINARY HIGH WATER MARK	OHWM	SANITARY SEWER	SAN
TOP OF BANK	TB	STORM SEWER	STM
TOP OF CURB	TOC	TOP OF FOUNDATION	TOF
TOP OF WALK	TOW	WATER MAIN	WM



EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND / OR TO AVOID DAMAGE THERETO, CONTRACTOR SHALL CALL DIGGERS HOTLINE PRIOR TO ANY CONSTRUCTION.

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbasc.net

**LINDNER LOGISTICS
BUILDING ADDITION**
FOR
UNITED CONSTRUCTION
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

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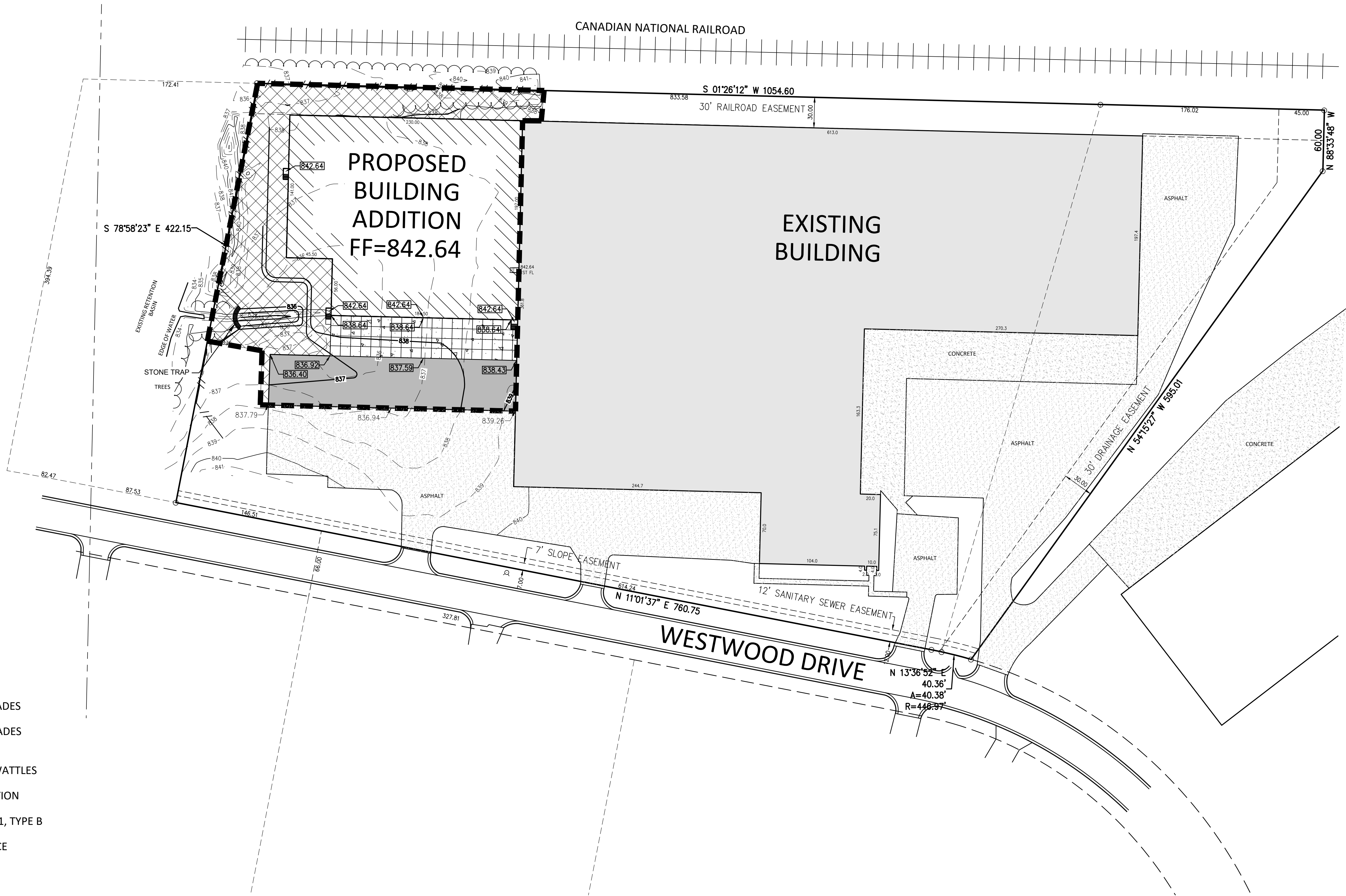
PROJ. MGR: _____MRM
DRAFTED: _____JWR
DATE: _____5-4-2020
CHECKED: _____ALJ
DATE: _____5-6-2020

2020.0062.01

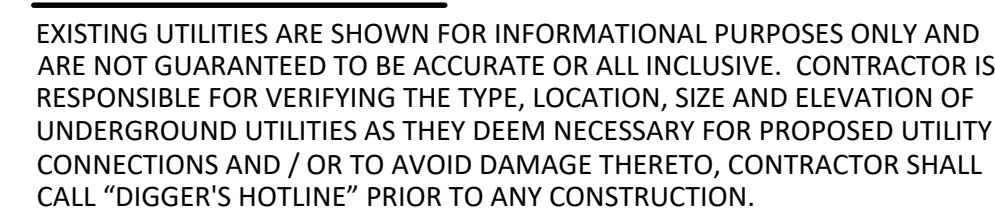
SHEET

C-1

ISSUE FOR REVIEW: 5-7-2020



- 692 — EXISTING CONTOURS
- 702 — PROPOSED CONTOURS
- 604.88 — EXISTING SURFACE GRADES
- 604.38 — FINISHED SURFACE GRADES
- \\ — SILT FENCE/
SEDIMENT CONTROL WATTLES
- STORM INLET PROTECTION
- EROSION MAT - CLASS 1, TYPE B
- LIMITS OF DISTURBANCE
(2.05 ACRES)



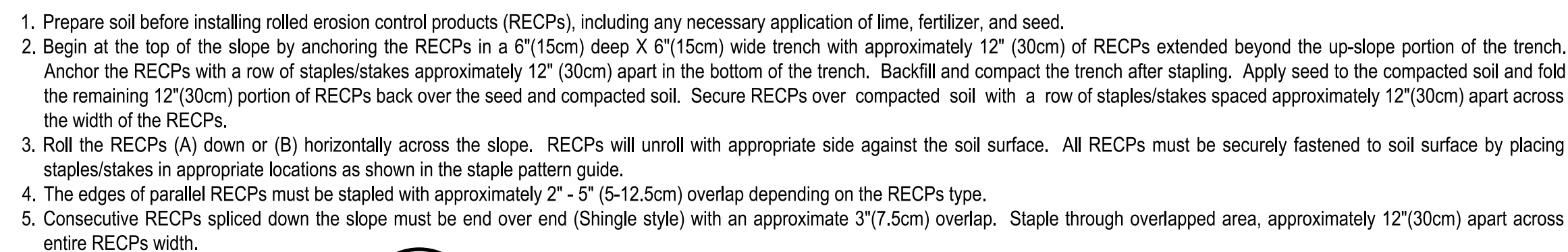
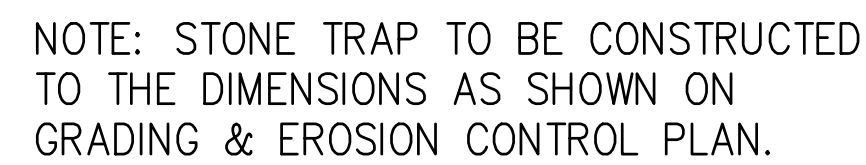
EXISTING IMPERVIOUS:	66,222 SF
EXISTING PERVIOUS:	22,905 SF
PROPOSED IMPERVIOUS:	62,512 SF
PROPOSED PERVIOUS:	26,615 SF
<u>TOTAL AREA:</u>	<u>89,127 SF</u>

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 534
Tele: (262)634-5588 Website: www.nmbssc.net

[illegible]

SHEET
C-5

ISSUE FOR REVIEW: 5-7-2020



WOOD POSTS
LENGTH 3'-4' 20"
DEPTH IN GROUND

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY
BE REQUIRED IN UNSTABLE SOILS

3' MAX

2.0'±

3' MAX

3' MAX

3' MAX

3' MAX

GEOTEXTILE
FABRIC ONLY

BACKFILL &
COMPACT TRENCH
WITH EXCAVATED
SOIL

ATTACH THE FABRIC
TO THE POSTS WITH
WIRE STAPLES OR
WOODEN LATH AND
NAILS

SUPPORT
CORD
GEOTEXTILE
FABRIC
FLOW

FOLD
3" MAX

NOTE: 8.0' POST SPACING ALLOWED IF
A WOVEN GEOTEXTILE FABRIC IS USED.

1

2

3

GENERAL NOTES -

- 1 TRENCH SHALL BE A
AND ANCHOR THE G
TRENCH AND BACKFILL
- 2 WOOD POSTS SHALL
- 3 CONSTRUCT SILT FEN
LENGTHS TO AVOID
FOLLOWING TWO MET
AND TWIST, OR ROT
HOOK THE END OF

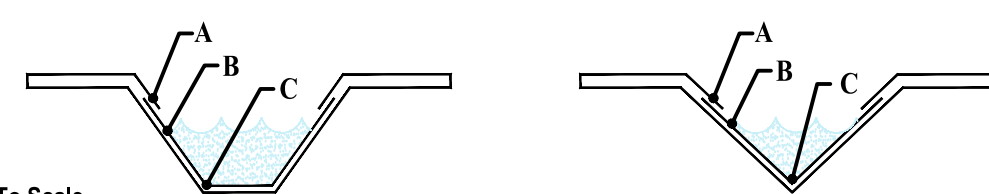
CRITICAL POINTS

- A. Overlaps and Seams
- B. Projected Water Line
- C. Channel Bottom/Side Slope Vertices

NOTES:
*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

**In loose soil conditions, the use of staple or stake lengths greater than 6" (15cm) may be necessary to properly secure the RECP's.

Drawing Not To Scale



ED IF
USED.

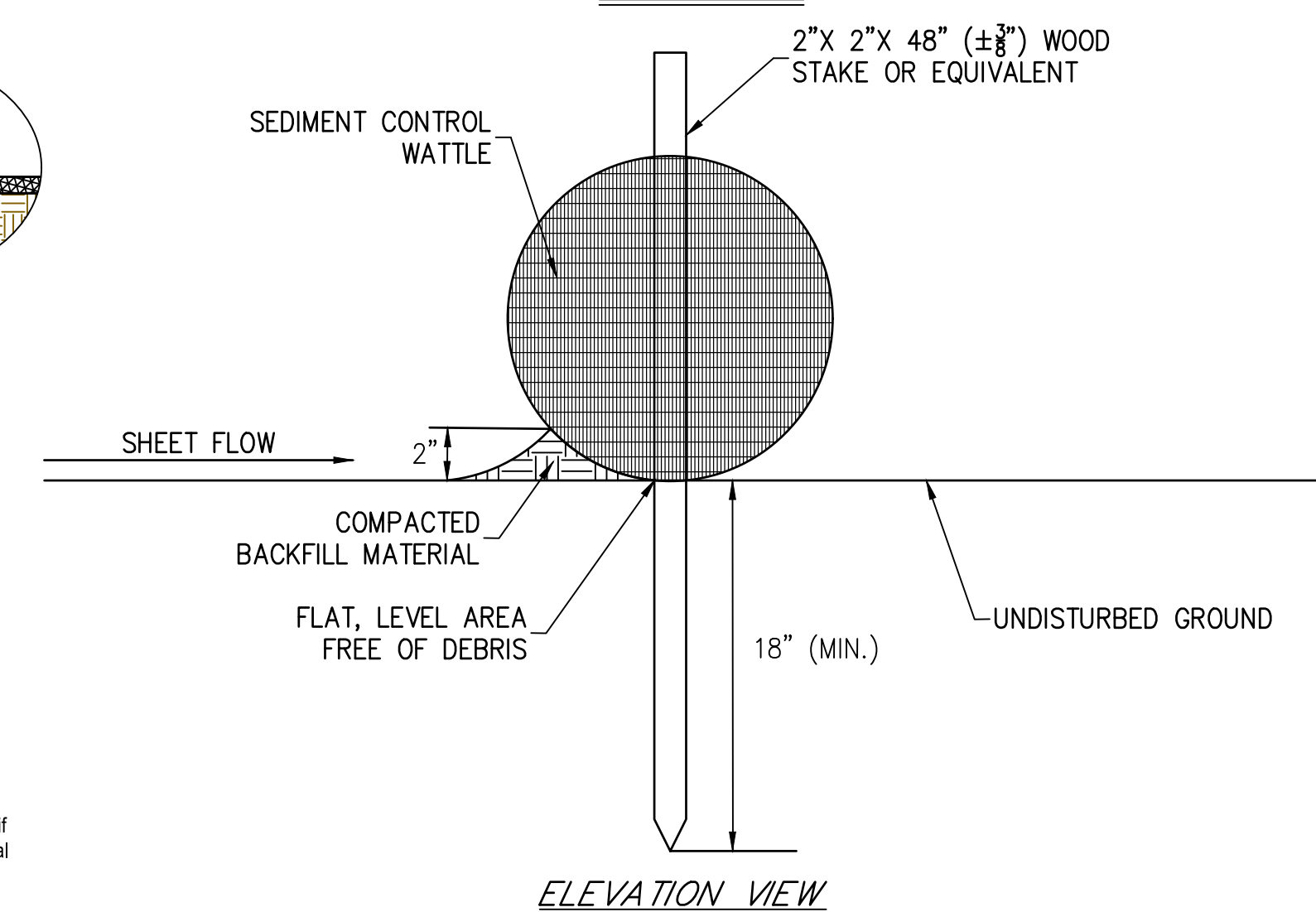
GEOTEXTILE
FABRIC

FLOW
DIRECTION

①

EXCESS

This diagram illustrates a vertical pile foundation. A horizontal line represents the ground surface. Below the surface, a pile is shown as a vertical line. A geotextile fabric is depicted as a wavy line extending from the ground surface down to the pile. An arrow labeled 'FLOW DIRECTION' points to the right, indicating the direction of water flow. A circular label '①' is placed near the pile. The area between the ground surface and the pile is labeled 'EXCESS'.

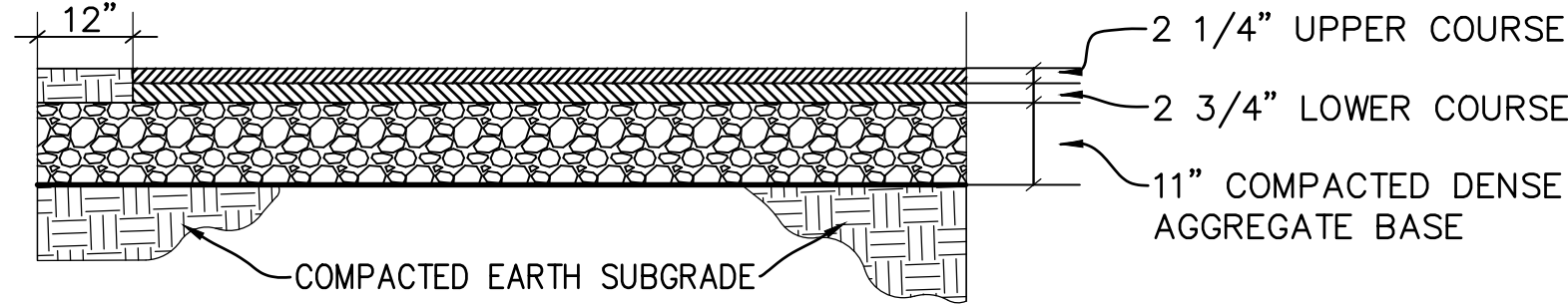


1. Prepare soil before installing roller erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the channel by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12"(30cm) of RECPs extended beyond the up-slope portion of the trench. Use Shovelmax mat at the channel/culvert outlet as supplemental scour protection as needed. Anchor the RECPs with a row of staples/staples approximately 12"(30cm) apart in the bottom of the trench. Backfill and compact the trench surface. Apply seed to the compacted soil and find the next 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/staples spaced approximately 12"(30) apart across the width of the RECPs.
3. Roll center RECPs in direction of water flow in bottom of channel. RECPs will not pull with appropriate side staggered at the soil surface. All RECPs must be securely fastened to soil surface by placing staples/staples in bottom of trench.
4. Place consecutive RECPs and over-ends (Shingle style) with a 4"-6" overlap. Use a double row of staples/staples staggered 4" apart and 4" on center to secure RECPs.
5. Full length edge of RECPs at top of side slopes must be anchored with a row of staples/staples approximately 12"(30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapping.
6. Adjust RECPs must be overlapped approximately 2"-5" (5-12.5cm) (Depending on RECPs type) and stapled.
7. In high flow channel applications a staple check size is recommended at 30 to 40 feet (9-12m) intervals. Use a double row of staples/staples staggered 4"(10cm) apart and 4"(10cm) on center over entire width of the channel.
8. The terminal end of the RECPs must be anchored with a row of staples/staples approximately 12"(30cm) apart in a 6"(15cm) deep X 6"(15cm) wide trench. Backfill and compact the trench after stapping.

**LOT 6 CSM No. 3721 &
LOT 7A CSM No. 4344**
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
UNITED CONSTRUCTION
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ISSUE FOR REVIEW: 5-7-2020

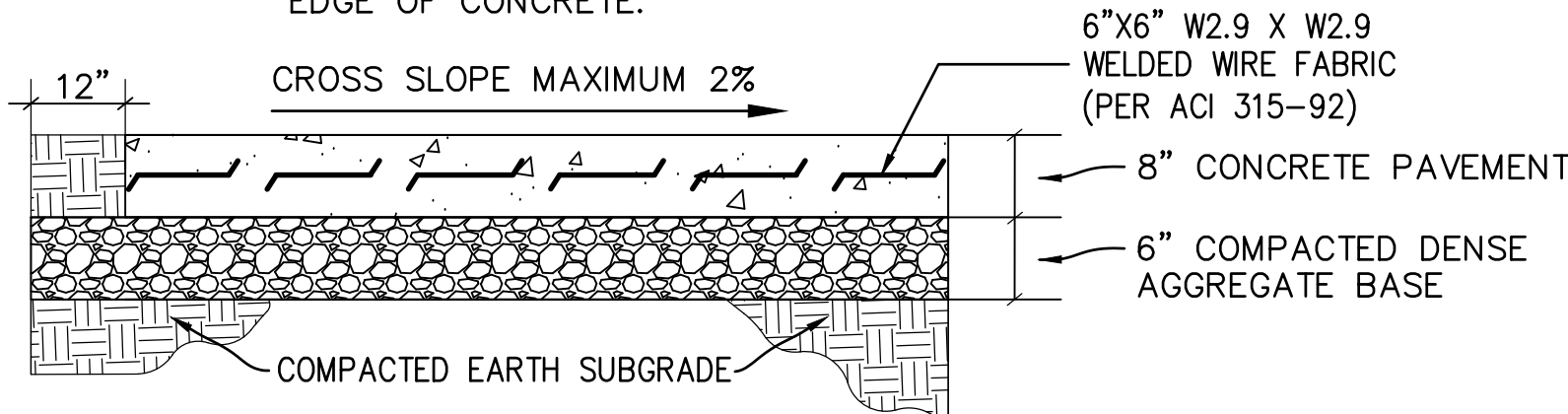
16" PAVEMENT SECTION (TYPICAL)
5" HMA PAVEMENT, LT 58-28 S
* 2 1/4" THICK UPPER COURSE (5 LT 58-28 S)
* 2 3/4" THICK LOWER COURSE (3 LT 58-28 S)
11" COMPACTED DENSE AGGREGATE BASE
* 1 1/4" GRADATION (PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")



1 HEAVY-DUTY ASPHALT PAVEMENT (TYPICAL SECTION)

NOT TO SCALE

14" PAVEMENT SECTION (TYPICAL)
8" CONCRETE PAVEMENT (PER SECTION 415 OF THE "STATE SPECIFICATIONS")
* ALL CONCRETE SHALL BE GRADE A-FA, AIR-ENTRAINED, 6-BAG MIX WITH A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3,500 PSI.
6" COMPACTED DENSE AGGREGATE BASE
* 1 1/4" GRADATION (PER SECTION 305.2.2.1 OF THE "STATE SPECIFICATIONS")
* BASE COURSE SHALL EXTEND A MINIMUM OF 12 INCHES BEYOND THE EDGE OF CONCRETE.



2 HEAVY DUTY CONCRETE PAVEMENT TYPICAL SECTION

NOT TO SCALE

DEMOLITION NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL AT A LOCATION APPROVED (BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PAVEMENTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE PROPOSED IMPROVEMENTS SHOWN CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLY COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION, SITE CLEARING, AND DISPOSAL.
- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE LAND SURVEYOR AND ENGINEER OF RECORD ASSUME NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ON-SITE LOCATIONS OF EXISTING UTILITIES.
- ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL DIGGERS HOTLINE AT 1-800-242-8511 A MINIMUM OF 3 WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES TO LOCATE AND MARK ALL UNDERGROUND UTILITIES.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HIRE A PRIVATE UTILITY LOCATING SERVICE TO LOCATE AND MARK ALL UNDERGROUND PRIVATE UTILITIES.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH SIGNS, FENCING, BARRICADES, ENCLOSURES, ETC., (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE OWNER. TEMPORARY CLOSURE OF ANY PUBLIC ROADWAY OR SIDEWALK SHALL BE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING THE COURSE OF WORK.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES SHALL BE INSTALLED.
- EXISTING ITEMS TO REMAIN INCLUDING, BUT NOT LIMITED TO, FENCES, SIGNS, UTILITIES, BUILDINGS, TREES, PAVEMENTS, AND LIGHT POLES SHALL BE CAREFULLY PROTECTED DURING THE DEMOLITION PROCESS. ANY DAMAGE SUSTAINED TO ITEMS TO REMAIN IN PLACE SHALL BE RESTORED OR REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.
- PROPERTY CORNERS AND BENCHMARKS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL LIMIT PAVEMENT REMOVALS TO ONLY THOSE AREAS WHERE IT IS NECESSARY AS SHOWN ON THESE CONSTRUCTION PLANS. CONCRETE SIDEWALK AND CURB & GUTTER IS TO BE REMOVED TO NEAREST JOINT IN ORDER TO ACCOMMODATE PROPOSED IMPROVEMENTS. IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENTS AND OR OTHER IMPROVEMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND RESTORATION OF DAMAGED PAVEMENT AND OTHER ITEMS AT NO ADDITIONAL COST TO THE OWNER.
- IF PREVIOUSLY UNIDENTIFIED HAZARDOUS, CONTAMINATED MATERIALS, OR OTHER ENVIRONMENTAL RELATED CONDITIONS ARE DISCOVERED, STOP WORK IMMEDIATELY AND NOTIFY THE PROJECT CONSTRUCTION MANAGER FOR ACTION TO BE TAKEN. DO NOT RESUME WORK UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER.
- AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTES

EROSION CONTROL, EARTHWORK, SITE GRADING AND PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STATE OF WISCONSIN, STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", 2020 EDITION, HEREIN REFERRED TO AS THE "STATE SPECIFICATIONS".

EROSION & SEDIMENT CONTROL NOTES

THE EROSION AND SEDIMENT CONTROL PROVISIONS DETAILED ON THE DRAWINGS AND SPECIFIED HEREIN ARE THE MINIMUM REQUIREMENTS FOR EROSION CONTROL.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE ANY REVISIONS, ADJUSTMENTS OR PROPOSED ALTERATIONS TO THE CONSTRUCTION SEQUENCING AND/OR EROSION CONTROL PLANS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND REGULATORY OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BEST MANAGEMENT PRACTICES (BMP'S). ALL SIGNIFICANT DEVIATIONS FROM THE PLANS MUST BE SUBMITTED AND APPROVED BY THE CITY OF PEWAUKEE.

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF ALL EROSION CONTROL DEVICES REQUIRED FOR THE PROJECT WHICH SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND CITY OF PEWAUKEE ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS. SEE CITY OF PEWAUKEE AND WDNR EROSION CONTROL PERMITS FOR ADDITIONAL DETAILS OR REQUIREMENTS.

ALL EROSION AND SEDIMENT CONTROL MEASURES AND DEVICES SHALL BE INSPECTED BY THE CONTRACTOR AS REQUIRED IN THE WISCONSIN ADMINISTRATIVE CODE (SPS 360.21) AND MAINTAINED PER SPS 360.22.

INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. SEDIMENT AND EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL CHECK THE EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS AT ALL THE FOLLOWING INTERVALS UNTIL THE SITE IS STABILIZED:

A. AT LEAST WEEKLY.

B. WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. IMMEDIATELY REPAIR ANY DAMAGE OBSERVED DURING THE INSPECTION.

EROSION AND SEDIMENT CONTROL INSPECTIONS AND ENFORCEMENT ACTIONS MAY BE CONDUCTED BY WDNR, THE CITY OF PEWAUKEE OR THEIR AUTHORIZED AGENTS DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE OR LOCAL INSPECTORS AND/OR THE ENGINEER OF RECORD, SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

ALL SEDIMENT AND EROSION CONTROL DEVICES, INCLUDING PERIMETER EROSION CONTROL MEASURES SUCH AS SILT FENCE AND INLET PROTECTION SHALL BE INSTALLED PRIOR TO COMMENCING EARTH DISTURBING ACTIVITIES. THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES UNTIL THE SITE HAS ESTABLISHED A VEGETATIVE COVER AND IS STABILIZED.

INSTALL SEDIMENT CONTROL WATTLES PER SECTION 628 OF THE "STATE SPECIFICATIONS" AND WDNR TECHNICAL STANDARD 1062 AT THE LOCATIONS SHOWN ON THE PLAN. INSTALL SEDIMENT CONTROL WATTLES PRIOR TO STARTING A CONSTRUCTION OPERATION THAT MIGHT CAUSE SEDIMENTATION OR SILTATION AT THE SITE OF THE PROPOSED SEDIMENT CONTROL WATTLES. CONTRACTOR SHALL INSTALL SEDIMENT CONTROL WATTLES AT DOWN SLOPE SIDE OF STOCKPILES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REMOVAL OF ALL REQUIRED SEDIMENT CONTROL WATTLE MATERIAL.

ALL PROPOSED STORM SEWER STRUCTURES AND ADJACENT EXISTING STORM INLETS SHALL HAVE A LAYER OF GEOTEXTILE FABRIC (TYPE "FF") INSTALLED BETWEEN THE FRAME & GRATE TO PREVENT SEDIMENT OR SILT FROM ENTERING THE SYSTEM. THE INLET PROTECTION SHALL BE INSPECTED BY THE CONTRACTOR AND REPLACED EVERY 14 DAYS AND AFTER EACH RAINFALL EVENT. FABRIC TO BE REPLACED AS NEEDED TO MEET FIELD CONDITIONS.

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE (WHEN NECESSARY OR AS REQUIRED BY LOCAL INSPECTORS AND/OR ENGINEER OF RECORD).

EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):

A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

B. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

C. ANY WATER PUMPED FROM PITS, TRENCHES, WELLS OR PONDS SHALL BE DISCHARGED INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 AND BMP'S PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM OR DRAINAGE DITCH. PUMPED WATER CAN BE TREATED IN FILTER BAGS, STONE FILTERS OR SIMILAR DEVICES. QUALITY OF PUMPED WATER SHALL BE CONTINUOUSLY MONITORED DURING PUMPING OPERATIONS.

EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.

ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND CITY OF PEWAUKEE ORDINANCE.

IF TOPSOIL STOCKPILES REMAIN UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS AFTER NOVEMBER 15TH AND BEFORE MAY 15TH, TYPE A SOIL STABILIZER SHALL BE USED.

ALL DISTURBED TURF AREAS SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING. EROSION MATTING SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052.

PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AT THE END OF EACH WORK DAY, AS NEEDED, AND AS REQUESTED BY THE CITY OF PEWAUKEE.

EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

SUB-GRADE PREPARATION, SITE GRADING AND RESTORATION

ALL TOPSOIL AND OTHER NON-STRUCTURAL MATERIAL WITHIN THE PROPOSED BUILDING PADS, PAVEMENT SECTIONS AND STRUCTURAL FILL AREAS SHALL BE STRIPPED AND HAULED OFF SITE.

EXCAVATE, GRADE AND SHAPE SUBGRADE TO THE LINES AND GRADES SHOWN ON THE PLANS. SEE TYPICAL SECTIONS FOR PAVEMENT THICKNESS AND MATERIALS.

FOR STRUCTURAL FILL DEPTHS LESS THAN 20 FEET, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION OF THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.

THE FILL SHALL BE PLACED IN LAYERS WITH A MAXIMUM LOOSE THICKNESS OF 9 INCHES. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION.

UPON COMPLETION OF THE GRADING AND COMPACTION OF THE SUBGRADE, A PROOF ROLL SHALL BE CONDUCTED BY THE CONTRACTOR ON ALL SUBGRADES THAT RECEIVE DENSE AGGREGATE BASE COURSE. THE CONTRACTOR SHALL PROVIDE A FULLY LOADED QUAD-AXLE TRUCK (18 TON MINIMUM LOAD) TO PERFORM THE PROOF ROLL. CONTRACTOR SHALL COORDINATE THE PROOF ROLL WITH THE OWNER AND THE GENERAL CONTRACTOR'S GEOTECHNICAL ENGINEER.

UPON THE COMPLETION OF THE IMPROVEMENTS, RE-SPREAD SALVAGED TOPSOIL (OR IMPORT TOPSOIL AS NECESSARY) TO PROVIDE A MINIMUM SIX-INCH (6") LAYER IN ALL LAWN AREAS.

RESTORE ALL DISTURBED AREAS WITH SEED, FERTILIZER AND EROSION MAT IN ACCORDANCE WITH SECTIONS 627, 628, 629 AND 630 OF THE "STATE SPECIFICATIONS".

AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ABANDONED, EXCESS, WASTE, STOCKPILED AND SPOIL MATERIAL IN ACCORDANCE WITH SECTION 205.3.12 OF THE "STATE SPECIFICATIONS". THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

PAVEMENT SPECIFICATIONS

DENSE AGGREGATE BASE COURSE SHALL MEET THE REQUIREMENTS OF SECTION 305 OF THE "STATE SPECIFICATIONS". THE COMPLETED BASE SHALL BE IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET AND SHALL BE CONSTRUCTED IN FOUR-INCH (4") LIFTS AND COMPACTED ACCORDING TO SUBSECTION 305.3.2.2 OF THE "STATE SPECIFICATIONS".

ASPHALTIC CONCRETE PAVEMENT SHALL BE WISC DOT TYPE 4-LT-58-28-S (UPPER COURSE) AND TYPE 3-LT-58-28-S (LOWER COURSE) MEETING THE REQUIREMENTS OF SECTION 460 OF THE "STATE SPECIFICATIONS". PAVEMENT SHALL BE INSTALLED IN TWO (2) LIFTS IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET.

CONCRETE FOR PAVEMENT(S), SIDEWALKS, CURB & GUTTER AND DRIVEWAY APRONS SHALL BE GRADE A-FA, AIR-ENTRAINED, AS SPECIFIED IN SUBSECTION 501.3.1 OF THE "STATE SPECIFICATIONS". ALL EXTERIOR CONCRETE SHALL BE "READY-MIXED" AND RECEIVE A BROOM FINISH. ALL CONCRETE WORK SHALL BE CURED IN ACCORDANCE WITH THE REQUIREMENTS OF SUBSECTION 415.2.4 OF THE "STATE SPECIFICATIONS".

HEAVY-DUTY CONCRETE SHALL BE EIGHT INCHES (8") IN THICKNESS ON SIX INCHES (6") OF DENSE AGGREGATE BASE COURSE AND BE CONSTRUCTED IN ACCORDANCE WITH THE "TYPICAL SECTIONS & CONSTRUCTION DETAILS" SHEET(S) OF THE PLAN SET.



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

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LOT 6 CSM No. 3721 &
LOT 7A CSM No. 4344
TYPICAL SECTIONS & CONSTRUCTION DETAILS
FOR
UNITED CONSTRUCTION
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

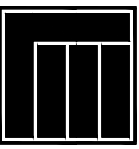
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PROJ. MGR: _____ MRM
DRAFTED: _____ JWR
DATE: 5-4-2020
CHECKED: _____ ALJ
DATE: 5-6-2020

2020.0062.01

SHEET
C-7

ISSUE FOR REVIEW: 5-7-2020



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Project Name:

**LINDNER
LOGISTICS
ADDITION**

W229 N1492 Westwood Dr.
Waukesha, WI 53186

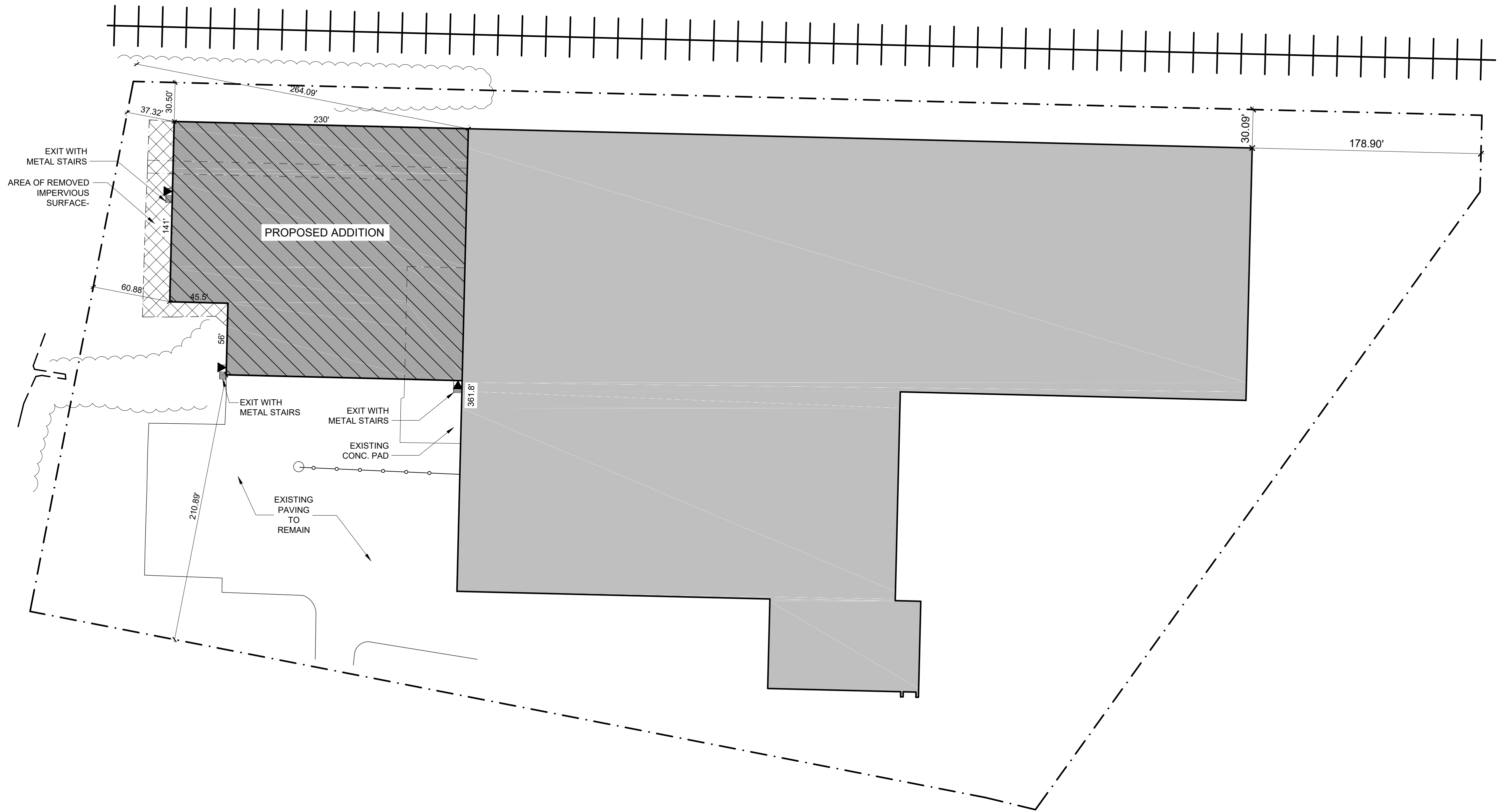
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LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
ARCHITECTURAL SITE PLAN

PROGRESS SET

REVISIONS	
	-
DRAWN	RD
CHECKED	MJP
DATE	MAY 28th, 2020
SCALE	
JOB NO.	MPA 2020.02
SHEET DESCRIPTION	ARCHITECTURAL SITE PLAN
SHEET NUMBER	

A000



1
A000

ARCHITECTURAL SITE PLAN

1" = 50'-0"
0 25 50 100'



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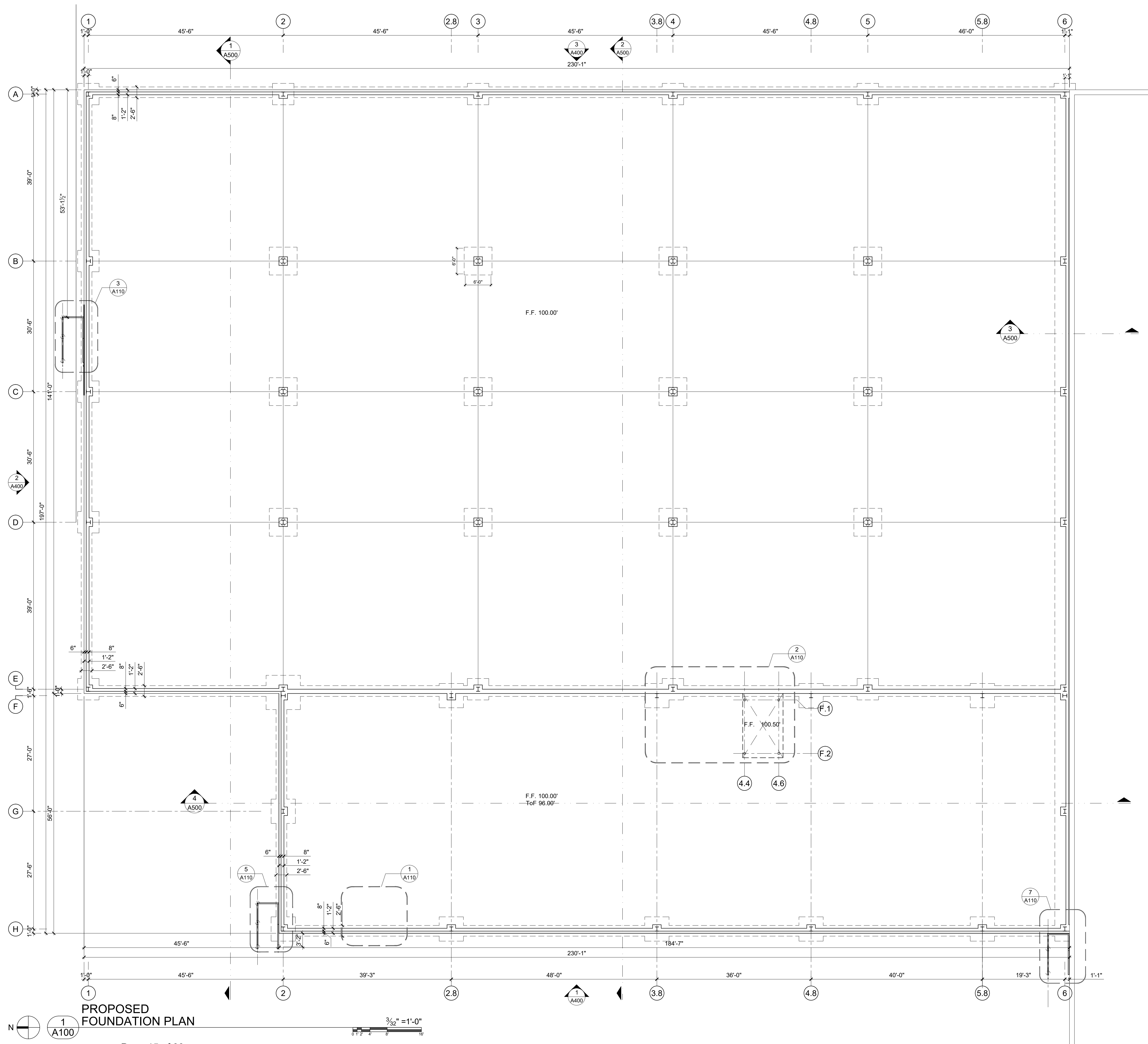
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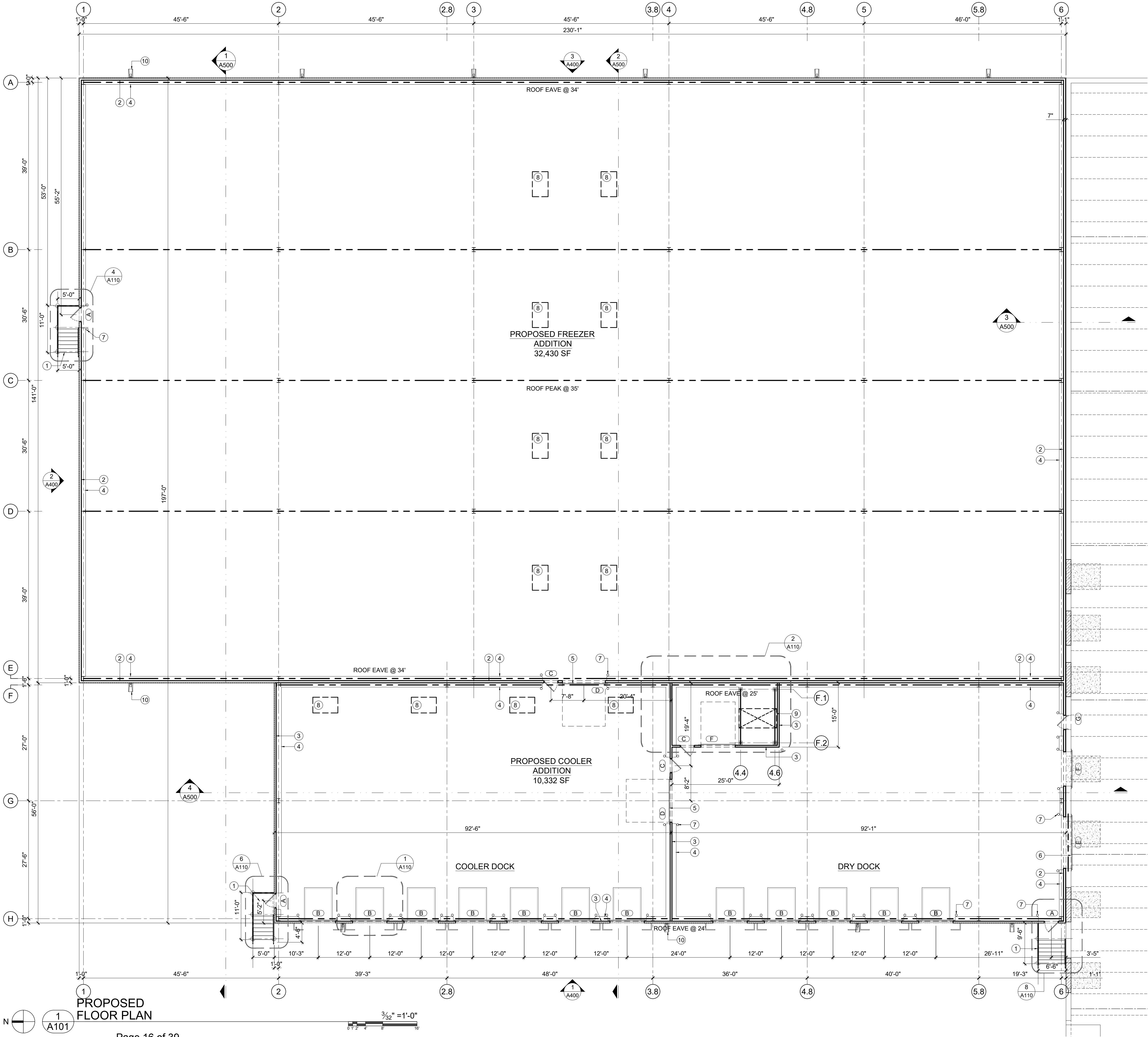
LINDNER LOGISTICS ADDITION PEWAUKEE PLANT FOUNDATION PLAN

PROGRESS SET

REVISIONS	
DRAWN	RD
CHECKED	MJP
DATE	MAY 28th, 2020
SCALE	
JOB NO.	
MPA 2020.02	
SHEET DESCRIPTION	
PLAN	
SHEET NUMBER	

A100





FLOOR PLAN - GENERAL NOTES

- A. INTERIOR DIMENSIONS ARE FACE OF FINISH TO FACE OF FINISH WALL.
B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

FLOOR PLAN - SYMBOLS LEGEND

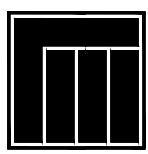
SHEET A101 KEYED NOTES: FLOOR PLAN

1. METAL STAIRWAY - SEE DETAILS.
2. 6" METL-SPAN INSULATED WALL PANEL.
3. 5" METL-SPAN INSULATED WALL PANEL.
4. CONCRETE CURB.
5. HIGHSPEED OVERHEAD DOOR.
6. NEW 12'x12' OVERHEAD DOOR IN EXISTING WALL CONSTRUCTION.
7. 6" STEEL PIPE BOLLARD.
8. CEILING HUNG HVAC EQUIPMENT.
9. ROOF TOP HVAC EQUIPMENT ABOVE.
10. DOWNSPOUT WITH SPLASH BLOCK.

DOOR SCHEDULE

L.T.R.	DOOR		FRAME		HARDWARE SET		REMARKS
SIZE	TYPE	MAT'L	FINISH	MAT'L	FINISH	SET #	
3'-0" x 7'-0"	D-1	STL	PNT-1	STL	PNT-1	•	1
8'-0" x 10'-0"	D-2	STL	PNT-1	•	•	•	2
3'-0" x 7'-0"	D-3	STL	PNT-1	STL	PNT-1	•	3
10'-0" x 10'-0"	D-4	STL	PNT-1	•	•	•	2, 4
12'-0" x 12'-0"	D-4	STL	PNT-1	•	•	•	2, 4, 5
8'-0" x 10'-0"	D-4	STL	PNT-1	•	•	•	2
3'-0" x 7'-0"	D-3	STL	PNT-1	STL	PNT-1	•	3

- NOTE:
1. INSULATED EXTERIOR MAN DOOR.
2. 6" METL-SPAN INSULATED WALL PANEL.
3. INSULATED INTERIOR MAN DOOR.
4. HIGHSPEED OVERHEAD DOOR.
5. VERIFY LOCATION IN FIELD.



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Project Name:

**LINDNER
LOGISTICS
ADDITION**

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Waukesha, WI 53186

Owner:

LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
PROPOSED FLOOR PLAN

PROGRESS SET

REVISIONS

DRAWN

RD

CHECKED

MJP

DATE

MAY 28th, 2020

SCALE

JOB NO.

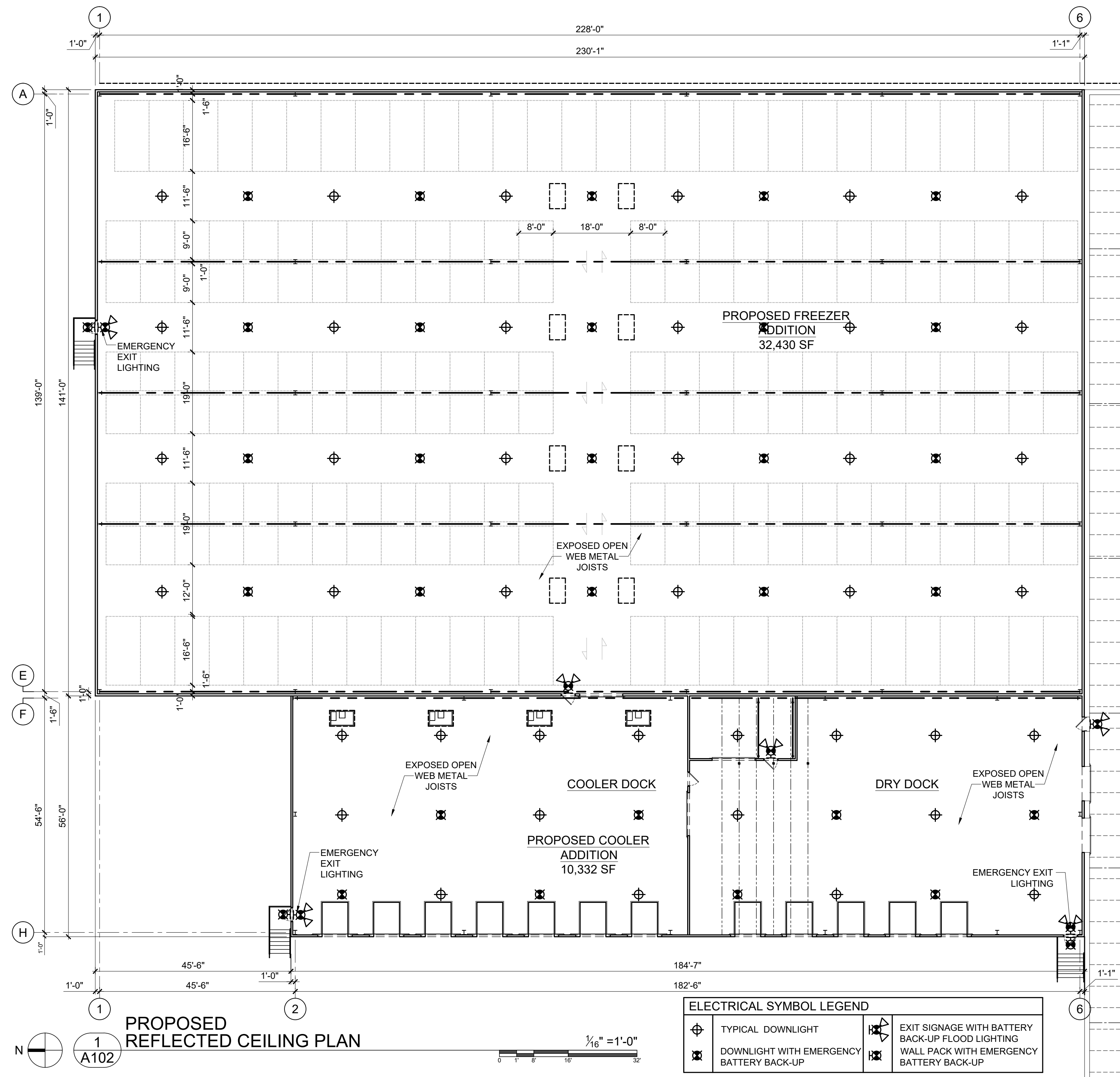
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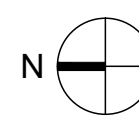
PLAN

SHEET NUMBER

A101



ELECTRICAL SYMBOL LEGEND			
	TYPICAL DOWNLIGHT		EXIT SIGNAGE WITH BATTERY BACK-UP FLOOD LIGHTING
	DOWNLIGHT WITH EMERGENCY BATTERY BACK-UP		WALL PACK WITH EMERGENCY BATTERY BACK-UP



2
A102

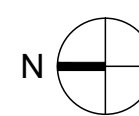
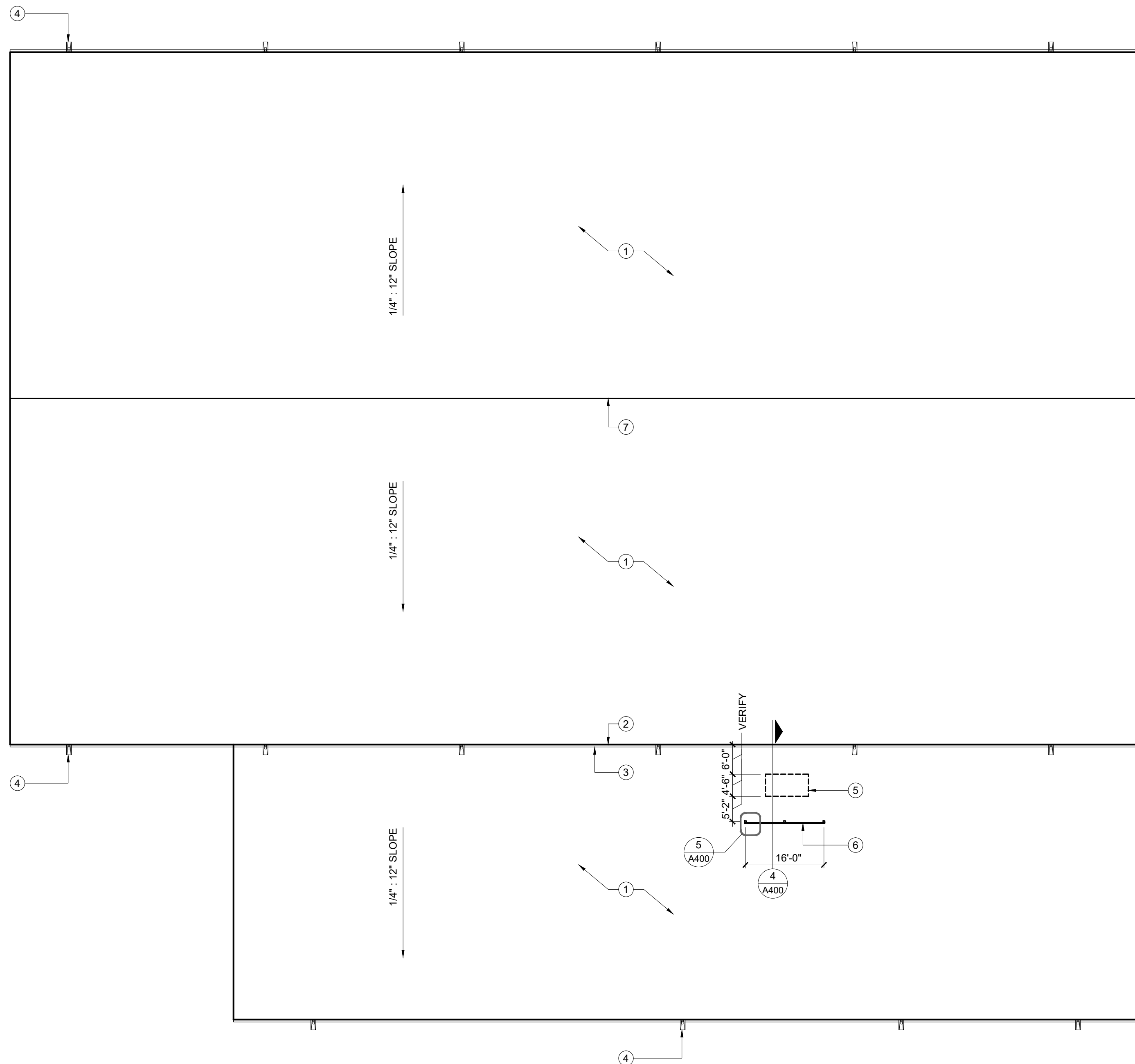
PROPOSED
ROOF PLAN

1/16" = 1'-0"

SHEET A102 KEYED NOTES: ROOF PLAN

(NO)

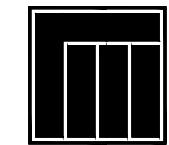
1. EPDM WITH BALLAST COVERING.
2. GRAVEL STOP WITH DRAINAGE.
3. METAL GUTTER
4. DOWNSPOUT WITH SPLASH BLOCK.
5. ROOF TOP HVAC UNIT.
6. SCREENING - CORRUGATED METAL PANEL VERTICAL.
7. RIDGE.



2
A102

PROPOSED
ROOF PLAN

1/16" = 1'-0"



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Project Name:

LINDNER
LOGISTICS
ADDITION

W229 N1492 Westwood Dr.
Waukesha, WI 53186

Owner

LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
REFLECTED CEILING & ROOF PLAN

PROGRESS SET

REVISIONS

DRAWN

RD

CHECKED

MJP

DATE

MAY 28th, 2020

SCALE

JOB NO.

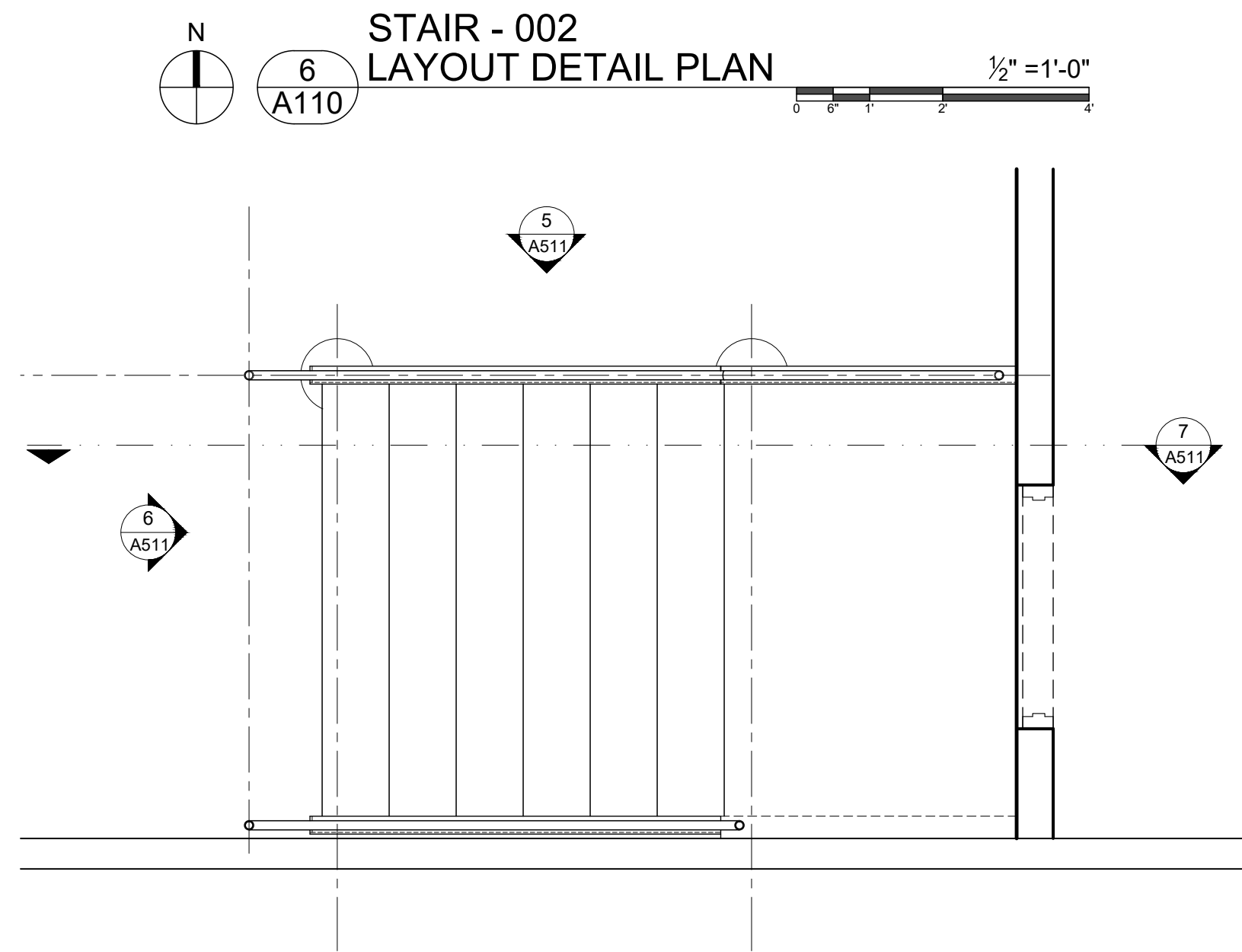
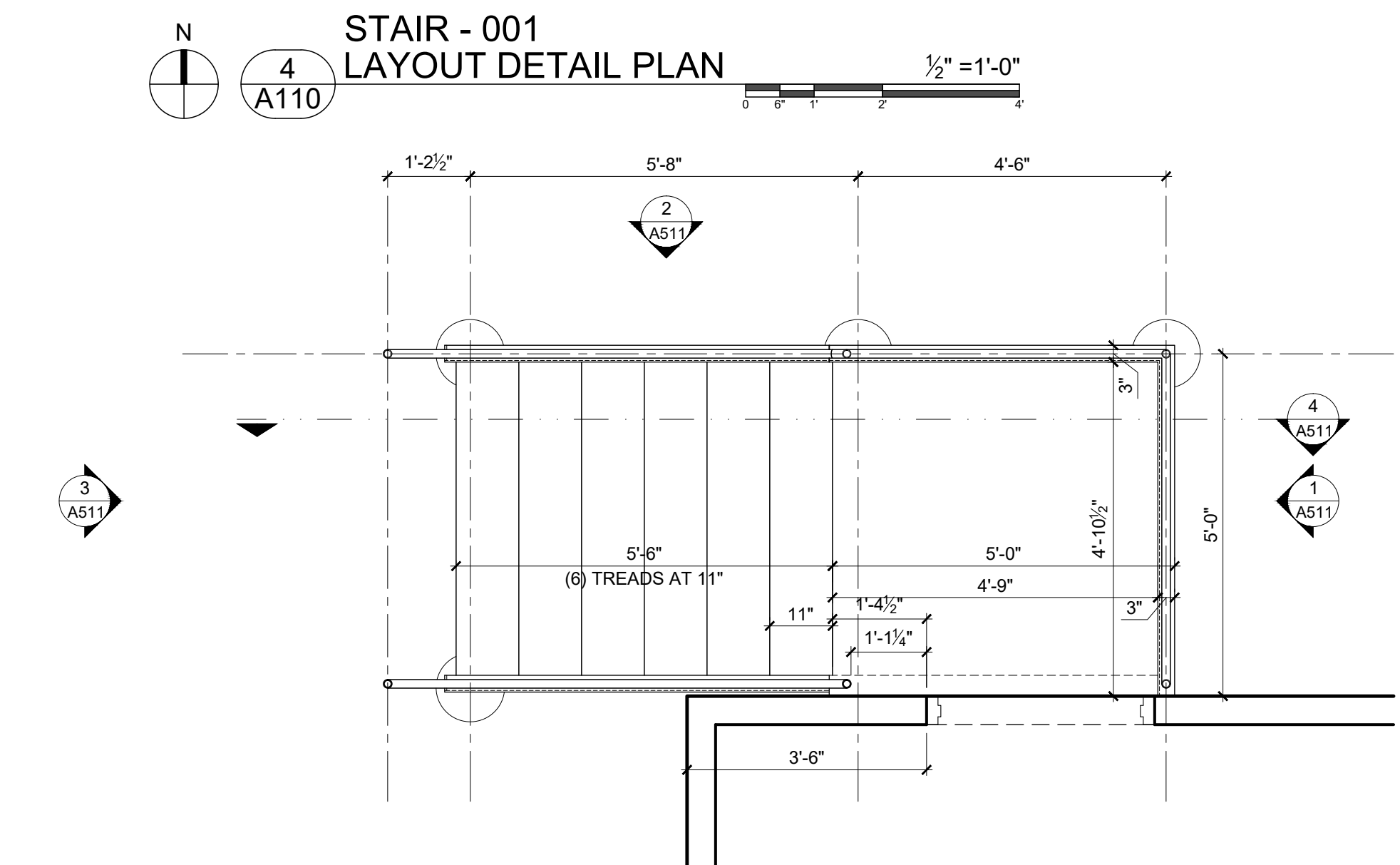
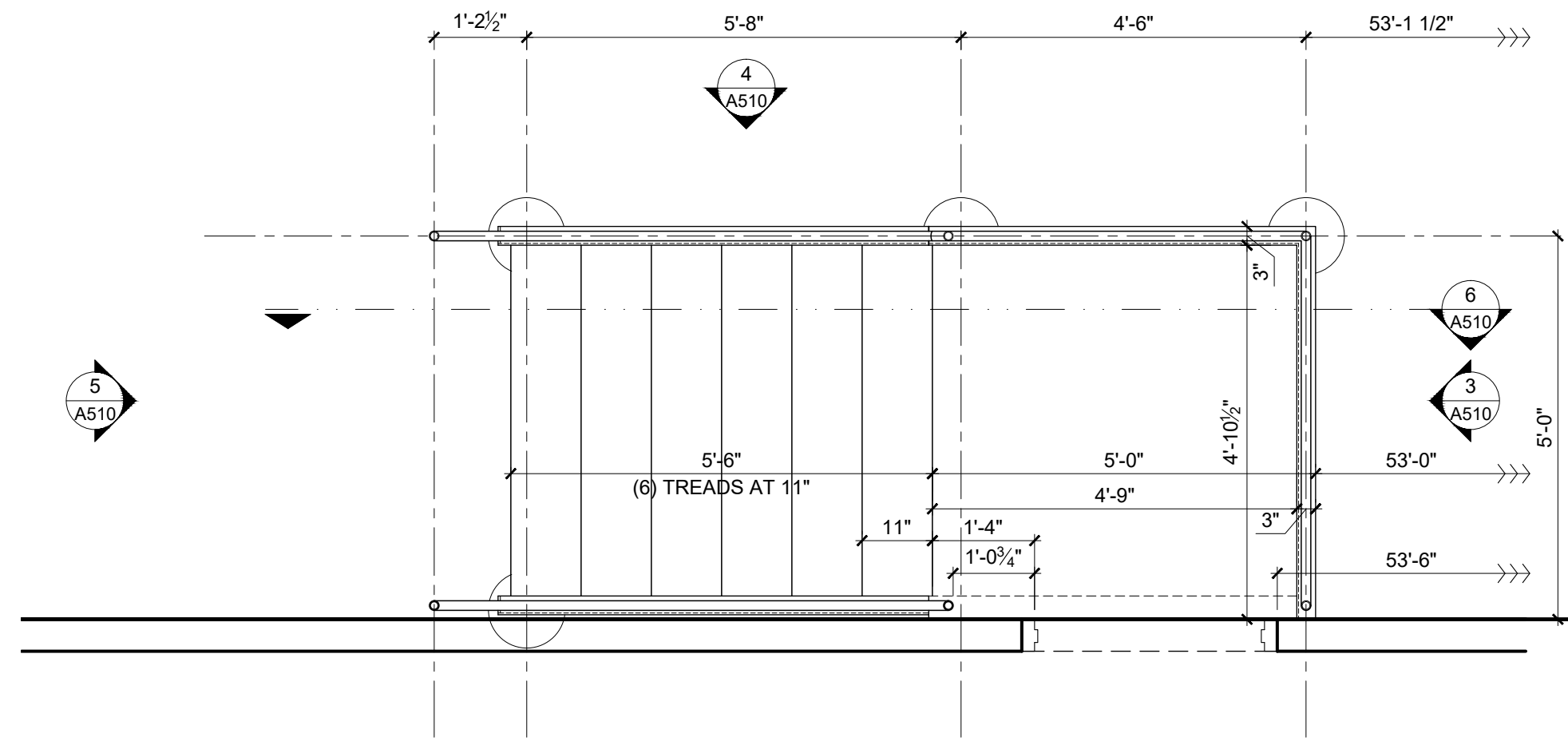
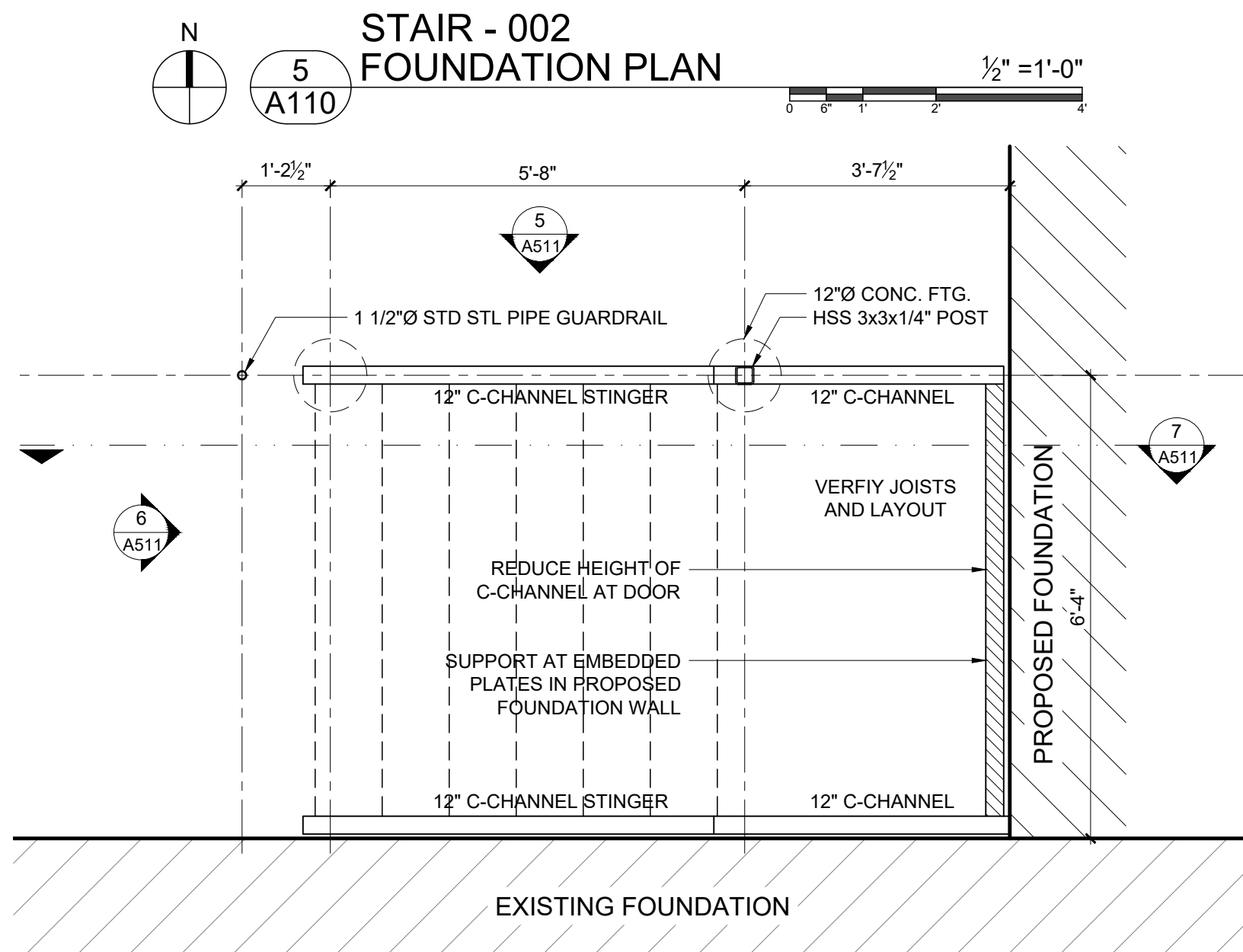
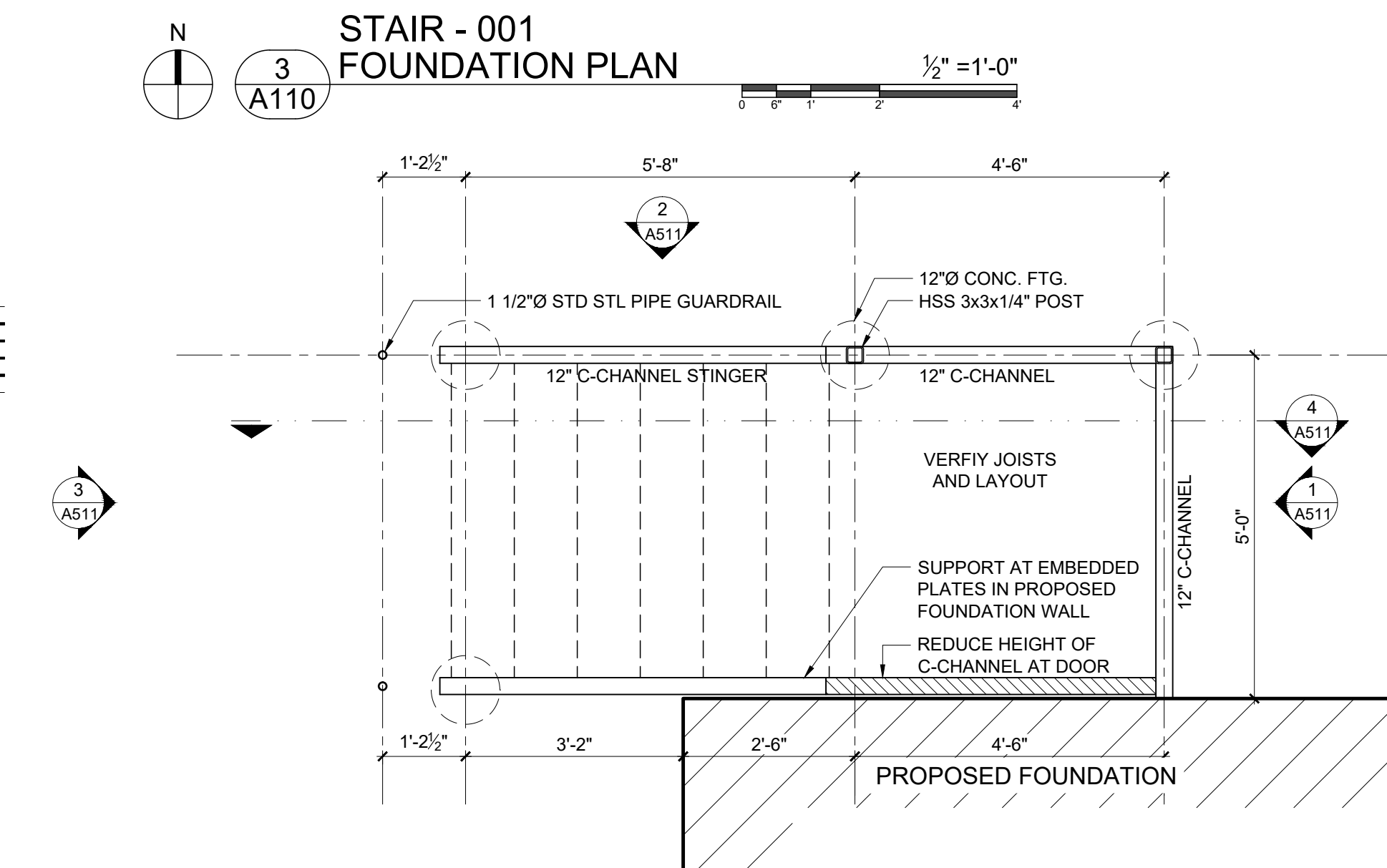
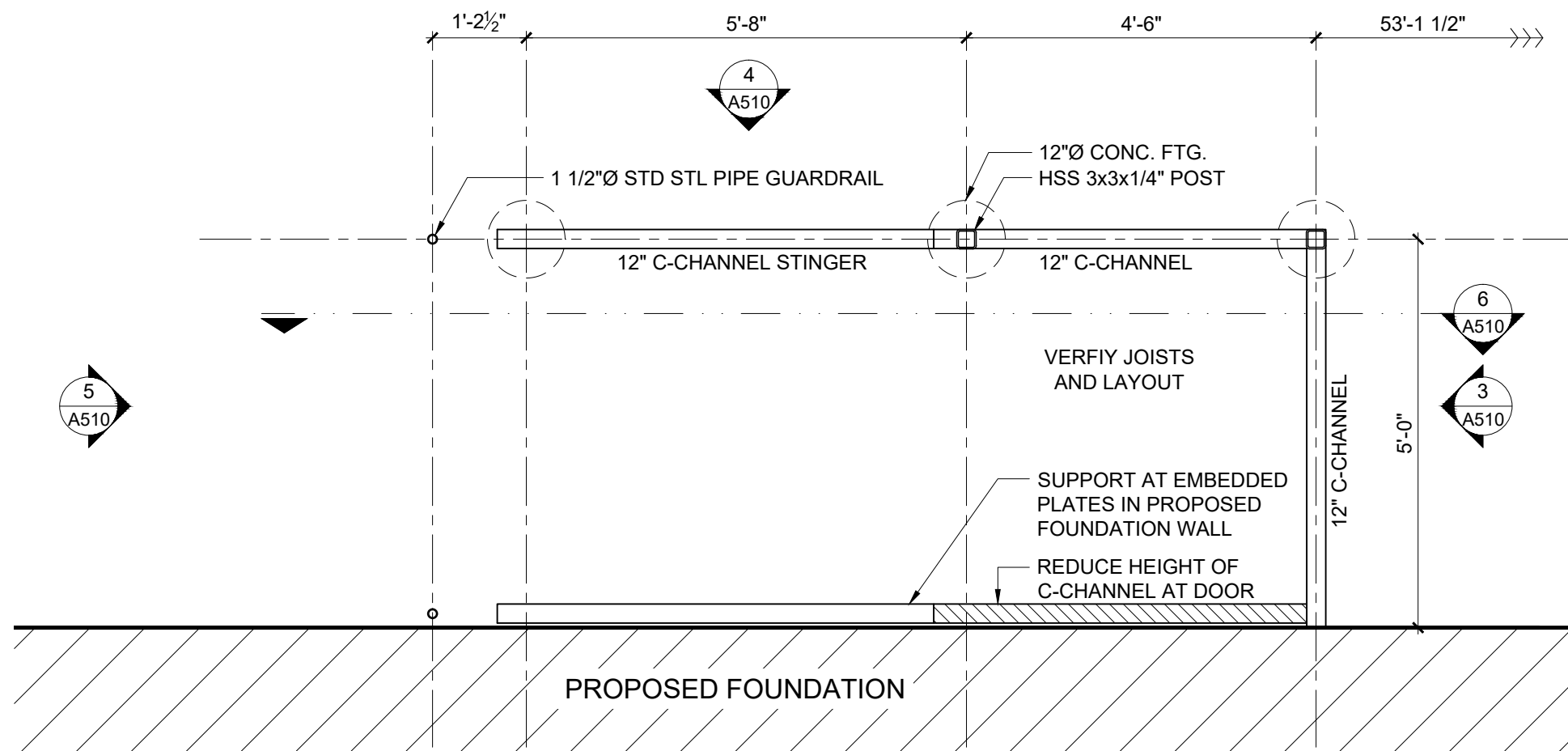
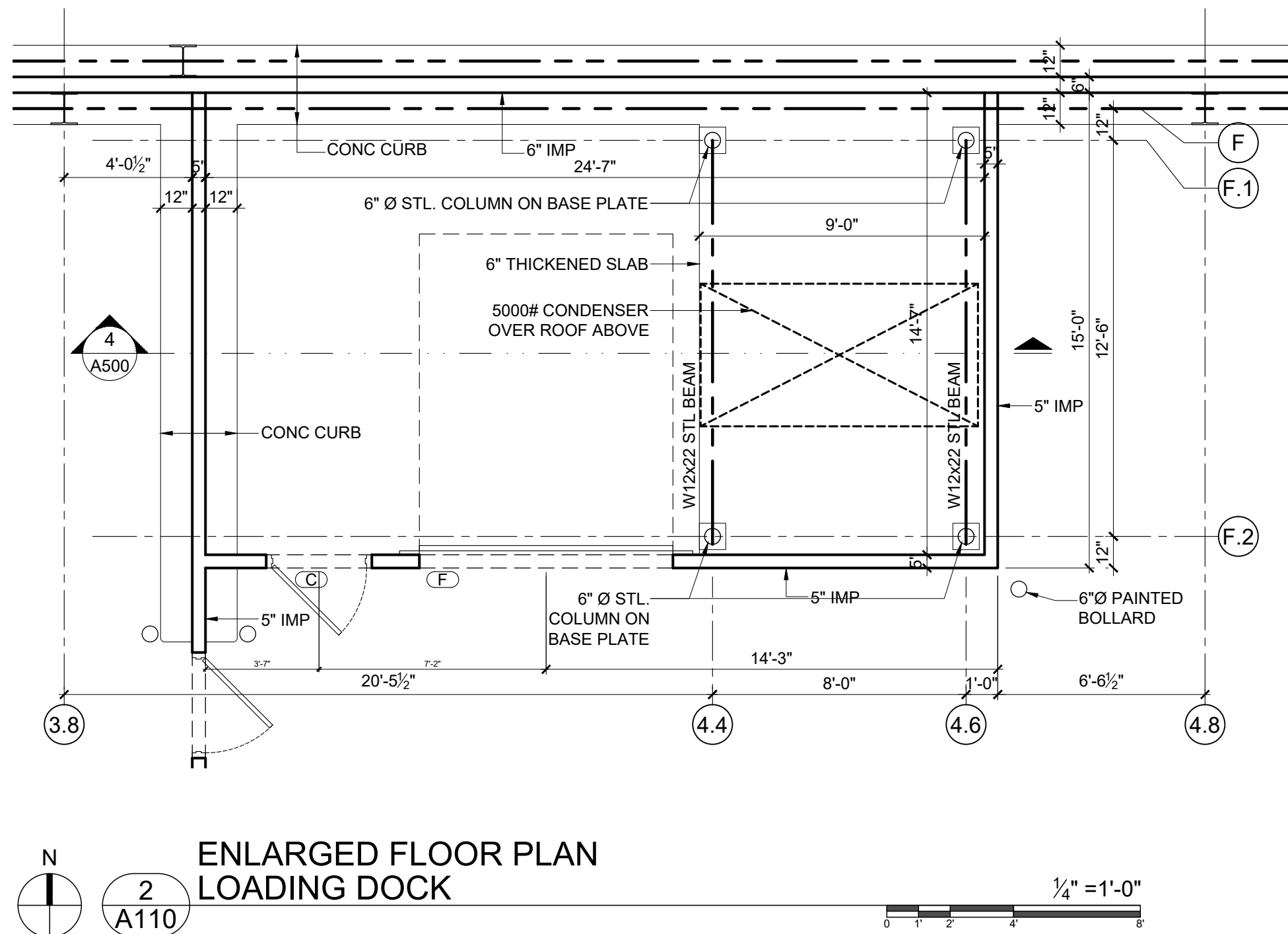
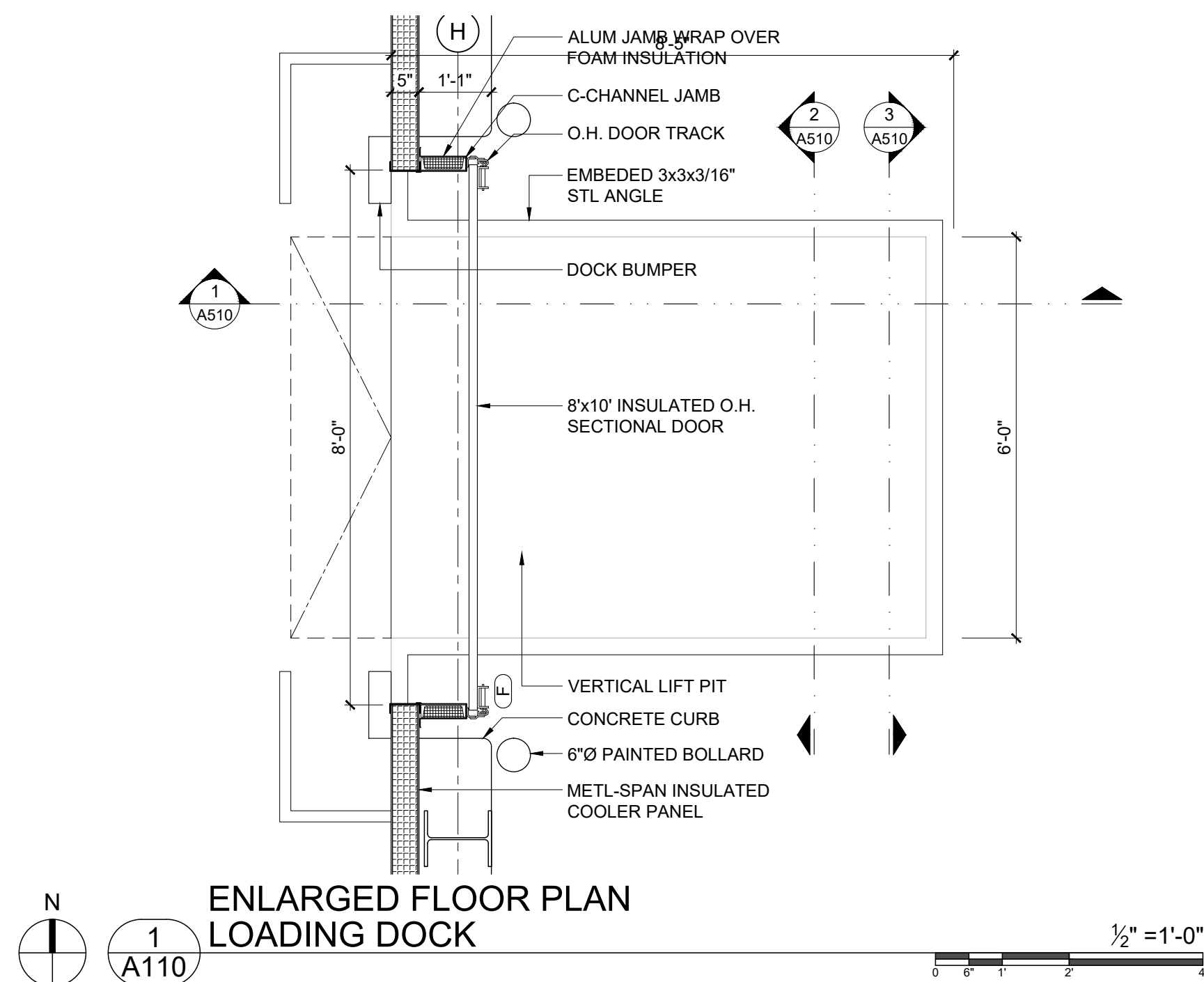
MPA 2020.02

SHEET DESCRIPTION

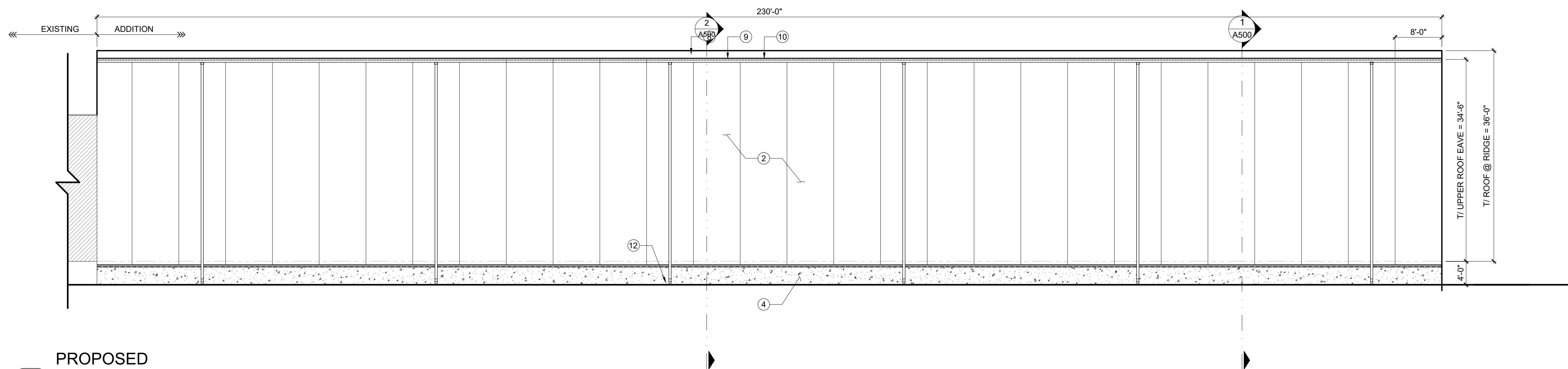
PLANS

SHEET NUMBER

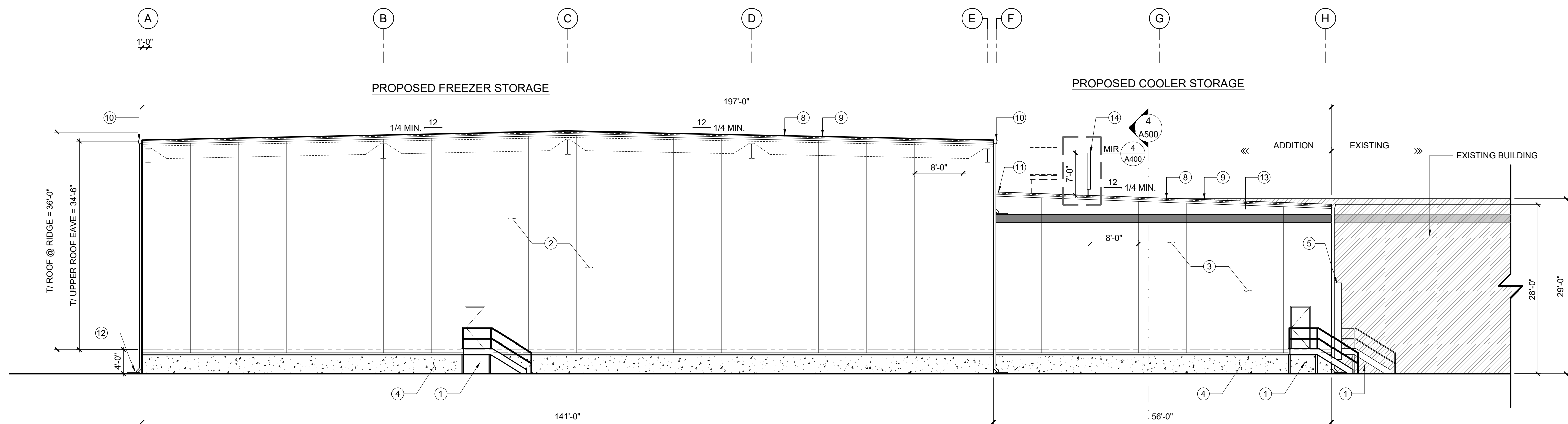
A102



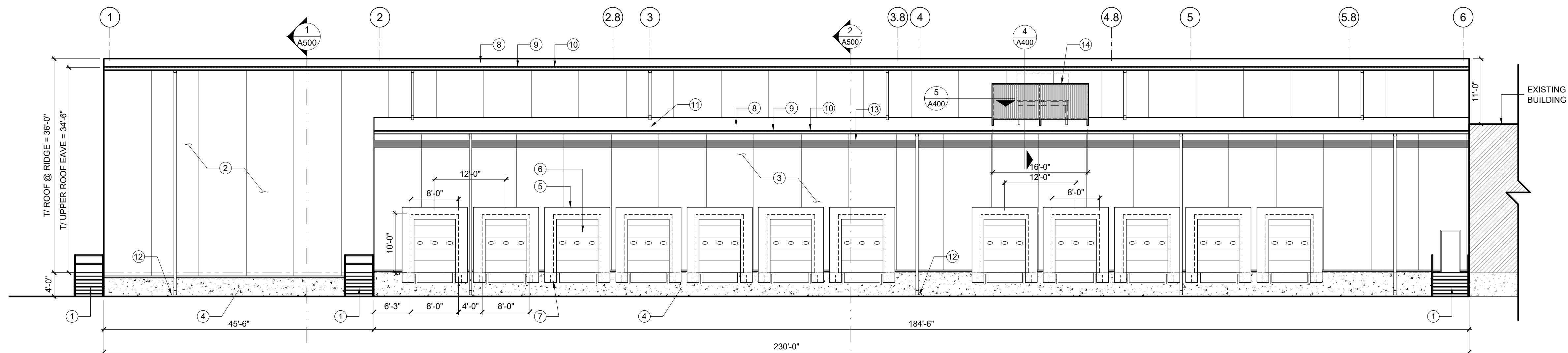
REVISIONS	
DRAWN	
	RD
CHECKED	
	MJP
DATE	
	MAY 28th, 2020
SCALE	
JOB NO.	
	MPA 2020.02
SHEET DESCRIPTION	
	ENLARGED PLANS
SHEET NUMBER	



3
A400
PROPOSED
EAST ELEVATION



2
A400
PROPOSED
NORTH ELEVATION



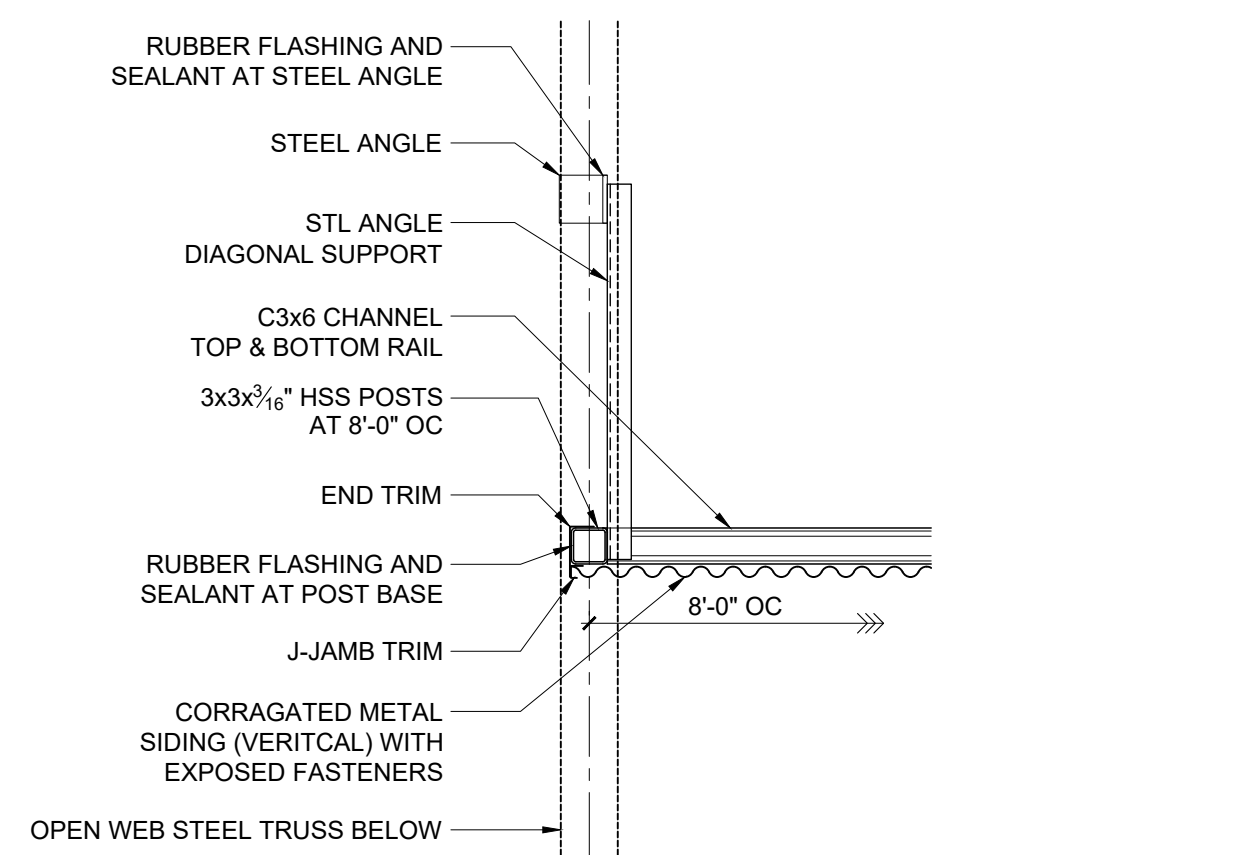
1
A400
PROPOSED
WEST ELEVATION

ELEVATIONS - GENERAL NOTES

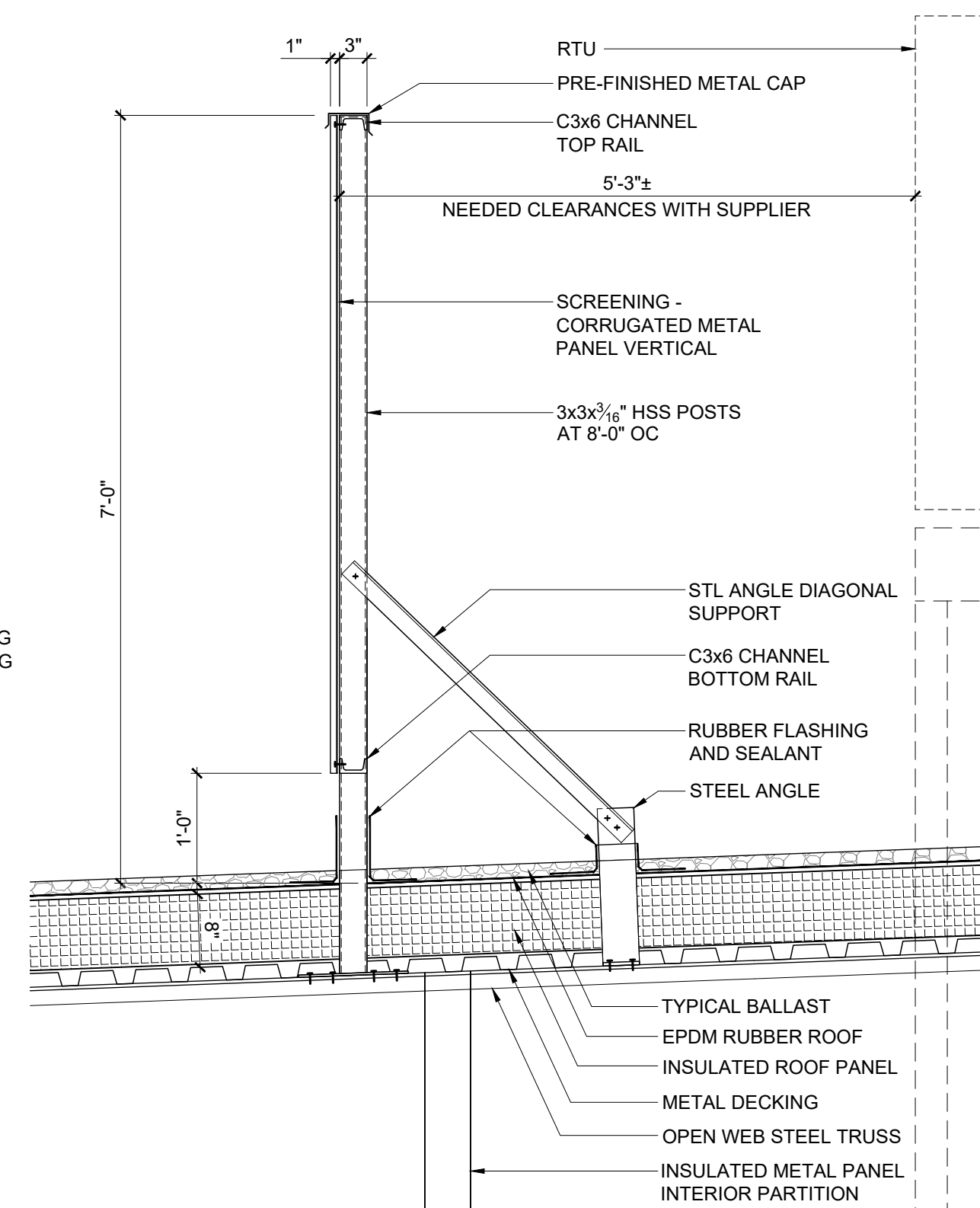
- A. INTERIOR DIMENSIONS ARE FACE OF FINISH TO FACE OF FINISH WALL.
B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE.

SHEET A400 KEYED NOTES: ELEVATIONS

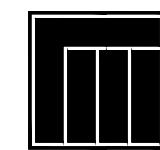
1. METAL STAIRWAY - SEE DETAILS.
2. 6" METL-SPAN INSULATED WALL PANEL.
3. 5" METL-SPAN INSULATED WALL PANEL.
4. EXPOSED CONCRETE POURED IN PLACE FOUNDATION WALL.
5. DOCK SHELTER.
6. INSULATED SECTIONAL OVERHEAD DOOR.
7. DOCK BUMPER.
8. EPDM ROOF WITH STONE BALLAST.
9. METAL EDGE FLASHING.
10. METAL GUTTER WITH DOWNSPOUT.
11. CONCRETE PAVER SPLASH GUARD.
12. SPLASH BLOCK.
13. BLUE STRIP - MATCH EXISTING HEIGHT AND ELEVATION.
14. SCREENING - CORRUGATED METAL PANEL VERTICAL.



5
A400
SCREENING DETAIL - PLAN



4
A400
SCREENING DETAIL - SECTION



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Project Name:

LINDNER
LOGISTICS
ADDITION

W229 N1492 Westwood Dr.
Waukesha, WI 53186

Owner:

LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
ELEVATIONS

PROGRESS SET

REVISIONS

DRAWN RD

CHECKED MJP

DATE MAY 28th, 2020

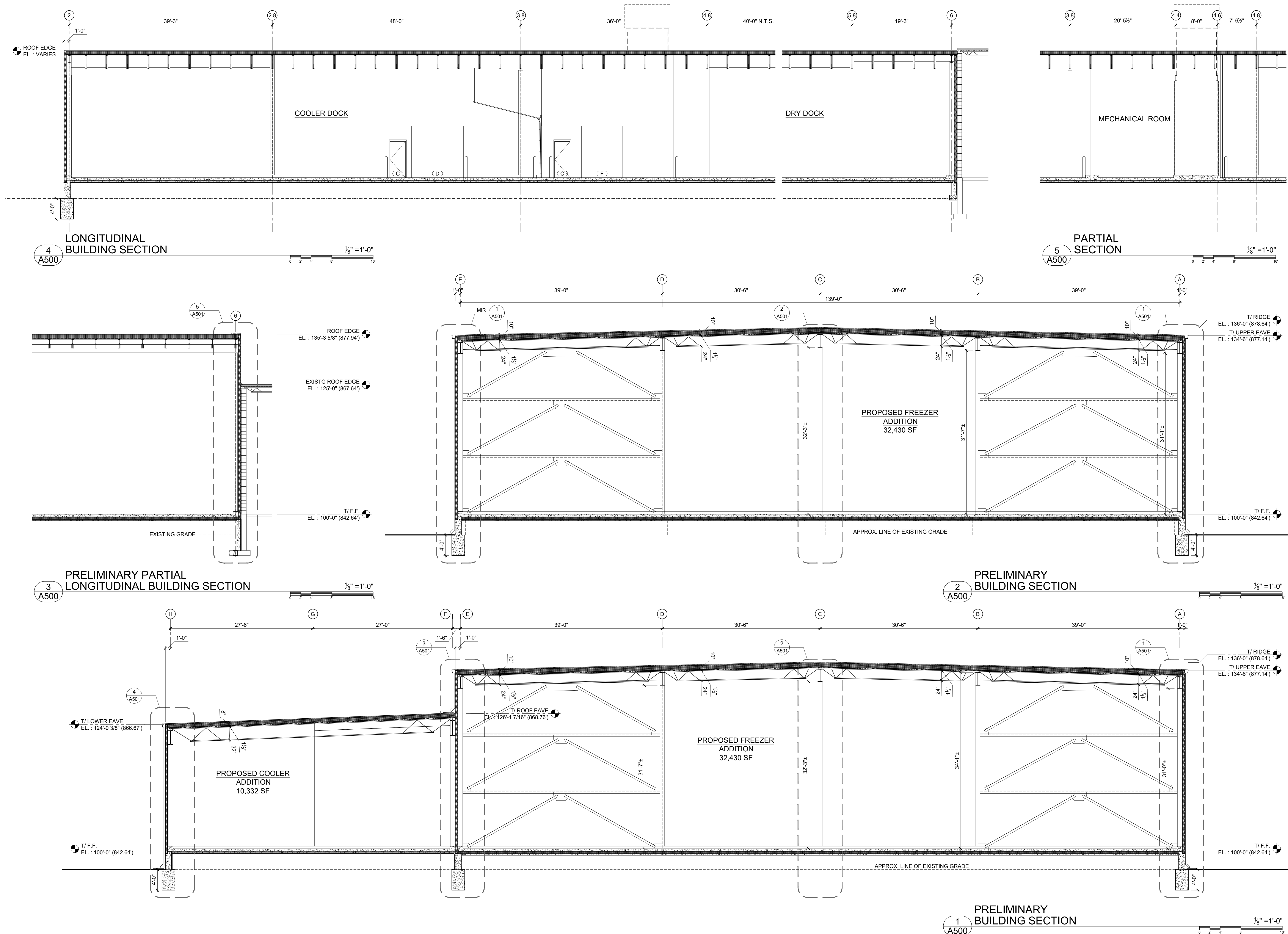
SCALE

JOB NO. MPA 2020.02

SHEET DESCRIPTION ELEVATIONS

SHEET NUMBER

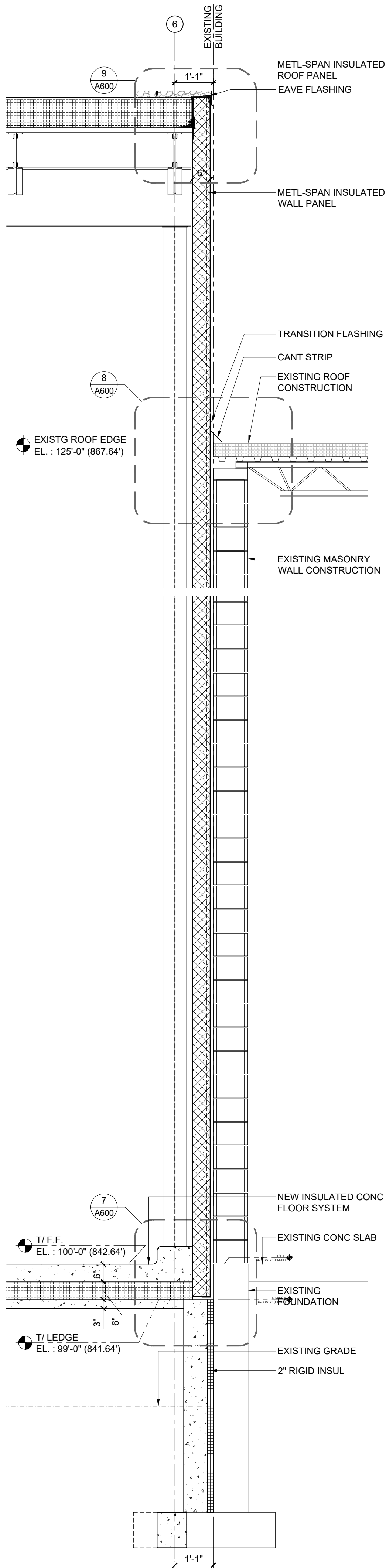
A400



LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
BUILDING SECTIONS

PROGRESS SET

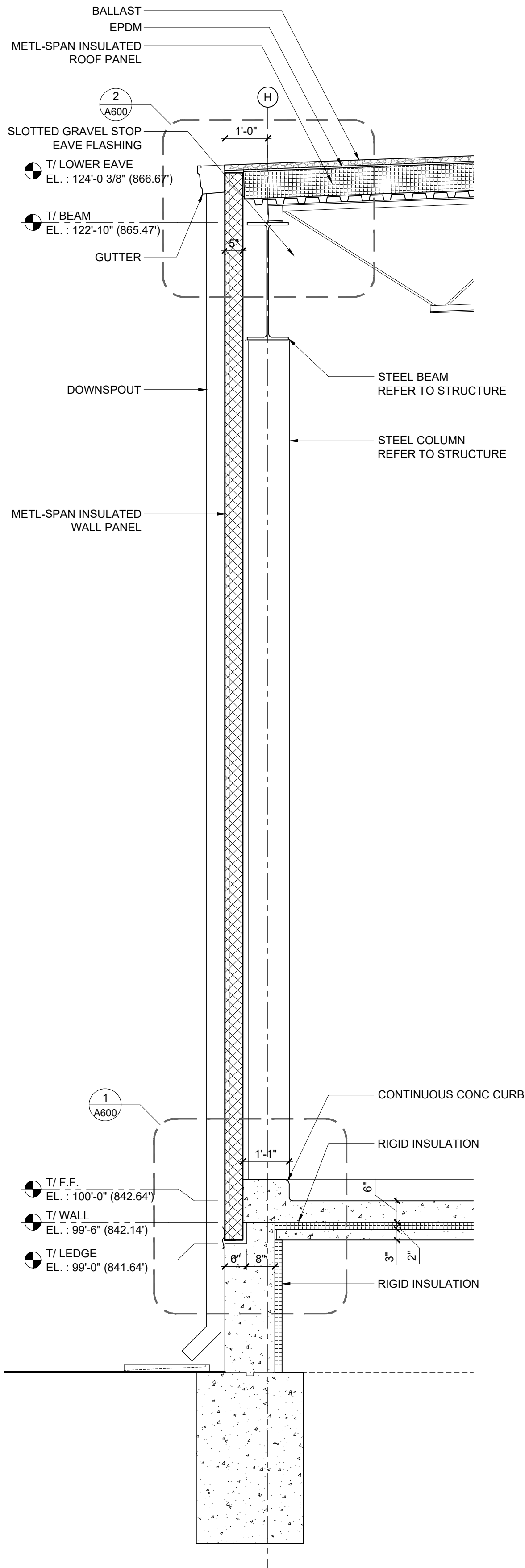
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DRAWN	
	RD
CHECKED	
	MJP
DATE	
	MAY 28th, 2020
SCALE	
JOB NO.	
	MPA 2020.02
SHEET DESCRIPTION	
	SECTIONS
SHEET NUMBER	



5
A501

PRELIMINARY
WALL SECTION
AT EXISTING WALL

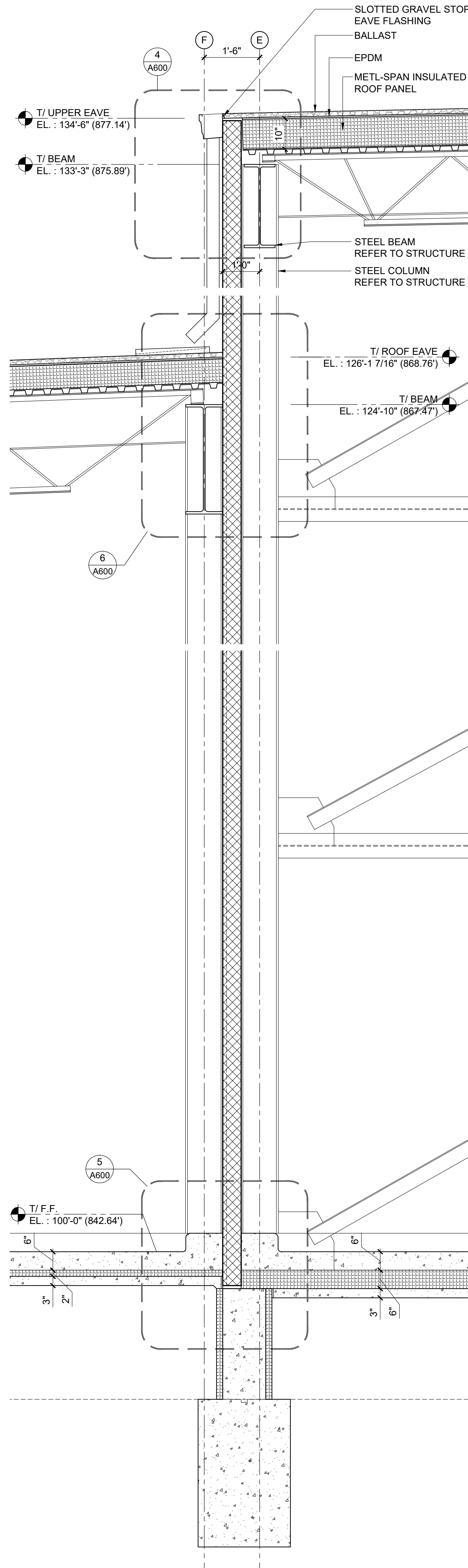
1/2" = 1'-0"



4
A501

COOLER
WALL SECTION

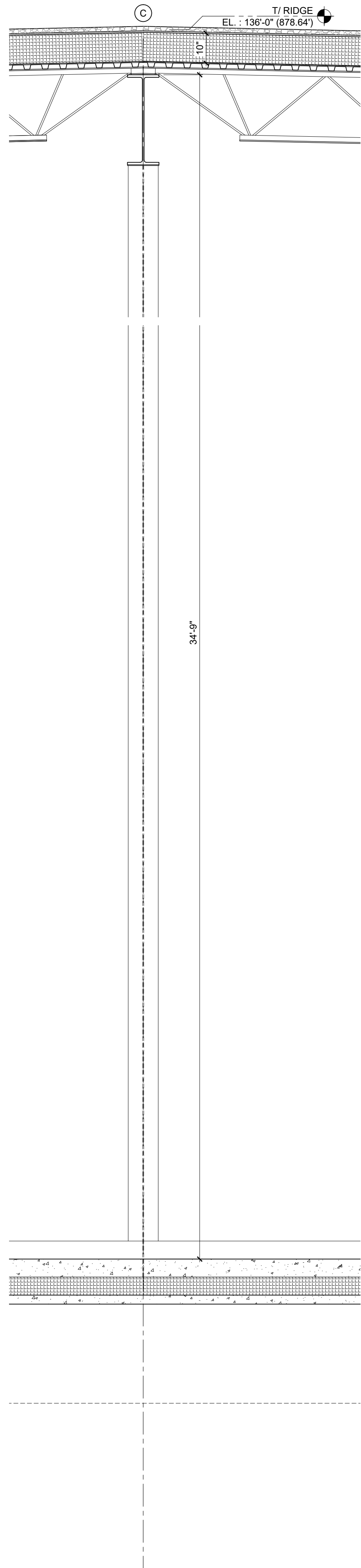
1/2" = 1'-0"



3
A501

PRELIMINARY
WALL SECTION
COOLER / FREEZER
TRANSITION

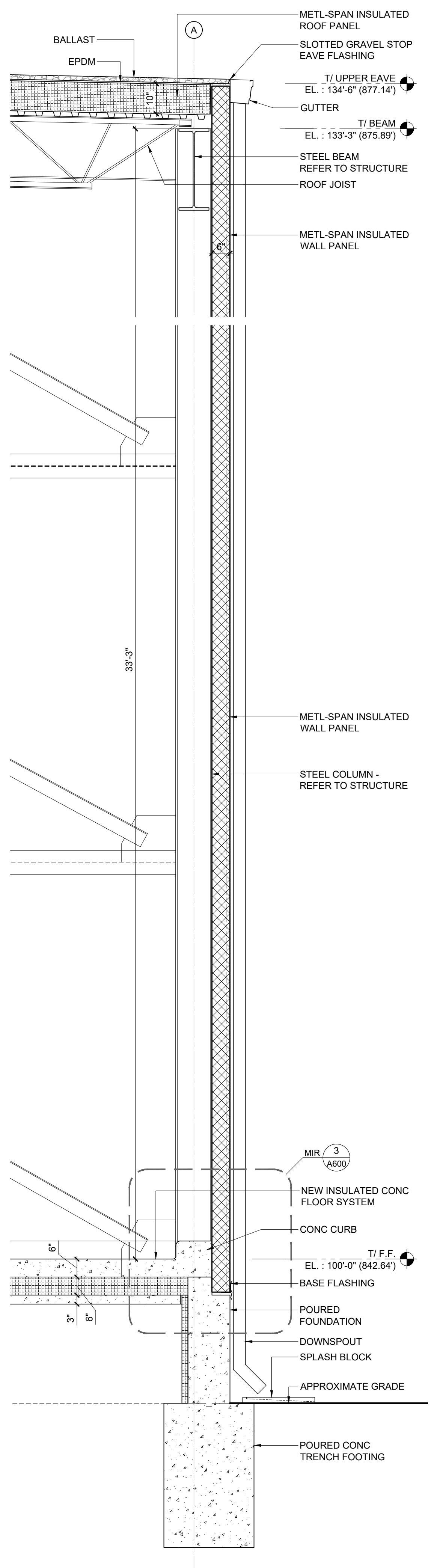
1/2" = 1'-0"



2
A501

PRELIMINARY
WALL SECTION
AT RIDGE

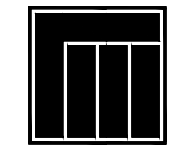
1/2" = 1'-0"



1
A501

FREEZER
WALL SECTION

1/2" = 1'-0"



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Project Name:

**LINDNER
LOGISTICS
ADDITION**

W229 N1492 Westwood Dr.
Waukesha, WI 53186

Owner

LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
WALL SECTIONS

PROGRESS SET

REVISIONS

DRAWN

RD

CHECKED

MJP

DATE

MAY 28th, 2020

SCALE

JOB NO.

MPA 2020.02

SHEET DESCRIPTION

WALL SECTIONS

SHEET NUMBER

A501



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Project Name

LINDNER
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Waukesha, WI 53186

Owner

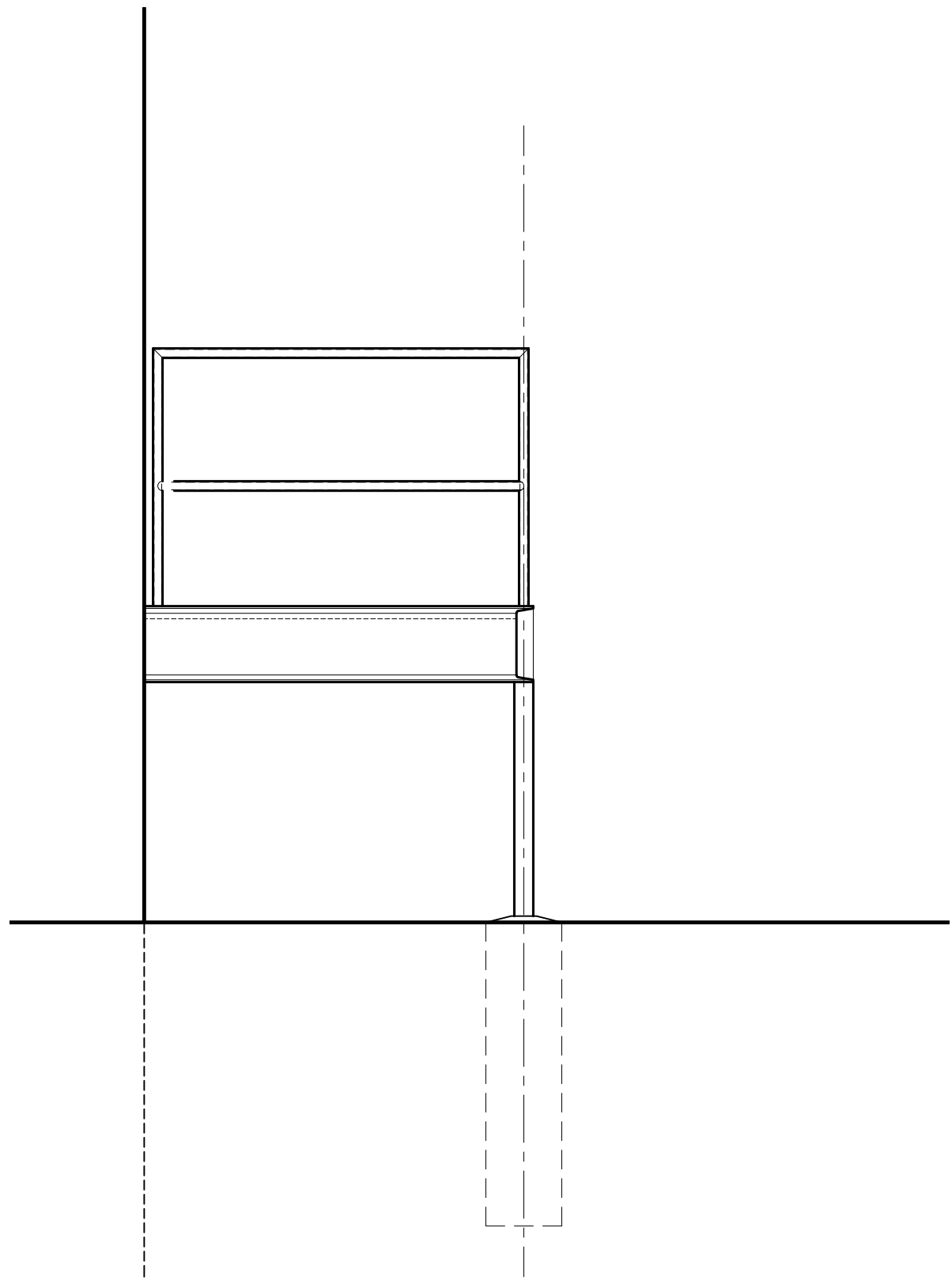
LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
ENLARGED ELEVATIONS AND SECTIONS

PROGRESS SET

REVISIONS	
DRAWN	RD
CHECKED	MJP
DATE	MAY 28th, 2020
SCALE	
JOB NO.	MPA 2020.02
SHEET DESCRIPTION	
ENLARGED ELEVATIONS	
SHEET NUMBER	

A510

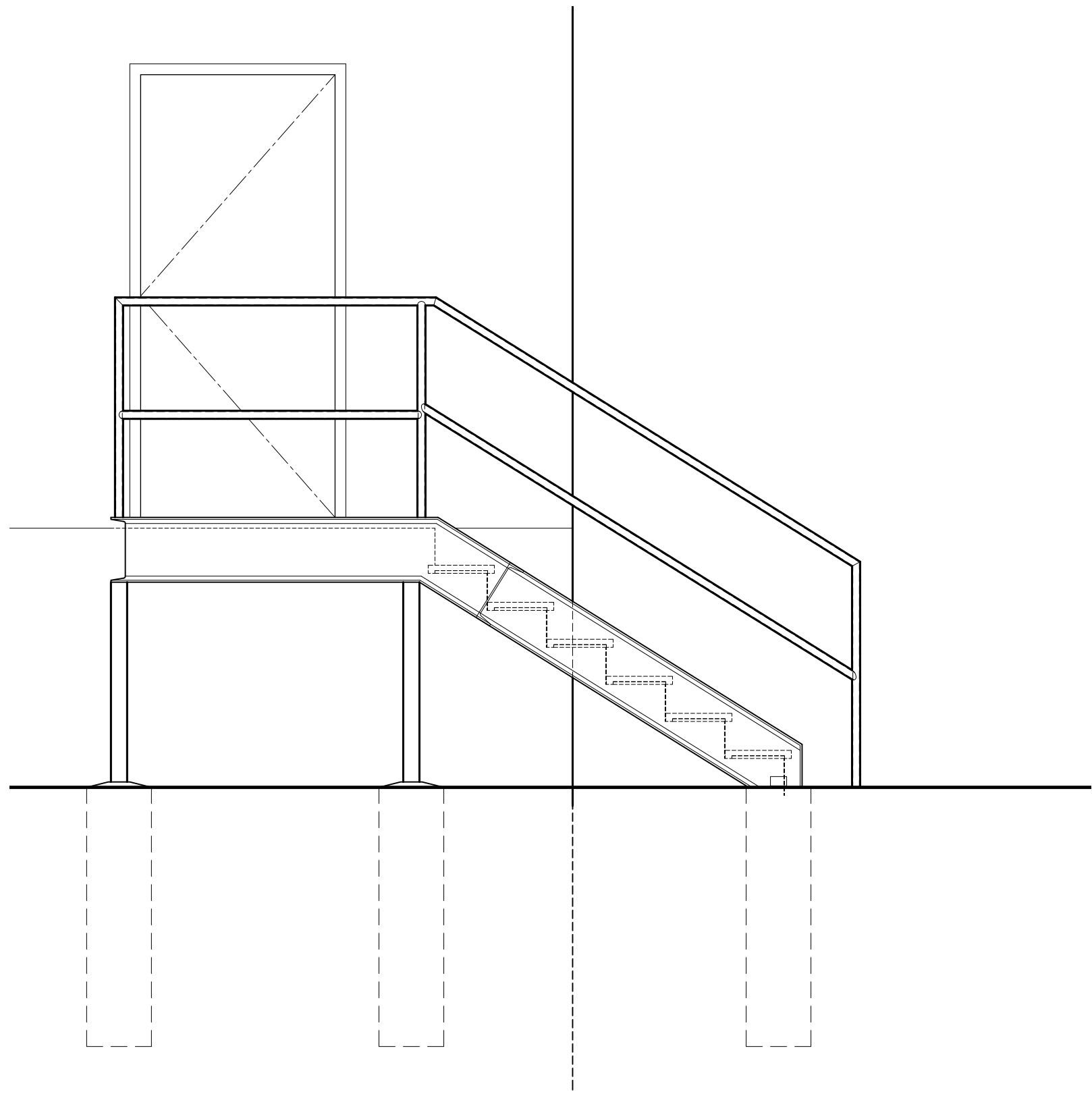




1
A511

STAIR - 002
EAST ELEVATION

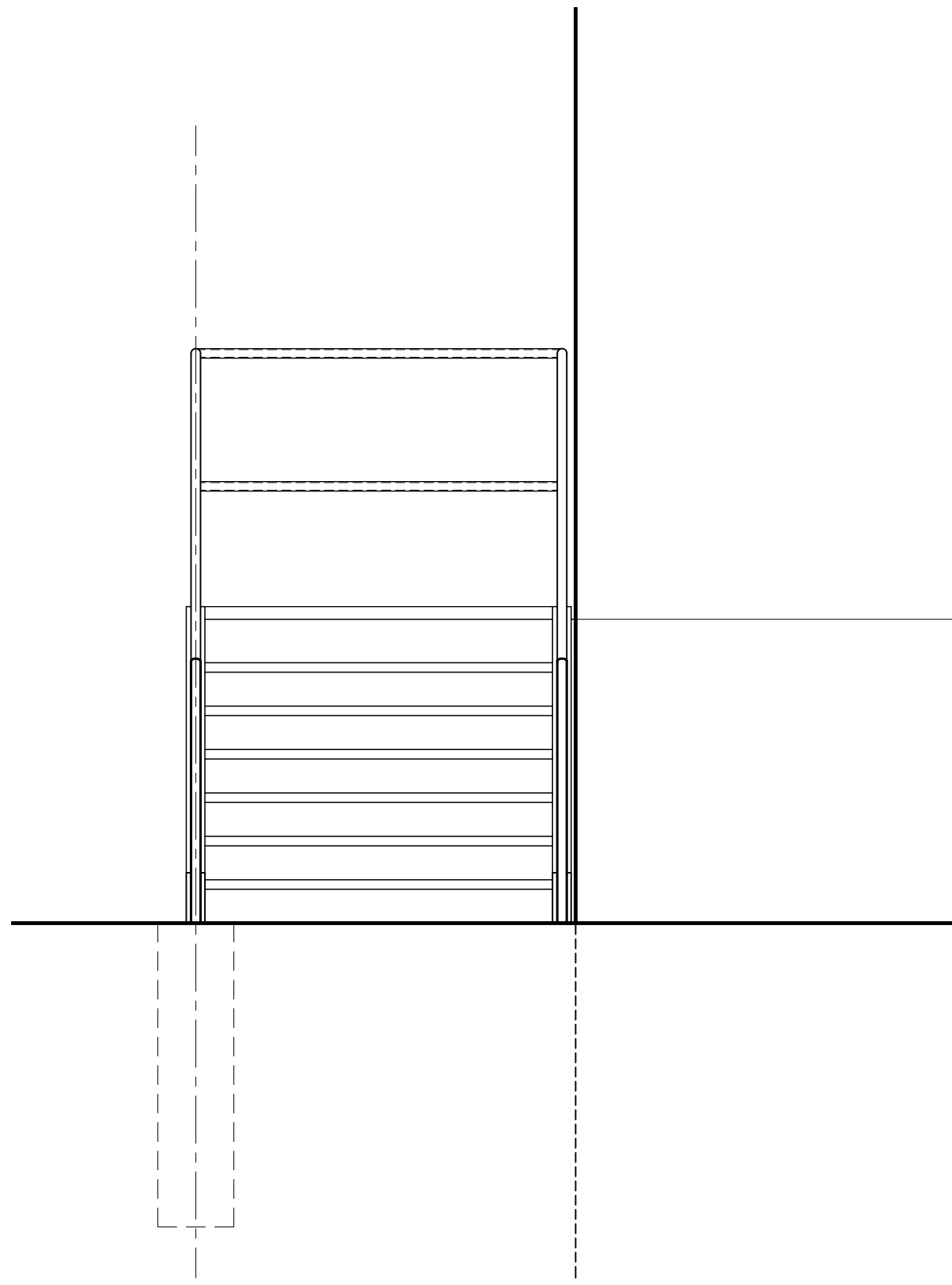
1/2" = 1'-0"



2
A511

STAIR - 002
NORTH ELEVATION

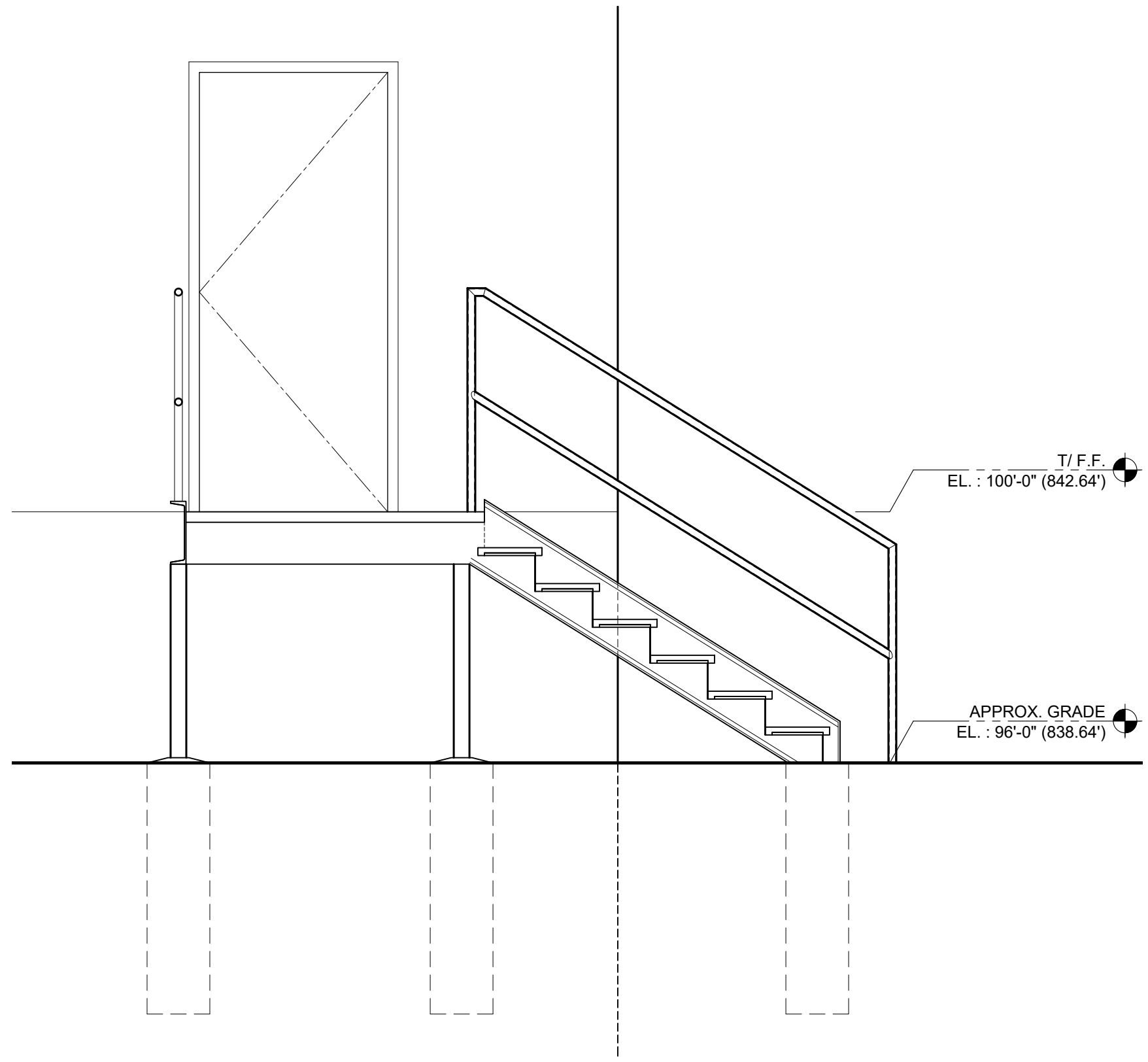
1/2" = 1'-0"



3
A511

STAIR - 002
WEST ELEVATION

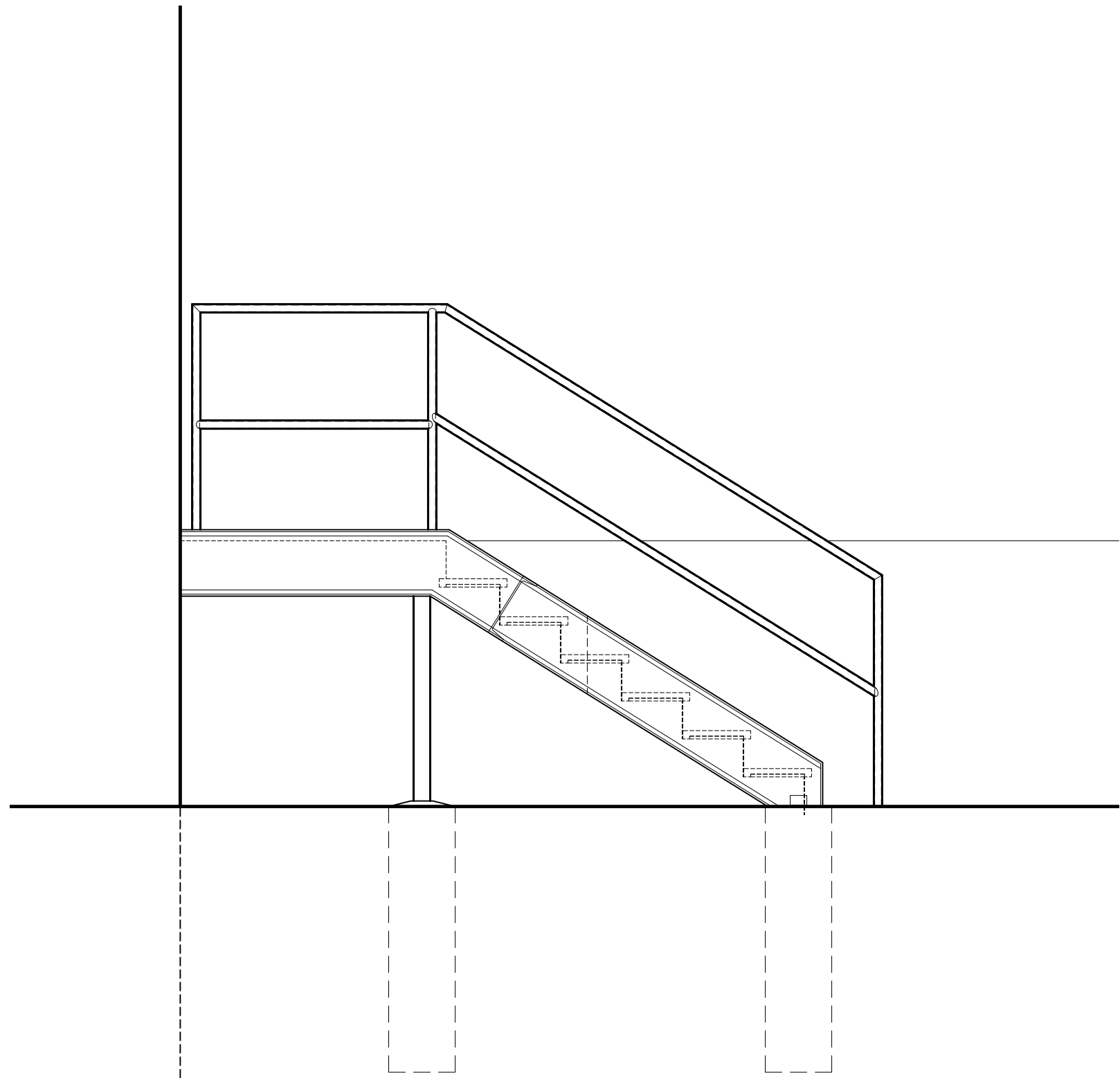
1/2" = 1'-0"



4
A511

STAIR - 002
SECTION

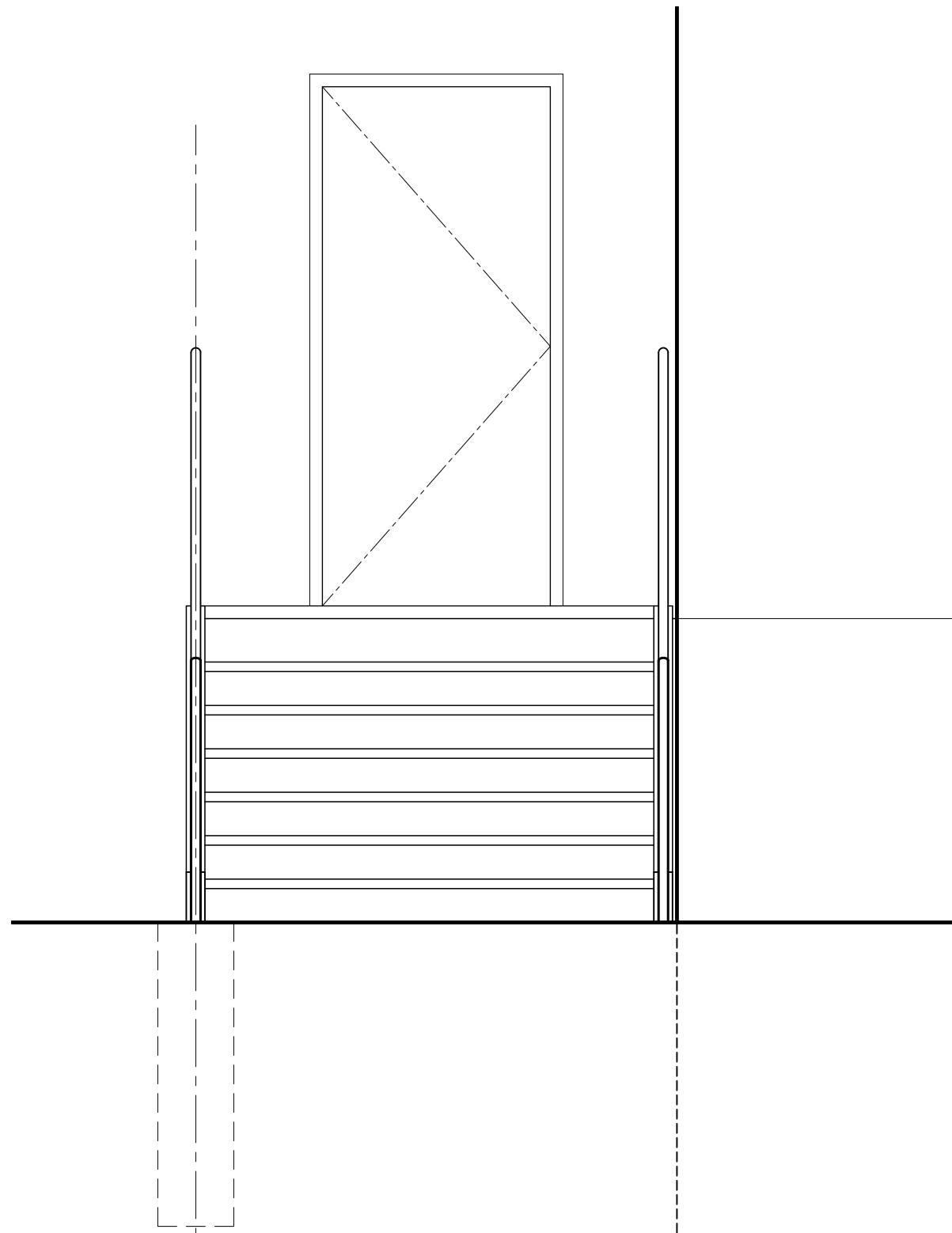
1/2" = 1'-0"



5
A511

STAIR - 003
NORTH ELEVATION

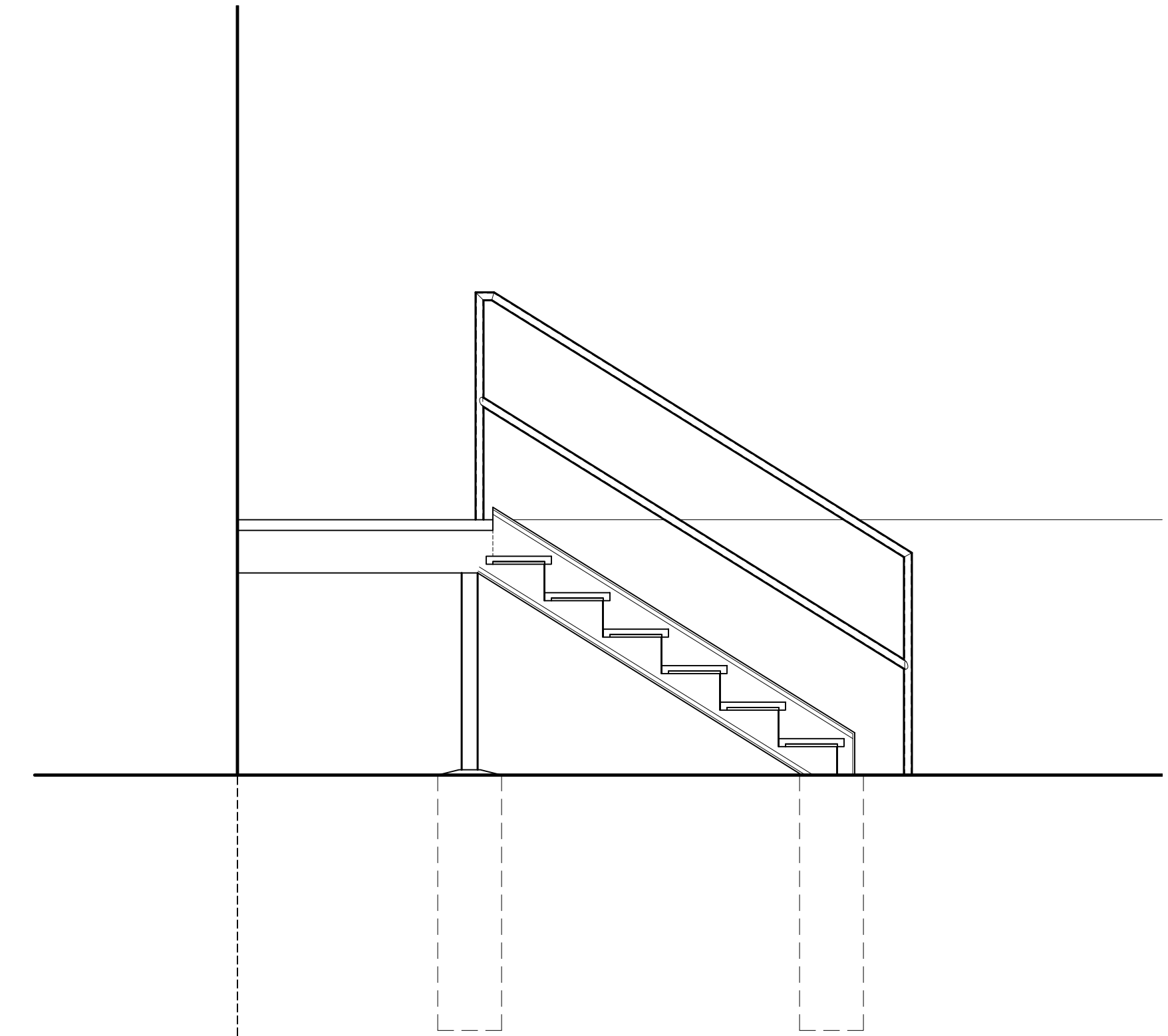
1/2" = 1'-0"



6
A511

STAIR - 003
WEST ELEVATION

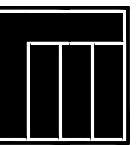
1/2" = 1'-0"



7
A511

STAIR - 003
SECTION

1/2" = 1'-0"


**Michael Peine
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Project Name:
**LINDNER
LOGISTICS
ADDITION**

W229 N1492 Westwood Dr.
Waukesha, WI 53186

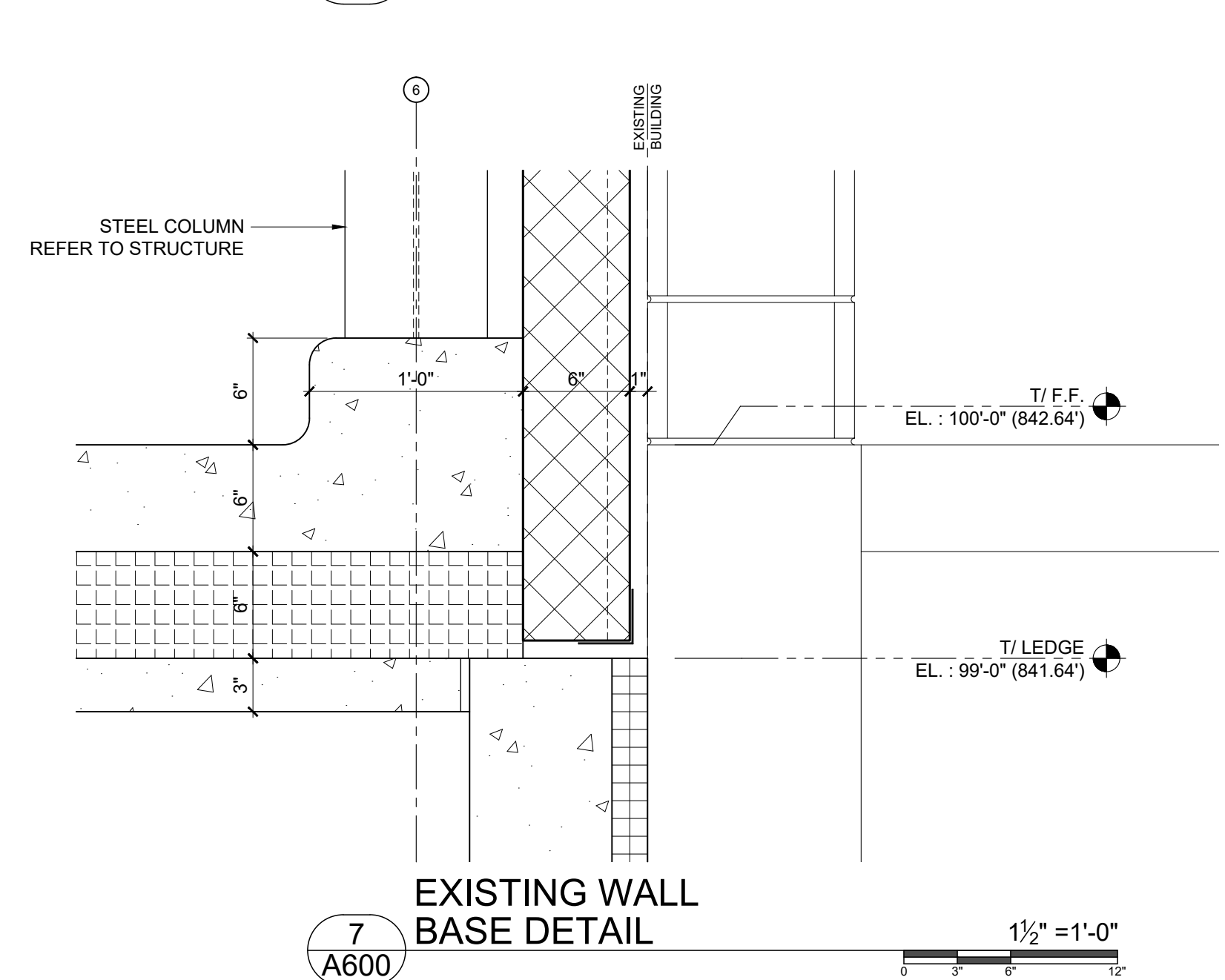
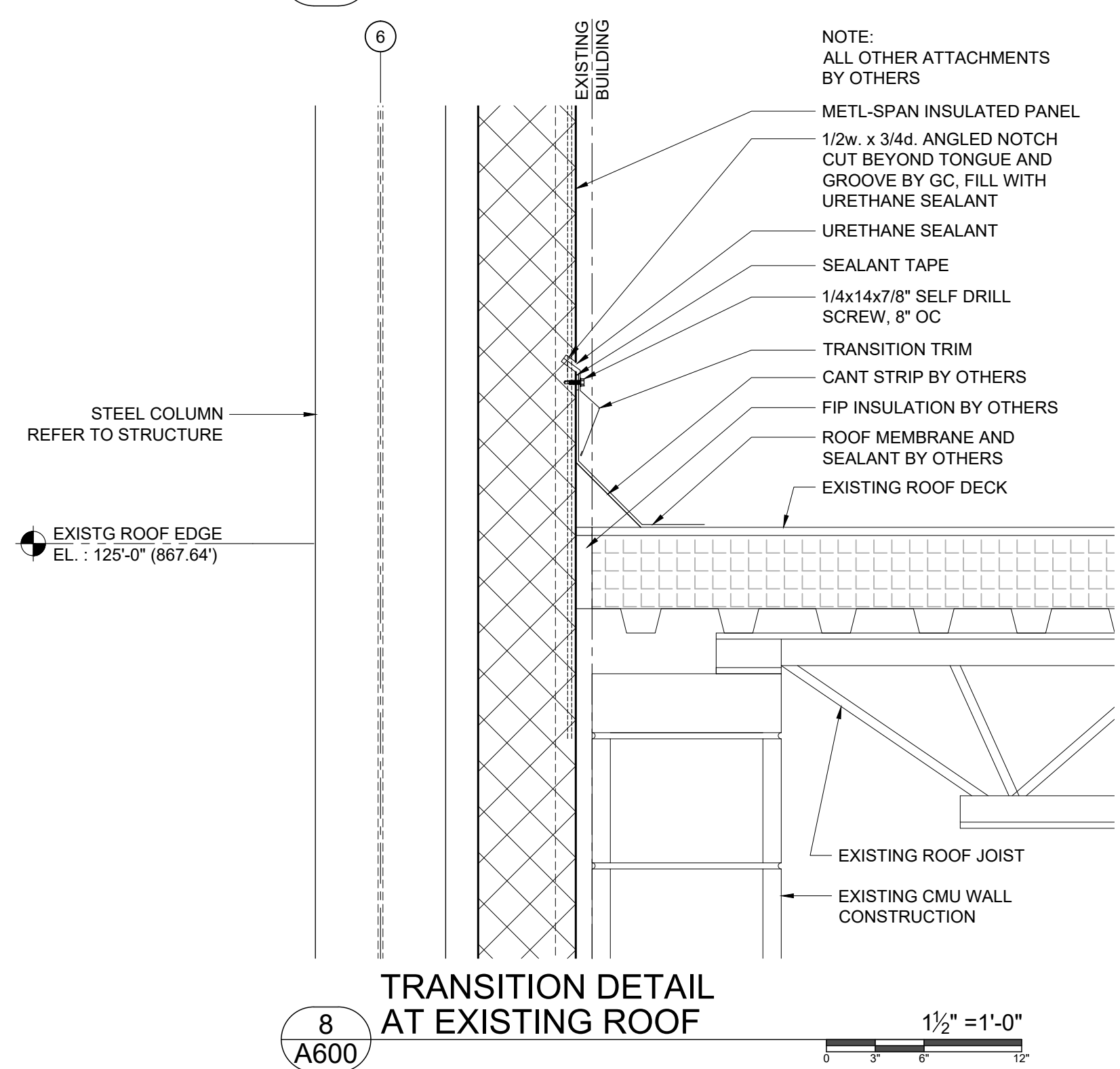
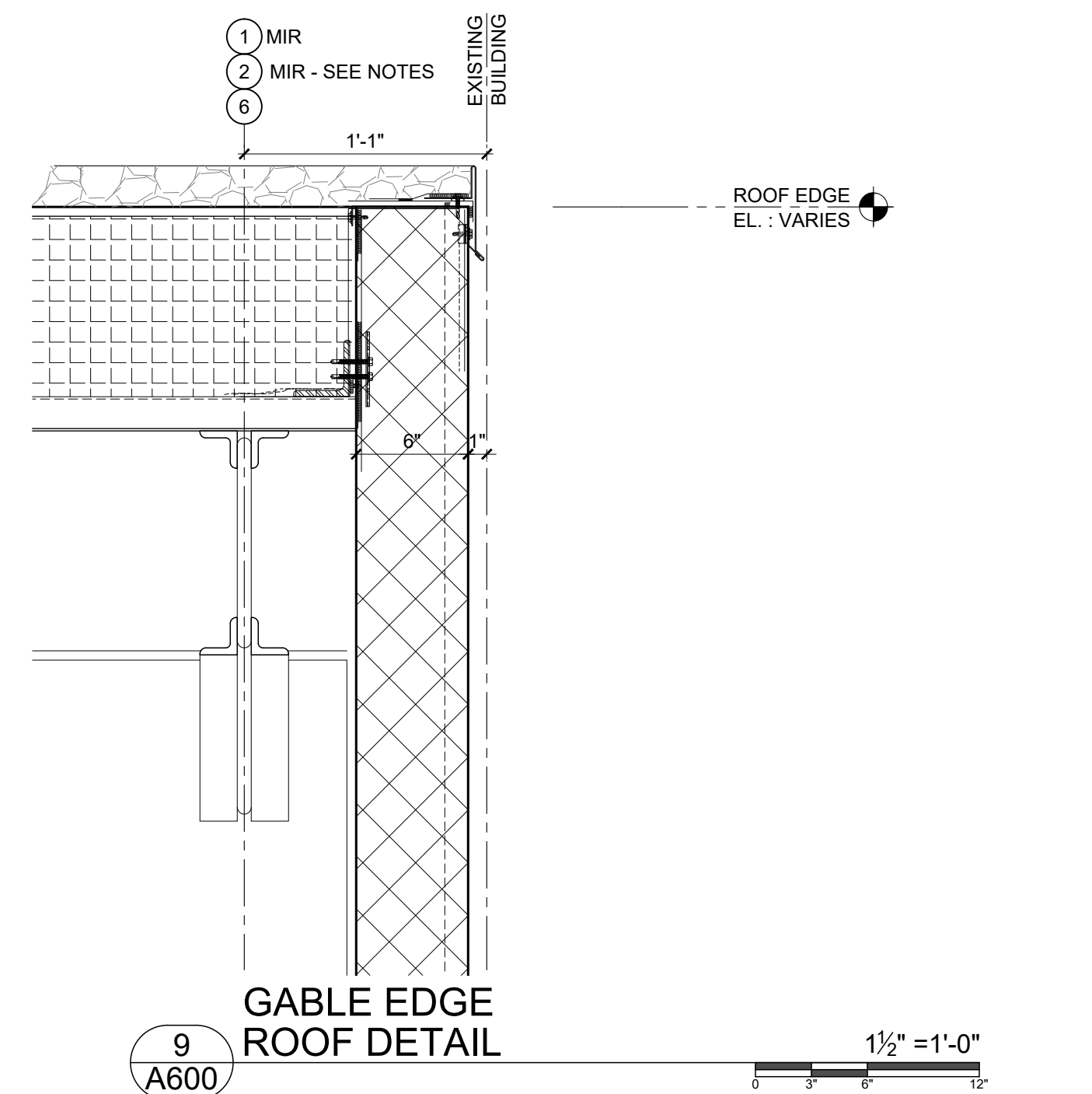
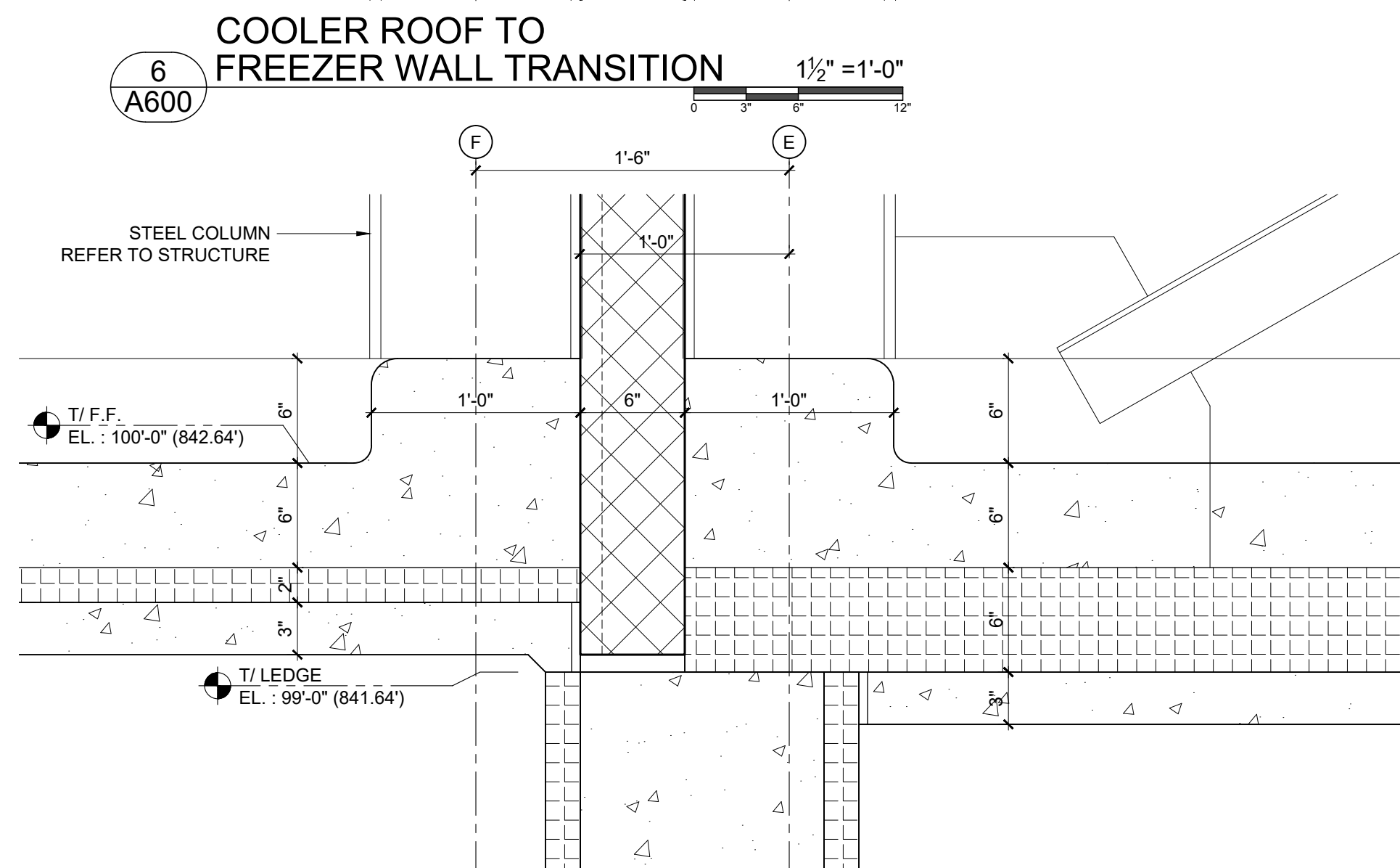
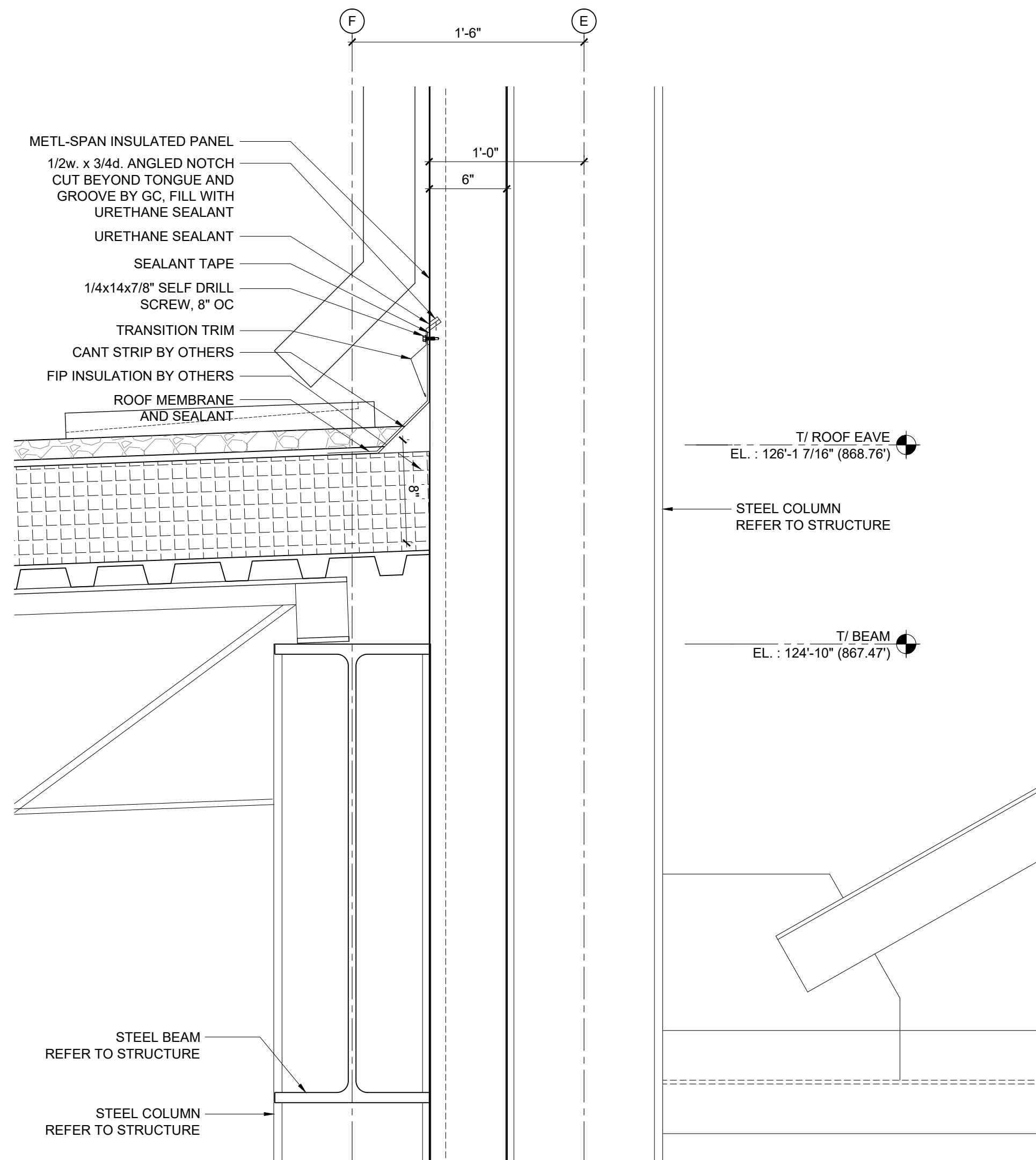
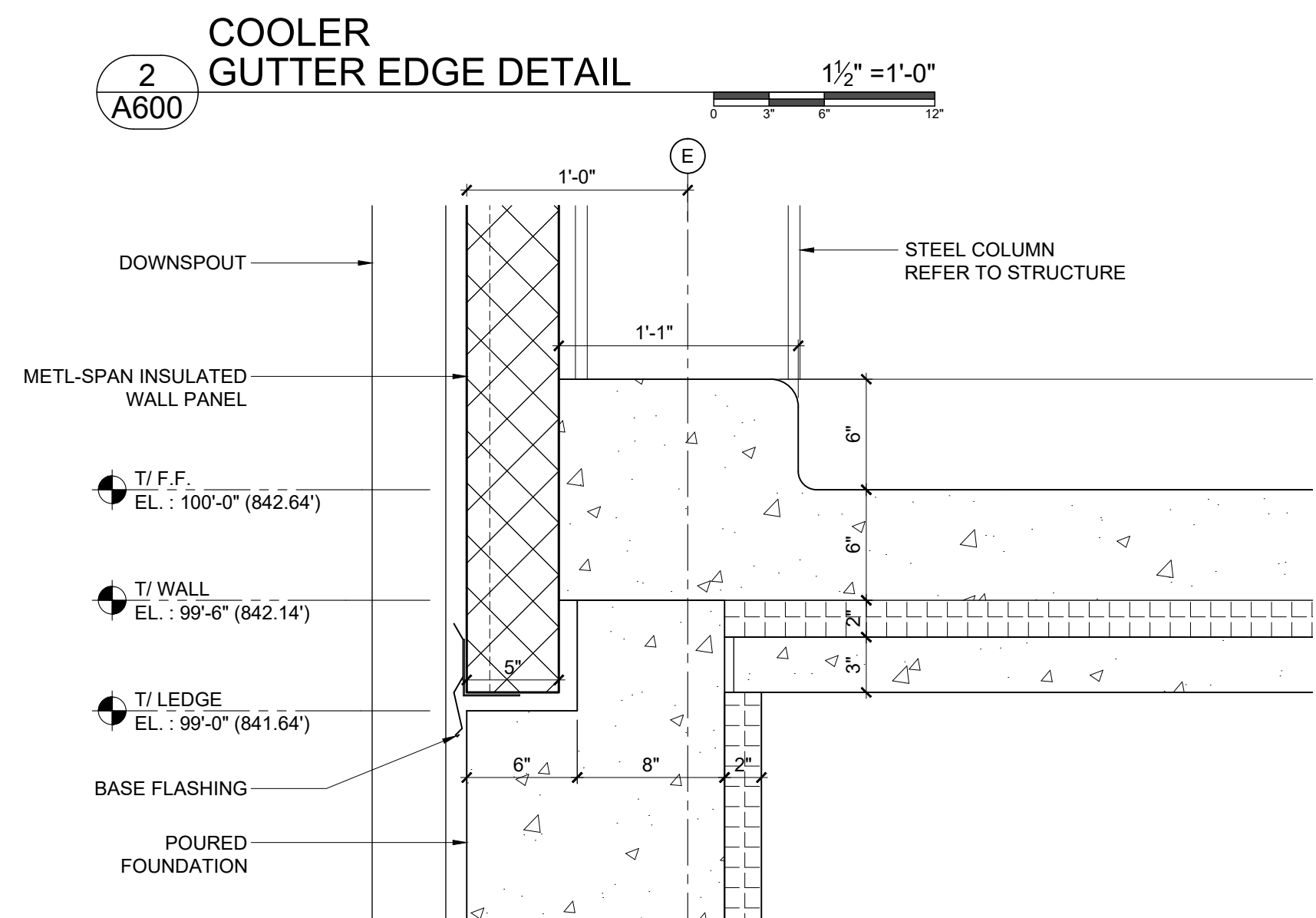
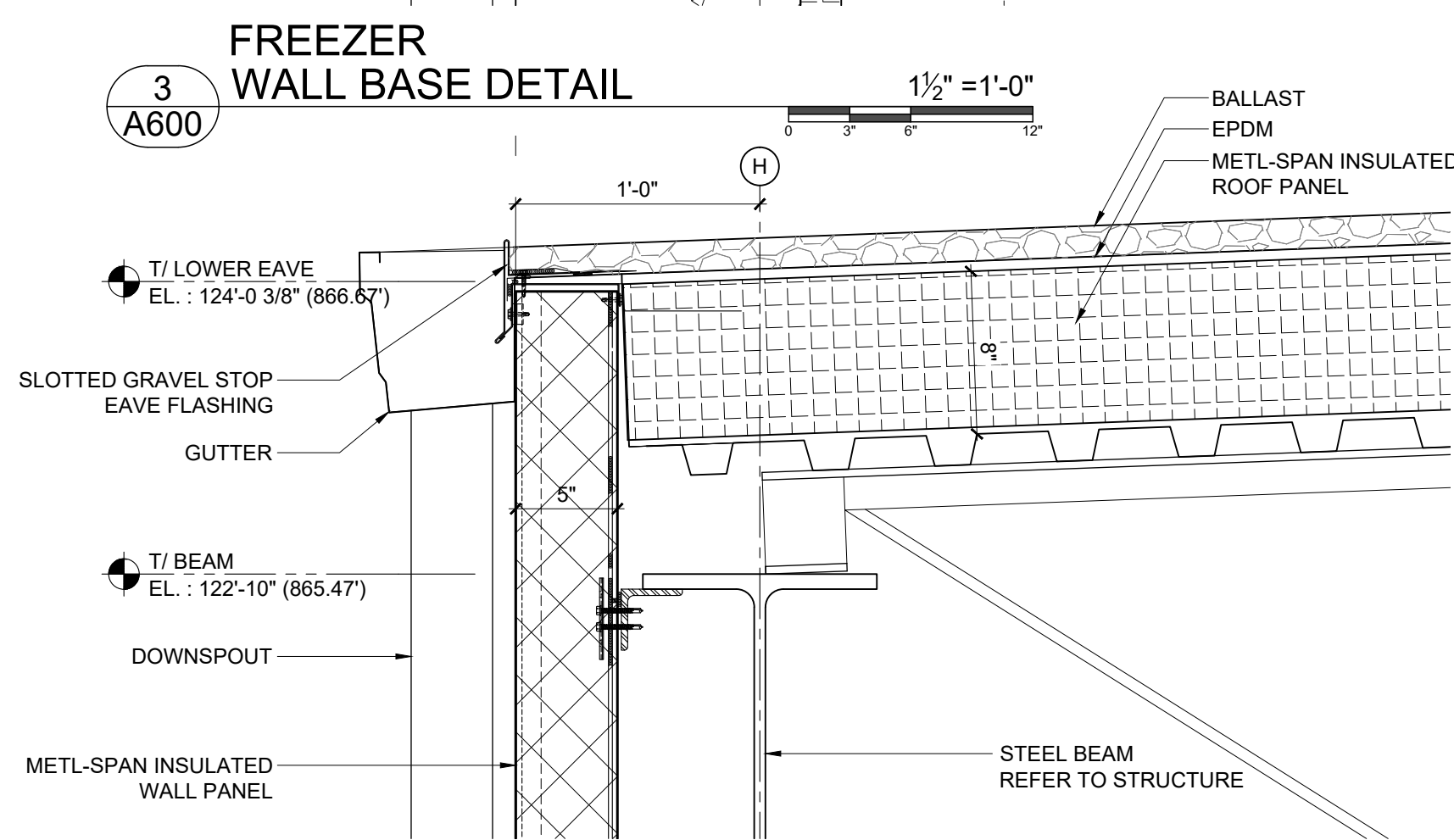
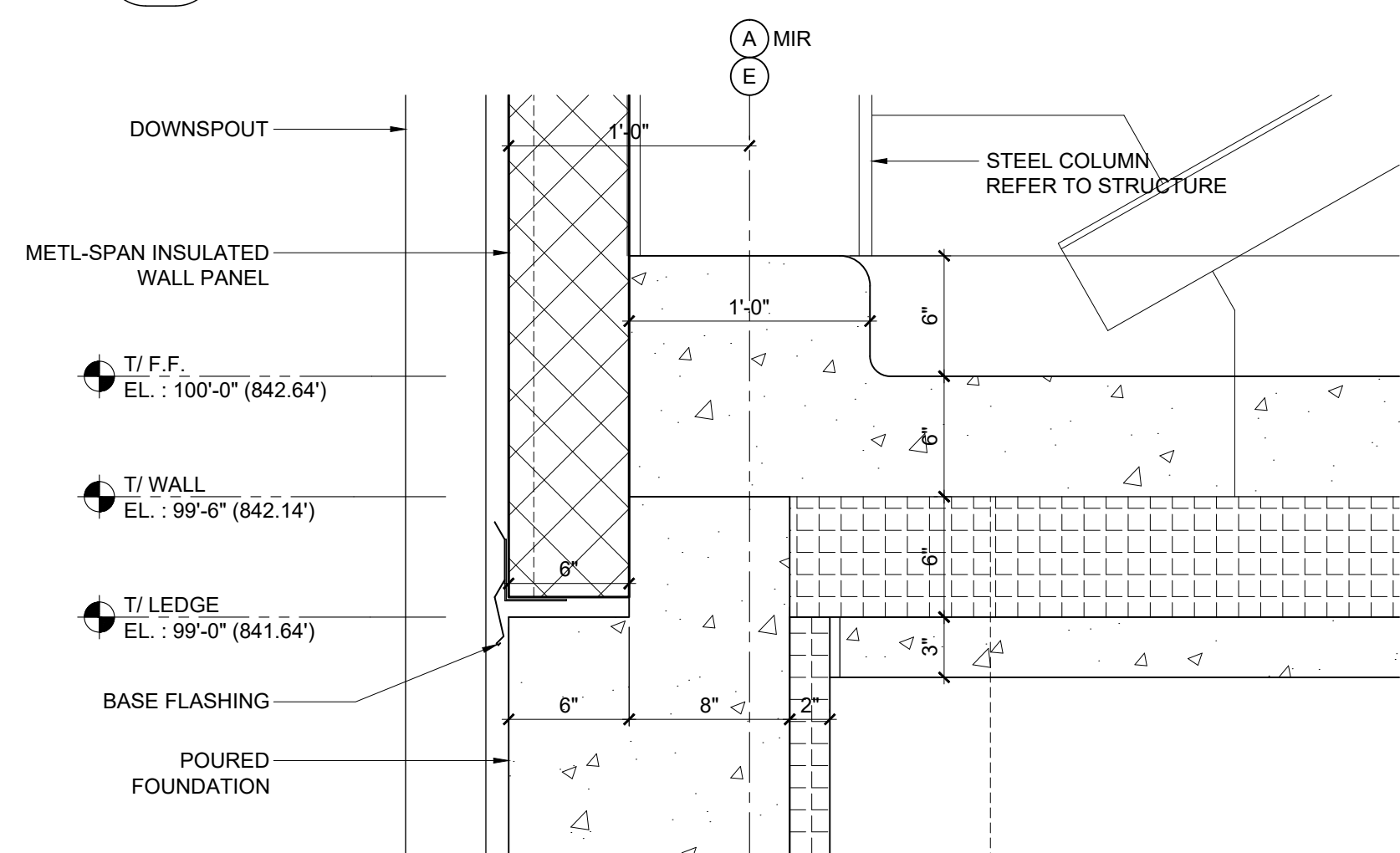
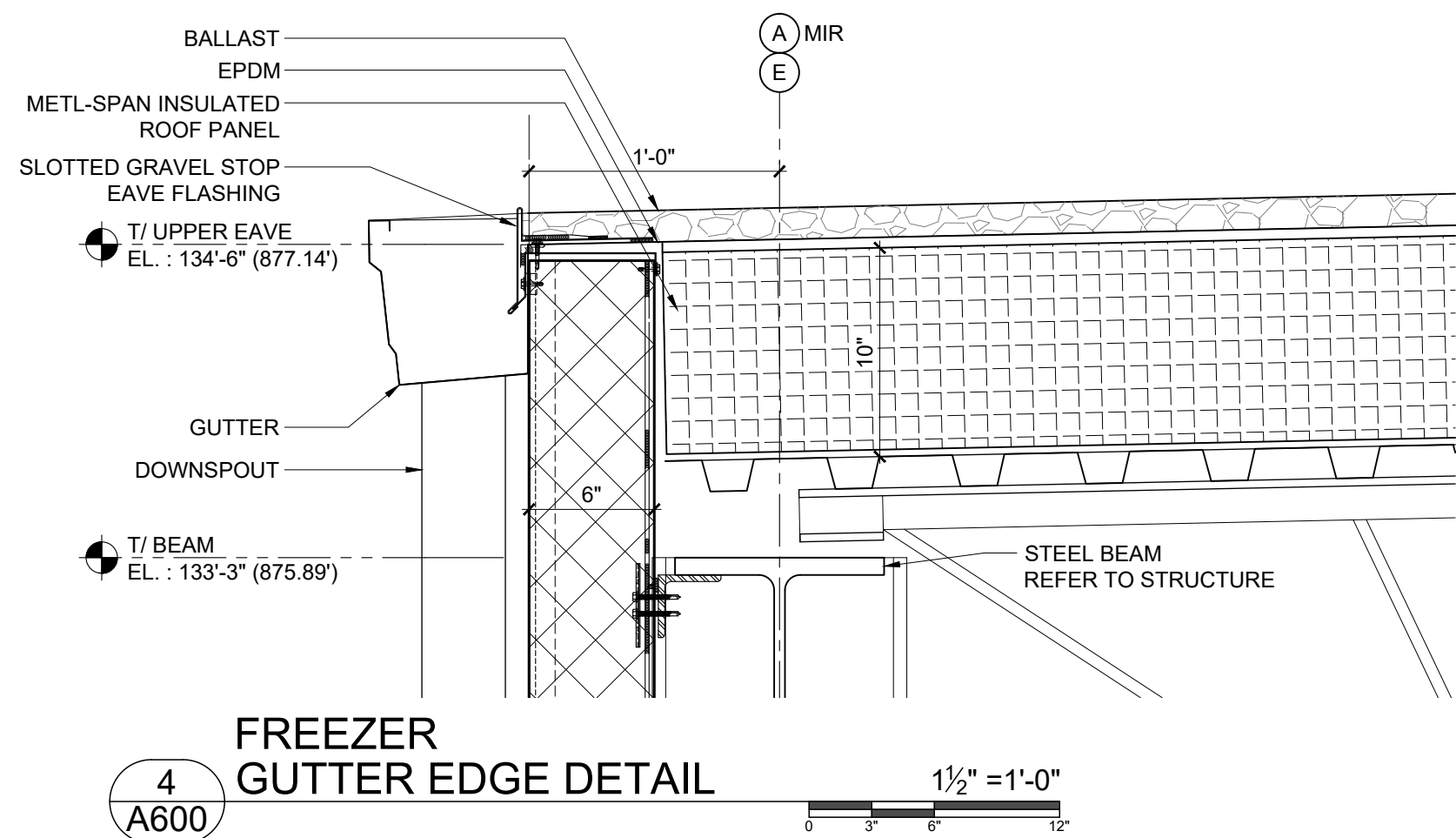
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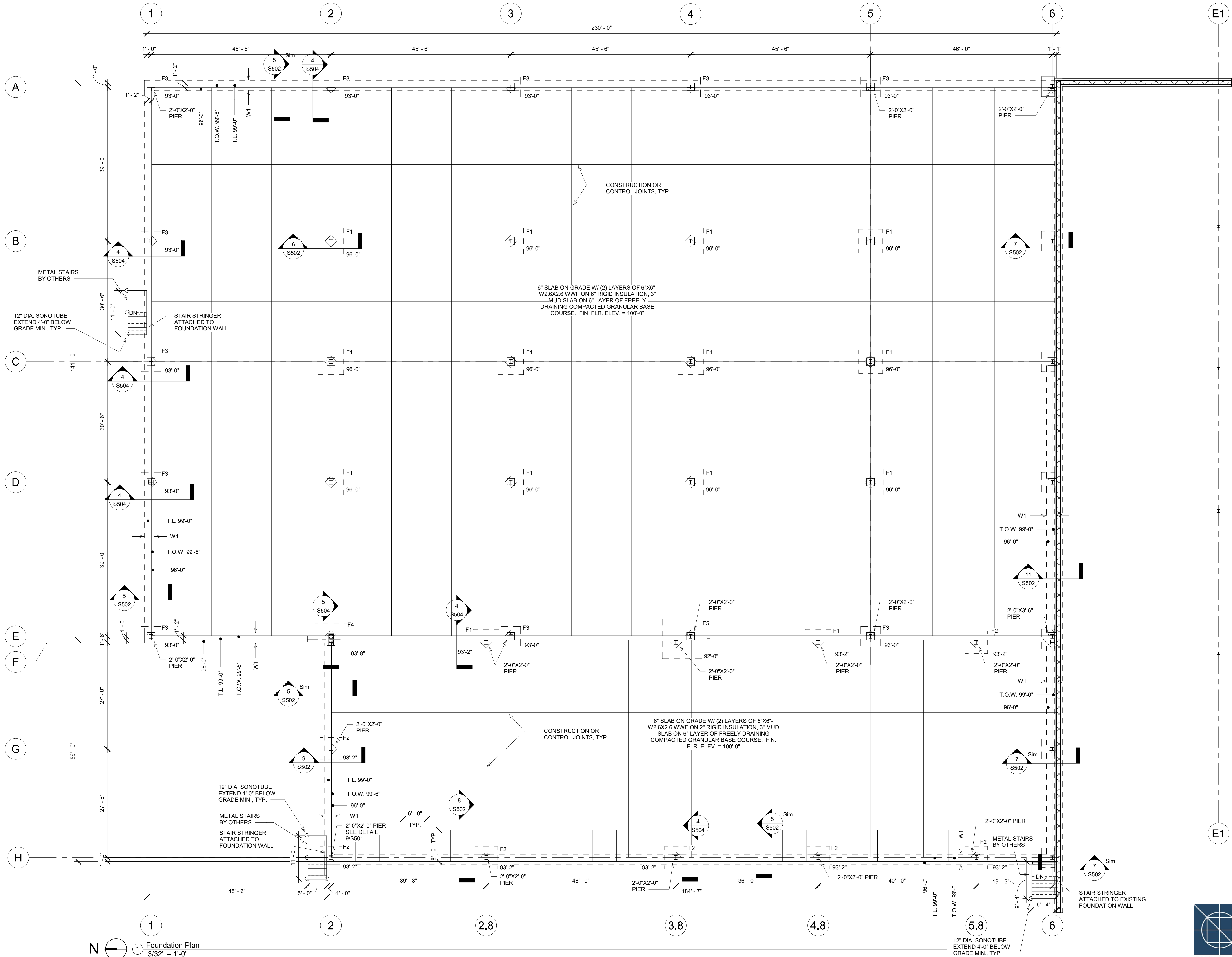
LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
ENLARGED ELEVATIONS AND SECTIONS

PROGRESS SET

REVISIONS	
DRAWN	RD
CHECKED	MJP
DATE	MAY 28th, 2020
SCALE	
JOB NO.	MPA 2020.02
SHEET DESCRIPTION	ENLARGED ELEVATIONS
SHEET NUMBER	

A511



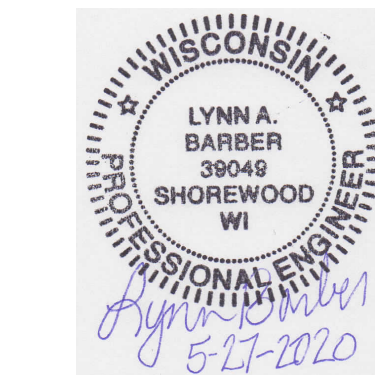


E1

E1

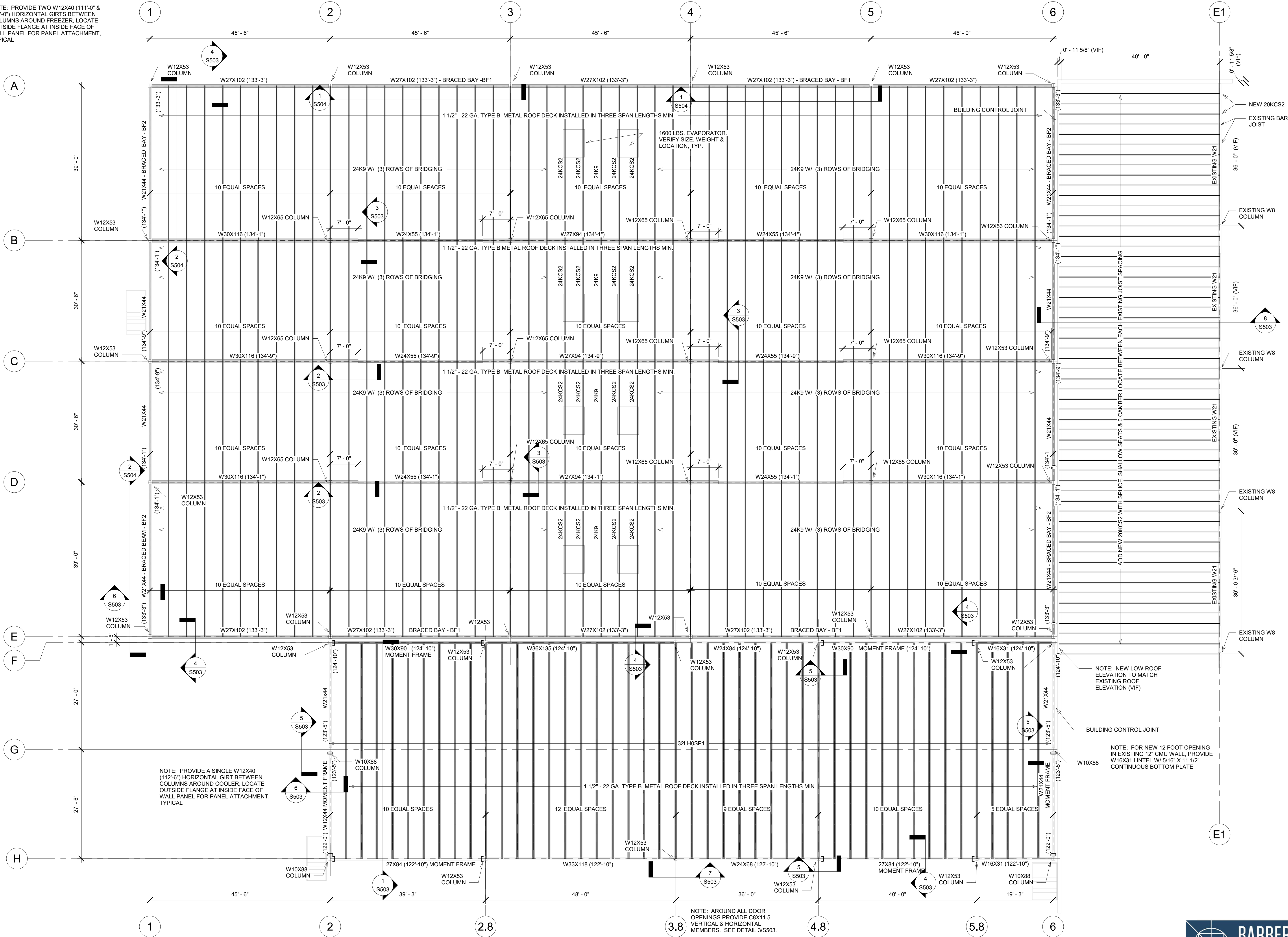
LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
FOUNDATION PLAN

PERMIT SET



REVISIONS	
DRAWN	MLK
CHECKED	LB
DATE	MAY 27, 2020
SCALE	AS NOTED
JOB NO.	MPA 2020.02
SHEET DESCRIPTION	FOUNDATION PLAN
SHEET NUMBER	

NOTE: PROVIDE TWO W12X40 (111'-0" & 122'-0") HORIZONTAL GIRTS BETWEEN COLUMNS AROUND FREEZER, LOCATE OUTSIDE FLANGE AT INSIDE FACE OF WALL PANEL FOR PANEL ATTACHMENT, TYPICAL



1 Roof Framing Plan
3/32" = 1'-0"

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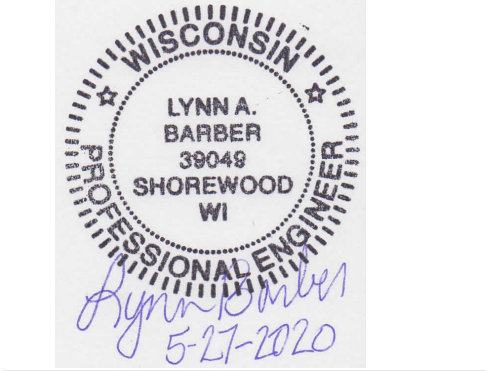
Project Name:
LINDNER LOGISTICS ADDITION

W229 N1492 Westwood Dr.
Waukesha, WI 53186

Owner

LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
ROOF FRAMING PLAN

PERMIT SET



REVISIONS

DRAWN MLK

CHECKED LB

DATE MAY 27, 2020

SCALE AS NOTED

JOB NO. MPA 2020.02

SHEET DESCRIPTION

ROOF FRAMING PLAN

SHEET NUMBER

S101



DESIGN LIVE LOADS

ROOF LOADING	
LIVE LOAD-----	20 PSF
GROUND SNOW LOAD (Pg)-----	30 PSF
ROOF SLOPE FACTOR (Cs)-----	1.0
EXPOSURE FACTOR (Ce)-----	1.0
IMPORTANCE FACTOR (Is)-----	1.0
THERMAL FACTOR (Ct)-----	1.2
ROOF SNOW LOAD (P)-----	25.2 PSF
DRIFT (COOLER ROOF)-----	74.0 PSF
DRIFT (EXISTING ROOF)-----	102 PSF
WIND LOADING	
BASIC WIND SPEED (3-SECOND GUST)-----	115 MPH
EXPOSURE CATEGORY-----	B
EXPOSURE FACTOR (Cw)-----	1.0
IMPORTANCE FACTOR (Iw)-----	1.0
EXTERIOR ZONE-----	13.6 PSF
INTERIOR ZONE-----	9.6 PSF
GROSS UPLIFT-----	30 PSF
SEISMIC	
SITE CLASS-----	D
IMPORTANCE FACTOR (Ie)-----	1.0
SEISMIC USE GROUP CATEGORY-----	1
SEISMIC DESIGN CATEGORY-----	B
LATERAL EARTH PRESSURE (ACTIVE)-----	45 PSF/FT

DESIGN STRESSES

CAST-IN-PLACE CONCRETE-----	f'c = 3,000 PSI
FOOTINGS-----	f'c = 4,000 PSI
WALLS, PIERS-----	f'c = 4,000 PSI
SLAB-ON-GRADE-----	f'c = 4,000 PSI
MASONRY, OTHER-----	f'c = 2,500 PSI
REINFORCEMENT	
TIES, STIRRUPS, FIELD BENT BARS-----	Fy = 40,000 PSI
WELDED WIRE FABRIC-----	Fy = 65,000 PSI
TYPICAL-----	Fy = 60,000 PSI
STRUCTURAL STEEL	
WIDE FLANGE SECTIONS, ASTM A992-----	Fy = 50,000 PSI
HSS SHAPES, ASTM A500 GR. B-----	Fy = 46,000 PSI
OTHER SECTIONS, ASTM A36-----	Fy = 36,000 PSI
MASONRY-----	f'm = 2,500 PSI
WELDING ELECTRODES-----	E70XX
ALLOWABLE BEARING PRESSURE-----	q = 3,000 PSF
(GEOTECHNICAL REPORT DATED JULY 23, 2019)	

MISCELLANEOUS NOTES

THE FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT DATED JULY 23, 2019, PREPARED BY INTERTEK PSI (PROFESSIONAL SERVICE INDUSTRIES, INC.).

ALL SOIL SUPPORTED FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED, NATURAL SUBGRADE WITH A MINIMUM ALLOWABLE BEARING CAPACITY OF 3000 PSF AS FIELD VERIFIED AND APPROVED BY THE OWNER'S SOIL TESTING LABORATORY. THE BOTTOM OF THE FOOTING ELEVATIONS AND SOIL BEARING CAPACITIES AS SHOWN ON THE DRAWINGS ARE FROM THE GEOTECHNICAL REPORT. FINAL, EXACT ELEVATIONS AND SOIL BEARING CAPACITIES SHALL BE FIELD DETERMINED AND VERIFIED BY THE OWNER'S SOIL TESTING LABORATORY AND REVIEWED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION.

SOIL SUBGRADE FOR ALL FOOTINGS AND SLABS SHALL BE INSPECTED AND APPROVED BY THE OWNER'S SOIL TESTING LABORATORY IMMEDIATELY PRIOR TO PLACING FOUNDATION CONCRETE OR CONCRETE MUD SLABS.

ALL FOOTINGS SUBGRADES AS REQUIRED AND ALL SLAB SUBGRADES INCLUDING PIT SLABS SHALL BE COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT BASED ON LABORATORY DESIGNATION ASTM D1557. ALL BACKFILL AROUND AND ABOVE ALL FOUNDATION ELEMENTS, FOOTINGS, CAPS, MATS AND PITS SHALL BE COMPACTED TO 90 PERCENT OF MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT BASED ON LABORATORY DESIGNATION ASTM D1557.

ALL ORGANIC AND/OR OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM SUBGRADE AND BACKFILL AREAS AND BACKFILLED WITH ACCEPTABLE GRANULAR FILL, COMPACTED TO 95 PERCENT OF MAXIMUM DENSITY. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.

NO MUD SLABS, FOOTINGS OR SLABS SHALL BE PLACED INTO OR AGAINST SUBGRADE CONTAINING FREE WATER, FROST OR ICE. SHOULD WATER OR FROST ENTER A FOOTING ELEVATION AFTER SUBGRADE APPROVAL, THE SUBGRADE SHALL BE RE-INSPECTED BY THE OWNER'S SOIL TESTING LABORATORY AFTER REMOVAL OF WATER OR FROST.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY MEASURES TO PREVENT ANY FROST OR ICE FROM PENETRATING ANY FOOTING OR SLAB SUBGRADE BEFORE AND AFTER PLACING OF CONCRETE AND UNTIL SUCH SUBGRADES ARE FULLY PROTECTED BY THE PERMANENT BUILDING STRUCTURE.

THE CONCRETE FOR EACH ISOLATED FOOTING SHALL BE PLACED IN ONE (1) CONTINUOUS PLACEMENT.

ALL SLAB AND FOOTING MUD SLABS SHALL BE THOROUGHLY CLEANED IMMEDIATELY PRIOR TO THE FOUNDATION CONCRETE PLACEMENT.

ALL PERIMETER WALL AND COLUMN FOOTINGS SHALL BEAR A MINIMUM OF 4'-0" BELOW FINISHED GRADES SHOWN ON THE CIVIL DRAWINGS.

SEE PLUMBING DRAWINGS FOR UNDER FLOOR DRAINAGE SYSTEM AND SPECIAL GRANULAR FILL MATERIALS.

SEE ARCHITECTURAL DRAWINGS FOR ALL WATERPROOFING AND DAMPPROOFING DETAILS.

GENERAL FOUNDATION NOTES

STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL, PLUMBING AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS OF ALL DRAWINGS INTO THEIR SHOP DRAWINGS AND WORK.

NO OPENINGS, OTHER THAN THOSE SHOWN ON DESIGN DRAWINGS AND APPROVED SHOP DRAWINGS, SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.

NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT AND ENGINEER.

OPENINGS OF 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND DIMENSIONS OF THOSE OPENINGS. PROVIDE REINFORCING AROUND OPENINGS PER TYPICAL DETAILS SHOWN ON STRUCTURAL DRAWINGS.

THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.

THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR SHALL FURNISH ALL TEMPORARY BRACING AND/OR SUPPORTS REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES.

DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS.

CONTRACTOR'S CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD. EXPANSION JOINTS SHOWN ON THE DRAWINGS HAVE BEEN DESIGNED TO ACCOMMODATE ANTICIPATED THERMAL MOVEMENT AFTER THE BUILDING IS COMPLETE.

THE CONTRACTOR SHALL INFORM THE ARCHITECT AND ENGINEER IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR SUCH DEVIATION BY THE ARCHITECT'S AND ENGINEER APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, ETC. UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT AND ENGINEER OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE ARCHITECT AND ENGINEER HAVE GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

ALL THINGS WHICH, IN THE OPINION OF THE CONTRACTOR, APPEAR TO BE DEFICIENCIES, OMISSIONS, CONTRADICTIONS AND AMBIGUITIES, IN THE PLANS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER. PLANS AND/OR SPECIFICATIONS WILL BE CORRECTED OR A WRITTEN INTERPRETATION OF THE ALLEGED DEFICIENCY, OMISSION, CONTRADICTION OR AMBIGUITY WILL BE MADE BY THE ARCHITECT AND ENGINEER BEFORE THE AFFECTED WORK PROCEEDS.

CAST-IN-PLACE CONCRETE

CODE FOR REINFORCED CONCRETE DESIGN AND CONSTRUCTION - ACI 318.

CEMENT SHALL CONFORM TO ASTM C150 TYPE 1. USE ONLY ONE BRAND OF CEMENT FOR ALL EXPOSED TO VIEW CONCRETE. AGGREGATES SHALL CONFORM TO ASTM C33 (REGULAR WEIGHT). ALL CONCRETE SHALL CONTAIN AN APPROVED WATER REDUCING ADMIXTURE. ALL EXPOSED CONCRETE SHALL BE AIR-ENTRAINED. NO CALCIUM CHLORIDE SHALL BE USED IN ANY CONCRETE.

ARRANGEMENT AND BENDING OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI DETAILING MANUAL, LATEST EDITION.

REINFORCING STEEL SHALL BE NEW DEFORMED BARS. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

CLEAR COVER REQUIREMENTS:

CONCRETE COVER TO REINFORCING STEEL, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:	
SURFACES CAST AGAINST EARTH-----	3"
FORMED SURFACES IN CONTACT WITH EARTH OR EXPOSED TO WEATHER, SHALL BE AS FOLLOWS:	
#6 OR LARGER-----	2"
#5 OR SMALLER-----	1 1/2"
FORMED SURFACES NOT IN CONTACT WITH EARTH OR EXPOSED TO WEATHER:	
WALLS, SLABS-----	1"
PIERS-----	1 1/2"

WHERE REINFORCING BARS ARE SHOWN CONTINUOUS, PROVIDE CLASS B TENSION LAP SPLICES (12" MINIMUM) EXCEPT WHERE NOTED OR DETAILED OTHERWISE. LAP WWF WIRE SPACING PLUS 2" (6" MINIMUM).

DETAIL AND PROVIDE SUITABLE WIRE SPACERS, CHAIRS, TIES, ETC., FOR SUPPORTING REINFORCING STEEL AND WELDED WIRE FABRIC IN THE PROPER POSITION WHILE PLACING CONCRETE.

ALL CHAIRS SUPPORTED BY GRADE SHALL INCLUDE SAND PLATES. DO NOT DAMAGE INSULATION.

BAR SUPPORTS WHICH COME IN CONTACT WITH EARTH SURFACES SHALL HAVE PLASTIC OR RUBBER TIPS OR BE STAINLESS STEEL.

PROVIDE DOWELS OF SAME SIZE AND SPACING AS VERTICAL WALL OR COLUMN PIER REINFORCING AT THE FOUNDATION, UNLESS NOTED OTHERWISE. DOWELS SHALL BE TIED IN PLACE PRIOR TO CONCRETE PLACEMENT.

PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF WALLS AND FOOTINGS.

CHECKED SHOP DRAWINGS SHOWING REINFORCING DETAILS, INCLUDING STEEL SIZES, SPACING AND PLACEMENT SHALL BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO FABRICATION.

DRAWINGS SHOWING LOCATION OF CONSTRUCTION AND CONTROL JOINTS AND PLACING SEQUENCE SHALL BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO PREPARATION OF THE REINFORCING STEEL SHOP DRAWINGS.

HORIZONTAL CONSTRUCTION JOINTS ARE NOT PERMITTED IN CONCRETE MEMBERS UNLESS SHOWN ON THE DRAWINGS OR APPROVED IN ADVANCE. VERTICAL CONSTRUCTION JOINTS OR BULKHEADS SHALL BE MADE AT MIDSPAN OR POINTS OF MINIMUM SHEAR.

SIZE OF CONCRETE POURS BETWEEN CONSTRUCTION JOINTS SHALL BE LIMITED TO:

WALLS: MAXIMUM LENGTH 100 FT WITH INTERMEDIATE CONTROL JOINTS APPROXIMATELY 30 FT. DO NOT LOCATE WITHIN 5 FT OF A CORNER OR COLUMN. COORDINATE LOCATIONS WITH VENEER JOINTS.
SLAB ON GRADE: 3600 SQUARE FT WITH MAXIMUM DIMENSION OF 60 FT; PLACE IN LANE OR STRIP FASHION WITH INTERMEDIATE CONTROL JOINTS AT APPROXIMATELY 15 FT FOR EXPOSED CONCRETE SURFACES. COORDINATE LOCATIONS WITH FLOOR FINISHES.

VERIFY LOCATION OF OPENINGS SHOWN THROUGH CONCRETE SLABS OR WALLS AND COORDINATE ANY ADDITIONAL REQUIRED OPENINGS WITH OTHER TRADES AND THE ARCHITECT/ENGINEER.

CONCRETE EXPOSED TO FREEZING AND THAWING SHALL CONTAIN 6% (PLUS OR MINUS 1.5%) ENTRAINED AIR.

THICKEN SLABS ON GRADE BELOW NON-BEARING INTERIOR MASONRY WALLS.

ALUMINUM CONDUIT OR PIPING MAY NOT BE EMBEDDED IN ANY CONCRETE.

SLAB ON GRADE CONCRETE MIX TO HAVE LOW SHRINKAGE CHARACTERISTICS AND A LOW WATER/CEMENT RATIO. PROVIDE PLASTICIER AS REQUIRED. APPLY AN APPROPRIATE FLOOR HARDNER (NOT SHAKE-ON). SLAB TO BE LEVEL AND "SUPERFLAT" PER ACI302.1R.

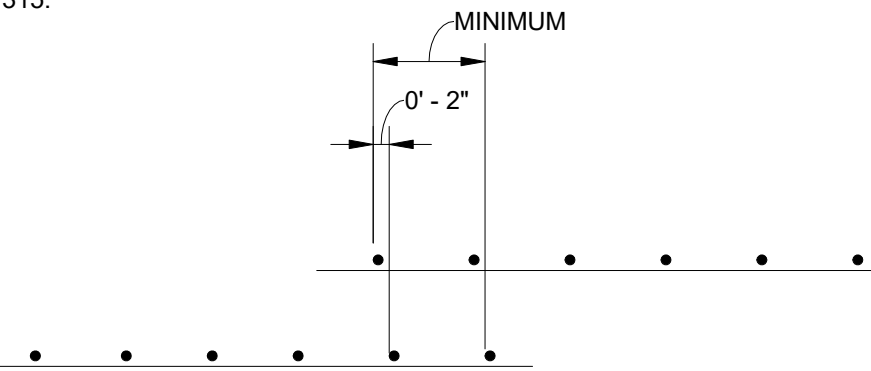
CONCRETE PLACEMENT: BEFORE PLACING CONCRETE, VERIFY THAT INSTALLATION OF FORMWORK, REINFORCEMENT AND EMBEDDED ITEMS IS COMPLETE AND THAT REQUIRED INSPECTIONS HAVE BEEN PERFORMED.

DEPOSIT CONCRETE CONTINUOUSLY IN ONE LAYER OR IN HORIZONTAL LAYERS OF SUCH THICKNESS THAT NO NEW CONCRETE WILL BE PLACED ON CONCRETE THAT HAS HARDENED ENOUGH TO CAUSE SEAMS OR PLANES OF WEAKNESS. IF A SECTION CANNOT BE PLACED CONTINUOUSLY, PROVIDE CONSTRUCTION JOINTS AS INDICATED. DEPOSIT CONCRETE TO AVOID SEGREGATION. CONSOLIDATE PLACED CONCRETE WITH MECHANICAL VIBRATING EQUIPMENT ACCORDING TO ACI 301.

COLD-WEATHER PLACEMENT: COMPLY WITH ACI 306.1.
HOT-WEATHER PLACEMENT: COMPLY WITH ACI 301.

REINFORCING NOTES

- REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315.
- ALL LAPS SHALL BE CLASS "B" PER ACI 318 UNLESS OTHERWISE NOTED ON THE DESIGN DRAWINGS OR UNLESS THE DETAILER TAKES SPECIAL CARE TO PROVIDE STAGGERED LAPS. USE BAR LAP LENGTHS FOR ALL HORIZONTAL WALL BARS AND FOR TOP BARS IN SLABS AND BEAMS OVER 14" DEEP.
- LAP LENGTH SHALL BE SPECIFICALLY NOTED ON PLACING DRAWINGS WHERE MORE THAN ONE BAR MAKES UP A CONTINUOUS STRING.
- CORNER BARS WITH CLASS "B" PER ACI 318 LAPS SHALL BE PROVIDED AT ALL WALL CORNERS AND INTERSECTIONS PER ACI 315 FIGURE 11, EXCLUDING TOP CENTER DETAIL.
- HORIZONTAL BARS, EXCEPT FOR CONTINUOUS STRINGS FROM ONE CORNER OR OPENING TO ANOTHER SHALL BE DETAILED TO SHOW THE DISTANCE FROM AT LEAST ONE END OF THE BAR TO THE NEAREST BUILDING GRID LINE OR WALL.
- WELDED WIRE FABRIC SHALL BE LAPPED AND/OR ANCHORED TO DEVELOP Fy PER ACI 315.



STEEL DECK - ROOF

METAL ROOF DECK SHALL BE GALVANIZED OR PAINTED EXCEPT WHERE GALVANIZING IS SPECIFICALLY REQUIRED. GALVANIZED SHEET STEEL SHALL CONFORM TO ASTM A446 GRADE A AND ASTM A525 WITH A MINIMUM G30 COATING UNLESS OTHERWISE NOTED. SHEET STEEL TO BE PAINTED SHALL CONFORM TO ASTM A611 GRADE C.

DECK, ACCESSORIES, AND ATTACHMENTS SHALL CONFORM TO "STEEL DECK INSTITUTE SPECIFICATIONS" (LATEST EDITION).

DECK TYPE: COMPLY WITH SDI "ROOF-DECK SPECIFICATIONS," OF METAL THICKNESS, WIDTH AND DEPTH INDICATED. SEE PLAN.

DECK ATTACHMENT: SEE APPLICABLE DETAILS AND SPECIFICATIONS. ATTACH DECK 6" ON CENTER ALONG PERIMETER WALLS AND END LAPS. MECHANICAL FASTENERS TO BE ONE OF THE FOLLOWING: TEK'S SELF-DRILLING FASTENERS BY ITW BUILDEX, HILTI ENKK FASTENERS OR PNUUTEK, INC. FASTENER SYSTEM.

FOR OPENING LESS THAN 10" IN DIAMETER, PROVIDE A 22 GAUGE COVERPLATE, 6"x24", EACH SIDE PERPENDICULAR TO DECK SPAN.

DO NOT SUSPEND POINT LOADS FROM ROOF DECK EXCEPT FOR HANGERS FOR SUSPENDED CEILINGS.

THE NAME OF THE DECK FABRICATOR SHALL BE CLEARLY NOTED ON ALL SHOP DRAWING SUBMITTALS.

STEEL JOIST NOTES

OPEN WEB STEEL JOISTS SHALL CONFORM TO THE STEEL JOIST INSTITUTE "STANDARD SPECIFICATIONS" (SJI) LATEST EDITION. JOIST MANUFACTURER'S CERTIFICATION THAT JOISTS COMPLY WITH SJI SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR RECORD. ENGINEERED AND CHECKED SHOP DRAWINGS AND JOIST LISTS INDICATING JOIST LAYOUT AND DETAILS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW.

ALL JOISTS SHALL REQUIRE CONTINUOUS BRIDGING MEMBERS FASTENED DIRECTLY TO EACH JOIST. BRIDGING SHALL BE AS NOTED ON THE DRAWINGS OR NOT LESS THAN THAT REQUIRED BY THE SJI SPECIFICATIONS.

ALL ROOF JOISTS SHALL BE DESIGNED TO RESIST A NET UPWARD LOAD OF 14 PSF. PROVIDE ADDITIONAL BOTTOM CHORD BRIDGING AS REQUIRED TO COMPLY WITH THE STEEL JOIST INSTITUTE TECHNICAL DIGEST, "STRUCTURAL DESIGN OF STEEL JOIST ROOFS TO RESIST UPLIFT LOADS."

HANGING LOADS FROM THE JOISTS SHALL BE APPLIED ONLY AT PANEL POINTS AND ONLY WITH ACCEPTABLE JOIST HANGER DEVICES.

ALL JOISTS SHALL RECEIVE ON SHOP COAT OF PAINT AFTER 100 PERCENT VISUAL INSPECTION.

THE ENDS OF ALL BRIDGING SHALL BE DIAGONAL AND PROPERLY ANCHORED.

TOP CHORD JOIST EXTENSIONS SHALL BE DESIGNED BY THE JOIST MANUFACTURER TO SUPPORT THE UNIFORM LOAD FOR THE SPAN OF THE JOIST UNLESS NOTED OTHERWISE.

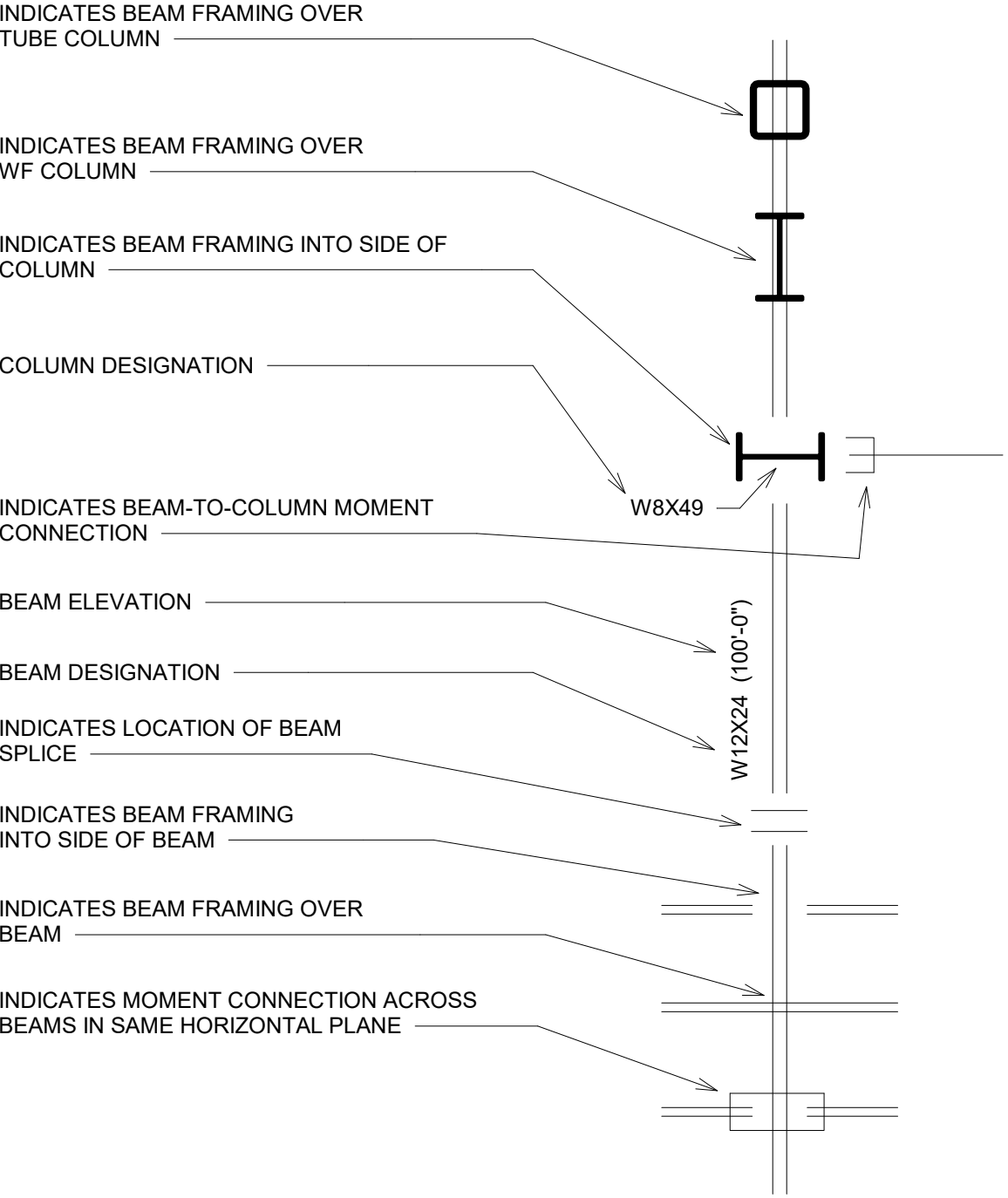
STABILIZE BOTTOM CHORD OF JOISTS AT COLUMN LOCATIONS PER OSHA REQUIREMENTS. COORDINATE STABILIZER PLATE DETAILS WITH STRUCTURAL STEEL FABRICATOR.

JOIST MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS TO THE ARCHITECT/ENGINEER FOR REVIEW.

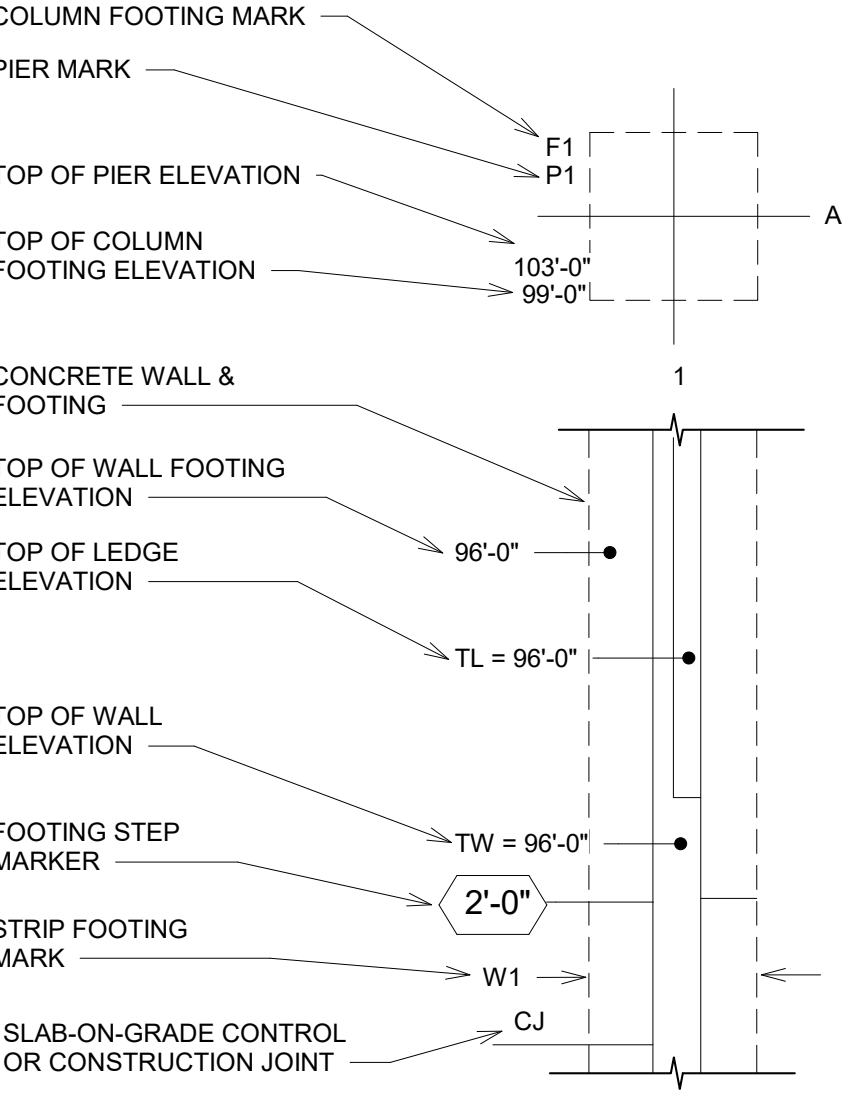
SHOP DRAWINGS TO INCLUDE LAYOUT, DESIGNATION, NUMBER, TYPE, LOCATION AND SPACING OF JOISTS. INCLUDE JOINING AND ANCHORAGE DETAILS, BRACING, BRIDGING, AND JOIST ACCESSORIES; SPLICE AND CONNECTION LOCATIONS AND DETAILS; AND ATTACHMENTS TO OTHER CONSTRUCTION. INDICATE LOCATIONS AND DETAILS OF BEARING PLATES TO BE EMBEDDED IN OTHER CONSTRUCTION.

STRUCTURAL PERFORMANCE: PROVIDE SPECIAL JOISTS AND CONNECTIONS CAPABLE OF WITHSTANDING DESIGN LOADS INDICATED. USE ASD.

STRUCTURAL STEEL LEGEND

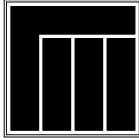


FOUNDATION LEGEND



FOOTING SCHEDULE			
MARK	FOOTING DIMENSION	FOOTING REINFORCING	NOTES
W1	2'-6" X 4'-0"	3 - #5 CONT. T & B	
F1	6'-6" X 6'-6" X 1'-4"	(8) #5 EA. WAY	
F2	5'-8" X 5'-8" X 1'-2"	(9) #4 EA. WAY	
F3	5'-0" X 5'-0" X 1'-0"	(7) #4 EA. WAY	
F4	8'-0" X 8'-0" X 1'-8"	(12) #5 EA. WAY	
F5	10'-0" X 10'-0" X 2'-0"	(13) #6 EA. WAY	
F6	3'-4" X 5'-0"	(3) #4 LW (7) #4 SW	1

1. SEE DETAIL 7/S502 FOR FOOTING THICKNESS



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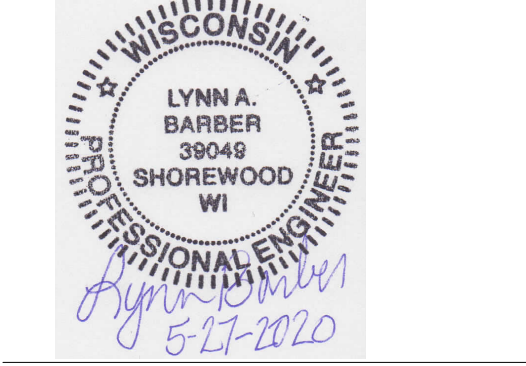
LINDNER LOGISTICS ADDITION

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Owner

LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
NOTES

PERMIT SET



REVISIONS

DRAWN MLK

CHECKED LB

DATE MAY 27, 2020

SCALE AS NOTED

JOB NO. MPA 2020.02

SHEET DESCRIPTION
NOTES
SHEET NUMBER

S500



BARBER ENGINEERING

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STRUCTURAL STEEL FRAMING NOTES

ALL DETAILING, FABRICATION AND ERECTION SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) ASD SPECIFICATION AND CODES, 2010 EDITION.

WHERE NO CAMBER IS INDICATED, FABRICATE BEAMS SO THAT ANY NATURAL CAMBER IS UPWARD AFTER ERECTION.

SPICES SHALL BE ALLOWED ONLY AT LOCATIONS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS UNLESS APPROVED OTHERWISE BY THE EOR IN WRITING.

SHOP DRAWINGS: SHOW FABRICATION OF STRUCTURAL STEEL COMPONENTS. INCLUDE DETAILS OF CUTS, CONNECTIONS, SPLICES, CAMBER, HOLES AND OTHER PERTINENT DATA. INCLUDE EMBEDMENT DRAWINGS. INDICATE WELDS BY STANDARD AWS SYMBOLS, DISTINGUISHING BETWEEN SHOP AND FIELD WELDS, AND SHOW SIZE, LENGTH AND TYPE OF EACH WELD. SHOW BACKING BARS THAT ARE TO BE REMOVED AND SUPPLEMENTAL FILLET WELDS WHERE BACKING BARS ARE TO REMAIN. INDICATE TYPE, SIZE AND LENGTH OF BOLTS, DISTINGUISHING BETWEEN SHOP AND FIELD BOLTS. IDENTIFY PRETENSION AND SLIP CRITICAL, HIGH-STRENGTH BOLTED CONNECTIONS. SHOW ALL COPES, HOLES, OPENINGS AND MODIFICATIONS REQUIRED IN STRUCTURAL STEEL MEMBERS FOR ERECTION OR THE WORK OF OTHER TRADES ON THE SHOP DRAWINGS FOR APPROVAL BY THE DESIGN PROFESSIONALS.

FIELD MODIFICATION OF STRUCTURAL STEEL IS PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL OF THE DESIGN PROFESSIONALS.

STEEL USING COMPLETE JOINT PENETRATION GROOVE WELDS THAT FUSE THROUGH THE THICKNESS OF THE FLANGE OR WEB SHALL HAVE A MINIMUM CHARPY V-NOTCH IMPACT TESTING VALUE AS FOLLOWS:

ASTM A6/A6M HOT-ROLLED SHAPES WITH A FLANGE THICKNESS EXCEEDING 2 INCHES AND BUILT-UP HEAVY SHAPES WITH PLATES EXCEEDING 2 INCHES IN THICKNESS: 20FT-LB @ 70 DEG. F.

REGARDLESS OF THICKNESS, ALL WELDING WORK SHALL CONFORM TO THE REQUIREMENTS OF AWS D1.1, "STRUCTURAL WELDING CODE - STEEL," 2010 EDITION OR NEWER, AND SHALL BE PERFORMED BY AWS CERTIFIED WELDERS.

THERE SHALL BE NO FIELD CUTTING OF STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE STRUCTURAL ENGINEER.

AFTER FABRICATION AND JUST PRIOR TO SITE APPLICATION OF SPRAY-ON FIREPROOFING, ALL STRUCTURAL STEEL SHALL BE CLEANED OF ALL RUST, LOOSE MILL SCALE AND OTHER FOREIGN MATERIALS, PRIMING AND PAINTING OF STRUCTURAL STEEL WILL NOT BE REQUIRED EXCEPT FOR STEEL THAT IS PERMANENTLY EXPOSED.

GALVANIZE ALL STRUCTURAL STEEL PERMANENTLY EXPOSED TO THE WEATHER, CLEAN AND TOUCH UP GALVANIZING AFTER ERECTION.

SOURCE QUALITY CONTROL: ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM SHOP TESTS AND INSPECTIONS. PROVIDE TESTING AGENCY WITH ACCESS TO PLACES WHERE STRUCTURAL-STEEL WORK IS BEING FABRICATED OR PRODUCED TO PERFORM TESTS AND INSPECTIONS.

BOLTED CONNECTIONS: INSPECT SHOP-BOLTED CONNECTIONS ACCORDING TO RCSC'S "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS."

WELDED CONNECTIONS: VISUALLY INSPECT SHOP-WELDED CONNECTIONS ACCORDING TO AWS D1.1/D1.1M AND THE FOLLOWING INSPECTION PROCEDURES, AT TESTING AGENCY'S OPTIONS:

1. LIQUID PENETRANT INSPECTION: ASTM E 165.
2. MAGNETIC PARTICLE INSPECTION: ASTM E 09; PERFORMED ON ROOT PASS AND ON FINISHED WELD. CRACKS OR ZONES OF INCOMPLETE FUSION OR PENETRATION ARE NOT ACCEPTED.
3. ULTRASONIC INSPECTION: ASTM E 164.
4. RADIOGRAPHIC INSPECTION: ASTM E 94.

EXAMINATION: VERIFY, WITH CERTIFIED STEEL ERECTOR PRESENT, ELEVATIONS OF CONCRETE BEARING SURFACES AND LOCATIONS OF ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS FOR COMPLIANCE WITH REQUIREMENTS. PREPARE A CERTIFIED SURVEY OF EXISTING CONDITIONS. INCLUDE BEARING SURFACES, ANCHOR RODS, BEARING PLATES, AND OTHER EMBEDMENTS SHOWING DIMENSIONS, LOCATIONS, ANGLES AND ELEVATIONS.

PREPARATION: PROVIDE TEMPORARY SHORES, GUYS, BRACES AND OTHER SUPPORTS DURING ERECTION TO KEEP STRUCTURAL STEEL SECURE, PLUMB, AND IN ALIGNMENT AGAINST TEMPORARY CONSTRUCTION LOADS AND LOADS EQUAL IN INTENSITY TO DESIGN LOADS. REMOVE TEMPORARY SUPPORTS WHEN PERMANENT STRUCTURAL STEEL CONNECTIONS AND BRACING ARE IN PLACE UNLESS OTHERWISE INDICATED.

STRUCTURAL STEEL FRAMING SHOULD BE MANUFACTURED TO PRODUCE HIGHER CVN TOUGHNESS TO PREVENT BRITTLE FRACTURE BASED ON COLD SERVICE TEMPERATURES. THE CVN TOUGHNESS FOR WELD METAL SHOULD BE MORE RESTRICTIVE THAN THE BASE MATERIAL.

METAL STAIR NOTES

INDUSTRIAL-TYPE STAIRS WITH BAR GRATING TREADS. STEEL TUBE RAILINGS ATTACHED TO METAL STAIRS.

GALVANIZING: HOT-DIP GALVANIZE ITEMS AS INDICATED TO COMPLY WITH APPLICABLE STANDARD LISTED:

1. ASTM A 123, FOR GALVANIZING BOTH FABRICATED AND UNFABRICATED IRON AND STEEL PRODUCTS MADE OF UNCOATED ROLLED, PRESSED, AND FORGED SHAPES, PLATES, BARS, AND STRIPS 0.0299 INCH THICK AND HEAVIER.
2. ASTM A 153/A 153M, FOR GALVANIZING STEEL AND IRON HARDWARE.
3. FILL VENT AND DRAIN HOLES THAT WILL BE EXPOSED IN FINISHED WORK, UNLESS INDICATED TO REMAIN AS WEEP HOLES, BY PLUGGING WITH ZINC SOLDER AND FILING OFF SMOOTH.

ACTION SUBMITTALS:

SHOP DRAWINGS: INCLUDE PLANS, ELEVATIONS, SECTIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK. SHOW WORKING POINTS AND COLUMN CENTERLINE LOCATIONS IN PLAN AND IN SECTION. INCLUDE DETAILS OF METAL STAIRS AND THEIR CONNECTIONS, INCLUDING STRINGERS, TREADS, RISERS, HEADERS, PLATFORMS, SUPPLEMENTAL STEEL FRAMING FOR CONNECTION TO BUILDING FRAMING, RAILINGS, HANDRAILS, GUARDRAILS, BRACKETS, REINFORCEMENTS, ANCHORS, WELDED AND BOLTED FIELD AND SHOP CONNECTIONS (SIZE AND LOCATION), AND OTHER SUPPLEMENTAL INFORMATION.

1. FOR INSTALLED PRODUCTS INDICATED TO COMPLY WITH PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA, SUBMIT SHOP DRAWINGS SIGNED AND SEALED BY THE QUALIFIED PROFESSIONAL ENGINEER RESPONSIBLE FOR THEIR PREPARATION.

PERFORMANCE REQUIREMENTS:

DELEGATED DESIGN: DESIGN METAL STAIRS, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE REQUIREMENTS AND DESIGN CRITERIA INDICATED.

STRUCTURAL PERFORMANCE OF STAIRS: METAL STAIRS SHALL WITHSTAND THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED.

1. UNIFORM LOAD: 100 PSF
2. CONCENTRATED LOAD: 300 LBF APPLIED ON AN AREA OF 4 SQ. IN.
3. UNIFORM AND CONCENTRATED LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.
4. STAIR FRAMING: CAPABLE OF WITHSTANDING STRESSES RESULTING FROM RAILING LOADS IN ADDITION TO LOADS SPECIFIED ABOVE.
5. LIMIT DEFLECTION OF TREADS, PLATFORMS, AND FRAMING MEMBERS TO L/360 OR 1/4", WHICHEVER IS LESS.

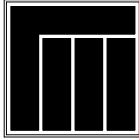
STRUCTURAL PERFORMANCE: RAILINGS, INCLUDING ATTACHMENT TO BUILDING CONSTRUCTION, SHALL WITHSTAND THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED:

1. HANDRAILS AND TOP RAILS OF GUARDS:
a. UNIFORM LOAD OF 50 LBF/FT APPLIED IN ANY DIRECTION.
b. CONCENTRATED LOAD 200 LBF APPLIED IN ANY DIRECTION.
c. UNIFORM AND CONCENTRATED LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.

DELEGATED DESIGN:

THE DRAWINGS SHOW DESIGN INTENT ONLY. WORK IN THIS SECTION SHALL BE DELEGATED-ENGINEERING-DESIGN AND TO BE ENGINEERED, FABRICATED AND INSTALLED BY THE CONTRACTOR, SUBJECT TO THE GENERAL CRITERIA BELOW: LOCAL GOVERNING REQUIREMENTS OR CRITERIA INDICATED SEPARATELY FROM THESE DOCUMENTS BY THE BUILDING OWNER OR LANDLORD.

1. ALL ENGINEERING-DESIGN WORK SHALL BE EXECUTED BY A PROFESSIONAL LICENSED IN THE JURISDICTION OF THE PROJECT TO PERFORM SUCH ENGINEERING-DESIGN WORK. ALL FINAL DOCUMENTS PREPARED BY THE CONTRACTORS DESIGN PROFESSIONAL SHALL BEAR THE DESIGNERS PROFESSIONAL SEAL.
2. ALL WORK MUST COMPLY WITH LOCAL, STATE AND FEDERAL LAWS AND ORDINANCES.



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Project Name:

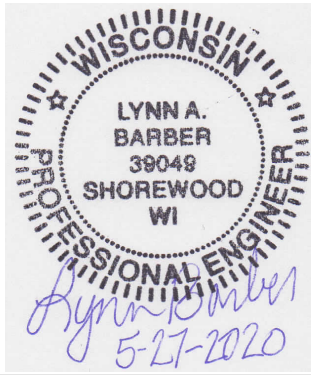
LINDNER
LOGISTICS
ADDITION

W229 N1492 Westwood Dr.
Waukesha, WI 53186

Owner

LINDNER LOGISTICS ADDITION
PEWAUKEE PLANT
NOTES

PERMIT SET



REVISIONS

DRAWN

MLK

CHECKED

LB

DATE

MAY 27, 2020

SCALE

AS NOTED

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MPA 2020.02

SHEET DESCRIPTION

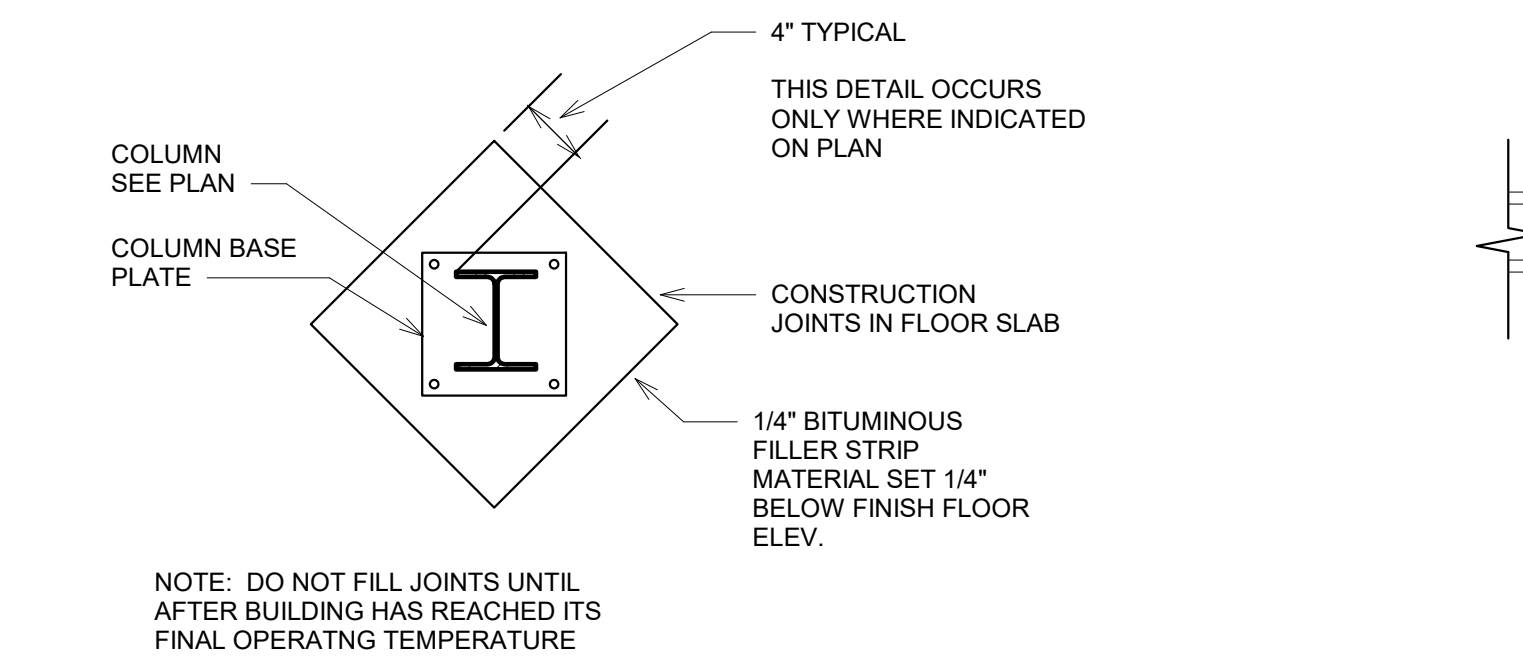
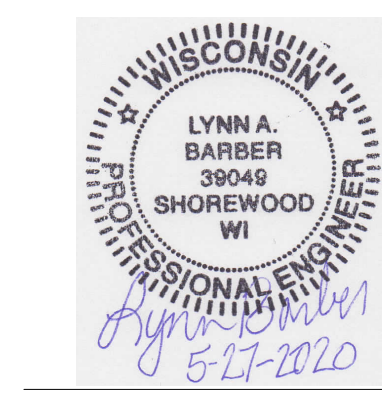
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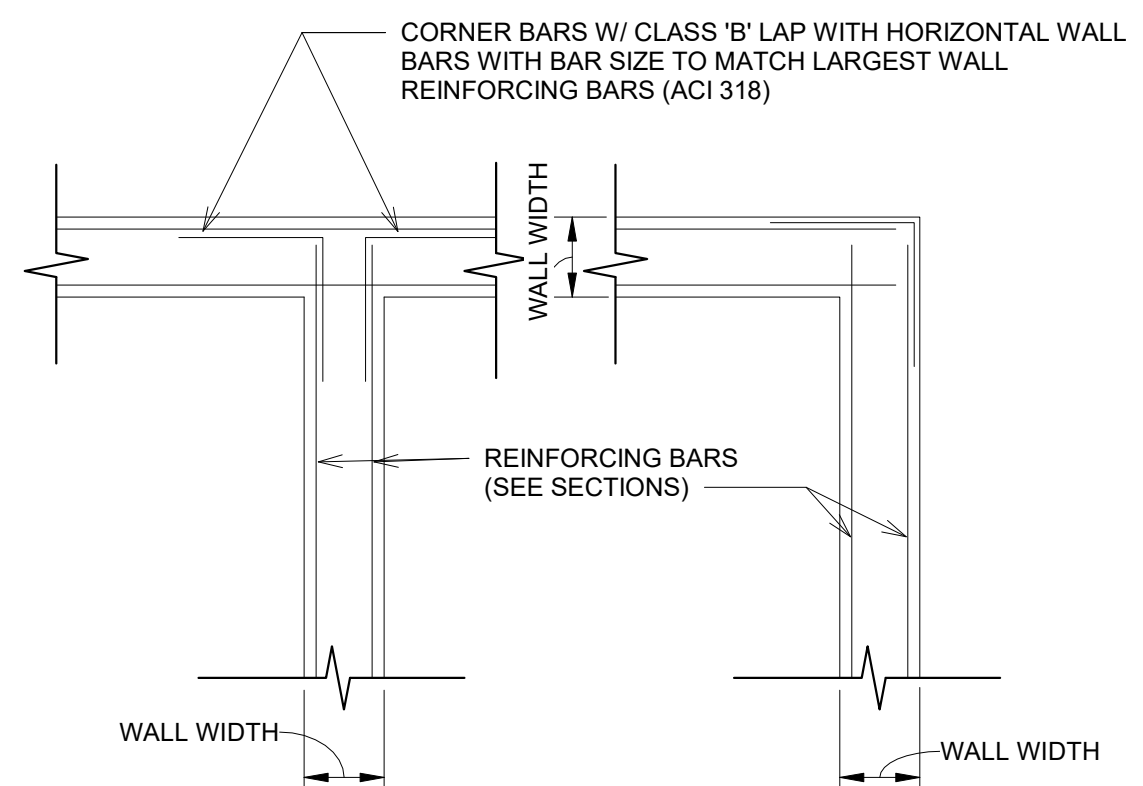
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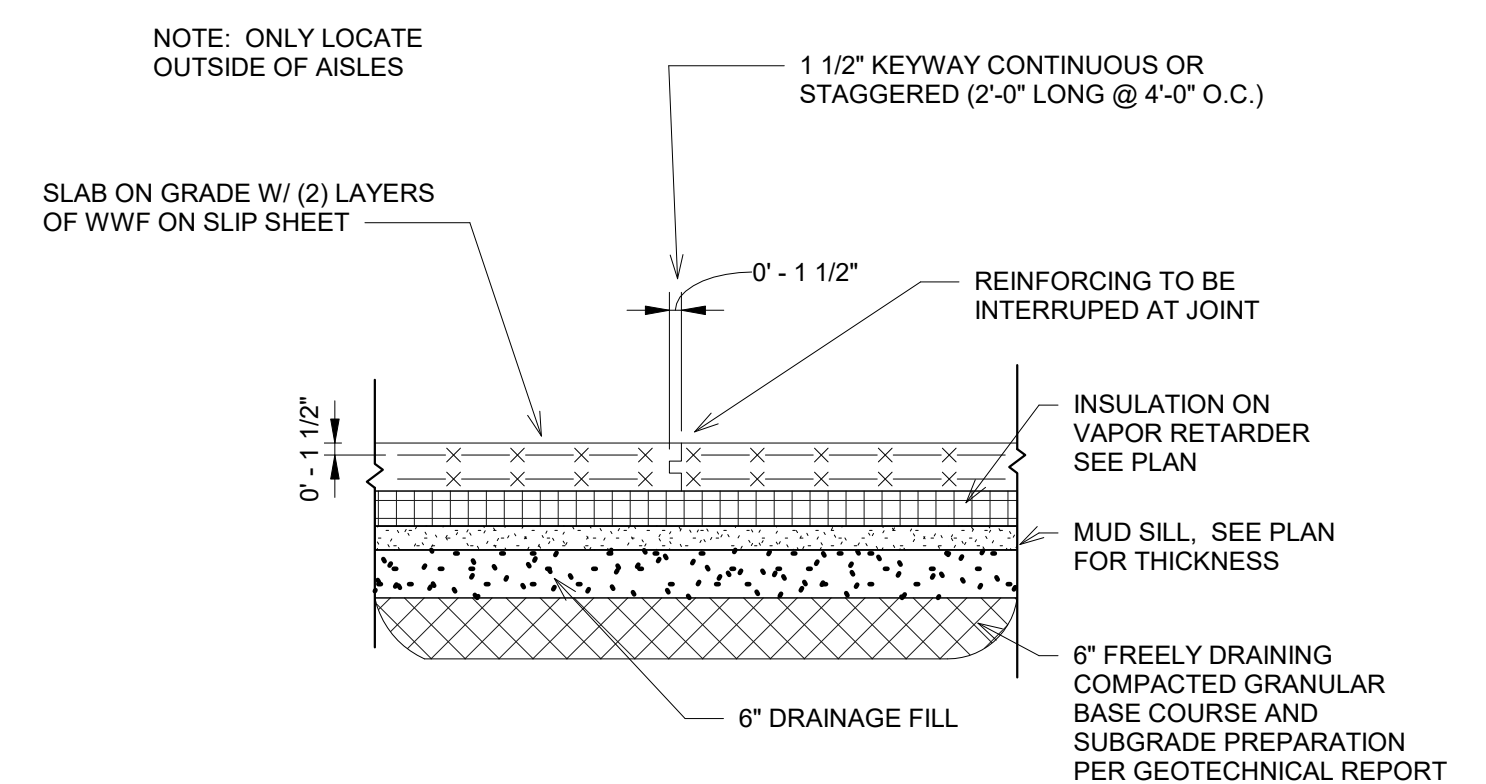
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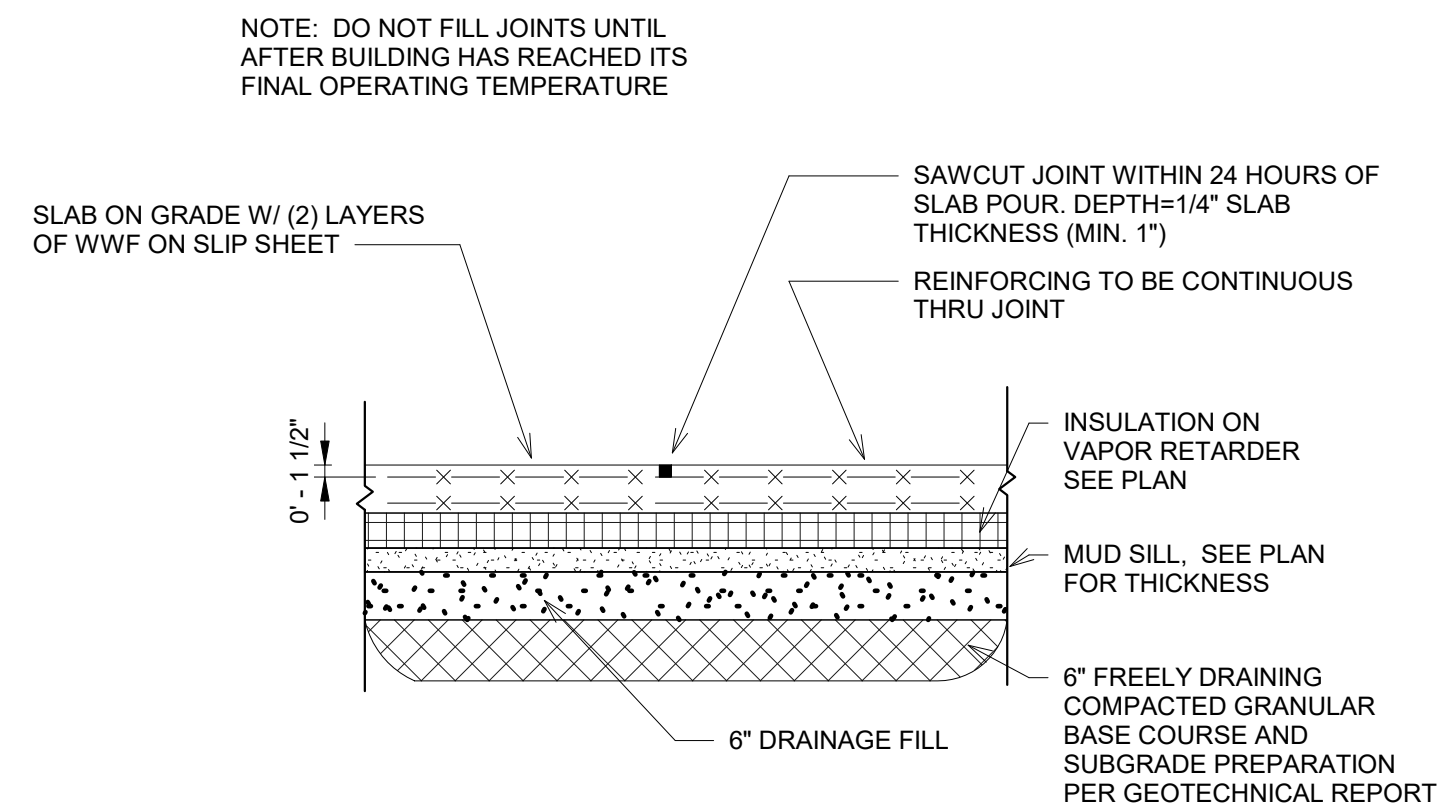
1 CONCRETE DIAMOND @ COLUMN BASE
1/2" = 1'-0"



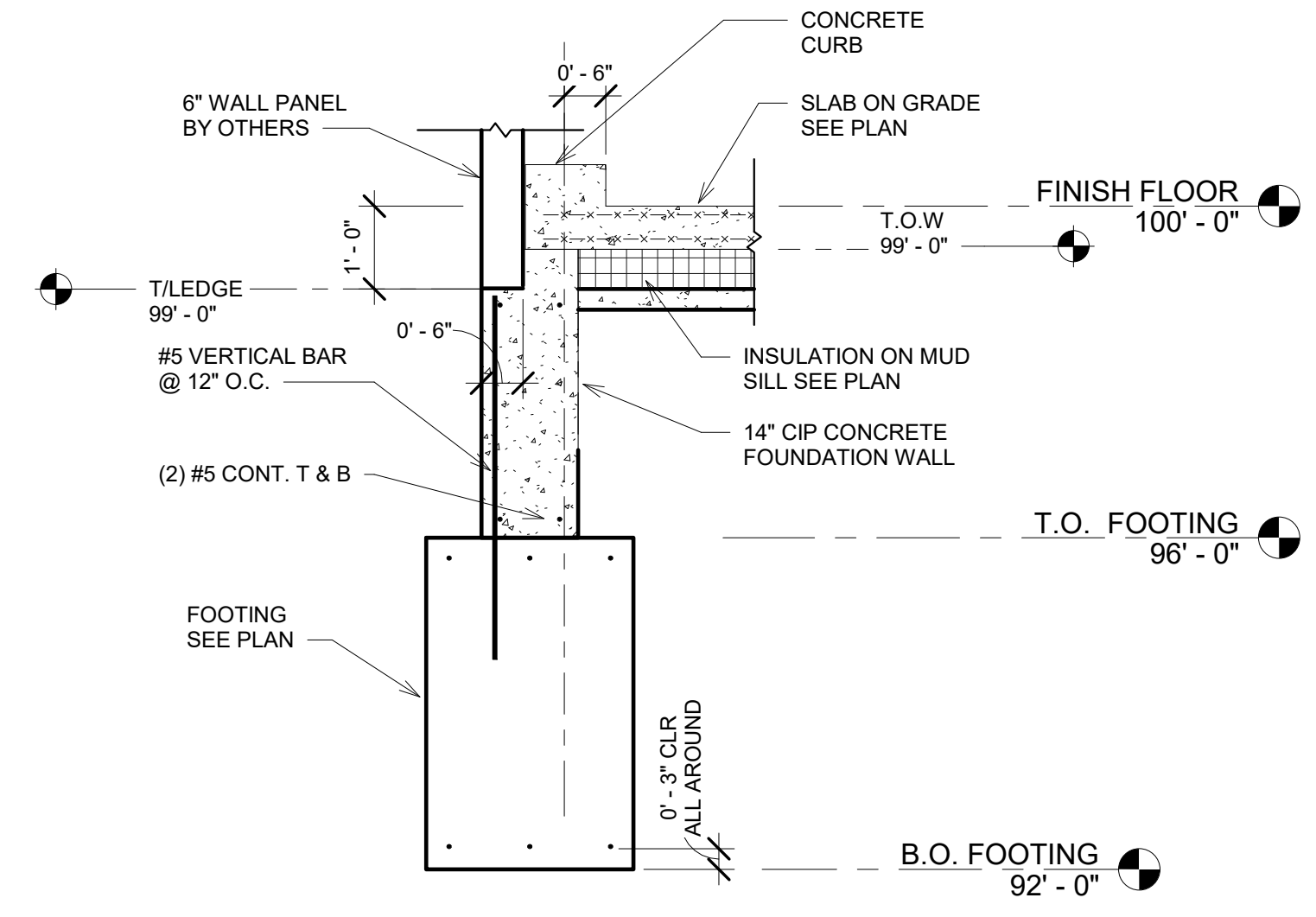
2 TYP. CORNER REINFORCING
1/2" = 1'-0"



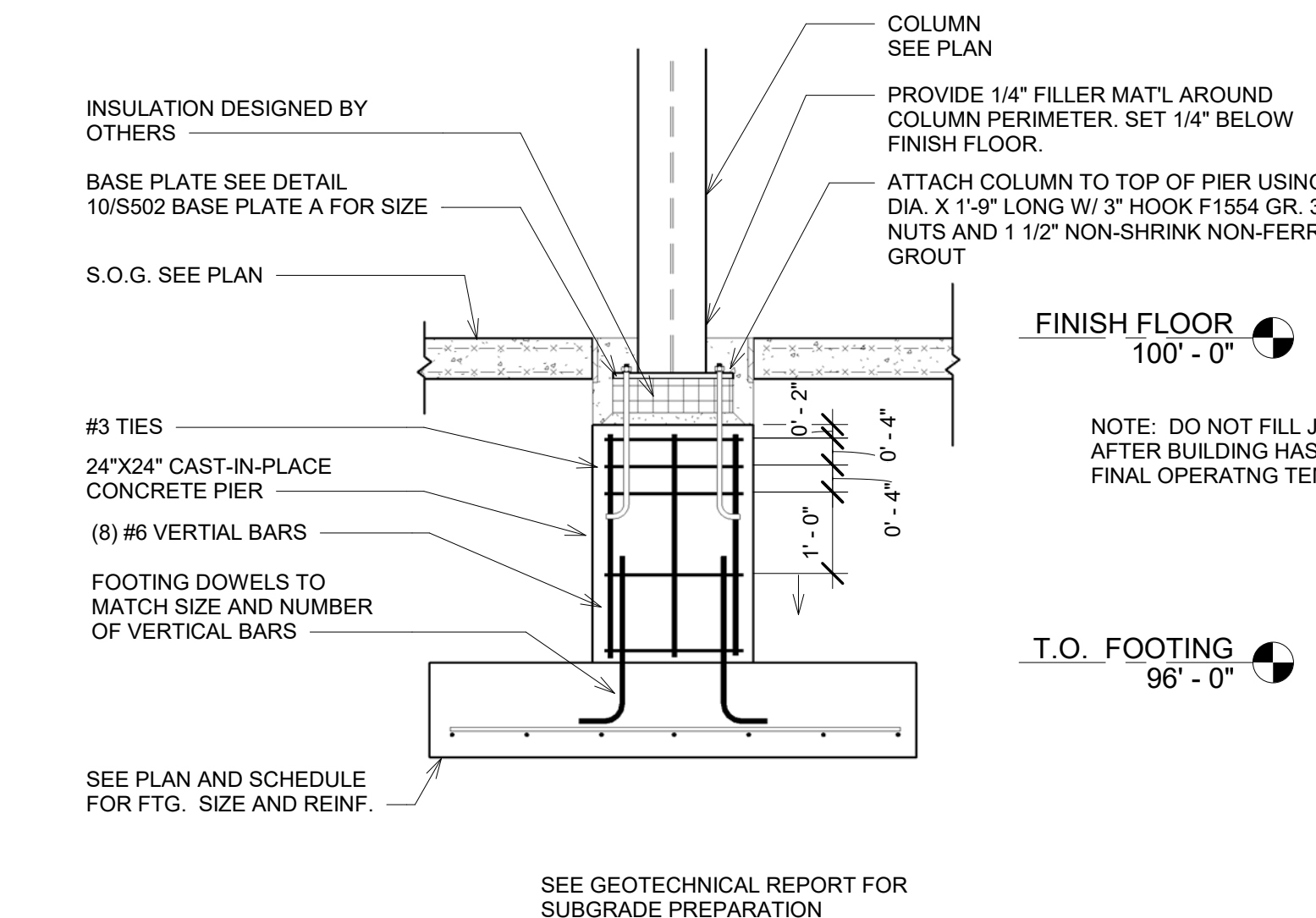
3 TYP. SLAB CONSTR. JOINT
1/2" = 1'-0"



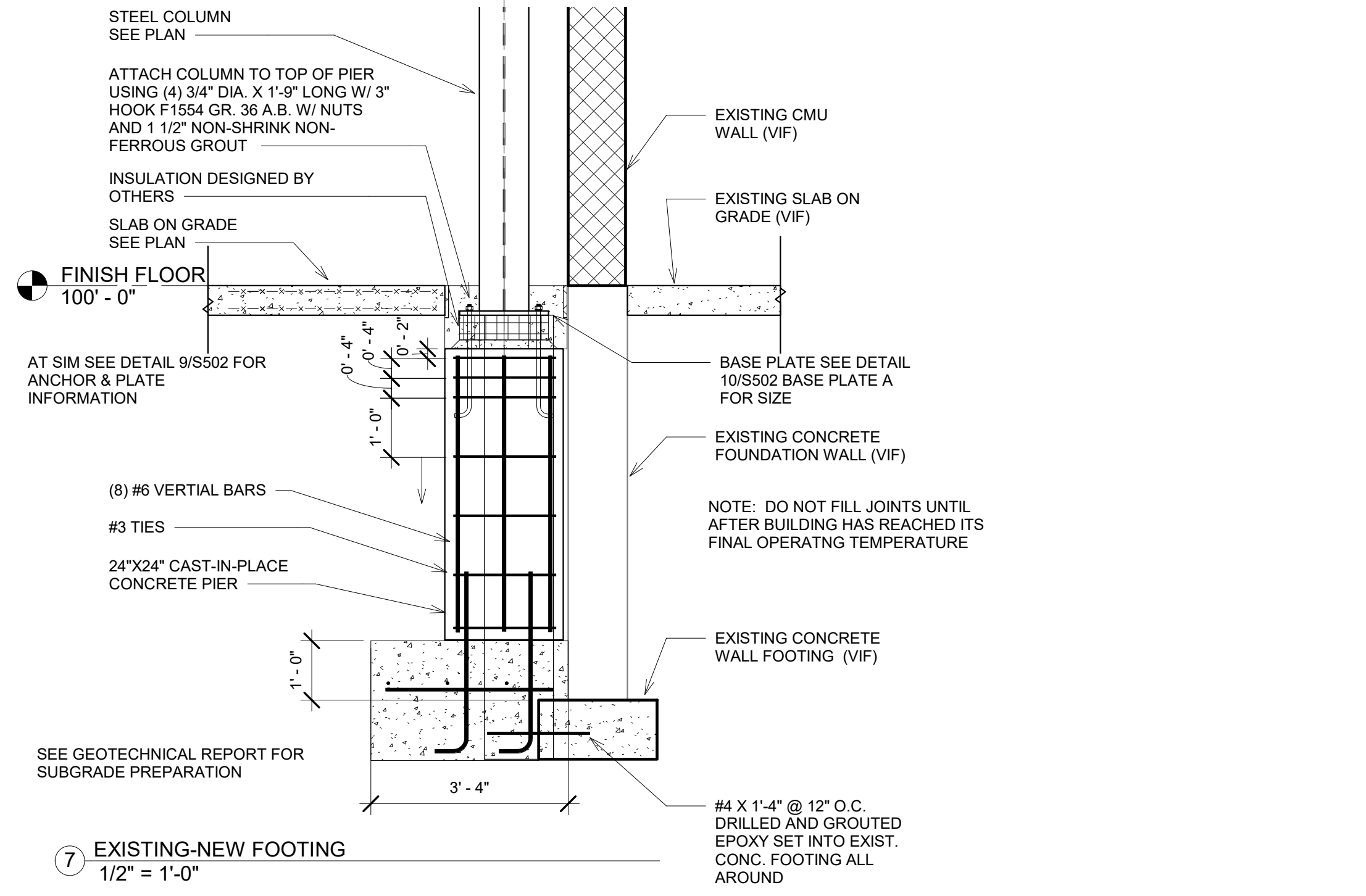
4 TYP. SLAB CONTROL JOINT
1/2" = 1'-0"



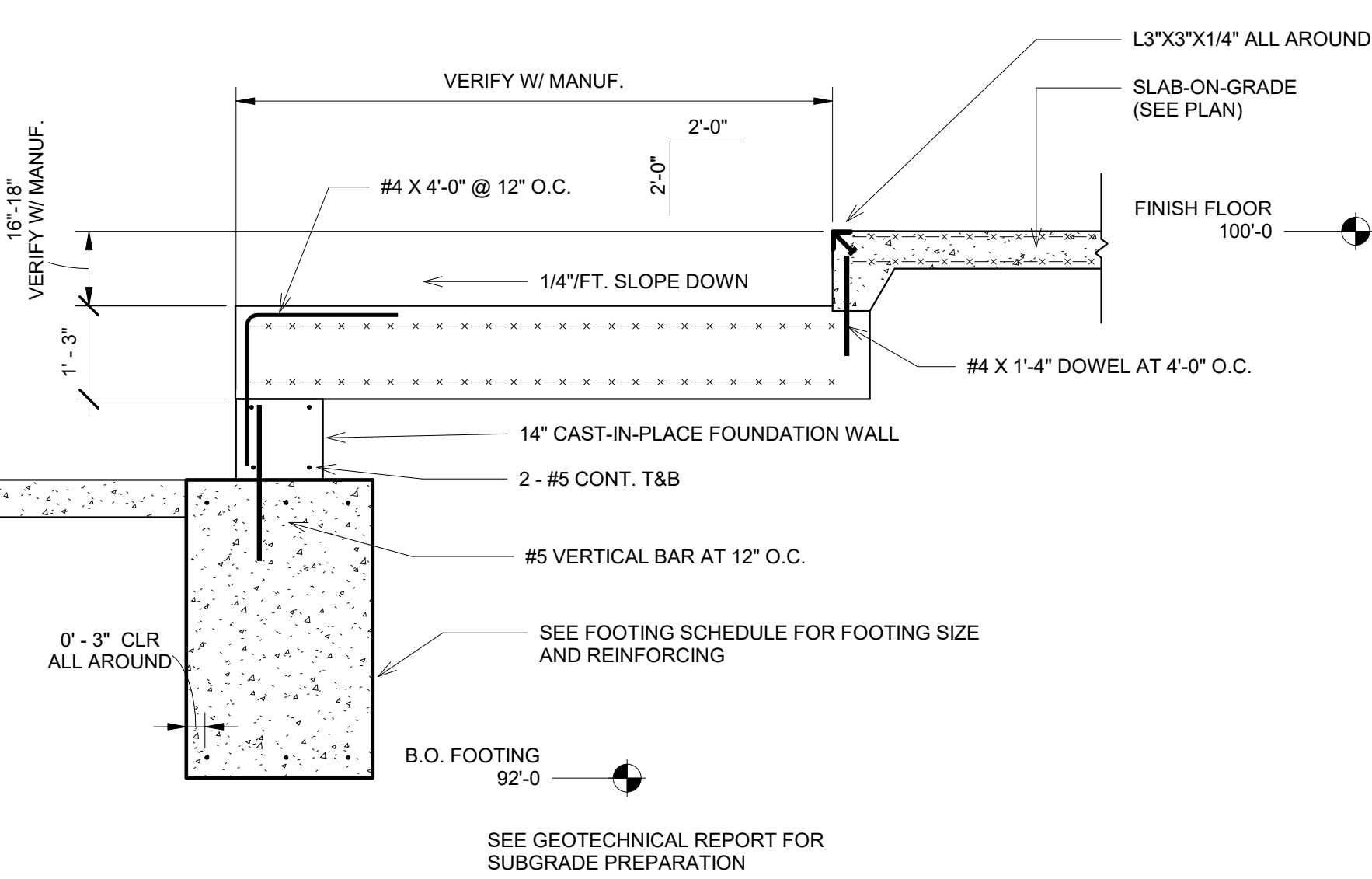
5 TYPICAL FOUNDATION DETAIL
1/2" = 1'-0"



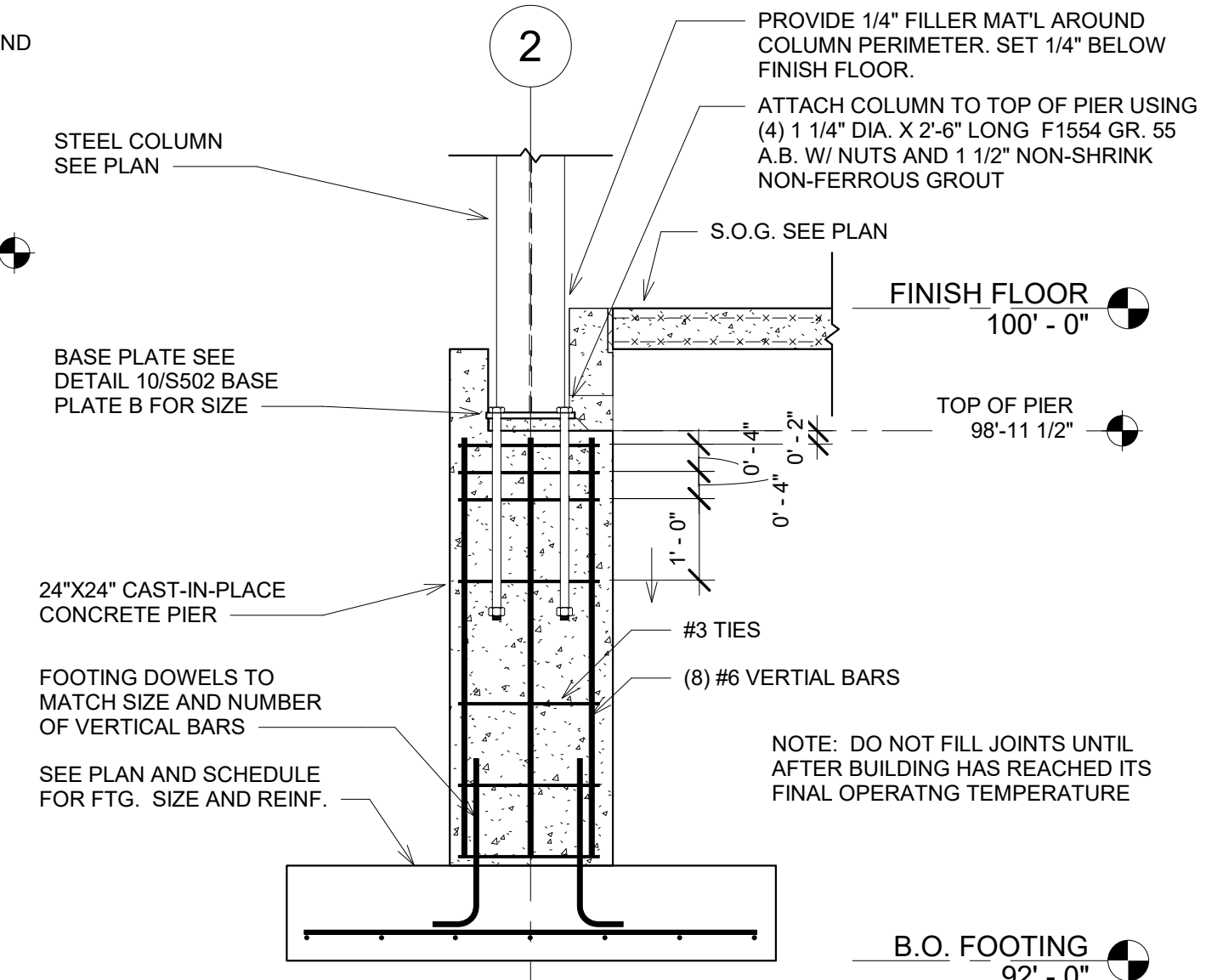
6 TYP. INTERIOR PIER/FOOTING DETAIL
1/2" = 1'-0"



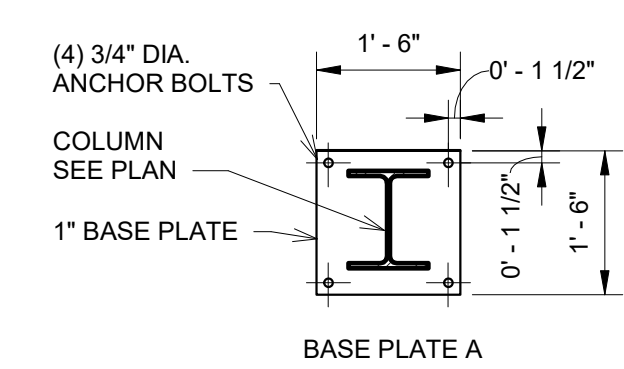
7 EXISTING-NEW FOOTING
1/2" = 1'-0"



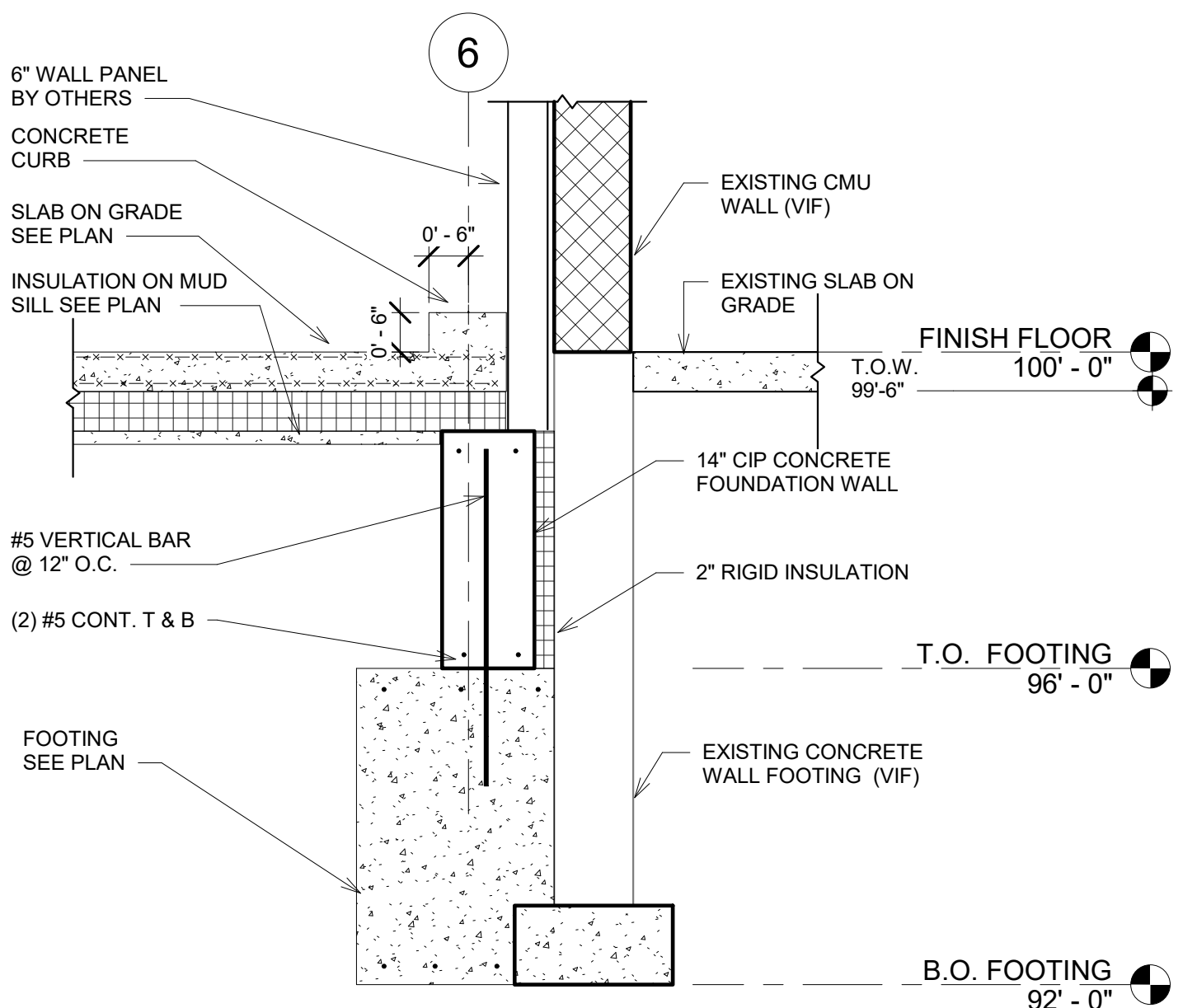
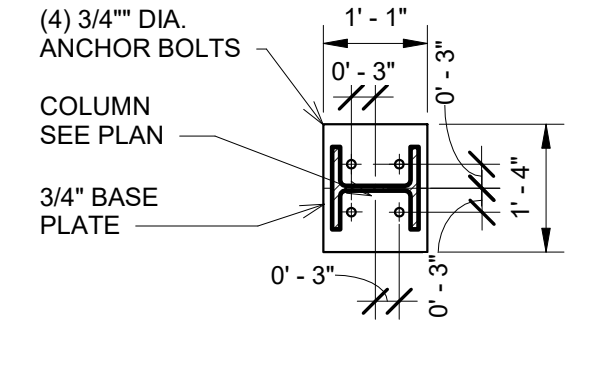
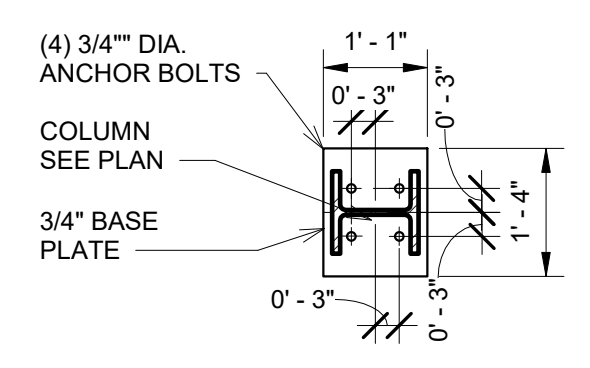
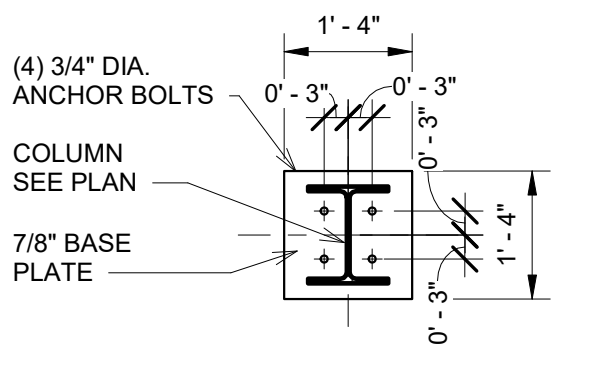
8 LOADING DOCK
1/2" = 1'-0"



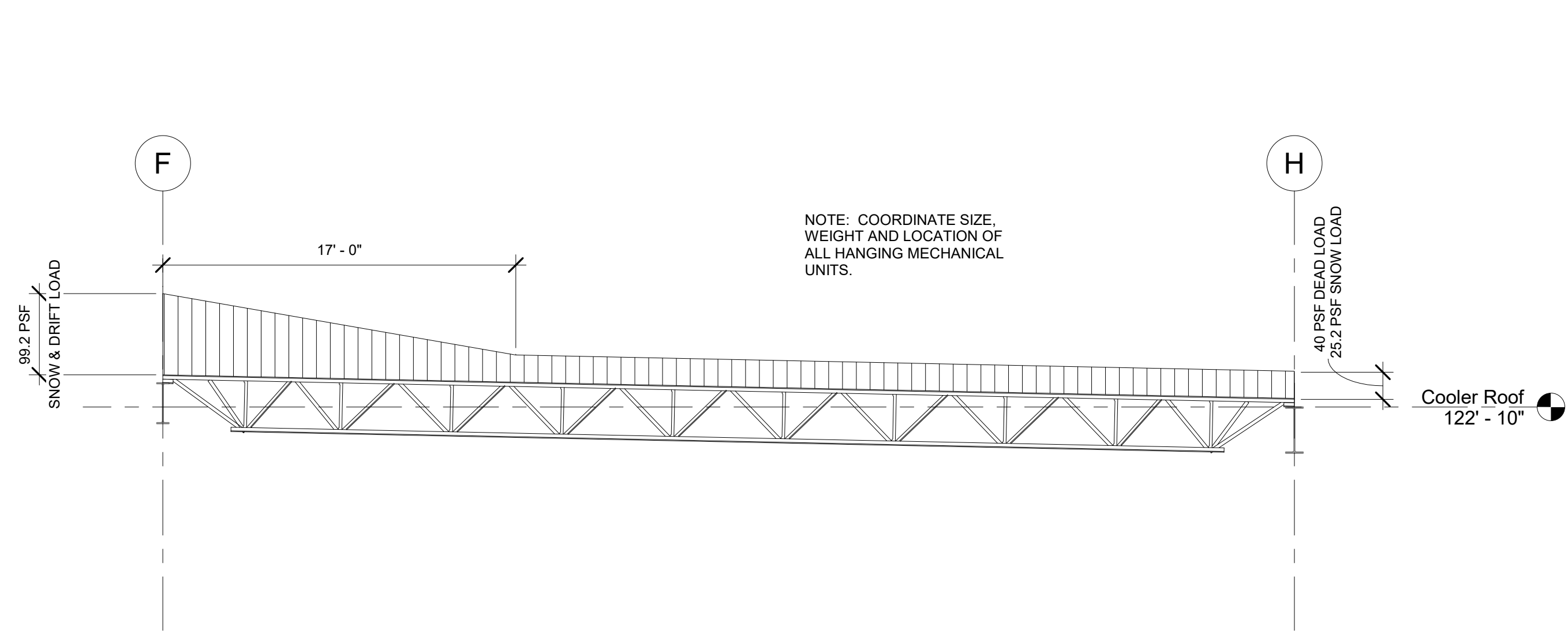
9 PIER/FOOTING AT MOMENT FRAME
1/2" = 1'-0"



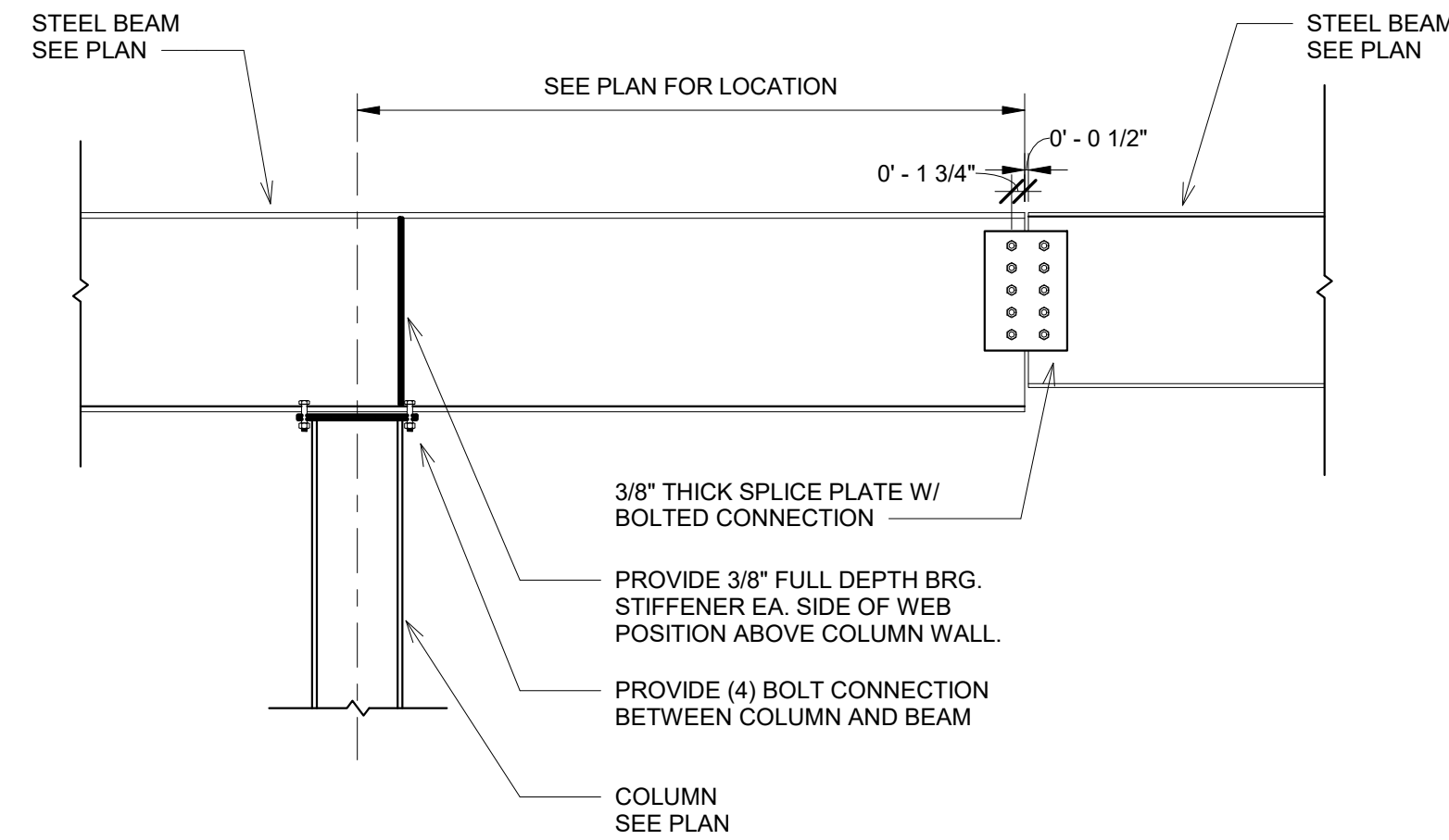
10 BASE PLATE
1/2" = 1'-0"



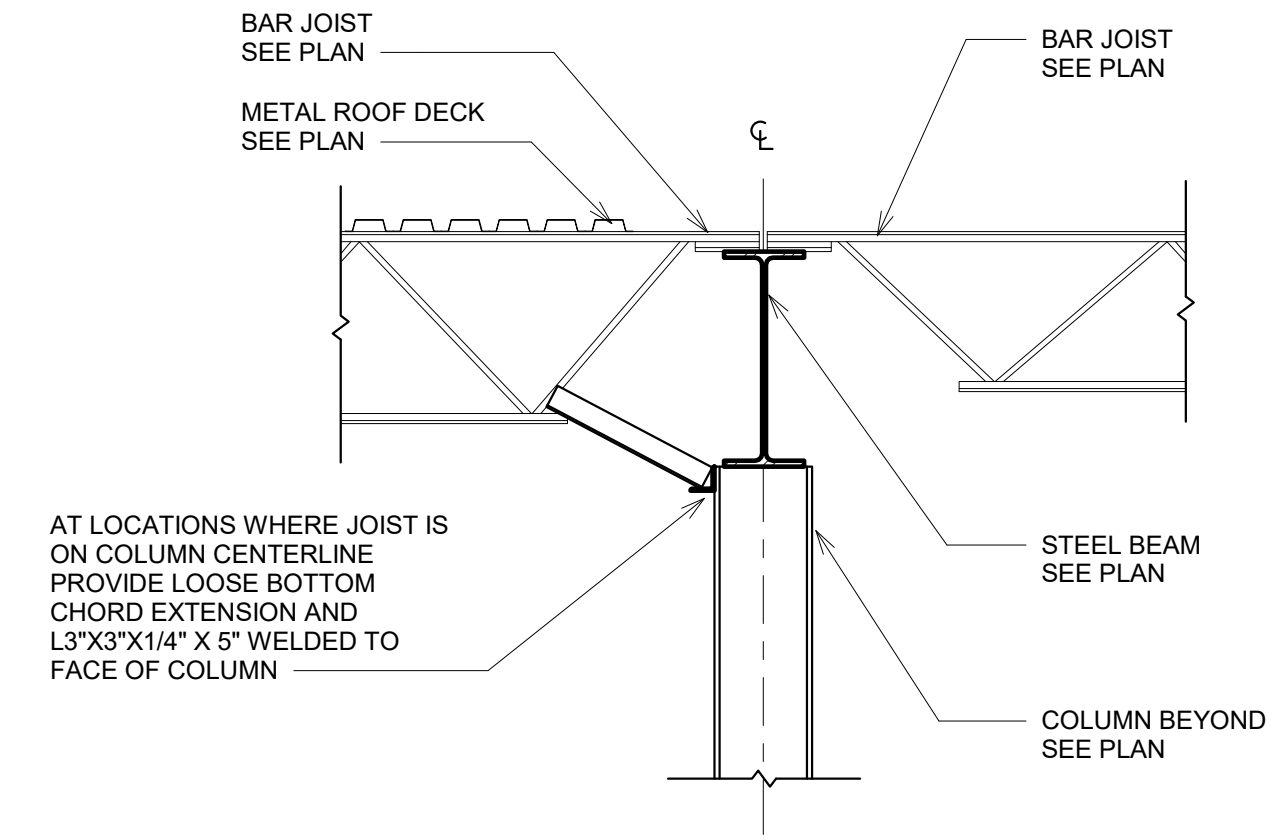
11 FOUNDATION WALL AT EXISTING FOUNDATION WALL
1/2" = 1'-0"



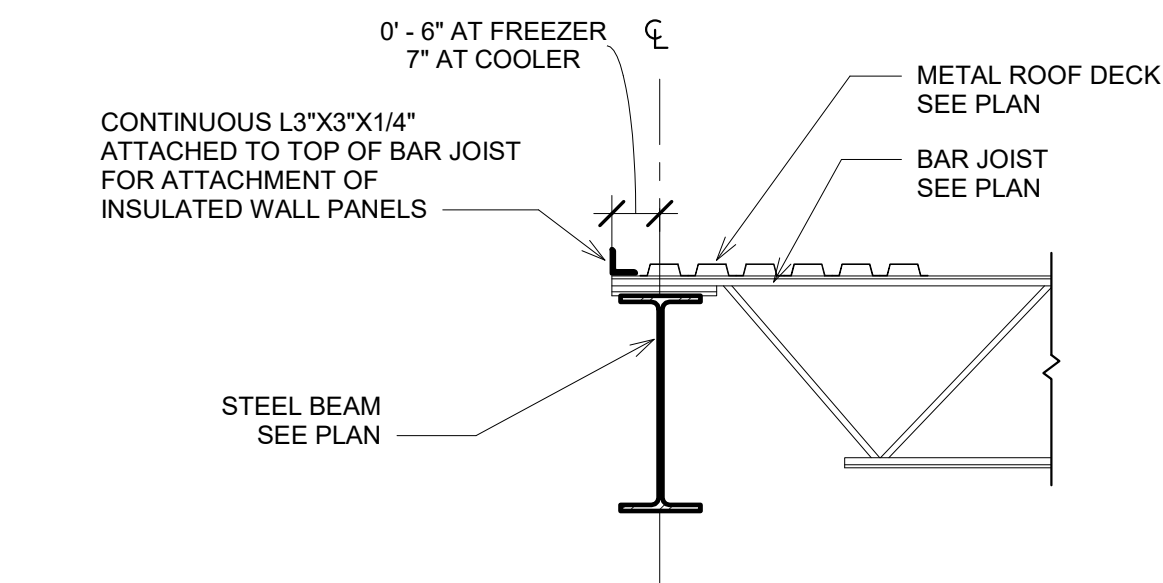
1 JOIST LOADING - 32LHSP1
3/16" = 1'-0"



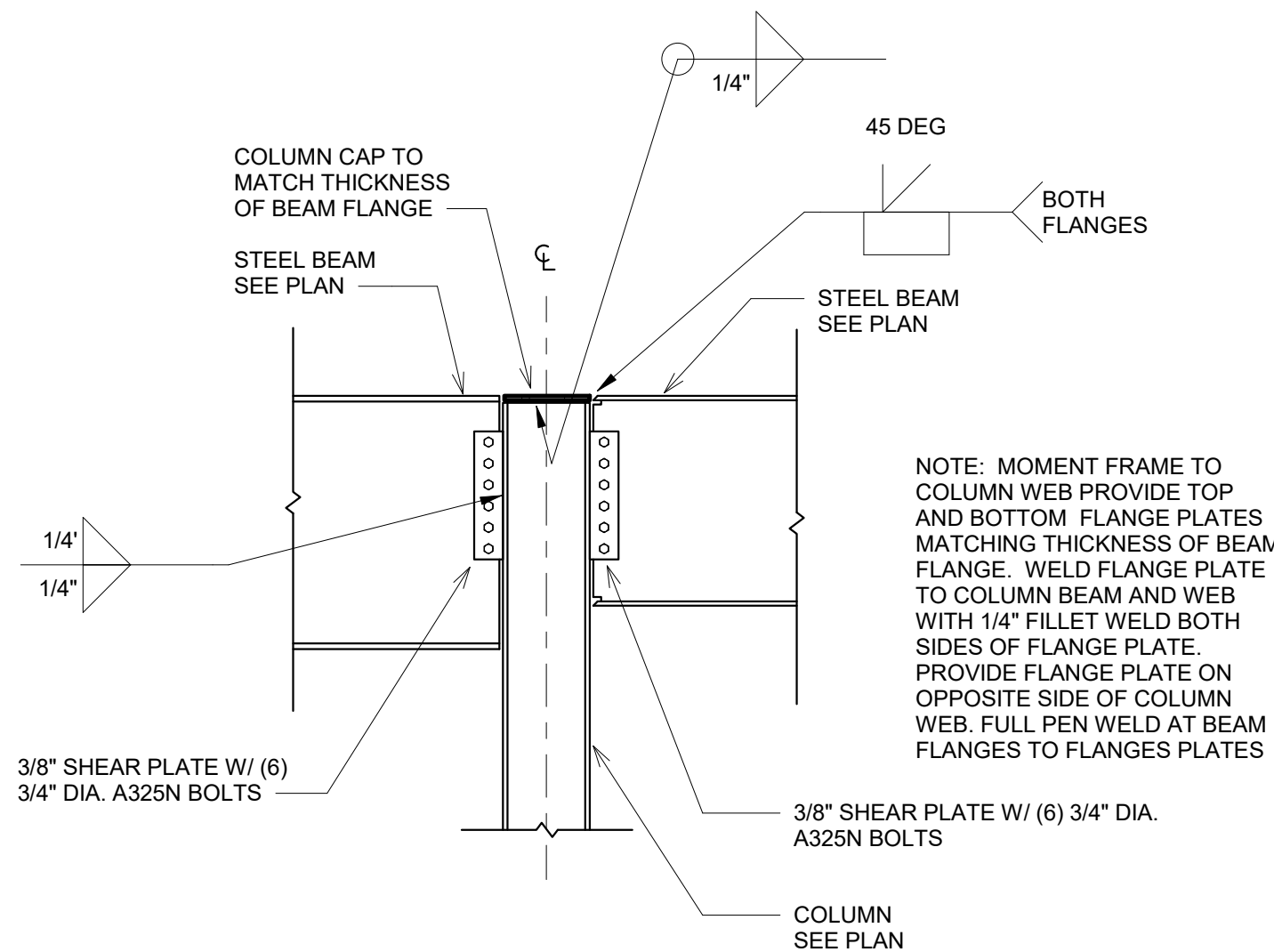
2 TYPICAL BEAM SPLICE DETAIL
1/2" = 1'-0"



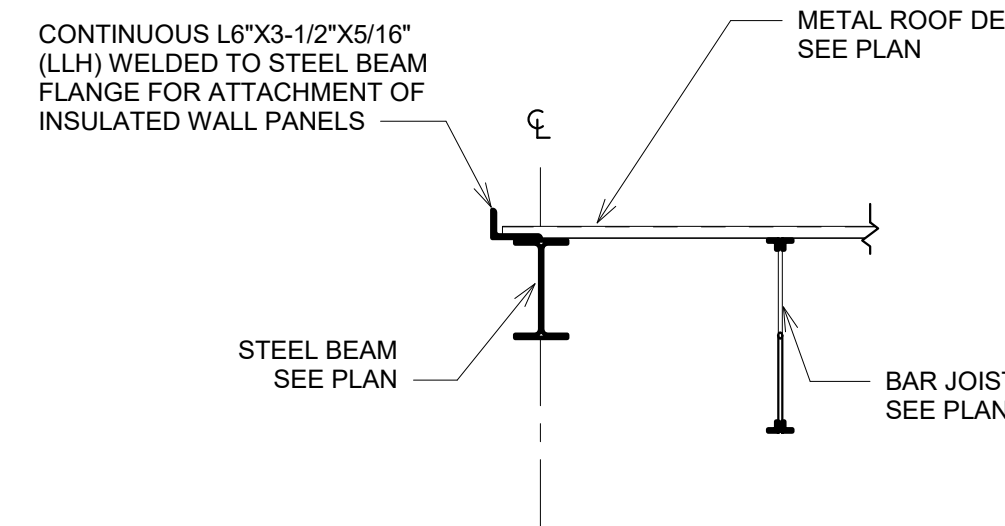
3 JOIST ON STEEL BEAM
1/2" = 1'-0"



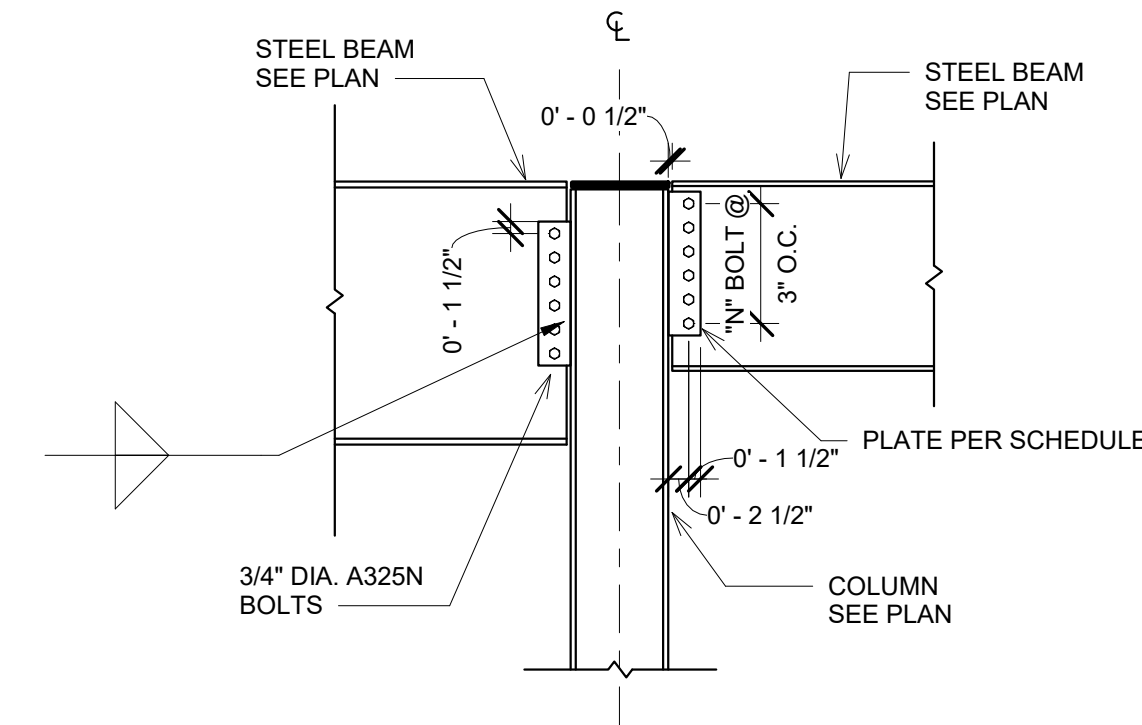
4 JOIST BEARING ON EXTERIOR STEEL BEAM
1/2" = 1'-0"



5 MOMENT CONNECTION DETAIL
1/2" = 1'-0"



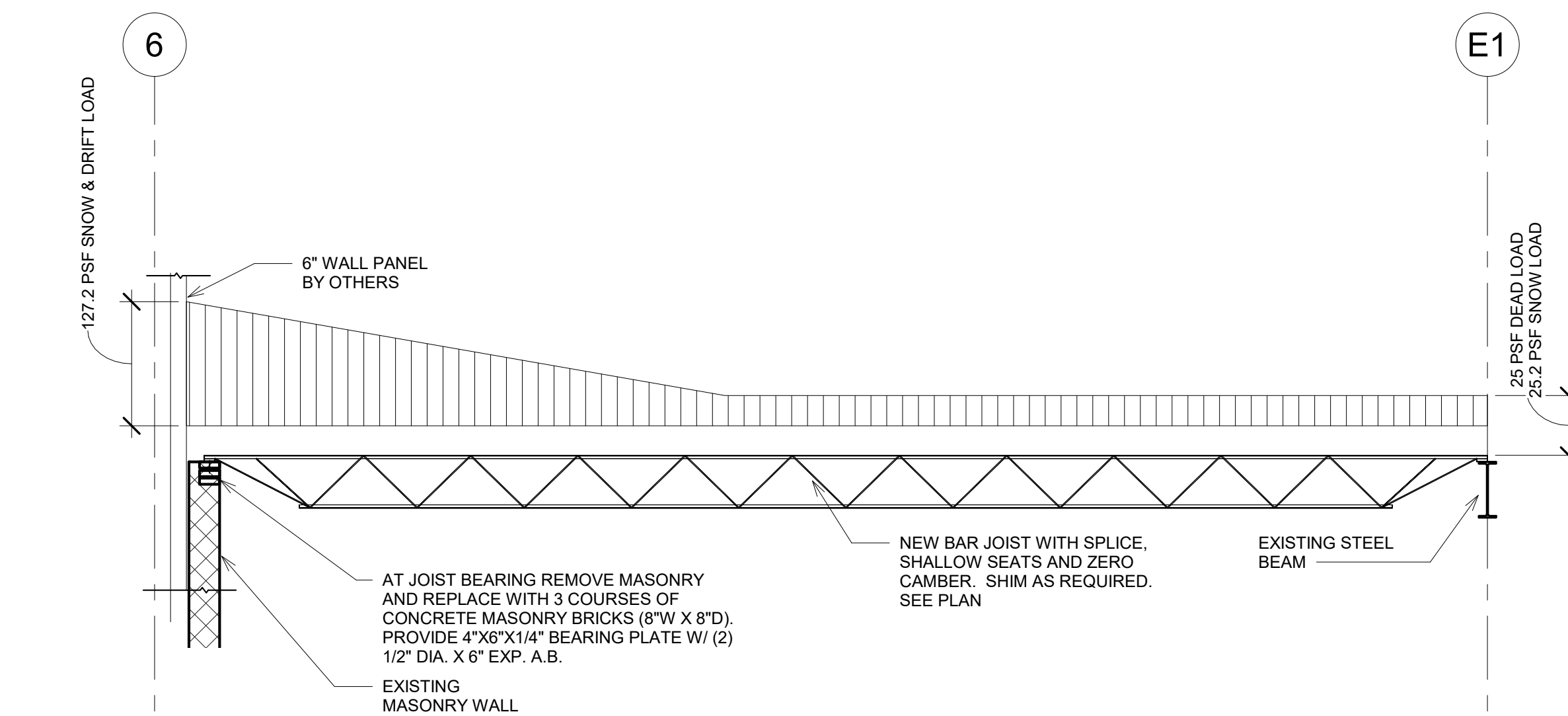
6 ROOF DECK BEARING AT EXTERIOR BEAM
1/2" = 1'-0"



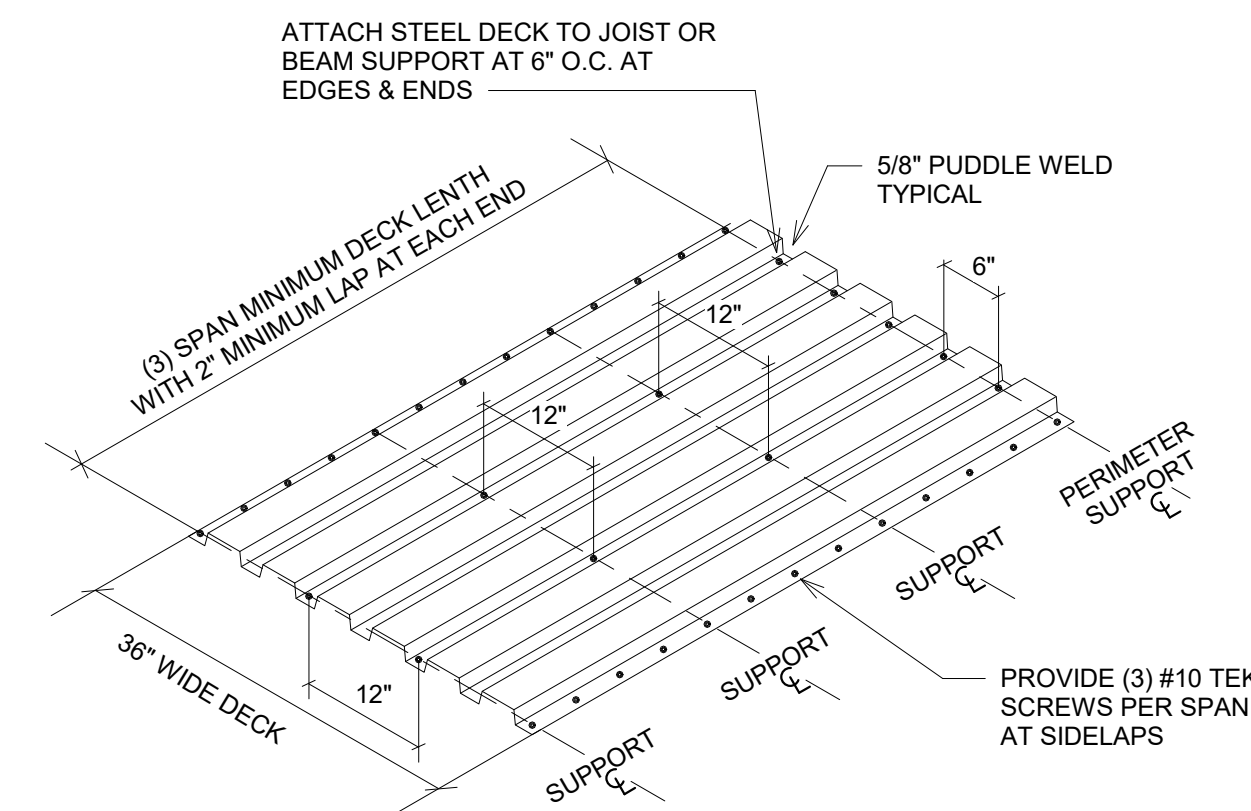
7 TYPICAL SHEAR PLATE CONNECTION
1/2" = 1'-0"

BM DEPTH	N	PLATE	WELD
W16	4	5/16" X 4"	1/4"
W21	5	5/16" X 4"	1/4"
W24	6	5/16" X 4"	1/4"
W27, W33	7	5/16" X 4"	1/4"
W30, W36	8	5/16" X 4"	1/4"

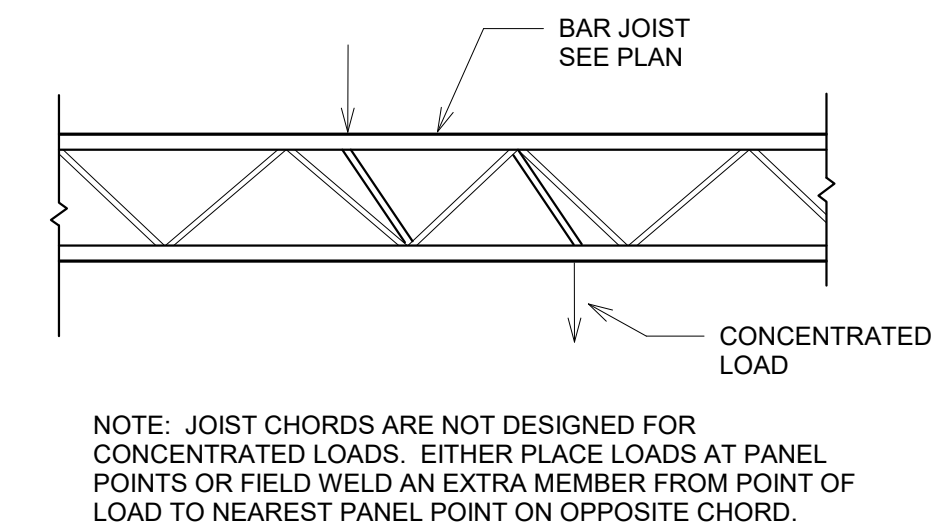
NOTE: AT W27 & W30 MOMENT FRAMES PLATES TO BE A 5/16" EXTENDED SHEAR PLATE



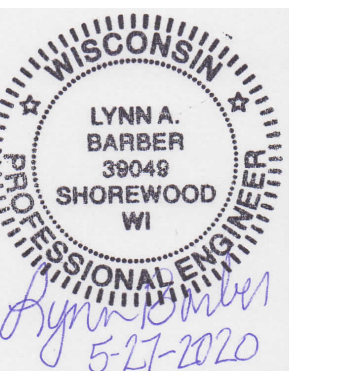
8 JOIST LOADING @ NEW/EXISTING BAR JOIST
1/4" = 1'-0"

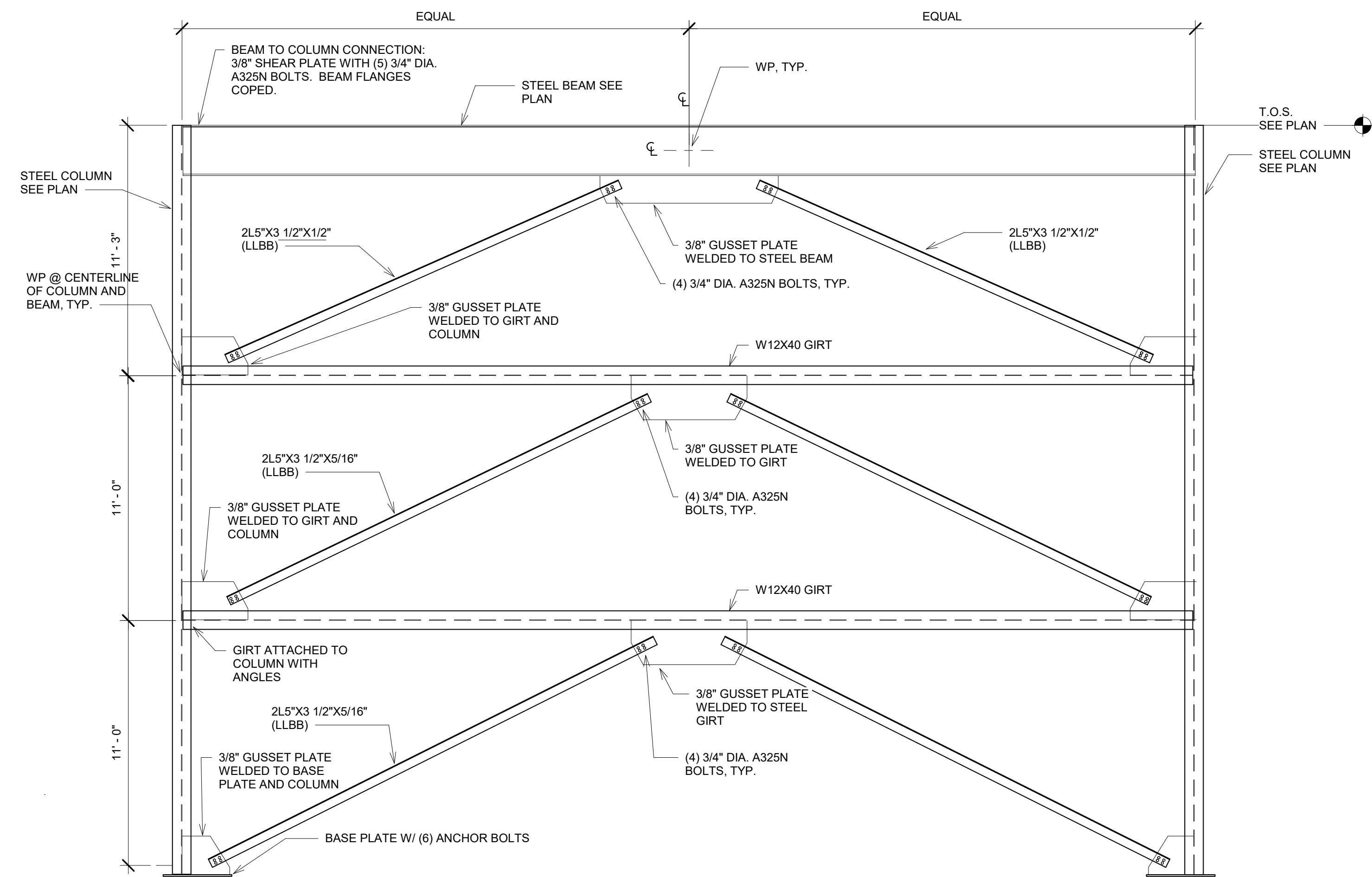


9 METAL DECK FASTENING DETAIL
1" = 1'-0"

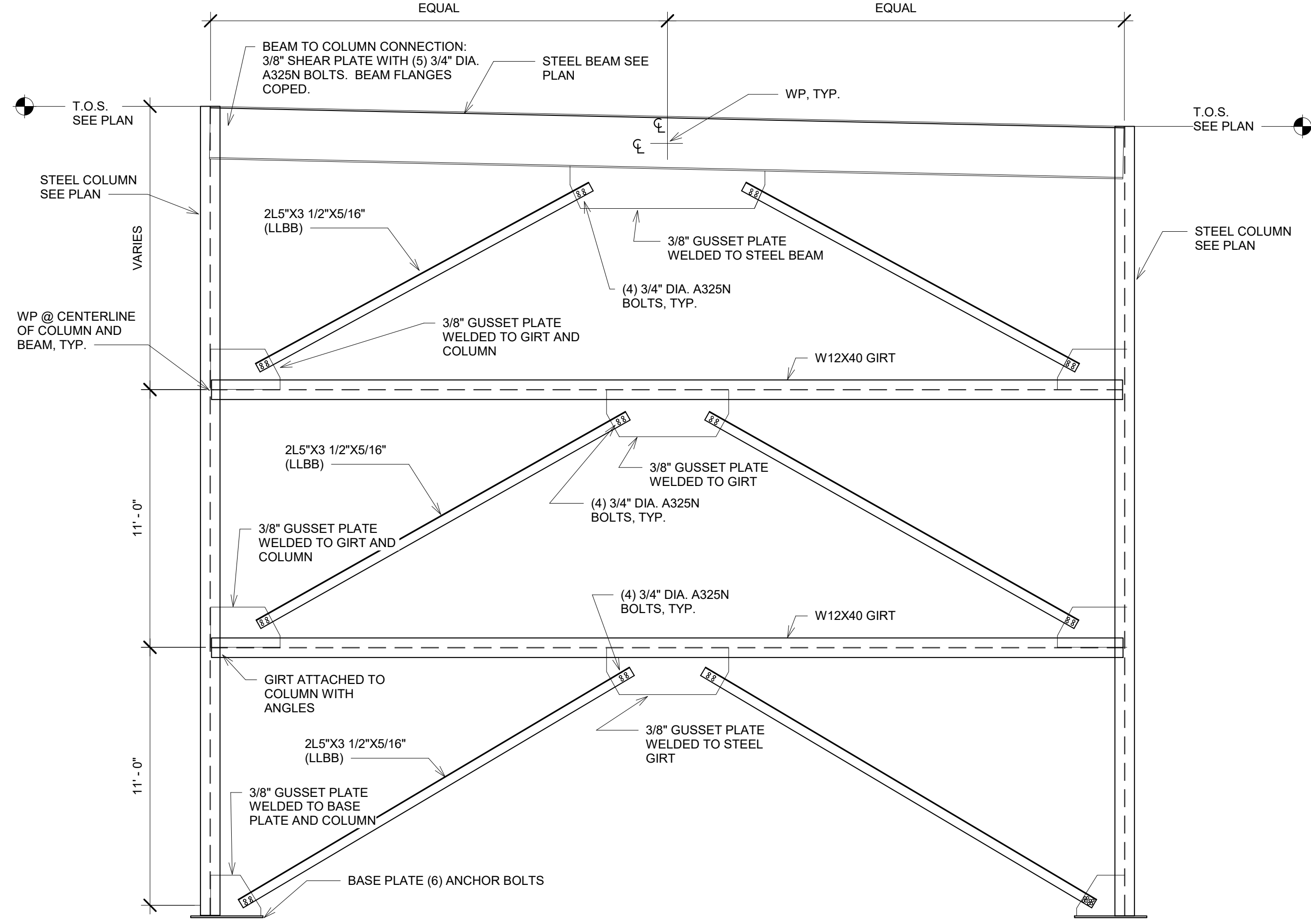


10 BAR JOIST CHORD LOADING
1/2" = 1'-0"

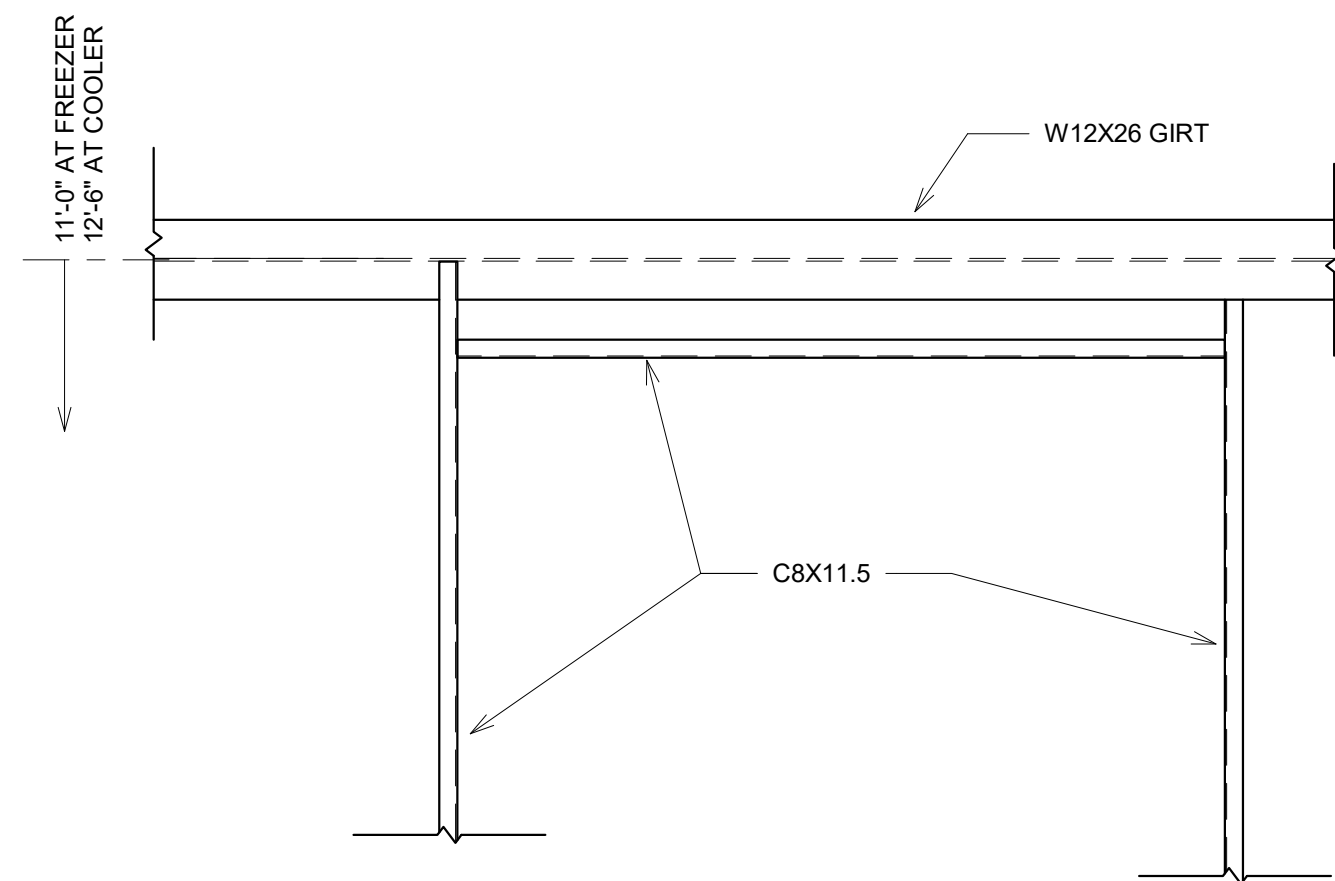




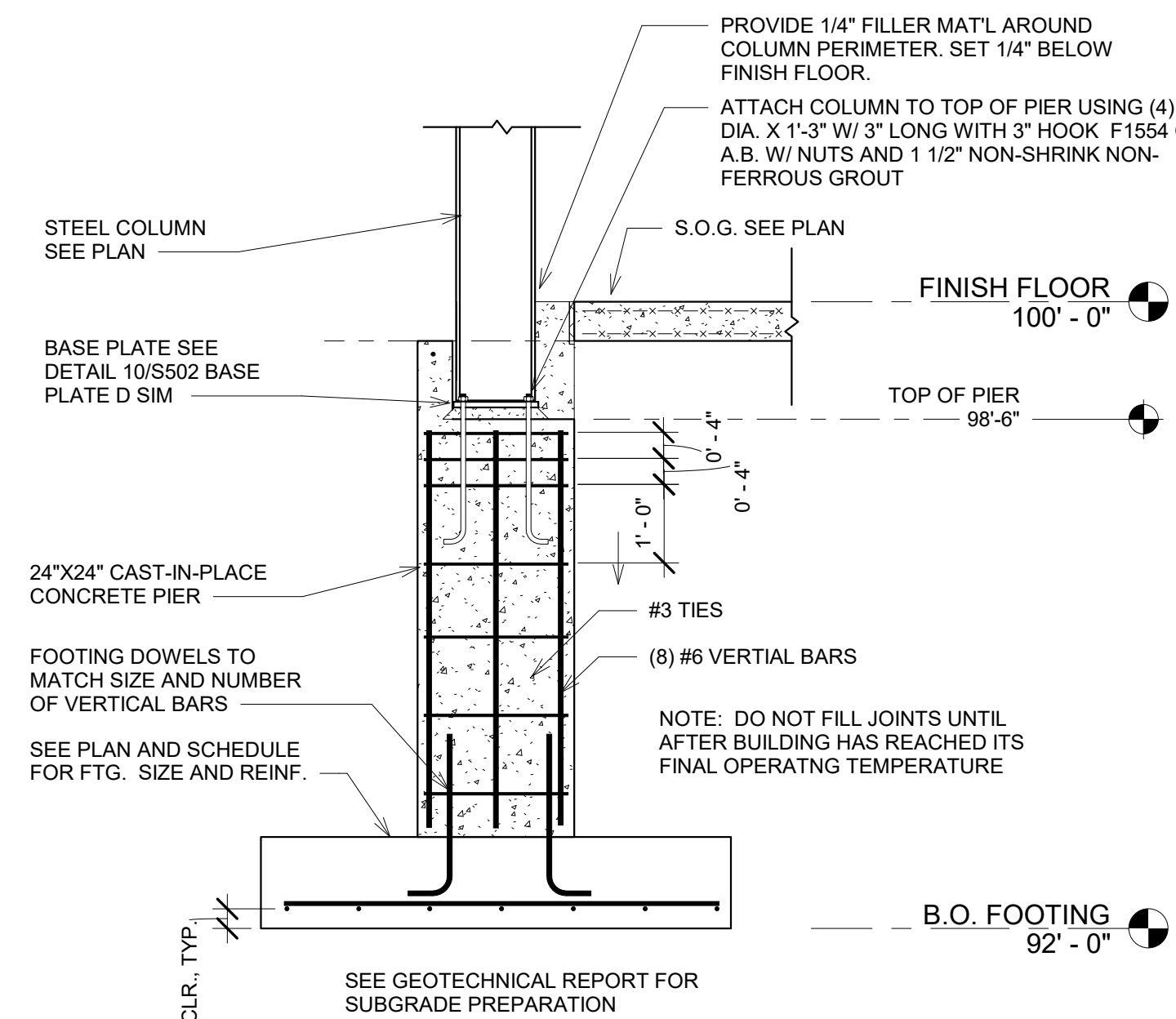
1 BRACED FRAME - BF1
1/4" = 1'-0"



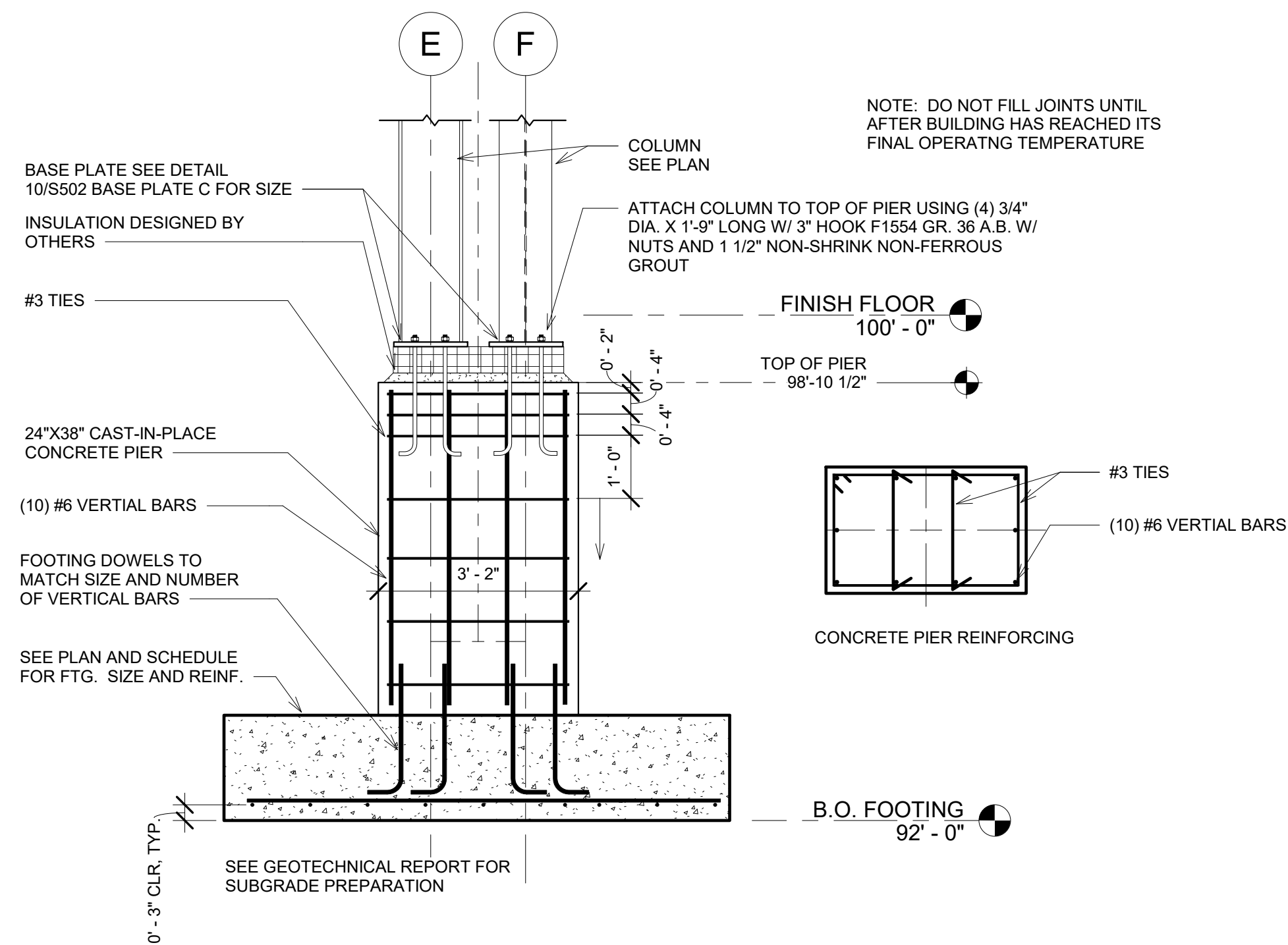
2 BRACED FRAME - BF2
1/4" = 1'-0"



3 OVERHEAD DOOR FRAMING
1/2" = 1'-0"



4 TYP. EXTERIOR PIER/FOOTING
1/2" = 1'-0"



5 PIER/FOOTING
1/2" = 1'-0"



Pewaukee, Wisconsin 53072

Phone (262) 691-0770

Fax (262) 691-1798

fuchs@pewaukee.wi.us

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road

Date: May 20, 2020

To: David Cecchini, United Construction Corp.

From: Nick Fuchs, Planner & Community Development Director

RE: Lindner Logistics Site & Building Plans and Certified Survey Map

Comments and Recommendations:

Below are comments and recommendations for the proposed building addition and site modifications for property located at W229N1492 Westwood Drive (Tax Key Nos. 0958979007 & 0959988009).

1. There is a wetland located to the north of the property, which may extend onto the subject parcel. Was a wetland delineation completed? If so, please provide the name of the individual that delineated the wetland and date of delineation. Note that the City requires a 25-foot setback from the edge of a wetland. **We did not re-delineate the site as the addition is within the confines of previously developed areas.**
2. Staff has concerns with the orientation of the building addition with the loading docks facing Westwood Drive. Please review the following Zoning Code standards and consider a longer, narrower building addition that would continue to have the loading docks facing north. **If we were to turn the building to face the docks north, there would not be enough room for the truck maneuvering without enlarging the paved areas.**
 - a. 17.0210c.(1) – “No side or facade of a building or structure is exempt from public view and, consequently, all sides or facades should be visually pleasing and architecturally and aesthetically compatible.” This standard applies to comment No. 8 below as well.
 - b. 17.0210c.(6) – “Some use elements of a building structure, such as outside mechanical equipment, loading docks and areas, trash storage areas, and raw material, vehicle or equipment storage areas are not, usually, attractive and often detract from the visual appearance of the building unless careful attention is given to placement, construction, structural and/or landscape screening of such areas.”
 - c. 17.0210e.(5)(a) – “Building appurtenances such as loading docks, solid waste storage areas, and mechanical or utility equipment shall not be located on the street side of any building and shall be permanently screened from general view on all other sides (or

roofs) of the building by use of compatible building materials, dense landscaping or both.”

- d. 17.0424b.(5) Permitted Accessory Uses – “Screened off-street parking and loading areas.
- e. 17.0424g.(3) Parking and Loading Space – “All parking and loading areas shall be adequately screened as determined by the Plan Commission.”

- 3. In addition to the above, it is recommended that a landscape plan be submitted providing additional plantings along Westwood Drive to better screen the loading docks and building.
- 4. Please identify existing and proposed designated trailer parking and storage areas on the site plan. Again, please consider the proposed location and potential screening of these areas.
Landscape screening will be installed and in many areas is already existing. A new landscape plan will be provided showing the existing and new screening. All trailer parking will be on site and marked on the plan.
- 5. Please confirm that there are no new passenger car parking spaces proposed.
There is sufficient parking on site for employees and no new parking areas are planned.
- 6. Please illustrate the M-2 District building and parking setbacks on the site plan (Sheet A001).
A revised plan showing the setbacks will be submitted.
- 7. Note that any new paved areas must meet the standards of Section 17.0601c. of the Zoning Code (see below).

“All open off-street parking areas and driveways located on property located within Multi-family, Business, Industrial or Institutional zoning districts shall be surfaced with at least three (3) inches of bituminous or concrete pavement over a crushed stone base and at least one-half the thickness of such pavement shall be in place prior to occupancy of the principal structure(s).”

There are no plans for additional paved areas being installed.

- 8. Note that all truck maneuvering must be done onsite, outside of the public right-of-way per Section 17.0602 of the Zoning Code.
There is sufficient area for all truck maneuvering to be done on site.
- 9. Related to the use of metal wall panels and the building design in general, please consider the standards of Section 17.0210e. of the Zoning Code, particularly those noted below. Staff understands that metal panels were used previously on a portion of the existing building; however, that is not a preferred building material per current City standards.

a. 17.0210e.(2)(a) & (b)

(a) All buildings on a property shall be designed to integrate the principal building materials, color, and texture on all sides of the buildings.

(b) Each side of a building shall be designed to be individually visibly pleasing.

b. 17.0210e.(3)(b)

(b) Painted, unpainted or anodized metal panels used as a facade material shall not be extended or have the appearance of extending to within four (4) feet of the ground elevation and shall comprise no more than ten (10) percent of the facade of any side of a building.

c. 17.0210e.(4)(a)

- (a) Architectural types or styles which are unorthodox, or which are considered to be incompatible with surrounding buildings shall not be allowed, except where adjacent buildings or structures do not meet the standards.

d. 17.0210e.(6)

Structural expansion or rehabilitation of existing buildings shall be designed to comply with the standards set forth herein.

Understanding that the metal panel exterior is not the preferred materials per the city, the IMP wall panels are standard materials used in freezer construction which is the function of the building addition. Since it has been previously used on this building, we are matching the existing material to maintain the function and the aesthetics of the entire complex.

Will the addition contain new rooftop mechanical equipment? If so, how will it be screened? Staff recommends including a rooftop mechanical plan that demonstrates compliance with Section 17.0210c.6. Any rooftop units will be screened and shown on the plans.

10. Is any new lighting proposed? If so, please provide cut sheets of proposed light fixtures and confirm that the height of light poles and fixtures does not exceed 20 feet as measured from grade.

There are no additional light poles planned, there will be wall packs installed to highlight the building.

11. Is any new signage anticipated?

No new signage is planned or required.

12. Note that a revised Business Plan of Operations must be submitted to the City, prior to issuance of a Building Permit.

The plan of operation was submitted.

13. Please provide a grading plan for review.

There are no changes to the existing site grading other than the building, the runoff does not increase or is the direction of flow altered. However, a plan will be submitted

14. As previously discussed, staff recommends that approval of the site and building changes be contingent upon the recording of a Certified Survey Map combining the two existing parcels owned by SCL, LLC.

The new CSM has been submitted for approval and recording separately.

Please show the M-2 District setbacks on Sheet 1 of the CSM per Section 18.0603b.(2) of the City's Land Division Ordinance.

The setbacks will be shown on the plan.

Planner & Community Development Director Nick Fuchs











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

DATE: June 18, 2020

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for the Purpose of Combining Two Lots Into One for the Proposed Building Addition and Site Modifications to Lindner Logistics Located at W229 N1492 Westwood Drive (PWC 0958979007 & PWC 0959988009)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

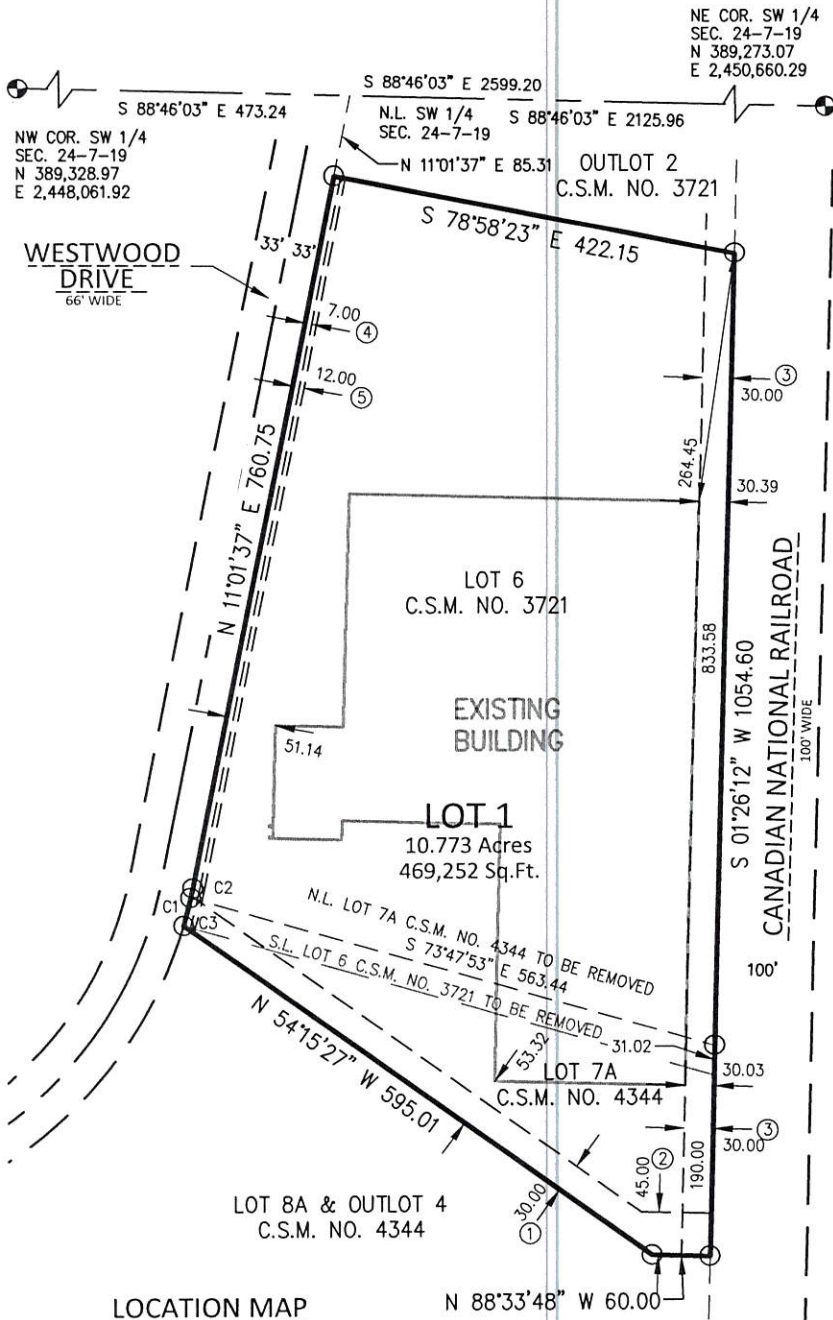
ATTACHMENTS:

Description

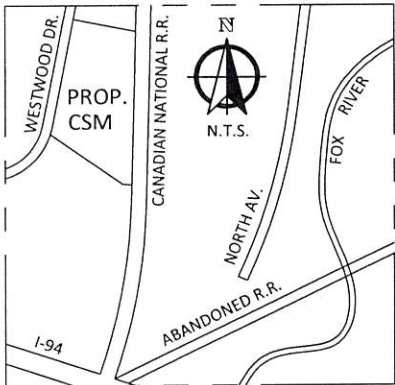
Lindner Logistics CSM

CERTIFIED SURVEY MAP NO. _____

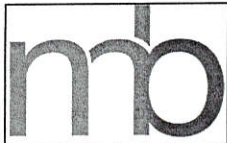
LOT 6 OF CERTIFIED SURVEY MAP NO. 3721 AND LOT 7A OF CERTIFIED SURVEY MAP NO. 4344, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.



LOCATION MAP



SW 1/4 SEC. 24-7-19



Nielsen Madsen + Barber

CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbasc.net

This Instrument was drafted by Mark R. Madsen May 04, 2020.

RECORDING DATA



200' 0' 200'

SCALE 1"=200'



NOTES:

SEE PAGE 2 FOR CURVE TABLE.

- ① EXISTING 30' DRAINAGE EASEMENT.
- ② EXISTING 45' DRAINAGE EASEMENT.
- ③ EXISTING 30' RAILROAD EASEMENT.
- ④ EXISTING 7' SLOPE EASEMENT.
- ⑤ EXISTING 12' SANITARY SEWER EASEMENT.

ZONING OF PARCELS IS M-2.

OWNER/LAND SPLITTER: SCL LLC
ADDRESS: W229 N1492 WESTWOOD DRIVE,
CITY OF PEWAUKEE, COUNTY OF WAUKESHA,
WISCONSIN 53186-1152

BEARINGS BASE: GRID NORTH, WISCONSIN
COORDINATE SYSTEM, SOUTH ZONE. BASED
UPON NAD 1983/2011. THE NORTH LINE OF THE
SW 1/4 OF SECTION 24-7-19 IS ASSUMED TO
BEAR S 88°46'03" E.

LEGEND:

- 1-1/4" O.D. IRON PIPE FOUND
- ⊗ CONC. MON. W / BRASS CAP FOUND

2020.0062.01 CSM.DWG
SHEET 1 OF 3 SHEETS

CERTIFIED SURVEY MAP NO. _____

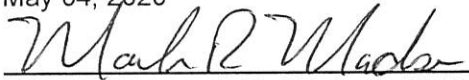
LOT 6 OF CERTIFIED SURVEY MAP NO. 3721 AND LOT 7A OF CERTIFIED SURVEY MAP NO. 4344, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

Curve Table							
Curve #	Delta	Radius	Arc	Tangent	Chord Direction	Chord Length	Tangent Bearing
C1	5°10'32"	446.97	40.38	20.20	N13° 36' 52"E	40.36	N16°12'08"E N11°01'35"E
C2	1°19'38"	446.97	10.36	5.18	N11° 41' 24"E	10.35	N12°21'13"E N11°01'35"E
C3	3°50'55"	446.97	30.02	15.02	N14° 16' 40"E	30.02	N16°12'08"E N12°21'13"E

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of SCL, LLC, Owner; That such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: Lot 6 of Certified Survey Map No. 3721, a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on October 22, 1979 as Document No. 1111222 and Lot 7A of Certified Survey Map No. 4344, a map recorded in the office of the Register of Deeds for Waukesha County, Wisconsin on June 28, 1983 as Document No. 1218939, being part of the Northwest 1/4 of the Southwest 1/4 of Section 24, Township 7 North, Range 19 East of the Fourth Principal Meridian. Said land being in the City of Pewaukee, County of Waukesha and State of Wisconsin. Containing 469,252 square feet or 10.773 acres.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Section 18.0600 of the City of Pewaukee, Waukesha County, Wisconsin Municipal Code. That such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made.

May 04, 2020

Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



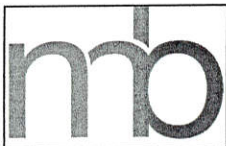
OWNERS' CERTIFICATE

SCL, LLC, as Owner, does hereby certify that it has caused the lands described on this map to be surveyed, divided, and mapped as represented on this Certified Survey Map. It also does further certify that this Certified Survey Map is required to be submitted to the following for approval: Common Council of the City of Pewaukee, Waukesha County, Wisconsin.

IN WITNESS WHEREOF the said SCL, LLC, has caused these presents to be signed as Owner at _____ Wisconsin on this _____ day of _____ 2020.

Signature

Print Name and Title here
SCL, LLC
W229 N1492 Westwood Drive
City of Pewaukee, Waukesha County, Wisconsin 53186-1152



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

CERTIFIED SURVEY MAP NO. _____

LOT 6 OF CERTIFIED SURVEY MAP NO. 3721 AND LOT 7A OF CERTIFIED SURVEY MAP NO. 4344, BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PEWAUKEE, COUNTY OF WAUKESHA, STATE OF WISCONSIN.

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2020, _____ of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he/she executed the foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, _____
My commission expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____ Bank, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above-described land, does hereby consent to the surveying, dividing, and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of SCL, LLC, owner.

IN WITNESS WHEREOF, the said _____ Bank has caused these presents to be signed by _____, its _____, at _____, and its corporate seal to be hereunto affixed this _____ day of _____, 2020.

_____ Bank

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2020, _____ of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he/she executed the foregoing as such officer as the deed of said corporation, by its authority.

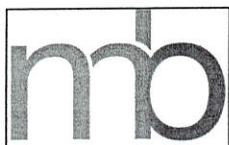
Notary Public, _____
My commission expires: _____

CITY'S CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____ 2020.

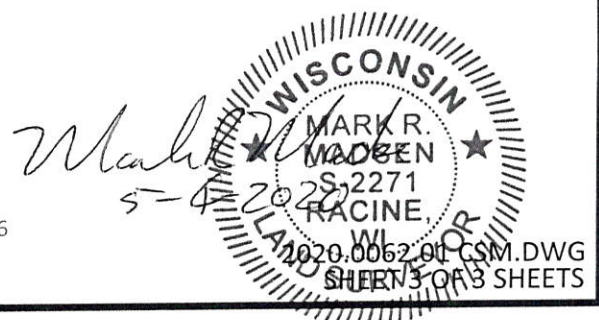
Steve Bierce, Mayor

Kelly Tarczewski, City Clerk



Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd. Suite 200, Racine, WI. 53406
Tele: (262)634-5588 Website: www.nmbssc.net

This Instrument was drafted by Mark R. Madsen May 04, 2020.



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

DATE: June 18, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use Permit for Valor Aquaponics Located at N15 W22180 Watertown Road for the Purpose of Operating an Indoor Aquaponics Farm for the Production of Organic Vegetables and Fish (PWC 0960999015)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Valor Aquaponics Staff Report

Valor Aquaponics Conditional Use Request



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 June 18, 2020

Date: June 9, 2020

Project Name: Valor Aquaponics, LLC Conditional Use

Project Address/Tax Key No.: N15W22180 Watertown Road/PWC 0960999015

Applicant: Patrick Hansen

Property Owner: Kroeger Properties, LLC

Current Zoning: B-6 Mixed Use Business District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Industrial land zoned M-2 District to the north and east, Lowland Conservancy property to the south, and commercial B-6 zoned property to the west

Project Description/Analysis:

The applicant, Valor Aquaponics, LLC, filed a Conditional Use Application requesting to locate an aquaponics farm use within an existing tenant space located at N15W22180 Watertown Road. Valor Aquaponics is requesting approval to operate an indoor aquaponics farm.

The proposed tenant space is approximately 6,900 square feet and is currently a vacant warehouse and office space. The space will be converted into an indoor aquaponics farm that will grow organic vegetables in deep water culture grow beds with aquatic animals such as fish, shrimp, crayfish or prawns. There will be approximately four to six fish pools with a minimal amount of chemicals used. There will be no processing of the fish at this location.

According to the applicant, equipment runs at a maximum of 70 decibels. This is equivalent to classroom chatter per OSHA, and also similar to a vacuum or hair dryer. The applicant has indicated that the motors will be enclosed to assist in reducing the noise level to about 50 decibels, which is equivalent to an urban residence (per OSHA), or a household refrigerator or quiet office.

The business will have two to three employees to start. The business would not have regular customers and is not selling product onsite. Occasional tours of the facility would be given to vendors and customers.

Hours will typically be from 9:00 a.m. to 6:00 p.m.; however, final system checks will be made later in the evening around 9:00 p.m. or later.

The applicant is not making any exterior changes to the site or building. There is no outdoor storage proposed and no outdoor sales. There is existing parking around the perimeter of the site, which includes 12 parking spaces designated to this tenant space.

Note that any signage proposed in the future must comply with Section 17.0700 of the Zoning Code and will require issuance of a Sign Permit.

The subject property is zoned B-6 Mixed Use Business District and designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Map.

The B-6 District allows B-4 and B-5 Permitted and Conditional Uses. The District also lists "Any retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission" as a Conditional Use. Further, Section 17.0209d. allows unclassified or unspecified uses "as may be permitted by the Plan Commission provided that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."

Recommendation

As it is anticipated that the use does not have any adverse impacts on the surrounding properties or adjacent uses, a motion to recommend approval of the Conditional Use Application is recommended.

Valor Aquaponics

Application for Conditional Use Permit

April 24, 2020

Hansen, Patrick & Villarreal, Edward
4-22-2020

Project Narrative
Application for Conditional Use Permit for Valor Aquaponics
April 22, 2020

Introduction

This narrative has been written to serve as the project narrative for our application for conditional use permit submitted to request approval to conduct the production of organic vegetables and fish.

The applicant is Valor Aquaponics LLC, a minority, Veteran owned business with an LLC permit obtain from the State of Wisconsin in December 2019.

Summary of Project

Valor Aquaponics is proposing to lease a portion of an existing facility located in Pewaukee at N15 W22180 Watertown Rd, Waukesha, WI 53186 converting it from an empty warehouse and office space to an indoor aquaponics farm consistent with permitted uses for this location, which is the manufacturing of organic produce.

1. Completed Application Form with Original Signatures

1.1. Application has been submitted with this narrative

2. Application Filing Fee

2.1. \$400 filing fee has been submitted with our application

3. Five (5) Complete Collated Sets of Application Materials which Includes:

3.1. Proposed Use of Property and Daily Activity

3.1.1. Valor Aquaponics plans on using the property as-is without any alterations to building foundation or structure. We propose to use industrial grade racking to hold our deep water culture (DWC) grow beds, that would be used to grow organic vegetables; specifically, green leafy vegetables such as lettuce, swiss chard and arugula.

3.1.2. On-Site Staff-Operational Hours

3.1.2.1. Primary hours of operation will be 9am – 6pm; however, Patrick or Edward may access the property until 9pm daily to a final system check. The majority of foot traffic will be our minimal amount of employees and the occasional vendor or customer tour. We do not anticipate to have any significant customer traffic on site as this is our production facility. We will not allow visitors or foot traffic after 6pm.

3.1.3. Valor Aquaponics Staff is Comprised Of:

3.1.3.1. Patrick Hansen, who will oversee the daily operations of the facility and the business.

3.1.3.2. Edward Villarreal, who will assist in business operations on a part-time basis for the first year.

3.1.3.3. We may hire a part-time driver, whose primary responsibility will be to deliver our produce to local grocery stores and markets.

3.2. Future Development Plans

3.2.1. We do not intend on making any future developments to the property per lease agreement with Frontline Commercial Realty.

3.3. Site and Building Improvements

3.3.1. We do not intend on any site or building improvements per lease agreement with Kroeger Properties.

3.4. Tentative Development Schedule

3.4.1. Upon approval of conditional use permit, we expect to develop our business set up within 4 weeks.

What is Aquaponics?

“Aquaponics is a method of food production that combines aquaculture-the cultivation of aquatic animals, such as fish, shrimp, crayfish or prawns, in tanks-and hydroponics-the growing of plants in water (Sallenave, 2014). Both the fish and the vegetables are cultivated together in an ecosystem that is closed-looped and recirculating, that utilizes natural nitrogen-fixing bacteria to convert fish waste into plant nutrients.

As a result of using this closed-loop system, we are able to reduce water consumption by up to 95% of conventional farming and without using any pesticides, fertilizers or chemicals of any kind.

Detailed project description:

Valor Aquaponics LLC specializes in producing 100% organic vegetables through the use of aquaculture, which is the farm raising of fish. This facility would serve as our primary facility for our business operations. At full capacity, we expect to grow approximately 46,656 vegetables at any given time with a yearly total of approximately 373,248 vegetables with the potential of leasing additional space within the same building, which would further increase our capability to approximately 600,000 vegetables per year.

We plan on having between 4-6 fish pools that would house rainbow trout and yellow perch, which would be raised organically and free of chemicals. The waste that is produced naturally by the fish will be used to provide the necessary nutrients to our vegetables through the use of deep water culture grow beds. We specifically chose these two species of fish due to their demand in Wisconsin, which will help in the conservation of populations from over-fishing in our lakes and rivers. All of our fish stock comes from other fish farms and we do not harvest any wild fish for our use.

Chemical use will only consist of muriatic acid to regulate pH in our fish tanks, will be used minimally and will be stored in an approved container and will never be disposed of directly into the city water system. Dry products such as beneficial bacteria, fish food, and plant minerals will also be held on site in separate, waterproof containers. There will never be discharge of any chemicals directly into the sewer system. Any liquids sent to the sewer system would be tank water, which would only consist of natural and organic components as one would see in a natural pond, stream or lake.

Actual use of the on-site premises day to day would come down to primarily 2 uses.

1. Production of our organic vegetables to be sold to grocery stores, markets and restaurants in Southeast Wisconsin.
2. Raising of rainbow trout and yellow perch, which provides the nutrients for the vegetables and would also be sold to local restaurants and grocery stores.

We will never process any fish on the premise, ever. Any fish sold will be sold whole to the customer, who will need to process the fish at their location.

We don't anticipate more than 3-4 individuals on site at any given time and that would be our peak estimate.

The nature of Valor Aquaponics business is primarily local businesses and buyers, who we've found through solicitation as well as through online marketplaces, who then purchase our products, prepare it and sell it in their stores and restaurants. On-site activity will usually consist of cultivating vegetables, management of aquaponics system, monitoring fish, harvesting of fish and vegetables to be delivered to our customers.

In regards to car and truck traffic, we expect minimal car traffic and would utilize the parking spaces that Frontline Commercial Realty will provide through our lease agreement. We do expect the occasional vendor and/or customer tours, which would not exceed the parking available on site.

Our commercial truck traffic will consist of 1, possibly 2 (late 2020), box truck arriving on site at most 1 time a day, 5 days a week to pick up our products to deliver to our customers. To start, we expect to rent a truck as needed, with the eventual lease of a box truck, which we would house on premise in the approved parking per our lease agreement.

With a combined recirculating system, there is no need to discard any water or filtrate or add any chemical fertilizers, making it both sustainable and environmentally friendly (Sallenave, 2014).

Aquaponics systems can be operated almost waste-free; therefore they have no measurable effects on the soil if no new area is consumed for installing aquaponics. Even the relatively small amount of waste produced can be easily composted and converted to beneficial products (Rizal, Dhahiyat, Zahidah, Andriana, Handaka, Sahidin, 2017).

As with hydroponics, aquaponics produces equivalent crop yields using only 3-10% of the irrigation water used for industrial agriculture (Sheikh, 2006).

In terms of noise, the main pieces of equipment that will produce any noticeable noise will be the air pumps and water pumps. We plan on reducing any vibration from these pieces of equipment by fabricating stands that are insulated with the ground, preventing vibrations from moving across the concrete floors. In regards to the water pumps, the average decibel level of these pumps is approximately 70 decibels, which equates to the sound level of a vacuum cleaner. As a result, hearing protection would not be required. We can also reduce the decibel level even further if we fabricate a cabinet to house the motor.

With regards to insurance, we are in the process of securing general liability insurance for \$1,000,000/\$2,000,000 to protect ourselves in case of property damage, personal or advertising injury caused by our services, business operations or to our future employees.

Additionally, we have secured our sales and use permit (sellers permit) as well as obtained our type II fish farm permit. Once our system is up and running, we will pursue our USDA Certified Organic certification as well as QAI Certified Organic, Global Aquaculture Alliance, Best Aquaculture Practices Program, and SQF Certifications.

Site Improvements

In general, the facility and site having been used for a warehouse and manufacturing facility is more than adequate and suitable for our needs in its current, AS-IS condition.

Changes we will make are primarily limited to cosmetic and those required in an effort to comply with any requirements of our Conditional Use Permit and to enhance the visual aspect, ADA requirements and comfort of our sales operation.

Pollution: An aspect of aquaponics to consider is noise pollution and how that will affect everyone near the system. Our equipment is rated to run no louder than 70 decibels, which is the equivalent of a normal to slightly above average conversation. However, to mitigate as much noise as possible we will be installing custom made enclosures with sound proofing to lower the decibel levels to 50 decibels or lower.

As previously mentioned in section, there will be virtually no waste and any waste generation would be biodegradable. Since chemicals or pesticides will not be used at all, there is no danger of any harmful chemicals reaching the city's water supply.

The probability of a major project failure is roughly 20%. Patrick has spent 10 years researching aquaponics and has even developed residential sized systems with great success. He is also receiving mentoring through a couple of investment firms as well as the SBDC.

One of the biggest risks involve flooding due to a significant leak. To mitigate as much damage as possible, we will be installing a flood barrier around the warehouse to ensure that any water leakage will be directed to drainage and not into neighboring walls and carpeting.

Additionally, with Edward being an automations specialist we will be building and implementing a custom and one-of-a-kind automation system that will be able to automatically close valves and recirculate the water with the push of a button or if sensors detect any water on the sensors.

We will also be installing security cameras with live feed to be able to see our system in real-time.

Societal Benefits

Food produced by aquaponics are fish and plants; the healthiest human diet according to current nutritional science (Commerville, Moti, Edoardo, Austion, Alessandro, 2014).

By bringing aquaponics into population center's food miles, the distance food travels from production to consumption, is greatly reduced. This reduces fossil fuels and subsequent carbon emission from food distribution (Walraven, 2014).

Youth and/or Veteran Engagement: The owner himself is a Veteran and will strive to offer training and employment opportunities to Veterans, who wish to get into the aquaculture or aquaponics trade. We also look to provide classroom training and opportunities for local schools to visit our facility for training on the science behind aquaponics and the benefits of aquaponics in today's economy.

Collaboration and Partnerships: As avid enthusiasts in what we do, we look forward to showcasing our facility to local schools, students as well as prospective customers and aquaponics enthusiasts. A big aspect of aquaponics farming is our ability to share information with one another to better the process for all of us. We will also create partnerships with major supermarkets, local restaurants and other organizations to sell our produce and fish.

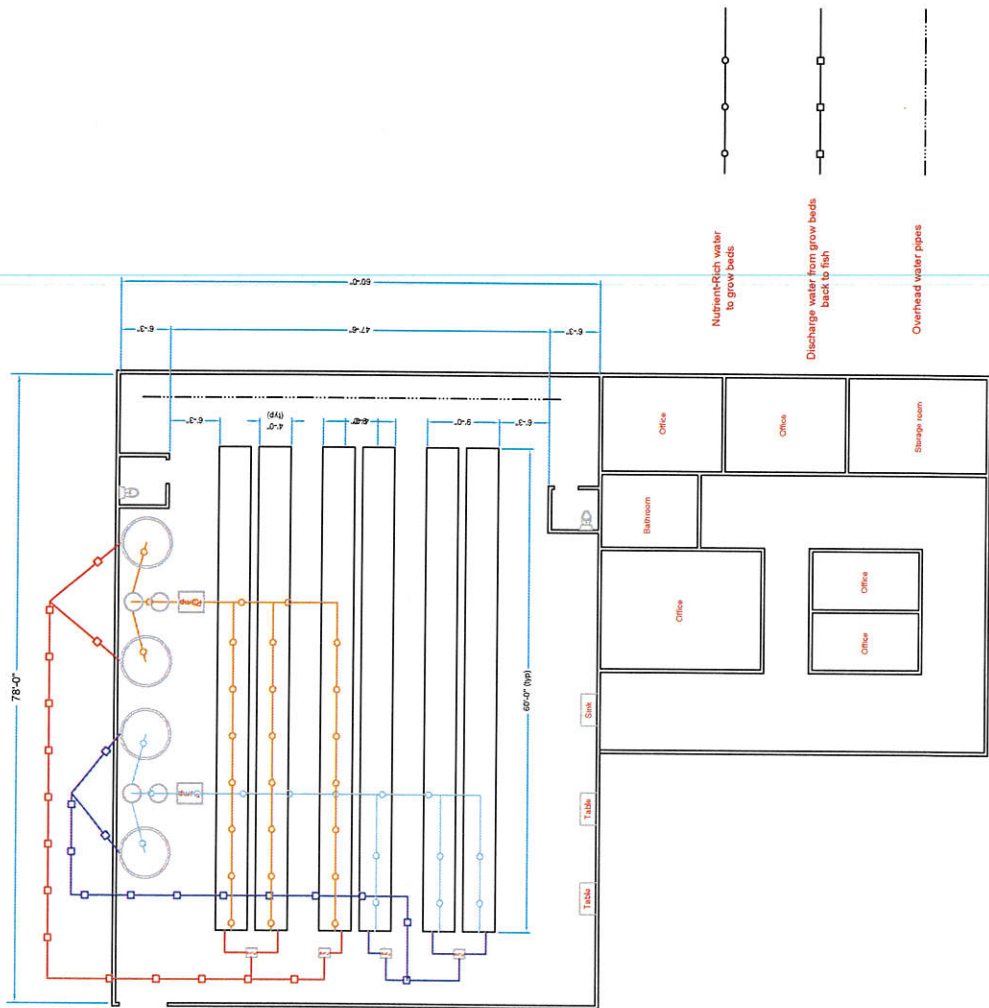
References

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Sallenave, R. (2014). Is Aquaponics Right For You? *New Mexico State University*, 1-9.

Sommerville C, Moti C, Edoardo P, Austin S and Alessandro L 2014 *Small-Scale aquaponics food production – integrated fish and plant farming* FAO (Italy: Fisheries and Aquaculture Technical Paper Rome) no. 589

Walraven, B. (2014). Aquaponics: Economics and social potential for sustainable food production. *JMU Scholarly Commons*, 20-21.



1) Plan View
Scale: 1/16" = 1'-0"

Client/Project Name/Location		Valor Aquaponics	
Revisions	No.	Date	Description
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Drawing Title/Project Number/Phase			
Floor Plan			
Job No.	20-MFG-0004	Phase	201
Drawn By	MC	Scale	AS NOTED
Set: Approvals/Shop/Shipping/Install			
Shop Drawings			
Sheet Number	1 of 1	Sheet Title	VA.1

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

DATE: June 18, 2020

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0207b, 17.0301e, 17.0435d, 17.0435e(7)(f)iii, 17.0435l(5), 17.0436 and 17.0717 Related to the Deletion of Appendices A-1, A-2, A-3 and A-4

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Zoning Code Amendment Staff Report

Chapter 17 Amendments



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REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2020

Date: June 9, 2020

Project Name: Removal of Appendices A-1 through A-4

Project Address/Tax Key No.: City-wide

Project Description

Staff is requesting the removal of Appendices A-1 through A-4 of the Zoning Code along with associated changes to references throughout the code. These Appendices consist of the following:

- Appendix A-1: Plan Commission Review Procedure Checklist and Forms
- Appendix A-2: Business Plan of Operation Application and Notice of Intent to Discharge Wastewater
- Appendix A-3: Procedure for Obtaining a Change in Zoning Classification, Petition for a Zoning District Map Amendment, and Notice of a Zoning Map Amendment Public Hearing
- Appendix A-4: Procedure for Obtaining a Conditional Use Permit, Petition for a Conditional Use Permit, and Notice of a Condition Use Public Hearing

Recently, staff made changes to procedures and application forms; therefore, the forms contained within these appendices are no longer up-to-date. As processes and application forms are continually reviewed and updated as may be necessary, staff is recommending that these forms not be included within the Zoning Code.

The only other Appendix of the Zoning Code is Appendix A-5, which consists of Chapter NR 115 Wisconsin's Shoreland Protection Program, Chapter NR 116 Wisconsin's Floodplain Management Program, and Chapter NR 117 Wisconsin's City and Village Shoreland-Wetland Protection Program. Appendix A-5 will remain, but will be renumbered to "Appendix A."

Below is a summary of the proposed changes to code sections where these appendices are referenced.

- Delete "(Please see Appendix for standard Business Plan of Operations Forms). (Also, the City web site is www.cityofpewaukee.us).)" at the end of Section 17.0207b.
- Delete "Please see Appendix A." in bold under Sub. e. of Section 17.0301.
- Revise "Appendix 5" in Section 17.0435d., 17.0435e.(7)(f)iii., 17.0435l.(5), and 17.0436 to "Appendix A."
- Delete "(see Appendix A)." in Section 17.0717.

Recommendation

A motion recommending approval of the changes to Chapter 17 – Zoning as presented by staff.

17.0908	SPECIFIC PLANNED PROJECT MODIFICATIONS -----	141
17.0909	USES PROPOSED TO BE ACCESSORY TO AN EXISTING PRINCIPAL USE WHICH ARE NOT COMMONLY PERMITTED ACCESSORY USES MAY REQUIRE PLAN COMMISSION REVIEW AND APPROVAL PRIOR TO ISSUANCE OF A BUILDING PERMIT AND MAY REQUIRE A CONDITIONAL USE PERMIT-----	141
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institutional uses, or a Wisconsin statute authorized community based residential facility (CBRF), a Business Plan of Operations as set forth in this section and in sub-section 17.0210 and on forms provided by the City. Site and building plans and business plans of operation shall be submitted to the City Planner prior to the Plan Commission meeting in a time frame determined by the City Planner. The Plan Commission members shall familiarize themselves with the site, existing and proposed structures, architecture, neighboring uses, parking areas, driveway locations, loading and unloading in the case of commercial and industrial uses, highway access, traffic generation and circulation, drainage, landscaping, sewerage and water systems, as well as plans of proposed operation. The Plan Commission may delegate the responsibility for review and approval of Business Plans of Operation jointly to the City Planner and Zoning Administrator. The applicant for permits for site and building activity will be responsible for final grading and landscaping of all single and two-family building sites and for assuring that there is adherence to all applicable plans, ordinances and statutes. Design and construction of individual one and two family dwellings will be reviewed and approved by the Building Inspector and/or City Planner.

a. Compliance

- (1) Compliance with all other provisions of this Ordinance, such as lot width and area, yards, height, parking, loading, traffic, and highway access shall be required of all uses. Variances may only be granted as provided in Section 17.1000 of this ordinance. Conditions such as landscaping, architectural design, type of construction, flood-proofing, anchoring of structures, construction commencement and completion dates, sureties, lighting, fencing, landscape screening, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards, or parking requirements, may be required by the Plan Commission upon its finding that such regulation or restrictions are necessary to fulfill the purpose and intent of this ordinance.
- (2) The Plan Commission, in its determinations, may require that applicants for approval provide a cash bond or letter of credit to ensure timely performance in completing their project or specific portions thereof. **(Also see sub-section 17.0204).**

b. Review and Findings.

The Plan Commission shall review the referred plans and Business Plan of Operations at a regularly scheduled Plan Commission meeting. The Plan Commission shall not approve any plans unless they find after viewing the application that uses and structure(s), as planned, will meet all regulations and standards set forth by the City and will not violate the intent and/or use and purpose of this Ordinance. The Plan Commission will approve said plans only after determining that the proposed building or buildings will not impair an adequate supply of light or air to adjacent property, or substantially increase the danger of fire, or traffic congestion, or otherwise endanger the public health or safety. **Any approval by the Plan Commission and its staff will become null and void if the structure, site development, or planned use is not commenced within 24 months from the date of approval and no requested extension has been granted by the Plan Commission.** The Plan Commission may designate the City Planner and Zoning Administrator or a committee of the Plan Commission to review and jointly approve written Business Plans of Operation when site or building plans are not proposed or have already been approved by the Plan Commission. ~~(Please see Appendix~~

~~for standard Business Plan of Operation Forms). (Also, the City web site is www.cityofpewaukee.us)~~

c. Appeals

Any person or persons aggrieved by any decision of the Plan Commission related to site, building and/or Plan of Operation review may appeal the decision to the Zoning Board of Appeals, City Common Council or Circuit Court. Such appeal shall be filed with the City Clerk/Treasurer or the Clerk of Courts no more than thirty (30) days following the final decision of the Plan Commission or its staff. **(See Section 17.1000 and sub-section 17.1402 in this ordinance)**

17.0208 SITE RESTRICTIONS

No land shall be used or structure erected where the land is unsuitable for such use or structure by reason of flooding, concentrated runoff, inadequate drainage, adverse soil or rock formation, unfavorable topography, low percolation rate or bearing strength, erosion susceptibility, or any other feature likely to be harmful to the health, safety, prosperity, aesthetics, and general welfare of the City and its inhabitants. The City Engineer, or any other official acting on behalf of the City, in applying the provisions of this section, shall in writing recite the particular facts upon which he bases his conclusion that the land is not suitable for a certain use and/or structure. The applicant shall have an opportunity to present evidence to the Plan Commission contesting such determination of unsuitability. Thereafter the Plan Commission may affirm, modify or withdraw the determination of unsuitability. In any event, the following requirements must be met:

- a. All lots or parcels shall abut upon a public street, road, or highway for a minimum frontage width of 33 feet or as otherwise required in the City Land Division Ordinance (Chapter 18), if more restrictive. In hardship circumstances related to parcels of land existing prior to August 1982, the Plan Commission may, at their discretion, allow one (1) or two (2) residential principal uses on separate parcels to have access to a public street via a common easement as long as such easement is at least 33 feet in width and is wholly contained within one parcel.
- b. All Principal Structures shall be located on a lot or building space; and only one (1) principal structure shall be located, erected, or moved onto a lot or building space in a single-family residential district, with the exception of a condominium arrangement in which two or more single-family houses are located on a parcel of land held in common by all the owners of the individual single-family houses as a conditional use and the net density (dwelling unit to land ratio) of the condominium development is no greater than allowed under the zoning classification of the parcel. **Construction of accessory structures on a lot with no principal use will not be permitted.** The Plan Commission may permit more than one principal structure per lot in districts where more than one structure is either needed or suitable for the orderly development of the parcel. Where additional structures are permitted, the Plan Commission may impose additional yard requirements, open space or landscaping requirements, or parking requirements, or require a larger minimum separation distance between principal structures.
- c. No Building or Zoning Permit shall be issued for a lot or parcel which abuts a public street dedicated to only a portion of its proposed right-of-way width and is located on that side of the proposed street from which the required dedicated right-of-way has not been secured.

adopted shall be in effect within the prescribed area until such time as they are rescinded or changed by the Common Council after a public hearing is conducted following the same procedures as set forth above.

17.0211 REDUCTION OR JOINT USE

No lot, yard, parking area, building area, or other space shall be reduced in area or dimension so as to not meet the provisions of this ordinance. No part of any lot, yard, parking area, or other space required for a principal and accessory structure(s) or use shall be used for any other structure or use.

SECTION 17.0300 PERMIT AND IMPACT FEES

17.0301 PERMIT FEES

All persons, firms or corporations performing work or requesting a text or district map change, an audience with the Zoning Board of Appeals or a special meeting which by this Ordinance requires the issuance of a permit or grant of permission, shall pay a fee for such permit or permission to the City of Pewaukee Clerk/Treasurer to help defray the cost of administration, investigation, advertising, notification and processing of changes and variances. Specific fees for the following planning and zoning related activities have been established as a part of the City's comprehensive fee schedule and are subject to periodic review and change by action of the Common Council:

- a. Zoning ordinance or district map change.
- b. Conditional Use Permit.
- c. Zoning Variance or Appeal.
- d. Special meeting of the Plan Commission.
- e. Site or Building Plan Review by Plan Commission.

~~Please see Appendix A.~~

In addition, applicants for permits will be billed for any cost incurred by the City to hire engineers, attorneys or other professional consultants to assist in administering this ordinance and, prior to any approvals by the City, shall acknowledge responsibility for such cost in writing.

17.0302 IMPACT FEES FOR PUBLIC SITE ACQUISITION, SPECIAL CITY CAPITAL IMPROVEMENTS OR FACILITIES (Rep. & Rec. 12-05)

- a. An impact fee for public site acquisition special City capital improvement or equipment as set forth in the City Public Facility Needs Assessment dated January 2012, shall be required to be paid upon application for a building permit for construction of a building within the City in accordance with the following schedule:

1. Impact Fee to be used for Parks, playgrounds and athletic fields:

Residential buildings: \$1,000/dwelling unit

2. Impact Fee to be used for Fire and rescue facilities:

Non-residential buildings: \$0.11/square foot
Residential buildings: \$324/dwelling unit

3. Impact Fee to be used for Hike/Bike Trails:

Non-residential buildings: \$0.05/square foot

17.0435 F-1, FLOODPLAIN DISTRICT. (Rep. & Rec. 08-12, 12-12, 14-14)

The F-1, Floodplain District is intended to preserve in essentially open space and natural land use, through land use zoning regulation, lands which are unsuitable for intensive development purposes due to poor natural soil conditions and periodic flood inundation and shall include all land and water area lying within the designated Special Flood Hazard Area (SFHA) which encompasses the delineated forecast 100 - year recurrence interval (one percent chance in a year) floodplain as shown on Federal Emergency Management Agency (FEMA) maps (also called the 'regional flood' or 'base flood') and those land and water areas designated by FEMA as 'Zone A' areas. Also included within the F-1, Floodplain are those areas adjacent to the base flood designated by the Wisconsin Department of Natural Resources (WisDNR) as Flood Storage Districts (FSDs). The proper regulation of these areas will serve to maintain and improve water quality, prevent flood damage, protect wildlife habitat, and prohibit the location of walled structures, as defined herein, on lands, which are generally not suitable for such use due to possible flooding.

a. FINDING OF FACT

Uncontrolled development and use of the floodplains and rivers of the City would impair the public health, safety, convenience, general welfare and tax base.

b. STATEMENT OF PURPOSE

This ordinance is intended to regulate floodplain development to:

- (1) Protect life, health and property;
- (2) Minimize expenditures of public funds for flood control projects;
- (3) Minimize rescue and relief efforts undertaken at the expense of the taxpayers;
- (4) Minimize business interruptions and other economic disruptions;
- (5) Minimize damage to public facilities in the floodplain;
- (6) Eliminate the occurrence of future flood blight areas in the floodplain;
- (7) Eliminate the victimization of unwary land and homebuyers;
- (8) Prevent increases in flood heights that could increase flood damage and result in conflicts between property owners; and
- (9) Eliminate development in a floodplain, recognizing that there may be existing developed land lying within the delineated F-1, Floodplain District and there may be the need to locate public utilities or streets within the F-1, Floodplain District.

c. TITLE

This sub-section of the City Zoning Ordinance shall be commonly known as the 'Floodplain Ordinance' for the City of Pewaukee, Wisconsin.

d. STATUTORY AUTHORIZATION

This sub-section of the City Zoning Ordinance is adopted pursuant to the authorization in Sections 62.23 and 87.30 of Wisconsin Statutes as well as Ch. NR 116 of the Wisconsin Administrative Code which is included as Appendix 5A in this zoning ordinance.

(b) below. Where the flood profiles are based on established base flood elevations from a FIRM, FEMA must approve any map amendment or revision pursuant to section 't' *Amendments* of this sub-section.

- (a) If flood profiles exist, the map scale and the profile elevations shall determine the district boundary. The regional or base flood elevations shall govern if there are any discrepancies.
- (b) Where flood profiles do not exist for projects, the location of the boundary shall be determined by the map scale.

(7) REMOVAL OF LANDS FROM FLOODPLAIN

Compliance with the provisions of this ordinance shall not be grounds for removing land from the floodplain unless it is filled at least two feet above the regional or base flood elevation, the fill is contiguous to land outside the floodplain, and the map is amended pursuant to section 't' *Amendments* of this sub-section.

In addition, no floodplain may be filled and no walled structure built within the SFHA or FSDs with the exception of the construction of public utility and transportation facilities required by a unit/agency of government, or an approved structure requiring water frontage which would require adherence to regulations as set forth in section 'l' of this subsection and by FEMA and NR116. Compliance with the provisions of this ordinance shall not be grounds for removing land from the F-1, Floodplain District unless:

- (a) Said land has been previously filled prior to the effective date of the adoption on this amendment so that the elevation of the lowest floor (including basement) of any existing or proposed walled structure or building is at least two feet above the base flood elevation;
- (b) The proposed filled land does not form an island and can be accessed from other surrounding lands without entering the F-1, Floodplain District;
- (c) There is an area of land outside the F-1, Floodplain District but adjacent to and on the same property as the proposed filled land equal to at least four (4) times the areal extent and volume of the proposed filled area that is added to the F-1, Floodplain District based on plans approved by the City Plan Commission;
- (d) The height of the downstream base flood is not increased by proposed fill;
- (e) The floodplain boundaries shown on all official maps are amended pursuant to section 'n' of this sub-section; and
- (f) A study is prepared and certified by a state registered professional engineer, establishing that:
 - i. The fill, lowest floor and floodproofing elevation shall have no effect upon the base flood elevation either upstream or downstream and are in compliance with this ordinance; or
 - ii. The fill, lowest floor and floodproofing elevations may have the effect of raising the base flood elevation either upstream or downstream if otherwise in compliance with this ordinance, in which case the property owner must also contact FEMA to request and receive an approved Conditional Letter of Map Revision (CLOMR) prior to issuance of any local permit(s); or
 - iii. The fill, lowest floor and floodproofing elevations may have the effect of lowering the base flood elevation either upstream or downstream and are otherwise in compliance with this ordinance, in which case the property owner must also contact FEMA to request and receive an approved Letter of Map Change (LOMC) prior to issuance of any local permit(s). Please also see sub-section 17.1108b and Appendix 5A.

(b) Construction meets the development standards of section 'g' of this sub-section.

(5) FILL OR DEPOSITION OF MATERIALS

No floodplain may be filled and no walled structure built within the F-1, Floodplain as defined herein with the possible exception of the construction of required public utility and transportation facilities and structures requiring a waterfront location, which would require adherence to regulations as set forth in section 'l' of this subsection and by FEMA and NR116. Compliance with the provisions of this ordinance shall not be grounds for removing land from the F-1, Floodplain District. PLEASE SEE SUBSECTION 17.0435e(7), ABOVE as well as subsection 17.1108b and Appendix 5A.

m. PROHIBITED USES

All uses not listed as permitted uses in section 'k' of this sub-section are prohibited, including the following uses:

- (1) Walled structures, structures with high flood damage potential, or those not associated with permanent open-space uses, including mobile homes and recreation vehicles;
- (2) Stored materials that are buoyant, flammable, explosive, injurious to property, water quality, or human, animal, plant, fish or other aquatic life;
- (3) Uses not in harmony with or detrimental to uses permitted in the adjoining zoning districts;
- (4) Any private or public on-site wastewater treatment/disposal system, except portable latrines that are removed prior to flooding and systems associated with recreational areas and Department-approved campgrounds that meet the applicable provisions of local ordinances and ch. SPS 383 of the Wisconsin Administrative Code;
- (5) Any public or private wells which are used to obtain potable water, except those for recreational areas that meet the requirements of local ordinances and chs. NR 811 and NR 812 of the Wisconsin Administrative Code;
- (6) Any solid, liquid, or hazardous waste disposal sites;
- (7) Any wastewater treatment ponds or facilities, except those permitted under s. NR 110.15(3)(b) of the Wisconsin Administrative Code;
- (8) Any sanitary sewer or water supply lines, except those to service existing or proposed development located outside the floodway which complies with the regulations set forth herein;
- (9) Storm water management retention or detention ponds;
- (10) Any use requiring excavation or grading except those uses listed in section 'g' of this sub-section;
- (11) Storage of materials such as compost, mulch, gravel, soil, fill (clean or unclean).

n. FLOOD STORAGE DISTRICT (FSDs) OF THE F-1, FLOODPLAIN

A 'FSD' is that portion of the floodplain where storage of floodwaters has been taken into account and is relied upon to reduce the regional or base flood discharge. The FSD protects the flood storage areas and assures that any development in the storage areas will not decrease the effective flood storage capacity which would cause higher flood elevations.

17.0436 SO, SHORELAND OVERLAY DISTRICT

The primary purpose of the SO, Shoreland Overlay District is to provide by supplemental regulation the special protection of those lands and uses which lie within the state designated shoreland areas of lakes and navigable streams within the City as defined in Chapter NR 115 of the Wisconsin Administrative Code, which includes all land within 1,000 feet of the ordinary high water mark (OHWM) of any lake and within 300 feet of the OHWM of all navigable streams in the City as well as the adjacent base flood floodplains of such lakes and streams. (Please also see sub-sections 17.0435, F-1 Floodplain District; 17.0433, LC, Lowland Conservancy District; 17.0434, UC, Upland Conservancy District as well as Chapters NR 115 and 117 attached hereto as Appendix 5A.

a. Permitted Principal and Accessory Uses (Rep. & Rec. 14-03)

All permitted principal or accessory uses allowed within the underlying zoning districts as long as such uses comply with the regulations set forth in this subsection and in NR 115.04(3) & (4). When there are conflicting provisions or regulations, the most restrictive shall apply. (Also see subsection 17.0435)

b. Conditional Uses (See sub-section 17.0210 and section 17.0500)

In addition to any conditional use requirements set forth in the underlying zoning districts, the following uses and activities require a conditional use permit the request for which must be accompanied by a site and building plan prepared to City Plan Commission specifications:

- (1) Earth movement such as: filling involving more than 15 cubic yards of material when separate from an approved: site or building construction activity or general land development; stream course changing; waterway construction or enlargement; removal of stream or lake bed materials; channel clearing, ditching, dredging; and, the building of ponds and lagoons and soil and water conservation structures provided that such uses, once approved, are regulated by the City engineer or building inspector so as to prevent erosion and sedimentation and to least disturb or impact the natural fauna, flora, watercourse, water regimen, and topography. The City Plan Commission may request a review of each earth moving project proposal by the U. S. Army Corp of Engineers and the Wisconsin Department of Natural Resources. Also see sub-section 17.0435, Floodplain Regulation and Chapter 19, City Storm Water Management Plan. (Amended 14-03)
- (2) Surface water withdrawal, diversion, retention or detention or discharge for the purpose of irrigation, processing, cooling, or other purposes provided such uses are conducted in a manner to least disturb natural drainage and water regimen, and to prevent flooding, erosion and sedimentation. The City Plan Commission may request a review of each surface water use by the Wisconsin Department of Natural Resources. (Please see sub-section 17.0435 of this ordinance). (Amended 14-03)
- (3) Construction of a boathouse on property abutting Lake Pewaukee provided that such structure has no plumbing, kitchen or built-in cooking facility; is placed no closer than five feet from the OHWM or base flood and the side lot line; is not used, rented or leased for overnight habitation; and, can meet all the regulations set forth herein and in the underlying zoning district.

foot of area, and shall be constructed to receive dead loads as required in the City Building Code or other Ordinances.

- b. Protection of the Public: The temporary occupancy of a sidewalk or street or other public property during construction, removal, repair, alteration, or maintenance of a sign is permitted provided the space occupied is roped off, fenced off, or otherwise isolated to prevent hazard to pedestrians and property.
- c. Supporting Members or Braces of all signs shall be constructed of galvanized iron, properly treated wood, stainless steel, or other non-corrosive, non-combustible material. All projecting signs, if placed at an angle to the wall of any building, shall be attached by such non-corrosive metal bolts, anchors, cable, or other metal attachments as shall ensure permanent and safe construction and shall be maintained free from defects, rust or other deterioration. Every means or device used for attaching any sign shall extend through the walls of the building should the Building Inspector determine that the safe and permanent support of such sign so requires and shall be securely anchored by wall plates and nuts to the inside of the walls or to bearings on the underside of two (2) or more roof or ceiling joists in accordance with instruction given by the Building Inspector. Small, flat signs containing less than 10 square feet of area may be attached to a building by the use of non-corrosive lag bolts or other means to the satisfaction of the Building Inspector.
- d. No Signs, or any part thereof, or sign anchors, braces, or guide rods shall be attached, fastened, or anchored to any fire escape, fire ladder, or stand pipe, and no such sign or any part of any such sign or any anchor, brace, or guide rod shall be erected, put up, or maintained so as to hinder or prevent ingress or egress through a door, doorway, or window or so as to hinder or prevent the raising or placing of ladders against a building by the Fire Department as necessity therefore may require.

17.0717 PERMIT FEES

- a. Initial Application for a Sign Erection Permit and extension of such permits as required herein. Each application for a required permit or extension of a permit shall be accompanied by a fee as set forth in the City approved fee schedule. ~~(See Appendix A).~~ Each individual sign requires a permit unless specifically stated otherwise in these regulations. All permits for temporary signs expire on June 30th each year unless stated otherwise herein. The fees have been established by the Common Council as a part of the City's comprehensive fee schedule and are subject to periodic review and change by action of the Common Council.
- b. Liability. The acceptance of fees as provided herein shall not be deemed an assumption of liability by the City.

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

DATE: June 18, 2020

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Striking a Portion of Sub-section 17.0706c Related to Digital Signs; Adding New Sub-section 17.0706d and Re-lettering the Subsequent Sections Accordingly Related to Adding Electronic Message Boards Signs as Permitted Under Certain Conditions; and Striking a Portion of Sub-section 17.0711 Related to Lighting, Design and Color.

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Sign Code Amendment Staff Report

Sign Code Amendment



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
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REPORT TO THE PLAN COMMISSION

Meeting of June 18, 2020

Date: June 9, 2020

Project Name: Electronic Message Board Sign Code Amendment

Project Address/Tax Key No.: City-wide

Project Description/Analysis

Recently, a discussion item regarding electronic message boards (i.e. movable copy signs) was presented to the Common Council at their March 2, 2020 meeting. This item was brought forward for several reasons: 1) Inlanta Mortgage recently requested to install an electronic message board at W239N3490 Pewaukee Road; 2) It is a question that comes up periodically from businesses and sign companies; and 3) There was an issue with existing portable/manual changeable signs with two Pewaukee restaurants/bar establishments. These signs had to be removed; however, if allowed these businesses may have a desire to replace those signs with modern electronic message boards.

The Common Council discussed the matter and passed a motion directing staff to research and explore amending the current ordinance for Plan Commission review and recommendation to the Common Council.

Attached is a draft amendment for consideration. It is currently set up to allow electronic message board signs for any use, city-wide when approved by the Plan Commission. Alternatively, staff did consider allowing them by use, such as the language below for example.

1. Electronic Message Board Signs shall be allowed for the following uses when permitted by the Plan Commission:
 - a. Institutional uses, such as Local, State, and Federal governmental uses, schools, and churches.
 - b. Banks and financial institutions.
 - c. Restaurants and bars/taverns establishments

The draft ordinance includes a list of specific standards that must be met for electronic message board signs. Otherwise, these signs would be subject to the same size, height, and lighting restrictions as Permanent Ground Signs.

This item is being brought forward for discussion purposes at this time. The next step is for the Plan Commission to hold a public hearing at their July 16th meeting and make a final recommendation to the Common Council. The Ordinance would then proceed to the July 20th Common Council meeting for final consideration.

Recommendation

Staff drafted the sign ordinance change for review and discussion; however, does not recommend amending the City's Ordinance.

SECTION 17.0700 SIGNS AND GRAPHICS

17.0701 INTENT AND PURPOSE

The intent of this section is to provide for and regulate the location and safe construction of signs in the City in a manner that will ensure that such signs are compatible with surrounding land uses, are aesthetic in design and structure and express the identity of individual proprietors and the community as a whole. It is the further intent that by these regulations, the community will be spared the presence of visual clutter and distraction along its thoroughfares by the display of multiple signs on the same property or on adjacent parcels with near identical content while at the same time ensuring that no property owner is denied his/her right to visually communicate in a regulated, aesthetic and morally responsible manner. It shall be unlawful for any person, firm or corporation to locate, erect, move, reconstruct, extend, enlarge, convert, or structurally alter any sign without first complying with the requirements of this section. All signs shall be maintained and kept in good repair. Signs intended to be permanent must be structurally affixed to a building, structure or a ground mounting and constructed of materials that are permanent in nature. All other signs are classified as temporary signs. Lighting and landscaping of permanent signs must be accomplished to the satisfaction of the Plan Commission. Certain types of signs may be prohibited as set forth in subsection 17.0708.

17.0702 SIGNS PERMITTED IN ALL ZONING DISTRICTS WITHOUT A PERMIT

Certain signs are permitted on private property in all zoning districts without a permit as may be set forth in the individual district regulations. No sign, however, may be located within a public right of way or on public lands without written permission of the public body having jurisdiction. No sign shall be erected on any property without a 'vision triangle' at street intersections. Signs erected in violation of the regulations in this section may be removed without notice. (See sub-section 17.0708) The following signs may be permitted in any zoning district without permit:

- a. Memorial Sign, Tablet, Name of Building and Date of Erection Sign when cut into any masonry surface or when constructed of metal and affixed flat against a structure and not illuminated, thereby rendering them 'permanent' signs.
- b. Any Official Sign such as traffic control, parking restrictions, public information and notices, not exceeding six (6) feet in height unless extended over public right-of-way by use of a cantilevered pole or structure, when authorized by the City. Portable temporary traffic warning or control equipment may be used by

the City or County emergency personnel or authorized highway construction crews within public rights-of-way without a permit.

- c. Election Campaign Signs. Election campaign signs may be allowed in any district without a permit provided that permission shall be obtained from the property owner, renter, or lessee; and provided that such sign shall not be erected for more than the election campaign period (Wis. Stat. 12.04), and removed within seven (7) days following the election. Such signs in residential zoning districts shall not exceed 16 square feet on each sign face per sign, unless located on a county or state trunk highway or City designated arterial street, in which case the maximum sign area may be increased to 32 square feet; may not exceed six (6) feet in height; and, may not exceed a total of 32 square feet per lot. To avoid sign clutter and visual distraction, individual signs more than four square feet in area should be spaced apart from other signs on the property at least 30 feet. No such sign shall be placed on public lands, within public rights-of-way without permission of the unit or agency of government having jurisdiction and if so placed without such permission will be subject to removal without notice.
- d. A Short Term Temporary Sign advertising such neighborhood or community-wide coming activities or events as: a garage sale; a civic organizations annual picnic, bicycle race or boat race; a 'grand opening'; a 'final close out'; a church raffle, picnic or ice cream social; or, a community or county annual fair or outing. Because such signs are intended to be temporary and, therefore, are usually not constructed of materials that will withstand wind, rain and snow conditions for long periods of time, they should be erected for only a short period of time in advance of the event and shall be removed within seven (7) days following the advertised event or activity. The signs shall conform to the size, height and location restrictions in section 17.0702c, above. No such sign shall be placed on public lands, within the rights of way of public streets or highways without written permission of the unit or agency of government having jurisdiction and if so placed without such permission will be subject to removal without notice. (Also see 17.0708).
- e. Real estate 'For Sale' or "For Lease' sign. Such signs on an individual residential parcel shall not exceed 16 square feet in sign face area or, if related to an entire residential subdivision or development plat, may not exceed 32 square feet in area. Such signs in other zoning districts may not exceed 32 square feet in area. If such signs are illuminated a permit issued by the Building Inspector is required. Only one sign will be permitted for each street or lake frontage and must be placed on the property involved. Because such signs, though temporary, might be in place for a long period of time, such signs should be constructed of durable material and shall be maintained in good repair and must be removed within seven (7) days following the sale or lease of the individual building parcel or, if a multi-parcel development, the initial sale or lease of the last parcel in the development. The City may order removal or replacement of signs that are in disrepair. Such signs may not be erected in a location that will block vision of motorists at intersecting streets or at driveways. No such sign may be more than eight (8) feet in height and no such sign may advertise 'for sale' or 'for lease' land or property other than the premises on which the sign is located. (Also see sub-section 17.0708).
- f. Small, Permanent On-Site Traffic Directional Signs erected within private development and not more than nine (9) square feet in area and not more than five (5) feet high.

17.0703 **SIGNS PERMITTED IN INDIVIDUAL ZONING DISTRICTS WITH A PERMIT**

The following signs may be permitted in any specific zoning district after application and issuance of a permit by the Building Inspector or Zoning Administrator. No sign, however, may be located within a public right of way or on public lands without written permission of the public body having jurisdiction or on any property within a 'vision triangle' of intersecting streets and if so erected or placed in violation of the regulations in this section may be removed without notice. (Also see 17.0708).

- a. Permanent Bulletin Board for public, charitable or religious institutions not to exceed thirty-two (32) square feet in sign area, eight (8) feet in height and located on the premises of the institutional use. Such signs shall be set back from the property line at least one-quarter (1/4) of the building setback requirements of the District in which the property is located and be illuminated only to the extent necessary to permit reading of the sign from a maximum distance of 10 feet. Such signs may have a portion of the sign devoted to words and numbers that are changeable by hand and are not larger than four (4) inches in height.
- b. Temporary Sign or Banner, other than those allowed under sub-section 17.0702. For purposes of this section a temporary sign or banner is one which will be used for no more than sixty (60) days in a six (6) calendar month period, measured from the date the sign is erected. In order to avoid visual clutter of multiple signs only one such sign or banner may be placed on a property street frontage. Such signs shall not exceed 16 square feet in area in residential districts, 32 square feet in sign area in all other districts when placed on the property line abutting a minor, collector or standard arterial street, or up to 100 square feet in sign area when placed on commercial or industrial zoned property and at least 100 feet from the edge of the nearest through traffic lane of an expressway or freeway; shall be attached to the principle building or be erected as a ground sign no more than eight (8) feet in height in an aesthetic and structurally sound manner and shall meet all setback regulations as set forth in this section. Portable signs with or without wheels and signs on trucks, trailers or other vehicles that are parked on public or private property with the intent to be used for temporary or permanent advertisement purposes are not in keeping with the aesthetic requirements of this ordinance and are, therefore, not allowed.

17.0704 **SIGNS PERMITTED IN AGRICULTURAL ZONING DISTRICTS WITH A PERMIT**

The following signs are permitted in Agricultural Zoning Districts upon the issuance of a permit by the Building Inspector or Zoning Administrator, and subject to the following regulations:

- a. Permanent Name, Occupation or Organization Sign not to exceed ten (10) square feet in sign area, six (6) feet in height, and not exceeding one (1) sign per 450 feet of street or highway frontage. No such sign may be erected on public street or highway rights of way or within the vision triangle of two intersecting streets.
- b. 'For Sale' or 'For Lease/rent' sign pertaining to the sale or lease of a farm building or the sale of farm produce raised on the farm, farm equipment or animals. Such signs shall not exceed six (6) feet in height; may be located on the property line up to 25 square feet in area and must be set back from the

property line one (1) foot for each additional square foot in sign area over 25 square feet up to 50 square feet in area; and, shall not exceed one (1) sign per street frontage. No such sign shall be erected or maintained within an inside curve of a highway unless such signs are placed at least fifty (50) feet from the highway right-of-way and further than fifty (50) feet from the right-of-way as may be necessary to prevent such sign from interfering with vision along the highway for a distance of at least one thousand (1,000) feet in each direction by those traveling thereon. Such signs are considered temporary signs and shall be removed no later than seven (7) days after closing of the sale or lease and the permit for such sign shall expire on June 30th each year unless extended for a specific period of time by official action of the Zoning Administrator or Plan Commission.

17.0705 **SIGNS PERMITTED IN RESIDENTIAL DISTRICTS WITH A PERMIT**

The following signs are permitted in residential districts upon the issuance of a permit by the Building Inspector or Zoning Administrator and subject to the following regulations:

- a. Permanent Name Sign not exceeding four (4) square feet in sign area and located on the premises.
- b. Permanent Subdivision/Development Identification Sign no more than six (6) feet in height; constructed of wood, metal and/or masonry; and, of a design which will be compatible with the landscape and shall state only the name and address of the subdivision. Such signs and their location, height and size shall be reviewed and approved by the Plan Commission and/or the City Planner prior to issuance of a permit.

17.0706 **SIGNS PERMITTED IN BUSINESS, INDUSTRIAL, PARK AND INSTITUTIONAL DISTRICTS WITH A PERMIT**

The following signs are permitted in all Business, Industrial, Park and Institutional Districts upon the issuance of a permit by the Building Inspector or Zoning Administrator and subject to the following restrictions:

- a. Permanent Wall Sign placed on or against the exterior wall(s) of buildings shall not extend more than one (1) foot outside of a building's wall surface; shall not exceed in sign area the equivalent of two (2) square feet for each linear one (1) foot of building (store) and, any ancillary lighting shall be shielded to avoid glare. Wall signs (and structure) shall not extend above the ceiling level of the top floor of the building upon which they are located and shall not block window, door or vent openings. Such signs may not be used as 'for sale' or 'for lease/rent' signs except for the property on which the sign is located. The sign must comply with the site and building standards set forth in sub-section 17.0210.
- b. Permanent Projecting Sign fastened to, suspended from or supported by structures on buildings shall not exceed 50 square feet in sign area, or 100 percent of the building setback from the property line as expressed in square feet, whichever is larger, to a maximum of 150 square feet for any one premise; shall not extend into any public right-of-way; shall not extend above the lowest point on the roof; shall not be less than ten (10) feet from all side lot lines, or beyond the building wall, whichever is less; shall not exceed a height of 16 feet above the adjacent center line street grade and shall not be less than ten (10) feet above the level of the primary access, nor less than 15 feet above a driveway and, shall not be located within 150 feet from any ground sign. Such

sign must comply with the site and building standards set forth in sub-section 17.0210.

- c. Permanent Ground Sign, other than billboards, as defined herein, shall not exceed 12 feet in height above the mean centerline grade of the nearest street unless approved by the Plan Commission; shall not exceed in sign area 25 square feet on one side at the street property line but may be increased in sign area size one (1) square foot for each one (1) foot the sign is set back from the street property line to a maximum of 150 square feet on one side. Only one (1) ground sign shall be allowed on a street frontage of a single (individual) property and no ground sign shall be placed closer than 150 feet from another ground sign, projecting sign or billboard. Any such sign located within 660 feet of a residential zoning district boundary shall not be illuminated during the seven hour period beginning at eleven (11) PM and ending at six (6) AM. ~~No such sign shall have exposed flashing, digital or electrically movable lighting or images of any kind with the exception that such signs may have movable words and numbers if required by local, state or federal law.~~ Such signs must comply with the site and building standards set forth in sub-section 17.0210. Permanent ground signs on parcels of more than five acres in area, over 75 feet in sign area, and any subsequent changes to such signs must be approved by the Plan Commission. (Also see sub-section 17.0708).

d. Permanent Electronic Message Board Signs, as defined herein, shall be allowed under the following conditions:

1. Electronic Message Board Signs shall be allowed only when permitted by the Plan Commission, except for the following:
 - i. Electronic Message Board Signs required by local, state, or federal law.
 - ii. Digital time and temperature signs.
2. All Permitted Electronic Message Board Signs shall comply with the following standards:
 - i. Signs must meet the same standards, including but not limited to size, height, and lighting, as set forth for Permanent Ground Signs in sub-section c. above.
 - ii. The changeable copy portion of the sign must occupy a secondary position to the name of tenant. The area of changeable copy and electronic message boards shall not exceed sixty-five percent (65%) of the sign face, excepting gas stations for the purpose of displaying price.
 - iii. The sign may be double-faced.
 - iv. Each sign shall be permanently installed or located.
 - v. Each sign shall be placed in such a manner so as to not interfere with, confuse or present any hazard to traffic.
 - vi. Duration/Hold time: Any portion of the message must have a minimum duration of eight (8) seconds and must be a static display. Transition time must be no longer than three seconds.
 - vii. Display Change Frequency: The content of a digital display must transition instantly, with no transition graphics.
 - viii. Motion: No portion of the message may flash, scroll, twirl, change color, fade in or out or in any manner imitate movement.
 - ix. Animation: Limited animation (such as snowflakes falling, clouds moving, flags waving, etc.) is allowed when no text is displayed. Animation such as video is prohibited.
 - x. Text/Scrolling: The text of the sign must be limited to three

- lines to allow passing motorists to read the entire copy with minimal distraction. Scrolling text is prohibited.
- xi. Lighting/Brightness: The sign shall not exceed a maximum illumination of 5,000 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits (candelas per square meter) between dusk to dawn as measured from the sign's face at maximum brightness.
 - xii. Dimmer Control: The electronic message boards shall be equipped to automatically control the brightness of the emissions based upon current ambient conditions, so that the sign does not exceed the maximum brightness levels allowed under "Lighting/Brightness" above.
 - xiii. Hours of operation: Messages may be displayed between the hours of 6:00 a.m. and 11:00 p.m. Only time and temperature displays are allowed between the hours of 11:00 p.m. and 6:00 a.m.
 - xiv. When malfunctioning, all electronic message board signs must either be turned off or display a blank black screen.
 - xv. Speakers are prohibited in association with electronic message board signs.
 - xvi. Message content shall be limited to businesses located on the same premise as the sign. Advertising messages for other businesses is prohibited.
 - xvii. Public service announcements such as City of Pewaukee community events, weather emergencies, seasonal messages, and holiday greetings are allowed.
 - xviii. Electronic message board signs shall conform to City of Pewaukee Sign Code standards as amended in the future. Applicant shall not have any vested rights under this approval for any electronic message board signs or regulations.
 - xix. Sign standards and functions not addressed per these conditions require City of Pewaukee approval.

d.e. Off-Premise Directional/Sales Sign as defined herein, other than billboards when permitted by the Plan Commission, shall meet the requirements of the type of sign as set forth in this Section; shall not exceed two (2) in number within the City per business, resort or commercial recreation facility as well as the principal merchandise sold; shall not exceed in sign area 25 square feet on one side at the street property line but may be increased in size one (1) square foot for each one (1) foot the sign is set back from the street property line to a maximum of 50 square feet on one side; and, shall be a maximum three (3) miles distance from the designated business being advertised. Such sign may be placed only in a retail business or industrial zoning district. The permit for such sign shall expire on June 30th each year but may be extended for one year upon issuance of a new permit by the Zoning Administrator or Building Inspector. (Also see sub-section 17.0708).

- f. Permanent Window Sign shall be placed only on the inside of the window and shall not exceed twenty-five (25) percent of the glass area of the window upon which the sign is displayed. Illuminated window signs shall not be illuminated after the business is closed for the day.
- g. Billboard as defined herein is considered a commercial use and as such may only be permitted in retail business or industrial zoned areas and when permitted by the Plan Commission shall not exceed 25 feet in height; shall be set back from a property line the same distance as set forth for principal

buildings in the zoning district regulations; shall be located not closer than 1,320 feet from another billboard, ground sign or off-premises sign and no such sign shall have exposed, flashing, digital or electrically movable lighting, or images of any kind. A billboard located within 660 feet of a residential zoning district boundary shall not be illuminated during the seven hour period beginning at eleven (11) PM and ending at six (6) AM.

- h. Combinations of any signs in this Section shall meet all the requirements for the individual sign.
- i. Roof Signs as defined herein shall not be allowed.
- j. All signs with no current permit must be removed.

17.0707 SIGNS PERMITTED IN CONSERVANCY AND FLOODPLAIN ZONING DISTRICTS WITH A PERMIT

Signs as permitted in sub-section 17.0703 (a) and (b) shall be permitted in the Upland and Lowland Conservancy Zoning Districts upon the issuance of a permit by the Building Inspector or Zoning Administrator. No sign may be permitted in a Floodplain District.

17.0708 SPECIAL RESTRICTIVE PROVISIONS

Following are special restrictive provisions that relate, generally, to all signs or premises in the City:

- a. Roof Top signs; Flashing, Blinking or Electronically Movable Copy Signs, Portable and other movable signs, as well as any sign within a public street or highway right-of-way, shall be prohibited except as provided in sub-section 17.0706. Small permanent directional signs for religious and other institutional or governmental destinations within the community such as a hospital, a school, government building or a church may be located within public right-of-ways when approved by the Plan Commission or the county or state agency having jurisdiction.
- b. Signs Facing on Federal Interstate or Federal Aid Primary Highways shall meet all the requirements and regulations set forth in Wisconsin statutes and federal regulations as well as the regulations for the type and location of signs set forth herein, whichever is more restrictive.
- c. Words and Phrases on Signs should be kept to a minimum to allow reading or interpretation from a moving vehicle at posted speed limits without slowing down, thereby reducing potential traffic hazard. A combination of ten (10) words, sets of numbers, logos, or pictures should, under normal circumstances, be considered as a guide for maximum sign phrasing.
- d. The Plan Commission or Zoning Administrator may require a cash bond or irrevocable letter of credit of the applicant for a permanent sign permit to ensure that the sign is erected as required by these regulations and the Plan Commissions directions.
- e. Signs advertising land or building space 'For Sale' or 'For Lease/Rent' are temporary signs and may not be a permanent sign and must be removed when the property/premises on which the sign is located is sold, leased or rented. The permit for any such sign requiring a permit will expire on June 30th each year and must be renewed in writing by the Building Inspector to extend the permit. Such signs may not advertise properties other than the property on

which the sign is located.

17.0709 SEARCHLIGHTS/BALLOONS

The Zoning Administrator or Building Inspector may permit the temporary use of a searchlight or balloons for advertising purposes in any district except residential districts provided that the searchlight or balloon will not be located in any public right-of-way; will not be located closer than 10 feet to an adjacent property; and, will not be a vision or audio nuisance or cause a hazard to traffic or adjoining properties. Searchlight and balloon permits shall be granted for a period of not more than five (5) days in any six (6) month period and the searchlight shall not be illuminated during the period beginning at 10:00 PM and ending at dawn.

17.0710 FACING OF SIGNS

No illuminated signs, except those permitted in residential zoning districts, shall be permitted to face an adjoining residence and no sign-related illuminating device shall be directed toward residential parcels in a residential zoned district.

17.0711 LIGHTING, DESIGN AND COLOR

Signs shall not resemble, imitate, or approximate the shape, size, form or color of railroad or traffic signs, signals or devices. Signs shall not obstruct or interfere with the effectiveness of railroad or traffic signs, signals, or devices. Signs shall not be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape and no sign shall be attached to a standpipe or fire escape. Signs shall be placed so as not to obstruct or interfere with traffic visibility and shall not be lighted in a way which causes glare or impairs driver visibility upon public ways. ~~Continuous moving (traveling) copy, electronically movable copy, or flashing picture signs shall not be allowed.~~ Signs may be illuminated as set forth herein, but non-flashing, decorative or wall art shall only be allowed after affirmative action by the Plan Commission.

17.0712 EXISTING SIGNS

Signs lawfully existing at the time of the adoption of or related amendment to this section may be continued although the size or location does not conform to this section provided that the owners of such signs shall, within three (3) months of the effective date of this section or any amendment thereto, fill out a permit application for the Building Inspector's records. Upon the filing of such application, the Building Inspector shall issue an initial permit to the sign owner without fee. Certain existing signs are of a type that requires a permit that is valid for a specific time period and are subject to the regulation of such signs as set forth herein.

Nonconforming permanent signs shall be kept in good repair, but the cost of maintenance shall not be considered grounds for their continued use. If not kept in good repair to the satisfaction of the Building Inspector, the Building Inspector may require removal of the sign within a 60 day period. The owners of signs which are not repaired, painted, or maintained pursuant to written notification and orders by the Building Inspector shall also be subject to enforcement action. (See sub-section 17.0715)

17.0713 ADMINISTRATION

Applications for permits for the erection of signs requiring a permit shall be filed with the Building Inspector, who shall review the application for its completeness, accuracy and adherence to this ordinance and approve or deny the application within a reasonable period from the date of receipt unless the time is extended by written agreement with the applicant. A sign permit shall become null and void if work authorized under the permit has not been completed within six (6) months from the date of issuance. Applications shall be made on forms provided by the

Building Inspector and shall contain or have attached thereto at least the following information:

- a. Name, Address, and Telephone Number of the applicant, and location of building, structure, lot or property to which or upon which the sign is to be attached or erected.
- b. Name of Person, Firm, Corporation, or Association erecting the sign.
- c. Written Consent of the owner or lessee of the building, structure, or land to which or upon which the sign is to be affixed or erected.
- d. A Scale Drawing of such sign indicating the dimensions, the materials to be used, the type of illumination, if any, and the method of construction and attachment.
- e. A Scale Site Drawing indicating the location and position of such sign in relation to nearby buildings, structures, property boundaries, streets, driveways or other signs.
- f. Type of Sign such as 'permanent' or 'temporary' or 'for sale/lease'.
- g. Copies of any other permit required and issued for said sign, including the written approval by the Electrical Inspector in the case of illuminated signs. The Building Inspector shall examine the plans and specifications, inspecting all wiring and connections to determine if the same complies with the City Codes and Ordinances.
- h. Additional Information such as photographs
- i. Payment of a fee as set forth herein. The Building Inspector may, if necessity requires, direct that the applicant for a sign permit meet with the Plan Commission to review the request and provide guidance in the issuance of the permit or interpretation of the standards.

17.0714 INSPECTION AND REMOVAL OF SIGNS

From time to time the Zoning Administrator or Building Inspector may inspect signs within the City for compliance with the provisions of this Section and if such provisions are not being met, such fact shall be reported to the sign owner with a request that the sign be made to comply with this Section. If, within a reasonable period of time set by the Building Inspector (see Sections 17.0712 and 17.0713), the sign is not made to comply with this Section, the Building Inspector may direct that the sign be removed by the owner, and if not so removed shall cause the sign to be removed and the cost of such removal assessed to the sign owner or the owner of the property from which the sign is removed.

17.0715 MAINTENANCE OF PERMANENT SIGNS

The owner of a permanent sign and/or the owner of the land on which the sign is located shall maintain such sign in good and safe condition which includes restoring, repainting, or replacement of a worn or damaged legally existing sign to its original condition, and shall maintain the premises on which the sign is erected in a clean, sanitary, and inoffensive condition, free and clear of all obnoxious substances, rubbish, weeds, and grass. Failure to do so after notice from the Building Inspector shall be cause for the removal of such signs under sub-section 17.0714. Whenever the Building Inspector determines that the cost to repair a sign will exceed 50% of its replacement cost, such sign shall be deemed a hazard and

the Building Inspector shall order its removal as set forth in sub-section 17.0714.
This Section shall apply to both new and legal nonconforming signs.

17.0716 SIGN CONSTRUCTION STANDARDS

- a. Wind Pressure and Dead Load Requirements: All permanent signs and other advertising structures shall and temporary signs should be designed and constructed to withstand wind pressure of not less than 30 pounds per square foot of area, and shall be constructed to receive dead loads as required in the City Building Code or other Ordinances.
- b. Protection of the Public: The temporary occupancy of a sidewalk or street or other public property during construction, removal, repair, alteration, or maintenance of a sign is permitted provided the space occupied is roped off, fenced off, or otherwise isolated to prevent hazard to pedestrians and property.
- c. Supporting Members or Braces of all signs shall be constructed of galvanized iron, properly treated wood, stainless steel, or other non-corrosive, non-combustible material. All projecting signs, if placed at an angle to the wall of any building, shall be attached by such non-corrosive metal bolts, anchors, cable, or other metal attachments as shall ensure permanent and safe construction and shall be maintained free from defects, rust or other deterioration. Every means or device used for attaching any sign shall extend through the walls of the building should the Building Inspector determine that the safe and permanent support of such sign so requires and shall be securely anchored by wall plates and nuts to the inside of the walls or to bearings on the underside of two (2) or more roof or ceiling joists in accordance with instruction given by the Building Inspector. Small, flat signs containing less than 10 square feet of area may be attached to a building by the use of non-corrosive lag bolts or other means to the satisfaction of the Building Inspector.
- d. No Signs, or any part thereof, or sign anchors, braces, or guide rods shall be attached, fastened, or anchored to any fire escape, fire ladder, or stand pipe, and no such sign or any part of any such sign or any anchor, brace, or guide rod shall be erected, put up, or maintained so as to hinder or prevent ingress or egress through a door, doorway, or window or so as to hinder or prevent the raising or placing of ladders against a building by the Fire Department as necessity therefore may require.

17.0717 PERMIT FEES

- a. Initial Application for a Sign Erection Permit and extension of such permits as required herein. Each application for a required permit or extension of a permit shall be accompanied by a fee as set forth in the City approved fee schedule. (See Appendix A). Each individual sign requires a permit unless specifically stated otherwise in these regulations. All permits for temporary signs expire on June 30th each year unless stated otherwise herein. The fees have been established by the Common Council as a part of the City's comprehensive fee schedule and are subject to periodic review and change by action of the Common Council.
- b. Liability. The acceptance of fees as provided herein shall not be deemed an assumption of liability by the City.