

Office of the Clerk/Treasurer

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

REVISED

**COMMON COUNCIL
MEETING NOTICE AND AGENDA**

Monday, June 3, 2019

7:00 PM

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

-
1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Consent Agenda
 - 3.1. Approval of the Common Council Meeting Minutes Dated May 20, 2019
 - 3.2. Approval of Accounts Payable Listings
 - 3.3. Approval of Bartender License
 - 3.4. Concur with the Plan Commission (5/16/2019) and Approve the Outdoor Entertainment Permits
 - 3.4.1 5 O'clock Club
 - 3.4.2 Curly's Waterfront
 - 3.4.3 Edgewater of Pewaukee
 - 3.4.4 Gina's Sports Dock
 - 3.4.5 Smokey's Bait Shop
 - 3.4.6 The Station
 - 3.4.7 Waukesha Gun Club
 - 3.4.8 Wonderland Tap
 4. Further Discussion and Possible Action Relating to the Engineer's Report and Assessment Roll for the Fox View Court Paving Project Previously Discussed at the April 1, 2019 Common Council Meeting [Weigel]
 5. **PUBLIC HEARING**, Discussion and Possible Action to Approve **Resolution 19-06-13** and **Ordinance 19-12** Regarding an Amendment to the Comprehensive Master Plan to Change the Year 2050 Land Use/Transportation Plan for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low-Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0940-999-001) [Fuchs]

6. Discussion and Possible Action to Approve **Ordinance 19-09** (*Second Reading*) to Rezone the Property Located on Golf Road and CTH G (PWC 0940-999-001) from A-1 Agricultural, LC Lowland Conservancy & F-1 Floodplain District to Rm-1 PUD, LC Lowland Conservancy & F-1 Floodplain District for the Purpose of Allowing for Residential Development as Requested by Robert J. Stenz Family Trust [Fuchs]
7. **PUBLIC HEARING**, Discussion, and Possible Action Regarding the Conditional Use for Jim Forester for Property Located on Golf Road and CTH G for the Purpose of Developing the Robert J. Stenz Family Trust Property with Two- and Four-Family Residential Buildings Under the Rm-1 PUD Zoning Designation (PWC 0940-999-001) [Fuchs]
8. **PUBLIC HEARING**, Discussion, and Possible Action Regarding a Conditional Use Permit for the Jesse and Katie Blazek Property Located at N37 W26633 Kopmeier Drive (PWC 0894-038) for the Purpose of Constructing a Boathouse on the Southwest Corner of the Property for Storage Needs [Fuchs]
9. Discussion and Possible Action Regarding the Final Certified Survey Map for Briohn Building Corporation for the Purpose of Dedication Right-Of-Way for Property Located at W226 N918 Northmound Drive (PWC 0962-998-005) [Fuchs]
10. Discussion and Possible Action Regarding the Preliminary Plat for J & R Dreamfield Located at W267 N2920 Peterson Drive (PWC 0930-052-006 & PWC 0930-052-007) [Fuchs]
11. **PUBLIC HEARING**, Discussion, and Possible Action Regarding **Resolution 19-06-13** and **Ordinance 19-14** the Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan for the Proposed WVRC Property Located Along the East Side of County Highway J (Pewaukee Road) South of Interstate Highway 94 from Low-Medium Density Residential, Water and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Retail/Service Commercial, Water and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0966-999) [Fuchs]
12. Discussion and Possible Action Regarding **Ordinance 19-15** to Rezone Property Located on the East Side of County Highway J (PWC 0966-999) From Rs-3 Single-Family Residential to B-3 General Business for the Purpose of Building a New 33,205 Square Foot 24-Hour Emergency and Specialty Veterinary Clinic as Requested by Basatad, LLC - Dr. John Beltz [Fuchs]
13. **PUBLIC HEARING**, Discussion, and Possible Action Regarding the Conditional Use and Site and Building Plans for the Proposed WVRC Property Located on the East Side of County Highway J (PWC 0966-999) for the Purpose of Building a New 30,000 Square Foot 24-Hour Emergency and Specialty Vet Clinic [Fuchs]
14. Discussion and Possible Action Regarding the Appointments to Various Boards, Commissions and Committees [Mayor Bierce]
15. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
16. Adjournment

Kelly Tarczewski
Clerk/Treasurer

June 1, 2019

NOTICE

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

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

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

DATE: June 3, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Common Council Meeting Minutes Dated May 20, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: June 3, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Accounts Payable Listings

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Accounts Payable 6-3-2019

ACCOUNTS PAYABLE FOR 2019	6/3/2019	TOTAL:	\$ 205,576.26
Vendor Name	Document Date	Document Amount	Transaction Description
ACCOUNT SERVICES-SHIPPING SERVICES DEPT	5/23/2019	\$425.00	IT SHARP MX-5141N COPIER
ACCONTEMPS	5/21/2019	\$1,993.58	CT TEMP LABOR W/E 5/17/19
ACCONTEMPS	5/14/2019	\$1,637.11	CT TEMP LABOR W/E 5/10/19
AECOM	5/2/2019	\$4,943.34	ENG STORM WATER SERVICES
AECOM	5/13/2019	\$1,205.04	ENG FLOOD ANAL-EMERALD LANE
AIRGAS	5/14/2019	\$88.61	CT EMS SUPPLIES
ANIXTER INC	5/20/2019	\$136.81	CT REFUND OF OVERPAYMENT
ASPEN HOMES	5/10/2019	\$500.00	BLD OCCUP BOND RETURN
AT&T CAROL STREAM IL	5/10/2019	\$296.47	CT PHONE CHARGES
AUBURN RIDGE	5/7/2019	\$2,000.00	BLD EROSION BOND RETURN
B.A.T.I.	5/13/2019	\$399.00	IT ANNUAL HVAC REMOTE ACCESS
BATTERIES PLUS BULBS	5/17/2019	\$34.50	CT BATTERY
BATZNER PEST CONTROL	5/9/2019	\$57.00	P&R BAN COMMERCIAL MONTHLY
BATZNER PEST CONTROL	5/9/2019	\$113.00	P&R ANNUAL STINGING INSECTS
BIELINSKI HOMES	5/15/2019	\$500.00	BLD OCCUPANCY BOND RETURN
BOUNDTREE MEDICAL	5/6/2019	\$61.80	CT RETURNED 1212-59124
BOUNDTREE MEDICAL	5/24/2019	\$210.00	CT INV 83135811 PD TWICE
BOUNDTREE MEDICAL	5/16/2019	\$11.75	CT SAFETY GLASSES
BOUNDTREE MEDICAL	5/14/2019	\$767.81	FD EMS SUPPLIES
BOUNDTREE MEDICAL	4/1/2019	\$210.00	FD EMS SUPPLIES
BUMPER TO BUMPER HARTLAND	4/23/2019	\$18.00	HWY BATTERY CORE CHARGE
BUMPER TO BUMPER HARTLAND	4/23/2019	\$18.00	HWY BATTERY CORE CHARGE
CINTAS CORP.	5/20/2019	\$121.17	FD MATS
CONCENTRA, INC	5/14/2019	\$365.00	HR EMPLOYMENT SCREENING
CORE & MAIN LP	5/9/2019	\$460.00	SW K528 BREAKABLE KIT
COUNTY WIDE EXTINGUISHER, INC	5/16/2019	\$216.00	FD FIRE EXT INSPECTION
DAN PLAUTZ CLEANING SERVICE	5/13/2019	\$2,383.50	HR MAY CLEANING SVCS
DIVERSIFIED BENEFIT SERVICES	5/15/2019	\$191.35	CT MAY 2019 FLEX ACCT
EMBELLISHMENTS	5/14/2019	\$207.92	FD CLOTHING
ENVIROTECH EQUIPMENT	5/3/2019	\$54,865.00	SW PATHFINDER INSPECTION SYS
FAULKS BROS. CONSTRUCTION, INC	5/13/2019	\$577.30	P&R RED HOP INFIELD MIX
GRENZ SERVICE CO. LLC	5/22/2019	\$397.44	FD STATION 1 A/C REPAIR
HANSON, ERIK	5/15/2019	\$147.13	SW BOOTS REIMBURSEMENT
HAWKINS, INC.	5/7/2019	\$3,605.19	SW AZONE, SODIUM SILICATE, TON
HEARTLAND BUSINESS SYSTEMS	5/13/2019	\$184.00	ITNON-SERVR MNTHLY MONITORING
HEINRITZ, LISA	5/13/2019	\$90.00	P&R REFUND BEACH YOGA CLASS
HOGEN ELECTRIC	5/15/2019	\$1,925.10	SW WELL #9 SERVICE
HUGILL, RACHEL	5/15/2019	\$20.97	P&R ASEP COACHING CERTIFICATIO
IMEG CORP	5/6/2019	\$7,490.62	ENG PROF SVCS-PROJ 18002280.00
IMEG CORP	5/6/2019	\$585.00	ENG LAND SURVYR BUSSE RD PH2
INFORMATION TECH. PROF. LLC	5/15/2019	\$1,665.00	IT NETWORK MONITORING & SUPPRT
INFORMATION TECH. PROF. LLC	5/20/2019	\$10,184.85	NEW PCS FOR 2019
JK LAWN SERVICE	5/1/2019	\$51.00	SW FERTILIZER/CRABGRASS PREV
JK LAWN SERVICE	5/1/2019	\$200.00	SW FERT/CRABGR, LAWN SVC
JOERS, STACI	5/14/2019	\$324.00	P&R CLASS-LATIN FLAVORS
JOHN'S DISPOSAL SERVICE	4/5/2019	\$13,083.38	ENG MCH LANDFILL CHARGES
JOHN'S DISPOSAL SERVICE	4/26/2019	\$50,013.27	ENG APR DISPOSAL SERVICES
JOHN'S DISPOSAL SERVICE	5/6/2019	\$12,719.82	ENG APR LANDFILL CHARGES
JOHN'S DISPOSAL SERVICE	5/21/2019	\$133.75	CT YARD WASTE STICKERS

KETTLE MORAIN PEST CONTROL	5/14/2019	\$105.00	FD PEST CONTROL
LEE, STEVEN & CARRIE	5/13/2019	\$5.00	P&R REFND BLDING BRIDGES CLASS
M.L. CONDON CO INC	5/13/2019	\$3,570.00	P&R CONCRETE SIDEWALKS
MABBETT, ANASTASIA	5/13/2019	\$25.00	P&R RFND-BLDG BRIDGES CLASSES
MIDWEST METER INC.	5/13/2019	\$7,920.00	SW PLASTIC METER BASE
NAPA	5/22/2019	\$133.37	FD OIL DRY
NASSCO INC	5/7/2019	\$118.62	P&R WASH HANDS SIGN
OFFICE COPYING EQUIPMENT, LTD	5/14/2019	\$155.14	SW COPIER USAGE
OFFICE DEPOT	5/8/2019	\$25.98	FD EYEGLASS LENSES
ON THE WATER PROMOTIONS	5/16/2019	\$297.00	P&R GUIDED FISHING TRIPS
PHYSIO-CONTROL INC	5/9/2019	\$124.10	FD SKIN TEMP SENSOR
PITNEY BOWES GLOBAL FINANCIAL SERVICES	5/15/2019	\$1,681.53	SW POSTAGE METER LEASE
PRO HEALTH CARE MEDICAL CENTER	5/1/2019	\$279.00	HR EMPLOYEE SCREENING
PRO HEALTH CARE MEDICAL CENTER	5/1/2019	\$279.00	HR EMPLOYMENT SCREENING
RUEKERT & MIELKE, INC.	5/10/2019	\$657.99	ENG EROSION CNTRL INSPECTIONS
RUEKERT & MIELKE, INC.	5/10/2019	\$4,246.31	ENG PROJ ADMIN WOODLEAF RES
RUEKERT & MIELKE, INC.	5/10/2019	\$418.63	ENG EROSION & UTILITY REVIEW
RUEKERT & MIELKE, INC.	5/10/2019	\$198.68	ENG EROSION CNTRL INSPECTIONS
RUEKERT & MIELKE, INC.	5/10/2019	\$680.50	SW CONSTRUCTION ADMIN 26-10063
RUEKERT & MIELKE, INC.	5/10/2019	\$134.00	SW STUDEY - 26-10099 SEWER FA
RUEKERT & MIELKE, INC.	5/10/2019	\$72.50	SW STUDY 26-10098 WATER APP
SCHOLTKA, JENNIFER	4/30/2019	\$60.00	P&R APR FITNESS CLASSES (SUB)
SHERWIN-WILLIAMS	5/17/2019	\$55.48	P&R PAINT SPRAYER EQUIP
TOTAL APPEARANCE SIGNS AND GRAPHICS	4/26/2019	\$54.35	FD DECALS
US CELLULAR	5/2/2019	\$155.05	P&R CELL PHONES
USA BLUEBOOK	3/25/2019	\$54.80	SW Supplies
USA BLUEBOOK	3/25/2019	\$54.80	SW Supplies
VALERINE, JESSICA	5/13/2019	\$10.00	P&R RFN BLDG BRIDGES CLASS
VERIZON	5/12/2019	\$246.71	FD CELL PHONES
VERIZON	5/12/2019	\$35.40	FD CELL PHONES
VERIZON	5/24/2019	\$211.83	SW CELL PHONES
WAUKESHA COUNTY TREASURER	5/3/2019	\$4,321.41	ENG CAPITAL PROJECT RECOVERY
WAUKESHA COUNTY TREASURER	4/16/2019	\$831.42	CT WAUK CTY SVCS 03/2019
WAUKESHA COUNTY TREASURER	5/8/2019	\$99.00	P&R TREE CLIMBING PRGRM
WE ENERGIES	5/1/2019	\$364.08	P&R ELECTRIC APR 2019 LINDSAY
WONG, OLIVIA M	5/15/2019	\$60.00	P&R SUB FOR YOGA CLASS

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.3.**

DATE: June 3, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Bartender License

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Bartender Licenses 6-3-2019

<u>Individual Name</u>	<u>Establishment Name</u>	<u>Type</u>
Adamec, Ken J	Edgewater	New
Balistierri, Brian	Pewaukee Golf Club	Renewal
Becker, Amanda K	Marriott/GE Healthcare	Renewal
Biwer, Benjamin C	Gina's Sports Dock	Renewal
Bleeckes, Reann T	Kwik Trip	Renewal
Bloedow, Linda J	5 O'Clock Club	Renewal
Boville, Marjorie R	The Station Bar & Grill	Renewal
Bradt, Andrew G	Edgewater Bar & Grill	New
Burbach, Marijo	Mugshots	Renewal
Bush, Tracy L	Machine Shed	Renewal
Canada, Rebekah C	Curlys Waterfront	Renewal
Charaus, Johann	Stoneridge Market	Renewal
Czerwinski, Jaclyn K	Holiday Inn Pewaukee	Renewal
Elftman, Patricia E	5 O'Clock Club	Renewal
Erkes, Rebekah M	Pewaukee Machine Shed	Renewal
Ernser, Jolene A	The Beer Depot	Renewal
Fahey, Walter J	Curlys Waterfront	Renewal
Galaszewski, Aimee M	Pewaukee Golf Club	New
Gille, Heather L	Kwik Trip	Renewal
Graser, Desiree J	Ginas Sports Dock	Renewal
Gwin, Debra F	Machine Shed	New
Hammersley, Brian R	Kwik Trip Inc.	Renewal
Hawthorne, Jane L	The Station Bar & Grill	Renewal
Heipel, Dana L	Kwik Trip	Renewal

Hettich, Daniel M	Curlys Waterfront	Renewal
Homan, Kristin M	Boomers	Renewal
Jira, Stacy L	Curlys Waterfront	Renewal
Johnson, Aspen R	BP Pantry 41	Renewal
Johnson, Sarah E	Milwaukee Marriott Hotel	Renewal
Lindsay, Joshua D	Kwik Trip	Renewal
Kalcich, Katie L	Wildwood Lodge	Renewal
Koepp, Danielle M	Gina's Sports Dock	New
Kopczyk, Lisa M	Queen Of Apostles	Renewal
Koplien, Nicole A	Mugshotz	Renewal
Kozminski, Carly M	Michaels House of Prime	Renewal
LaFratta, Amy B	Marriott/GE Healthcare	Renewal
Larson, Debora	Wildwood Lodge	Renewal
Lawler, Kelly L	Kwik Trip	Renewal
Lindsay Joshua D	Kwik Trip	Renewal
Markley, Bryan P	Gina's Sports Dock	New
McAdams, John T	Gina Sports Dock	Renewal
Nelson, Kayla M	Curlys Waterfront	Renewal
Newhaus, Jessica L	Pewaukee Golf Club	Renewal
Panka, Mark J	Kwik Trip	Renewal
Petfalski, Kelly A	5 O'Clock Club	New
Pietrykowski, Marita M	Queen of Apostles Parish	Renewal
Portz, Ana C	The Loft & Chapel	New
Prest, Kaitlyn C	Curlys Waterfront	Renewal
Rohde, Andria L	Gina's Sports Dock	Renewal

Rydberg, Jeff L	Gina's Sports Dock	Renewal
Schermer, Valerie	Andrea's Red Rooster	New
Schreck, Darlene A	Gina's Sports Dock	Renewal
Schwarzbach, Nathaniel J	Curlys Waterfront	Renewal
Spara, Ginger M	Gina's Sports Dock	Renewal
Stigney, Scott H	The Loft & Chapel	Renewal
Schwartz, Taylor P	Gina's Sports Dock	Renewal
Szydlowski, Justin T	Battlehouse MKE	Renewal
Thomas, John C	Gina's Sports Dock	Renewal
Vanderboom, Patricia	Machine Shed	New
Vickery, Ashley M	Curlys	New
Vogel, Cortney A	Mugshots	Renewal
Wilcox, Sierra P	Gina's Sports Dock	Renewal
Wille, Annika	Pewaukee Golf course	New
Young, Arthur E	BP Pantry 41	Renewal
Zarnoth, Lindsay R	GE Healthcare	Renewal
Zinda, Danielle J	The Station Bar & Grill	Renewal
Zorn, Emily M	Gina's Sports Dock	Renewal
Zyduck, Lori A	The Beer Depot	Renewal

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.4.**

DATE: June 3, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Concur with the Plan Commission (5/16/2019) and Approve the Outdoor Entertainment Permits

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

5 O'Clock Application

5 O'Clock Draft License

Curly's Application

Curly's Draft License

Edgewater's Application

Edgewater's Draft License

Gina's Application

Smokey's Application

Smokey's Draft License

Station Application

Station Draft License

Waukesha Gun Club Application

Waukesha Gun Club Draft License

Wonderland Application

Wonderland Draft License

2019 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
MAY 06 2019
CITY OF PEWAUKEE
CLERK'S OFFICE

FILING DEADLINE IS MAY 3rd, 2019

ANNUAL FEE: \$30

The 5 O'Clock Club of Pewaukee LTD
Name of Business

128 W26658 Petersen Dr
Address of Business

PWC 0930052 BIO
Contact Person / Agent for the Business

Richard Knutson
Owner of the Property

Pewaukee
City

53072
Zip

(262) 691-9960
Phone Number

() same as above
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
closed	closed	11:30 AM 1 AM	all same			→

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

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Closed	closed	11:30 AM to 9 pm	all same weather permitting			→

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

(see attached)

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Closed	Closed					
☐ 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.

out door 2 on deck 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

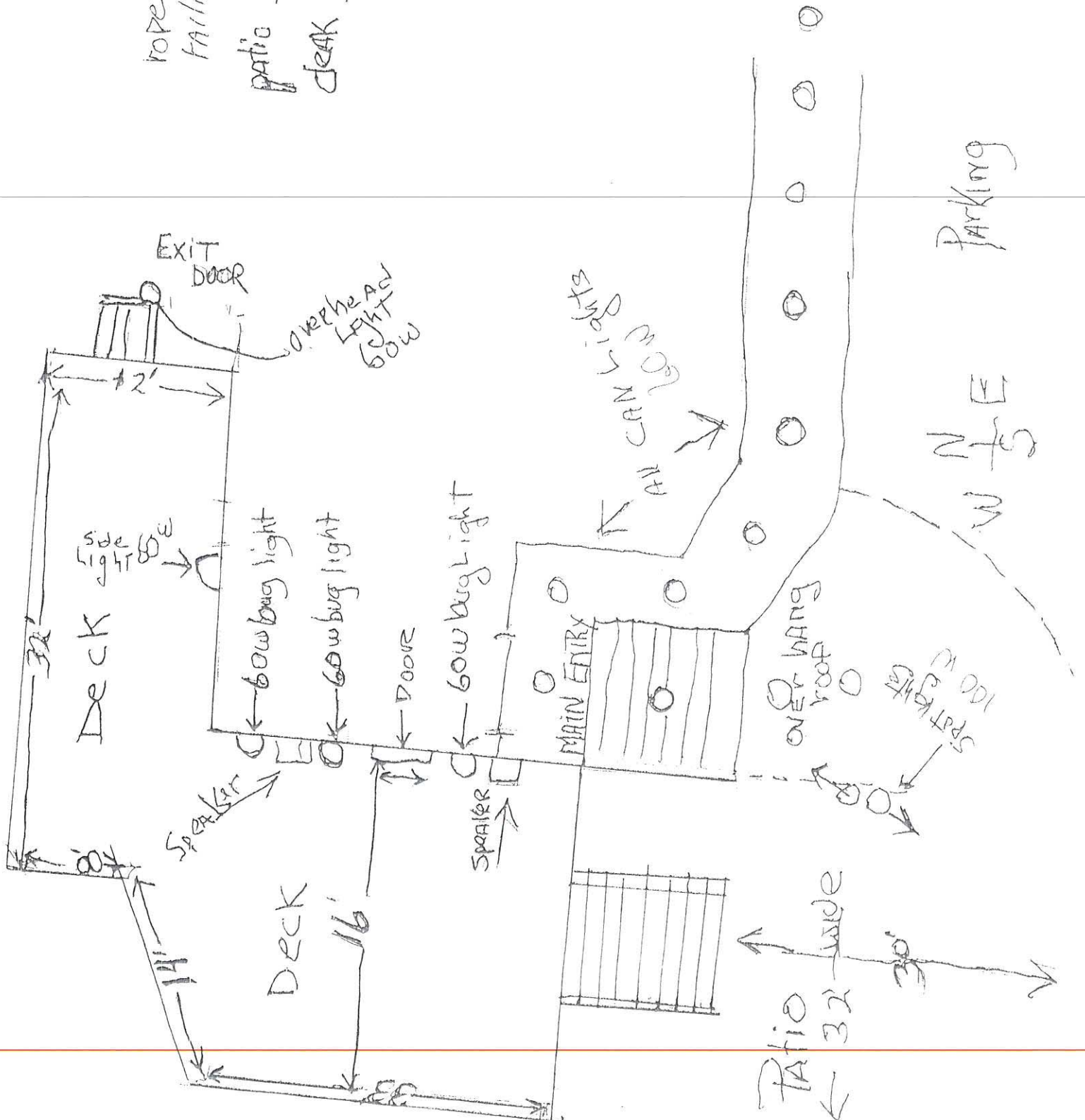
The following items MUST accompany this application:

- ☒ **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.

rope lights Along All
railings on deck

patio seating for 24 pc
deck 12 11 42 pc







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

NOTICE OF CHANGE FOR 5 O'CLOCK

DINING / DRINKING:

Increased Monday – Thursday and Saturday by one (1) hour. Last year's permit listed "Dining / Drinking" Tuesday – Thursday and Saturday hours 11:30 a.m. – 8:00 p.m.

MUSIC:

No times were listed on application. Suggest matching "Music" to times for "Dining / Drinking" This will also Increase Monday – Thursday and Saturday by one (1) hour. Last year's permit listed "Music" from 11 a.m. – 8:00 p.m. on those days. Friday remains the same.

**2019 APPLICATION FOR OUTDOOR ACTIVITY
ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED**

FILING DEADLINE IS MAY 3rd, 2019

RECEIVED
MAY 08 2019

ANNUAL FEE: \$30

Curlys Waterfront
Name of Business

City of Pewaukee
Property Zoned

W272 N2696 Lakeview Blvd
Address of Business

Pewaukee 53072
City Zip

Ryan Gardner
Contact Person / Agent for the Business

(262) 691-4243
Phone Number

Kevin Kleczka
Owner of the Property

(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.



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

NOTICE OF CHANGE FOR CURLY'S

None

2019 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
MAY 10 2019
CITY OF PEWAUKEE
CLERK'S OFFICE

FILING DEADLINE IS MAY 3rd, 2019

ANNUAL FEE: \$30

Weekends Sunday (DBA Edgewater)
Name of Business

Property Zoned

10278 N2315 Prospect Ave
Address of Business PWL0935977

Pewaukee
City

53072
Zip

Bennie Kook
Contact Person / Agent for the Business

(414) 350-1133
Phone Number

Anna Ben LLC (Bennie Kook)
Owner of the Property

(414) 350-1133
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 363	Square Footage of Area 2880	Square Footage of Area 1982	Square Footage of Area 252	Square Footage of Area N/A
Seating Capacity 30	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 directed into the building, surrounding the outdoor seating/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.

2 3000 lumen LED floodlights shining on parking lot
40 11 watt LED recessed lights around the building
1 string of LED decorative lights over patio area
5 3000 lumen LED lights shining on patio

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.

Building Plan Of Operation

The property is currently used in the following manor:

The main floor is used as a upscale restaurant.

The lower level is used as a pub style tavern.

There are 36 boat slips attached to the property.

There are two apartments on the second floor.

This property has been used for these same purposes, since it was opened in 1923 as The Edgewood Inn.

This property is currently used according to any, and all, existing conditional use permits, and or the liquor license.

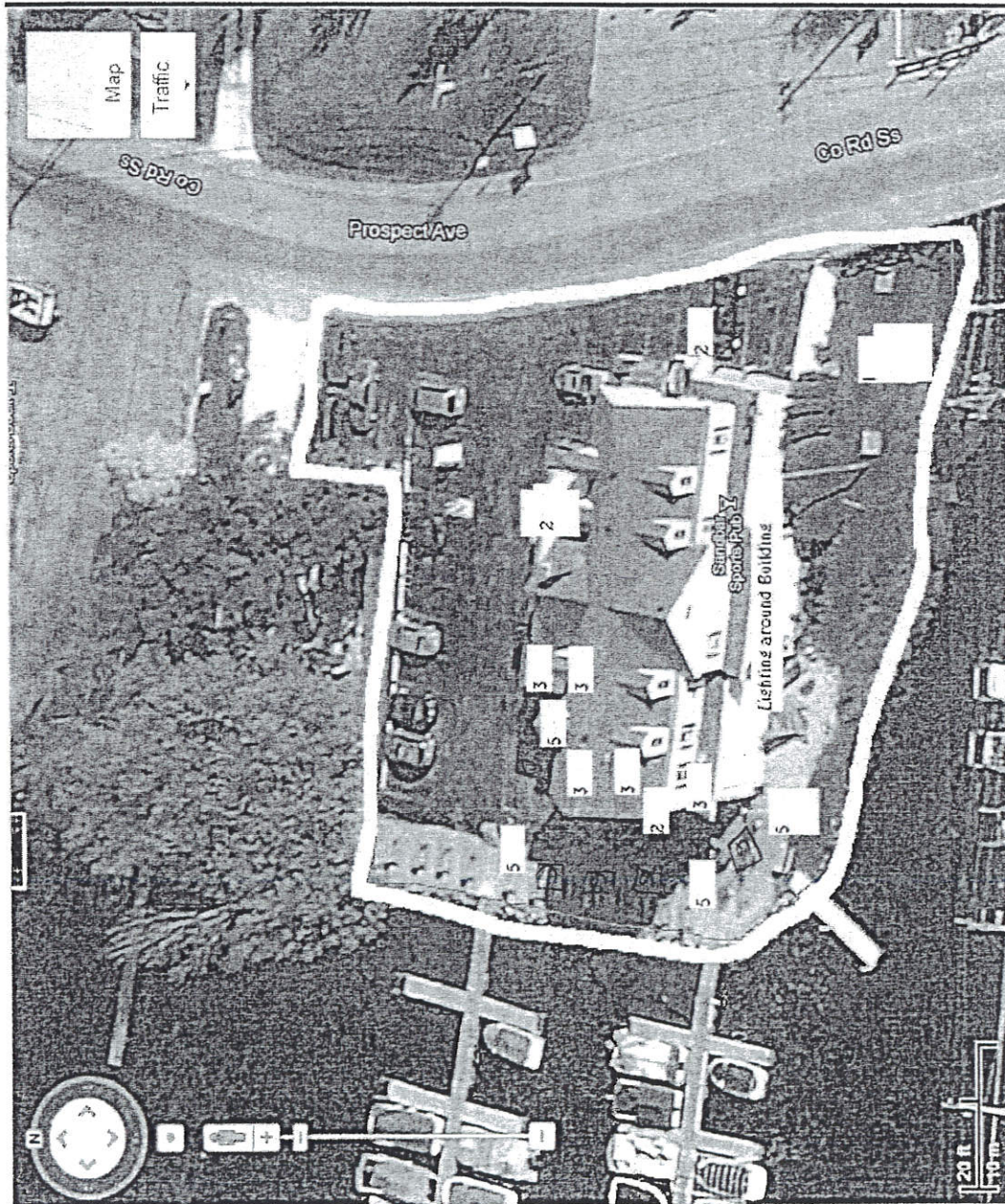
An aerial photograph of a residential development. The central focus is Lot 133.62, which contains a large house with a dark roof and a white garage. To the right of Lot 133.62 are several other lots, each containing a smaller house. Dimensions for lot boundaries and setbacks are labeled throughout the map. A yellow dashed line outlines a larger area, possibly a subdivision boundary. A road or driveway runs along the top edge of the map. The bottom of the map shows more greenery and trees. The text "LOT 133.62" is printed at the bottom center. The page number "Page 13 of 38" is at the very bottom.

Page 13 of 38

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

Printed: 11/11/2015





- 1 = Horse shoe Pits
 - 2 = Smoking Areas
 - 3 = Speakers (5 Speakers on Patio)
 - 4 = Bar
 - 5 = Dining (All Patio)
- Lighting wraps around building with 40-50 watt can lights and 6 spotlights on lot.
6. Additional Speakers



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

NOTICE OF CHANGE FOR EDGEWATER
Bocce Ball activities added

2019 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
MAY 3 2019

FILING DEADLINE IS MAY 3rd, 2019

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

Gina's Sports Deck
Name of Business

10278 N2345 Prospect Ave
Address of Business PWC 0935987

Gina M. Schwartz
Contact Person / Agent for the Business

H. Coleman Norris
Owner of the Property

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
11AM-2AM					11AM-230 ^{AM}	11AM-230 ^{AM}

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
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
N/A						

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
SAME AS OPEN 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
	Live Music only on Holidays					
☒ 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.

2 speakers located on front of building facing the lake - pointed downward toward the ground. Bands amplified w/ minimal speakers from 2-6 pm on Sat / Sundays and holiday Mondays

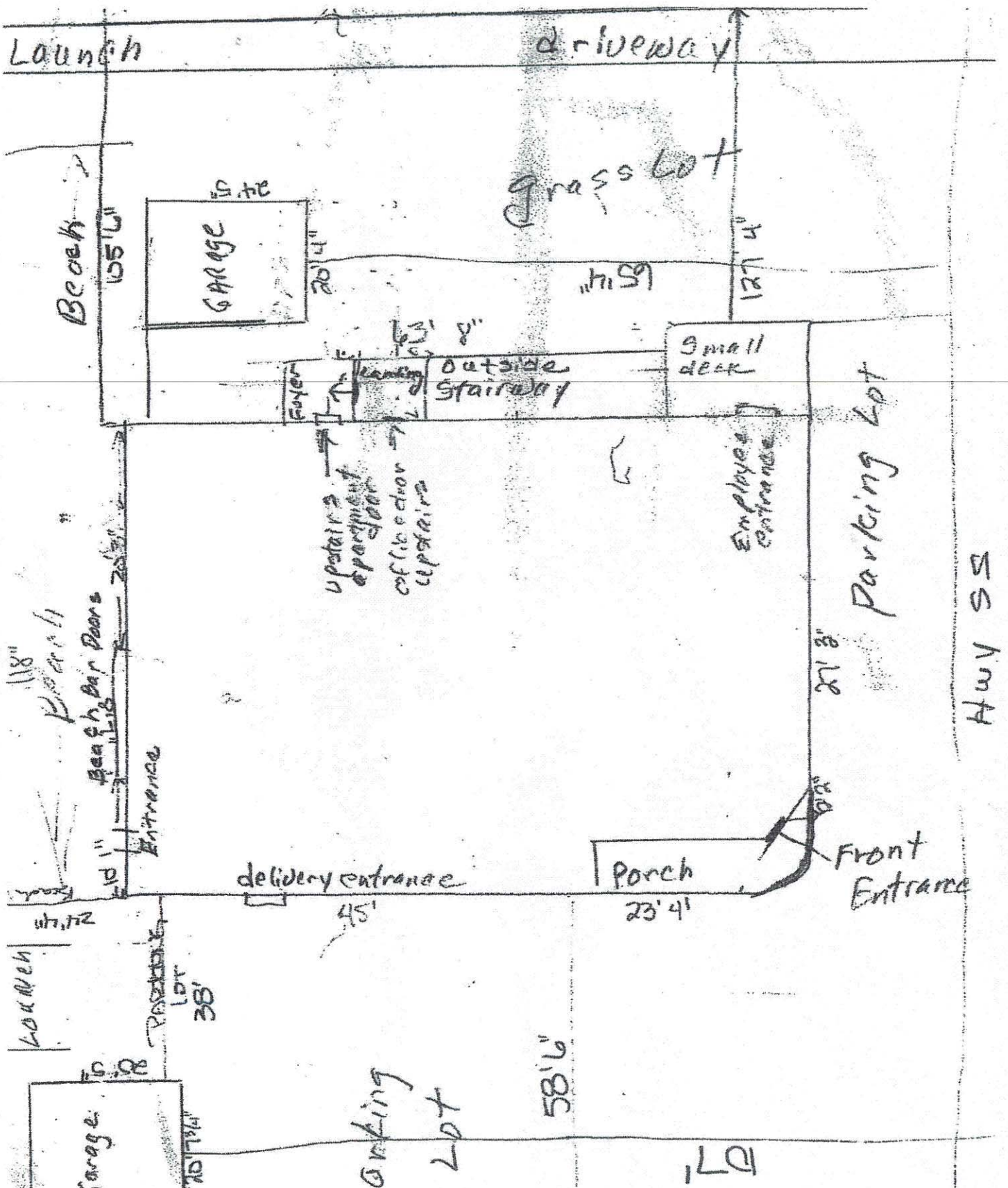
Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

Type - Spotlights 6 total 170 Watt Floodlights
located on Building Top Corners facing down toward beach area

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.



Waukesha County GIS Map

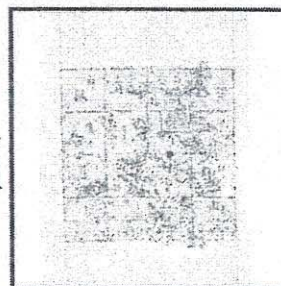


0	93.73	Feet
---	-------	------

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

Notes:

Printed: 4/11/2015



Appendix

Plais

Assessor Plat
CSM
Condo Plat
Subdivision Plat

Business Plan of Operation

Gina's Sports Dock
W278 N2345 Prospect Ave
Pewaukee, WI 53072
262-695-9600

Bob and Gina Schwister Owners

Gina Schwister Business Operator
W317 N8431 Hwy 83
Hartland, WI 53029
Phone Number 262-966-0239 home 262-490-6072 cell

Description of Business Operation: Bar and grill with Beach Bar

Type of Business: Service

Hours of Operation: 11:00 am opening 7 days a week
Closing 2:00 am Sunday through Thursday
Closing 2:30 am Friday and Saturday

Seasonal Operation of Beach Bar
11:00 am opening 7 days a week
Closing 10pm Sunday through Thursday *
Closing 11pm Friday and Saturday *

- With any recorded music through speakers going off in time of city ordinances

Expected customers a day: 250 / 50 vehicles, at any given time (this will include boat traffic parked at our piers) this is an average of weekday traffic as well as weekend traffic.

Parking spaces: over 60

No overnight parking or outside storage

Public sewer and private well

Solid waste removal: Advanced Disposal

No Flammable Substances

Building/Grounds Maintenance: Staff/Schneider Landscape Co.

Method of Security: Hired Staff

During hours of operation Gina's Sports Dock will serve food and drink to customers, offering recorded music and occasional live music or DJ's/karaoke at the main bar inside the building.

During hours of operation for the seasonal Beach Bar, Gina's Sports Dock will serve food and drinks to customers with recorded music piped through 2 speakers with an occasional band or acoustic musician or duo.

We offer plenty of parking for our customers as well as our entire staff without having to go off premise for parking.

Throughout the busy summer season as well as many weekends throughout the year we offer parking lot attendants for our customers to assure there are no parking issues and to make sure we utilize our property to the best we can.

All liquor and beer are stored at the main bar and beach bar for serving, with stock rooms in basement for back stock of both liquor and beer.

Property Owner:
H. Coleman Norris
Postfach 10
Chalet am Renn
Wargistalstrasse 68
3818 Grindelwald Switzerland

Lease Holder:
Gina and Robert Schwister
GNB Enterprises, Inc.
DBA Gina's Sports Dock
W317 N8431 Hwy 83
Hartland, WI 53029

**2019 APPLICATION FOR OUTDOOR ACTIVITY
ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED**

RECEIVED
MAY 01 2019
ANNUAL FEE: \$30
CITY OF PEWAUKEE
CLERK'S OFFICE

FILING DEADLINE IS MAY 3rd, 2019

Name of Business Smoke & Bites Musky Shop

Address of Business N 27 W 27250 Woodland DR

PO Box 0933093

Contact Person / Agent for the Business

Laimon Family Ltd Ptn

Owner of the Property

Property Zoned

Pewaukee 53072

City (262) 691 9659

Phone Number

(310) 383 5056

Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

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

(please list in space below)

fishing

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 100 Sq' 1	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 18, 2019 7-1
Lighthouse

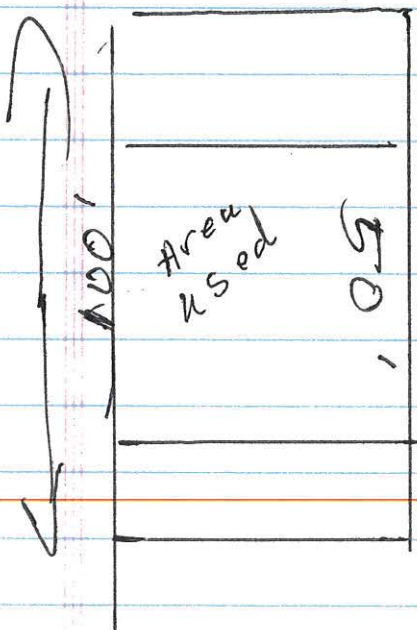
June 1, 2019
Reeling in Future 7-1

July 13, 2019
Muskie Inc Kids 7-3

August 24, 2019
Muskie Inc, Vets 7-3

October 19, 2019
3 Charlies 7-3

May 8 - October 30, 2019
Every Wednesday 5-9



Laimon Enterprises, Inc.
D.B.A: Smokey's Musky & Bait Shop
John & Loie Laimon
145 Park Ave & N27 W27250 Woodland Dr.
Pewaukee, WI 53072
262-691-9659 or 310-383-5056



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

NOTICE OF CHANGES FOR SMOKEY'S

NONE

2019 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 3rd, 2019

ANNUAL FEE: \$30

Texas Hold On, Inc.
d/b/a The Station Bar & Grill
Name of Business
226 N 3013 Duplainville Rd.
Pewaukee, WI 53072
Address of Business **PWC 0914981001**

Jason Zinda
Contact Person / Agent for the Business
Zindaland, LLC
Gregory Zinda
Owner of the Property

Property Zoned
Pewaukee *53072*
City Zip
(262) 695-5300 Bar
(262) 527-9476 Cell
Phone Number
(262) 542-9710
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>BAR</i>	<i>11:00AM-8:00PM</i>	<i>11:00AM-12:00AM</i>	<i>11:00AM-12:00AM</i>	<i>11:00AM-12:00AM</i>	<i>11:00AM-12:00AM</i>	<i>11:00AM-2:30PM</i>	<i>11:00AM-2:30AM</i>
<i>FOOD</i>	<i>11:00AM-7:00PM</i>	<i>11:00AM-9:00PM</i>	<i>11:00AM-9:00PM</i>	<i>11:00AM-9:00PM</i>	<i>11:00AM-9:00PM</i>	<i>11:00AM-9:00PM</i>	<i>11:00AM-9:00PM</i>

List Proposed Start to Finish Times on Each of the Days

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

SPORTS RELATED OUTDOOR ACTIVITIES

N/A

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>11:00AM - 8:00PM</i>	<i>11:00AM - 9:00PM</i>	<i>11:00AM - 9:00PM</i>	<i>11:00AM - 9:00PM</i>	<i>11:00AM - 9:00PM</i>	<i>11:00AM - 9:00PM</i>	<i>11:00AM - 9:00PM</i>

LEAGUE ON TUESDAYS, BUT AVAILABLE TO PATRONS @ ANY TIME

BAGS

N/A

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

CLAY TARGET SHOOTING

N/A

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

OTHER

(please list in space below)

Soccer Golf & Soccer Pool

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<i>11:00AM - 8:00PM</i>	<i>11:00AM - 9:00PM</i>	<i>11:00AM - 9:00PM</i>	<i>11:00AM - 9:00PM</i>	<i>11:00AM - 9:00PM</i>	<i>11:00AM - 8:00PM</i>	<i>11:00AM - 9:00PM</i>

ENTERTAINMENT RELATED OUTDOOR ACTIVITIES

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
11:00 AM - 8:00 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 - 9:00 PM	11:00 AM - 9:00 PM

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
	APPROX 800 FT ²			
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity
	24			

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						
☐ 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.

N/A

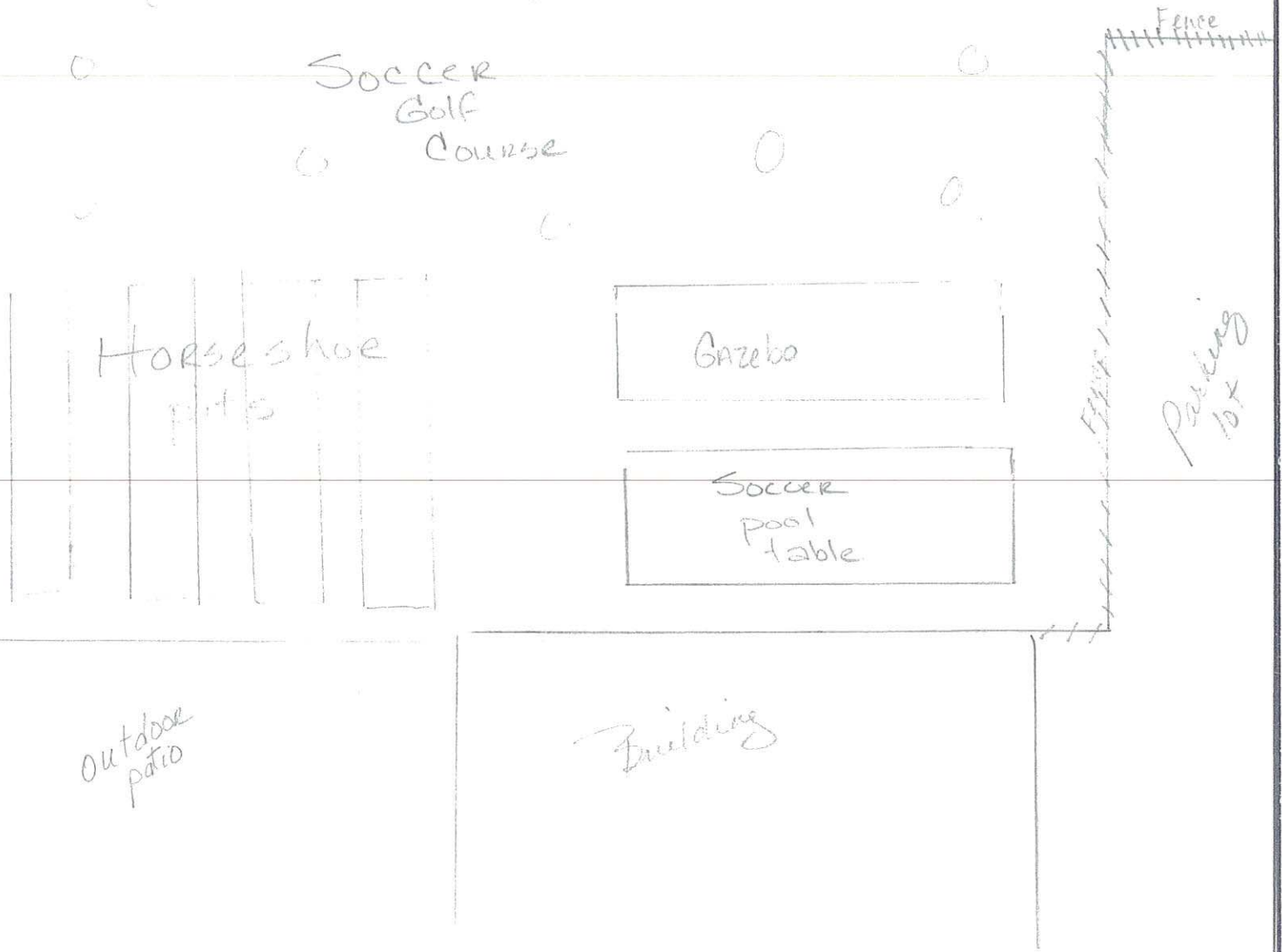
Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

N/A PARKING LOT LIGHTS ONLY

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, 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

NOTICE OF CHANGES FOR THE STATION

NONE



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

NOTICE OF CHANGE FOR GINA’S SPORTS DOCK

DINING / DRINKING / BEACH BAR:

Hours Increased: Sunday - Thursday was originally 11:00 a.m. – 10:00 p.m. and this year they are asking to go until 2:00 a.m. Friday - Saturday was originally 11:00 a.m. – 11 p.m. and this year they are asking to go until 2:30 a.m.

MUSIC:

No times were listed on application. Suggest matching “Music” to times for “Dining / Drinking” This will also Increase Monday – Thursday and Saturday by one (1) hour. Last year’s permit listed “Music” from 11 a.m. – 8:00 p.m. on those days. Friday remains the same.

2019 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

FILING DEADLINE IS MAY 3rd, 2019

RECEIVED
MAY 07 2019

ANNUAL FEE: \$30

Waukegan Gun Club
Name of Business

122 W23170 Watertown Rd
Address of Business PWC 0920998

Patrick A. Gerbenschky - President
Contact Person / Agent for the Business

Waukegan Gun Club
Owner of the Property

Property Zoned _____

Waukegan W's 53188
City Zip

(262) 470-1635
Phone Number

(262) 547 9785
Owner's Phone Number

CITY OF PEWAUKEE
CLERK'S OFFICE

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9-3	12-8	12-8	12-8	12-8	12-8	9-3

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
8AM-10PM	8AM-10PM	8-10	8-10	8-10	8-10	8-10

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
8 AM to 10 PM ← same All days →						

Drinking Allowed After Shooting Only !!

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
	1420			
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity
	100			

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
← N.A. →						
☐ 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.

N.A.

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.

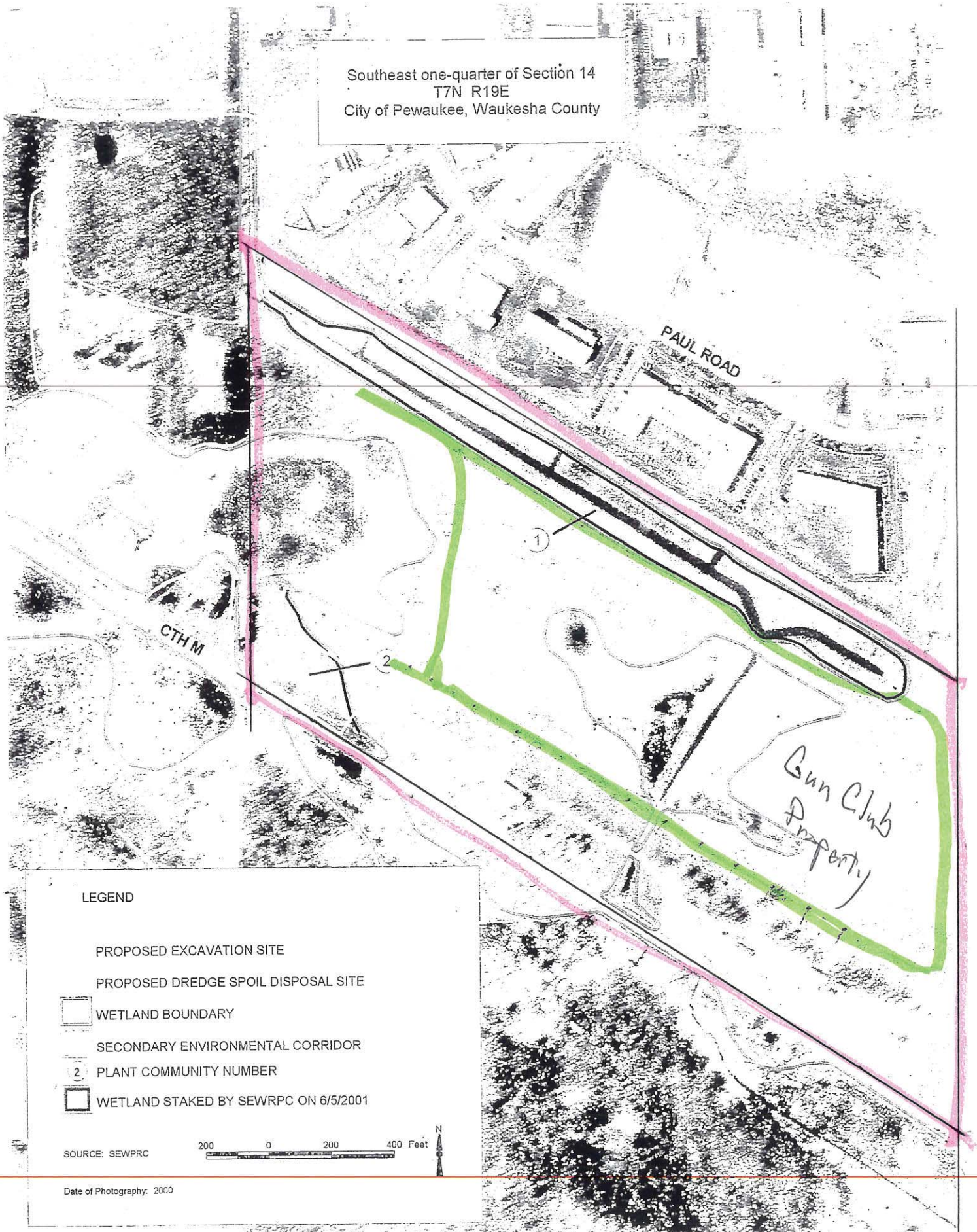
5 Trip Scaff 5 Stool Fields Lighted for Night Shooting

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.

Southeast one-quarter of Section 14
T7N R19E
City of Pewaukee, Waukesha County





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

WAUKESHA GUN CLUB
N22 W23170 WATERTOWN ROAD
WAUKESHA, WI 53188

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

CLAY TARGET SHOOTING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8 a.m. – 10 p.m.	8 a.m. – 10 p.m.	8 a.m. – 10 p.m.	8 a.m. – 10 p.m.	8 a.m. – 10 p.m.	8 a.m. – 10 p.m.	8 a.m. – 10 p.m.

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
8 a.m. – 10 p.m.	8 a.m. – 10 p.m.	8 a.m. – 10 p.m.	8 a.m. – 10 p.m.	8 a.m. – 10 p.m.	8 a.m. – 10 p.m.	8 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

NOTICE OF CHANGES FOR WAUKESHA GUN CLUB

NONE

2019 APPLICATION FOR OUTDOOR ACTIVITY ON PREMISES WHERE ALCOHOLIC BEVERAGES ARE CONSUMED

RECEIVED
MAY 25 2019

FILING DEADLINE IS MAY 3rd, 2019

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

WONDERLAND TAP
Name of Business

BUSINESS
Property Zoned

W233 N536 HWY F
Address of Business

WAUKESHA 53186
City Zip

Robert J. BOEHLEN
Contact Person / Agent for the Business

(262) 547-6788
Phone Number

Robert J. BOEHLEN
Owner of the Property

(262) 227-6782
Owner's Phone Number

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
6:00 AM - 2:00 AM						6:00 AM - 2:00 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
12:00 PM - 10:00 PM						12:00 PM - 10:00 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, 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

NOTICE OF CHANGES FOR WONDERLAND TAP

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

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

DATE: June 3, 2019

DEPARTMENT: PW - Engineering

PROVIDED BY: Maggie Wagner, Assistant City Engineer, Jeffrey Weigel PWD & City Engineer

SUBJECT:

Further Discussion and Possible Action Relating to the Engineer's Report and Assessment Roll for the Fox View Court Paving Project Previously Discussed at the April 1, 2019 Common Council Meeting [Weigel]

BACKGROUND:

During the April 1st Public Hearing the Common Council posed two questions relating to the proposed special assessments for further discussion:

1) Why would the two condos (1-duplex) that has driveway access to North Avenue be expected to pay the assessments for Fox View Court?

Staff answer:

The condo lot configuration is unusual as one duplex is on one lot, and four duplexes are on another. Of the four on the one lot, one duplex has a driveway access to CTH "M" (North Avenue) and the other three share one driveway access to Fox View Court. The current street assessment policy does not address this specific situation--corner lots are the closest referenced within the policy, but not an exact fit to this situation. Staff believes that in this case it is more equitable to include the one duplex off of North Avenue along with its shared three "lot mates" that access Fox View Court because in all other matters they equally share all other common expenses.

2) Why is Fox View Court curb replacement costs being assessed to the property owners when on other projects the curb replacement is part of the paving and storm sewer costs?

Staff answer:

On most other projects, the curb replacement is generally repairs of isolated spots of settlement or cracking, and not nearly-full scale replacement as in the case of Fox View Court. Section 2 of the current street assessment policy (page 6 of the policy) refers to construction or reconstruction of curb/gutter being assessed. Our opinion is that the work on Fox View Court constitutes reconstruction rather than spot repairs. It should be noted that the Common Council did make an exception on the Green Road reconstruction project and specifically find that the curb/gutter would not be assessed on Green Road.

FINANCIAL IMPACT:

As presented April 1st, the paving project would recover \$42,224 in special assessment costs for paving and curb/gutter.

Should the Common Council delete the two street and curb/special assessments (Parcel #1 and #6) from the assessment roll, then the City would recover \$10,556 less in costs (City costs above assessments would rise from \$11,774.61 to \$22,330.61). Said another way, the City unrecovered project cost rises from 16% to 30%.

Should the Common Council delete the curb/gutter assessments, but not eliminate the two condos from the roll that

access North Avenue, then the City would recover \$21,112.00 less in costs (City costs above assessments would rise from \$11,774.61 to \$32,886.61). Said another way, the City unrecovered project cost rises from 16% to 45%. Should the Common Council eliminate the two condos that access North Avenue from the assessment roll and eliminate the curb/gutter assessments, then the city would recover \$36,946.00 less in costs (City costs above assessments would rise from \$11,774.61 to \$48,720.61). Said another way, the City unrecovered project cost rises from 16% to 66%.

RECOMMENDED MOTION:

This is a matter of policy and the Council's prerogative to make changes to policy as it sees fit. . Staff presented the April 1 assessment roll based on our understanding of the current policy and past practices.

ATTACHMENTS:

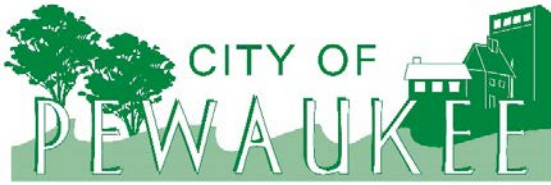
Description

May 24th notice to residents

Minutes of April 1 2019 CC meeting

April 1 2019 Assessment report and roll

Street Assessment Policy



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

May 24, 2019

To the Residents along Fox View Court:

As you may be aware, the Common Council requested that Staff bring the assessment discussion for the Fox View Court rehabilitation project back for further discussion. At the public hearing, the Common Council awarded the project which will be moving forward in June (specific date to be determined).

We have scheduled the discussion for the June 3, 2019 Common Council meeting. The meeting begins at **7:00 p.m. on Monday, June 3, 2019 in the Common Council Chambers at Pewaukee City Hall located at W240N3065 Pewaukee Road.**

The Common Council requested we discuss the following:

1. The assessment for the concrete curb and gutter as a separate assessment from the roadway.
2. The inclusion of the units that front on North Avenue (CTH M) in the assessment roll.
3. An alternative assessment method.

These special assessments may be confusing, and we hope to provide a clear understanding of the assessment against your parcels at the June 3rd meeting.

Please contact our office at (262) 691-0804 for more information or to schedule an appointment.

Sincerely,

Jeffrey L. Weigel, P.E.
Public Works Director

CC: Common Council

In attendance:

Aldermen B. Bergman, C. Brown, B. Dziwulski, R. Grosch, J. Kara, and J. Wamser. Mayor S. Bierce was absent and excused.

Also in Attendance:

Attorney V. Anderson, Administrator S. Klein, DPW Director J. Weigel, Assistant Engineer M. Wagner, Park and Recreation Director N. Phalin, City Assessor J. Siebers, and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

In the absence of Mayor Bierce, Council President C. Brown opened the meeting at 7:00 p.m.

2. Public Comment

Kathy Guetenkunst stated her client is the High Point Center Church and would be part of the closed session discussion this evening. She referenced the letter she sent to the City Clerk dated January 25, 2019. She said this property has historically been a church. It was tax exempt up through and including 2017 and on August 23, 2018 her client received a letter stating it was going to be reassessed. The land was going to residential acreage and building improvements / new construction (addition to residence) and would no longer be exempt. Ms. Guetenkunst stated the property remains consistent to its original use; a church.

3. Introduction of the New Joint Park and Recreation Director Nick Phalin

Mr. Klein introduced Nick Phalin to the Members of the Common Council. He said they had a very strong group of applications for this position and Nick was everyone's top choice.

Mr. Phalin stated he is already in week four and Kelley has been a great resource for him. He stated previously he worked the communities of Greendale and Shorewood. He said he was excited to be here and looks forward to serving the community.

4. **PUBLIC HEARING** for Steeplechase Phase Two Road Paving Project

4.1 Discussion of the Engineer's Report and Proposed Special Assessments

Mr. Weigel stated there are two public hearings on tonight's agenda. He said he would talk about them separately even though they were bid out as one large project to save costs. He said the second phase of the Steeplechase subdivision includes Deer Haven Drive, Woodburn Court, part of Coachman Drive, and Crestview Drive. He called attention to the assessment roll and noted that it included all of the members of Steeplechase phase one and two due to the commonly owned outlot. Mr. Weigel stated the homeowner's association representative reached out to him and asked that it be spread out among all the property owners in the area, so the original phase would be adjusted to add the prorated portion of the outlot.

He said the project was bid out on February 27th and two bids were received and Payne and Dolan was the low bidder. He said there are 54 lots in the Engineer's report. The total cost for the project is approximately \$562,000 which would equate to \$10,408 per parcel but the current

City road paving cap for 2019 is only \$2,639. There is additional charges for the outlots; phase one properties will be charged \$83.54 and phase two properties will be charged \$114.74. He said there are additional infrastructure costs such as sanitary sewer at the cost of \$35,505 covered by the Sanitary Sewer Utility, water utility costs of \$30,975.10 paid for by the Water Utility, and storm water utility costs of \$38,726 paid for by the Storm Water Utility. The overall cost of the project, including administrative costs, is \$662,284.

Ms. Brown asked for an explanation of the different charges for the outlots.

Mr. Bergman questioned the budgeted amount vs what the proposed project totals were. Mr. Weigel stated different portions of the project were coming out of different accounts within the budget, such as Storm Water, Sewer and Water Utilities as well as the road budget. Mr. Bergman suggested all future outlot assessments be automatically charged to the various property owners. Attorney Anderson stated that is usually determined by declaration of restrictions for the subdivision.

Mr. Kara recalled an issue with Steeplechase phase one. Ms. Wagner stated there was a workmanship issue with the curbs and they were all replaced. She said it was the fault of the sub-contractor. Mr. Kara asked if Engineering had any reservations about using Payne and Dolan again. Ms. Wagner had no concerns. Mr. Kara asked how the interest rate was determined. Ms. Tarczewski stated it is based on the amount the City was charged the last time they borrowed funds plus an additional 1%.

Mr. Dziwulski asked if Payne and Dolan was still able to complete the work since they just received a large paving project for Foxconn. Mr. Weigel stated he did not think we could ask them to withdraw their bid. Mr. Dziwulski stated there were issues with the Springdale Estates paving job, where the road remained unfinished for a long period of time. Ms. Wagner stated the City's contracts require additional milestones to keep the project moving. Mr. Weigel stated overall the completion dates are contractual. Attorney Anderson stated the City could activate the bond and hire whoever they'd like to complete the work if needed.

Ms. Brown opened the public hearing. Michael Johnson (N28 W26391 Crestview Drive) stated he was willing to pay for the repairs to Crestview Drive but not necessarily for the outlot in the Steeplechase subdivision. He asked if he was actually paying for his fair share. Mr. Weigel stated Mr. Johnson was only paying for one home's worth. Mr. Johnson also asked if the Galilee Lutheran Church was exempt from the assessment charges. Mr. Weigel stated no and they would actually be charged at the full amount of \$10,408. Mr. Johnson asked if the people on Crestview Drive could be given a different rate than those in Steeplechase. Mr. Weigel stated he can't change a contract arbitrarily the contract would have to be rejected and rebid it. Ms. Wagner stated this road project has met the cap, she said he would most likely be paying the same amount if it was bid out separately.

Mark Schmiedel (N27 W26270 Crestview Drive) asked the Engineering Department how they determine when a road actually needs to be replaced. He said most of Crestview Drive is in good shape. He admitted the entrance could use some resurfacing. Mr. Weigel stated the roads are rated and if we go into a neighborhood they want to get it done all at once.

Ms. Brown closed the public hearing at this time. Mr. Weigel asked Common Council to hold off on their determination until after the next public hearing.

5. **PUBLIC HEARING** Regarding the Fox View Court Road Paving Project

5.1 Discussion and Possible Action Regarding the Engineer's Report and Assessment Roll

Mr. Weigel stated this was right off Springdale Road. He said this is a single cul-du-sac and the curbs are breaking apart. The whole center island curb needs to be removed and replaced along with the outside curbs. The pavement showed numerous cracks as well. He said the pavement costs are running approximately \$4,000 per unit, with the cap of \$2,600 and the curb costs is also running about \$2,600 per unit. The storm water utility will pay for half of these costs. He said the City's policy is to assess each element of repair.

Mr. Bergman asked why the owner of the property off of North Avenue is being assessed. Mr. Weigel stated the owner of the property that accesses the driveway that serves the other parcels. He said he and Ms. Wagner discussed it and decided to make them part of the project. It would be easier to take him out if it was determined that should be done. Mr. Weigel stated there are four duplex buildings with two units each. So each parcel is looking at paying \$5,278.00.

Ms. Brown opened the public hearing. Tom Weghorst (N19 W22075 Fox View Court – Unit 1B) stated he was the president of the Fox View condominium association. He said there are only eight members of this group. He said the owner are in favor of the work because the road is in such ill repair. He said he believes the damage is due to the snow plows. Mr. Weghorst stated the road is only 25 years old and has very little traffic. He said they would be paying 57% of the project. Mr. Weghorst asked when the project would start. Ms. Wagner stated it takes approximately 30 days to award the contract and could move forward at that point. They will send notification to the property owners when a schedule is set and would be providing a point of contact if issues come up. Mr. Weghorst stated they want to make sure they can get in and out during the construction and get to their mailboxes. Ms. Wagner stated they will have access to their driveways and mailboxes, but at times there may be delays. There was discussion about blending the curb. Mr. Weghorst asked about the payment plans and interest that would be charged. Mr. Weigel stated it would be detailed and provided when the project is closed. Mr. Weghorst state he thought the property that was being discussed earlier should not be required to pay the assessment. Mr. Weigel stated the Common Council could make that determination, but stated that only three of the duplex owners would be paying for the project and the fourth one would not. Mr. Weghorst asked if the assessment amount would change for the remaining properties. Mr. Weigel stated it would not.

Ms. Brown closed the public hearing at this time. Mr. Kara stated percentage of cost seems high compared to the Steeplechase project. Mr. Bergman stated it is a product of math; the total number of homes in the project.

Mr. Bergman stated he does not feel the property off of North Avenue should to be assessed since they won't reap any benefits of the cul-du-sac being paved. Mike Kreiter (N20 W22133 North Avenue – Unit 4A) stated he'd be willing to bear some of the assessment costs.

6. Discussion and Possible Action to Award Steeplechase Phase 2 and Fox View Court Paving

Contracts to the Lowest Qualified Bidder, Payne and Dolan Based on the Lowest Qualified Bid of \$565,978.84.

A motion was made and seconded, (J. Kara, B. Dziwulski) to award the Steeplechase Phase 2 and Fox View Court paving contracts to Payne and Dolan in the amount of \$565,978.84.

Motion Passed: 5-For, 0-Against.

7. Consent Agenda

- 7.1. Approval of the Common Council Meeting Minutes Dated March 4, 2019
- 7.2. Approval of the Common Council Meeting Minutes Dated March 18, 2019
- 7.3. Approval of Accounts Payable Listings
- 7.4. Approval of Bartender License

Ms. Brown noted that the minutes from March 4th, 2019 have not been completed and should be removed from the consent agenda. Mr. Kara stated he would be abstaining from the March 18th, 2019 minutes.

A motion was made and seconded, (J. Wamser, B. Dziwulski) to approve the remaining items on the consent agenda. Motion Passed: 5-For, 0-Against, 1-Abstain (J. Kara) from the February 18, 2019 meeting minutes only.

8. **PUBLIC HEARING** Regarding the Class B (Beer) and Class C (Wine) Licenses for Battle House MKE LLC Located at W229 N1400 Westwood Drive Unit C and Naming Stacy Gonzales as Agent

Ms. Tarczewski stated the liquor license for this location was originally issued to Sabr Tag and they have recently gone out of business. She said Battle House wishes to take over and they are only requesting a beer and wine license. They have submitted all the other necessary paperwork. At this time Ms. Brown opened the public hearing and no one indicated they wished to speak on the matter. The public hearing was immediately closed.

A motion was made and seconded, (J. Wamser, R. Grosch) to issue the beer and wine licenses to Battle House and name Stacy Gonzales as the Agent. Motion Passed: 5-For, 0-Against.

9. Discussion and Possible Action Related to the 2018 DNR Storm Water Report

Mr. Weigel stated every year a NR216 report needs to be prepared. He said Rich Wirtz provided a brief synopsis of accomplishments. He said the report will tell you what the storm water fees are actually being used for. The report also indicated areas that need attention. No action was needed on this item.

10. Discussion and Possible Actions to Approve a Developers Agreement, Letter of Credit, and Wellhead Protection Special Permitted Use Agreement as Necessary for the Planned Development of Parcel PWC 0962-998-005 Located on Northmound Drive Attendant to the Development Proposal of Briohn Building Corporation to Construct One Multi-Tenant Building as Recommended by the City Plan Commission

Mr. Weigel stated the property owner is currently looking to have the City vacate a portion of right-of-way on Northmound Drive, which they want to acquire to create a cul-du-sac. He said this single building development construction will require a public road to be constructed with large drainage

pipes underneath it and moving of a hydrant. This will require a developer's agreement and letter of credit. He said what is rare about this site is that it is adjacent to one of the City's drinking water wells and wellhead protection areas and there are certain setbacks that need to be followed under state and local code. He added there is a provision within our code also to allow it. He said specifically related to the detention ponds. The setback prohibits holding ponds.

Mr. Weigel provided a report by Strand Engineering which stated the proposed design is appropriate in that location and therefore the City would consider a special permitted use for it. Per the recommendation of the City Attorney it was discussed that the permitted use permit should be folded into the developer's agreement. The signing of the document should be contingent upon the final approval of by the City Engineer, City Administrator, and the City Attorney.

Mr. Kara stated his concern is making sure the well is being protected. Mr. Klein stated that is why they asked for a report from Strand Engineering. Mr. Kara asked if the City did a cost analysis on this project. Mr. Klein stated the City has never weighed one project over another based on what the City will receive in return. Mr. Siebers stated he has worked in different municipalities with TIF districts and developers are required to offer a minimum value guarantee. Mr. Weigel stated taxpayers should not pay for the development and that is why certain costs are billed back to the developer.

Ms. Brown stated one of the concerns she has is that the tenant that wants to go into the building uses various chemicals and she worries about the closeness of well. Mr. Klein stated the chemicals will be discharged to sanitary sewer. Mr. Weigel is also concerned but doesn't have enough knowledge to make a judgement. He said most households use the same chemicals but not at the amount of the proposed tenant.

Mr. Kara asked if the fire chief had any concerns on a hazmat level. It is reasonable to assume that extra precautions should be made since they are potentially dealing with carcinogens. Mr. Weigel stated the property owners need to report the chemicals they use.

Mr. Grosch stated the storm water pond is proposed to be within the wellhead projection and asked what the setbacks were. Mr. Weigel replied 400 feet and the property owner wants to be just beyond 50 feet. Mr. Grosch then asked if it was a shallow or deep well. Mr. Weigel responded it was in between, he said it was a fractured limestone well.

Ms. Brown asked if there were going to be any issues with the construction of the building being so close to the wells. Mr. Weigel stated he was more concerned about the dynamic compaction method to pound the ground. He said particular attention will be paid to the construction oversight and testing and monitoring.

A motion was made and seconded, (J. Kara, B. Bergman) to approve the developers agreement, letter of credit and the wellness protection permit and authorize signature upon the approval of City Administrator, City Engineer and City Attorney. Motion Passed 5-For, 0-Against.

11. Public Comment - None.
12. Closed Session – You are hereby notified that the Common Council and staff of the City of

Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

- §19.85(1)(g): Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Specifically related to the Excessive Assessment Claims for the following:
 - W232 N3471 Hunters Ridge Road (PWC 0908-996)
 - N26 W24511 College Avenue (PWC 0931-999-014)
 - N17 W24300 Riverwood Drive (PWC 0949-991-001)
 - N45 W25338 Lindsay Road (PWC 0877-996-004)

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

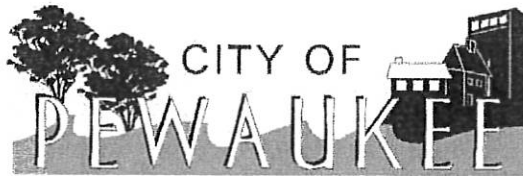
A motion was made and seconded, (B. Dziwulski, R. Grosch) to go into closed session at 7:51 p.m. Motion Passed by Roll Call Vote: 5-For, 0-Against.

13. Adjournment

While still in closed session, a motion was made and seconded, (J. Wamser, B. Dziwulski) to adjourn the meeting at 8:15 p.m. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

March 13, 2019

To the residents along Fox View Court:

As you may be aware, the pavement and curb of Fox View Court is in poor condition and should be replaced or reconditioned. As such, we have bid the Fox View Court road paving project which consists of full depth pavement removals and curb replacements. We will remove and replace all the existing curb and asphalt around the cul-de-sac and the island.

The cost of half of the curb replacement is paid by the Storm Water Utility. The road repaving and half of the curb replacement costs are paid by the City of Pewaukee.

Beginning in 1984, the cost of road and curb construction have been recovered through special assessments to the properties that abut the streets. A Public Hearing for these proposed special assessments has been scheduled to begin at **6:00 p.m. on Monday, April 1, 2019 in the Common Council Chambers at Pewaukee City Hall located at W240N3065 Pewaukee Road**. The purpose of the public hearing is to provide a public forum where the merits of the project will be discussed and the affected property owners will have had a chance to comment before the Common Council on the proposed project. Enclosed is a portion of the assessment roll that shows the potential special assessments for your property which are capped at \$2,639.00 (2019 rate) for each the road and the curb (total of \$5,278.00). The assessments are due when the final assessment resolution is passed (anticipated summer 2020). The assessments may be paid over a 10-year period with annual simple interest accruing on any unpaid balance on the end of year tax bill, for an approximate \$527.80 per year cost, plus interest, for each of the 10 years beginning with the December 2020 tax bill.

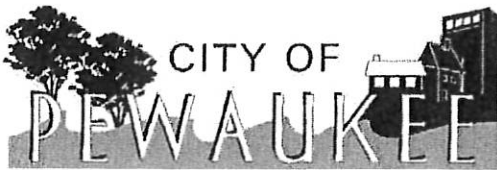
These special assessments may be confusing, and we hope to provide a clear understanding of the proposals and the costs at the April 1st hearing. The decision to proceed with the project or cancel the project will be made by the Common Council at that April 1st meeting.

Please contact our office at (262) 691-0804 for more information or to schedule an appointment.

Sincerely,

Jeffrey L. Weigel, P.E.
Public Works Director

CC: Common Council



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road • Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

**CITY OF PEWAUKEE NOTICE OF INTENT TO LEVY AREA-WIDE
FOX VIEW COURT ROAD RECONDITIONING ASSESSEMENTS
FOR THE COSTS INCURRED BY THE CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN
APRIL 1, 2019 6:00 PM**

PLEASE TAKE NOTICE, that the Common Council of the City of Pewaukee has declared its intention to exercise its police powers in accordance with Sec. 66.0703, Wis. Stats., to levy area-wide Fox View Court Road Reconditioning Assessments for benefits conferred upon such properties as a result of the construction roadway, drainage improvements, and related facilities upon all the property described as follows:

LEGAL DESCRIPTION: All that part of lands located in the Northeast quarter of Section 24, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin (full legal description on file at the Engineer's office, see attached map).

PLEASE TAKE FURTHER NOTICE, that when the proposed assessments will become payable, the manner of payment, deferments and/or interest will be determined by the Common Council after the public hearing.

PLEASE TAKE FURTHER NOTICE, that the report of the Engineer showing the costs, assessment calculations and the proposed assessments is on file in the Clerk's office and the Engineer's office and may be inspected there on any business day on and after March 13, 2019 between 8:00 a.m. and 4:30 p.m.

The Common Council will hear all interested persons, or their agents, concerning matters contained in the preliminary resolution authorizing the assessment and the report of the Engineer at **6:00 p.m.** on the **1st day of April, 2019** IN THE COMMON COUNCIL CHAMBERS AT PEWAUKEE CITY HALL LOCATED AT W240N3065 PEWAUKEE ROAD. All objections will be considered at this hearing, and thereafter a decision will be made to either proceed with the project and determine the amount of the assessment, if any, modify the project, or reject the project.

Dated 3-6-19

Signed


Director of Public Works

LAKE COUNTRY
PLEASE PUBLISH 3/13/2019
DISPLAY AD WITH MAP

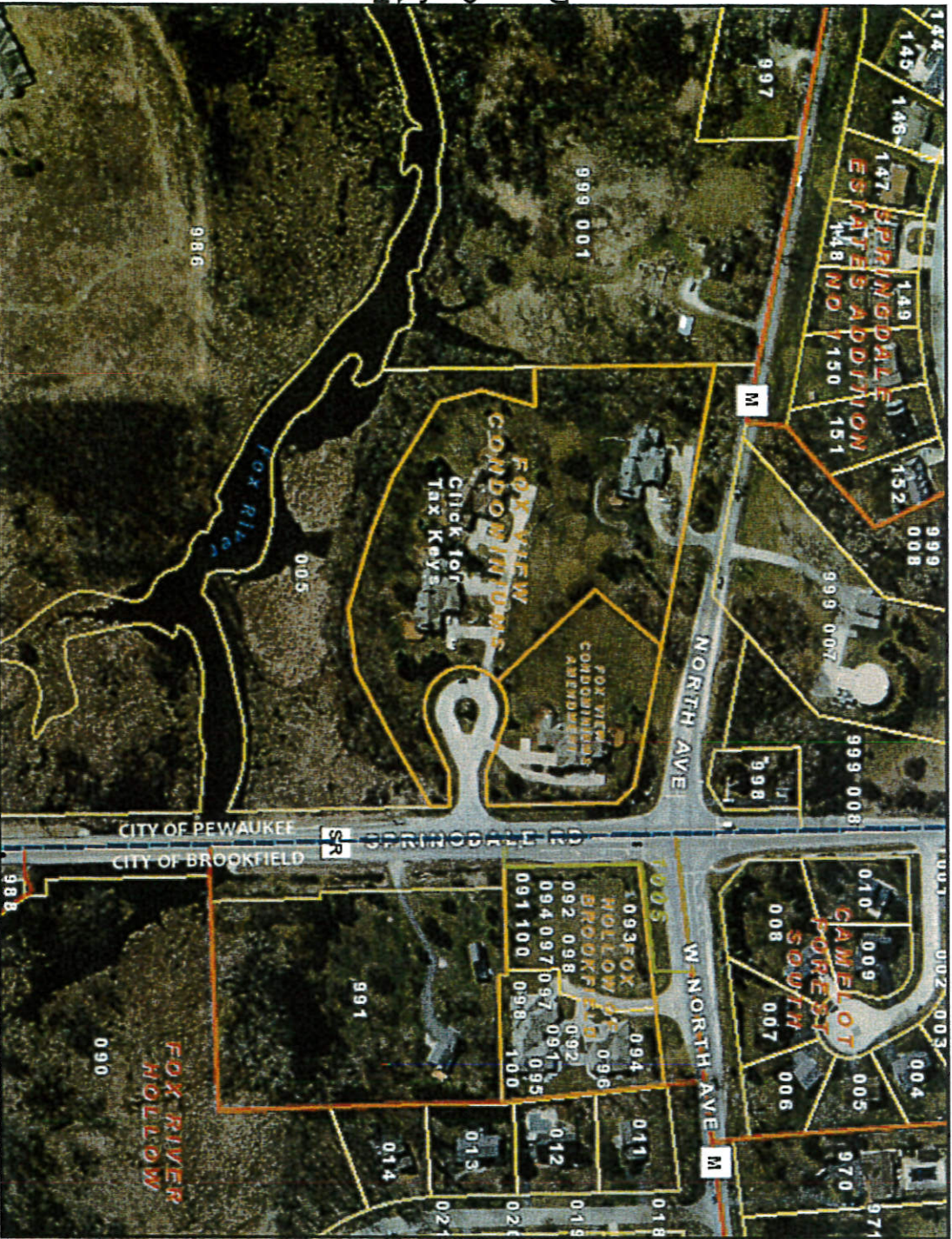
NOTICE

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 Jeffrey Weigel, Director of Public Works, at (262) 691-0804 by 12:00 p.m. the day of the meeting so that arrangements can be made to accommodate the request.



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



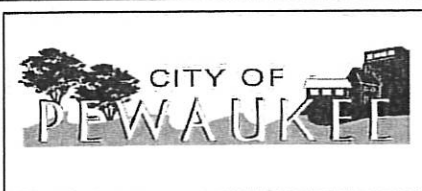
- Legend
- ☐ Civil Division Boundary
 - ☐ Parks
 - ☐ Assessment Data
 - ☐ Parcels
 - ☐ Plats
 - ☐ Retired Parcels
 - ☐ Retired Plats
 - ☐ Municipal Boundary_2K
 - ☐ FacilitySites_2K_Labels
 - ☐ Lots_2K
 - ☐ Lot
 - ☐ Outlot
 - ☐ SimultaneousConveyance
 - ☐ Assessor Plat
 - ☐ CSM
 - ☐ Condominium
 - ☐ Subdivision
 - ☐ Cartoline_2K
 - ☐ <all other values>
 - ☐ EA-Easement_Line
 - ☐ PL-DA
 - ☐ PL-Extended_Line
 - ☐ PL-Meander_Line
 - ☐ PL-Noie
 - ☐ PL-Tie
 - ☐ PL-Tie_Line
 - ☐ Road Centerlines_2K
 - ☐ Railroad_2K
 - ☐ TaxParcel_2K
 - ☐ Waterbodies_2K_Labels
 - ☐ Waterlines_2K_Labels
 - ☐ FacilitySites_5K_Labels
 - ☐ Waterbodies_5K_Labels
 - ☐ Waterlines_5K_Labels
 - ☐ Railroad_5K

Notes:

Printed: 3/25/2019



FOX VIEW CT. ROAD RECONSTRUCTION 2019
RD-19-574270
ROAD ASSESSMENT
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



LEGEND

— ROAD ASSESSMENT
AREA BOUNDARY



0 100 200 300
SCALE IN FEET

DATE: FEB., 2019

Preliminary Report of the Engineer
On The Proposed Fox View Court
Pavement Rehabilitation Assessments
In The City of Pewaukee

In accordance with the resolution passed by the City Council of the City of Pewaukee, we herewith submit our report on assessments for the rehabilitation of Fox View Court road, curb replacement, and drainage improvements to be made in the City of Pewaukee. All data shown here is based on bid prices.

This report consists of the following Schedules:

- Schedule "A": Summary of options for assessments and related costs.
- Schedule "B": Legal descriptions, dated March, 2019, and maps, dated February 2019, of all parcels within the assessment district.
- Schedule "C": Estimated assessment for each parcel affected.

The properties against which the assessments are proposed are benefited and the improvements constitute an exercise of Police Powers.

Jeffrey L. Weigel, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072
April 1, 2019

Prepared by:
Magdelene J. Wagner, P.E.
Assistant City Engineer
March 6, 2019

Schedule "A" – Fox View Court

The City of Pewaukee is considering the pavement and curb rehabilitation of Fox View Court. The improvements consist of road rehabilitation, curb replacement, and related facilities.

The cost of the road improvements and 50% of curb repairs will be apportioned to all property owners abutting the street with direct or indirect access. The City of Pewaukee shall cap the road and curb assessments to the single family, duplex residential and residential condominium properties. All other properties shall pay the full road assessment.

50% of the curb repairs will be paid by the Storm Water Management Utility.

It is recommended the costs for the improvements in Fox View Court be determined on a unit basis.

UNIT RATE COMPUTATIONS

Road Rehabilitation Unit Rate – Fox View Court

Estimated Road Reconstruction Costs (see attached breakdown)			\$24,957.33
Engineering, Administration, & Contingencies			\$7,487.20
Total Estimated Road Reconstruction Assessable Cost			\$32,444.53

$$\boxed{\$32,444.53} \div \boxed{8} = \boxed{\$4,055.57}/\text{unit}$$

Use $\boxed{\$4,055.57}$ as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family, duplex, and condominium residential properties.

Curb Replacement Unit Rate – Fox View Court

Estimated Curb Replacement Costs (see attached breakdown)			\$16,580.06
Engineering, Administration, & Contingencies			\$4,974.02
Total Estimated Curb Replacement Assessable Cost			\$21,554.08

$$\boxed{\$21,554.08} \div \boxed{8} = \boxed{\$2,694.26}/\text{unit}$$

Use $\boxed{\$2,694.26}$ as the Curb Replacement Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family, duplex, and condominium residential properties.

Storm Water Management – Fox View Court

Estimated Drainage Improvement Costs (see attached breakdown)				\$14,992.21
Engineering, Administration, & Contingencies				\$4,497.66
Total Estimated Drainage Improvement Costs				\$19,489.87

COST SUMMARY

Cost Summary

Total Project Costs				\$73,488.48
Total Fox View Ct Road Assessable Costs (deduct)				\$21,112.00
Total Fox View Ct Curb Assessable Costs (deduct)				\$21,112.00
Total Storm Water Utility Costs (deduct)				\$19,489.87
Net Non-assessable and City Costs				\$11,774.61

Computation of Costs

Total Rehabilitation Project Costs

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated</u> <u>Quantity</u>	<u>Bid Unit</u> <u>Price</u>	<u>Cost</u>
201	Mobilization	L.S.	1.00	\$1,052.34	\$1,052.34
202	Traffic Control	L.S.	1.00	\$500.00	\$500.00
203	Inlet sediment guards, Type C	EA.	2	\$55.00	\$110.00
204	Dust Control using water	1000 GAL	3	\$150.00	\$450.00
205	Full depth saw cut pavement	L.F.	62.0	\$2.00	\$124.00
206	Full Depth pavement milling	S.Y.	860.0	\$3.75	\$3,225.00
207	1 1/4 inch Crushed limestone T.B. base aggregate	TON	20.0	\$12.45	\$249.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	5.0	\$13.00	\$65.00
209	Excavation below subgrade	C.Y.	45.0	\$17.00	\$765.00
210	Excavation below subgrade backfill	TON	90.0	\$17.00	\$1,530.00
211	GeoGrid subgrade stabilization material	S.Y.	135.00	\$3.50	\$472.50
212	3 1/4 inch asphaltic concrete binder course	TON	190.00	\$53.00	\$10,070.00
213	Tack Coat	GAL	85.00	\$0.50	\$42.50
214	1 3/4 inch asphaltic concrete surface course	TON	100.00	\$56.00	\$5,600.00
215	30" Concrete Curb and gutter replacement	L.F.	380	\$48.24	\$18,331.20
216	30" HES concrete curb and gutter replacement for driveways	L.F.	45	\$53.56	\$2,410.20
217	30" reverse pan concrete curb and gutter replacement	L.F.	175	\$43.39	\$7,593.25
218	6" concrete bull nose for island	S.F.	78	\$8.52	\$664.56
219	6" HES concrete driveway repair	S.F.	135	\$17.03	\$2,299.05
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	120	\$7.30	\$876.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	10	\$10.00	\$100.00
Subtotal of Contract					\$56,529.60
Engineering, Administration, & Contingencies					\$16,958.88
Total Project Costs					\$73,488.48

Total Road Rehabilitation & Assessment Costs – Fox View Court

<u>Item</u>			<u>Estimated</u>	<u>Bid Unit</u>	
<u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Price</u>	<u>Cost</u>
201	Mobilization	L.S.	0.44	\$1,052.34	\$463.03
202	Traffic Control	L.S.	0.44	\$500.00	\$220.00
203	Inlet sediment guards, Type C	EA.	2	\$55.00	\$110.00
		1000			
204	Dust Control using water	GAL	2.5	\$150.00	\$375.00
205	Full depth saw cut pavement	L.F.	56.0	\$2.00	\$112.00
206	Full Depth pavement milling	S.Y.	860.0	\$3.75	\$3,225.00
207	1 1/4 inch Crushed limestone T.B. base aggregate	TON	20.0	\$12.45	\$249.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	4.5	\$13.00	\$58.50
209	Excavation below subgrade	C.Y.	40.0	\$17.00	\$680.00
210	Excavation below subgrade backfill	TON	80.0	\$17.00	\$1,360.00
211	GeoGrid subgrade stabilization material	S.Y.	135.00	\$3.50	\$472.50
212	3 1/4 inch asphaltic concrete binder course	TON	190.00	\$53.00	\$10,070.00
213	Tack Coat	GAL	85.00	\$0.50	\$42.50
214	1 3/4 inch asphaltic concrete surface course	TON	100.00	\$56.00	\$5,600.00
218	6" concrete bull nose for island	S.F.	39	\$8.52	\$332.28
219	6" HES concrete driveway repair	S.F.	67.5	\$17.03	\$1,149.53
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	60.0	\$7.30	\$438.00
	Subtotal of Contract				\$24,957.33
	Engineering, Administration, & Contingencies				\$7,487.20
	Total Project Costs				\$32,444.53

Total Potential Unit abutting the Road = 8 unit

Computation of Unit Cost $\frac{\$32,444.53}{8} = \$4,055.57/\text{unit}$

Use \$4,055.57 as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family residential, duplex family residential, residential condominium properties.

Total Curb Replacement & Assessment Costs – Fox View Court

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated</u> <u>Quantity</u>	<u>Bid Unit</u> <u>Price</u>	<u>Cost</u>
201	Mobilization	L.S.	0.29	\$1,052.34	\$305.18
202	Traffic Control	L.S.	0.29	\$500.00	\$145.00
		1000			
204	Dust Control using water	GAL	0.5	\$150.00	\$75.00
205	Full depth saw cut pavement	L.F.	3.0	\$2.00	\$6.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	0.25	\$13.00	\$3.25
209	Excavation below subgrade	C.Y.	2.5	\$17.00	\$42.50
210	Excavation below subgrade backfill	TON	5.0	\$17.00	\$85.00
215	30" Concrete Curb and gutter replacement	L.F.	190	\$48.24	\$9,165.60
216	30" HES concrete curb and gutter replacement for driveways	L.F.	22.5	\$53.56	\$1,205.10
217	30" reverse pan concrete curb and gutter replacement	L.F.	87.5	\$43.39	\$3,796.63
218	6" concrete bull nose for island	S.F.	39.00	8.52	332.28
219	6" HES concrete driveway repair	S.F.	67.5	\$17.03	\$1,149.53
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	30	\$7.30	\$219.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	5	\$10.00	\$50.00
	Subtotal of Contract				\$16,580.06
	Engineering, Administration, & Contingencies				\$4,974.02
	Total Project Costs				\$21,554.08

Total Potential Unit abutting the Road = 8 unit

Computation of Unit Cost $\frac{\$21,554.08}{8} = \$2,694.26/\text{unit}$

Use \$2,694.26 as the Road Rehabilitation Unit Rate¹.

¹A maximum assessment of \$2,639.00 (2019 Pavement Cap) will be assessed to single family residential, duplex family residential, residential condominium properties.

Total Estimated Storm Water Utility Costs – Fox View Court

<u>Item</u> <u>No.</u>	<u>Description</u>	<u>Unit</u>	<u>Estimated</u> <u>Quantity</u>	<u>Bid Unit Price</u>	<u>Cost</u>
201	Mobilization	L.S.	0.27	\$1,052.34	\$284.13
202	Traffic Control	L.S.	0.27	\$500.00	\$135.00
205	Full depth saw cut pavement	L.F.	3.0	\$2.00	\$6.00
208	3/4 inch Crushed limestone T.B. base aggregate	TON	0.25	\$13.00	\$3.25
209	Excavation below subgrade	C.Y.	2.5	\$17.00	\$42.50
210	Excavation below subgrade backfill	TON	5.0	\$17.00	\$85.00
215	30" Concrete Curb and gutter replacement	L.F.	190	\$48.24	\$9,165.60
216	30" HES concrete curb and gutter replacement for driveways	L.F.	22.5	\$53.56	\$1,205.10
217	30" reverse pan concrete curb and gutter replacement	L.F.	87.5	\$43.39	\$3,796.63
220	Topsoil, seed, fertilizer, and hydromulch	S.Y.	30	\$7.30	\$219.00
221	Topsoil, seed, fertilizer, and erosion mat	S.Y.	5	\$10.00	\$50.00
	Subtotal				\$14,992.21
	Engineering, Administration, & Contingencies				\$4,497.66
	Total Project Costs				\$19,489.87

Total Estimated Storm Water Utility Project Costs – Fox View Ct = \$19,489.87

SCHEDULE C
PRELIMINARY ASSESSMENT ROLL
FOX VIEW CT 2019 RECONSTRUCTION
RD-19-574270

CITY OF PEWAUKEE

NO.	OWNERS NAME AND ADDRESS	TAX KEY NO.	DESCRIPTION	Unit	COST/Unit	COST	ASSESSMENT CAP	ASSESSMENT	TOTAL ASSESSMENT
1	THOMAS L WEGHORST AND PAMELA J WEGHORST N19W22075 FOX VIEW CT UNIT 1B WAUKESHA WI 53186-1191	PWC 0957001002	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
2	THOMAS J CRUCIUS AND CHERYL A CRUCIUS N20W22131 NORTH AVE UNIT B WAUKESHA WI 53186	PWC 0957001006	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
3	ANTHONY D STEVENS AND JEAN A STEVENS N19W22028 FOX VIEW CT UNIT B WAUKESHA WI 53186-1191	PWC 0957003002	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
4	GERALD F & NANCY L STERN JOINT REVOCABLE TRUST N19W22081 FOX VIEW CT UNIT 2A WAUKESHA WI 53186-1191	PWC 0957001003	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
5	WAYNE STRONG AND CAROL STRONG N19W22075 FOX VIEW CT UNIT 1A WAUKESHA WI 53186-1191	PWC 0957001001	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
6	MICHAEL J KREITER AND MARGARET L KUEHT-BECKER N20W22131 NORTH AVE UNIT 4A WAUKESHA WI 53186-1114	PWC 0957001005	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
7	JAMES K & JOYCE M RYDER LIVING TRUST N19W22081 FOX VIEW CT UNIT 2B WAUKESHA WI 53186-1191	PWC 0957001004	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
8	LEE Z & MARY K JAEGER REVOCABLE TRUST DTD 1-16-04 N19W22028 FOX VIEW CT UNIT 3A WAUKESHA WI 53186	PWC 0957003001	Road Reconstruction Curb Reconstruction	1.00 1.00	\$6,286.95 \$2,694.26	\$6,286.95 \$2,694.26	\$2,639.00 \$2,639.00	\$2,639.00 \$2,639.00	\$5,278.00
TOTAL CONTRIBUTION IN AID OF ROAD CONSTRUCTION				8.00					\$21,112.00
TOTAL CONTRIBUTION IN AID OF CURB CONSTRUCTION				8.00					\$21,112.00

The properties against which contributions in aid of construction are proposed are benefited and the improvements constitute an exercise in Police Powers.

ADOPTED 2/20/2006

RESOLUTION 06-02-1

**ESTABLISHMENT OF A POLICY FOR THE SPECIAL
ASSESSMENT OF STREET AND STREET RELATED
IMPROVEMENTS IN THE CITY OF PEWAUKEE**

WHEREAS, following over two years of extensive review and study on the advantages and disadvantages of special assessing street, road or highway and related improvements, and the comparison of the long term ramifications of special assessment versus general assessment, the Town Board of the Town of Pewaukee, on September 15, 1986, determined there was a need to establish a policy on the special assessment of streets, roads and related improvements, and established such policy by Resolution #86-7-1; and,

WHEREAS, in promulgating the assessment policy it was determined that traffic from agricultural, single and two-family residential, and open space uses do not place as heavy a burden on streets and related street improvements as do commercial, industrial and institutional uses and, therefore, commercial, industrial and institutional uses should pay for the full resolve of problems brought about by the heavier traffic burden; and,

WHEREAS, in the course of applying the assessment policy over the past two decades, the Town Board of the former Town of Pewaukee, and the Common Council of the successor City of Pewaukee have had occasion to recognize special circumstances where additional or alternative assessment methodology should be utilized so as to assess costs of street and street related improvements in an equitable and fair manner.

NOW, THEREFORE, the Common Council of the City of Pewaukee does hereby amends the former policy and creates and establishes the following additional policy and procedures for the special assessment of streets and street related improvements within the City.

1. **PAVING, REPAVING AND RECONSTRUCTION OF EXISTING
STREETS**

All paving, repaving, or reconstruction improvements¹ of existing streets shall be assessed to owners of the abutting property, as follows:

- a. Where the street abuts a lot zoned or used as a single-family or two-family residential property, farm property or upland conservancy property which has direct access to the street, the full cost of the street improvement shall be special assessed to the properties by one of the three following formulae:
 - (1) By dividing the full cost of the improvement(s) by the total number of individual parcels, lots or units which have primary access or potential access to the street, and assessing the quotient, to a maximum of \$1,806, effective January 1, 2006, plus annual

adjustment thereafter, per parcel, lot or unit.

- (2) By dividing the full cost of the improvement by the total street front footage of all parcels, lots or units abutting the street improvement and which have primary access or potential access to the street, and assessing each parcel, lot or unit, to a maximum of \$1,806, effective January 1 2006, plus annual adjustment thereafter, per parcel, lot or unit.
- (3) By dividing the full cost of the improvement(s) by the total acreage of all lots or parcels abutting the street or street related improvement and which have primary access or potential access to the street to determine the per-acre cost and then assessing the per-acre cost to each parcel or lot based on lot acreage, to a maximum of \$1,806, effective January 1, 2006, plus annual adjustment thereafter, per parcel or lot.

Formula (1) should ordinarily be used where all or most of the lots or parcels abutting the improvement are approximately the same size such, as in a subdivision.

Formula (2) should ordinarily be used where there is wide variance in the size of the lots or parcels abutting the improvement.

Formula (3) should ordinarily be used in those development situations where lot size and street frontage mix would make the use of the first two alternative formulae unfair or impractical.

A combination of the assessment formulae may be used where warranted to ensure a fair and equitable assessment.

Corner Lots shall only be assessed for the street improvement on the street to which the lot or parcel has primary access. Any and all project costs not required to be paid by the abutting property owners under par. 1.a. shall be placed on the next general tax levy.

The cost of paving, repaving or reconstruction improvements on all streets designated as "through" or arterial streets may be assessed to abutting properties at no more than 50 percent of the full assessment rate and, therefore, on such streets the "full cost" as set forth above shall be reduced to "one-half of full cost".

The maximum payment applicable to single-family or two-family residential properties, farm properties or upland conservancy properties ("special assessment cap") shall be adjusted on an annual basis in accord with the "Construction Cost Index" as published in the preceding December issue of the

American City and County magazine.

In the event that street or street related improvements are recommended for any assessment district by City engineering staff, and such improvements are rejected by majority vote of the property owners within the assessment district, such that the Common Council rejects the proposed improvement project, any future assessments relating to the street or street related improvements shall not be limited by the special assessment cap, and the property owners shall bear the full cost of the proposed improvements. Similarly, in the event that sewer, water, storm sewer or other public improvements in conjunction with street or street related improvements are recommended for any assessment district by City engineering staff, and such non-street improvements are rejected by majority vote of the property owners within the assessment district, such that the Common Council rejects the non-street portion of the proposed improvement project, any future assessments relating to the street or street related improvements associated with sewer, water, storm sewer or other public improvements shall not be limited by the special assessment cap, and the property owners shall bear the full cost of such improvements.

- b. Where the street abuts a lot zoned or used as multi-family, commercial, industrial, institutional or governmental property which has direct access to the street, the full cost of the street improvement shall be special assessed to the properties by one of the three following formulae:
 - (1) By dividing the full cost of the improvement by the total number of individual parcels, lots or units which have primary access or potential access to the street, and assessing the quotient to each parcel, lot or unit.
 - (2) By dividing the full cost of the improvement by the total street front footage of all parcels, lots or units abutting the street improvement and which have primary access or potential access to the street, and assessing each parcel, lot or unit owner the result of multiplying the quotient from such division by the abutting footage of each parcel, lot or unit.
 - (3) By dividing the full cost of the improvement(s) by the total acreage of all lots or parcels abutting the street or street related improvement and which have primary access or potential access to the street to determine the per-acre cost and then assessing the per-acre cost to each lot or parcel based on lot acreage.

Formula (1) should ordinarily be used where all or most of the lots or parcels abutting the improvement are approximately the same size, such as in subdivision.

Formula (2) should ordinarily be used where there is wide variance in the size of the lots or parcels abutting the improvement.

Formula (3) should ordinarily be used in those development situations where lot size and street frontage mix would make the use of the first two alternative formulae unfair or impractical.

A combination of the assessment formulae may be used where warranted to ensure a fair and equitable assessment.

Corner lots shall only be assessed for the street improvement on the street to which the parcel, lot or unit has primary access. Any and all project costs not required to be paid by the abutting property owners under par. 1.b. shall be placed on the next general tax levy.

The cost of paving, repaving or reconstruction improvements on all streets designated as "through" or arterial streets may be assessed to abutting properties at no more than 50 percent of the full assessment rate and, therefore, on such streets, "full cost" as set forth above, shall be reduced to "one-half of full cost".

- c. Where the street abuts floodplain or lowland conservancy property which has direct access to the streets, the full cost of the street improvement shall be special assessed to the properties by one of the three following formulae:
 - (1) By dividing the full cost of the improvement by the total number of individual parcels, lots or units which have primary access or potential access to the street, and assessing the quotient, to a maximum of \$569, effective January 1, 2006, plus annual adjustment thereafter, per parcel, lot or unit.
 - (2) By dividing the full cost of the improvement by the total street front footage of all parcels, lots or units abutting the street improvement and which have primary access or potential access to the street, and assessing each lot or parcel owner the result of multiplying the quotient from such division by the abutting footage of each parcel, lot or unit, to a maximum of \$569, effective January 1, 2006, plus annual adjustment thereafter, per parcel, lot or unit.
 - (3) By dividing the full cost of the improvement(s) by the total acreage of all lots or parcels abutting the street or street related improvement and which have primary access or potential access to the street to determine the per-acre cost and then assessing the per-acre cost to each lot or parcel based on lot acreage to a maximum of \$569 effective January 1, 2006, plus annual

adjustment thereafter, per parcel or lot.

Formula (1) should ordinarily be used where all or most of the lots or parcels abutting the improvement are approximately the same size, such as in subdivision.

Formula (2) should ordinarily be used where there is wide variance in the size of the lots or parcels abutting the improvement.

Formula (3) should ordinarily be used in those development situations where lot size and street frontage mix would make the use of the first two alternative formulae unfair or impractical.

A combination of the assessment formulae may be used where warranted to ensure a fair and equitable assessment.

Corner lots shall only be assessed for the street improvement on the street to which the lot or parcel has primary access. Any and all project costs not required to be paid by the abutting property owners under par. 1.c. shall be placed on the next general tax levy.

The cost of paving, repaving or reconstruction improvements on all streets designated as "through" or arterial streets may be assessed to abutting properties at no more than 50 percent of the full assessment rate and, therefore, on such streets, "full cost" as set forth above, shall be reduced to "one-half of full cost".

The maximum payment ("special assessment cap") applicable to floodplain or lowland conservancy properties shall be adjusted on an annual basis in accord with the "Construction Cost Index" as published in the preceding December issue of the *American City and County* magazine.

In the event that street or street related improvements are recommended for any assessment district by City engineering staff, and such improvements are rejected by majority vote of the property owners within the assessment district, such that the Common Council rejects the proposed improvement project, any future assessments relating to the street or street related improvements shall not be limited by the special assessment cap. Similarly, in the event that sewer, water, storm sewer or other public improvements in conjunction with street or street related improvements are recommended for any assessment district by City engineering staff, and such non-street improvements are rejected by majority vote of the property owners within the assessment district, such that the Common Council rejects the non-street portion of the proposed improvement project, any future assessments relating to the street or street related improvements associated with sewer, water, storm sewer or other public improvements shall not be limited by the special assessment cap.

- d. The determination of street frontage shall be made by the Common Council on recommendation of the City staff. Where a parcel fronts on more than one street (such as a corner lot) the owner of that parcel shall be special assessed for those street improvements on the street to which the parcel has primary access. Primary access shall be determined by the staff based on 1)-Location of the Driveway and/or 2)-Address and/or 3)-Principle building frontage.

2. CONSTRUCTION OR RECONSTRUCTION OF CURB-AND-GUTTER

All construction or reconstruction of curb-and-gutter within the right-of-way of existing City streets of any classification shall be assessed to the owners of the abutting properties in the same manner, and using the same applicable formula as set forth for paving, repaving or reconstruction of streets in 1, above. Special assessment for curb-and-gutter will be in addition to any other special assessment.

3. CONSTRUCTION OR RECONSTRUCTION OF STORM SEWERS, STORM DITCHES AND RELATED FACILITIES

The full cost of storm sewer or ditch construction or reconstruction shall be assessed to each lot or parcel or unit within the drainage basin served by such facility based on the calculations of the area proportion of each lot or parcel to the entire drainage basin. Special assessment for storm sewer and storm ditches will be in addition to any other special assessment. The City will bear the calculated proportional cost for all lands within the drainage basin lying outside the City boundaries and such cost shall be placed on the next general tax levy. In addition, project costs will include driveway and access culverts as a necessary part of the storm drainage system.

4. CONSTRUCTION OR RECONSTRUCTION OF STREETS AND STREET RELATED IMPROVEMENTS ADJACENT TO A NEW DEVELOPMENT

The Common Council may require that the developer or owner of land under development in or adjacent to the City upgrade, expand, reconstruct or repave existing streets or street related improvements in the City which are outside but adjacent to the development parcel in order to accommodate or alleviate additional traffic, heavier vehicles, storm drainage or safety concerns. In such case, the costs of such improvements shall be specially assessed to the developer or owner of the parcel(s) under development.

5. ASSESSMENT OF STREET AND STREET RELATED IMPROVEMENTS TO FUTURE URBAN DEVELOPMENT

When street and street related improvements have been made and special

assessed to large parcels of land where such special assessment does not include the entire actual cost of the improvement due to the provision for the maximum cost as set forth in 1-a and 1-c, above, and the land is developed for urban land use purposes within five (5) years from the completion of the project, the City will assess, to the developer or owner of the lands being developed, those costs for such project improvement which were previously paid as a part of the general tax levy and which are attributable to the abutting property.

6. IMPROVEMENT COSTS ON NEWLY DEVELOPED STREETS

The developer/owner of any new development within the City shall pay the full cost of all street and other improvements within the proposed public right-of-way of any abutting street as set forth in other City ordinances and resolutions.

7. WORK DURING LIFE EXPECTANCY OF STREETS

Streets in the City of Pewaukee are designed and constructed so as to have a functional life of 20 years. In the event any street within the City is repaved or replaced due to poor workmanship, or the installation of sewer or water improvements that were not available to the assessment district at the time of the earlier street or street related improvements, the assessment for the work performed during the life-expectancy of the street shall be reduced in accordance with the following formula:

$$\begin{aligned} &\text{original assessment} \times \frac{[\text{year of new work} - \text{year of original work}]}{20 \text{ years}} = \text{credit} \\ &\text{assessment for new work} - \text{credit} = \text{amount of new assessment} \end{aligned}$$

The credit shall not be applied in instances where the special assessment cap has been lifted through rejection of proposed improvements in accordance with the provisions of paragraphs 1.a. and 1.c.

8. THIS POLICY UNRELATED TO OTHER ASSESSMENT POLICY

This policy is intended to be the policy for public street and street related improvements as enumerated herein and in no way is to be construed as a substitute or abrogation for other improvement policies not addressed in this policy.

9. ASSESSMENT POLICY NOT EXCLUSIVE

The Common Council recognizes that unique situations may arise that may not be contemplated under this policy. In such circumstances, the Common Council is authorized by law to levy special assessments for street and street related improvements upon any reasonable basis.

10. SEVERABILITY

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

DATED THIS _____ DAY OF _____, 2006.

CITY OF PEWAUKEE

SCOTT KLEIN, MAYOR

KELLY DEMOTTO, CLERK

¹
* Does not include utility, storm sewer or curb and gutter improvements.

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

DATE: June 3, 2019

DEPARTMENT: Administration

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action to Approve **Resolution 19-06-13** and **Ordinance 19-12** Regarding an Amendment to the Comprehensive Master Plan to Change the Year 2050 Land Use/Transportation Plan for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low-Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0940-999-001) [Fuchs]

BACKGROUND:

At their May 16, 2019 meeting, the Plan Commission recommended approval of a an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) (Tax Key No. 0940999001) from Low – Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas to Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

ATTACHMENTS:

Description

Application Submittal

Application Submittal

Resolution 19-06-12

Ordinance 19-13



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

**CITY OF PEWAUKEE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE CITY OF PEWAUKEE will conduct a public hearing on Thursday, April 18th, 2019, at 7:00 PM, or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Pewaukee City Hall, W240N3065 Pewaukee Road, Pewaukee, Wisconsin 53072, to hear public comment regarding a proposed 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 use designation for property located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low – Medium Density Residential (> 2 AC./Dwelling Unit) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Medium Density Residential (6,500 SQ. FT. – 1/2 AC./Dwelling Unit) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas. The property which is the subject of this application bears Tax Key No. 0940999001, consisting of approximately 28.3704 total acres of land. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan is available and open for inspection by the public in the Office of the City Clerk at Pewaukee City Hall, W240N3065 Pewaukee Road, Pewaukee, Wisconsin 53072, during normal business hours. In addition, the draft ordinance is available for review at www.cityofpewaukee.us. Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Nick Fuchs, City of Pewaukee Planner and Community Development Director, at 262-691-6007.

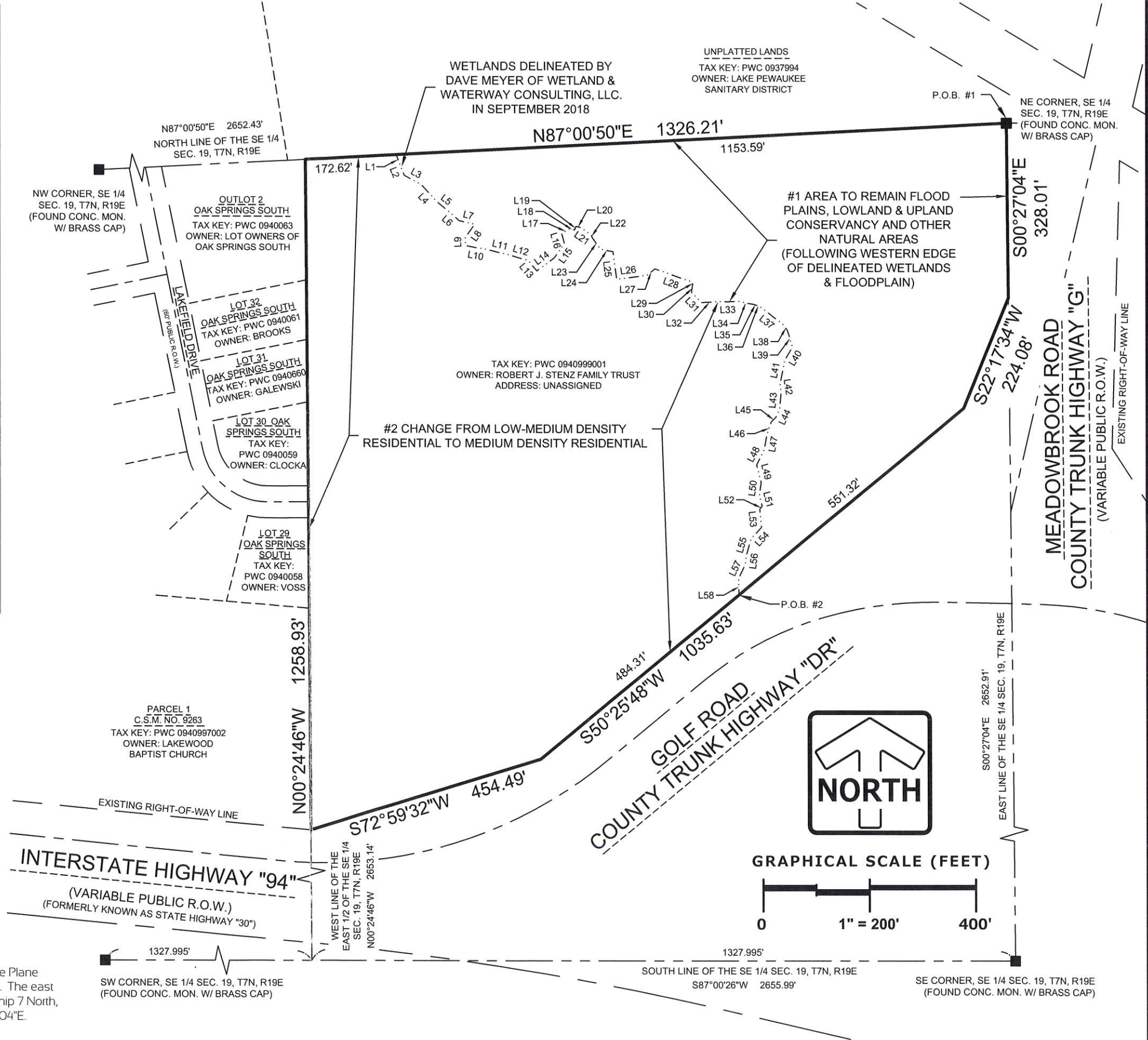
Dated this 27th day of February, 2019.

Nick Fuchs
Planner & Community Development Director

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S21°50'02"E	19.22'
L2	S21°20'44"E	22.26'
L3	S61°21'39"E	37.14'
L4	S42°23'42"E	44.26'
L5	S51°42'13"E	21.37'
L6	S49°03'46"E	32.34'
L7	S76°42'04"E	30.37'
L8	S35°14'34"W	30.49'
L9	S01°05'05"E	15.11'
L10	S79°53'19"E	44.21'
L11	S76°10'57"E	40.23'
L12	S73°48'57"E	36.77'
L13	S39°50'15"E	25.71'
L14	N53°30'55"E	40.69'
L15	N35°18'54"E	33.40'
L16	N15°36'58"W	19.34'
L17	N59°16'05"E	17.21'
L18	S80°43'17"E	10.15'
L19	N20°49'05"E	7.27'
L20	S74°35'43"E	8.38'
L21	S55°32'39"E	25.57'
L22	S13°42'51"E	3.99'
L23	S35°34'05"E	27.79'
L24	S79°38'43"E	23.96'
L25	S07°22'01"E	52.45'
L26	N82°34'03"E	57.35'
L27	N50°20'32"E	19.54'
L28	S70°20'57"E	75.25'
L29	S02°32'19"W	4.50'
L30	S08°46'26"W	14.29'
L31	S43°33'38"E	26.63'
L32	N87°49'43"E	30.61'
L33	N88°41'10"E	38.60'
L34	S79°35'55"E	29.90'
L35	S73°16'45"E	6.49'
L36	S70°20'57"E	5.92'
L37	S52°06'28"E	58.38'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L38	S33°59'43"E	10.46'
L39	S16°45'11"E	33.72'
L40	S31°03'52"W	28.18'
L41	S11°15'09"W	46.62'
L42	S09°02'17"E	14.49'
L43	S05°25'24"W	32.84'
L44	S25°33'11"W	16.46'
L45	S45°45'49"W	12.47'
L46	S19°11'13"W	24.79'
L47	S10°16'08"W	30.42'
L48	S27°24'03"W	30.78'
L49	S14°11'37"E	34.00'
L50	S07°30'42"W	24.85'
L51	S14°47'36"E	20.67'
L52	S39°14'22"W	7.57'
L53	S05°30'51"E	34.46'
L54	S42°50'37"W	29.13'
L55	S15°56'59"W	31.62'
L56	S07°36'46"W	17.65'
L57	S25°39'42"W	29.31'
L58	S00°47'15"E	31.27'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Southeast 1/4 of Section 19, Township 7 North, Range 19 East has a bearing of S00°27'04"E.



RESOLUTION NO. 19-06-12

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF GOLF ROAD (CTH DR) AND MEADOWBROOK ROAD (CTH G) FROM LOW – MEDIUM DENSITY RESIDENTIAL (> 2 AC./DWELLING UNIT) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS TO MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. – 1/2 AC./DWELLING UNIT) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS, 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, Robert J Stenz Family Trust has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low – Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas to Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas, such property bearing Tax Key No. 0940999001, more particularly described as follows:

#1. Legal Description of the land to remain as Flood Plains, Lowland & Upland Conservancy and Other Natural Areas:

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Beginning at the northeast corner of said Southeast Quarter (SE 1/4); thence South 87°00'50" West along the north line of said Southeast Quarter (SE 1/4), 1153.59 feet; thence South 21°50'02" East, 19.22 feet; thence South 21°20'44" East, 22.26 feet; thence South 61°21'39" East, 37.14 feet; thence South 42°23'42" East, 44.26 feet; thence South 51°42'13" East, 21.37 feet; thence South 49°03'46" East, 32.34 feet; thence South 76°42'04" East, 30.37 feet; thence South 35°14'34" West, 30.49 feet; thence South 01°05'05" East, 15.11 feet; thence South 79°53'19" East, 44.21 feet; thence South 76°10'57" East, 40.23 feet; thence South 73°48'57" East, 36.77 feet; thence South 39°50'15" East, 25.71 feet; thence

North 53°30'55" East, 40.69 feet; thence North 35°18'54" East, 33.40 feet; thence North 15°36'58" West, 19.34 feet; thence North 59°16'05" East, 17.21 feet; thence South 80°43'17" East, 10.15 feet; thence North 20°49'05" East, 7.27 feet; thence South 74°35'43" East, 8.38 feet; thence South 55°32'39" East, 25.57 feet; thence South 13°42'51" East, 3.99 feet; thence South 35°34'05" East, 27.79 feet; thence South 79°38'43" East, 23.96 feet; thence South 07°22'01" East, 52.45 feet; thence North 82°34'03" East, 57.35 feet; thence North 50°20'32" East, 19.54 feet; thence South 70°20'57" East, 75.25 feet; thence South 02°32'19" West, 4.50 feet; thence South 08°46'26" West, 14.29 feet; thence South 43°33'38" East, 26.63 feet; thence North 87°49'43" East, 30.61 feet; thence North 88°41'10" East, 38.60 feet; thence South 79°35'55" East, 29.90 feet; thence South 73°16'45" East, 6.49 feet; thence South 70°20'57" East, 5.92 feet; thence South 52°06'28" East, 58.38 feet; thence South 33°59'43" East, 10.46 feet; thence South 16°45'11" East, 33.72 feet; thence South 31°03'52" West, 28.18 feet; thence South 11°15'09" West, 46.62 feet; thence South 09°02'17" East, 14.49 feet; thence South 05°25'24" West, 32.84 feet; thence South 25°33'11" West, 16.46 feet; thence South 45°45'49" West, 12.47 feet; thence South 19°11'13" West, 24.79 feet; thence South 10°16'08" West, 30.42 feet; thence South 27°24'03" West, 30.78 feet; thence South 14°11'37" East, 34.00 feet; thence South 07°30'42" West, 24.85 feet; thence South 14°47'36" East, 20.67 feet; thence South 39°14'22" West, 7.57 feet; thence South 05°30'51" East, 34.46 feet; thence South 42°50'37" West, 29.13 feet; thence South 15°56'59" West, 31.62 feet; thence South 07°36'46" West, 17.65 feet; thence South 25°39'42" West, 29.31 feet; thence South 00°47'15" East, 31.27 feet to the north right-of-way line of Golf Road (CTH DR); thence North 50°25'48" East along said north right-of-way line 551.32 feet; thence North 22°17'34" East along said north right-of-way line, 224.08 feet to the east line of said Southeast Quarter (SE 1/4) and the west right-of-way line of Meadowbrook Road (CTH G); thence North 00°27'04" West along said east line and west right-of-way line, 328.01 feet to the place of beginning. Containing 430,413 square feet (9.8809 acres).

#2. Legal Description of the land to be changed from Low-Medium Density Residential to Medium Density Residential:

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Southeast Quarter (SE 1/4); thence South 00°27'04" East, 328.01 feet along the east line of said Southeast Quarter (SE 1/4) and the west right-of-way line of Meadowbrook Road (CTH G) to the north right-of-way line of Golf Road (CTH DR); thence South 22°17'34" West along said north right-of-way line, 224.08 feet; thence South 50°25'48" West along said north right-of-way line, 551.32 feet to the place of beginning of the land hereinafter to be described; thence continuing South 50°25'48" West along said north right-of-way line, 484.31 feet; thence South 72°59'32" West along said north right-of-way line, 454.49 feet to the west line of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of said Section 19; thence North 00°24'46" West along said west line, 1258.93 feet to the north line of said Southeast Quarter (SE 1/4); thence North 87°00'50" East along said north line, 172.62 feet; thence South 21°50'02" East, 19.22 feet; thence South 21°20'44" East, 22.26 feet; thence South 61°21'39" East, 37.14 feet; thence South 42°23'42" East, 44.26 feet; thence South 51°42'13" East, 21.37 feet; thence South 49°03'46" East, 32.34 feet; thence

South 76°42'04" East, 30.37 feet; thence South 35°14'34" West, 30.49 feet; thence South 01°05'05" East, 15.11 feet; thence South 79°53'19" East, 44.21 feet; thence South 76°10'57" East, 40.23 feet; thence South 73°48'57" East, 36.77 feet; thence South 39°50'15" East, 25.71 feet; thence North 53°30'55" East, 40.69 feet; thence North 35°18'54" East, 33.40 feet; thence North 15°36'58" West, 19.34 feet; thence North 59°16'05" East, 17.21 feet; thence South 80°43'17" East, 10.15 feet; thence North 20°49'05" East, 7.27 feet; thence South 74°35'43" East, 8.38 feet; thence South 55°32'39" East, 25.57 feet; thence South 13°42'51" East, 3.99 feet; thence South 35°34'05" East, 27.79 feet; thence South 79°38'43" East, 23.96 feet; thence South 07°22'01" East, 52.45 feet; thence North 82°34'03" East, 57.35 feet; thence North 50°20'32" East, 19.54 feet; thence South 70°20'57" East, 75.25 feet; thence South 02°32'19" West, 4.50 feet; thence South 08°46'26" West, 14.29 feet; thence South 43°33'38" East, 26.63 feet; thence North 87°49'43" East, 30.61 feet; thence North 88°41'10" East, 38.60 feet; thence South 79°35'55" East, 29.90 feet; thence South 73°16'45" East, 6.49 feet; thence South 70°20'57" East, 5.92 feet; thence South 52°06'28" East, 58.38 feet; thence South 33°59'43" East, 10.46 feet; thence South 16°45'11" East, 33.72 feet; thence South 31°03'52" West, 28.18 feet; thence South 11°15'09" West, 46.62 feet; thence South 09°02'17" East, 14.49 feet; thence South 05°25'24" West, 32.84 feet; thence South 25°33'11" West, 16.46 feet; thence South 45°45'49" West, 12.47 feet; thence South 19°11'13" West, 24.79 feet; thence South 10°16'08" West, 30.42 feet; thence South 27°24'03" West, 30.78 feet; thence South 14°11'37" East, 34.00 feet; thence South 07°30'42" West, 24.85 feet; thence South 14°47'36" East, 20.67 feet; thence South 39°14'22" West, 7.57 feet; thence South 05°30'51" East, 34.46 feet; thence South 42°50'37" West, 29.13 feet; thence South 15°56'59" West, 31.62 feet; thence South 07°36'46" West, 17.65 feet; thence South 25°39'42" West, 29.31 feet; thence South 00°47'15" East, 31.27 feet to the north right-of-way line of Golf Road (CTH DR) and the place of beginning. Containing 805,404 square feet (18.4895 acres).

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

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low – Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other

Natural Areas to Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

Passed and adopted this 3rd day of June, 2019.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

ORDINANCE NO. 19-13

AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF GOLF ROAD (CTH DR) AND MEADOWBROOK ROAD (CTH G) FROM LOW – MEDIUM DENSITY RESIDENTIAL (> 2 AC./DWELLING UNIT) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS TO MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. – 1/2 AC./DWELLING UNIT) AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS

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, Robert J Stenz Family Trust has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low – Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas to Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on May 16, 2019, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low – Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas to Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas; 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 June 3rd, 2019; and

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

SECTION 1: Adoption

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low – Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas to Medium Density Residential and Flood Plains, Lowland & Upland Conservancy, And Other Natural Areas.

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 19-06-12 and this Ordinance No. 19-13 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 3rd, day of June, 2019.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

DATE: June 3, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Approve **Ordinance 19-09** (*Second Reading*) to Rezone the Property Located on Golf Road and CTH G (PWC 0940-999-001) from A-1 Agricultural, LC Lowland Conservancy & F-1 Floodplain District to Rm-1 PUD, LC Lowland Conservancy & F-1 Floodplain District for the Purpose of Allowing for Residential Development as Requested by Robert J. Stenz Family Trust [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Stenz Property Staff Report

Stenz Property Rezoning Petition

Ordinance 19-09

Stenz Property Rezoning Map

Stenz Property Narrative

LPSD Correspondence

LPSD 2

LPSD 3



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 February 21, 2019

Date: February 14, 2019

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

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

Applicant: Jim Forester

Property Owner: Robert J. Stenz Family Trust

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

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

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

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

Introduction

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

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

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

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

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

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

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

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

Project Description/Analysis

Building & Site Development Plans

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

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

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

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

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

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

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

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

Conditional Use

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

17.0908 SPECIFIC PLANNED PROJECT MODIFICATION

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

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

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

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

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

Natural Resources

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

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

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

Rezoning and Comprehensive Master Plan

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

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

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

Preliminary Certified Survey Map (CSM)

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

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

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

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

Recommended Motion

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

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

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

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

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

**PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF:
ROBERT J. STENZ FAMILY TRUST TO REZONE FROM: A-1 AGRICULTURAL, LC LOWLAND
CONSERVANCY & F-1 FLOODPLAIN DISTRICT TO: RM-1 PUD, LC LOWLAND CONSERVANCY &
F-1 FLOODPLAIN DISTRICT**

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of the property to be rezoned:

Legal Description of the Land to be Rezoned from A-1 and L-C to RM-1 PUD:

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Southeast Quarter (SE 1/4); thence South 00°27'04" East, 328.01 feet along the east line of said Southeast Quarter (SE 1/4) and the west right-of-way line of Meadowbrook Road (CTH G) to the north right-of-way line of Golf Road (CTH DR); thence South 22°17'34" West along said north right-of-way line, 224.08 feet; thence South 50°25'48" West along said north right-of-way line, 551.32 feet to the place of beginning of the land hereinafter to be described; thence continuing South 50°25'48" West along said north right-of-way line, 484.31 feet; thence South 72°59'32" West along said north right-of-way line, 454.49 feet to the west line of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of said Section 19; thence North 00°24'46" West along said west line, 1258.93 feet to the north line of said Southeast Quarter (SE 1/4); thence North 87°00'50" East along said north line, 172.62 feet; thence South 21°50'02" East, 19.22 feet; thence South 21°20'44" East, 22.26 feet; thence South 61°21'39" East, 37.14 feet; thence South 42°23'42" East, 44.26 feet; thence South 51°42'13" East, 21.37 feet; thence South 49°03'46" East, 32.34 feet; thence South 76°42'04" East, 30.37 feet; thence South 35°14'34" West, 30.49 feet; thence South 01°05'05" East, 15.11 feet; thence South 79°53'19" East, 44.21 feet; thence South 76°10'57" East, 40.23 feet; thence South 73°48'57" East, 36.77 feet; thence South 39°50'15" East, 25.71 feet; thence North 53°30'55" East, 40.69 feet; thence North 35°18'54" East, 33.40 feet; thence North 15°36'58" West, 19.34 feet; thence North 59°16'05" East, 17.21 feet; thence South 80°43'17" East, 10.15 feet; thence North 20°49'05" East, 7.27 feet; thence South 74°35'43" East, 8.38 feet; thence South 55°32'39" East, 25.57 feet; thence South 13°42'51" East, 3.99 feet; thence South 35°34'05" East, 27.79 feet; thence South 79°38'43" East, 23.96 feet; thence South 07°22'01" East, 52.45 feet; thence North 82°34'03" East, 57.35 feet; thence North 50°20'32" East, 19.54 feet; thence South 70°20'57" East, 75.25 feet; thence South 02°32'19" West, 4.50 feet; thence South 08°46'26" West, 14.29 feet; thence South 43°33'38" East, 26.63 feet; thence North 87°49'43" East, 30.61 feet; thence North 88°41'10" East, 38.60 feet; thence South 79°35'55" East, 29.90 feet; thence South 73°16'45" East, 6.49 feet; thence South 70°20'57" East, 5.92 feet; thence South 52°06'28" East, 58.38 feet; thence South 33°59'43" East, 10.46 feet; thence South 16°45'11" East, 33.72 feet; thence South 31°03'52" West, 28.18 feet; thence South 11°15'09" West, 46.62 feet; thence South 09°02'17" East, 14.49 feet; thence South 05°25'24" West, 32.84 feet; thence South 25°33'11" West, 16.46 feet; thence South 45°45'49" West, 12.47 feet; thence South 19°11'13" West, 24.79 feet; thence South 10°16'08" West, 30.42 feet; thence South 27°24'03" West, 30.78 feet; thence South 14°11'37" East, 34.00 feet; thence South 07°30'42" West, 24.85 feet; thence South 14°47'36" East, 20.67 feet; thence South 39°14'22" West, 7.57 feet; thence South 05°30'51" East, 34.46 feet; thence South 42°50'37" West, 29.13 feet; thence South 15°56'59" West, 31.62 feet; thence South 07°36'46" West, 17.65 feet; thence South 25°39'42" West, 29.31 feet; thence South 00°47'15" East, 31.27 feet to the north right-of-way line of Golf Road (CTH DR) and the place of beginning. Containing 805,404 square feet (18.4895 acres).

Legal Description of the Land to Remain as L-C Zoning:

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Southeast Quarter (SE 1/4); thence South 00°27'04" East, 328.01 feet along the east line of said Southeast Quarter (SE 1/4) and the west right-of-way line of Meadowbrook Road (CTH G) to the north right-of-way line of Golf Road (CTH DR); thence South 22°17'34" West along said north right-of-way line, 204.64 feet to the place of beginning of the land hereinafter to be described; thence North 69°49'44" West, 340.51 feet; thence North 52°06'28" West, 91.15

feet; thence North 70°20'57" West, 270.60 feet; thence North 55°32' 39" West, 132.36 feet; thence North 45°57'55" West, 183.92 feet to the north line of said Southeast Quarter (SE 1/4); thence South 87°00'50" West along said north line, 189.48 feet; thence South 21°50' 02" East, 19.22 feet; thence South 21°20' 44" East, 22.26 feet; thence South 61°21'39" East, 37.14 feet; thence South 42°23' 42" East, 44.26 feet; thence South 51°42' 13" East, 21.37 feet; thence South 49°03' 46" East, 32.34 feet; thence South 76°42' 04" East, 30.37 feet; thence South 35°14' 34" West, 30.49 feet; thence South 01°05' 05" East, 15.11 feet; thence South 79°53' 19" East, 44.21 feet; thence South 76°10' 57" East, 40.23 feet; thence South 73°48'57" East, 36.77 feet; thence South 39°50'15" East, 25.71 feet; thence North 53°30'55" East, 40.69 feet; thence North 35°18' 54" East, 33.40 feet; thence North 15°36' 58" West, 19.34 feet; thence North 59°16' 05" East, 17.21 feet; thence South 80°43'17" East, 10.15 feet; thence North 20°49' 05" East, 7.27 feet; thence South 74°35'43" East, 8.38 feet; thence South 55°32' 39" East, 25.57 feet; thence South 13°42' 51" East, 3.99 feet; thence South 35°34'05" East, 27.79 feet; thence South 79°38'43" East, 23.96 feet; thence South 07°22' 01" East, 52.45 feet; thence North 82°34'03" East, 57.35 feet; thence North 50°20' 32" East, 19.54 feet; thence South 70°20'57" East, 75.25 feet; thence South 02°32' 19" West, 4.50 feet; thence South 08°46'26" West, 14.29 feet; thence South 43°33' 38" East, 26.63 feet; thence North 87°49'43 " East, 30.61 feet; thence North 88°41' 10" East, 38.60 feet; thence South 79°35' 55" East, 29.90 feet; thence South 73°16'45" East, 6.49 feet; thence South 70°20' 57" East, 5.92 feet; thence South 52°06' 28" East, 58.38 feet; thence South 33°59' 43" East, 10.46 feet; thence South 16°45' 11" East, 33.72 feet; thence South 31°03' 52" West, 28.18 feet; thence South 11°15' 09" West, 46.62 feet; thence South 09°02' 17" East, 14.49 feet; thence South 05°25' 24" West, 32.84 feet; thence South 25°33'11" West, 16.46 feet; thence South 45°45' 49" West, 12.47 feet; thence South 19°11' 13" West, 24.79 feet; thence South 10°16'08" West, 30.42 feet; thence South 27°24'03" West, 30.78 feet; thence South 14°11' 37" East, 34.00 feet; thence South 07°30' 42" West, 24.85 feet; thence South 14°47' 36" East, 20.67 feet; thence South 39°14' 22" West, 7.57 feet; thence South 05°30' 51" East, 34.46 feet; thence South 42°50' 37" West, 29.13 feet; thence South 15°56' 59" West, 31.62 feet; thence South 07°36'46" West, 17.65 feet; thence South 25°39'42" West, 29.31 feet; thence South 00°47' 15" East, 31.27 feet to the north right-of-way line of Golf Road (CTH DR); thence North 50°25'48" East along said north right-of-way line 551.32 feet; thence North 22°17' 34" East along said north right-of-way line, 19.44 feet to the place of beginning. Containing 134,188 square feet (3.0805 acres).

Legal Description of the Land to Remain as F-1 Zoning:

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Beginning at the northeast corner of said Southeast Quarter (SE 1/4); thence South 00°27' 04" East, 328.01 feet along the east line of said Southeast Quarter (SE 1/4) and the west right-of-way line of Meadowbrook Road (CTH G) to the north right-of-way line of Golf Road (CTH DR); thence South 22°17'34" West along said north right-of-way line, 204.64 feet; thence North 69°49' 44" West, 340.51 feet; thence North 52°06' 28" West, 91.15 feet; thence North 70°20' 57" West, 270.60 feet; thence North 55°32' 39" West, 132.36 feet; thence North 45°57'55" West, 183.92 feet to the north line of said Southeast Quarter (SE 1/4); thence North 87°00'50" East along said north line, 964.11 feet to the place of beginning. Containing 296,225 square feet (6.8004 acres).

Common Description: Part of the SE ¼ of Section 19, T7N, R19E

Tax Key Number: PWC 0940999001

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: properly zoning floodplain (F-1) and delineated wetlands (LC) and rezoning the A-1 area to Rm-1 PUD to allow for residential development.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common Council Chambers on **Thursday, February 21st, 2019** at or after **7:00 PM**.

Dated this 24th day of January, 2019.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee

ORDINANCE 19-09

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

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

FROM: **A-1 AGRICULTURAL DISTRICT, LC LOWLAND CONSERVANCY DISTRICT and F-1 FLOODPLAIN DISTRICT**

TO: **RM MULTI-FAMILY RESIDENTIAL DISTRICT, LC LOWLAND CONSERVANCY and F-1 FLOODPLAIN DISTRICT**

SECTION 1 - DESCRIPTION

The following described property:

Legal Description of the Land to be Rezoned from A-1 and L-C to RM-1 PUD:

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Southeast Quarter (SE 1/4); thence South 00°27'04" East, 328.01 feet along the east line of said Southeast Quarter (SE 1/4) and the west right-of-way line of Meadowbrook Road (CTH G) to the north right-of-way line of Golf Road (CTH DR); thence South 22°17'34" West along said north right-of-way line, 224.08 feet; thence South 50°25'48" West along said north right-of-way line, 551.32 feet to the place of beginning of the land hereinafter to be described; thence continuing South 50°25' 48" West along said north right-of-way line, 484.31 feet; thence South 72°59'32" West along said north right-of-way line, 454.49 feet to the west line of the East Half (E 1/2) of the Southeast Quarter (SE 1/4) of said Section 19; thence North 00°24'46" West along said west line, 1258.93 feet to the north line of said Southeast Quarter (SE 1/4); thence North 87°00'50" East along said north line, 172.62 feet; thence South 21°50'02" East, 19.22 feet; thence South 21°20' 44" East, 22.26 feet; thence South 61°21' 39" East, 37.14 feet; thence South 42°23'42" East, 44.26 feet; thence South 51°42' 13" East, 21.37 feet; thence South 49°03'46" East, 32.34 feet; thence South 76°42'04" East, 30.37 feet; thence South 35°14'34" West, 30.49 feet; thence South 01°05' 05" East, 15.11 feet; thence South 79°53'19" East, 44.21 feet; thence South 76°10' 57" East, 40.23 feet; thence South 73°48' 57" East, 36.77 feet; thence South 39°50' 15" East, 25.71 feet; thence North 53°30' 55" East, 40.69 feet; thence North 35°18' 54" East, 33.40 feet; thence North 15°36' 58" West, 19.34 feet; thence North 59°16' 05" East, 17.21 feet; thence South 80°43'17" East, 10.15 feet; thence North 20°49' 05" East, 7.27 feet; thence South 74°35' 43" East, 8.38 feet; thence South 55°32' 39" East, 25.57 feet; thence South 13°42' 51" East, 3.99 feet; thence South 35°34' 05" East, 27.79 feet; thence South 79°38'43" East, 23.96 feet; thence South 07°22' 01" East, 52.45 feet; thence North 82°34' 03" East, 57.35 feet; thence North 50°20'32" East, 19.54 feet; thence South 70°20' 57" East, 75.25 feet; thence South 02°32' 19" West, 4.50 feet; thence South 08°46' 26" West, 14.29 feet; thence South 43°33' 38" East, 26.63 feet; thence North 87°49'43" East, 30.61 feet; thence North 88°41' 10" East, 38.60 feet; thence South 79°35'55" East, 29.90 feet; thence South 73°16'45" East, 6.49 feet; thence South 70°20 ' 57" East, 5.92 feet; thence

South 52°06'28" East, 58.38 feet; thence South 33°59'43" East, 10.46 feet; thence South 16°45' 11" East, 33.72 feet; thence South 31°03' 52" West, 28.18 feet; thence South 11°15' 09" West, 46.62 feet; thence South 09°02' 17" East, 14.49 feet; thence South 05°25' 24" West, 32.84 feet; thence South 25°33'11" West, 16.46 feet; thence South 45°45' 49" West, 12.47 feet; thence South 19°11' 13" West, 24.79 feet; thence South 10°16' 08" West, 30.42 feet; thence South 27°24'03" West, 30.78 feet; thence South

14°11'37" East, 34.00 feet; thence South 07°30'42" West, 24.85 feet; thence South 14°47' 36" East, 20.67 feet; thence South 39°14' 22" West, 7.57 feet; thence South 05°30' 51" East, 34.46 feet; thence South 42°50' 37" West, 29.13 feet; thence South 15°56' 59" West, 31.62 feet; thence South 07°36'46" West, 17.65 feet; thence South 25°39'42" West, 29.31 feet; thence South 00°47' 15" East, 31.27 feet to the north right-of-way line of Golf Road (CTH DR) and the place of beginning. Containing 805,404 square feet (18.4895 acres).

Legal Description of the Land to Remain as L-C Zoning:

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the northeast corner of said Southeast Quarter (SE 1/4); thence South 00°27' 04" East, 328.01 feet along the east line of said Southeast Quarter (SE 1/4) and the west right-of-way line of Meadowbrook Road (CTH G) to the north right-of-way line of Golf Road (CTH DR); thence South 22°17'34" West along said north right-of-way line, 204.64 feet to the place of beginning of the land hereinafter to be described; thence North 69°49'44" West, 340.51 feet; thence North 52°06'28" West, 91.15 feet; thence North 70°20'57" West, 270.60 feet; thence North 55°32' 39" West, 132.36 feet; thence North

45°57' 55" West, 183.92 feet to the north line of said Southeast Quarter (SE 1/4); thence South 87°00'50" West along said north line, 189.48 feet; thence South 21°50' 02" East, 19.22 feet; thence South 21°20' 44" East, 22.26 feet; thence South 61°21'39" East, 37.14 feet; thence South 42°23' 42" East, 44.26 feet; thence South 51°42' 13" East, 21.37 feet; thence South 49°03' 46" East, 32.34 feet; thence South 76°42' 04" East, 30.37 feet; thence South 35°14' 34" West, 30.49 feet; thence South 01°05' 05" East, 15.11 feet; thence South 79°53' 19" East, 44.21 feet; thence South 76°10' 57" East, 40.23 feet; thence South 73°48'57" East, 36.77 feet; thence South 39°50'15" East, 25.71 feet; thence North 53°30'55" East, 40.69 feet; thence North 35°18' 54" East, 33.40 feet; thence North 15°36' 58" West, 19.34 feet; thence North 59°16' 05" East, 17.21 feet; thence South 80°43'17" East, 10.15 feet; thence North 20°49' 05" East, 7.27 feet; thence South 74°35'43" East, 8.38 feet; thence South 55°32' 39" East, 25.57 feet; thence South 13°42' 51" East, 3.99 feet; thence South 35°34'05" East, 27.79 feet; thence South 79°38'43" East, 23.96 feet; thence South 07°22' 01" East, 52.45 feet; thence North 82°34'03" East, 57.35 feet; thence North 50°20' 32" East, 19.54 feet; thence South 70°20'57" East, 75.25 feet; thence South 02°32' 19" West, 4.50 feet; thence South 08°46'26" West, 14.29 feet; thence South 43°33' 38" East, 26.63 feet; thence North 87°49'43 " East, 30.61 feet; thence North 88°41' 10" East, 38.60 feet; thence South 79°35' 55" East, 29.90 feet; thence South 73°16'45" East, 6.49 feet; thence South 70°20' 57" East, 5.92 feet; thence South 52°06' 28" East, 58.38 feet; thence South 33°59' 43" East, 10.46 feet; thence South 16°45' 11" East, 33.72 feet; thence South 31°03' 52" West, 28.18 feet; thence South 11°15' 09" West, 46.62 feet; thence South 09°02' 17" East, 14.49 feet; thence South 05°25' 24" West, 32.84 feet; thence South 25°33'11" West, 16.46 feet; thence South 45°45' 49" West, 12.47 feet; thence South 19°11' 13" West, 24.79 feet; thence South 10°16'08" West, 30.42 feet; thence South 27°24'03" West, 30.78 feet; thence South 14°11' 37" East, 34.00 feet; thence South 07°30' 42" West, 24.85 feet; thence South 14°47' 36" East, 20.67 feet; thence South 39°14' 22" West, 7.57 feet; thence South 05°30' 51" East, 34.46 feet; thence South 42°50' 37" West, 29.13 feet; thence South

15°56' 59" West, 31.62 feet; thence South 07°36'46" West, 17.65 feet; thence South 25°39'42" West, 29.31 feet; thence South 00°47' 15" East, 31.27 feet to the north right-of-way line of Golf Road (CTH DR); thence North 50°25'48" East along said north right-of-way line 551.32 feet; thence North 22°17' 34" East along said north right-of-way line, 19.44 feet to the place of beginning. Containing 134,188 square feet (3.0805 acres).

Legal Description of the Land to Remain as F-1 Zoning:

All that part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 19, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Beginning at the northeast corner of said Southeast Quarter (SE 1/4); thence South 00°27' 04" East, 328.01 feet along the east line of said Southeast Quarter (SE 1/4) and the west right-of-way line of Meadowbrook Road (CTH G) to the north right-of-way line of Golf Road (CTH DR); thence South 22°17'34" West along said north right-of-way line,

204.64 feet; thence North 69°49' 44" West, 340.51 feet; thence North 52°06' 28" West, 91.15 feet; thence North 70°20' 57" West, 270.60 feet; thence North 55°32' 39" West, 132.36 feet; thence North 45°57' 55" West, 183.92 feet to the north line of said Southeast Quarter (SE 1/4); thence North 87°00'50" East along said north line, 964.11 feet to the place of beginning. Containing 296,225 square feet (6.8004 acres).

Common Description: Part of the SE ¼ of Section 19, T7N, R19E

Tax Key Number: PWC 0940-999-001

SECTION 2 –SEVERABILITY

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

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 4th day of March, 2019

COMMON COUNCIL OF THE CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN

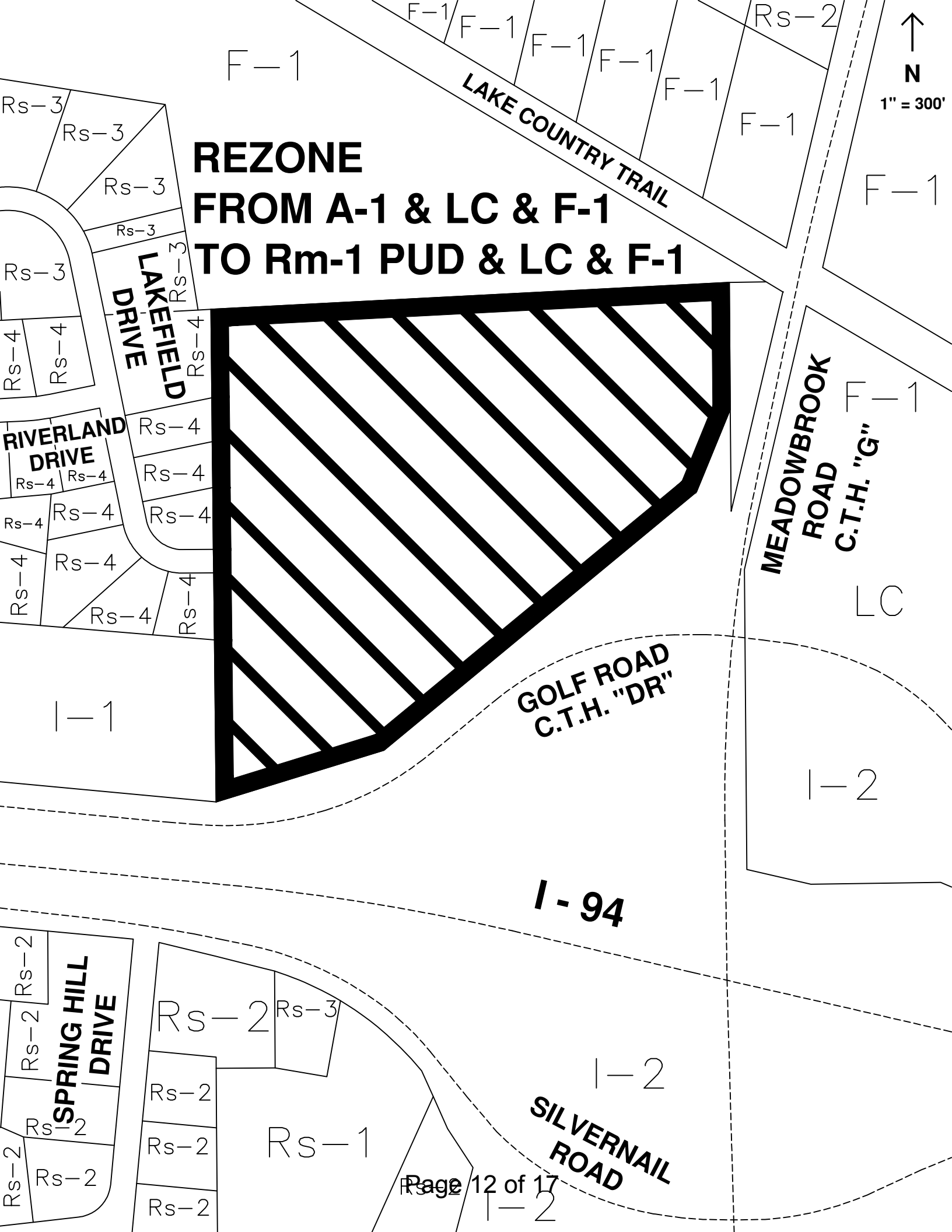
Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

↑
N
1" = 300'





Stenz Property Narrative
Part of the SE 1/4 of Section 19, Town 7 North, Range 19 East
City of Pewaukee, Waukesha County, Wisconsin
February 13, 2019

The Stenz Family Trust property is located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) and is known as tax key number PWC 0940999001. The property is 28.4 acres in size of which 8.9 acres is floodplain or delineated wetland. Jim Forester is proposing to develop the property with public roads and multi-family buildings. The property would be served by municipal sanitary sewer and water main. The current proposal is for nine four-family buildings, nine two-family buildings, a clubhouse and a 3.3-acre area for future development. In total there are 54 units proposed. The property is currently zoned A-1 (agricultural), L-C (lowland conservancy) and F-1 (floodland). The City of Pewaukee 2050 Land Use plan shows the property as floodplains, lowland & upland conservancy and other natural areas along with low-medium density residential. As part of this project, the property is proposed to be rezoned to F-1 (floodland), L-C (lowland conservancy) and Rm-1 PUD (multi-family residential). The wetland has been delineated and the delineation will be used as the zoning boundary between the wetland and upland area. The land use plan is proposed to be changed from low-medium density residential to medium density residential.

City of Pewaukee Municipal Code Chapter 17 is the Zoning Code which defines the zoning requirements for properties within the City. Upon the rezone, this property will be regulated by Chapter 17.0414, Rm-1, Multi-Family Residential District. In a development like this, clustering of the buildings and certain amenities make for a desirable development. To accomplish this, the following standards of the Rm-1 regulations are not being met and are requested to be modified by the Plan Commission per Section 17.0908:

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

LAKE PEWAUKEE SANITARY DISTRICT

N25 W27534 Oak Street • P. O. Box 111 • Pewaukee, WI 53072

(262) 691-4485 • Fax (262) 691-8096 www.lakepewaukeesd.org



February 31st, 2019

City of Pewaukee
Zoning Board and Plan Commission
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Stenz Property Zoning

Dear City Officials,

The Lake Pewaukee Sanitary District (LPSD) does not believe the rezoning of the Stenz property located at PWC0940999001 is in the best interests of the protection of Pewaukee Lake.

The high density proposal creates considerable impervious surface areas, ultimately impacting Pewaukee Lake. The proposed rezoning does not fit the residential character of the neighboring properties which are Rs-3 and Rs-4, and would create a density significantly higher than anywhere else in the LPSD's boundaries.

The LPSD strives to maintain sufficient sewer capacity, and believes that allowing the proposed density would unnecessarily reduce the LPSD's excess capacity, impacting future development. There are several large undeveloped tracks in the LPSD's boundaries that the LPSD has to be cognizant of the potential future development.

Please contact our office if you have any questions,

Thomas H. Koepp, P.E., LEED AP
Lake Pewaukee Sanitary District

Cc: City of Pewaukee Zoning Board

Steve Bierce - Mayor, City of Pewaukee

Scott Klein - Administrator, City of Pewaukee

Tony Zannon - Pinnacle Engineering Group

LPSD Commissioners

RECEIVED
FEB 07 2019

CITY OF PEWAUKEE
CLERK'S OFFICE

sent to cc 2/7/19

From: [Thomas Koepp](#)
To: [Tarczewski, Kelly](#)
Cc: [Klein, Scott](#); sbierce@pewaukee.wi.us; [Fuchs, Nick](#); lpsd@wi.rr.com
Subject: Stenz Property
Date: Wednesday, April 17, 2019 3:06:02 PM
Attachments: [Stenz Cond Approval 03272019.pdf](#)
[Stenz C-1 Exhibit A&B LPSD approval 04172019.pdf](#)

Kelly,

Enclosed was the Lake Pewaukee Sanitary Districts approval letter that was sent to the City. I am emailing a copy just to assure everyone gets the letter as well as the intentions of the Exhibit's "A" and "B" referenced in the letter and approval motion. The Exhibits "A" and "B" are aerial photos with redline markings and the old grading plan red lined with dimensions and notes as we worked in the field with the developer Jim Forester and his engineer to minimize impacts to the wetlands as well as save mature trees on the property (150 year oak).

To date the developer has submitted a drawing to LPSD called sheet C-1. The green highlighter on the enclosed sheet C-1 is the work in progress that reflects the exhibit "A" and "B" the District approved in the motion last month.

At last night's LPSD commission meeting, the District approved the proposed CBRF in the corner lot along Golf rd. The proposed CBRF is indicating 42 beds and the commission made the motion to approve the CBRF as being "close enough" to the previously approved 12 units.

If there are any questions please contact our office.

Tom

From: Thomas Koepp [<mailto:thkoepp@wi.rr.com>]
Sent: Thursday, January 31, 2019 3:18 PM
To: 'Tarczewski, Kelly'
Cc: 'Klein, Scott'; sbierce@pewaukee.wi.us; lpsd@wi.rr.com
Subject: Stenz Property rezoning

Kelly,

Can you make sure the Zoning Board and the Plan Commission get a copy of this letter. The letter is based on our last LPSD Commission meeting discussions and meeting with the LPSD attorney.

Thanks,

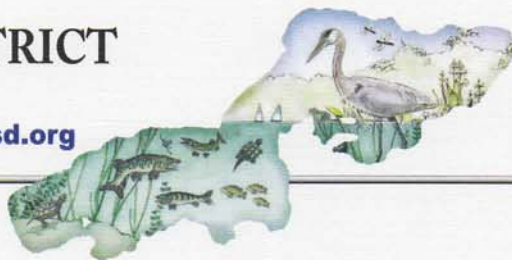
Tom

Thomas H. Koepp, P.E. LEED AP
Lake Pewaukee Sanitary District
Manager/Superintendent
P.O. Box 111
Pewaukee WI, 53072
Office (262) 691-4485
Mobile (414) 333-9603
Fax (262) 691-8096
Email: thkoepp@wi.rr.com

LAKE PEWAUKEE SANITARY DISTRICT

N25 W27534 Oak Street • P. O. Box 111 • Pewaukee, WI 53072

(262) 691-4485 • Fax (262) 691-8096 www.lakepewaukeesd.org



March 27th, 2019

City of Pewaukee
Zoning Board and Plan Commission
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: Stenz Property Zoning

Dear City Officials,

The Lake Pewaukee Sanitary District (LPSD) made a conditional approval of the Stenz property project at its commission meeting on March 19th, 2019.

The motion was as follows: "Recommend approval of 50-52 units and the club house conditional on LPSD grading limits. Grading limits north shall be deeded to LPSD as shown on exhibit s "A" and "B". The Extra lot shall be a maximum of (3) 4 Unit buildings. Sump pumps are to be connected to storm sewer unless the building has full exposure. Level spreaders are to be located at both pond outfalls."

To add clarification for the City staff - the grading adjustment was to increase the wetland buffer and protect a tree line of Black walnut trees and a 150 year old oak tree. Installation of silt fence at this grading limit allows a vegetative buffer before the wetlands for storm water issues that appear to arise out of most developments. Connection of sump pumps to the storm sewer or drain tiles avoids the illegal connections that surcharge the sanitary sewer systems capacities. Taking out a few units will also help capacity concerns. Level spreaders at the pond outfalls will help keep the discharge of storm water from the ponds from channelizing and eroding a new ditch through the wetlands dragging sediment to Meadowbrook creek. The transfer of ownership of the wetlands and buffer could occur at the time of the final approval of the utilities or any time prior to. The intention is that the greenspace can be used in the calculation of the density of the development. The deeded wetland and buffer to LPSD will be a requirement of the developers agreement which the Lake Pewaukee Sanitary District will need to approve prior to the start of the project.

If there are any clarifications or questions please contact our office.

Respectfully,

Thomas H. Koepp, P.E., LEED AP

Lake Pewaukee Sanitary District

Cc: City of Pewaukee Zoning Board

Steve Bierce - Mayor, City of Pewaukee

Scott Klein - Administrator, City of Pewaukee

Jim Forester - Developer

Tony Zannon - Pinnacle Engineering Group

LPSD Commissioners

Erick Fabyan - LPSD attorney

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

DATE: June 3, 2019

DEPARTMENT: Administration

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion, and Possible Action Regarding the Conditional Use for Jim Forester for Property Located on Golf Road and CTH G for the Purpose of Developing the Robert J. Stenz Family Trust Property with Two- and Four-Family Residential Buildings Under the Rm-1 PUD Zoning Designation (PWC 0940-999-001) [Fuchs]

BACKGROUND:

At their February 21, 2019 meeting, the Plan Commission recommended approval of the Conditional Use for Jim Forester for Property Located on Golf Road and CTH G for the Purpose of Developing the Robert J. Stenz Family Trust Property with Two- and Four-Family Residential Buildings Under the Rm-1 PUD Zoning Designation (PWC 0940999001).

Note that the Plan Commission approved Building & Site Plans at their May 16, 2019 meeting, subject to staff recommended conditions of approval, a final Landscape Plan being brought back for Plan Commission approval, and with the allowance of zero foot setbacks from the outlots, subject to meeting Engineering Department standards.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Conditional Use for Jim Forester for Property Located on Golf Road and CTH G for the Purpose of Developing the Robert J. Stenz Family Trust Property with Two- and Four-Family Residential Buildings Under the Rm-1 PUD Zoning Designation (PWC 0940999001).

ATTACHMENTS:

Description

Staff Report

Staff Report

Site Plan

Elevations



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

REPORT TO THE PLAN COMMISSION

Meeting of May 16, 2019

Date: May 6, 2019

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

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

Applicant: Jim Forester

Property Owner: Robert J. Stenz Family Trust

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

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

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

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

Introduction

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

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

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

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

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

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

Recommended Motion

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

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



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 April 18, 2019

Date: April 9, 2019

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

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

Applicant: Jim Forester

Property Owner: Robert J. Stenz Family Trust

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

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

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

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

Introduction

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

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

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

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

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

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

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

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

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

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

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

Project Description/Analysis

Building & Site Development Plans

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

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

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

Density:

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

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

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

Storm Water Management:

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

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

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

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

Landscaping:

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

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

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

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

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

Architecture:

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

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

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

Sidewalk/Trails:

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

Signage:

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

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

Natural Resources:

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

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

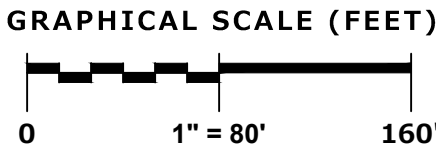
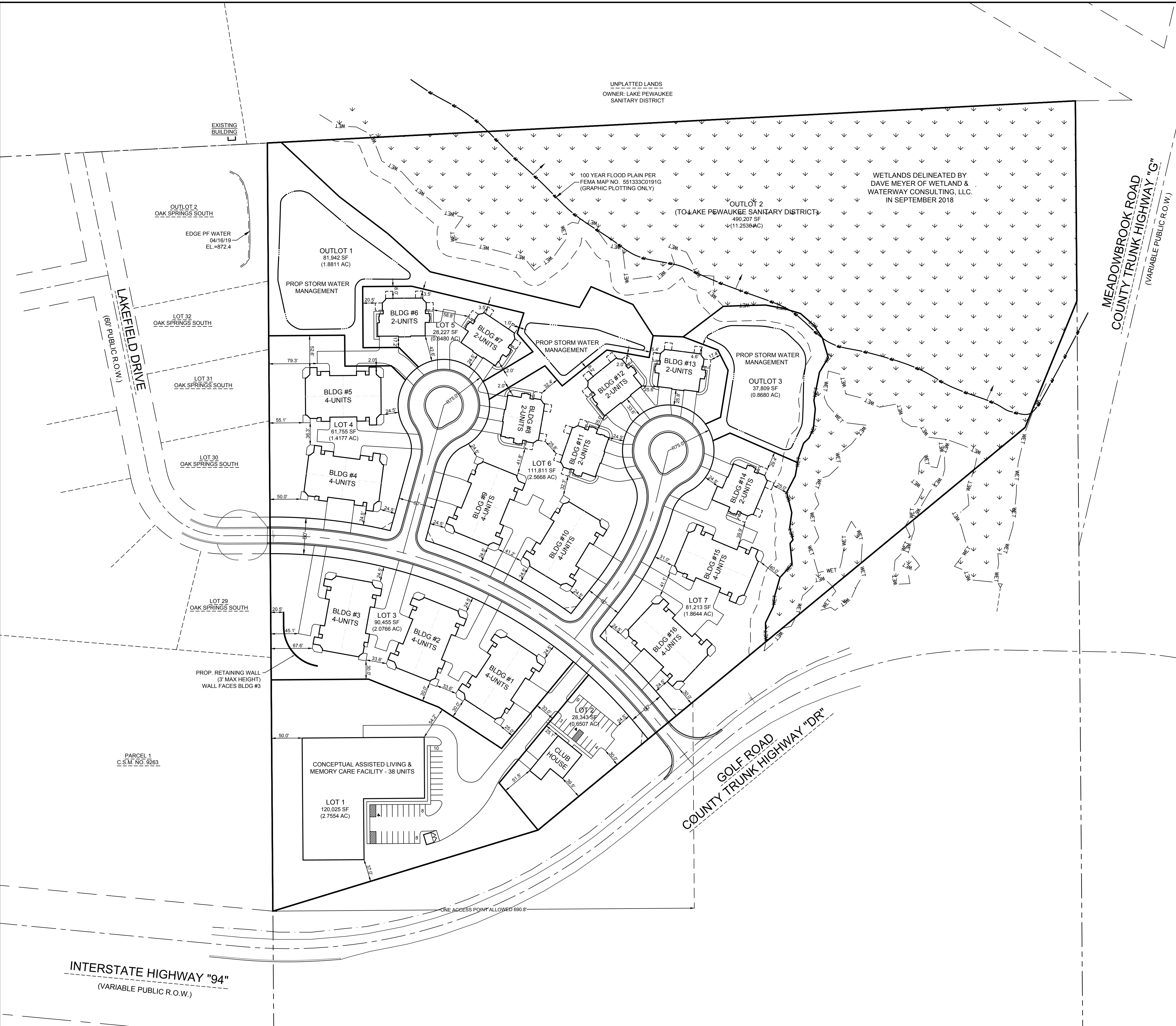
A Wood Growth Plan has also been provided for review, which illustrates the larger trees that will be impacted by the development.

Recommended Motion

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

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

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.
DESIGNED: BR
DRAFTED: ASZ
REVIEWED: ASZ



OWNER: WISCONSIN ELECTRIC
POWER COMPANY
UNPLATTED LANDS

NOTES:

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

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

AREA CALCULATIONS

1. Total lot area = total site area - LPSD area (outlot 2) - proposed public road right-of-way dedication
Total site area = 1,235,817 square feet
LPSD area (outlot 2) = 490,207 square feet
Proposed public road right-of-way dedication = 104,028 sf
Total lot area = 1,235,817 sf - 490,207 sf - 104,028 sf = 641,582 sf
2. **Proposed impervious on site (outside of public road ROW) = 256,651 sf**
Proposed impervious on site = 256,651 sf / 641,582 sf = 40.0 % (max 60% per City requirements)
3. **Upland open space** = total lot area - impervious on site
= 641,582 sf - 256,651 sf = **384,931 sf**
4. **Total open space** = 384,931 sf
= 384,931 sf / 641,582 sf = **60.0% open space** (min 40% per City requirements)

DENSITY CALCULATIONS

Rm-1 = 6.0 du/net acre (allowed)
Net acre = Total lot area
Net acre = 641,582 sf = 14.7 acres
14.7 acres * 6 du/net acre = **88 units (allowed)**
Proposed 88 units
Proposed density = 88 units / 14.7 acres = 6.0 du/net acre



NOTE: The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
Contact Diggers Hotline, Inc., Etc.

TO OBTAIN LOCATIONS OF PARTICIPATING UNDERGROUND UTILITIES, CALL 1-800-242-8511
TOLL FREE
VIS. STATUTE 98.07(5)(9)(a) REQUIRES AN 8 HOUR DAY'S NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181



PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

STENZ PROPERTY
CITY OF PEWAUKEE, WAUKESHA CO., WISCONSIN

SITE PLAN

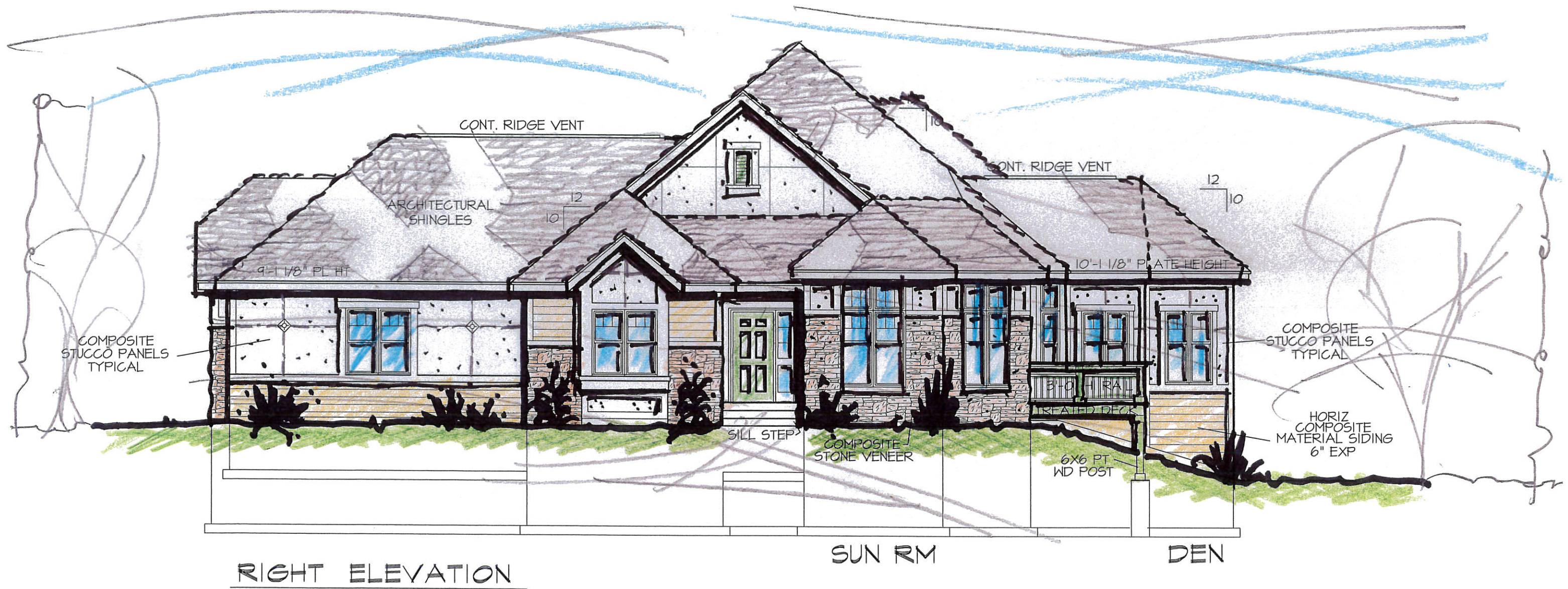
REVISIONS

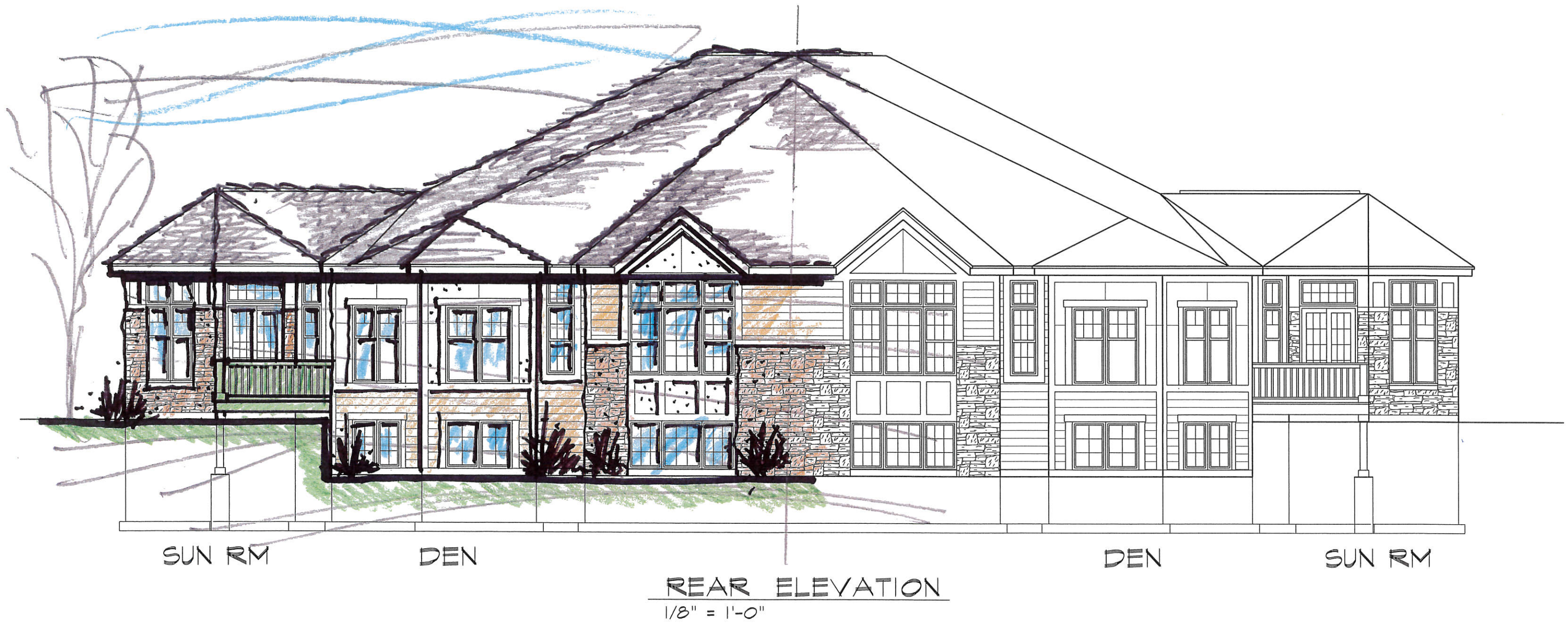
1	LOT 1	05/10/19		

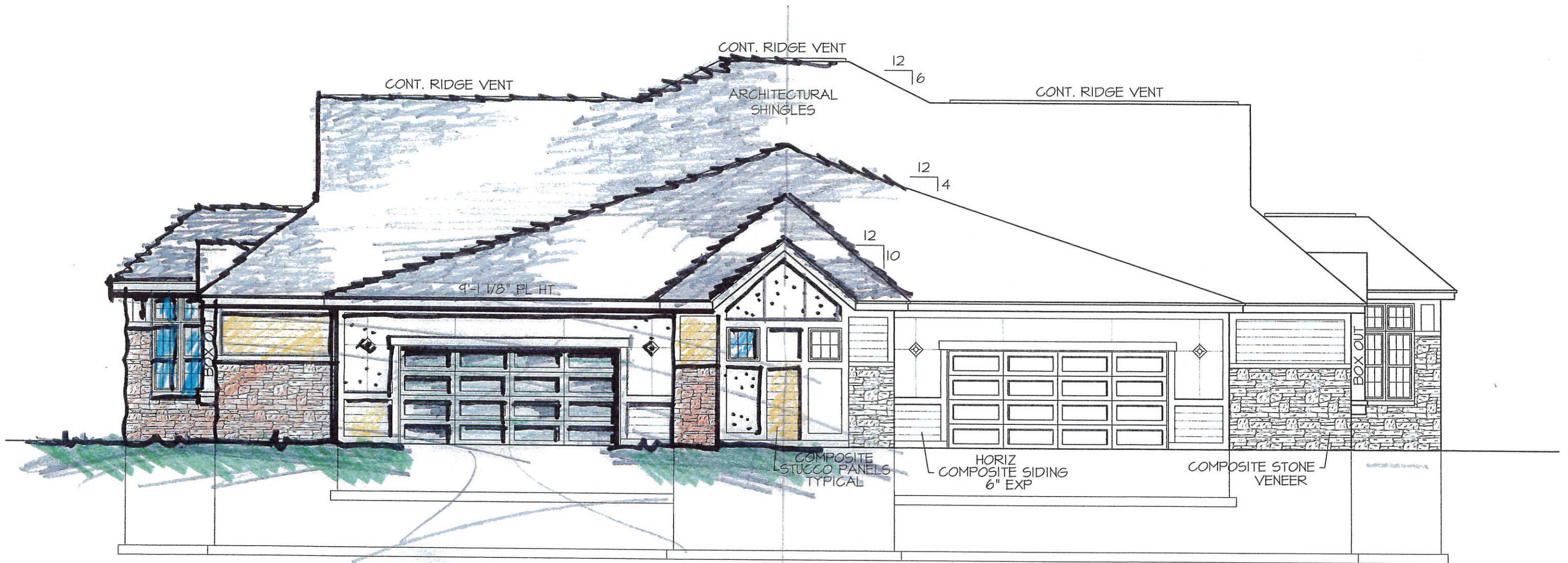
PEC JOB NO. 1338-00-WI
ASZ
START DATE: 04-05-19
SCALE: 1" = 80'

SHEET
C-1
C-1

© COPYRIGHT 2019
SITE PLAN







STREET ELEVATION
 1/8" = 1'-0"

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.**

DATE: June 3, 2019

DEPARTMENT: Administration

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion, and Possible Action Regarding a Conditional Use Permit for the Jesse and Katie Blazek Property Located at N37 W26633 Kopmeier Drive (PWC 0894-038) for the Purpose of Constructing a Boathouse on the Southwest Corner of the Property for Storage Needs [Fuchs]

BACKGROUND:

At their May 16, 2019 meeting, the Plan Commission recommended approval of a Conditional Use Permit for the construction of a new boathouse upon property located at N37W26633 Kopmeier Drive (PWC0894038), subject to the following conditions:

1. A window shall be added to the west elevation.
2. The boathouse shall not contain any plumbing, kitchen or built-in cooking facilities nor shall it be used for overnight habitation.
3. The boathouse shall be located at least 5-feet from and entirely above the ordinary high water mark of Pewaukee Lake.
4. The boathouse shall comply with all criteria outlined in Section 17.0435l(2) of the F-1 Floodplain District, unless fully removed from the F-1 District boundary.
5. The boathouse shall comply with all requirements of NR115 and NR117 of the Wisconsin Administrative Code

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Conditional Use Permit for the construction of a new boathouse upon property located at N37W26633 Kopmeier Drive (PWC0894038), subject to the Plan Commission recommended conditions of approval.

ATTACHMENTS:

Description

Staff Report

Conditional Use Petition

Project Narrative

Application Submittal

Application Submittal



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 May 16, 2019

Date: May 8, 2019

Project Name: Blazek Boathouse Conditional Use

Project Address/Tax Key No.: N37W26633 Kopmeier Drive/PWC0894038

Applicant: Jesse Blazek

Property Owner: Jesse Blazek

Current Zoning: Rs-7 Single-Family Residential District, F-1 Floodplain District, and SO Shoreland Overlay District

Proposed Zoning: Same

2050 Land Use Map Designation: Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.)

Use of Surrounding Properties: CP Rail System, Village of Pewaukee and the Butler Inn to the north, Pewaukee Lake to the south and single-family residential to the east and west

Introduction:

The applicant submitted a petition for a Conditional Use Permit for the construction of a 16' x 14' (approximately 224 square feet) boathouse located at N37W26633 Kopmeier Drive. Per Section 17.0436b.(3) of the Shoreland Overlay District, the construction of a boathouse is allowed as a Conditional Use.

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

For reference, a boathouse is defined in Section 17.1400 of the City's Zoning Code as "A structure designed to protect or store boats, which may be built no closer than five (5) feet from the ordinary high water mark of a lake or stream."

Chapter NR 115 of the Wisconsin Administrative Code defines a boathouse as "a permanent structure used for the storage of watercraft and associated materials and includes all structures which are totally enclosed, have roofs or walls or any combination of these structural parts."

Project Description/Analysis:

According to the applicant, the total lot coverage proposed (of all structures and impervious surfaces) is approximately 21%. Below is a further breakdown of the lot area, existing and proposed structures, and impervious surfaces onsite.

Lot Area	44,754 square feet (1.0274 acres)
House	1,917 square feet
Driveway	6,132 square feet
West Patio	50 square feet
Sidewalk	140 square feet
South Patio	631 square feet
Retaining Walls and Stairs	300 square feet
Proposed Boathouse	224 square feet
Total impervious surface	9,394 square feet

Staff has reviewed the proposed boathouse, its location and applicable zoning code standards and has determined that the boathouse meets Rs-7, F-1 and SO District standards. The following is a summary of that review.

Rs-7 District

The Rs-7 District requires that the sum total of the first floor area of the principal building and all accessory buildings shall not exceed 30% of the lot area. The house and proposed boathouse are approximately 2,141 square feet or 4.78% of the lot area; therefore this requirement is met.

With 100-feet of lot width, the Rs-7 District requires a minimum 12-foot side yard setback of all structures; however, Section 17.0436b. of the Shoreland Overlay District allows a minimum setback of 5-feet for boathouses from the ordinary high water mark (OHWM) and side yards.

The applicant is proposing a 12-foot side yard setback and 10-foot setback from the OHWM, meeting the minimum setback requirements.

SO District

The SO District states that the total building coverage or footprint of permanent structures shall be no greater than 20% for a property located within 300 feet of the OHWM or base flood elevation. Note that “permanent structures” include “houses, condo/apartment buildings, commercial, industrial or institutional buildings, garages, boathouses, storage buildings, swimming pools, cabanas, gazebos, porticos, carports and like structures.” This requirement is met as the house and boathouse are approximately 2,141 square feet or 4.78% of the lot area.

F-1 District

Section 17.0435l(2) allows an approved boathouse within the District if it meets certain criteria (see below). It appears these items are or can be met and will be reviewed in detail at the time of Building Permit. It should also be noted that only about 6 square feet of the southwest corner of the boathouse is located within the F-1 District. Therefore, the vast majority of the boathouse is outside of the F-1 District.

(2) STRUCTURES

Structures accessory to permanent open space uses or functionally dependent on a waterfront location such as an approved boathouse or boat dock may be allowed by permit if the structures comply with all the following criteria:

- (a) Not designed for human habitation, does not have a high flood damage potential and is constructed to minimize flood damage;
- (b) Has a minimum of two openings on different walls having a total net area not less than one square inch for every square foot of enclosed area, and the bottom of all such openings being no higher than one foot above grade. The openings shall be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.
- (c) Must be anchored to resist flotation, collapse, and lateral movement;
- (d) Mechanical and utility equipment must be elevated or flood proofed above the flood protection elevation; and
- (e) Must not obstruct flow of flood waters or cause any increase in flood levels during the occurrence of the regional or base flood.

NR115 and NR117

Staff has also reviewed NR115 and NR117 standards, which appear to be met. Again, this will be confirmed at the time of Building Permit as part of the detailed review of construction plans.

Conditional Use

Note that 2017 Act 67 made changes regarding Conditional Use Permits (see below). The applicant must demonstrate and provide substantial evidence that all requirements and conditions will be met. Staff finds that the plans provided by the applicant demonstrate that the proposed boathouse conforms to City standards and the applicant has not objected to the Zoning standards or recommended conditions of approval.

(de) Conditional use permits.

1. In this paragraph:

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

2.

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

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

Recommendation:

A motion to recommend approval of the construction of a new boathouse upon property located at N37W26633 Kopmeier Drive (PWC0894038), subject to the following conditions:

1. The boathouse shall not contain any plumbing, kitchen or built-in cooking facilities nor shall it be used for overnight habitation.
2. The boathouse shall be located at least 5-feet from and entirely above the ordinary high water mark of Pewaukee Lake.
3. The boathouse shall comply with all criteria outlined in Section 17.0435l(2) of the F-1 Floodplain District, unless fully removed from the F-1 District boundary.
4. The boathouse shall comply with all requirements of NR115 and NR117 of the Wisconsin Administrative Code.

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

- NOTICE OF CONDITIONAL USE PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF **JESSE & KATIE BLAZEK** FOR A **CONDITIONAL USE PERMIT** ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of property:

LOT SEVEN (7) IN KOPMEIER'S SUBDIVISION OF THAT PART OF THE EAST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) AND THE NORTHEAST ONE-QUARTER (1/4) OF SECTION EIGHT (8) LYING SOUTH OF THE C.M. & ST. P. RY. CO. TRACK, IN TOWNSHIP SEVEN (7) NORTH OF RANGE NINETEEN (19) EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, WITH RIGHT OF WAY OVER THE EAST ROAD OF WOODS ONE (1) ACRE

Common Description or name: N37 W26633 Kopmeier Drive

Tax Key Number(s): PWC 0894038 **Current zoning:** Rs-7, F-1 & SO

This conditional use permit is requested in order to construct a boathouse on the southwest corner of the property for storage needs.

THE PUBLIC HEARING will be held at a meeting of the Common Council in the City Hall Common Council Chambers on **Monday, June 3rd, 2019** at or after **7:00 PM**.

Dated this 17th day of April, 2019.

Kelly Tarczewski
Clerk/Treasurer

Boat house to be located at the Southwest corner of N37W26633 Kopmeier Dr Pewaukee WI, 53072

Lot Seven (7) in Kopmeier's Subdivision of that part of the East One-half (1/2) of the Northwest One-quarter (1/4) and the Northeast One-quarter (1/4) of Section Eight (8) lying South of the C.M. & St. P. Ry. Co. track, in Township Seven (7) North of Range Nineteen (19) East, in the City of Pewaukee, Waukesha County, Wisconsin, with right of way over the East Road of Woods One (1) acre.

Unit to be used as storage for: Life jackets, fishing gear, paddle boards, boating accessories, other water associated materials.

Size:

16x14

Pitched gable roof with asphalt shingles

12"x12" window in Gable

Door:

Sliding Barn Door approx. 7' wide

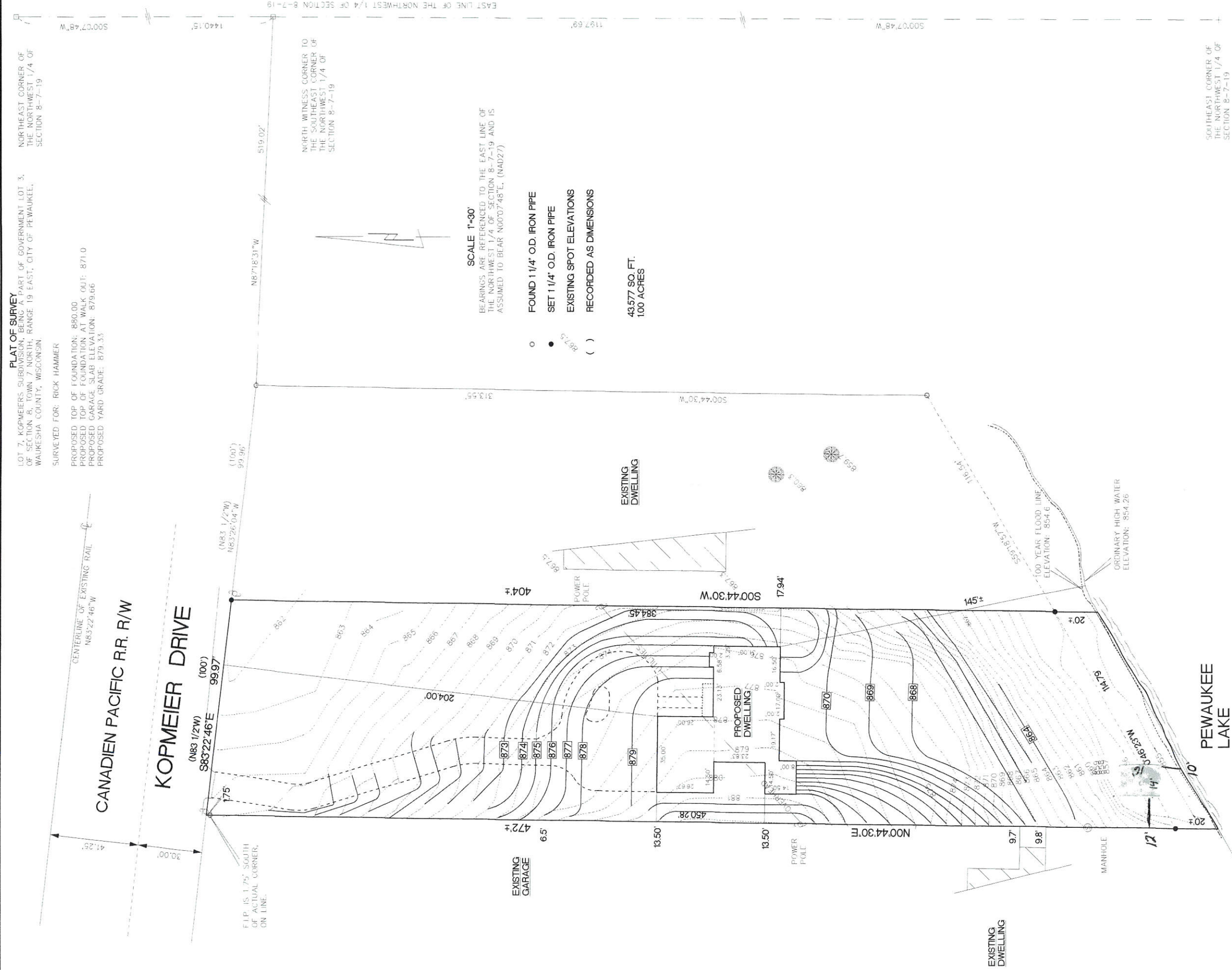
Windows:

(2) 2x4 sliding white vinyl double hung

10' side walls

LP Batten board Siding and horizontal LP in Facade Gable

Color: white



PLAT OF SURVEY
LOT 7, KOPMEIERS, SUBDIVISION, BEING A PART OF GOVERNMENT LOT 3,
OF SECTION 8, TOWN 2 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE,
WAUKESHA COUNTY, WISCONSIN.
SURVEYED FOR: RICK HAMMER

PROPOSED TOP OF FOUNDATION: 850.00
PROPOSED TOP OF FOUNDATION AT WALK OUT: 871.0
PROPOSED GARAGE SLAB ELEVATION: 879.66
PROPOSED YARD GRADE: 879.33

CANADIAN PACIFIC R.R. R/W
N83°22'46"W
100'

KOPMEIER DRIVE
N83°12'20"W
100'

F.I.P. IS 1.75' SOUTH
OF ACTUAL CORNER,
ON LINE.

NORTH WITNESS CORNER TO
THE SOUTHEAST CORNER OF
THE NORTHWEST 1/4 OF
SECTION 8-7-19

SCALE 1"=30'
BEARINGS ARE REFERENCED TO THE EAST LINE OF
THE NORTHWEST 1/4 OF SECTION 8-7-19 AND IS
ASSUMED TO BEAR N00°07'48"E, (NAD27)

- FOUND 1 1/4" O.D. IRON PIPE
- SET 1 1/4" O.D. IRON PIPE
- () EXISTING SPOT ELEVATIONS
- () RECORDED AS DIMENSIONS

43,577 SQ. FT.
1.00 ACRES

PEWAUKEE
LAKE

Kettle Moraine Surveying Inc.
P.O. Box 357
Eagle WI 53119
(262)594-3484
KETTLEMORAINESURVEY.COM

"I hereby certify that I have surveyed the above property
and that the above map is a true representation thereof
and shows the size and location of the property,
including all easements, rights, and interests, and all
dimensions of all principal buildings, fences, boundaries
fences, apparent easements, roadways and encroachments if
any. This map 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 year from date hereof."
REV 9/29/16 REV 10/5/16
7/18/16

THIS IS NOT AN ORIGINAL SURVEY UNLESS THE SEAL IS RED.

DATE 7/18/16 FIELD WORK BY TEP DRAWN BY TEP JOB NUMBER 15063

From: [Hurd, Ami](#)
To: [Fuchs, Nick](#)
Subject: FW: Blazek Boat House
Date: Wednesday, April 17, 2019 9:52:17 AM
Attachments: [image004.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image022.png](#)
[image023.png](#)
[image024.png](#)

See additional pictures below for the Blazek boat house.

Ami Hurd, WCMC

Deputy Clerk
City of Pewaukee
W240 N3065 Pewaukee Rd.
Pewaukee, WI 53072
(262) 691-0770
hurd@pewaukee.wi.us
www.cityofpewaukee.us



Go Green! Consider the environment before printing this e-mail.

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

From: Katie Blazek [mailto:kmbblazek14@yahoo.com]
Sent: Tuesday, April 16, 2019 10:29 PM
To: Hurd, Ami
Subject: Blazek Boat House

Hey Amy

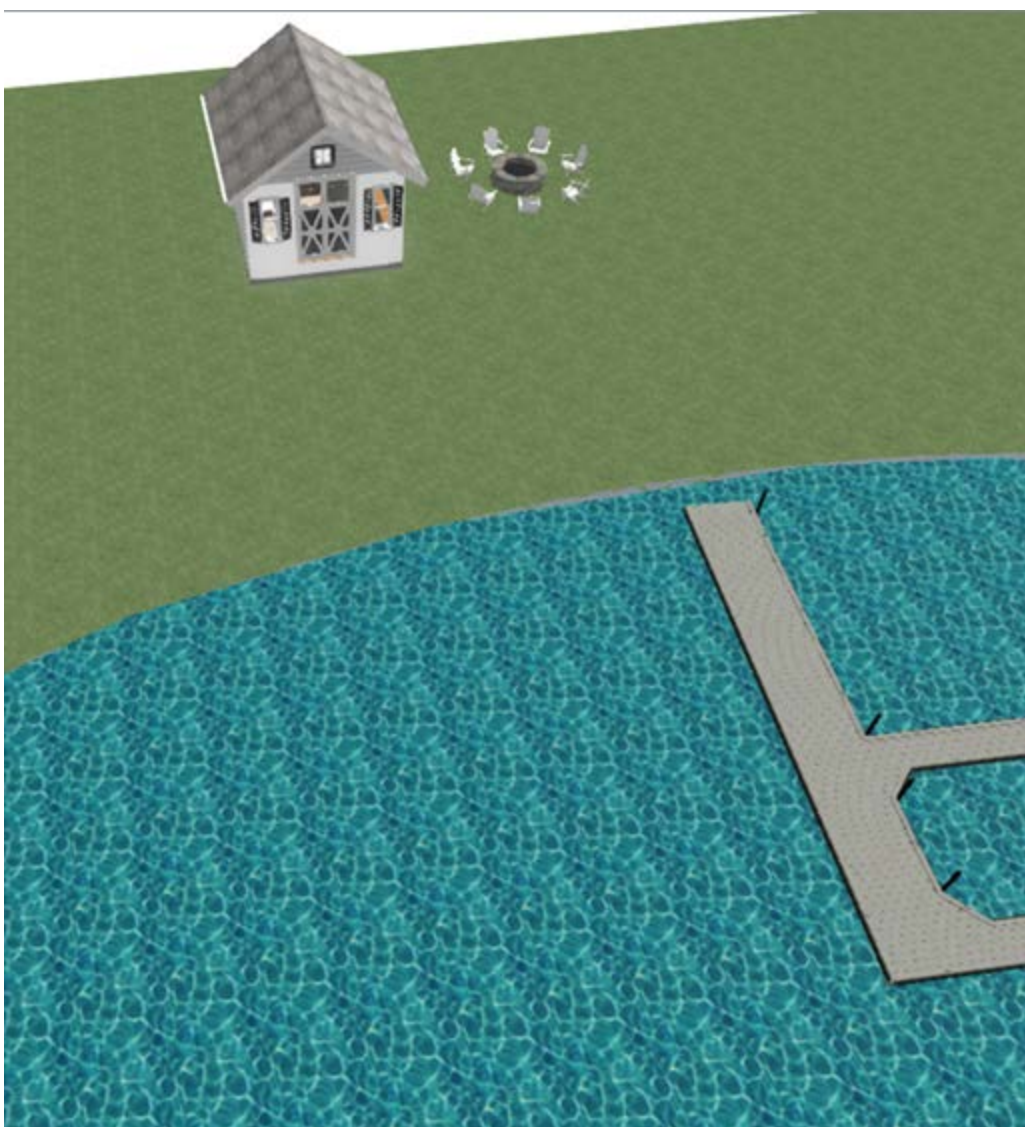
Great seeing you today!! Thanks for the insight, very appreciated. I have attached a few pics of the exterior .. please let me know if you will need anything else.

414-803-3383.

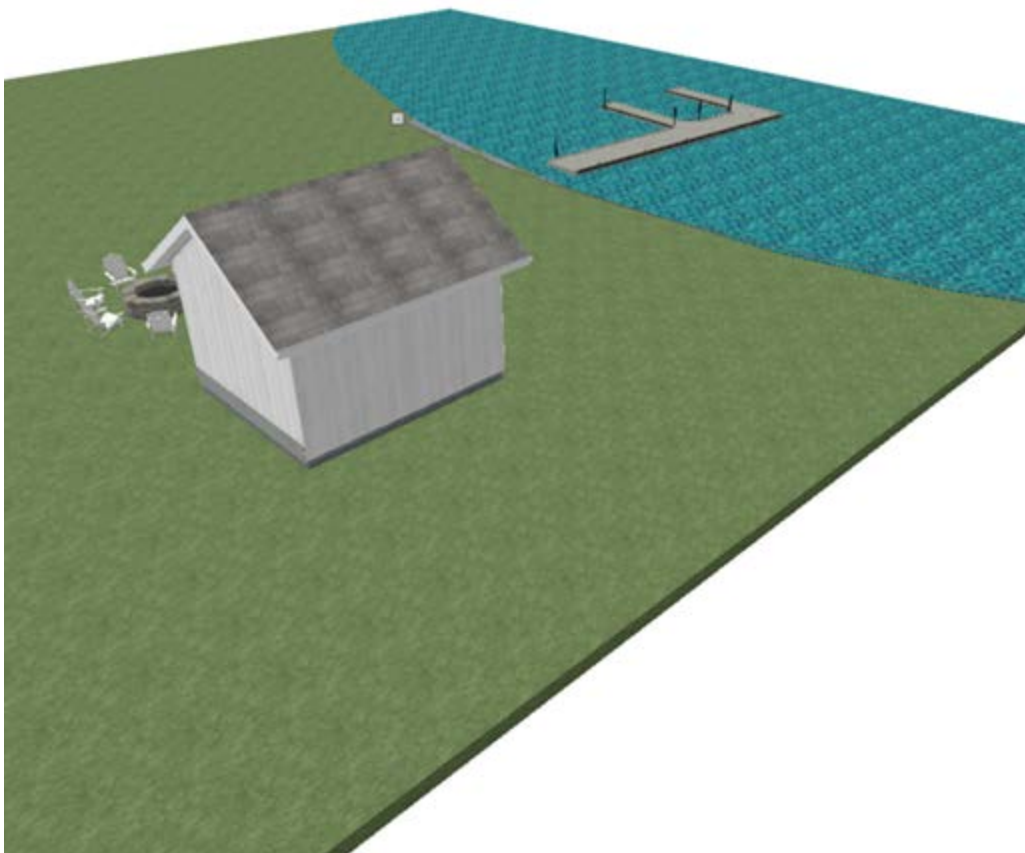
Thanks

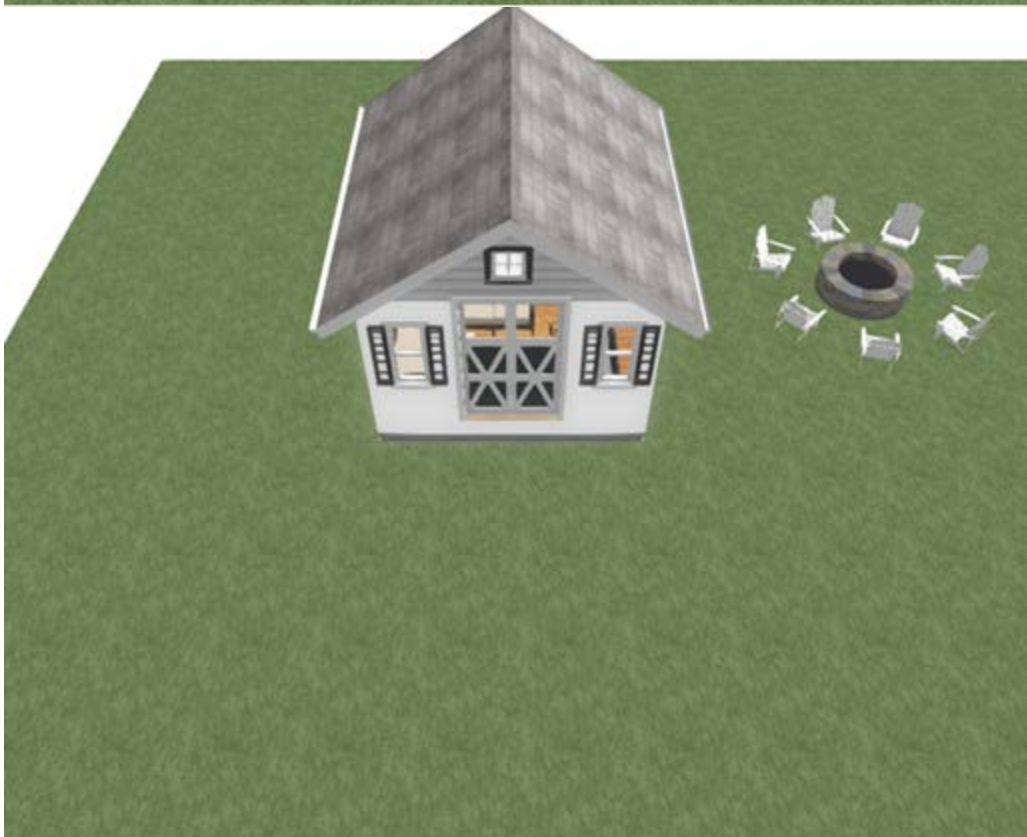
Katie Blazek



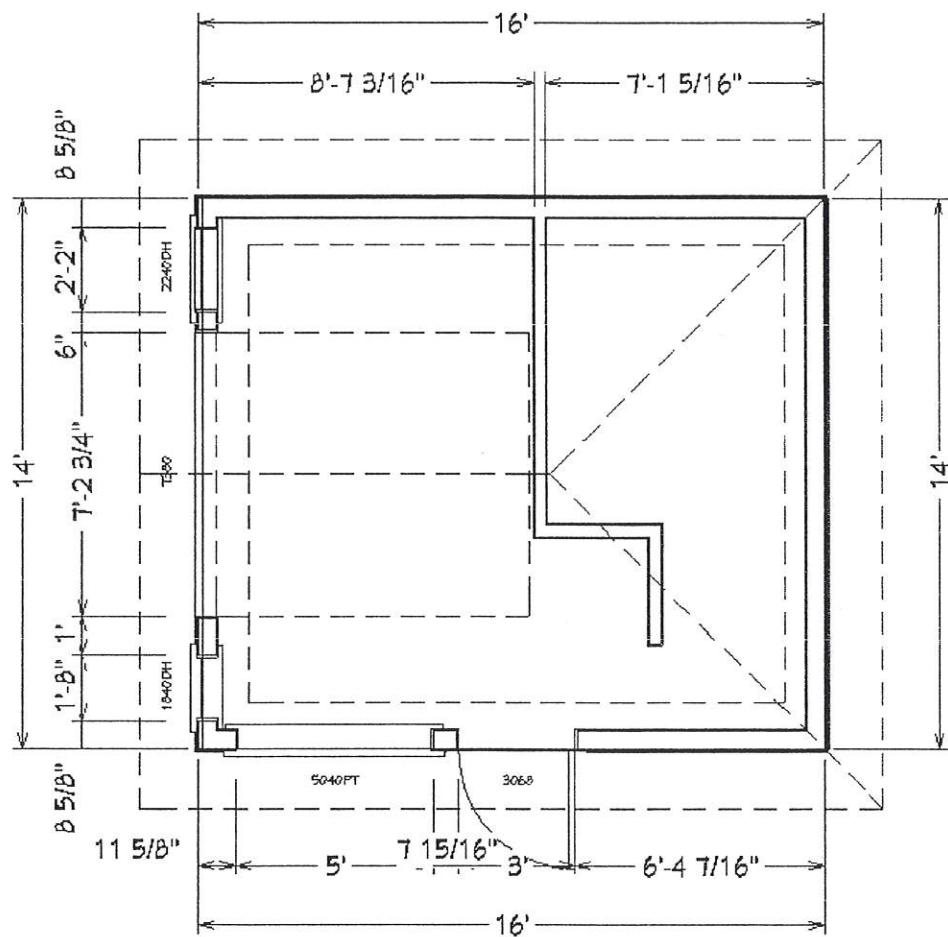








Sent from [Mail](#) for Windows 10



BOAT HOUSE
224 SQ FT

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 9.**

DATE: June 3, 2019

DEPARTMENT: Administration

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding the Final Certified Survey Map for Briohn Building Corporation for the Purpose of Dedicating Right-Of-Way for Property Located at W226 N918 Northmound Drive (PWC 0962-998-005) [Fuchs]

BACKGROUND:

At their May 16, 2019 meeting, the Plan Commission recommended approval of a 1 Lot Certified Survey Map for property located at W226N918 Northmound Drive.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the 1 Lot Certified Survey Map for property located at W226N918 Northmound Drive.

ATTACHMENTS:

Description

Staff Report

CSM

Site Plan



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 May 16, 2019

Date: May 8, 2019

Project Name: Briohn Building Corporation Northmound Industrial Site Final CSM

Project Address/Tax Key No.: W226N918 Northmound Drive/PWC0962998005

Applicant: Briohn Building Corporation

Property Owner: Silver Creek Apartments

Current Zoning: M-2 Limited Industrial District

Proposed Zoning: Same

2050 Land Use Map Designation: Manufacturing / Fabrication / Warehousing

Use of Surrounding Properties: I-94 to the north, industrial to the south and east and institutional to the west

Project Description/Recommendation

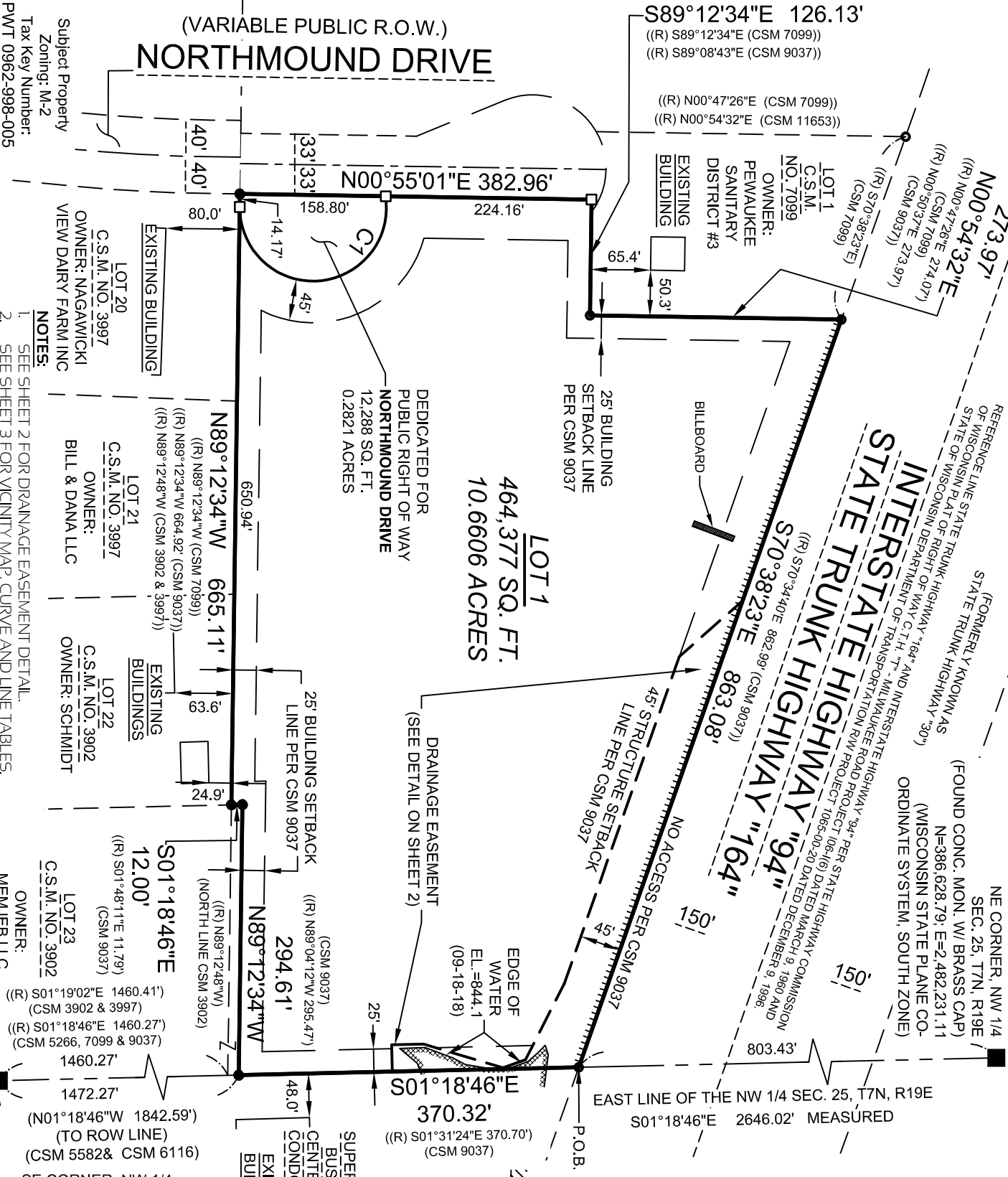
Attached is the final Certified Survey Map for the property located at W226N918 Northmound Drive, which is for and part of the Briohn Building development of a 131,400 square foot industrial building. The CSM dedicates right-of-way for the proposed cul-de-sac as well as other drainage and utility easements.

A Preliminary CSM was reviewed and recommended for approval at the April 18th Plan Commission meeting and May 6th Common Council meeting.

Staff finds the CSM is in conformance with Section 18.0603 of the City's Land Division Ordinance and recommends approval of a motion to recommend approval of the 1 Lot Certified Survey Map for property located at W226N918 Northmound Drive.

CERTIFIED SURVEY MAP NO. _____

Being all of Lot I of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.



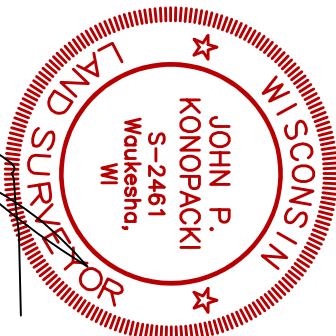
Subject Property
Zoning: M-2
Tax Key Number:
PWT 0962-998-005

- NOTES:
- SEE SHEET 2 FOR DRAINAGE EASEMENT DETAIL.
 - SEE SHEET 3 FOR VICINITY MAP, CURVE AND LINE TABLES.

SE CORNER, NW 1/4
SEC. 25, T7N, R19E
(FOUND CONC. MON. W/ BRASS CAP)
(N01°18'46"W 1842.59')
(TO ROW LINE)
(CSM 5582& CSM 6116)

Prepared for:
BBC Northmound, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53005
Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461



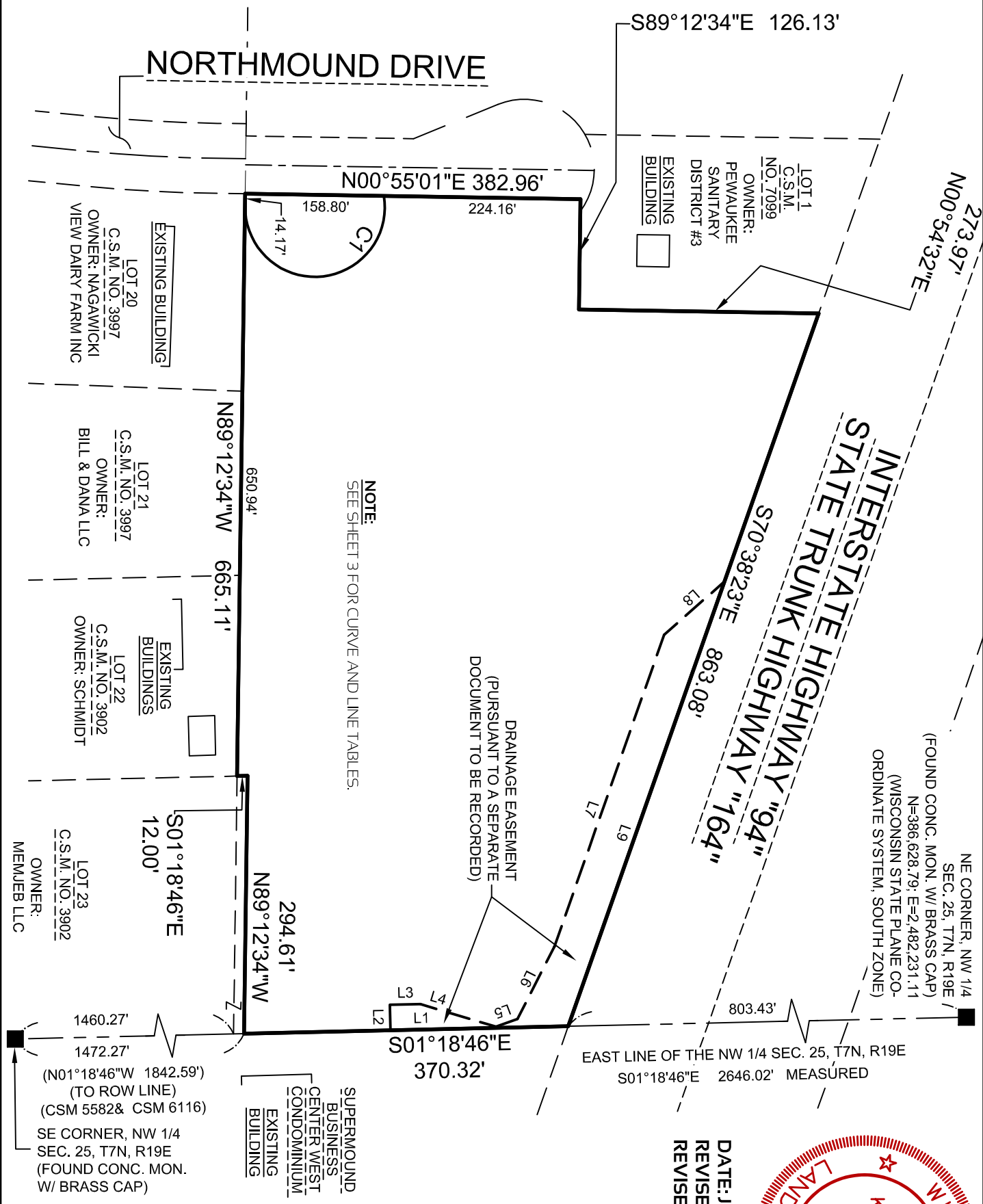
DATE: JANUARY 10, 2019
REVISED: FEBRUARY 19, 2019
REVISED: MAY 1, 2019

- LEGEND:
- Denotes Found 1" Iron Pipe
 - Denotes Found 3/4" Iron Rod
 - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
 - (R) - Denotes "Recorded As"
 - CSM - Denotes "Certified Survey Map"
 - ROW - Denotes "Right of Way"
 - Denotes No Access

PEG JOB#1174.00
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

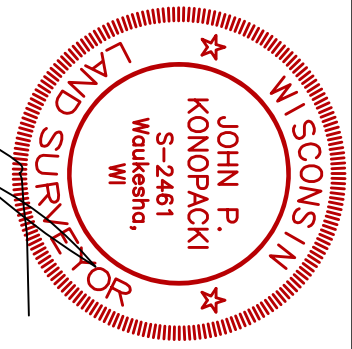
Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.



NOTE:
SEE SHEET 3 FOR CURVE AND LINE TABLES.

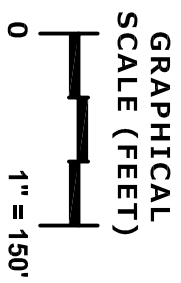
NE CORNER, NW 1/4
SEC. 25, T7N, R19E /
(FOUND CONC. MON. W/ BRASS CAP)
N=386,628.79; E=2,482,231.11
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

DATE: JANUARY 10, 2019
REVISED: FEBRUARY 19, 2019
REVISED: MAY 1, 2019



PEG JOB#1174.00
SHEET 2 OF 6

Prepared For:
BBC Northmound, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045
Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888



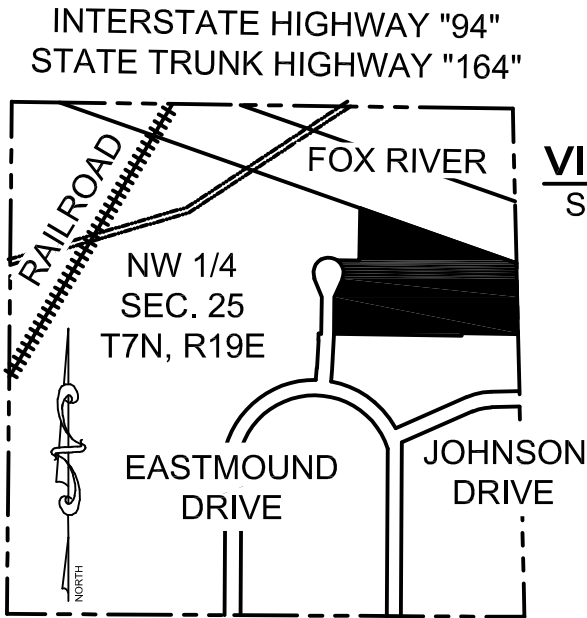
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	265.22'	80.00'	189°57'08"	N04°11'08"W	159.40'	N89°12'34"W	S80°50'18"W

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S01°18'46"E	203.08'
L2	S88°41'14"W	29.14'
L3	N01°18'46"W	35.00'
L4	N16°37'07"E	90.00'
L5	N20°04'29"W	26.00'
L6	N62°51'45"W	92.87'
L7	N70°38'23"W	377.31'
L8	N41°25'40"W	92.21'
L9	S70°38'23"E	538.55'



VICINITY MAP
SCALE 1":1000'



DATE: JANUARY 10, 2019
REVISED: FEBRUARY 19, 2019
REVISED: MAY 1, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1174.00
SHEET 3 OF 6

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 1 of Certified Survey Map No. 9037, as recorded in the Register of Deeds office for Waukesha County as Document No. 2586540 on August 28, 2000, and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 25;
Thence South 01° 18' 46" East along the east line of said Northwest 1/4, 803.43 feet to the south right of way line of Interstate Highway "94" and the Point of Beginning;

Thence continuing South 01° 18' 46" East along said east line, 370.32 feet;
Thence North 89° 12' 34" West, 294.61 feet;
Thence South 01° 18' 46" East, 12.00 feet;
Thence North 89° 12' 34" West along the south line of Certified Survey Map No. 7099, 665.11 feet to the east right of way line of Northmound Drive;
Thence North 00°55'01" East along said east right of way line, 382.96 feet to the south line of Lot 1 of Certified Survey Map No. 7099;
Thence South 89° 12' 34" East along said south line, 126.13 feet to the east line of said Lot 1;
Thence North 00° 54' 32" East along said east line, 273.97 feet to the aforesaid south right of way line of Interstate Highway "94";
Thence South 70° 38' 23" East along said south right of way line, 863.08 feet to the Point of Beginning.

Dedicating the Westerly portion of subject property as graphically shown for public right of way purposes.

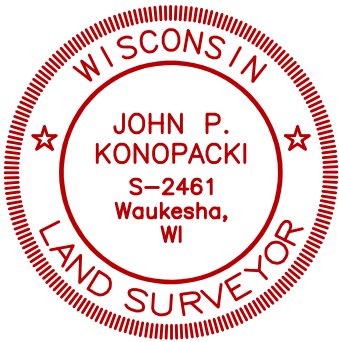
Containing 472,932 square feet (10.8570 acres) of land Gross and 460,644 square feet (10.5749 acres) of land Net more or less.

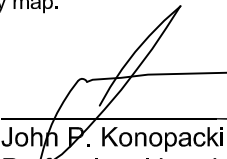
That I have made such survey, land division and map by the direction of BBC NORTHMOUND, LLC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Pewaukee Land Division Ordinance surveying and mapping the land with in the certified survey map.

Date: JANUARY 10, 2019
Revised: FEBRUARY 19, 2019
Revised: MAY 1, 2019




John P. Konopacki
Professional Land Surveyor S-2461

- NOTES:**
- All measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurements have been made to the nearest one second.
 - Right of Way widths and locations are based on State Trunk Highway "164" and Interstate Highway "94" State Highway Commission of Wisconsin Plat of Right of Way C.T.H. "T" - Milwaukee Road Project IO6-I(6) dated March 9, 1960 and State of Wisconsin Department of Transportation R/W Project IO65-00-20 dated December 9, 1996.
 - Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East has a bearing of S01°18'46"E.
 - Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0212G dated NOVEMBER 05, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
 - Wetlands delineated by Heartland Ecological Group Inc. September 2018.
 - Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Northwest 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 833.38.

 Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1174.00
SHEET 4 OF 6

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

BBC NORTHMOUND, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, mapped and dedicated as represented on this certified survey map.

BBC NORTHMOUND, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. City of Pewaukee

IN WITNESS WHEREOF, the said BBC NORTHMOUND, LLC has caused these presents to be signed by (name - print) _____, (title) _____, at _____, _____ County, Wisconsin, on this _____ day of _____, 2019.

In the presence of: BBC NORTHMOUND, LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2019, (name) _____, (title) _____, of the above named BBC NORTHMOUND, LLC, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____, 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, mapping and dedication of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2019.

Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2019, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



DATE: JANUARY 10, 2019
REVISED: FEBRUARY 19, 2019
REVISED: MAY 1, 2019

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 1 of Certified Survey Map No. 9037 and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

PLAN COMMISSION APPROVAL

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

Date

Steve Bierce, Chairman

Date

Secretary

COMMON COUNCIL APPROVAL

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

Date

Steve Bierce, Mayor

Date

Kelly Tarczewski, City Clerk - Treasurer

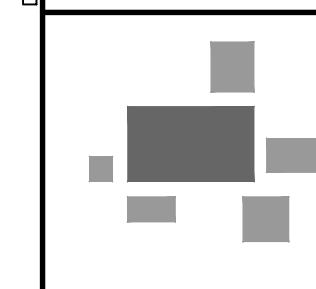


DATE: JANUARY 10, 2019
REVISED: FEBRUARY 19, 2019
REVISED: MAY 1, 2019

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.

DESIGNED: ASZ
DRAWN: BR
REVIEWED: ASZ

Z:\PROJECTS\2017\1174.00-W\CAD\MASTER\1174.00 MASTER.DWG
Page 9 of 9



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

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

NORTHMOOND DRIVE

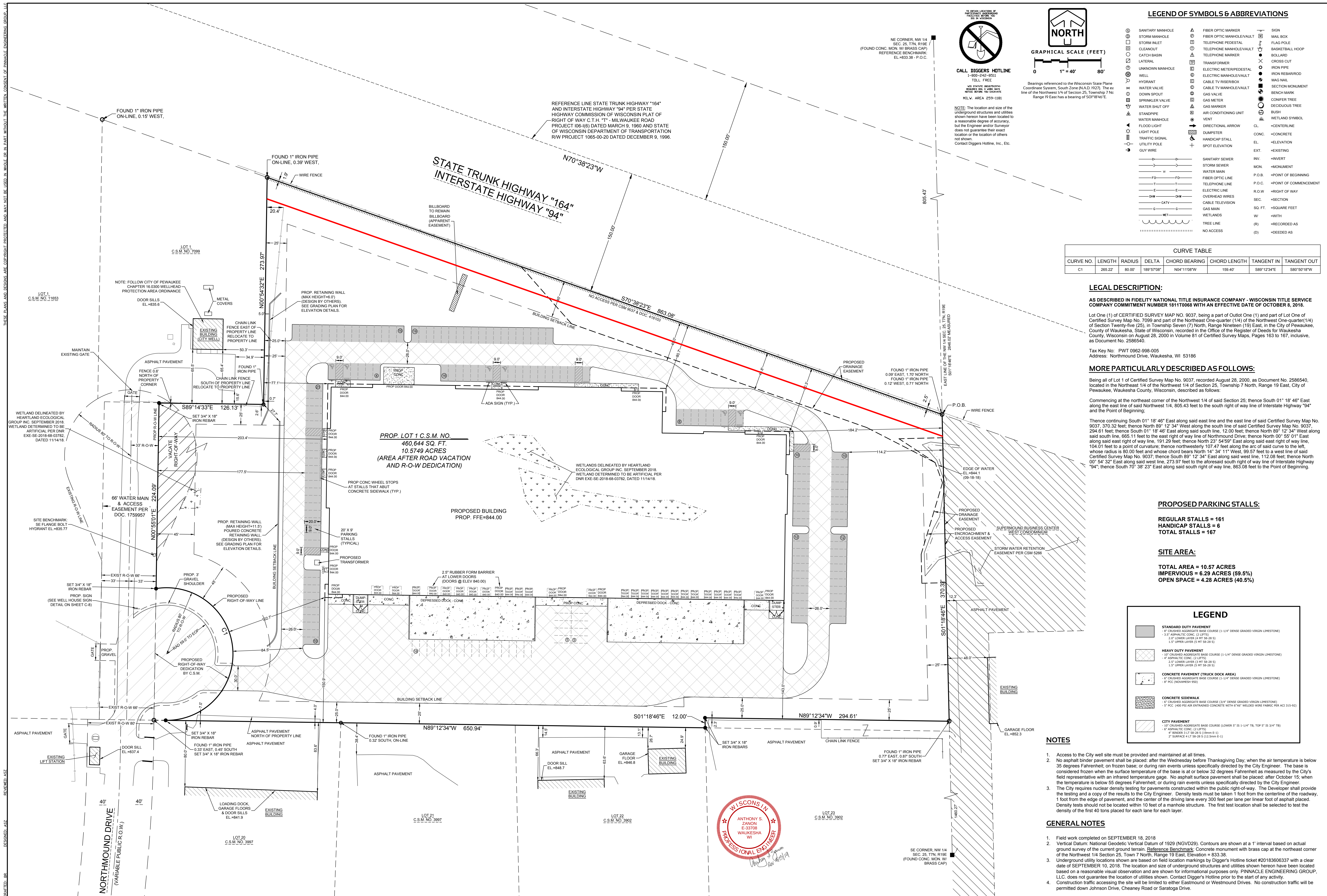
LOT 1 OF C.S.M. NO. 9037, PART OF THE NE 1/4 OF THE NW 1/4 SEC. 25,
T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

PROPOSED PLAT OF SURVEY

REVISIONS			SHEET C-2 of C-10
NO.	CITY COMMENTS	DATE	
1	CITY COMMENTS	02/13/19	
2	SHIFTED BUILDING	03/27/19	
3	CITY COMMENTS	04/15/19	

REC'D BY: No. 1174.00
REC'D BY: ASZ
DATE: 10-15-18
SCALE: 1"=40'

1174.00
ASZ
10-15-18
1"=40'



www.pinnacle-engr.com

PROPOSED PLAT OF SURVEY

5-COPYRIGHT-2018

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 10.**

DATE: June 3, 2019

DEPARTMENT: Administration

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding the Preliminary Plat for J & R Dreamfield Located at W267 N2920 Peterson Drive (PWC 0930-052-006 & PWC 0930-052-007) [Fuchs]

BACKGROUND:

At the May 16, 2019 meeting, the Plan Commission recommended approval of a Preliminary Plat for the J & R Dreamfield Subdivision development for property bearing Tax Key No. 0930052009, subject to Engineering Department approval of final grading, erosion control and storm water management plans prior to any land disturbance activities

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to recommend approval of a Preliminary Plat for the J & R Dreamfield Subdivision development for property bearing Tax Key No. 0930052009, subject to Engineering Department approval of final grading, erosion control and storm water management plans prior to any land disturbance activities

ATTACHMENTS:

Description

Staff Report

Preliminary Plat



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 May 16, 2019

Date: May 6, 2019

Project Name: J & R Dreamfield Preliminary Plat

Project Address/Tax Key No.: Not Assigned/PWC0930052009

Applicant: Richard Knutson

Property Owner: J & R Knutson Revocable Trust

Current Zoning: Rs-4 Single-Family Residential District

Proposed Zoning: Same

2050 Land Use Map Designation: Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.)

Use of Surrounding Properties: Single-family residential to the north and south, agricultural land to the east and the 5 O'Clock Club to the west

Project Description

The applicant filed a Preliminary Plat Application for a single-family residential subdivision development located at the northwest corner of Peterson Drive and Lauderdale Drive, directly to the north of the entrance drive to the 5 O'Clock Club.

The property is zoned Rs-4 Single-Family Residential District and designated as Medium Density Residential (6,500 Sq. Ft. - 1/2 Ac. / D.U.) on the City's Year 2050 Land Use/Transportation Plan. The proposed subdivision development conforms to and is consistent with the current zoning and future land use designation.

More specifically, the applicant is proposing four single-family residential lots and two outlots. Outlot 1 has an area of 28,310 square feet and consists of the storm water retention pond. Outlot 2 has an area of 124,740 square feet and will remain vacant land. The property owner has indicated that there are currently no plans for development of Outlot 2. Note that to develop Outlot 2, approval of a certified survey map and removal of the outlot designation by the City is required as well as approval of any proposed development plans.

Below are the lot sizes for the four proposed lots.

- Lot 1: 31,293 square feet
- Lot 2: 26,590 square feet
- Lot 3: 27,791 square feet
- Lot 4: 27,807 square feet

All lots conform to the Rs-4 minimum lot area of 20,000 square feet and minimum lot width at the building setback line of at least 110 feet. The minimum required building setbacks are shown on the Preliminary Plat and also conform to the Rs-4 District standards.

Recommendation

A motion to recommend approval of a Preliminary Plat for the J & R Dreamfield Subdivision development for property bearing Tax Key No. 0930052009, subject to Engineering Department approval of final grading, erosion control and storm water management plans prior to any land disturbance activities.

PRELIMINARY PLAT
J & R DREAMFIELD

LEGAL DESCRIPTION

I, JAMES R. BEATY, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "J & R DREAMFIELD", BEING A PART OF LOT 2, CERTIFIED SURVEY MAP NO. 4388, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAUKESHA COUNTY IN CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1226745, IN VOLUME 35 ON PAGES 51-53, BEING A PART OF THE NORTHEAST 1/4 (GOVERNMENT LOT 1) AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN. SAID LANDS ARE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MEANDER CORNER FOR THE NE CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 17, THENCE S. 00°15'59" E. A DISTANCE OF 815.13 FEET ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 TO A POINT, THENCE S. 89°44'24" W. A DISTANCE OF 20.82 FEET TO THE NORTHEAST CORNER OF CSM NO. 4388 AND THE POINT OF BEGINNING OF THE LANDS HERENAFTER DESCRIBED, THENCE S. 00°22'59" E. A DISTANCE OF 591.47 FEET TO THE SOUTHEAST CORNER OF CSM 4388, THENCE N. 74°14'38" W. A DISTANCE OF 560.00 FEET ALONG THE SOUTH LINE OF CSM NO. 4388 TO A FOUND 1" IRON PIPE AT THE SOUTHWEST CORNER OF LOT 2 OF CSM 4388, THENCE N. 04°26'08" E. A DISTANCE OF 426.78 FEET TO A FOUND 1" IRON PIPE, THENCE S. 89°11'58" E. A DISTANCE OF 53.96 FEET TO A FOUND 1" IRON PIPE, THENCE N. 09°49'39" W. A DISTANCE OF 11.96 FEET TO A FOUND 1" IRON PIPE, THENCE N. 82°12'01" E. A DISTANCE OF 98.75 FEET TO A POINT ON THE NORTH LINE OF LOT 2 OF CSM 4388, THENCE S. 87°32'46" E. A DISTANCE OF 371.86 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 281.136 S.F. (6.454 ACRES), MORE OR LESS OF LAND, DEDICATING THEREFROM LANDS AS SHOWN HEREON FOR PUBLIC ROAD PURPOSES TO THE CITY OF PEWAUKEE, SAID DEDICATED LANDS CONTAINING 14,600 S.F. (0.3352 ACRES), MORE OR LESS OF LAND, NET AREA OF DEVELOPMENT EXCLUSIVE OF DEDICATION 266,536 S.F. (6.1188 ACRES), MORE OR LESS OF LAND.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS TO PEWAUKEE LAKE OVER PARK RESERVE LOT IN PETERSEN'S SUBDIVISION NO. 2, BEING A PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 19 EAST, I FURTHER CERTIFY THAT I HAVE MADE THIS SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF J&R KNUTSON REV. TRUST, AS OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE CITY OF PEWAUKEE ORDINANCES IN SURVEYING, DIVIDING, MAPPING AND DEDICATING OF SAME.

JAMES R. BEATY, PLS-1834
DATED THIS 28TH DAY OF SEPTEMBER, 2018
REVISED: NOVEMBER 30, 2018
REVISED: APRIL 2, 2019
REVISED: MAY 2, 2019

SURVEYOR:
JAMES R. BEATY, PLS 1834
HORIZON LAND DEVELOPMENT
5000 W. WISCONSIN AVE.
WALLES, WI 53183
www.horizonlanddevelopment.com

ENGINEER:
ELLENIA ENGINEERING CONSULTANTS
700 PILGRIM PARKWAY
ELM GROVE, WI 53122
262-719-6183

OWNER/DEVELOPER:
J&R KNUTSON REV. TRUST
N28W26638 PETERSON DR.
PEWAUKEE, WI 53072

APPROVING / OBJECTING AGENCIES:

CITY OF PEWAUKEE
WAUKESHA COUNTY DEPARTMENT OF PARKS & LAND USE
DEPT. OF ADMINISTRATION OF THE STATE OF WISCONSIN

SUBDIVISION STATISTICS

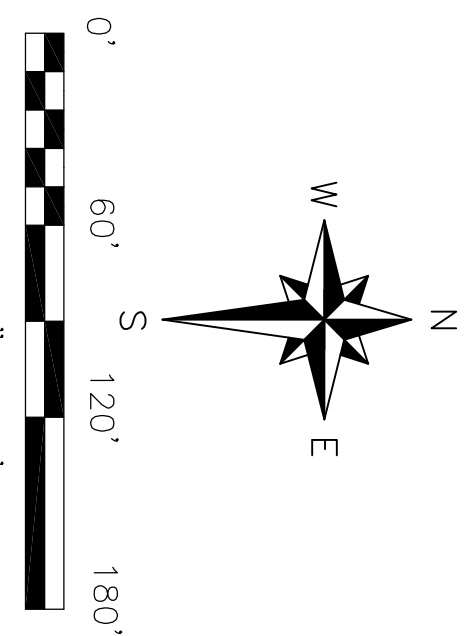
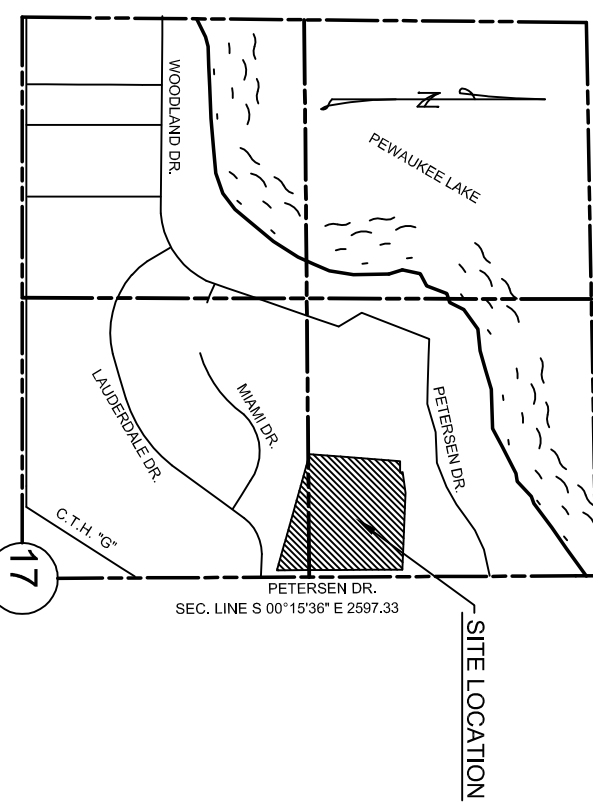
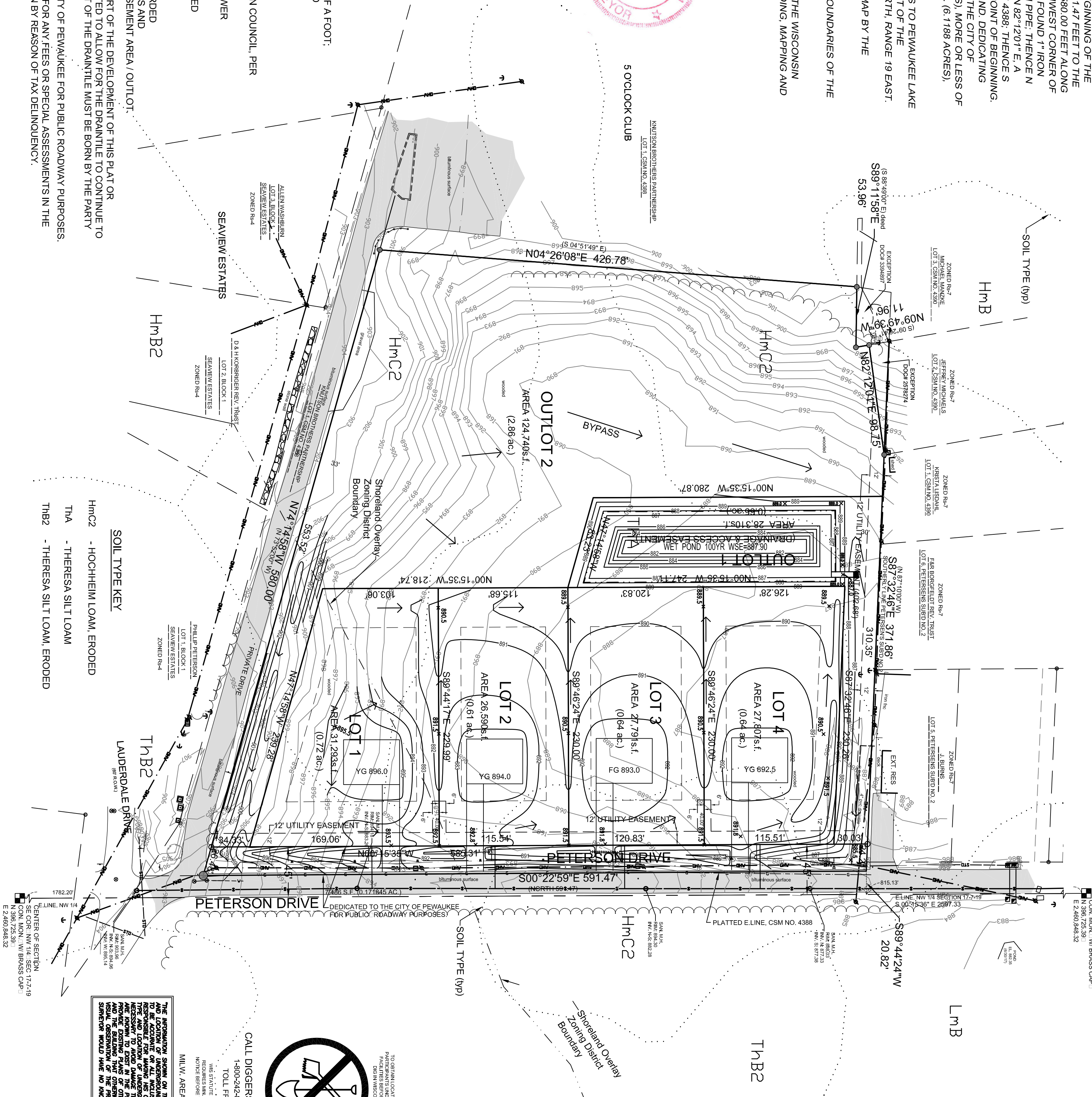
SUBDIVISION CONTAINS 4 LOTS AND 2 OUTLOTS
SUBDIVISION CONTAINS 6.28 ACRES
ZONED RS-4 & SO
SETBACKS: 40' FRONT, 20' SIDE, 35' REAR

NOTES

1. ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDRETH OF A FOOT;
2. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST SECOND.
3. EASEMENTS FOR GAS AND ELECTRIC UTILITIES WILL BE DETERMINED DURING SITE ENGINEERING AND SHALL BE SHOWN ON THE FINAL PLAT.
4. OWNER/DEVELOPER TO RETAIN SOLE OWNERSHIP OF OUTLOT 2.
5. OUTLOT 2 MAY NOT BE BUILT ON WITHOUT THE PERMISSION OF THE COMMON COUNCIL, PER SECTION 18.1 OF THE CITY OF PEWAUKEE MUNICIPAL CODE.
6. LOTS SHALL BE SERVED BY AN EXTENSION OF THE EXISTING SANITARY SEWER (LAKE PEWAUKEE SANITARY DISTRICT) SEE AVAILABILITY LETTER
7. DEVELOPERS AGREEMENT FOR WATER MAIN EXTENSION TO BE DETERMINED DURING SITE ENGINEERING.
8. OUTLOT 1 SHOWN HEREON IS ALSO A DRAINAGE EASEMENTS AND HAVE A 30' ACCESS WIDTH CONNECTED TO THE PUBLIC RIGHT OF WAY. SEE RECORDED FINAL PLAT / STORMWATER MAINTENANCE AGREEMENT FOR SPECIFIC RIGHTS AND CONDITIONS AND MAINTENANCE REQUIREMENTS WITHIN THIS DRAINAGE EASEMENT AREA / OUTLOT.
9. ANY AGRICULTURAL DRAINAGE WHICH IS DISTURBED CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THIS PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAINAGE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR AND/OR REPLACEMENT OF THE DRAINAGE MUST BE BORN BY THE PARTY DAMAGING SAID TILE.
10. THE EAST 46 FEET OF THIS DEVELOPMENT ARE TO BE DEDICATED TO THE CITY OF PEWAUKEE FOR PUBLIC ROADWAY PURPOSES.
11. THE CITY OF PEWAUKEE AND OR WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT OR OUTLOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

BEING A PART OF LOT 2, CERTIFIED SURVEY MAP NO. 4388, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WAUKESHA COUNTY IN CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1226745, IN VOLUME 35 ON PAGES 51-53, BEING ALSO A PART OF THE NORTHEAST 1/4 (GOVERNMENT LOT 1) AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

BASEMENT RESTRICTION - GROUNDWATER
Although all lots in the Subdivision/Certified Survey Map have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that either a licensed professional engineer or other soils expert design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein.

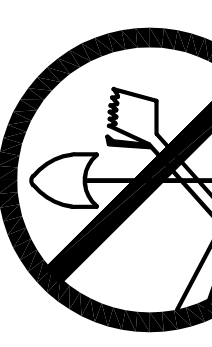


BEARINGS REFERENCED TO THE WISCONSIN PLANE COORDINATE SYSTEM, SOUTH ZONE GRID NORTH WITHIN WHICH THE ELINE OF THE NW 1/4 OF SECTION 17-2-19 IS ASSUMED TO BEAR SOUTH 00°15'39" EAST (PER SEWCRC CSS)

LEGEND

- () INDICATES RECORDED DIMENSION WHERE DIFFERENT FROM ACTUAL
- 1/4 SECTION CORNER AS DESCRIBED (AS NOTED)
- 1.25" O.D. IRON ROD 18" LONG SET MIN. WEIGHT 3.65LBS. PER LINEAL FOOT
- 3/4" O.D. IRON ROD 18" LONG SET AT ALL OTHER LOT CORNERS
- 1/4" O.D. IRON ROD 11" LONG PER LINEAL FOOT
- SINK INLET
- SIGN
- BILLBOARD
- GUY WIRE
- CABLE PEDestal
- POWER POLE
- SPOT / YARD / PEDESTAL LIGHT
- HANDICAPPED PARKING
- ELECTRIC PEDestal
- TELEPHONE MANHOLE
- TELEPHONE FIBER OPTIC
- GAS VALVE
- GAS WARNING SIGN
- STORM INLET
- STORM SWER END SECTION
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- WATER VALVE
- WATER SERVICE CURB STOP
- WELL
- WATER SURFACE
- WETLANDS
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- PA - FORCE MAIN
- W - WATERMAIN
- G - MARKED GAS MAIN
- E - MARKED ELECTRIC
- S - MARKED SLOPE
- T - MARKED TELEPHONE
- TV - MARKED CABLE TV LINE
- F - MARKED FIBER OPTIC
- INDICATES EXISTING
- INDICATES PROPOSED
- CONTOUR ELEVATION
- CONTOUR ELEVATION

THE INFORMATION SHOWN ON THIS PLAT CONCERNING THE LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED. THE LOCATION OF UNDERGROUND UTILITIES IS THE PROPERTY OF THE OWNER. THE LOCATION OF UNDERGROUND UTILITIES IS THE PROPERTY OF THE OWNER. THE LOCATION OF UNDERGROUND UTILITIES IS THE PROPERTY OF THE OWNER. THE LOCATION OF UNDERGROUND UTILITIES IS THE PROPERTY OF THE OWNER.



**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 11.**

DATE: June 3, 2019

DEPARTMENT: Administration

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion, and Possible Action Regarding **Resolution 19-06-13** and **Ordinance 19-14** the Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan for the Proposed WVRC Property Located Along the East Side of County Highway J (Pewaukee Road) South of Interstate Highway 94 from Low-Medium Density Residential, Water and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Retail/Service Commercial, Water and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0966-999) [Fuchs]

BACKGROUND:

At their May 16, 2019 meeting, the Plan Commission recommended approval to amend the City's Year 2050 Land Use/Transportation Plan land use designation of the subject property bearing Tax Key No. 0966999 from Medium Density Residential (6,500 SQ. FT. - 1/2 AC./D.U.) to Retail/Service Commercial.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve an amendment of the City's Year 2050 Land Use/Transportation Plan land use designation of the subject property bearing Tax Key No. 0966999 from Medium Density Residential (6,500 SQ. FT. - 1/2 AC./D.U.) to Retail/Service Commercial.

ATTACHMENTS:

Description

Staff Report

Application Submittal

Application Submittal

Resolution 19-06-13

Ordinance 19-14



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 May 16, 2019

Date: May 10, 2019

Project Name: Wisconsin Veterinary Referral Center (WVRC) Rezoning, Comprehensive Master Plan Amendment, Conditional Use and Site & Building Plans

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

Applicant: John Beltz, WVRC

Property Owner: Park Bank

Current Zoning: Rs-4 Single-Family Residential District, F-1 Floodplain District and LC Lowland Conservancy District

Proposed Zoning: B-3 General Business District

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

Proposed Land Use Map Designation: Retail/Service Commercial and Flood Plains, Lowland & Upland Conservancy, and other natural areas and Water

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

Introduction

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

The Wisconsin Veterinary Referral Center (WVRC) is an emergency and specialty pet care facility. The proposed facility would be open 24 hours a day, seven days a week. It should be noted that the business use does not include an animal shelter or a pet day care. Furthermore, there are no outdoor play areas proposed. According to the applicant, animals will typically only be taken outdoors for walks and to utilize designated pet waste areas as needed.

On October 18, 2018, the Plan Commission reviewed a Conceptual Review for the proposed development. At that time, the Plan Commission generally agreed that the applicant should move forward with the development of more detailed plans for review.

The applicant also held a neighborhood meeting on April 18, 2019. Attached is an email from the applicant to those that attended summarizing concerns expressed at that meeting.

Project Description

Rezoning

The subject property is currently zoned Rs-4 Single-Family Residential District, LC Lowland Conservancy District and F-1 Floodplain District. The applicant is requesting to rezone the Rs-4 portion of the property to B-3 General Business District to accommodate the proposed development and WVRC business use.

The B-3 District allows “Animal hospitals, provided all principal structures and uses are not less than 100 feet from any residential use” as a Conditional Use. The complete list of B-3 Permitted and Conditional Uses is attached for review.

Comprehensive Master Plan Amendment

Per Wisconsin Statute 66.1001(3), a rezoning must be consistent with the City’s Comprehensive Master Plan. Currently the subject property is designated as Medium Density Residential (6,500 SQ. FT. - 1/2 AC./D.U.) on the City’s Year 2050 Land Use/Transportation Plan. As such, the applicant, as recommended by staff, is proposing to amend the future land use designation from Medium Density Residential to Retail/Service Commercial, which is consistent with the rezoning request.

Conditional Use

As indicated, the B-3 District allows animal hospitals as a Conditional Use, provided all principal structures and uses are not less than 100 feet from any residential use.

The nearest point of the building is over 180-feet from the south property line, which abuts the closest residential uses. For reference, as it is accessory to the proposed use, the parking lot is located about 80-feet from the south property line at its nearest point. The vast majority of the parking lot, however, is more than 100-feet away from any residential use.

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

(de) Conditional use permits.

1. In this paragraph:

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

2.

- a. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
- b. The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
3. Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
4. Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

Site and Building Plans

The subject property is currently vacant and has an area of 19.27 acres. The applicant is proposing a 33,205 square foot building with a potential 13,000 square foot future building addition. The site plan also includes an entrance drive with a roundabout feature, associated parking, landscaping and lighting, three fenced-in yard areas, a septic field, and trash enclosure.

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

Ingress/Egress:

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

Sewer/Water:

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

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

Landscape Plan:

A Landscape Plan has been provided and includes a row of evergreen trees along the south property line to buffer the development from the adjacent single-family subdivision. Foundation plantings have also been provided.

Staff is recommending the following modifications to the landscape plan:

- The bufferyard shall be shifted further south, closer to the existing tree line.
- The bufferyard shall be extended further north with additional evergreen plantings.
- Additional decorative or shade trees shall be provided adjacent to Pewaukee Road.

Lighting Plan:

The applicant submitted a photometric plan as well as lighting cut sheets. Based upon input from the adjacent property owners, light poles have been reduced to 15-feet in height with a 3-foot base and lights will be dimmed to 50% at 9:00 p.m.

The photometric plans shows zero footcandles at the property lines.

Architecture:

Staff has discussed the proposed architecture with the applicant and recommended reducing the number of materials and colors on the building and that the north elevation be improved with additional architectural features similar to the other elevations of the building. Staff understands that a planned addition is to the north; however, it is unknown if and when that will occur.

These staff recommendations are based on the architectural guidelines below.

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.

17.0210c.(3) - Each color, texture or material of which the exterior of a building is composed may, individually, present a visual statement to the viewer and, therefore, in order not to present a conflicting or complex visual statement, the arrangement and mix of colors, textures and materials should be carefully considered and the number of such elements minimized.

17.0210e.(2)(b) - Each side of a building shall be designed to be individually visibly pleasing.

17.0210e.(3)(a) - The number of materials, textures or colors that visually change the appearance of the building shall be limited to no more than three.

Natural Resources:

The property contains several natural resource features, including floodplain, a stream, wetlands, and woodlands. The development does not encroach into the LC Lowland Conservancy District, F-1 District or WDNR mapped wetlands.

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

Conditions:

Other recommended conditions of approval are below.

- Final grading, erosion control and storm water management plans shall be approved by the Engineering Department, prior to any land disturbance.
- The canopy height shall be a minimum of 13.5 feet.

Recommendation

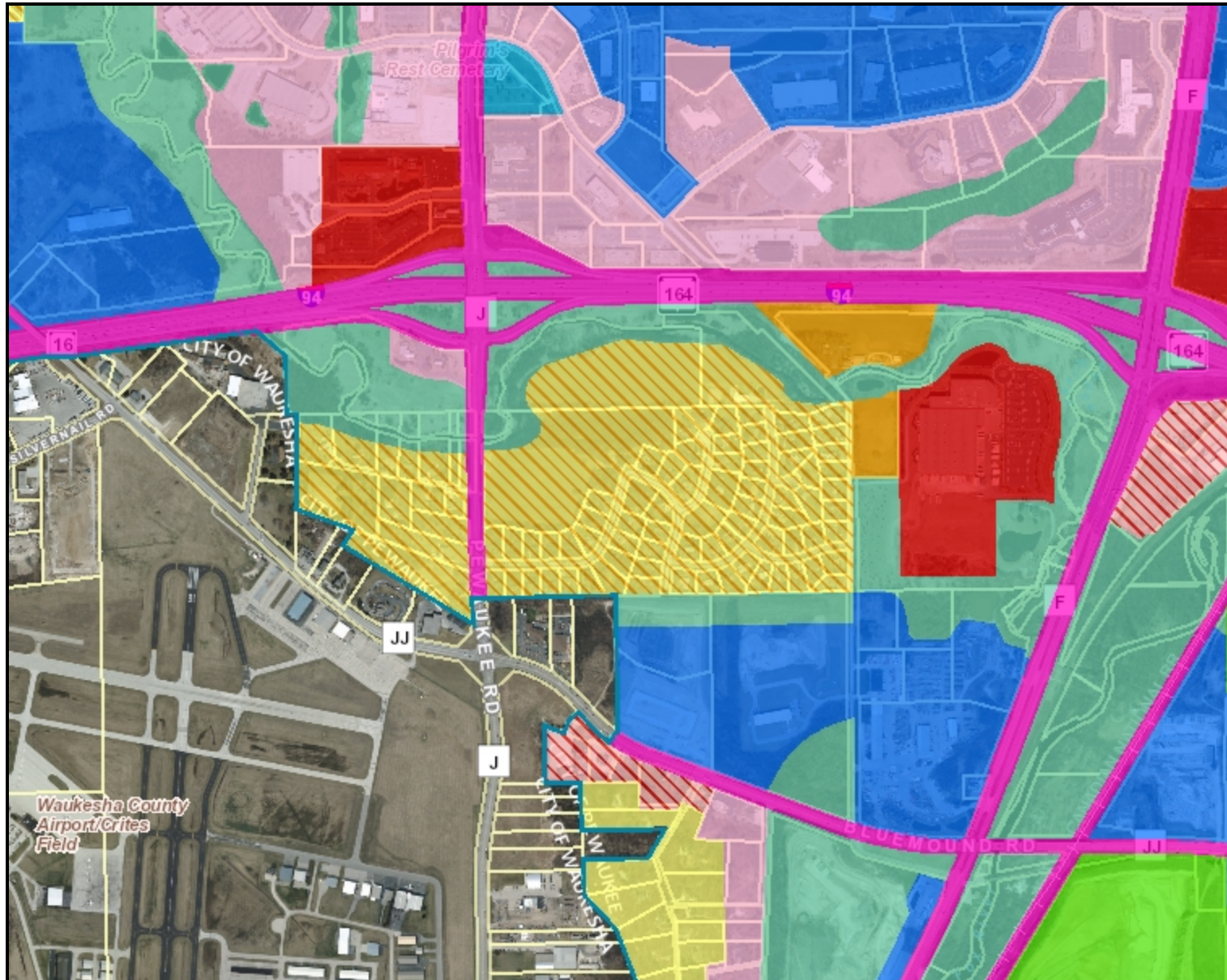
A motion to recommend approval of the Rezoning request to rezone the Rs-4 portion of the subject property bearing Tax Key No. 0966999 to B-3 General Business District.

A motion to recommend approval to amend the City's Year 2050 Land Use/Transportation Plan land use designation of the subject property bearing Tax Key No. 0966999 from Medium Density Residential (6,500 SQ. FT. - 1/2 AC./D.U.) to Retail/Service Commercial.

A motion to recommend approval of a Conditional Use Permit and Site and Building Plans for the WVRC animal hospital development for property bearing Tax Key No. 0966999.



WVRC COMP PLAN 2050 - CURRENT



Legend

- Civil Division Boundary
- 2050 Land Use**
 - Water
 - Agriculture
 - Public or Private Park and R
 - Floodplains, Lowland & Upla
 - Natural Areas
 - Low Density Residential (> 1000
 - Low-Medium Density Reside
 - Medium Density Residential
 - High Density Residential (< 1000
 - Office Commercial
 - Mixed Office/Retail Commer
 - Retail/Service Commercial
 - Transportation/Utilities
 - Governmental/Institutional
 - Manufacturing/Fabrication/W
 - Mining
 - Transition
- Parks
- Assessment Data**
 - Parcels
 - Plats
 - Retired Parcels
 - Retired Plats
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K**
 - Lot
 - Outlot
- SimultaneousConveyance**
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
- Cartoline_2K**
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line

0 1,101.80Feet

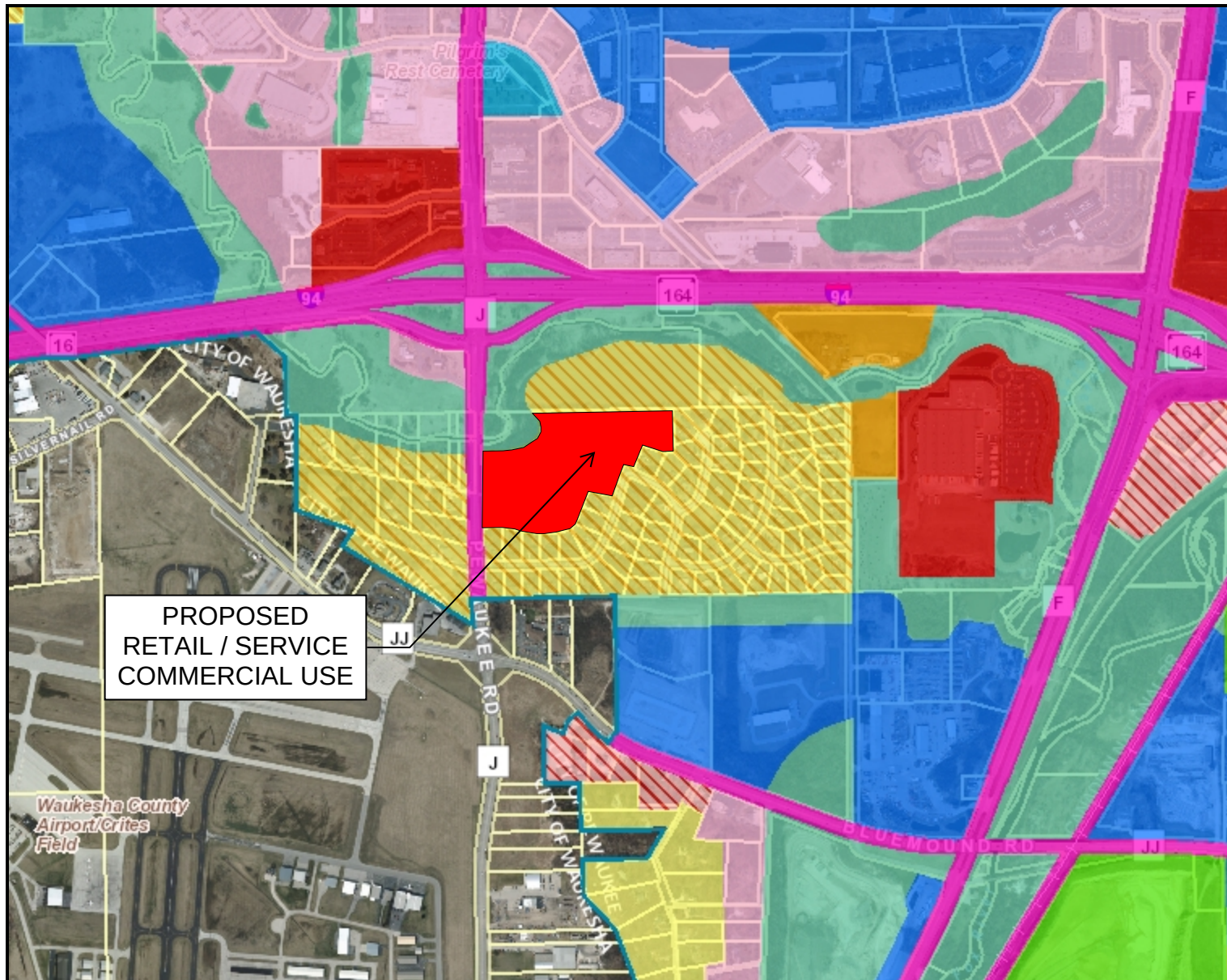
The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys,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

Notes: EXHIBIT "A" FOR PROPOSED

Printed: 4/9/2019



WVRC COMP PLAN 2050 - PROPOSED



Legend

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

0 1,101.80Feet

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

Notes: EXHIBIT "B" FOR PROPOSED

Printed: 4/9/2019



RESOLUTION NO. 19-06-13

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 J (PEWAUKEE ROAD) AND SOUTH OF INTERSTATE 94 (TAX KEY NO. 0966999) FROM LOW – MEDIUM DENSITY RESIDENTIAL (>2 AC./DWELLING UNIT), WATER AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS TO RETAIL/SERVICE COMMERCIAL, WATER AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS, 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, John Beltz of WVRC 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 J (Pewaukee Road) and south of Interstate 94 from Low – Medium Density Residential, Water and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Retail/Service Commercial, Water and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas, such property bearing Tax Key No. 0966999, more particularly described as follows:

N1/2 NW1/4 SEC 26 T7N R19E EX VOL 255/16 DEEDS :: EX VOL 684/393 DEEDS :: EX SHERWOOD FOREST :: EX SHERWOOD FOREST ADDITION NO 1 DOC# 4054595, 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 May 16, 2019, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the Comprehensive Master Plan, subject to such modifications the Common Council

may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Pewaukee.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway J (Pewaukee Road) and south of Interstate 94 from Low – Medium Density Residential, Water and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Retail/Service Commercial, Water and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas, such property bearing Tax Key No. 0966999, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

Passed and adopted this 6th day of May, 2019.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

ORDINANCE NO. 19-14

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 J (PEWAUKEE ROAD) AND SOUTH OF INTERSTATE 94 (TAX KEY NO. 0966999) FROM LOW – MEDIUM DENSITY RESIDENTIAL (>2 AC./DWELLING UNIT), WATER AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS TO RETAIL/SERVICE COMMERCIAL, WATER AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS

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, John Beltz of WVRC 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 J (Pewaukee Road) and south of Interstate 94 from Low – Medium Density Residential, Water and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Retail/Service Commercial, Water and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on May 16, 2019, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located along the east side of County Highway J (Pewaukee Road) and south of Interstate 94 (Tax Key No. 0966999) from Low – Medium Density Residential, Water and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Retail/Service Commercial, Water and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas; 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 Plan Commission having received input from the public at a duly noticed public hearing on May 16, 2019 and forwarding its recommendation to the Common Council following said hearing; 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 J (Pewaukee Road) and south of Interstate 94 (Tax Key No. 0966999) from Low – Medium Density Residential, Water and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Retail/Service Commercial, Water and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas.

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 19-06-13 and this Ordinance No. 19-14 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 3rd day of June, 2019.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 12.**

DATE: June 3, 2019

DEPARTMENT: Administration

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 19-15** to Rezone Property Located on the East Side of County Highway J (PWC 0966-999) From Rs-3 Single-Family Residential to B-3 General Business for the Purpose of Building a New 33,205 Square Foot 24-Hour Emergency and Specialty Veterinary Clinic as Requested by Basatad, LLC - Dr. John Beltz [Fuchs]

BACKGROUND:

At their May 16, 2019 meeting, the Plan Commission recommended approval of the Rezoning request to rezone the Rs-4 portion of the subject property bearing Tax Key No. 0966999 to B-3 General Business District.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the rezoning request to rezone the Rs-4 portion of the subject property bearing Tax Key No. 0966999 to B-3 General Business District.

ATTACHMENTS:

Description

Rezoning Petition

Ordinance 19-15

Rezoning Exhibit

B-3 District

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

**PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF:
BASATADA, LLC – DR. JOHN BELTZ TO REZONE FROM: RS-3 SINGLE-FAMILY
RESIDENTIAL TO: B3 GENERAL BUSINESS**

N1/2 NW1/4 SEC 26 T7N R19E EX VOL 255/16 DEEDS :: EX VOL 684/393 DEEDS :: EX
SHERWOOD FOREST :: EX SHERWOOD FOREST ADDITION NO 1 DOC# 4054595

Common Description: Pewaukee Road

Tax Key Number: PWC 0966999

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: building
a new 30,000 square foot 24-hour emergency and specialty vet clinic.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall
Common Council Chambers on **Thursday, May 16th, 2019** at or after **7:00 PM.**

Dated this 10th day of April, 2019.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

ORDINANCE 19-15

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

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

FROM: **RS-3 SINGLE-FAMILY RESIDENTIAL**

TO: **B-3 GENERAL BUSINESS**

SECTION 1 - DESCRIPTION

The following described property:

N1/2 NW1/4 SEC 26 T7N R19E EX VOL 255/16 DEEDS :: EX VOL 684/393 DEEDS :: EX SHERWOOD FOREST :: EX SHERWOOD FOREST ADDITION NO 1 DOC# 4054595

Common Description: Vacant Land Along the East Side of County Highway J (Pewaukee Road) and South of Interstate 94

Tax Key Number: PWC 0966-999

SECTION 2 –SEVERABILITY

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

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 3rd day of June, 2019

COMMON COUNCIL OF THE CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

I-94

LC&
F-1

↑
N
1" = 200'

LC&
F-1

REZONE FROM
Rs-3 TO B-3

A-2

LC&
F-1

PEWAUKEE RD.

SHERWOOD DR.

KINGS DR.

17.0419 B-3, GENERAL BUSINESS DISTRICT

The B-3, General Business District is intended to provide for the orderly continuation and revitalization of the older established business areas of the City where existing uses are not exclusively of one type but, rather, include retail sales shops, wholesale and warehousing outlets, and institutional, recreational, and even residential uses. Many of the existing businesses in this district may not meet the requirements of the B-1 or B-2 Business Districts or may be non-conforming as described in Section 17.0800. It is the intent of this district to provide minimum requirements for all new uses of land within the district and a guide for the redevelopment or revitalization of existing uses of land within the district.

a. Permitted Principal Uses

- (1) Existing residential structures and any conforming and compatible residential additions.
- (2) Uses existing before August 1982.
- (3) Commercial and Hobby Kennels. (Cr. 13-09)

b. Permitted Accessory Uses

- (1) Garages for storage of licensed vehicles used in conjunction with the operation of a business.
- (2) Off-street parking and loading areas.
- (3) (See Section 17.0700).

c. Conditional Uses (See Section 17.0500)

- (1) Permitted and conditional uses allowed in the B-1, B-2 and B-4 districts and uses similar in character to the above-permitted uses and conducted as business on the premises and catering to the general public.
- (2) The following general uses:
 - (a) Auto accessory sales and service.
 - (b) Auto repair shops and towing service.
 - (c) Auto and truck rental.
 - (d) Boarding houses.
 - (e) Body shops.
 - (f) Petroleum service stations selling no alcoholic beverages.
 - (g) New and used auto and truck sales and service.
 - (h) New and used marine sales and services.
 - (i) Night clubs and taverns.
 - (j) Places of entertainment for the general public.
 - (k) Public and private institutional uses such as public buildings; churches.
 - (l) Second hand stores.
 - (m) Existing residential uses or their replacement.
 - (n) Upholsterer's shop.
- (3) Residential quarters for the owner or proprietor provided that such quarters are in the principal building, not on the ground level floor, and that entrances and exits to such quarters are direct to the exterior of the building. There shall also be a minimum floor area of 400 square feet for an efficiency unit, 600 square feet for a one (1)-bedroom unit, and 750 square feet for a two (2)-bedroom unit. A dwelling unit with more than two (2) bedrooms shall not be allowed. Residential quarters in a B-3 District shall be reviewed by the City Plan Commission in the same manner provided for in Section 17.0416 of this ordinance.
- (4) Animal hospitals, provided all principal structures and uses are not less than 100 feet from any residential use.

- (5) Clubs, fraternities, lodges, and meeting places, provided all principal structures and uses are not less than 25 feet from any lot line.
 - (6) Commercial recreation facilities, which may include arcades, bowling alleys, clubs, dance halls, driving ranges, gymnasiums, lodges, miniature golf facilities, physical culture facilities, pool and billiard halls, skating rinks, and theaters.
 - (7) Construction services including general building contractors; carpentering services; masonry, stonework, tile setting and plastering services; roofing and sheet metal services, experimental testing and research laboratories, provided all principal structures and uses are not less than 100 feet from residential uses and any outside storage is screened from view.
 - (8) Millwork and lumber yards screened from view from adjacent property.
 - (9) Mortuaries.
 - (10) Processing and manufacturing of feeds prepared for animals and fowl; wholesale and/or retail warehousing of animals feeds, fertilizer, seeds, garden and lawn supplies, animal health products, and lawn equipment provided that all operations are conducted within an enclosed building.
 - (11) Rest homes, nursing homes, and elderly housing at densities not exceeding 12 units per net acre; clinics and children's nurseries provided all principal structures and uses are not less than 40 feet from any lot line.
 - (12) Transmitting towers, receiving towers, relay and microwave towers without broadcast facilities or studios.
 - (13) Temporary and seasonal uses on vacant or principal use parcels.
 - (14) Bed and breakfast inns.
- d. Lot Area and Width
- (1) Lots shall have a minimum area of 7,200 square feet,
 - (2) Lots shall be not less than 60 feet in width at the building setback line.
- e. Building Height and Size (See subsection 17.0210)
- (1) No building or parts of a building shall exceed three stories or 45 feet in height.
 - (2) No individual store, shop, or business establishment shall have a total floor area of less than 300 square feet or more than 20,000 square feet.
 - (3) No accessory building shall exceed 18 feet in height.
- f. Setback and Yards
- (1) There shall be a minimum building (or street) setback from each adjacent street equal to the average of the setback of existing buildings on either side of the proposed building, but not less than 25 feet; or, if there are no buildings on adjacent properties, not less than 25 feet. Accessory buildings or additional principal buildings on the same parcel as an existing building shall be setback no less than the existing building.
 - (2) There shall be a minimum side yard equal to the side yard on the adjacent property but not less than 20 feet; or, if there is no building on adjacent property, not less than 10 feet.
 - (3) There shall be a rear yard of not less than 25 feet.
 - (4) All structures shall be set back a minimum of 75 feet from the designated 100 year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from any designated wetland. (Also see sub-section 17.0435)

g. Parking and Loading Space.

- (1) There shall be adequate paved off-street parking provided for every structure/use approved by the City Plan Commission after August 1982 (see Section 17.0600).
- (2) There shall be a minimum of two (2) indoor parking spaces for each dwelling unit erected in the district after the original (June 1982) date of adoption of this Ordinance (see Section 17.0600).
- (3) There shall be adequate paved off-street loading space provided for every structure/use approved after August 1982.
- (4) All parking and loading areas shall be adequately screened as determined by the Plan Commission. (Also see Section 17.0700).

h. Minimum Utility Service

Electricity, public water supply and an approved sanitary waste water collection, treatment and/or disposal system. All uses shall be connected to public utility facilities when made available to the site.

i. Special Regulations

To encourage a business use environment that is compatible with the residential character of the City, Building and/or Zoning permits for permitted uses in the B-3 General Business District shall not be issued without prior review by and approval of the City Plan Commission. Said review and approval shall be concerned with adjacent existing and planned uses, general site layout, building and operation plans, ingress, egress, parking, drainage, lighting, signage, loading and unloading, and screening and landscape plans.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 13.**

DATE: June 3, 2019

DEPARTMENT: Administration

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion, and Possible Action Regarding the Conditional Use and Site and Building Plans for the Proposed WVRC Property Located on the East Side of County Highway J (PWC 0966-999) for the Purpose of Building a New 30,000 Square Foot 24-Hour Emergency and Specialty Vet Clinic [Fuchs]

BACKGROUND:

At their May 16, 2019 meeting, the Plan Commission recommended approval of a Conditional Use Permit and Site and Building Plans for the WVRC animal hospital development for property bearing Tax Key No. 0966999, subject to staff recommended conditions of approval.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Conditional Use Permit and Site and Building Plans for the WVRC animal hospital development for property bearing Tax Key No. 0966999, subject to staff recommendations of approval.

ATTACHMENTS:

Description

Conditional Use Petition

Application Submittal

Application Submittal

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

- NOTICE OF CONDITIONAL USE PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF **WVRC** FOR A **CONDITIONAL USE PERMIT** ON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of property:

N1/2 NW1/4 SEC 26 T7N R19E EX VOL 255/16 DEEDS :: EX VOL 684/393 DEEDS :: EX SHERWOOD FOREST :: EX SHERWOOD FOREST ADDITION NO 1 DOC# 4054595

Common Description or name: Pewaukee Road

Tax Key Number(s): PWC 0966999 **Current zoning:** Rs-3

This conditional use permit is requested in order to build a new 30,000 square foot 24-hour emergency and specialty vet clinic.

THE PUBLIC HEARING will be held at a meeting of the Common Council in the City Hall Common Council Chambers on **Monday, June 3rd, 2019** at or after **7:00 PM**.

Dated this 10th day of April, 2019.

Kelly Tarczewski
Clerk/Treasurer

From: [Laurent, Nathan \(Keller Inc.\)](#)
To: [jvyoung@quad.com](#); [jodiji248@gmail.com](#); [joseph.donovan08@gmail.com](#); [wcschmeling@att.com](#); [iskerencak@wi.rr.com](#); [homann@wi.rr.com](#); [mwest001@yahoo.com](#); [heard.benjamin@gmail.com](#)
Cc: [Laurent, Nathan \(Keller Inc.\)](#)
Subject: WVRC Neighborhood Meeting Minutes 04.18.19
Date: Friday, April 19, 2019 8:46:50 AM
Attachments: [3264_001.pdf](#)

Good Morning Everyone,

I wanted to thank you all for attending the meeting last night as I know everyone has busy schedules and taking time out of your day to provide us with feedback is much appreciated. I wanted to summarize some of the concerns last night that we will consider and review in our plans for development. If I missed anything please just reply to my email or call and I can review. Thanks Again.

- 1) Attached is the B-3 use designation.
- 2) Auto Parking on South Side of Building
- 3) Lighting:
 - a. Keeping light levels low at night
 - b. Ensure use of full-cutoff light fixtures and 0 foot candles at property lines
 - c. Utilize auto-dimming for some lighting areas
 - d. Keep light pole heights low
 - e. Use 4000K temp lighting in lieu of 5000K to have a softer light.
- 4) Building to NOT be constructed more than (1) story above grade. Plan Commission can make this a condition of the property.
- 5) Ensure landscaping buffer around the perimeter of the property is natural and a mix of deciduous and coniferous tree species.
- 6) Include Street trees on Pewaukee Road
- 7) Leave natural (possibly prairie grass) areas as a buffer along with tree planting around perimeter of site.
- 8) Ensure Site grading does not inhibit the current flow of storm water from adjacent properties.
- 9) County DOT will review and approve all access point restrictions

Nathan Laurent

Regional Manager / Co-Owner

KELLER, INC.

Planners | Architects | Builders

With offices in the Fox Cities, Madison, Milwaukee and Wausau

Mobile (262) 894-2612 | Office (262) 250-9710



April 8th, 2019

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: WVRC Emergency & Specialty Pet Care Conceptual Review

WVRC the leading provider in Emergency and Specialty Pet Care for South Eastern Wisconsin is pursuing a new and larger facility to meet the growing demand for services. The location WVRC is seeking Comprehensive Plan Amendment, Re-Zoning, and Building Site Operation Plan approval for is located on County Highway J (Pewaukee Road) just South of Interstate Highway 94 (tax key #0966999). Their existing location in this area is less than ½ mile away just around the corner on Bluemound Road.

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

The current zoning of the site is RS-4 and the parcel size is 19.27 acres. WVRC would be requesting a zoning change to B-3 as discussed and recommended by City of Pewaukee Staff. The land area is considerably large compared to the square footage of building that will be constructed. This will provide for ample area to exceed setbacks, and landscape screening requirements to the adjacent residential properties.

The initial building will be constructed to approximately 33,205 square feet. The site design will allow for potential future expansion of approximately 13,000 square feet. The building will contain high performing exterior materials and aesthetics. There will not be any visible mechanical equipment (Roof top HVAC units to include screening) or portable medical equipment trailers. Dogs are not left unattended outside the building and small fenced walk areas are provided, along with a potential walking trail on the property.

One of the difficulties in development of this site in the past has been the lack of available city sanitary sewer utility. WVRC is proposing a connection to City of Pewaukee Water system and installation of a private sanitary facility (multiple mounds systems). Driveway access will be permitted and reviewed by Waukesha County. The desired access point will align with River Lane to the West.

Storm water facilities are designed with (4) separate detention areas. The large size and quantity of storm water facilities are due to the low existing grades of the property. After the approval of the Comp Plan Amendment, Zoning Change, and Building-Site-Operation Plan a full wetland delineation will be performed and final storm water and site design will be submitted to the City of Pewaukee for staff review and approval.

A neighborhood meeting is being held at the current WVRC facility located on Bluemound Road at 6:30 p.m. on Thursday April 18th. Neighbors who directly border the property development area have been notified and were provided with a hard copy the same packet submitted to the City of Pewaukee.

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

OWNER WVRC
Dr. John Beltz, DVM
Dr. Jeffery Meinen, DVM, DACVS
360 Bluemound Road
Waukesha, WI 53188
262.542.3241 office

ARCHITECT/ Keller, Inc.
BUILDER Nathan Laurent (Regional Manager)
Chris Manske (Project Architect)
W204 N11509 Goldendale Road
Germantown, WI 53022
262.250.9710 office
262.894.2612 cell
262.250.9740 fax
nlaurent@kellerbuilds.com

ADDRESS
W204 N11509 Goldendale Road
Germantown, WI 53022

PHONE
262.250.9710 office
1-800-236-2434
Page 5 of 20

FAX
262.250.9740

WEB SITE
www.kellerbuilds.com

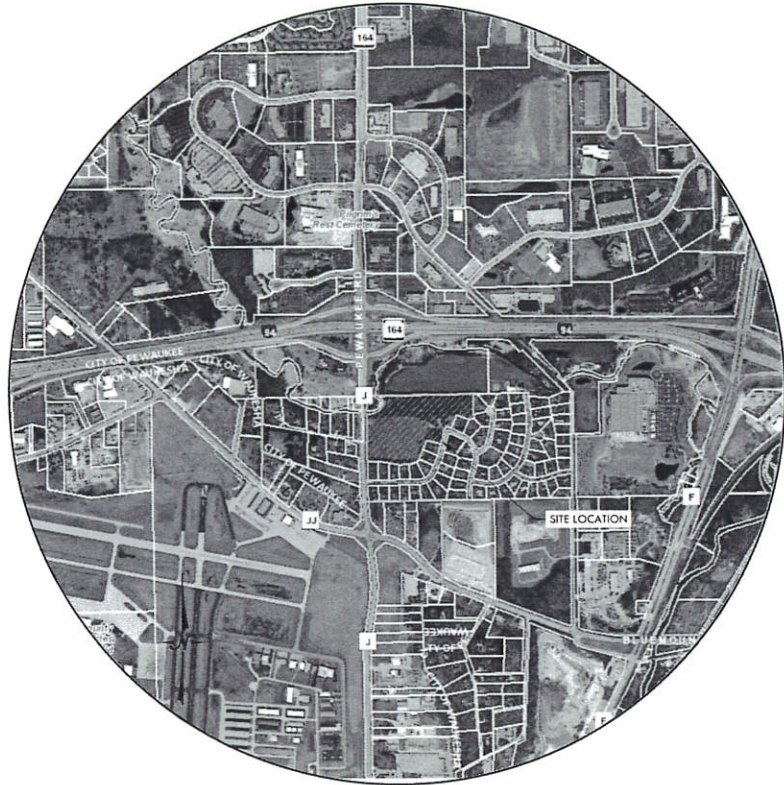




WVRC EMERGENCY VET

PEWAUKEE,

WISCONSIN



VICINITY MAP

IMPROVEMENT PLANS
FOR
WVRC EMERGENCY VET
PEWAUKEE, WI

SHEET INDEX

C001	TITLE SHEET & VICINITY MAP
C002	GENERAL NOTES
C101	SITE PLAN
C102	GRADING PLAN
C103	EROSION CONTROL PLAN
C401	POND DETAILS
C402	POND DETAILS
C501 - C502	CONSTRUCTION DETAILS
L701	LANDSCAPING PLAN

BENCHMARKS

FOUND IRON ROD	EL. 865.78	N: 385726.2711	E: 2474348.5395
----------------	------------	----------------	-----------------

CONTACT INFORMATION

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

REVISIONS

NO.	REVISION	DATE
-	-	00.00.00

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



ISSUED FOR REVIEW

PLAN DATE	03.04.19
PROJECT NO.	19.0004
SHEET NO.	C001

GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL PIPE LENGTHS ARE MEASURED TO CENTER OF STRUCTURE AND MEASURED HORIZONTALLY. THE CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS FOR SLOPES AND STRUCTURES.
3. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARDS.
4. WHEN POSSIBLE, THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE WITH ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.
5. CONTRACTOR SHALL CHECK ALL EROSION CONTROL MEASURES EVERY SEVEN DAYS OR WITHIN 24 HOURS AFTER EACH 0.5 INCH RAINFALL AND PROVIDE ANY MAINTENANCE REQUIRED FOR CONFORMANCE WITH THIS PLAN. CONTRACTOR SHALL MAINTAIN LOG OF INSPECTIONS WHICH SHALL BE KEPT ON-SITE.
6. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED ON AREAS TO BE VEGETATED.
7. SEEDING SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
8. SEEDING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 630 OF WSDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. A NO. 40 MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1000 S.F.
9. PLACE MULCH AND TACKIFIER ON THE SEEDED AREAS.
10. DISTURBED AREAS LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH, OR WSDOT-APPROVED POLYMER.
11. TEMPORARY SEEDING: ANNUAL RYE GRASS AT 25 lbs/ACRE
LATE SEASON TEMPORARY SEEDING (SEPT. 15 TO OCT. 15): WINTER WHEAT AT 2 BUSHELS/ACRE
DORMANT SEEDING (AFTER NOV. 1): 10 MIXTURE AT 4 POUNDS PER 1000 S.F.
10. POLYMER MUST BE APPLIED TO ALL DISTURBED AREAS IF SEEDING IS NOT COMPLETED BY OCTOBER 15.
11. IF DEWATERING IS NECESSARY, DIRECT DISCHARGE INTO THE SEDIMENT BASIN. THE MAXIMUM PUMPING RATE INTO THE POND IS 200 GPM. ALTERNATE DEWATERING OPERATIONS MUST BE PERFORMED IN ACCORDANCE WITH MGNR TECHNICAL STANDARD 1061 "DEWATERING".
12. TOPSOIL PILES LEFT IN PLACE FOR LONGER THAN 14 DAYS MUST BE STABILIZED WITH TEMPORARY SEEDING.
13. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
14. RECYCLE OR PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS IN A TIMELY MANNER. CONTROL RUNOFF FROM WASTE MATERIALS UNTIL THEY ARE REMOVED OR REUSED.
15. BY THE END OF EACH WORKDAY, CLEAN UP ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL THAT ORIGINATED FROM THE PERMITTED SITE. FLUSHING SHALL NOT BE ALLOWED UNLESS RUNOFF IS TREATED BEFORE DISCHARGE FROM THE SITE.

CONSTRUCTION SEQUENCE

1. CONSTRUCT STONE TRACKING PAD AT THE PROPOSED ENTRANCE.
2. INSTALL SNOW FENCE AROUND DUAL MOUND SYSTEM. INSTALL SILT FENCE AT THE LOCATIONS NOTED ON THE PLANS. THIS MUST BE DONE BEFORE ANY GRADING ACTIVITIES TAKE PLACE.
3. TOPSOIL IS TO BE STRIPPED AND STOCKPILED. THE STOCKPILE IS TO BE PROTECTED WITH SILT FENCE WITHIN 7 DAYS AND SEEDED WITHIN 30 DAYS OF LAYUP.
4. ROUGH GRADING MAY TAKE PLACE AFTER TOPSOIL STRIPPING.
5. UTILITY INSTALLATION WILL TAKE PLACE DURING ROUGH GRADING. ALL CATCH BASINS AND INLETS ARE TO BE PROTECTED IMMEDIATELY AFTER INSTALLATION IN ACCORDANCE WITH THE DETAIL IN THESE PLANS.
6. PERMANENT SEEDING TO BE COMPLETED BY OCTOBER 15TH OF THE YEAR GRADING WORK IS COMPLETED OR BY JUNE 1ST OF THE FOLLOWING YEAR.

MEMBER

INTERNATIONAL

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

CALL DIGGERS HOTLINE
TOLL FREE
800-242-8511

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

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

LEGEND

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

IMPROVEMENT PLANS FOR

WVRC EMERGENCY VET

PEWAUKEE, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GENERAL NOTES

BY DATE

REVISIONS

NO.

ISSUED FOR REVIEW

PLAN DATE 03.04.19

DESIGNED BY DKV

0 N/A

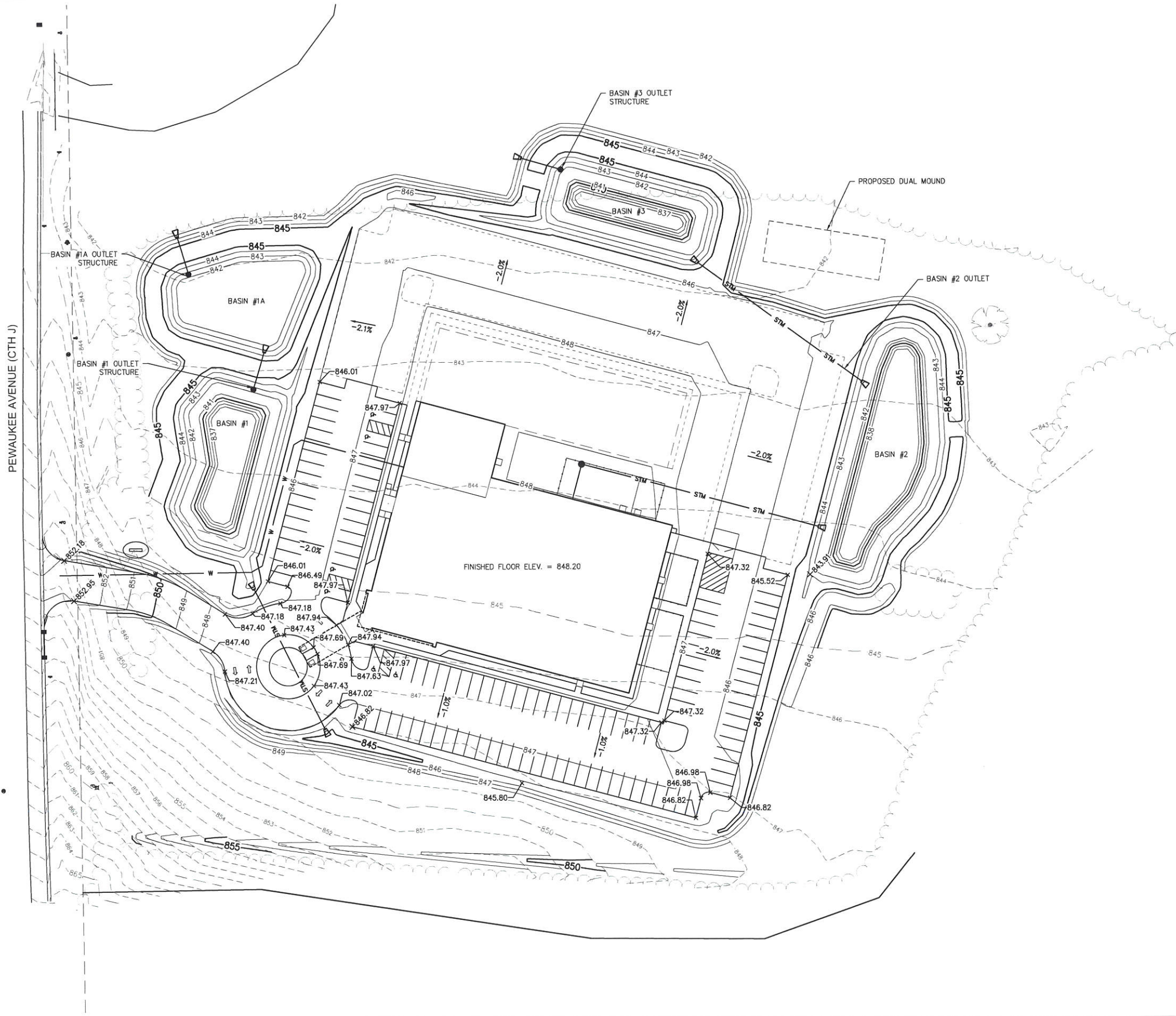
SCALE

PROJECT NO.

19.0004

SHEET NO.

C002



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

GRADING PLAN

NO. BY DATE

ISSUED FOR REVIEW

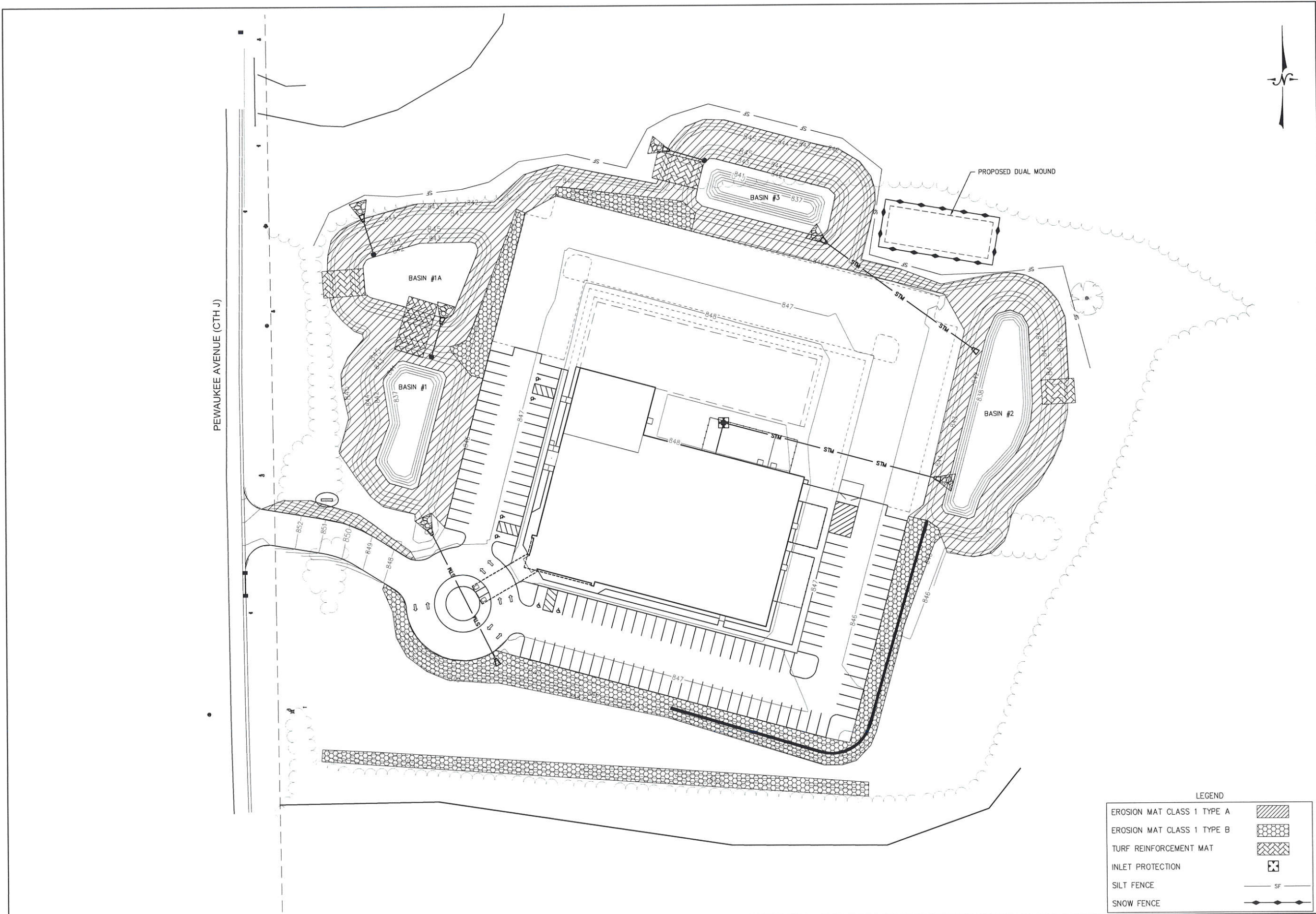
PLAN DATE 03.04.19
DESIGNED BY DKV

0 40'
SCALE

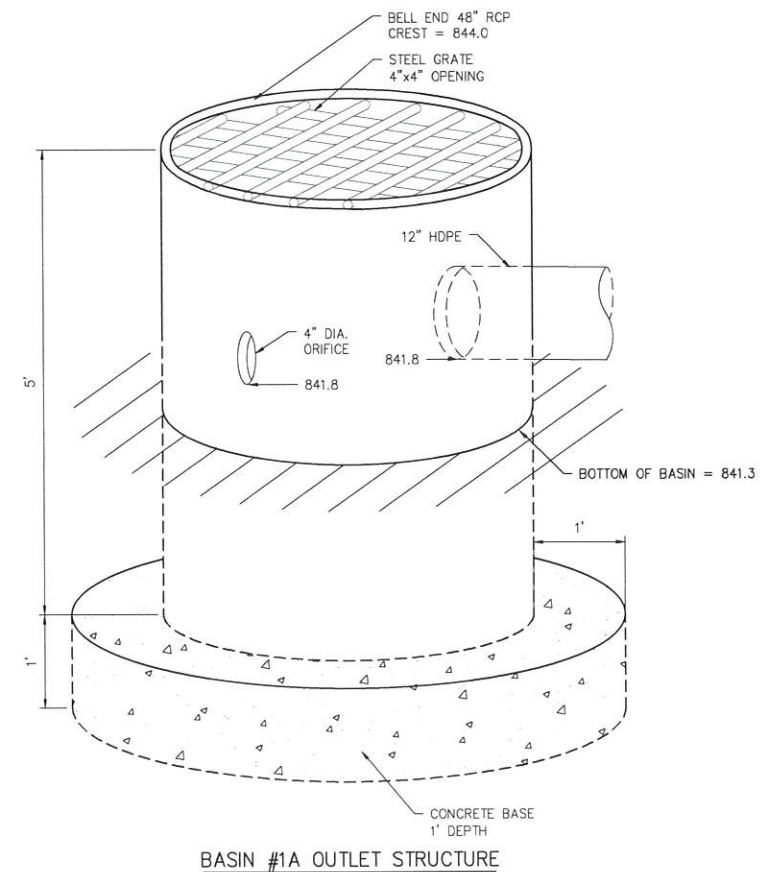
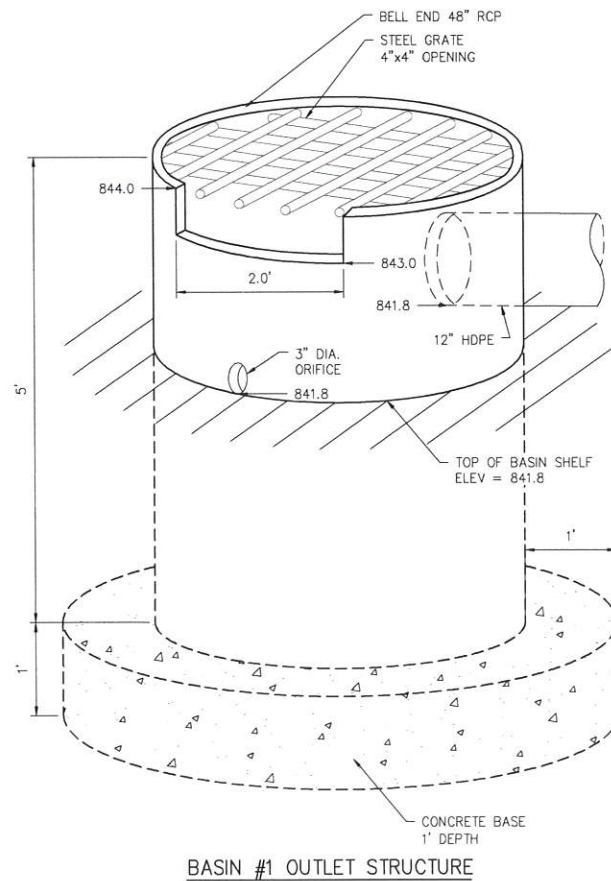
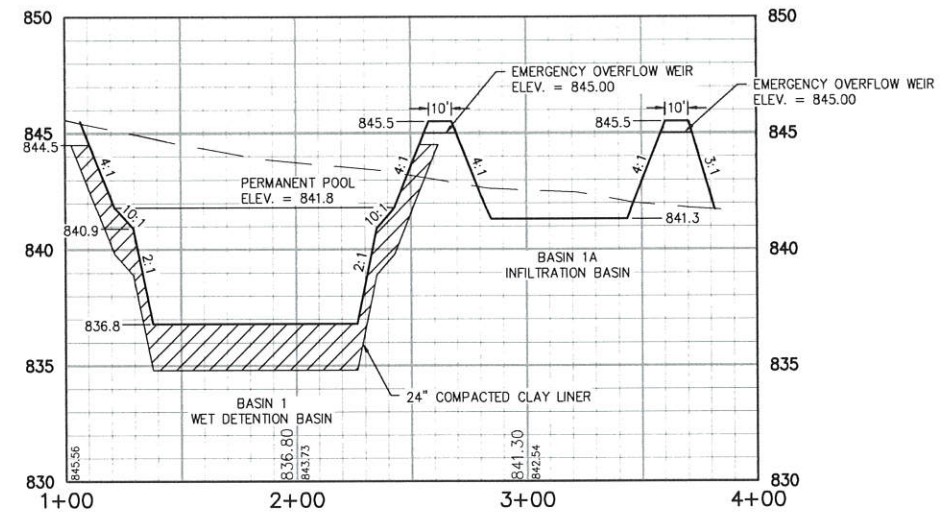
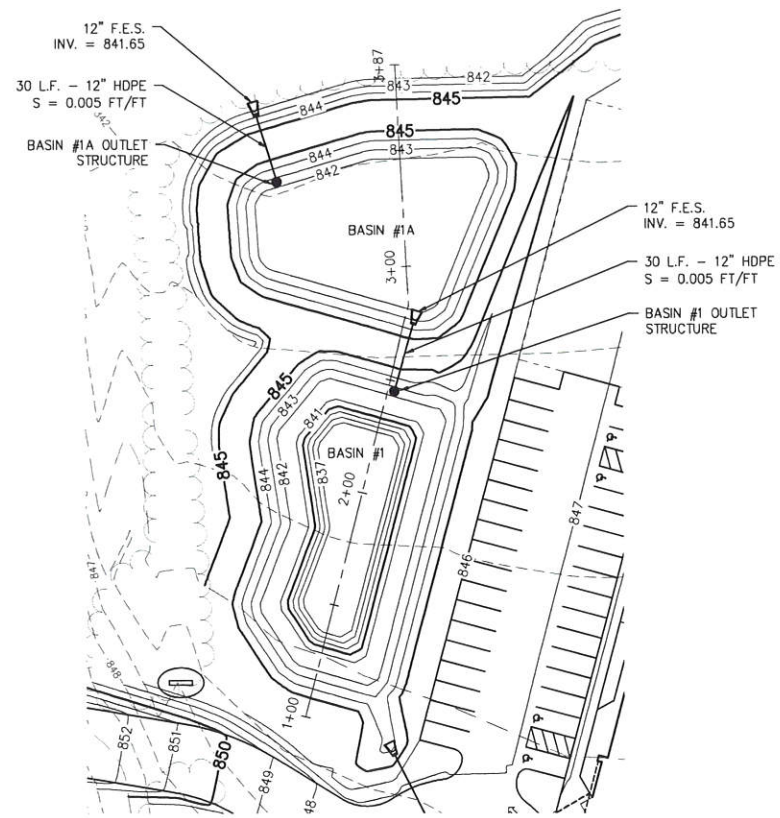
PROJECT NO.
19.0004

SHEET NO.

C102



IMPROVEMENT PLANS FOR WVR EMERGENCY VET PEWAUKEE, WI		LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC	
EROSION CONTROL PLAN	NO.	BY	DATE
	REVISIONS		
ISSUED FOR REVIEW			
PLAN DATE		03.04.19	
DESIGNED BY		DKV	
0		40'	
SCALE			
PROJECT NO.		19.0004	
SHEET NO.			
C103			



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

POND DETAILS

NO.	REVISIONS	BY	DATE

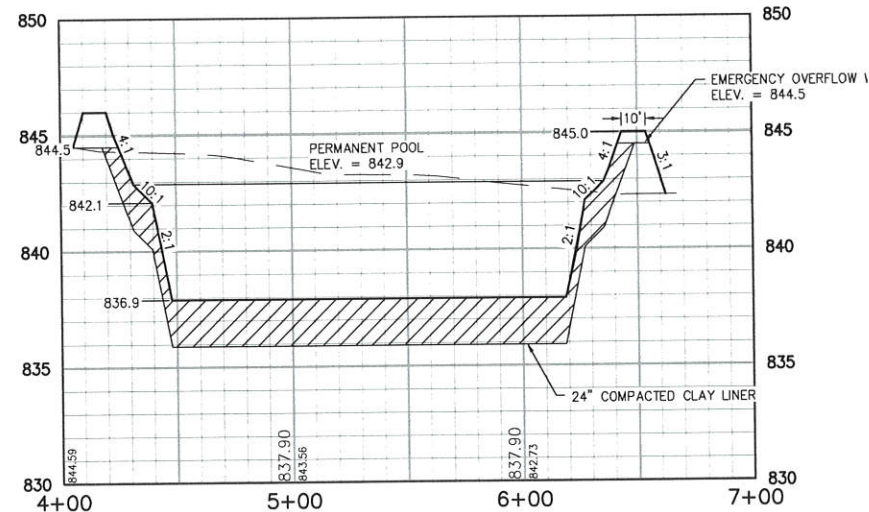
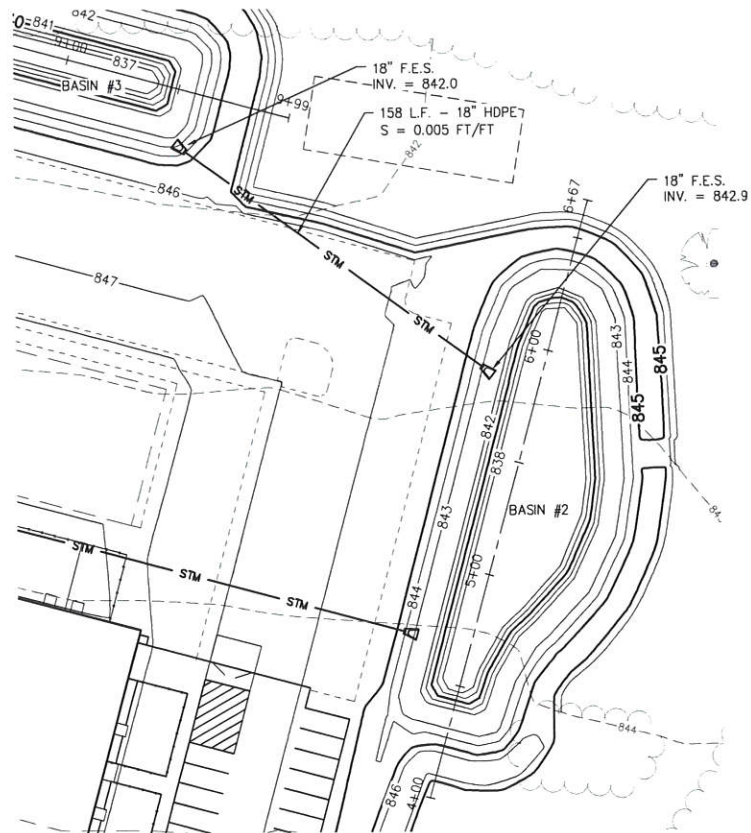
ISSUED FOR REVIEW

PLAN DATE	03.04.19
DESIGNED BY	DKV
PROJECT NO.	19.0004
SHEET NO.	

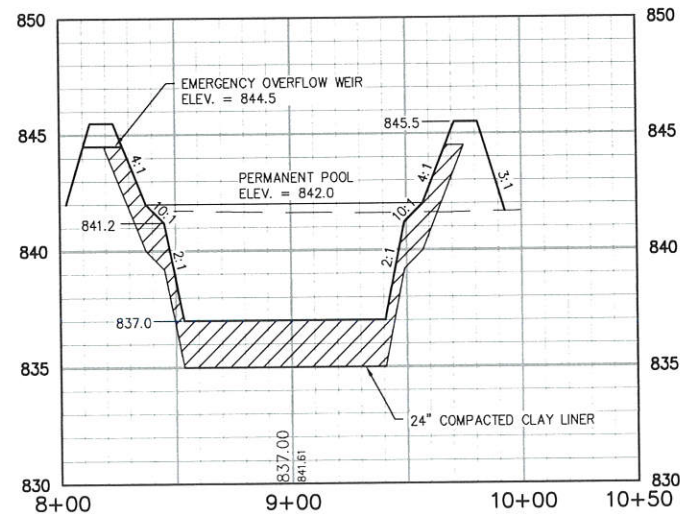
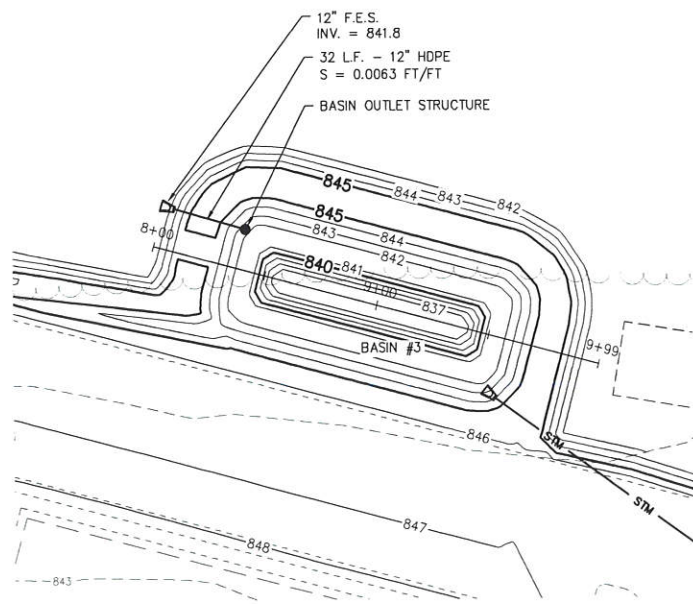


SCALE

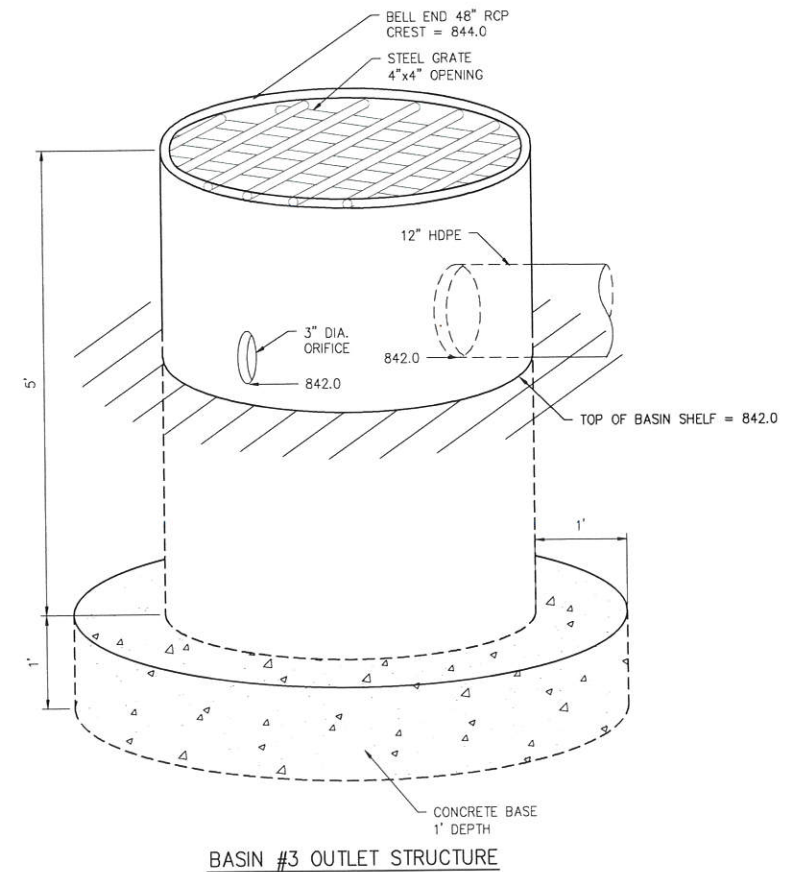
C401



Basin 2 PROFILE



Basin 3 PROFILE



BASIN #3 OUTLET STRUCTURE

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET

PEWaukee, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

POND DETAILS

BY DATE

REVISIONS

NO.

ISSUED FOR
REVIEW

PLAN DATE 03.04.19

DESIGNED BY DKV

0 40'

SCALE

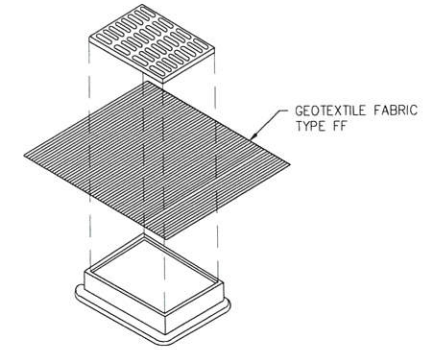
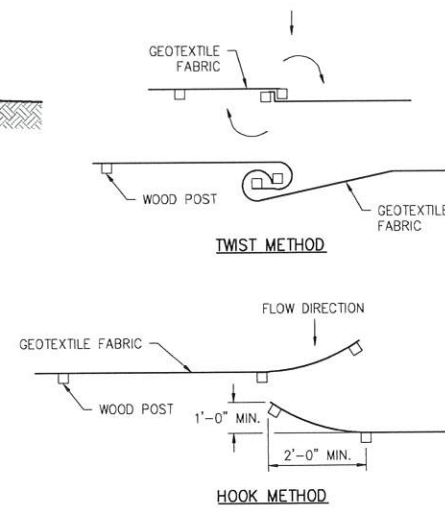
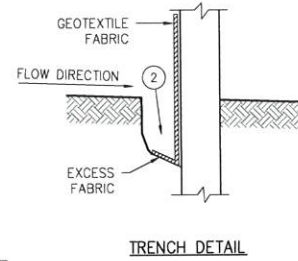
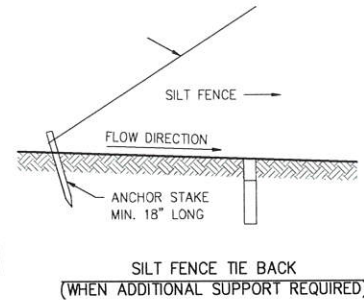
PROJECT NO.

19.0004

SHEET NO.

C402

PLOT DATE: 4/8/2019 2:28 PM

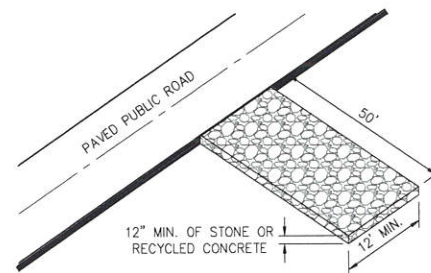


1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
3. INLET PROTECTION SHALL BE INSPECTED AT A MINIMUM WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES DURING A 24 HOUR PERIOD. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN ACCUMULATION TOTALS BETWEEN $\frac{1}{2}$ AND $\frac{3}{4}$ THE DESIGN DEPTH OF THE DEVICE OR WHEN THE DEVICE IS NOT FUNCTIONING AS DESIGNED.
4. DURING REMOVAL OF INLET PROTECTION ENSURE SEDIMENT DOES NOT FALL INTO THE INLET. ANY MATERIAL WHICH FALLS INTO THE INLET SHALL BE REMOVED.

INLET PROTECTION, TYPE B

SILT FENCE

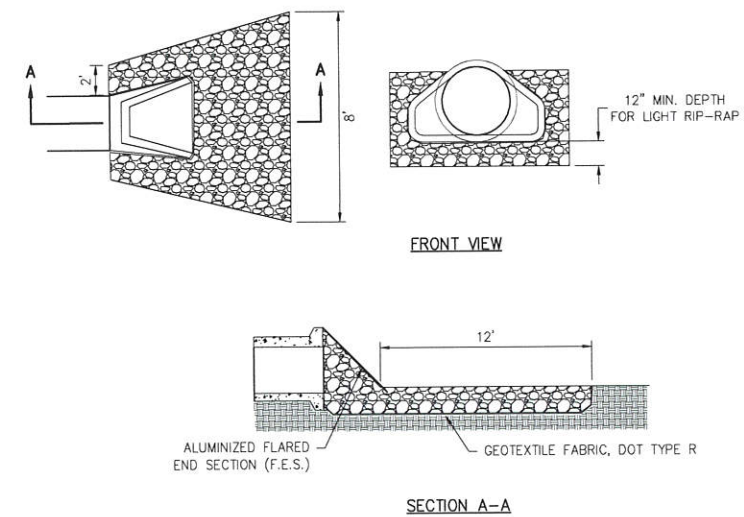
1. HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF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



STONE TRACKING PAD

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

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



SECTION A-A

1. EXCAVATE TO ONE FOOT BELOW PIPE OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP-RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF ONE FOOT.
3. EXERCISE CARE IN RIP-RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP-RAP ON ZERO GRADE, TOP OF RIP-RAP TO BE LEVEL WITH PROPOSED OUTLET NO OVERFALL AT ENDS.
5. RIP-RAP SHALL BE MEDIUM RIP-RAP IN ACCORDANCE WITH SECTION 606 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
7. LINE CHANNEL TO TOP OF BANKS FOR A DISTANCE OF 12' DOWNSTREAM. NO RESTRICTION OF CHANNEL CROSS SECTION SHOULD EXIST.

FLARED END SECTION AND RIP-RAP

CONSTRUCTION DETAILS

[illegible]

0 N/A

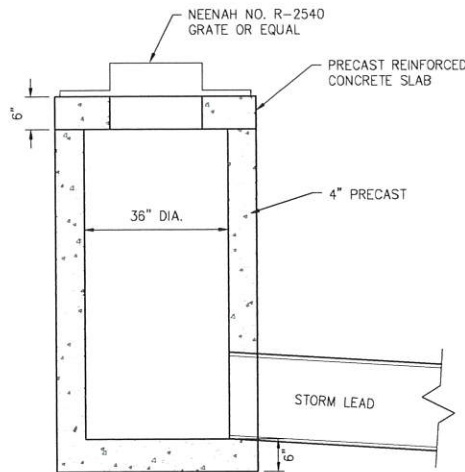
SCALE

PROJECT NO.
19.0004

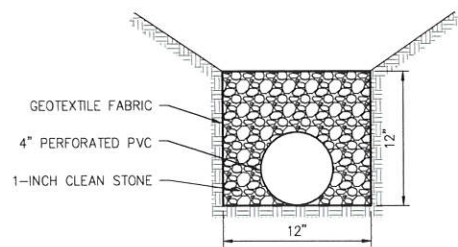
SHEET NO.

C501

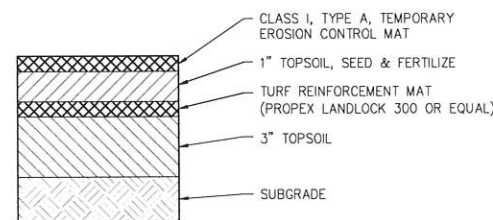
PLOT DATE: 4/8/2019 2:29 PM



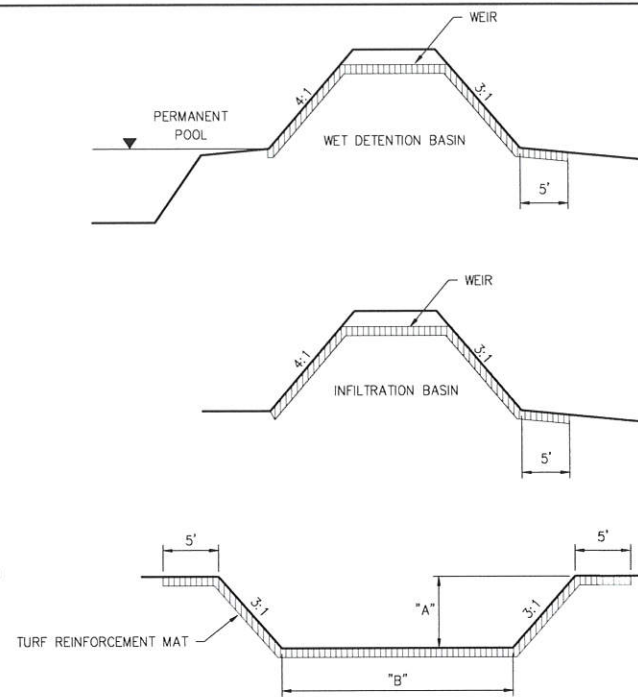
INLET



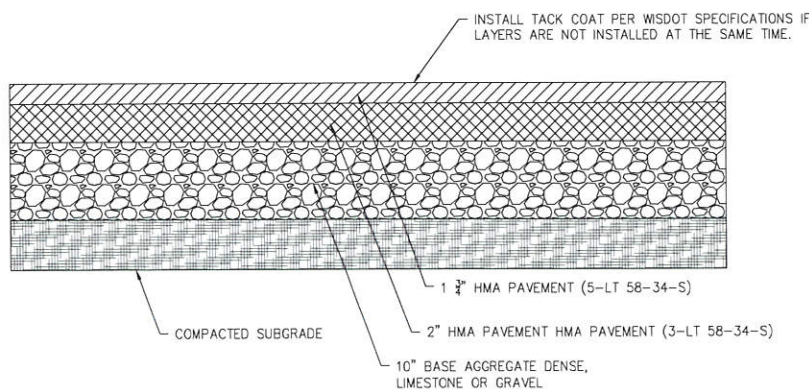
4" UNDERDRAIN TRENCH



TURF REINFORCEMENT MAT

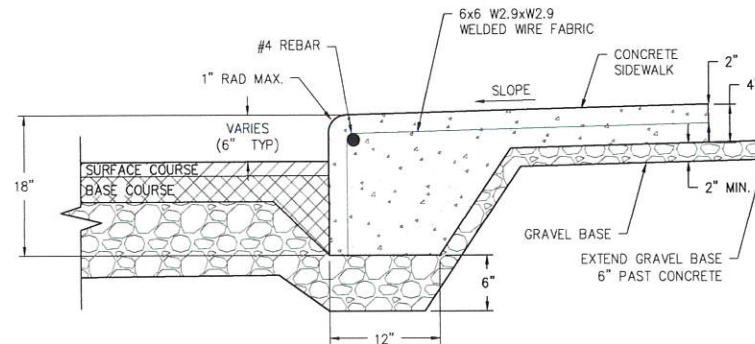


EMERGENCY SPILLWAY

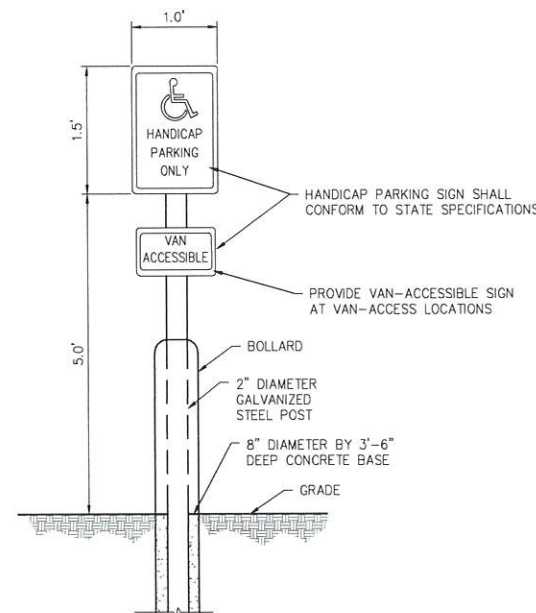


PAVING NOTES:
1. CONTRACTOR TO THOROUGHLY COMPACT SUBGRADE.
2. PROOF ROLL SITE TO IDENTIFY UNSATISFACTORY SOILS.

ASPHALT PAVEMENT SECTION



INTERGAL CURB/WALK



ADA PARKING SIGN

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
PEWaukee, WI
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 03.04.19

DESIGNED BY DKV

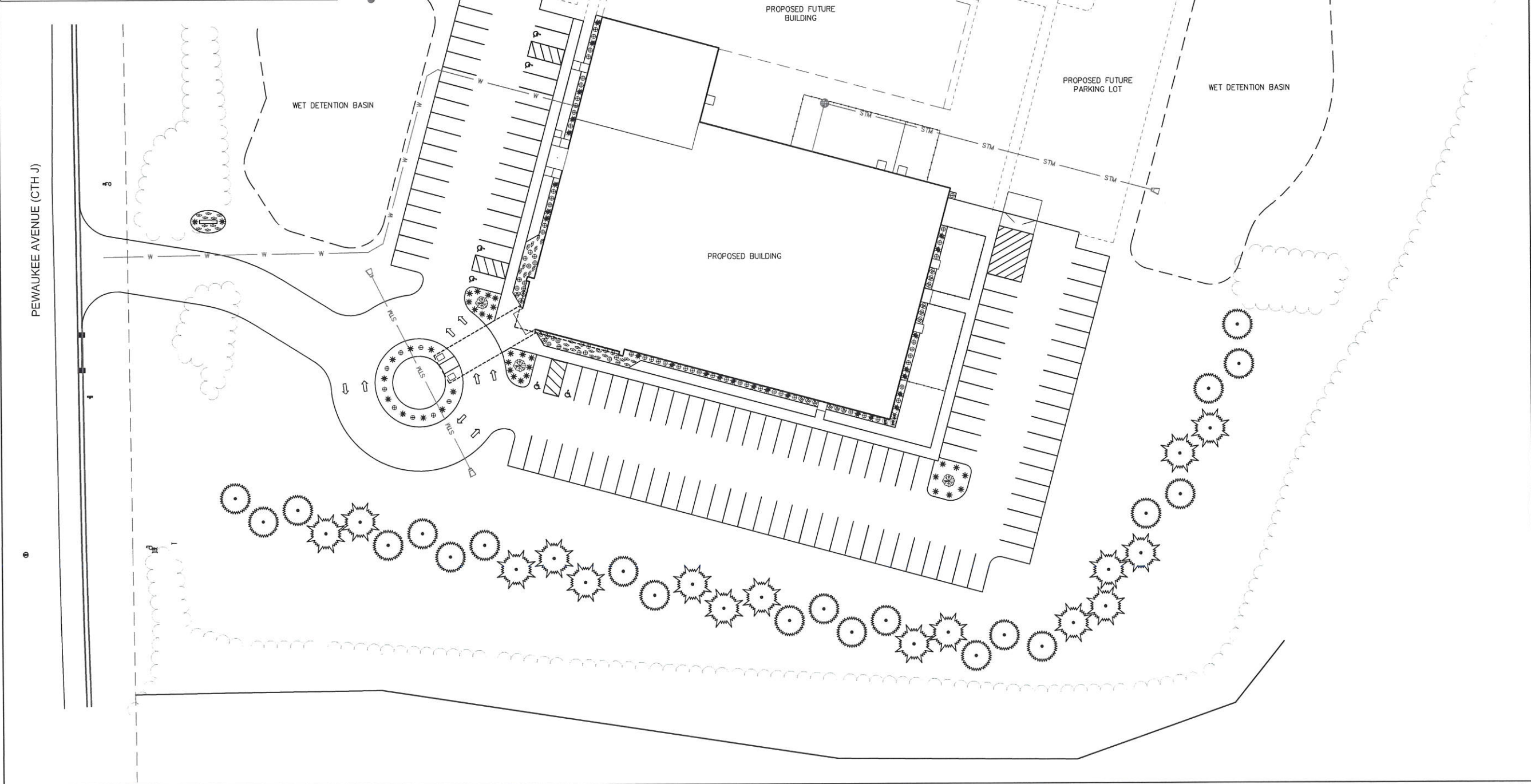
0 N/A
SCALE

PROJECT NO.
19.0004

SHEET NO.

C502

		SIZE	QUANTITY
A		Black Hills Spruce <i>Picea glauca</i> var. <i>Densata</i>	7' 21
B		Eastern White Pine <i>Pinus Strobus</i>	7' 16
C		Smooth Serviceberry <i>Amelancier laevis</i>	6' 3
D		Hardy Geranium <i>Geranium Sanguineum</i> 'Purple Flame'	4.5" pot 73
E		Karl Foerster Feather Reed Grass <i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 gallon 24
F		Japanese Barberry <i>Berberis Thunbergii</i> 'Atropurpurea'	24"-30" 3
G		Stella d'Oro Daylily <i>Hermerocallis</i> 'Stella d'Oro'	4.5" pot 18
H		Prairie Dropseed Grass <i>Sporobolus heteroepis</i>	1 gallon 36
I		Coreopsis Citrine <i>Coreopsis</i> 'Citrine'	3 gallon 34



FILENAME: P:\Shared\1 - Projects\2019\19.0004 Keller - WVRC Emergency Vet - Pewaukee\CAD\Sheets\19.0004 LS.dwg



IMPROVEMENT PLANS FOR

WVRC EMERGENCY VET

PEWAUKEE, WI

LANDSCAPE PLAN

REVISIONS

NO. BY DATE

ISSUED FOR REVIEW

PLAN DATE 03.04.19

DESIGNED BY DKV

0 30'

SCALE

PROJECT NO. 19.0004

SHEET NO. L701

LYNCH & ASSOCIATES

ENGINEERING CONSULTANTS, LLC

PLOT DATE: 4/8/2019 2:29 PM

SHEET INDEX

C1.0	SITE PLAN
A1.0	FLOOR PLAN
A2.0	ELEVATIONS
A3.0	BUILDING SECTIONS
A3.1	BUILDING SECTIONS
A4.0	REFLECTED CEILING PLAN
S1.0	FOUNDATION PLAN
T2.0	SPECIFICATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE
(WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	NEW	FUTURE	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	32,216 S.F.	----- S.F.	32,216 S.F.
CANOPIES (COLUMN SUPPORTED)	989 S.F.	----- S.F.	989 S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	33,205 S.F.	----- S.F.	33,205 S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	33,205 S.F.	----- S.F.	33,205 S.F.

HIGH PILE STORAGE NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

B-BUSINESS
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE IIB CONSTRUCTION
SPRINKLED YES
FIREWALL NO

ALLOWABLE AREA

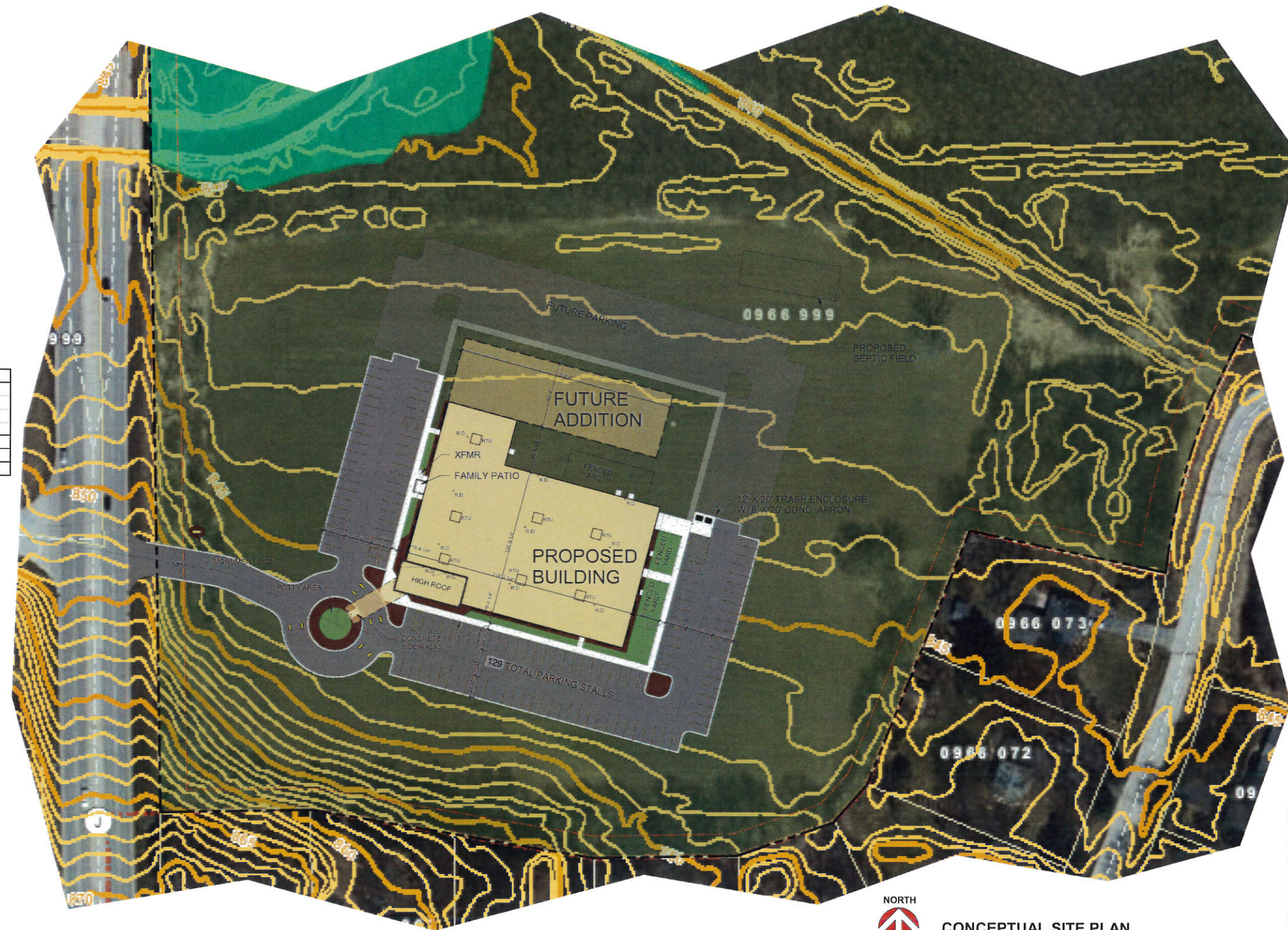
TABULAR FLOOR AREA: 23,000 S.F.
FRONTAGE INCREASE: 40,250 S.F.
SPRINKLER INCREASE: 46,000 S.F.
TOTAL ALLOWABLE AREA: 109,250 S.F.
ALLOWABLE FIRE AREA: ----- S.F.

BUILDING/SITE CONTENT

BUILDING SIZE 32,216 S.F. 3.6%
HARD SURFACE 57,186 S.F. 6.4%
GREEN SPACE 798,678 S.F. 90.0%
PARCEL SIZE (APPROX.) 888,080 S.F. 20.39 ACRES
PARKING PROVIDED 129 STALLS (1 STALL/249.7 S.F.)

ZONING INFORMATION

ZONING: B4 (RE-ZONE)
FRONT YARD SETBACK: 25'-0"
SIDE YARD SETBACK: 20'-0"
REAR YARD SETBACK: 25'-0"



CONCEPTUAL SITE PLAN

1" = 50'-0"
0' 50' 100' 200' 400'

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



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Madison, WI 53703
PHONE (608) 766-3795 /
1-800-236-2534
FAX (608) 766-5004

MILWAUKEE
W204 N11509
Calderside Rd
Carmelton, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WISCONSIN
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WISCONSIN
5605 Linc Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:
WVRC EMERGENCY VET
WISCONSIN

PEWAUKEE,

"COPYRIGHT NOTICE"

This design, drawing and detail is the
copyrighted property of KELLER, INC.
No part hereof shall be copied, duplicated,
distributed, disclosed or made available to
anyone without the expressed written
consent of KELLER, INC.

REVISIONS

R1 03/20/2019 J.S.B.
R2 03/29/2019 J.S.B.

PROJECT MANAGER:
N. LAURENT

DESIGNER:
C. MANSKE

DRAWN BY:
J. BOCHE

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P18241

CONTRACT NO:

DATE:
08/14/2018

SHEET:
C1.0

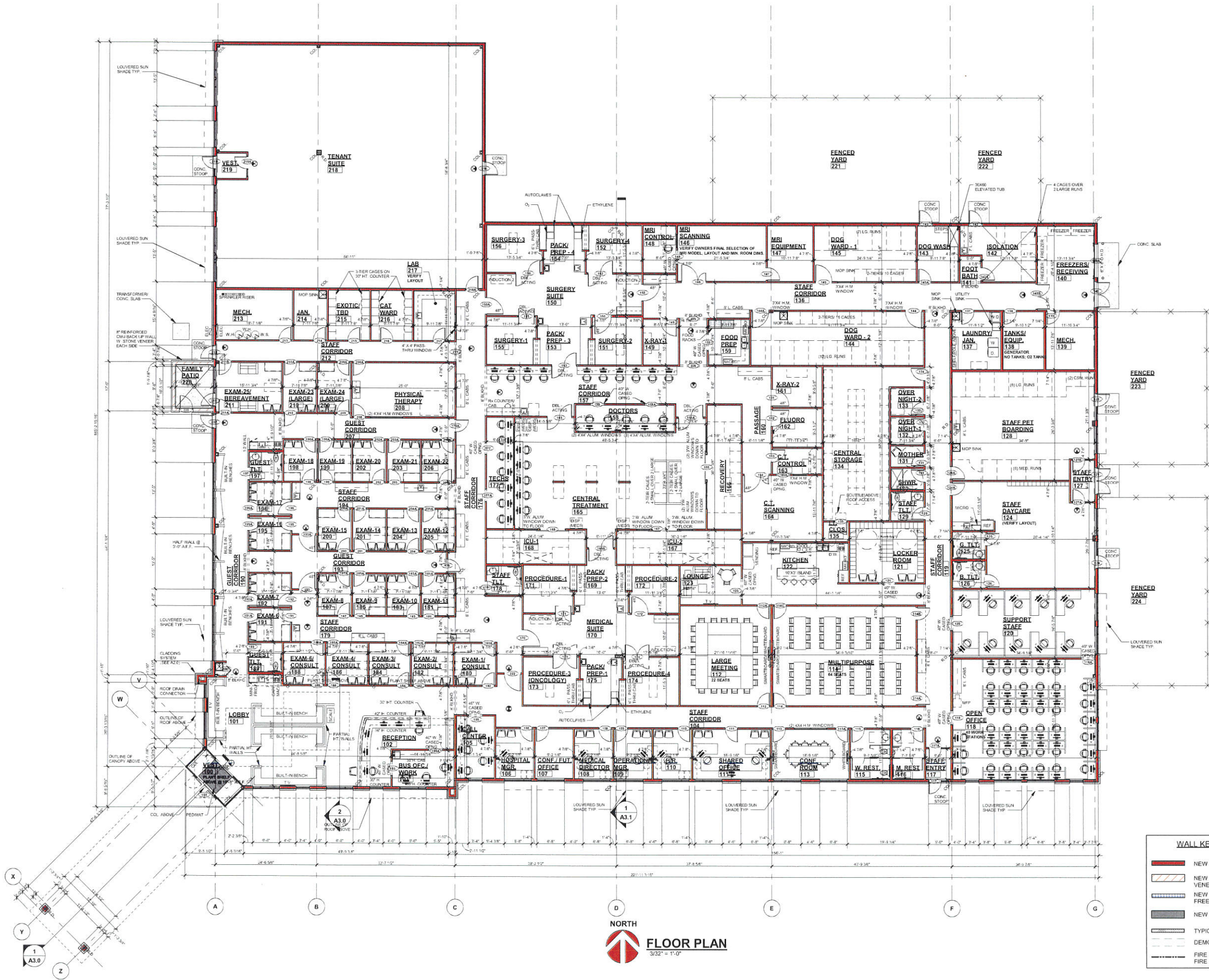
PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED FOR:

WVRC EMERGENCY VET

PEWAUKEE,

WISCONSIN



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITY
N216 State Road 55
P.O. Box 630
Keshena, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

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

MILWAUKEE
W204 N11509
Ockersdale Rd
Germansville, WI 53022
PHONE (262) 250-9770
FAX (262) 250-9740

WAUSAU
5605 Linc Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR:

WVRC EMERGENCY VET

WISCONSIN
PEWAUKEE,

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
R1 03/20/2019 J.S.B.
R2 03/29/2019 J.S.B.

PROJECT MANAGER:
N. LAURENT

DESIGNER:
C. MANSKE

DRAWN BY:
J. BOCHE

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P18241

CONTRACT NO:

DATE:
08/14/2018

SHEET:
A1.0

PRELIMINARY - NOT FOR CONSTRUCTION



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
12116 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-3004

MILWAUKEE
W204 N11509
Caldwells Rd
Greenfield, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

www.kellerbuilds.com

PROPOSED FOR:
WVRC EMERGENCY VET
WISCONSIN
PEWAUKEE,

"COPYRIGHT NOTICE"
This design, drawing and detail is the
copyrighted property of KELLER, INC.
No part hereof shall be copied, duplicated,
distributed, disclosed or made available to
anyone without the expressed written
consent of KELLER, INC.

REVISIONS
R1 03/20/2019 J.S.B.
R2 03/29/2019 J.S.B.

PROJECT MANAGER:
N. LAURENT

DESIGNER:
C. MANSKE

DRAWN BY:
J. BOCHE

EXPEDITOR:

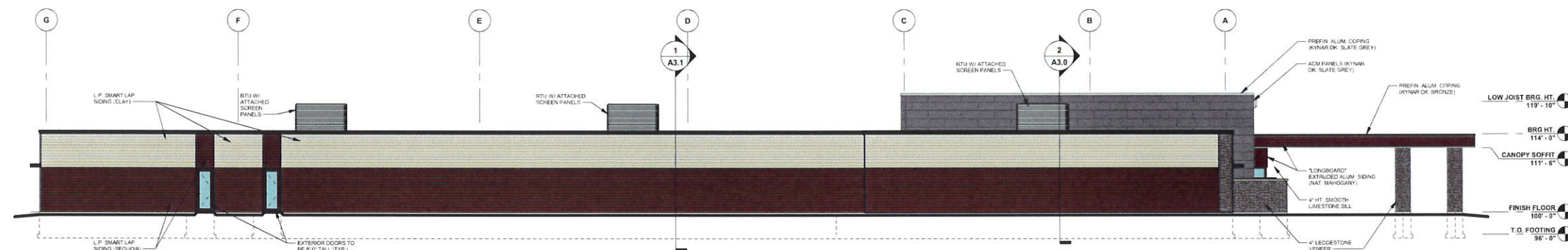
SUPERVISOR:

PRELIMINARY NO:
P18241

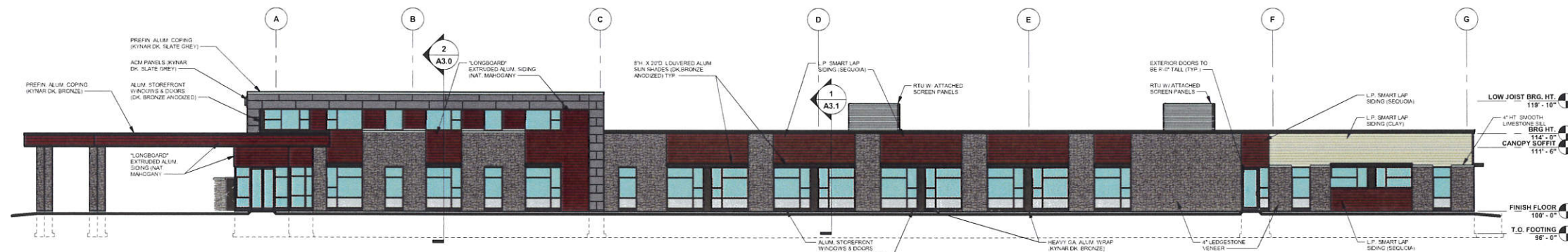
CONTRACT NO:

DATE:
08/14/2018

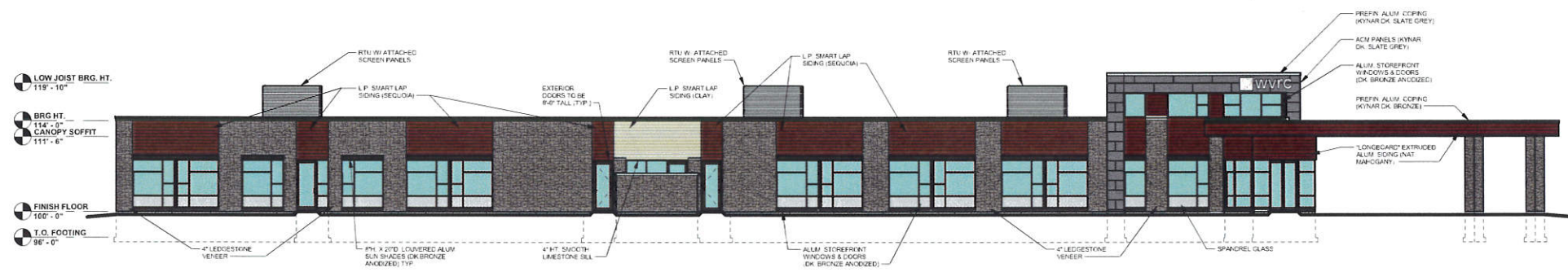
SHEET:
A2.0



NORTH ELEVATION
3/32\"/>



SOUTH ELEVATION
3/32\"/>



WEST ELEVATION
3/32\"/>



EAST ELEVATION
3/32\"/>

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 14.**

DATE: June 3, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Appointments to Various Boards, Commissions and Committees
[Mayor Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: