

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, May 16, 2019 7:00 PM

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

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1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated February 21, 2019
 3. Discussion and Possible Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed
 - 3.1 5 O'Clock Club
 - 3.2 Curly's Waterfront
 - 3.3 Edgewater of Pewaukee
 - 3.4 Gina's Sports Dock
 - 3.5 Smokey's Bait & Musky Shop
 - 3.6 The Station Bar & Grill
 - 3.7 Waukesha Gun Club
 - 3.8 Wonderland Tap
 4. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for the Jesse and Katie Blazek Property Located at N37 W26633 Kopmeier Drive for the Purpose of Constructing a Boathouse on the Southwest Corner of the Property for Storage Needs (PWC 0894038)
 5. Discussion and Action Regarding the Mitigation Plan for Eric Reisner for Property Located at N28 W27558 Peninsula Drive (PWC 0933062)
 6. Discussion and Action Regarding the Preliminary Plat for J & R Dreamfield Located at W267 N2920 Peterson Drive (PWC 0930052006 & PWC 0930052007)
 7. Discussion and Action Regarding the Site and Building Plans for Pure Mechanical for an Addition to Their Building Located at N8 W22275 Johnson Drive (PWC 0961997030)
 8. Discussion and Action Regarding the Final Certified Survey Map for Briohn Building Corporation for the Purpose of Dedicating Right-Of-Way for Property Located at W226 N918 Northmound Drive (PWC 0962998005)
 9. Continued Discussion and Action Regarding the Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low-Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium-Density Residential and Flood Plains, Lowland and Upland Conservancy, and

Other Natural Areas (Public Hearing Held 4/18/2019) (PWC 0940999001)

10. Continued Discussion and Action Regarding the Site and Building Plans for the Construction of 50 Condominium Units Requested by Jim Forester for Property Owned by the Robert J. Stenz Family Trust Located on Golf Road CTH DR) and Meadowbrook Road (CTH G) (Tabled 4/18/2019) (PWC 0940999001)
11. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Basatada, LLC - Dr. John Beltz to Rezone Property From Rs-3 Single-Family Residential to B-3 General Business for the Purpose of Building a New 30,000 Square Foot 24-Hour Emergency and Specialty Vet Clinic (PWC 0966999)
12. Discussion and Action Regarding the Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan for the Proposed WVRC Property Located Along the East Side of County Highway J (Pewaukee Road) South of Interstate Highway 94 from Low-Medium Density Residential, Water and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Retail/Service Commercial, Water and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0966999)
13. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for the Proposed WVRC Property Located on the East Side of County Highway J for the Purpose of Building a New 30,000 Square Foot 24-Hour Emergency and Specialty Vet Clinic (PWC 0966999)
14. Discussion and Action Regarding the Site and Building Plans for WVRC for the Development of a 33,205 Square Foot Animal Hospital Located Along the East Side of County Highway J (PWC 0966999)
15. Adjournment

Ami Hurd
Deputy Clerk

5/10/2019

NOTICE

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

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

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

DATE: May 16, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

2.21.19 Minutes

In attendance:

Mayor S. Bierce, Alderman B. Bergman, D. Linsmeier and K. Salituro.

Also in attendance:

City Planner N. Fuchs, Administrator S. Klein, Assistant City Engineer M. Wagner and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 7:05pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of Meeting Minutes Dated January 17, 2019

A motion was made and seconded (D. Linsmeier, K. Salituro) to approve the January 17th, 2019 meeting minutes. Motion Passed: 4-For, 0-Against.

3. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Tom Knutson to Rezone Property Located at W267 N2920 Peterson Drive From B-5 Highway District to Rs-7 Single-Family Residential for the Purpose of Combining Property and Building an Out-Building (PWC 0930052006 & PWC 0930052007)

Mr. Fuchs stated the rezoning corrects an existing split-lot zoning issue. He recommended approval of the application.

Chairman Bierce opened the public hearing at 7:06pm. No one in the audience wished to speak so Chairman Bierce closed the public hearing at 7:06pm.

Mr. Fuchs noted the new zoning will now fit in with the surrounding Rs-7 properties.

A motion was made and seconded (K. Salituro, B. Bergman) to recommend approval of the rezoning. Motion Passed: 4-For, 0-Against.

4. Discussion and Action Regarding a Certified Survey Map for Property Located at W267 N2920 Peterson Drive Owned by Tom Knutson for the Purpose of Combining the Properties and Creating an Outlot (PWC 0930052006 & PWC 0930052007)

Mr. Fuchs stated this combines the two parcels and creates an outlot on the north end of the property, and that outlot is anticipated to be combined with the single-family parcel to the north. The applicant has submitted a revised CSM with the corrected setbacks.

A motion was made and seconded (D. Linsmeier, B. Bergman) to recommend approval of the CSM with staff recommendations. Motion Passed: 4-For, 0-Against.

5. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for the Robert J. Stenz Family Trust to Rezone Property Located on Golf Road and CTH G from A-1 Agricultural, LC Lowland Conservancy & F-1 Floodplain District to Rm-1 PUD, LC Lowland Conservancy & F-1

Floodplain District for the Purpose of Allowing for Residential Development (PWC 0940999001)

Mr. Fuchs discussed the entire proposal for the rezoning, conditional use, preliminary CSM and site and building plans for the 54-unit condo development. He stated the CSM creates three lots, with the first phase of the development being on lots 1 and 2. Lot 3 is anticipated as a second phase, but the exact use is not known at this time. Related to the rezoning, Mr. Fuchs pointed out that the applicant would have to follow up with a comprehensive master plan amendment to amend the comp plan from low-medium density to medium density residential. The conditional use is being requested to allow some flexibility with the development standards. It allows for reduced building setbacks. Mr. Fuchs noted that the site and building plans are for nine two-family and nine four-family buildings with a clubhouse. There are no impacts to the wetland, wetland setback or floodplain, but it does go into the current environmental corridor. SEWRPC has stated that they will honor the previous corridor delineation.

Mr. Fuchs noted that the City received a letter from the Lake Pewaukee Sanitary District objecting to the rezoning due to concerns regarding the proposed density and future capacity. If the developer cannot get approval for the sewer, the development would not be able to move forward. Mr. Fuchs recommended approval with the conditions noted in the staff report.

Tony Zanon with Pinnacle Engineering and Dan Scardino with Point Realty were present for this item.

Chairman Bierce opened the public hearing at 7:20pm.

Lynn Voss (W273 N1525 Lakefield Drive) questioned how this could be considered medium density. She questioned how far the buildings would be from the existing home lot lines. Mr. Zanon stated the buildings have been moved to 40 feet off of the lot line. He also mentioned that they would be adding trees to create a shield for building 3 and would be increasing the landscaping for buildings 4, 5 and 6. He confirmed that this development did fit within the medium density designation according to the City's definitions. They will preserve approximately 10 to 15 feet of the woods along the property line.

Ms. Voss questioned who was responsible for the existing temporary easements on her lot. She questioned who would remove the turn-around and finish off her yard. Mr. Zanon stated the developer will be responsible.

Ms. Voss noted she was 100 percent against this development.

Gerald Glocka (W273 N1582 Lakefield Drive) requested clarification on the distance of the buildings from the property line and the amount of trees being left. Chairman Bierce clarified that 40 feet was the distance from the building to the property line, and the 10 to 15 feet was the width of the amount of trees that will be left from woods. He felt they would now be exposed to more of the back of the buildings since the natural tree line will be almost gone. Mr. Glocka requested as big of a buffer as possible.

Mr. Glocka also questioned how many years of construction noise they would have to endure for the entire project. Mr. Scardino stated he informed the neighbors of about five years but it all depends on the market. The intent is to start on the clubhouse and buildings 7 and 8 first. The goal is to fill the westerly cul-de-sac first. Mr. Zanon noted they would have signs prohibiting construction traffic on Lakefield Drive and they would have to use Golf Road.

George Galewski (W273 N1610 Lakefield Drive) questioned how the property would be accessed if the area is to be excavated and trees are to be removed. Chairman Bierce stated they would put up signs so that all construction traffic goes on Golf Road. Mr. Zanon added that they would not connect to Lakefield Drive until the very end once the roads are paved. Mr. Galewski stated the larger the buffer the better.

Suzanne Glocka (W273 N1582 Lakefield Drive) stated when she bought her home she was told that area would be single-family residential homes. She felt it was a huge disruption to their road and felt she was not being told the whole truth. Ms. Glocka requested the bigger the buffer the better.

Mr. Zanon pointed out that from building to building it would probably be more like 80 feet.

Sherry Garcia (N19 W27059 Fieldhack Drive) stated she lives on the other side of the trail and shares the same feelings as others. She stated she currently has a lot of water problems and has three sump pumps running at one time. Ms. Garcia was concerned about where all of the water would go if the flowage behind their house increases. Mr. Zanon stated the stormwater pond feature has been expanded to two wet ponds because they cannot infiltrate the high ground water table. They will not be impacting the wetland during any of the construction.

Mike Garcia (N19 W27059 Fieldhack Drive) stated this property would be in his backyard and there would be very little physical barriers to protect from any additional noise. He stated the brook behind his house has expanded and widened over time, and they are concerned because the water has moved farther onto their property. Mr. Garcia was also concerned about the heavy traffic.

Mr. Zanon clarified that for the rezoning, they are rezoning the wetland that is delineated to be wetland. They are rezoning the field delineated wetland and they will not touch it.

Tom Casey (N16 W27447 Riverland Drive) stated he owns the pond attached to the Oak Springs South subdivision. He felt this development would devalue his property. He also felt this was too close to an intersection and a curve on Golf Road and it will cause accidents. Mr. Casey referred to the pond and stated it overflows because the wetlands come into their pond. He was concerned that anything done to the area would change the balance and they would have more flooding to the ponds and to people's basements.

Marilyn Wahlgren (N27 W27304 Lakefield Drive) stated they never had water problems until the new subdivision went in. She was concerned they would have an even bigger water problem with this development.

Mark Strong (W278 N1807 Lakefield Drive) was concerned about the traffic onto Highway G and Golf Road. He stated he values the ambiance of the neighborhood and the walking path. He felt the development should be scaled back.

Denise Strong (W278 N1807 Lakefield Drive) echoed those concerns. She felt a multi-family condo in her neighborhood would lower home values and make the roads more crowded.

Beth Block (N17 W26887 Fieldhack Drive) felt the additional traffic would necessitate stop lights to get out of her condo association.

Terry Brooks (W273 N1640 Lakefield Drive) stated he was concerned about the water because the water from the retention pond backs up to about three feet of their basement walls.

Chairman Bierce closed the public hearing at 8:18pm.

Ms. Wagner noted that any approval should be contingent upon addressing Engineering and Waukesha County's comments. She shared the County's concerns regarding the driveway to the outlot being on the corner. She then referred to the grading plan and noted the current plan shows grading up to the property line by Building 3. If the buffer of existing trees needs to remain, it should be part of the motion.

Mr. Zanon clarified that there will be a retaining wall, and Building 3 will be below the existing grade. The current residents will not see the retaining wall, as it will be set down lower.

Commissioner Bergman questioned if there would be passing lanes and acceleration and deceleration lanes coming off of Golf Road. Mr. Zanaon stated there will be acceleration and deceleration lanes, and a preliminary study has been done. There is no requirement for a bypass lane.

Commissioner Bergman then referred to construction traffic and confirmed that it would all come off Golf Road and that would be the only access during construction. Once the road is in, there will be an open, thru street.

Commissioner Bergman then questioned how the remnant parcel would be accessed if the County doesn't give a second access to the site. Mr. Zanon stated they were looking at different configurations and options for that.

Discussion then took place regarding storm water detention ponds and the requirements for a development.

Chairman Bierce felt the buffer was the main issue. Discussion took place regarding the tree buffers as relates to the property lines. The closest structure to the property line will be 40 feet. Mr. Scardino pointed out that a lot of the reason for the cleanup along the lot line was to create a swale to prevent the water from going to the subdivision to the west. If the site conditions allow for them to move the swale, they can save a few of the trees and not clear cut them all.

Commissioner Bergman suggested adding an additional buffer to Building 3.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the rezoning conditioned on the amendment to the comprehensive plan in the staff comments. Motion Passed: 3-For, 1 Against (Bierce).

6. Discussion and Action Regarding a Recommendation to the Common Council 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)

Mr. Fuchs stated the Rm-1 PUD zoning is a multi-family residential district and allows up to six units per acre. The PUD allows for reduced and modified development standards to the front and rear setbacks. The normal setback in Rm-1 is a 35 foot setback from the street, a 25 foot setback from the side and a 35 foot rear yard setback. The PUD zoning allows for a 30 percent reduction.

Discussion took place regarding the building separations.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the conditional use under the Rm-1 PUD zoning designation. Motion Passed: 3-For, 1-Against (Bierce).

7. Discussion and Action Regarding a Preliminary Certified Survey Map for Property Located on Golf Road & CTH G Owned by the Robert J. Stenz Family Trust (PWC 0940999001)

Mr. Fuchs stated the CSM is creating the three lots and dedicating the streets as shown on the plans and map. The CSM does have to come back to the Plan Commission and Common Council for review and approval prior to recording.

The CSM has conditions in the staff report of adding a no access restriction, adding easements to the CSM and addressing Waukesha County's comments.

A motion was made and seconded (B. Bergman, D. Linsmeier) to approve the preliminary certified survey map conditioned on staff and Engineering comments. Motion Passed: 3-For, 1-Against (Bierce).

8. Discussion and Action Regarding the Site and Building Plans for the Construction of 54 Condominium Units Requested by Jim Forester for Property Owned by the Robert J. Stenz Family Trust Located on Golf Road & CTH G (PWC 0940999001)

Mr. Fuchs stated this would cover the building elevations which have not yet been submitted, the site plan, landscaping, and lighting. If the Plan Commission wants to see a final landscape plan or request additional plantings to the buffer area, it should be noted in the motion.

Chairman Bierce stated the landscaping was why he was voting no because he did not feel enough was being done. He wanted the applicant to have to come back to the Plan Commission so he could make sure they could mitigate the long term disturbance to the people that already live there.

A motion was made and seconded (B. Bergman, D. Linsmeier to table the site and building plans. Motion Passed: 3-For, 1-Against (Bierce).

9. Discussion and Action Regarding a Recommendation to the Common Council to Approve the Conditional Use for Chris & Lisa Wills to Replace an Existing Boat House on Property Located at W267 N2955 Peterson Drive (PWC 0930025001)

Mr. Fuchs stated the boat house will be in the same location as the current boat house but will be pushed back five feet to be setback from the ordinary high water mark. He noted that the motion to approve should include requiring DNR review and approval. The suggested conditions to make sure the ordinances are being followed for boathouses include no plumbing or kitchen and cooking facilities, criteria regarding construction, and complying with NR115 and NR117.

A motion was made and seconded (D. Linsmeier, K. Salituro) to recommend approval of the conditional use for the Wills boat house with staff recommendations. Motion Passed: 4-For, 0-Against.

10. Discussion and Action Regarding a Certified Survey Map for Property Located at W226 N2974 Duplainville Road Owned by John Troudt for the Purpose of Combining Two Existing Parcels Into a Single Lot for the Surf Prep Development (PWC 0914992 & PWC 0914993)

Mr. Fuchs stated this was a follow up from the September 20th approval of a 12,157 square foot building for the property. It is currently two parcels, so as part of the approval, there was a condition to combine them so there would be no setback issues.

Mr. Fuchs stated staff was recommending approval subject to the applicant illustrating the required M-2 District setbacks on the face of the CSM.

A motion was made and seconded (K. Salituro, D. Linsmeier) to approve the certified survey map for John Troudt. Motion Passed: 4-For, 0-Against.

11. Continued Discussion and Action Regarding a Certified Survey Map for Property Located at N45 W25171 Lindsay Road Owned by Linda Uebele for the Purpose of Subdividing the Property (PWC 0877993001)

Mr. Fuchs stated the CSM matches the conceptual land division from the December 20th Plan Commission meeting. He stated staff was recommending approval with the condition to remove the existing barn in the future.

Ms. Salituro questioned if they could include something regarding the time frame for cleaning up the lots. Mr. Fuchs noted that at the December 20th meeting it was discussed that staff would work with Ms. Uebele and take a closer look at the property upon a Building Permit Application for the site to be looked at.

Mr. Fuchs also noted that lot one is under two acres, so if Ms. Uebele cannot get approval from the Village of Pewaukee to connect to sewer, the CSM would have to be revised because she could not develop lot one with a private system.

A motion was made and seconded (D. Linsmeier, B. Bergman) to approve the certified survey map for Linda Uebele contingent upon the barn being razed upon sale or widening of the road, and contingent on getting sewer from the Village of Pewaukee. Motion Passed: 4-For, 0-Against.

12. Continued Discussion and Action Regarding a Request by the Spice Creek Condominium Association to Allow for the Construction of a Detached Garage for Property Located at N16 W26554 E. Fieldhack Drive (PWC 0943003)

Mr. Fuchs stated this item was tabled at the January 17th Plan Commission meeting. Staff had a condition for adding a brick element to the garage, which the applicant has now provided.

The applicants stated they added a window and lowered the windows so that they are at the level of the brick. They will also have a tint on them. The brick is being placed on the two most visible elevations.

A motion was made and seconded (D. Linsmeier, K. Salituro) to approve the construction of the detached garage contingent upon Engineering final approval of the grading plan and condominium association approval. Motion Passed: 4-For, 0-Against.

13. Adjournment

A motion was made and seconded (K. Salituro, D. Linsmeier) to adjourn the meeting at 9:35pm. Motion Passed: 4-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: May 16, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

5 O'Clock Club Outdoor Activity Permit

Curly's Waterfront Outdoor Activity Permit

Gina's Sports Dock Outdoor Activity Permit

Smokey's Musky Shop Outdoor Activity Permit

The Station Outdoor Activity Permit

Waukesha Gun Club Outdoor Activity Permit

Wonderland Tap Outdoor Activity Permit

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

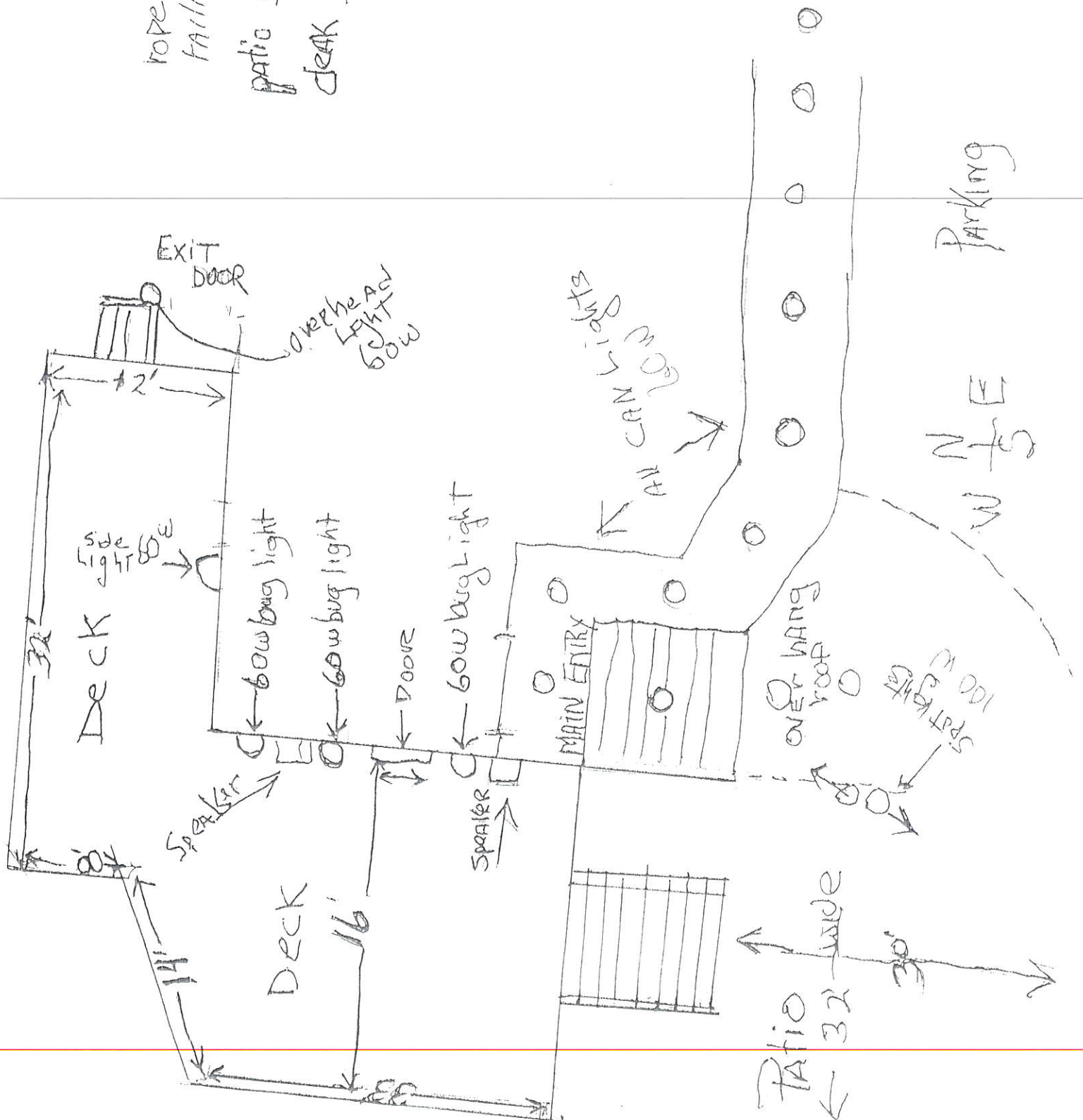
The following items **MUST** accompany this application:

- ☒ **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 11 11 42 pc





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

FILING DEADLINE IS MAY 3rd, 2019

RECEIVED
MAY 00 2019
CITY OF PEWAUKEE
CLERK'S OFFICE

ANNUAL FEE: \$30

Curlys Waterfront
Name of Business

Property Zoned

W272 N2696 Lakeview Blvd
Address of Business PWC 0936022001

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.

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 Harris
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 RELATED OUTDOOR ACTIVITIES

VOLLEYBALL

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

HORSESHOES

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

BAGS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

CLAY TARGET SHOOTING

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
N/A						

OTHER

(please list in space below)

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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

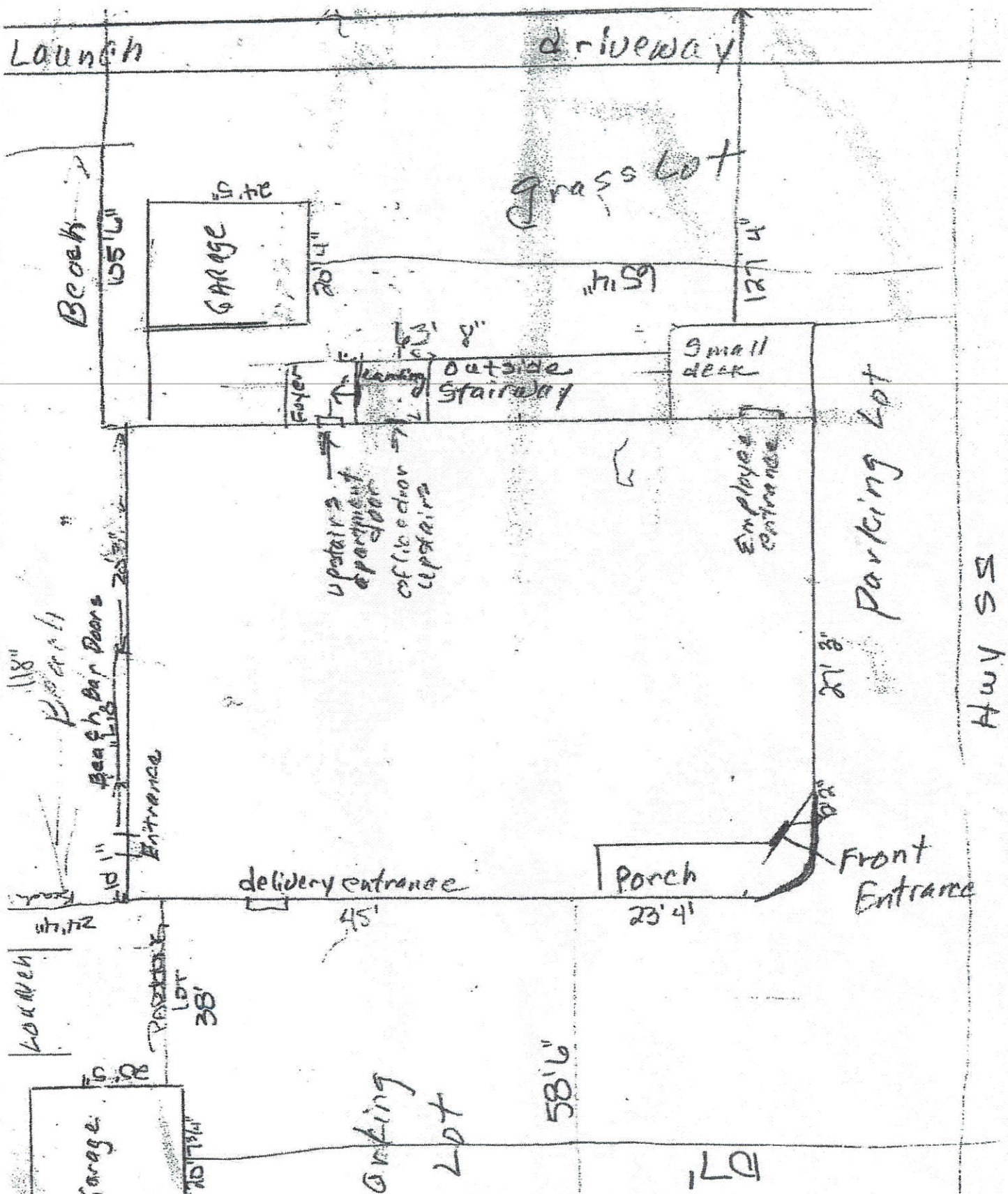
Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

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

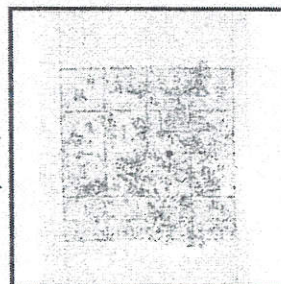


0 93.73 Feet

[illegible]

Notes:

Printed: 4/1/2015



Legend

Plants

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

Property Zoned _____

Address of Business N 27 W 27250 Woodland DR

City Pewaukee Zip 53072

Contact Person / Agent for the Business Lois Laimon

Phone Number (262) 691 9659

Owner of the Property Laimon Family Ltd Ptn

Owner's Phone Number (310) 383 5056

LIST NORMAL BUSINESS HOURS OF OPERATION

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
5:30-8	7-8	7-8	7-8	7-8	7-8	5:30-8

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

NA **ENTERTAINMENT RELATED OUTDOOR ACTIVITIES**

DINING / DRINKING						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday

TYPE OF AREA				
☐ DECK	☐ PATIO	☐ GARDEN	☐ DESIGNATED SMOKING AREA	☐ OTHER
Square Footage of Area	Square Footage of Area <i>100 Sq' 1</i>	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity	Seating Capacity

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

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

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

The following items MUST accompany this application:

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

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May 18, 2019 7-1
Lighthouse

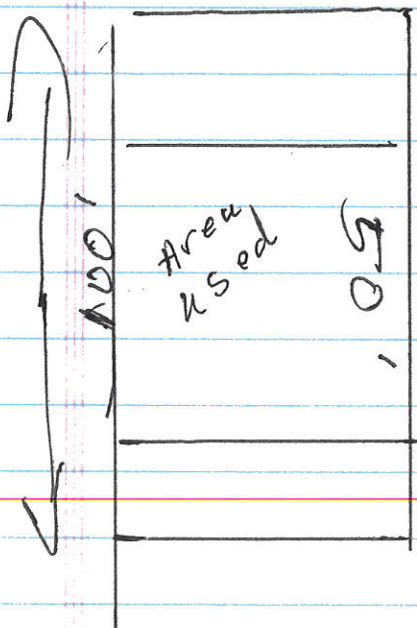
June 1, 2019
Reeling in Future 7-1

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

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
W226 N3013 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 APPROX 800 FT ²	Square Footage of Area	Square Footage of Area	Square Footage of Area
Seating Capacity	Seating Capacity 24	Seating Capacity	Seating Capacity	Seating Capacity

TYPE OF MUSIC						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
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

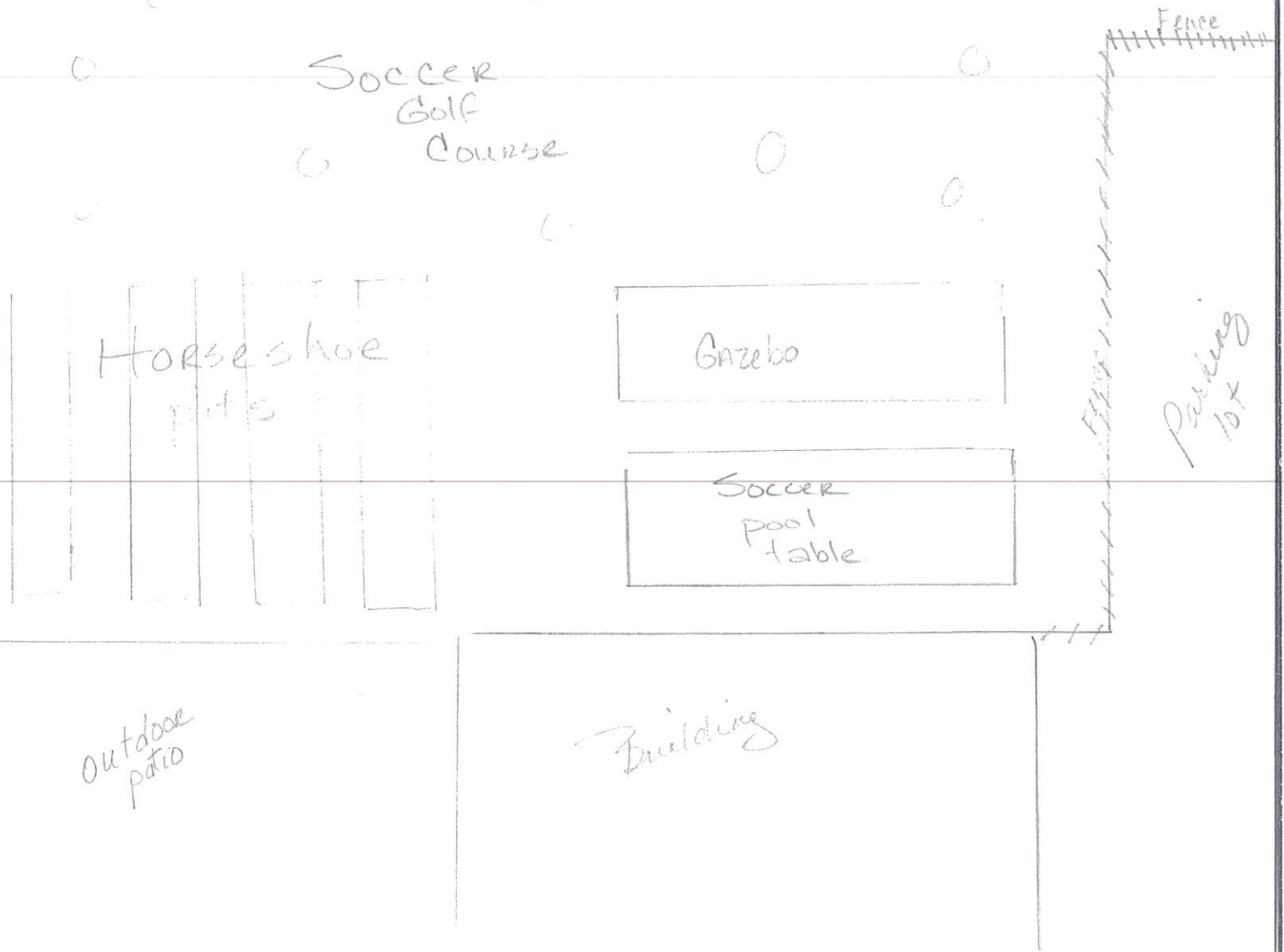
Lighting: Please list what types of lights you have, how many, what the wattage is and indicate where they will be located on your site plan.

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**

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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

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

Waukegan Gun Club
Owner of the Property

Property Zoned Waukegan W's
City

53188
Zip

(262) 470-1635
Phone Number

(262) 547 9785
Owner's Phone Number

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.

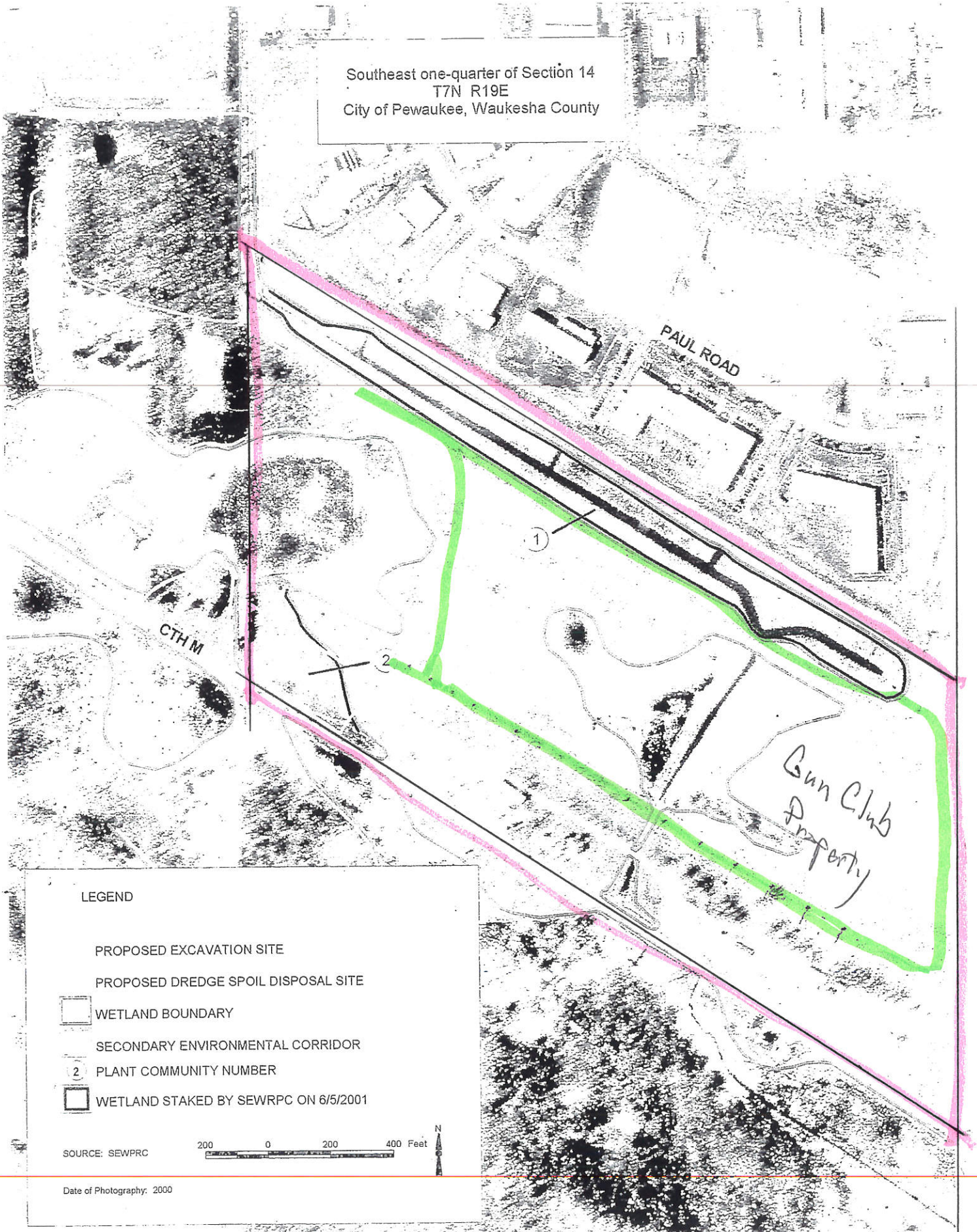
5 Trip Short 5 Steel Fields Lighted for Night Shooting

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

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



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

RECEIVED
MAY 25 2019

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

FILING DEADLINE IS MAY 3rd, 2019

WONDERLAND TAP
Name of Business

W233 N536 HWY F
Address of Business

PWC 0968996

Robert J. BOEHLEN
Contact Person / Agent for the Business

Robert J. BOEHLEN
Owner of the Property

BUSINESS
Property Zoned

WAUKESHA 53186
City Zip

(262) 547-6788
Phone Number

(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.

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- ☐ **BUILDING PLAN OF OPERATION**

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

DATE: May 16, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Blazek Conditional Use Permit

Blazek Boathouse Description

Blazek Boathouse Dimensions

Blazek Boathouse Plat of Survey

Blazek Boathouse Staff Report

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

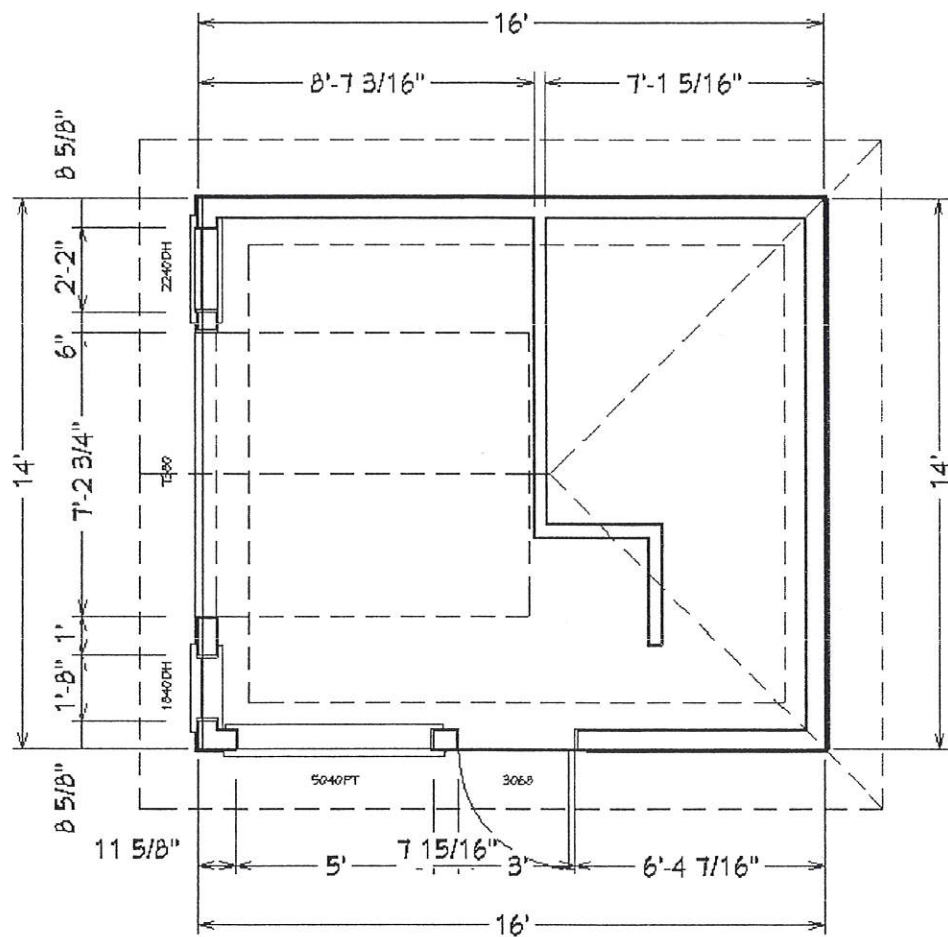
Windows:

(2) 2x4 sliding white vinyl double hung

10' side walls

LP Batten board Siding and horizontal LP in Facade Gable

Color: white



BOAT HOUSE
224 SQ FT

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

CENTERLINE OF EXISTING RAIL
N83°22'46"W

KOPMEIER DRIVE

(N83 1/2°W)
S83°22'46"E (100') 99.97'

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

EXISTING
DWELLING

POWER
POLE

PROPOSED
DWELLING

EXISTING
GARAGE

POWER
POLE

EXISTING
DWELLING

MANHOLE

PEWAUKEE
LAKE

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

Kettle Moraine Surveying Inc.
P.O. Box 357
Eagle WI 53119
(262)594-3484
KETTEMORAINESURVEY.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,
the location of all principal buildings, fences, boundaries
and dimensions of all principal buildings, fences, boundaries
fences, apparent easements, roadways and encroachments if
any. This survey is made for the use of the present owners of
the property, and also those who purchase, mortgage or
guarantee the title thereto within one year from date hereof."
REV 9/29/16 REV 10/5/16

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



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.

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

DATE: May 16, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Reisner Mitigation Plan Narrative

Reisner Mitigation Plan Plat of Survey

Reisner Mitigation Site Plan

Reisner Mitigation Site Plan 2

Reisner Mitigation Landscape Plan

Reisner Mitigation Plan Engineering Staff Report



April 15, 2019

City of Pewaukee – City Assistant Engineer
W240 N3065 Pewaukee Road
Pewaukee, WI. 53072
Attn: Magdelene Wagner, P.E.
Re: Mitigation Plan Application for new residence construction home
Project at N28 W27558 Peninsula Drive

Maggie,

Attached you will find our Mitigation plan application package for the property mentioned above
We have submitted the house drawings as well as the Survey so if there are any questions before the
Thursday May 16th Plan Commission meeting please let me know.

Sincerely,

ERIC REISNER

N28W27558 Peninsula Drive, Pewaukee, WI. 53072
262-955-4522
Eric.Reisner@outlook.com

City of Pewaukee – Mitigation Plan Narrative

Reisner Residence

Site N28W27558 Peninsula Drive

April 15, 2019

I the owner of the property above, with the assistance from Chuck Meyer from MJS Landscaping, are proposing to remove the existing House, Detached Garage, Brick Paver Patio off of back of House, Brick Paver Patio near lakefront, Concrete Sidewalk in front and on south side of house, Deck in front of House and the Gazebo that is attached to the Deck. We will be building a 2 story Home with attached Garage. While the new structure has far less coverage that the current one, it does exceed the 27.5% lot coverage, given that it is 29.3%. The calculation is as follows:

Impervious Surface Calculations

AREA(S)	SQUARE FOOTAGE
TOTAL SITE INCLUDING LAKE MEANDER LINE AREA	10633
IMPERVIOUS SURFACES	
BUILDING / HOUSE FOOTPRINT	2471
CONCRETE DRIVEWAY	640
Subtotal	3111
PERVIOUS SURFACES	
ALL OTHER SURFACE ON - SITE	7522
RATIO - Impervious Surface/total surface area	29.3%
MITIGATION CALCULATIONS	
LOT	10633
27.5 % ALLOWABLE AREA	2924
DIFFERENCE (OVERAGE) 3111 - 2924	187
187 SF X 2.69" (or 0.244 ft.)	46
(water volume for a 2 YR 24 HR Storm Event)	
1.7 CUBIC YARDS NEEDED FOR MITIGATION or	
334 GALLONS OF STORAGE NEEDED FOR MITIGATION	

SOLUTION

Installation of (1) 12 Inch deep Rain Garden as shown on plan,
approximately 11 feet by 6 feet =

66

Installation of Native plantings within this Rain Garden will be
Species considered, Eupatorium, Liatris, Monarda, tradescantia,
Verbena, veronica, Solidago and Carex.

This exceeds the required calculated amount of 46 CF by 43%



EDGEWOOD SURVEYING

14195 BEECHWOOD TRAIL • NEW BERLIN • WISCONSIN 53151
(262)366-5749 • fax (262)797-6329

PLAT OF SURVEY

PREPARED FOR: *UBUILDIT/REISNER*

LOCATION: *PENINSULA DRIVE, CITY OF PEWAUKEE*

LEGAL DESCRIPTION: *LOT 45, STARKE PENINSULA SUBDIVISION, BEING A PART OF THE NW 1/4 AND NE 1/4 OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.*

*FEBRUARY 21, 2019
SURVEY 2/27/19
REVISED 3/19/19
REVISED 4/11/19
REVISED 4/17/19*

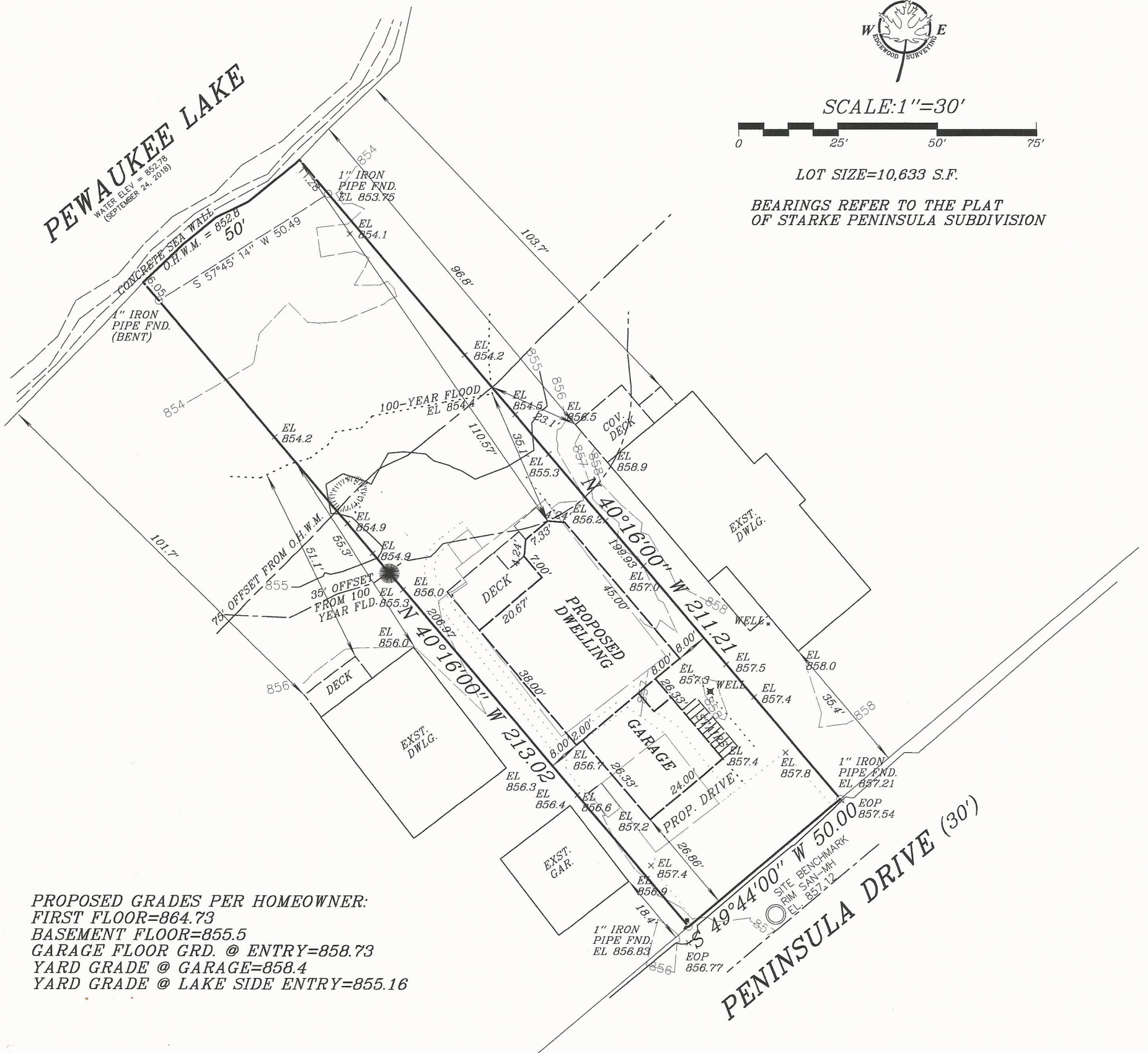
WAU-1609



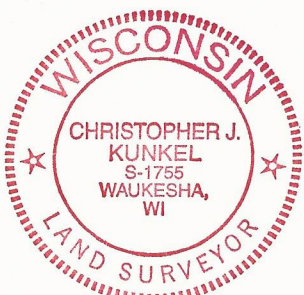
SCALE: 1"=30'

LOT SIZE=10,633 S.F.

BEARINGS REFER TO THE PLAT
OF STARKE PENINSULA SUBDIVISION



PROPOSED GRADES PER HOMEOWNER:
FIRST FLOOR=864.73
BASEMENT FLOOR=855.5
GARAGE FLOOR GRD. @ ENTRY=858.73
YARD GRADE @ GARAGE=858.4
YARD GRADE @ LAKE SIDE ENTRY=855.16

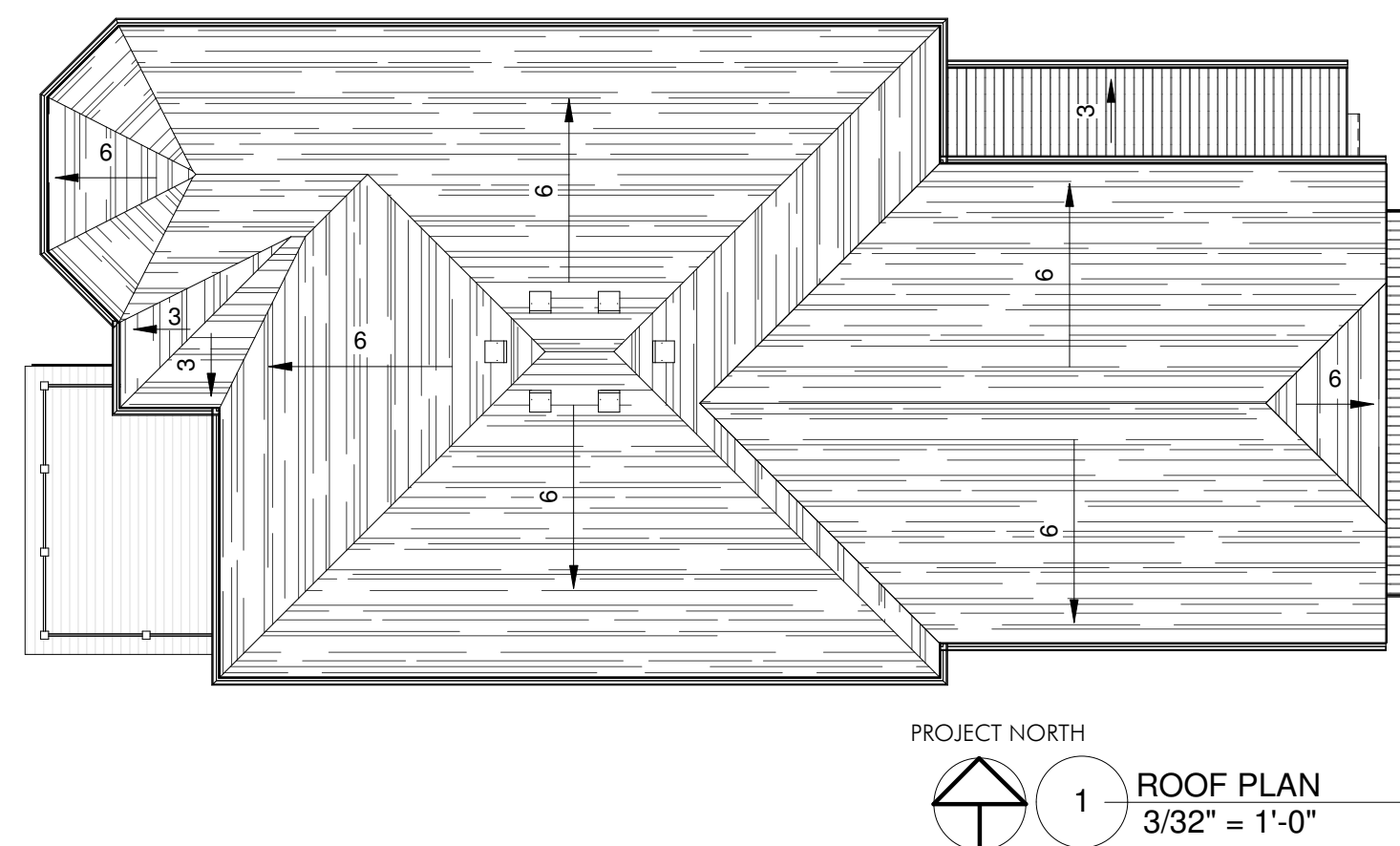
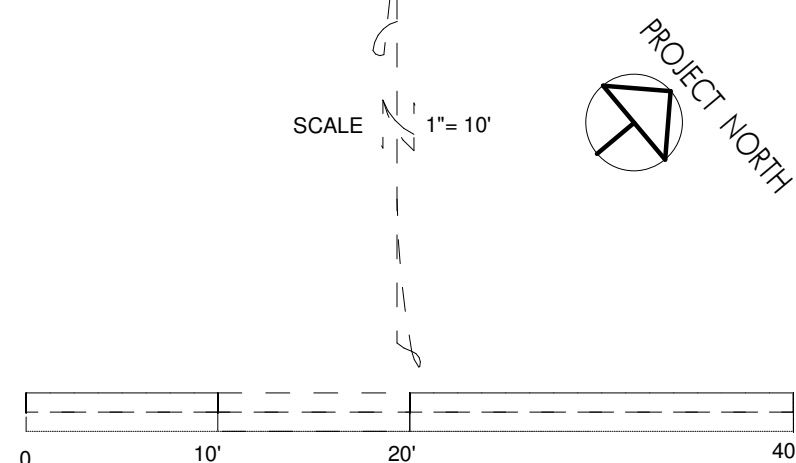


THIS IS AN ORIGINAL PRINT ONLY
IF SEAL IS IMPRINTED IN RED

I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments, if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

Signed

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755



PROJECT GENERAL NOTES:

1. The Architect shall not have control over or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, since these are solely the Contractor's responsibility. The Architect shall not be responsible for the Contractor's schedule or failure to carry out the work in accordance with the Construction Documents. The Architect shall not have control over or charge of acts or omissions of the Contractor, subcontractors, or their agents or employees, or any other persons performing portions of the work.
2. The Contractor is responsible for properly locating the Work and for lines and measurements for the Work. The Contractor should be familiar with and verify all of the information on the Drawings and report any irregularities to the Architect before commencing work. The Contractor shall verify all dimensions in the field.
3. Submittals, structural shop drawings, product data and samples shall be submitted to the Architect for review.
4. The Contractor and all subcontractors shall work in full cooperation on the project. This includes reasonable provision for storage and protection of Owner's, Contractor's or subcontractor's materials and equipment.
5. Provide three sets of shop drawings of roof trusses to the Architect at least two weeks prior to construction.

1. The Work includes all construction materials, labor, equipment, and services required by the drawings, specifications, and related contract documents. This includes labor, materials, etc. even if not explicitly provided in the documents as required to complete the project and provide project and provide project safety and security.
2. Design/build subcontractors shall provide a complete set of construction documents and specifications for their respective trade and scope of work as required for permitting and as necessary by the Owner to understand the scope of work to be provided. The documents shall include plans, details, schedules, specifications, calculations and other documentation as may be required by the authorities having jurisdiction [AHJ].
3. Each design/build contractor shall coordinate their work with the work of other trades in order to provide complete, functional, and code compliant systems.
4. G.C. and subcontractors shall coordinate location of their piping, duct work, conduit, etc. into the structure as job conditions may demand and to avoid conflicts of right-of-way.
5. The plumbing subcontractor shall design the plumbing system for this project. Coordinate with G.C. and Owner specification and locations of all fixtures.
6. The electrical subcontractor shall design the electrical system for this project. Coordinate with G.C. and Owner specifications and location of all fixtures and devices.
7. The HVAC subcontractor shall design the HVAC system for this project. Coordinate with G.C. and Owner specifications and location of all equipment.
8. The project work shall comply with all applicable federal, state, county and/or city regulations. All building permits and other permits shall be obtained as required before starting work.
9. Substitution of any specified item is not permitted except through written request and written approval only the Architect. The Contractor's request must provide all specification data and certification that the substitution meets all requirements of the originally specified item.

1. The Contractor shall erect and properly maintain at all times, as required the conditions and progress of the work, all necessary safety guards for the protection of workers and the public and shall post danger signs warning against the hazards created by such features of construction as protruding nails, holes, hatchways, scaffolding, stairways and falling materials.
2. No work shall be performed in a manner, which will threaten, or compromise the structural stability of the new building or which in any way endangers the safety of any person whatsoever. Any and all shoring, rigging, scaffolding, or other temporary support structures shall be maintained and secured in safe conditions at all times.
3. The Contractor shall at all times keep the premises and property free from accumulations of waste material or rubbish caused by his employees and subcontractors. At the time completion of the work he shall remove all his rubbish from and about the building property and all his tools, scaffolding and surplus materials and shall leave his work "broom clean" or its equivalent, unless more is exactly specified and agreed to by the Owner and Contractor.
4. The Contractor shall erect and properly maintain at all times, as required the conditions and progress of the work, all necessary safety guards for the protection of workers and the public and shall post danger signs warning against the hazards created by such features of construction as protruding nails, holes, hatchways, scaffolding, stairways and falling materials.
5. No work shall be performed in a manner, which will threaten, or compromise the structural stability of the new building or which in any way endangers the safety of any person whatsoever. Any and all shoring, rigging, scaffolding, or other temporary support structures shall be maintained and secured in safe conditions at all times.

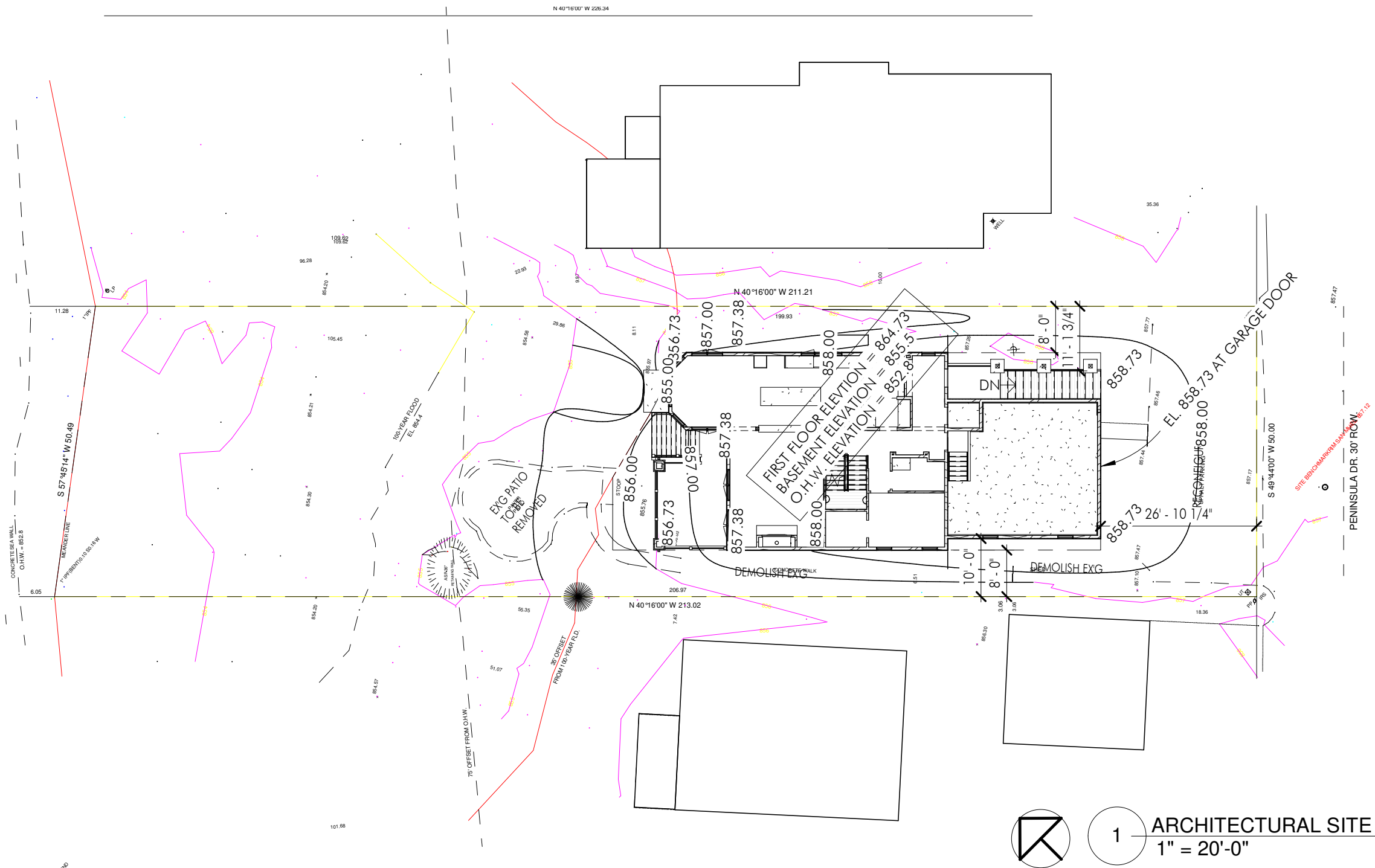
Any stated observation of possible safety or security hazards offered by the Architect or Owner in no way releases the Contractor of full responsibility for such conditions.

<u>SHEET LIST</u>	
SITE PLAN - REVISED	SP1
TITLE SHEET	1
FOUNDATION PLAN	2
FLOOR PLANS	3
ELEVATIONS	4
ELEVATIONS	5
BUILDING SECTIONS	6
ELECTRICAL- LOWER LEVEL	E1
ELECTRICAL- FIRST FLOOR	E2
ELECTRICAL- SECOND FLOOR	E3

T:\REISNER\REISNER HOME_U BUILD IT REVISIONS.rvt

7'-0"
F.C.S.

PEWAUKEE LAKE
WATER ELEV. = 852.75
(SEPTEMBER 24, 2018)



1

ARCHITECTURAL SITE PLAN
1" = 20'-0"

Trego
ARCHITECTS
115 N. Maple St.
Watertown, WI 53094
Phone: 262.443.8201

NEW CONSTRUCTION
REISNER
N28 W27558 PENINSULA DRIVE
PEWAUKEE, WISCONSIN

SITE PLAN - REVISED

SP1
2019.4.15

Pewaukee Lake

Peninsula Drive



Landscape Development for
Reisner Residence
N28 W27558 Peninsula Drive
Pewaukee, WI 53072

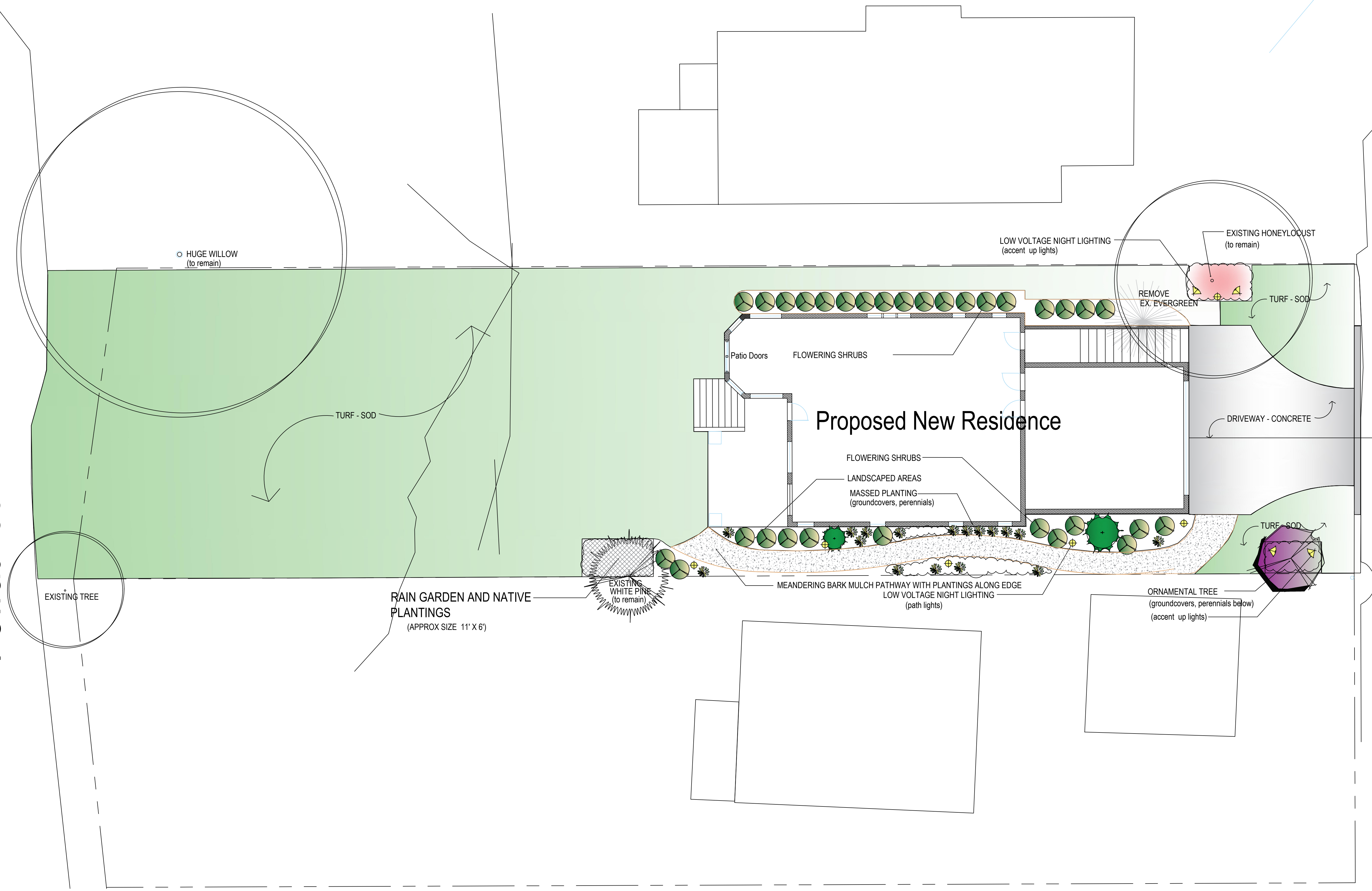
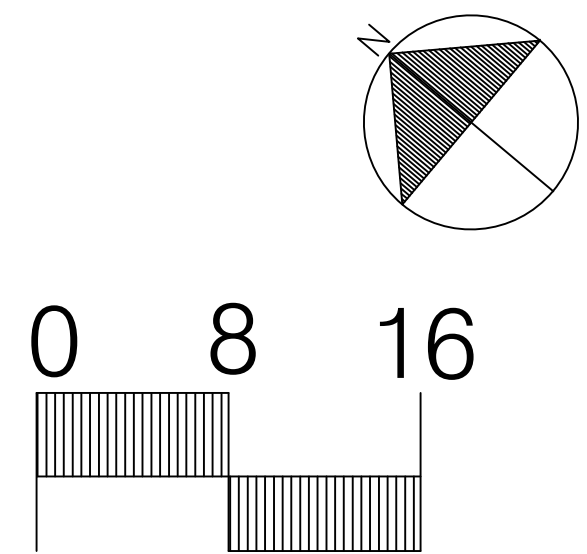
Date: April 15, 2019
Scale: 1/8" = 1'-0"
Designer: crm
Drawn By: crm

Seal:

Revisions:
April 15, 2019

Sheet No.
1 of 1
Reference Name:

Landscape Concept





Department of Public Works

Engineering Division

W240N3065 Pewaukee Road

Pewaukee, WI 53072

(262) 691-0804 Fax: (262) 691-5720

Memorandum

To: Plan Commission

From: Magdelene J. Wagner, P.E.

Subject: Reisner Residence – N28W27558 Peninsula Drive
Mitigation Plan

Date: May 6, 2019

Requested Action: Plan Commission to approve the mitigation plan contingent on 1) a scalable plan is provided to verify the impervious surfaces and calculations revised as needed; 2) impervious area drainage is directed to the rain garden; 3) the rain garden location concerns are addressed; and 4) the mitigation plan and Plan Commission minutes are recorded at Waukesha County and a recorded copy provided to the City for their records.

Background:

According to Ordinance 17.0436, any home within 300 feet of the lake has a maximum building coverage of permanent structures of 20% of the total parcel area. In addition, it has a maximum of 7.5% (lot is greater than 10,000 sf) of permanent impervious surfaces outside of the structures. If a lot is proposing to be over this 27.5%, it will be allowed a maximum of 35% total impervious area with mitigation practices as approved by the Plan Commission.

The Reisner property located at N28W27558 Peninsula Drive and has a lot size of 10,633 SF. The allowable permanent structure is 2,127 SF (20%) and the allowable permanent impervious surface is 797 SF (7.5%) for a total allowable impervious area of 2,924 SF. Reisner is requesting approval for 29.3% total impervious area which is 3,111 SF of total impervious areas on the lot. In double checking the impervious surfaces (plans are not to scale), we estimated a total impervious area of 3,240 SF which consists of 2,278 SF (21.4%) for permanent structures (house, garage, and front stairs/porch) and 962 SF (9.1%) for permanent impervious surfaces (deck, back stairs, and stoop). We have requested scalable plans to double check the calculations again. Calculations provided by the developer should be divided into permanent structure and impervious surface in accordance with 17.0436 d (1) and (3).

The Reisner property is mitigating this additional impervious area with 1 - 11'x6'x12" rain gardens. We have the following concerns with the proposed mitigation plan:

1. If our impervious area calculations are correct, the rain garden will need to be larger.

C:\Users\ahurd\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\LMAZLU4K\20190506-N28W27558 Peninsula Dr-Reisner Property-mitigation review.docx

Director Jeffrey L. Weigel, P.E.



**Department of Public Works
Engineering Division**

W240N3065 Pewaukee Road
Pewaukee, WI 53072

(262) 691-0804 Fax: (262) 691-5720

2. Water from the impervious area on the site must be directed to the rain garden to ensure the impervious areas are mitigated. Please show on the plan how storm water will be directed to the rain garden. Some examples would be grading a swale that drains the impervious areas to the rain garden or directing downspouts to the rain garden.
3. The rain garden is shown under an existing white pine that is shown to be saved. Please describe how this garden will be constructed and maintained while under the branches of the tree and with the tree roots while still saving the tree. In addition, ensure the plants located in this garden are compatible with the acidity typically found under pine trees.

The calculations provided in the mitigation plan need to be verified upon receipt of scalable drawings. The size of the rain gardens may need to be enlarged if the calculations are revised.

We recommend approving the mitigation plan contingent on the following:

1. The mitigation plan narrative, plan, and the Plan Commission minutes are recorded at Waukesha County (City provided a recorded copy) as required in the ordinance using the Recording Template previously provided to the owner.
2. A scalable plan is provided to verify the impervious surfaces and calculations revised as needed.
3. The rain garden location concerns are addressed.

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

DATE: May 16, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

J & R Dreamfield Preliminary Plat

J & R Dreamfield Preliminary Plat Staff Report

1. JAMES R. BEHRE, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED "J & R DREAMLAND," BEING A PART OF LOT 2, CERTIFIED SURVEY MAP NO. 4388, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF WALKESHA COUNTY, IN CERTIFIED SURVEY MAPS AS DOCUMENT NO. 1220743, AND VOLUME 36 OF PAGES 51-53, BEING A PART OF THE NORTHWEST 1/4 (GOVERNMENT LOT 1) AND SOUTHEAST 1/4 (PAGES OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WALKESHA 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°15'56" E. A DISTANCE OF 815.13 FEET ALONG THE NORTHWEST 1/4 OF SAID SECTION 17, THENCE S. 00°15'56" E. A DISTANCE OF 815.13 FEET ALONG THE EAST LINE OF 20.82 FEET TO THE NORTHWEST CORNER OF CSM NO. 4388, AND THE POINT OF BEGINNING OF THE FEET TO THE NORTHWEST CORNER OF CSM NO. 4388, AND THE POINT OF BEGINNING OF THE LANDS HEREAFTER DESCRIBED; THENCE S. 00°22'59" E. A DISTANCE OF 691.47 FEET TO THE SOUTHWEST CORNER OF CSM 4388, THENCE N. 74°14'55" W. A DISTANCE OF 580.00 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°28'08" E. A DISTANCE OF 428.78 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" E. A DISTANCE OF 11.96 FEET TO A FOUND 1" IRON PIPE; THENCE N. 82°12'07" 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, 8743 LANDS CONTAINING 281.136 S.F. (6.4540 ACRES), MORE OR LESS OF LAND, DEDICATING THEREFROM SAID DEDICATED 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 PEMUKAEE LAKE OVER PARK RESERVE LOT IN PETERSENS 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 KNUSTSON 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. Beatty
JAMES R. BEATY, PL-1834
DATED THIS 28TH DAY OF SEPTEMBER, 2018
REVISED: NOVEMBER 30, 2018
REVISED: APRIL 2, 2019
REVISED: MAY 2, 2019

SURVEYOR: JAMES R BEATY, RLS 1834
HORIZON LAND DEVELOPMENT
SERVICES, LLC
W313 S2562 PENNY LN
WALLES, WI 53163
www.horizonlanddevelopment.com

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

OWNER/DEVELOPER:
J&R KNUTSON REV. TRUST
N28W26658 PETERSON DR
PEWAUKEE, WI 53072

APPROVING / OBJECTING AGENCIES:

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**

SETBACKS: 40' FRONT, 20' SIDE, 35' REAR

NOTES

1. ALL DIMENSIONS MEASURED AND SHOWN TO THE NEAREST HUNDREDTH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST SECOND.

THE NEAREST SECOND.

2. EASEMENTS FOR GAS AND ELECTRIC UTILITIES WILL BE DETERMINED DURING SITE ENGINEERING AND SHALL BE SHOWN ON THE FINAL PLAT

3. OWNER/DEVELOPER TO RETAIN SOLE OWNERSHIP OF OUTLOT 2.

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.

4. LOTS SHALL BE SERVED BY AN EXTENSION OF THE EXISTING SANITARY SEWER (LAKE PEWAUKEE SANITARY DISTRICT) SEE AVAILABILITY LETTER

5. DEVELOPERS AGREEMENT FOR WATER MAIN EXTENSION TO BE DETERMINED DURING SITE ENGINEERING.

6. OUTLOT 1 SHOWN HEREON IS ALSO A DRAINAGE EASEMENTS AND HAVE A 30FT ACCESS WIDTH CONNECTED TO THE PUBLIC RIGHT OF WAY. SEE RECORDED FINAL FLOOD / STORMWATER MAINTENANCE AGREEMENT FOR SPECIFIC RIGHTS AND CONDITIONS AND MAINTENANCE REQUIREMENTS WITHIN THIS DRAINAGE EASEMENT AREA / OUTLOT

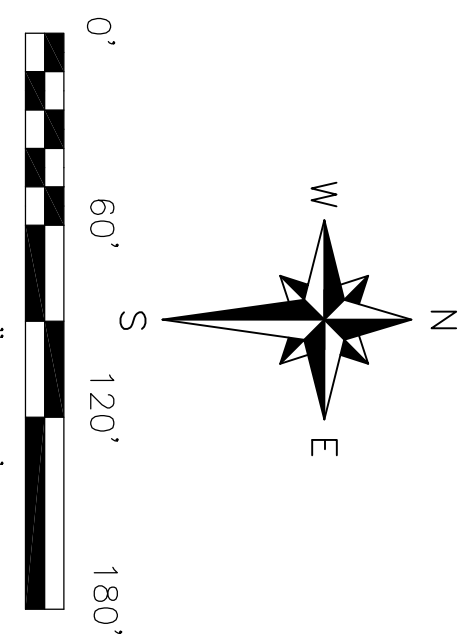
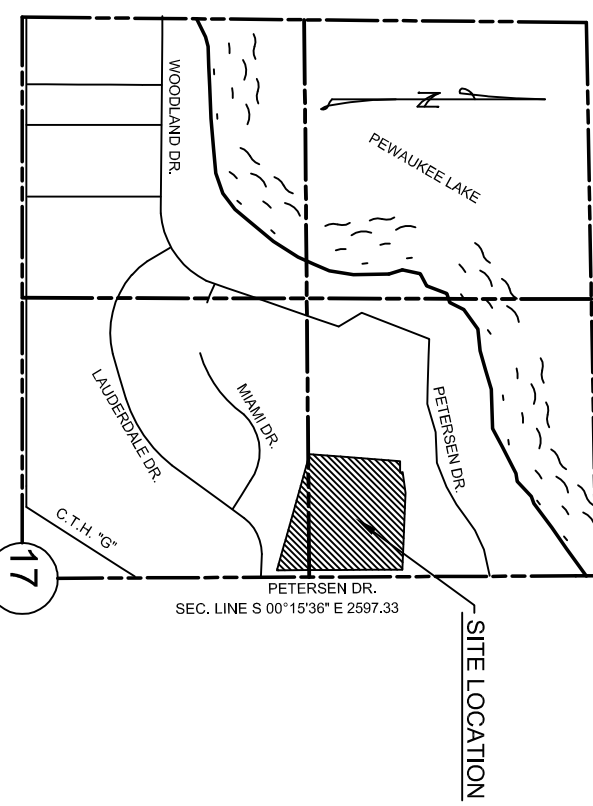
7. ANY AGRICULTURAL DRAIN TILE WHICH IS DISTURBED CUT OR BROKEN AS PART OF THE DEVELOPMENT OF THIS PLAT OR EXCAVATION FOR HOME CONSTRUCTION MUST BE REPAIRED AND/OR RELOCATED TO ALLOW FOR THE DRAIN TILE TO CONTINUE TO DRAIN AS ORIGINALLY DESIGNED. THE COST OF REPAIR AND/OR REPLACEMENT OF THE DRAIN TILE MUST BE BORN BY THE PARTY DAMAGING SAID TILE.

8. THE EAST 45 FEET OF THIS DEVELOPMENT ARE TO BE DEDICATED TO THE CITY OF PEWĀŪKEE FOR PUBLIC ROADWAY PURPOSES

9. THE CITY OF PEPAUKEE AND OR WAUKESHA COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENT 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. 126745, 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

Although *as is* 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 STATE PLANE
COORDINATE SYSTEM. SOUTH ZONE GRID NORTH WITHIN WHICH
THE E.LINE OF THE NW 1/4 OF SECTION 17-7-19 IS ASSUMED TO
BEAR SOUTH 00°15'36" EAST.(PER SEWRPC CSSD)

() INDICATES RECORDED DIMENSION
SECTION OR SECTION FROM ACTUAL
MEASUREMENT

SECTION OR 1/4 SECTION
CORNER AS DESCRIBED

IRON PIPE / ROD / CROSS ROUND
(AS NOTED)

1.25 O.D. IRON ROD, 18" LONG SET
LET. WEIGHT 35.6 LBS. PER UNCL. FOOT

3/4" O.D. IRON ROD, 18" LONG
LET. WEIGHT 10.5 LBS. PER UNCL. FOOT

1.50 O.D. IRON ROD, 18" LONG SET
LET. WEIGHT 53.5 LBS. PER UNCL. FOOT

SQUARE INLET

SIGN

BILLBOARD

GUY WIRE

CABLE FEDESTAL

DOWNHOLE POLE

SPOT YARD / FEDESTAL LIGHT

HANDCAPPED PARKING

ELECTRIC MANHOLE

ELECTRIC FEDESTAL

TELEPHONE MANHOLE

TELEPHONE FEDESTAL

FORMARKED FIBER OPTIC

GAS VALVE

GAS METER

STORM MANING SIGN

ROUND INLET

STORM SEWER END SECTION

SANITARY MANHOLE OR SEPTIC
INTERPRETATION MANHOLE

MISCELLANEOUS MANHOLE

WATER VALVE

HYDRANT

WATER SERVICE CURB STOP

WATER MANHOLE

WELL

WATER SURFACE

WETLANDS FLAG

MARSH / WETLANDS

DEBRIDED TREE

SHRUB

EDGE OF TREES

PA FORCE MAIN

SANITARY SEWER

STO- STORM SEWER

STO- SANITARY GAS MAIN

E-MARKED ELECTRIC

ONE-WAY OVERHEAD WIRES

B-BURIED ELEC. SERV.

B-BURIED TELEPHONE

1- MARKED TELEPHONE

1- MARKED TELEPHONE

X-MARKED FIBER OPTIC

X-CENTURY FENCE

INDICATES EXISTING

CONCRETE ELEVATION

IRON PIPE ELEVATION

CONTOUR ELEVATION

780

780

CONTOUR ELEVATION



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.

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

DATE: May 16, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Pure Mechanical Staff Report

Pure Mechanical Site & Building Plans



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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: Pure Mechanical, LLC Site & Building Plans

Project Address/Tax Key No.: N8W22275 Johnson Road/PWC0961997030

Applicant: Jason Hull, President

Property Owner: Pure Real Estate, LLC

Current Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

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

Project Description/Analysis:

The applicant has filed an application requesting approval of a building addition to the rear or south of the existing building located at N8W22275 Johnson Road. The existing building is occupied by Pure Mechanical, LLC, a HVAC commercial contractor. The addition is for expansion of that business and there will be no change in operation or use.

The subject property has an area of one acre. The existing building is 10,063 square feet and the proposed addition is 2,992 square feet. The entrance drive and parking area on the property is about 10,560 square feet.

Overall, the site consists of 23,615 square feet of impervious surfaces, resulting in a greenspace of 46%, which conforms to the Zoning Code minimum standard of 40%. Note that a portion of the building will be placed over existing impervious surface, so about 1,500 square feet of new impervious will be added to the site.

The existing building is constructed of block and is painted white. The applicant is proposing pre-cast panels to be painted to match the existing building, including a blue accent stripe that extends around the building.

Staff estimates about 5 or 6 parking spaces will be lost due to the addition and site changes. Changes to lighting are minimal and consist only of wall mounted lights above the service doors on the south and east elevations. There are no proposed changes to landscaping. The plans provided by the applicant further detail all proposed changes and building materials.

Recommendation:

A motion to recommend approval of the proposed site and building plans for the property located at N8W22275 Johnson Drive.

Building Addition For:

PURE MECHANICAL

WAUKESHA, WI

OWNER

PURE MECHANICAL
N8 W22275 JOHNSON DR
WAUKESHA, WI 53186

ARCHITECT

PURE ARCHITECTURE STUDIO, LLC
735 N. WATER STREET, SUITE 1228
MILWAUKEE, WI 53201
CONTACT: BOB ROWE, NCARB
EMAIL: BROWE@PURE-ARCH.COM
PHONE: 414.319.9016

STRUCTURAL ENGINEERING CONSULTANT

PIERCE ENGINEERS INC
181 N BROADWAY
MILWAUKEE, WI 53202
CONTACT: RANDY ELLIOT, PE
EMAIL: RSE@PIERCEENGINEERS.COM
PHONE: 414.278.6060

MEP CONSULTANT

DESIGN BUILD

CIVIL ENGINEERING CONSULTANT

TBD

LANDSCAPE CONSULTANT

DESIGN BUILD

CONTRACTOR

CATALYST CONSTRUCTION
833 E MICHIGAN ST, SUITE 1000
MILWAUKEE, WI 53202
CONTACT:
EMAIL:
PHONE:

VICINITY MAP

GENERAL NOTES

1. SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
2. FINISHED FLOOR HEIGHT IS 100'-0". REFER TO CIVIL PLAN FOR ACTUAL DATUM ELEVATION.
3. ALL WORK OF THE SUB-CONTRACTOR SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS OF THE CITY, COUNTY STATE AND FEDERAL JURISDICTION INCLUDING REQUIREMENTS OF THE STATE DEPARTMENT OF NATURAL RESOURCES.
4. THE SUB-CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT.
5. PRIOR TO COMMENCEMENT OF WORK , THE SUB-CONTRACTOR SHALL CAREFULLY EXAMINE THE SITE OF THE WORK AND VERIFY GRADE ELEVATIONS, UTILITIES, AND OTHER EXISTING CONDITIONS WHETHER OR NOT SHOWN ON THE DRAWINGS. LOCATE ALL GENERAL SITE REFERENCE DATA FOR PROPERTY LINES AND GRADE ELEVATIONS AND DO THAT WORK WHICH IS NECESSARY TO PREVENT THEIR DISLOCATION OR DESTRUCTION.
6. SUB-CONTRACTOR SHALL CLEAR THE CONTRACT WORK AREA ONLY. PROTECT EXISTING UTILITIES, TREES AND/OR NATURAL VEGETATION WHICH IS REQUIRED TO REMAIN.
7. THE CLEARING/FILLING/EXCAVATING OF THIS AREA SHALL BE ACCOMPLISHED IN A MANNER AS TO MINIMIZE THE RUNOFF OF SILT AND SEDIMENT INTO THE STORM DRAINAGE SYSTEM AND ONTO ADJACENT OR DOWNSTREAM PROPERTIES. EROSION CONTROL MEASURES SHALL BE INSTITUTED AS NECESSARY BY THE SUB-CONTRACTOR TO ACCOMPLISH THIS EROSION CONTROL. ANY AND ALL EROSION PLANS REQUIRED FOR THIS WORK SHALL BE THE RESPONSIBILITY OF THE SUB-CONTRACTOR.
8. NO DEBRIS, EARTH MATERIAL, CLEARED VEGETATION OR WASTE MATERIALS SHALL BE DEPOSITED ON ANY OTHER PROPERTY WITHOUT FIRST OBTAINING THE REQUIRED PERMITS AND/OR APPROVALS. THIS INCLUDES THE INTRUSION OF SUCH MATERIAL INTO THE CITY STREET AND DRAINAGE SYSTEMS. CLEAN ANY DEBRIS LEFT IN THE STREET AT RESULT OF OPERATIONS IMMEDIATELY.
9. BARRICADE AND POST WARNING SIGNS AND LIGHTS ADJACENT TO OPEN DEPRESSIONS AND HOLES OCCURRING AS PART OF THE WORK.
10. MAINTAIN ACCESS TO ADJACENT PROPERTIES AT ALL TIMES.
11. USE MEANS NECESSARY TO PREVENT DUST FROM BECOMING A NUISANCE TO THE PUBLIC, NEIGHBORS, AND OTHER WORK BEING PERFORMED ON OR NEAR THE SITE.
12. GRADE AREAS ADJACENT TO BUILDINGS TO ACHIEVE DRAINAGE AWAY FROM BUILDINGS. SLOPE 5% OR GREATER, AS MAY BE SHOWN, FOR THE FIRST 10'-0" TOWARDS APPROVED DRAINAGE FACILITIES.
13. FINISH FLOOR SHALL BE A MINIMUM 4" ABOVE ADJACENT FINISH GRADE.
14. DO NOT SCALE DRAWINGS.
15. VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL BUILT-IN EQUIPMENT PRIOR TO PERFORMING WORK. NO CHANGE ORDERS WILL BE APPROVED FOR SUB-CONTRACTOR FAILURE TO DO SO.
16. THE SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK.
17. REPETITIVE FEATURES IN THE CONSTRUCTION DOCUMENTS ARE OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.



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PROJECT

PURE MECHANICAL
BUILDING ADDITION

N8 W22275 JOHNSON DR
WAUKESHA, WI 53186

OWNER

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REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT **Bob Rowe**

PROJECT MANAGER

PROJECT NUMBER

ISSUED FOR **BID SET**

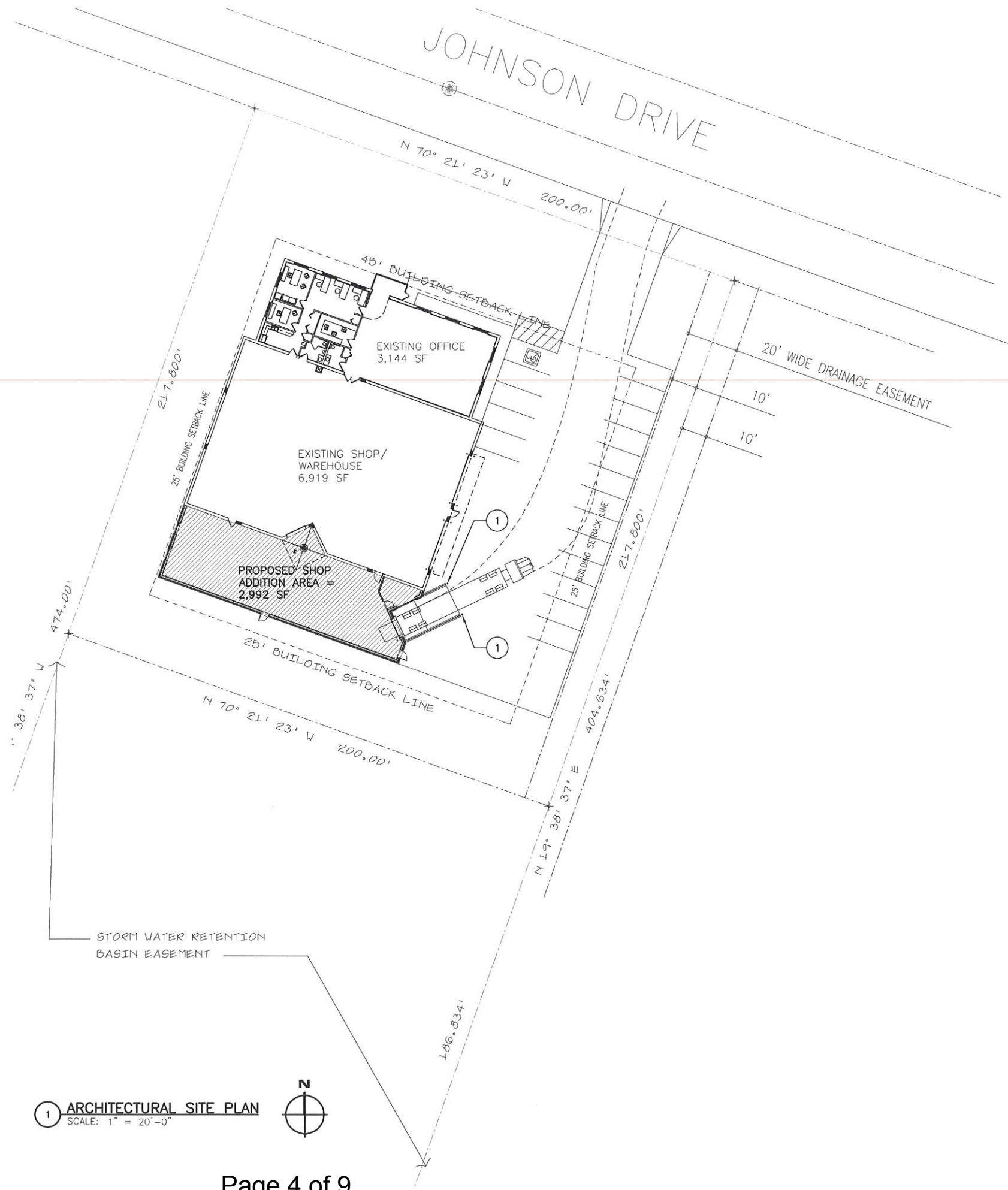
DATE **04.01.2019**

SHEET

INDEX SHEET

T1.1

SHEET INDEX									
						ISSUE:	PERMIT SET		
						DATE:	03/20/2019		
		DRAWING NAME							
GENERAL									
T1.1		INDEX SHEET				X			
T1.2		LIFE SAFETY PLAN				X			
ARCHITECTURAL SITE									
SP1.1		ARCHITECTURAL SITE PLAN				X			
CIVIL									
S00 - S09		S00 - S09							
LANDSCAPE									
S00 - S09		S00 - S09				X			
ARCHITECTURAL									
A1.0		ACCESSIBILITY DIAGRAMS				X			
A1.1		FLOOR PLAN				X			
A1.2		REFLECTED CEILING PLAN				X			
A1.3		ROOF PLAN				X			
A1.4		1ST FLOOR FINISH PLAN				X			
A4.1		EXTERIOR ELEVATIONS				X			
A6.1		WALL SECTIONS				X			
A6.1		SECTIONS AND PLAN DETAILS				X			
A9.1		SCHEDULES, DETAILS & FRAME TYPES				X			
STRUCTURAL									
S001		GENERAL STRUCTURAL NOTES				X			
S101		FOUNDATION PLAN				X			
S111		1ST FLOOR FRAMING PLAN				X			
S121		2ND FLOOR FRAMING PLAN				X			
S131		ROOF FRAMING PLAN				X			
S201		ELEVATIONS				X			
S301		SECTIONS				X			
S501		FOUNDATION DETAILS				X			
S511		FOUNDATION DETAILS				X			
MECHANICAL, PLUMBING & ELECTRICAL (DESIGN BUILD)									
TO BE SUBMITTED FOR PERMIT AT A LATER DATE									



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



SITE INFORMATION
SITE AREA = 43,560 S.F. BUILDING = 10,063 + 2,992=13,055 S.F. PAVING = 10,560 S.F. BUILDING & PAVING = 23,615 S.F. OR 54% GREEN SPACE = 19,945 S.F. OR 46%

SITE PLAN KEYNOTES
1 6" DIAMETER GALVANIZED STEEL PIPE BOLLARD FILLED WITH CONCRETE, PRIME AND FIELD PAINT. PROVIDE CONCRETE WASH AT TOP OF BOLLARD. SET IN 18" DIAMETER CONCRETE FOOTING. EXTEND 4'-0" BELOW GRADE. TOP OF BOLLARD TO BE AT 36" ABOVE GRADE. SEE DETAIL 2/SP1.1

GENERAL NOTES:
1. SEE CIVIL DRAWINGS FOR ALL SITE DIMENSIONS, PAVING, GRADING, UTILITY, DEMOLITION & DETAIL INFORMATION



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PROJECT

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REVISIONS		
NO.	DESCRIPTION	DATE

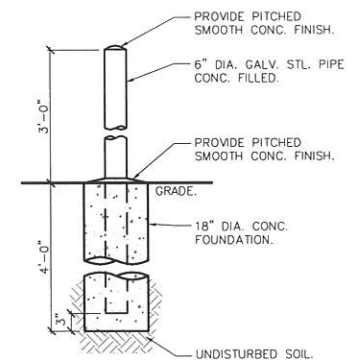
INFORMATION

PROJECT ARCHITECT	Bob Rowe
PROJECT MANAGER	
PROJECT NUMBER	
ISSUED FOR	REVIEW SET
DATE	04.19.2019

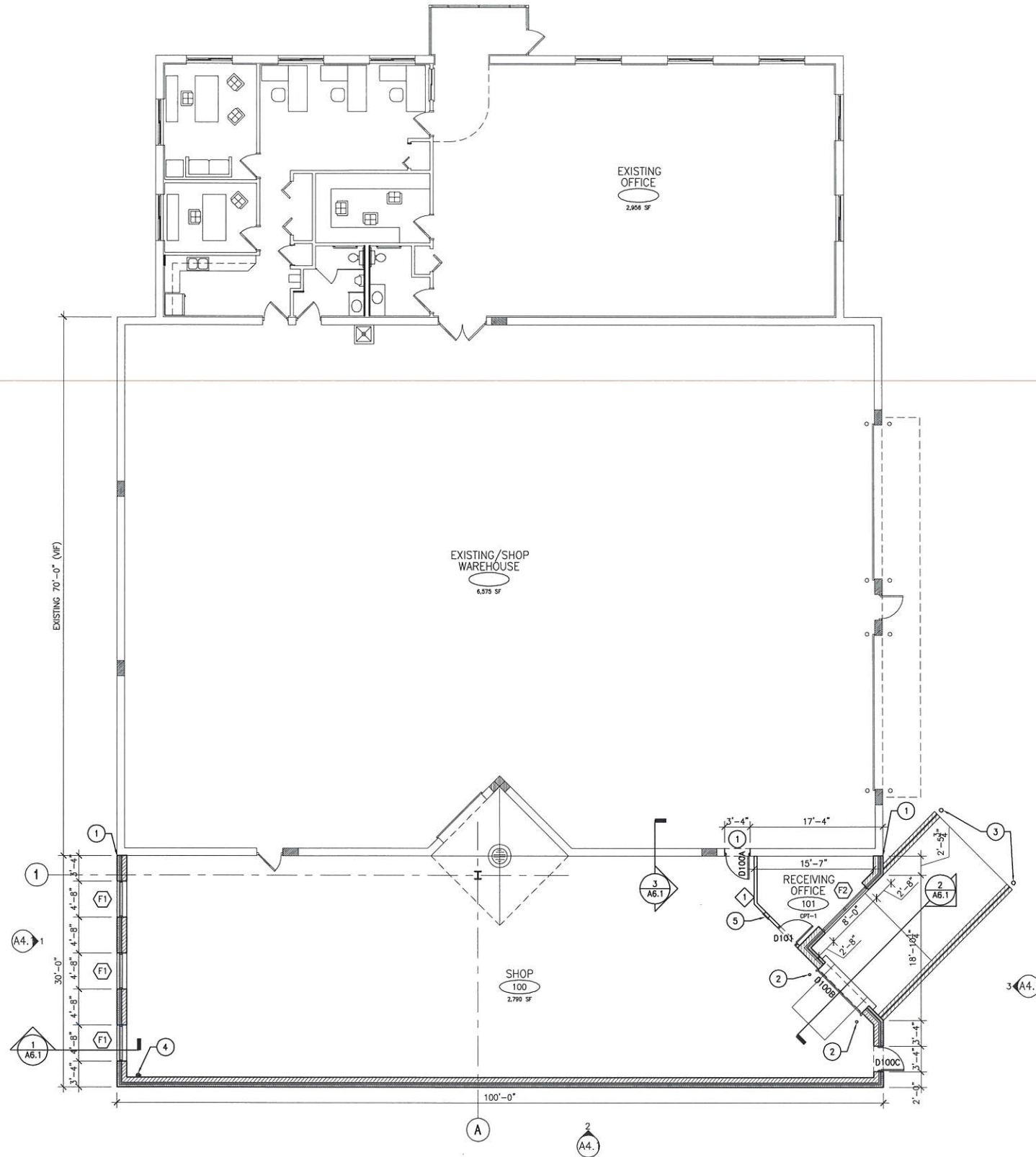
SHEET

ARCHITECTURAL SITE PLAN

SP1.1



2 TYP. BOLLARD DETAIL
SCALE: 3/4" = 1'-0"



FLOOR PLAN KEYNOTES

- 1 PROVIDE MASONRY VENEER CONTROL JOINT (SEE DETAIL 5/A6.2)
- 2 4" DIA. PIPE BOLLARD
- 3 6" DIA. PIPE BOLLARD (SEE DETAIL 2/SP1.1)
- 4 SURFACE MOUNTED FIRE EXTINGUISHER (VERIFY LOCATIONS W/ FIRE DEPARTMENT)
- 5 SEMI-RECESSED FIRE EXTINGUISHER CABINET (VERIFY LOCATIONS W/ FIRE DEPARTMENT)
- 6

INTERIOR WALL TYPES

1 **TYP. INTERIOR WALL**
5/8" GWB ON BOTH SIDES OF
3-5/8" METAL STUDS 16" O.C. W/
BATT INSULATION. RUN GWB TO
STRUCTURE.

GENERAL NOTES:
1. SEE A9.1 FOR WINDOW TYPES
2. ALL WINDOW OPENING SIZES ARE R.O. DIMENSIONS, VERIFY W/ WINDOW MANUFACTURER PRIOR TO FRAMING



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SHEET

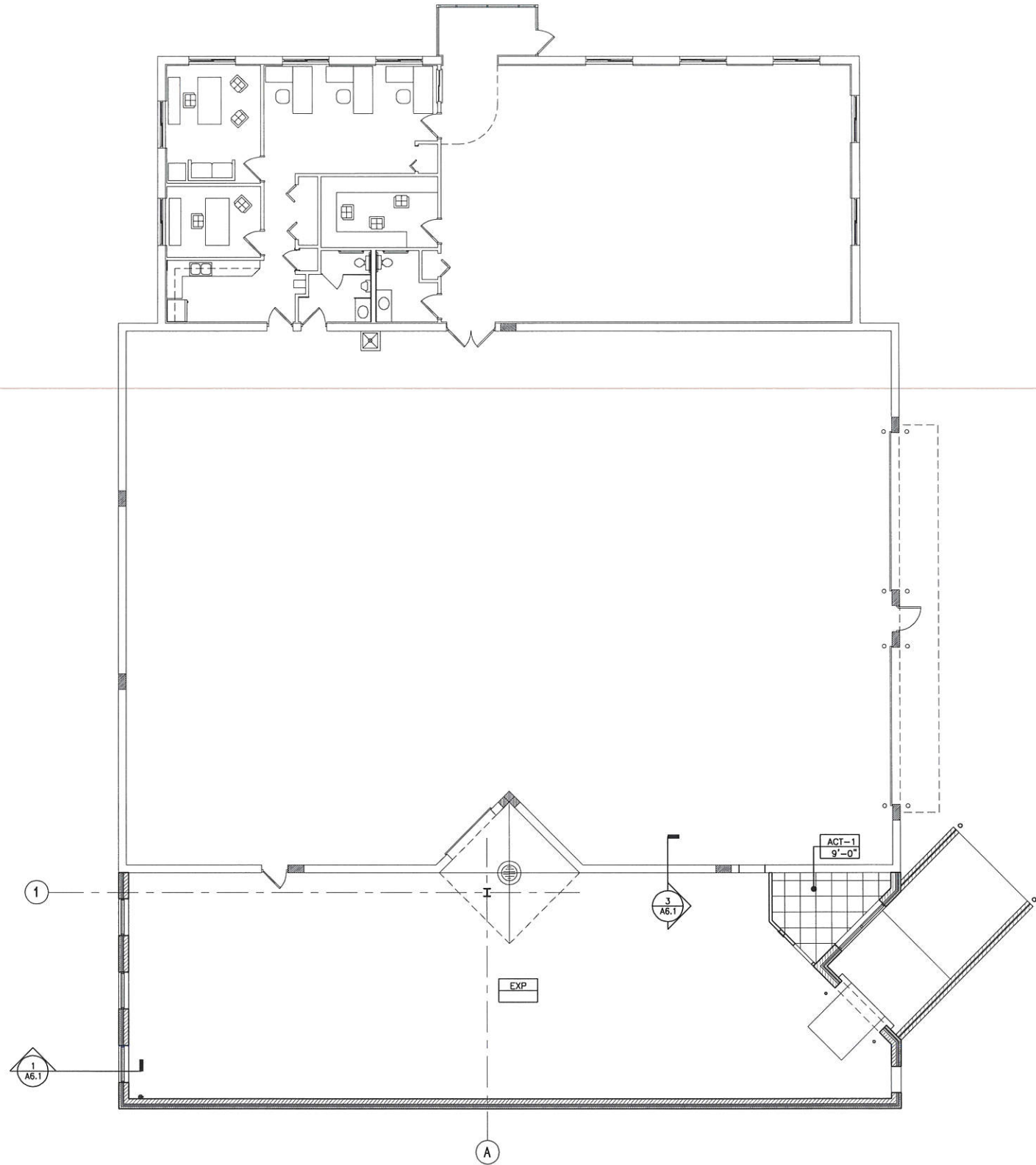
FLOOR PLAN

A1.1

1 **FLOOR PLAN**
SCALE: 1/8" = 1'-0"
2,790 S.F.

PLAN NORTH

TRUE NORTH



LIGHTING GENERAL NOTES

DESIGN/BUILD CONTRACTOR TO:

1. SUBMIT STAMPED ENGINEERED ELECTRICAL DRAWINGS WITH EQUIPMENT AND LIGHT FIXTURE CUTSHEETS FOR APPROVAL BY ARCHITECT
2. VERIFY LIGHTING LEVELS OF SPECIFIED LIGHT FIXTURES CONFORM TO CODE AND ACCEPTABLE OFFICE LIGHTING LEVELS AND NOTIFY ARCHITECT IF CHANGES ARE RECOMMENDED.
3. PROVIDE EXIT SIGNS AND EMERGENCY BATTERY PACK LIGHTING PER APPLICABLE CODES

REFLECTED CEILING PLAN LEGEND

ACT-1 FINISH
1'-0" HEIGHT A.F.F.

ACT-1 2X2 ACOUSTICAL TILE IN 2X2 GRID
MANUFACTURER: TBD
TYPE: TBD
GRID: TBD

EXP EXPOSED STRUCTURE
PAINT: TBD



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SHEET

REFLECTED CEILING PLAN

A1.2

1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"
2,790 S.F.

N
PLAN NORTH
TRUE NORTH

EXTERIOR MATERIAL SCHEDULE							
CODE	DESCRIPTION	MANUFACTURER	PRODUCT #	COLOR	FINISH	SIZE	REMARKS
AC-1	ALUMINUM COPING	PAC-CLAD	PAC-TITE TAPERED COPING				
ASF-1	ALUMINUM STOREFRONT	KAWNEER	TRIFAB VERSAGLAZE 451T	CLEAR ANODIZED			
ST-1	PRE-CAST TILT UP PANELS	TBD	---	TO MATCH EXST	-		-
ST-2	PAINTED ACCENT STRIPE	TBD	---	TO MATCH EXST	-		-

EXTERIOR ELEVATIONS KEY NOTES	
1	PREFINISHED TWO PIECE ALUMINUM COPING WITH CONTINUOUS HOLD-DOWN CLIPS. SEE 'AC-1' ON EXTERIOR MATERIAL SCHEDULE
2	HOLLOW METAL DOOR & FRAME. SEE DOOR SCHEDULE
3	PRE-CAST CONCRETE PANELS PAINTED TO MATCH EXISTING
4	PAINTED ACCENT BAND TO MATCH EXISTING
5	CONTROL JOINT. SEE 5/A6.2
6	WALL MOUNTED LIGHTING FIXTURE WITH BATTERY PACK FOR EMERGENCY EGRESS LIGHTING. MOUNT CENTER AT 8'-0" A.F.F.
7	6" DIA. PIPE BOLLARD (SEE DETAIL 2/SP1.1)
8	INSULATED OVERHEAD SECTIONAL DOOR WITH BOTTOM SEAL WEATHERSTRIPPING (SEE DOOR SCHEDULE)
9	THROUGH WALL SCUPPER & DOWNSPOUT
⚡ = FRAME TYPE - SEE SHEET A9.1 FOR FRAME TYPES	

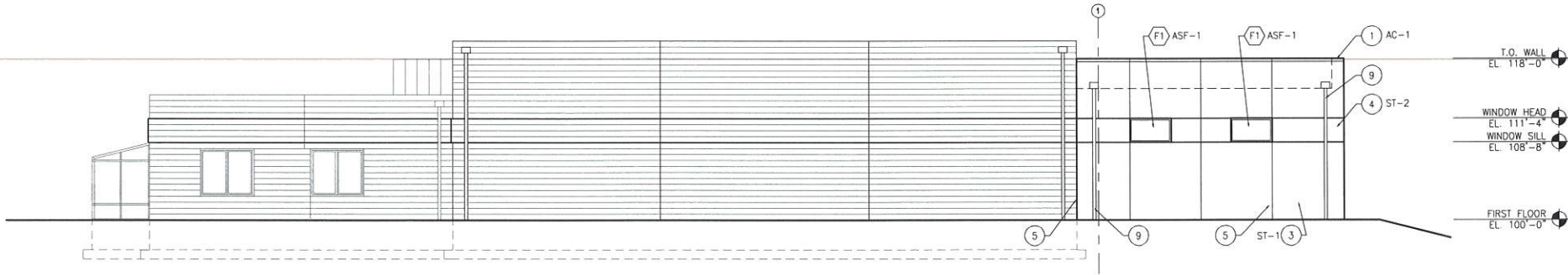


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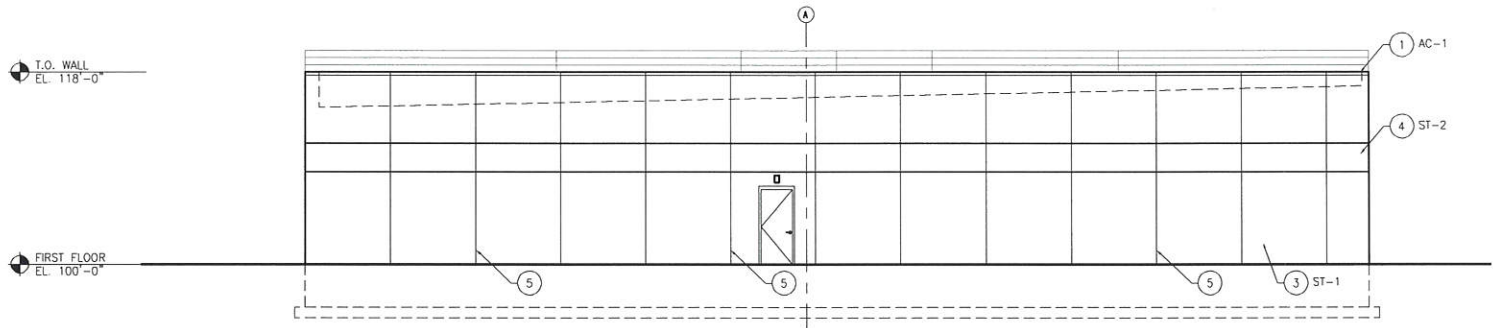
PROJECT

PURE MECHANICAL
BUILDING ADDITION

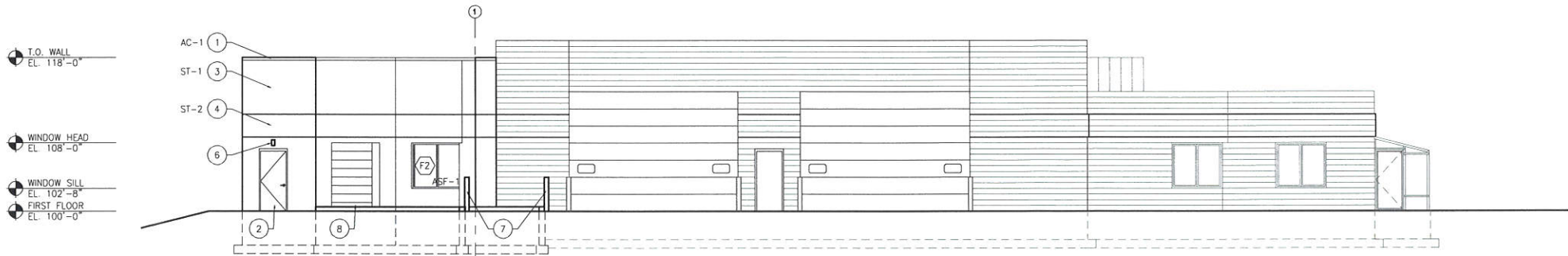
N8 W22275 JOHNSON DR
WAUKESHA, WI 53186



1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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INFORMATION

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PROJECT MANAGER	
PROJECT NUMBER	
ISSUED FOR	REVIEW SET
DATE	04.19.2019

SHEET

EXTERIOR ELEVATIONS

A4.1



PURE architecture studio, llc
735 N Water Street, Suite 1228
Milwaukee, WI 53202
www.pure-arch.com

PROJECT

PURE MECHANICAL
BUILDING ADDITION

N8 W22275 JOHNSON DR
WAUKESHA, WI 53186

OWNER

This drawing, its design concept, and its detail are the sole property of PURE architecture studio, llc and shall not be copied in any form or manner, or used on any other projects, without written authorization of its designer/creator.

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

INFORMATION

PROJECT ARCHITECT	Bob Rowe
PROJECT MANAGER	
PROJECT NUMBER	
ISSUED FOR	BID SET
DATE	04.01.2019

SHEET

WALL SECTIONS

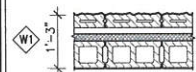
A6.1

SECTIONS KEY NOTES

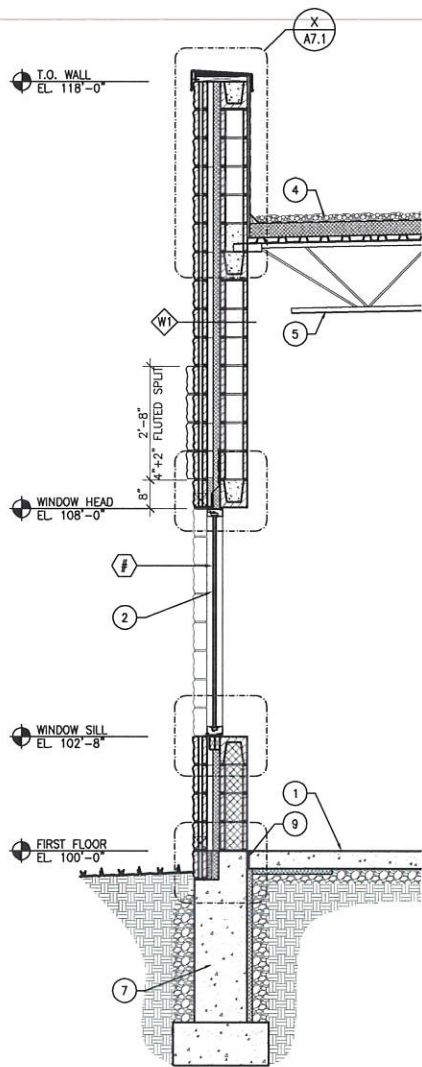
- FLR-1: CONCRETE SLAB ON GRADE OVER VAPOR BARRIER ON COMPACTED GRANULAR FILL (SEE STRUCTURAL)
- ASF-1: STOREFRONT SYSTEM WITH 1" INSULATING GLASS. FRONT GLAZED. SEE EXTERIOR MATERIAL SCHEDULE
- AC-1: PRE-FINISHED ALUMINUM FASCIA OVER 2x P.T. BLOCKING SLOPED TOWARD ROOF-PROVIDE EXPANSION SLIP JOINT WITH SEAM COVER TO PREVENT OIL CANNING. SEE EXTERIOR MATERIAL SCHEDULE
- RF-1: LOOSE LAID BALLASTED ROOF OVER 60 MIL EPDM, ON 6" POLYISO INSULATION (R-30 AVERAGE) OVER METAL DECK (SEE STRUCTURAL). WRAP EPDM UP PARAPET WALL AND OVER COPING BLOCKING
- PITCHED OPEN WEB STEEL ROOF JOISTS (SEE STRUCTURAL)
- MEMBRANE FLASHING & STAINLESS STEEL DRIP EDGE W/ "MORTAR NET" WEEP VENTS @ 24" O.C. - EXTEND UP WALL 6" MIN. LAP WALL WITH TRANSITION MEMBRANE TO AIR BARRIER PROVIDE END DAMS AT ALL SILLS
- CAST IN PLACE CONCRETE FOUNDATION WALL & FOOTING (SEE STRUCTURAL DRAWINGS) WITH 2" RIGID INSULATION AT INTERIOR SIDE OF WALL. EXTEND VERTICALLY TO TOP OF FOOTING AND HORIZONTALLY 2'-0"
- PREFINISHED METAL COUNTER FLASHING. EXTEND ROOF MEMBRANE UP WALL MIN. 8" AND TERMINATE UNDER FLASHING.
- 1/2" ISOLATION JOINT
- GROUT SOLID
- EXTEND AIR BARRIER AROUND BLOCKING INTO JAMB OF OPENING
- STEEL ANGLE. PAINT WHERE VISIBLE (SEE STRUCTURAL)
- CONTINUOUS BACKER ROD AND SEALANT AROUND WINDOW. BOTH SIDES
- BOND BEAM LINTEL (SEE STRUCTURAL)
- INSULATED OVERHEAD SECTIONAL DOOR WITH BOTTOM SEAL WEATHERSTRIPPING (SEE DOOR SCHEDULE)
- STEEL LINTEL AND PLATE. PLATE PAINTED-MATCH ADJACENT MATERIAL (SEE STRUCTURAL)
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- DOCK LEVELER WEATHERSTRIP
- DOCK BUMPER PER DOCK SUPPLIER
- DOCK SEAL
- VERIFY ALL CURB ANGLE EDGE PROTECTION REQUIREMENTS WITH DOCK LEVELER SUPPLIER
- VERIFY ALL CURB LEVELER PIT DIMENSIONS WITH DOCK LEVELER SUPPLIER
- EMBEDDED CURB ANGLE PER DOCK EQUIPMENT SUPPLIER
- CONCRETE RETAINING WALL BEYOND
- PREFINISHED ALUMINUM FLASHING. MATCH STOREFRONT FINISH
- INVERTED SOLID BOTTOM LINTEL. FINISHED END AT WINDOW SILL

= WINDOW TYPE - SEE SHEET A9.2 FOR WINDOW TYPES

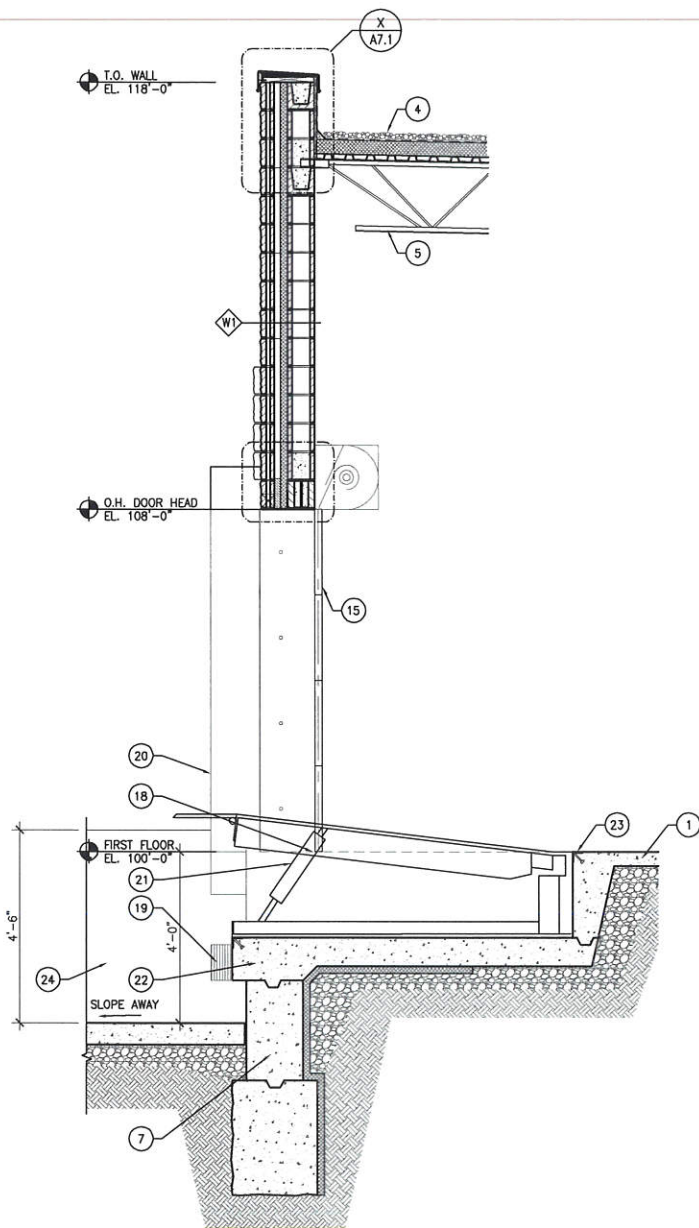
EXTERIOR WALL TYPES



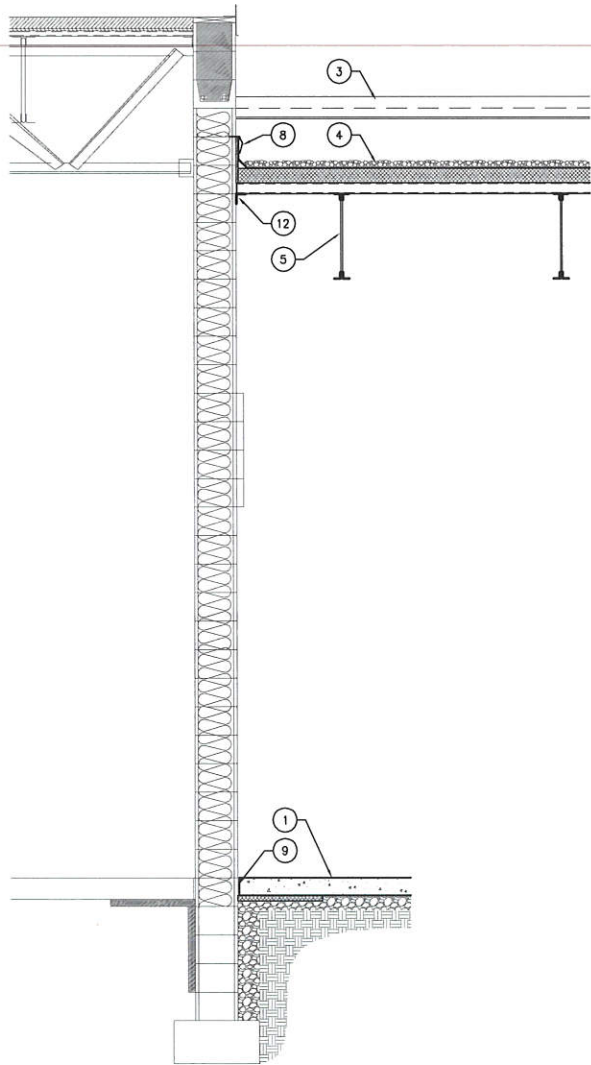
MASONRY VENEER (STN-1)
4" SPLIT CMU VENEER ANCHORED WITH ADJUSTABLE METAL WALL TIES, VENTED WEEP INSERTS TOP AND BOTTOM OF WALL @ 24" O.C. (MAX) WITH CAVITY MORTAR MESH, AIR SPACE, 2" RIGID INSULATION ON VAPOR/AIR BARRIER ON 8" CMU BACK-UP (SEE STRUCTURAL)



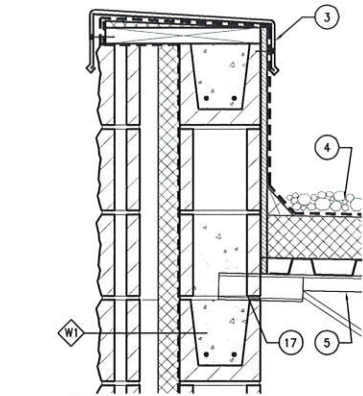
1 WEST WALL SECTION
SCALE: 1/2" = 1'-0"



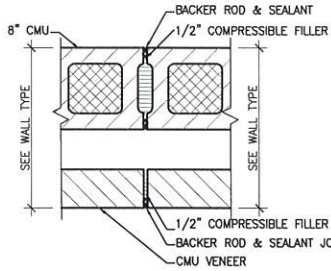
2 LOADING DOCK WALL SECTION
SCALE: 1/2" = 1'-0"



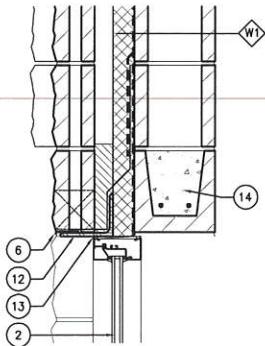
3 WALL SECTION AT EXSITING WALL
SCALE: 1/2" = 1'-0"



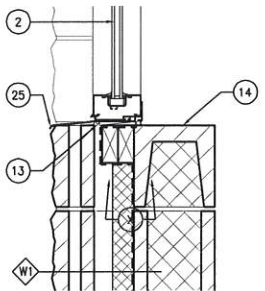
1 DETAIL
SCALE: 1 1/2" = 1'-0"



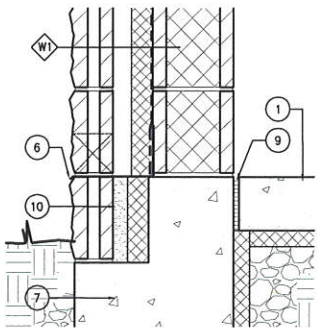
5 MASONRY CONTROL JOINT
SCALE: 1 1/2" = 1'-0"



2 DETAIL
SCALE: 1 1/2" = 1'-0"



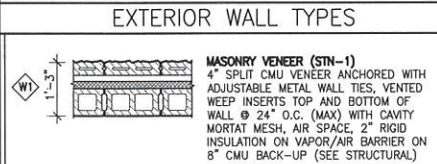
3 DETAIL
SCALE: 1 1/2" = 1'-0"



4 DETAIL
SCALE: 1 1/2" = 1'-0"

- SECTIONS KEY NOTES
- FLR-1: CONCRETE SLAB ON GRADE OVER VAPOR BARRIER ON COMPACTED GRANULAR FILL (SEE STRUCTURAL)
 - ASF-1: STOREFRONT SYSTEM WITH 1" INSULATING GLASS. FRONT GLAZED. SEE EXTERIOR MATERIAL SCHEDULE
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1 = WINDOW TYPE - SEE SHEET A9.2 FOR WINDOW TYPES



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Milwaukee, WI 53202
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PROJECT

PURE MECHANICAL BUILDING ADDITION

N8 W22275 JOHNSON DR
WAUKESHA, WI 53186

OWNER

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REVISIONS		
NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	Bob Rowe
PROJECT MANAGER	
PROJECT NUMBER	
ISSUED FOR	BID SET
DATE	04.01.2019

SHEET

SECTIONS AND PLAN DETAILS

A6.2

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

DATE: May 16, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

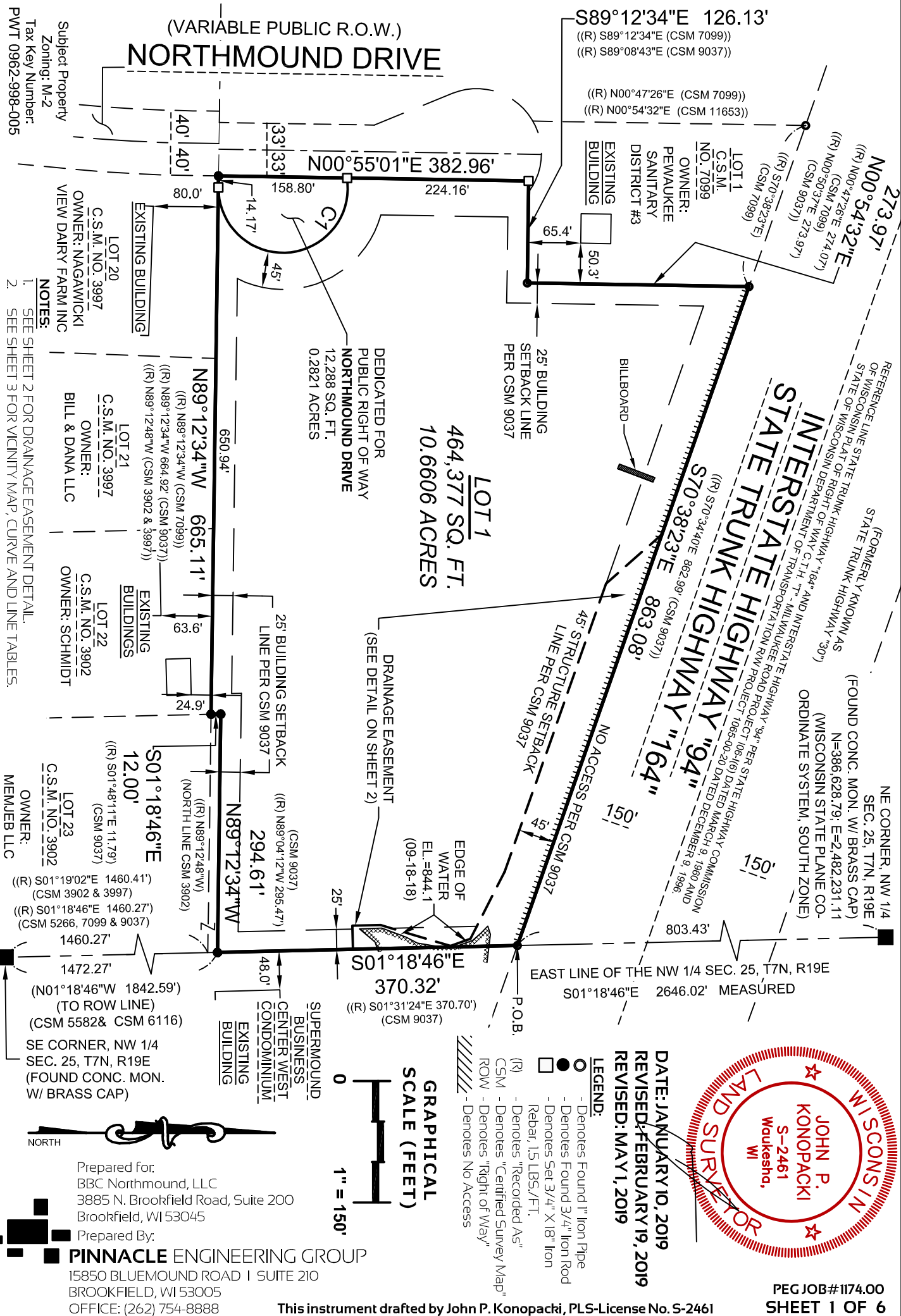
Northmound Final CSM

Northmound Final CSM Site Plan

Northmound Final CSM Staff Report

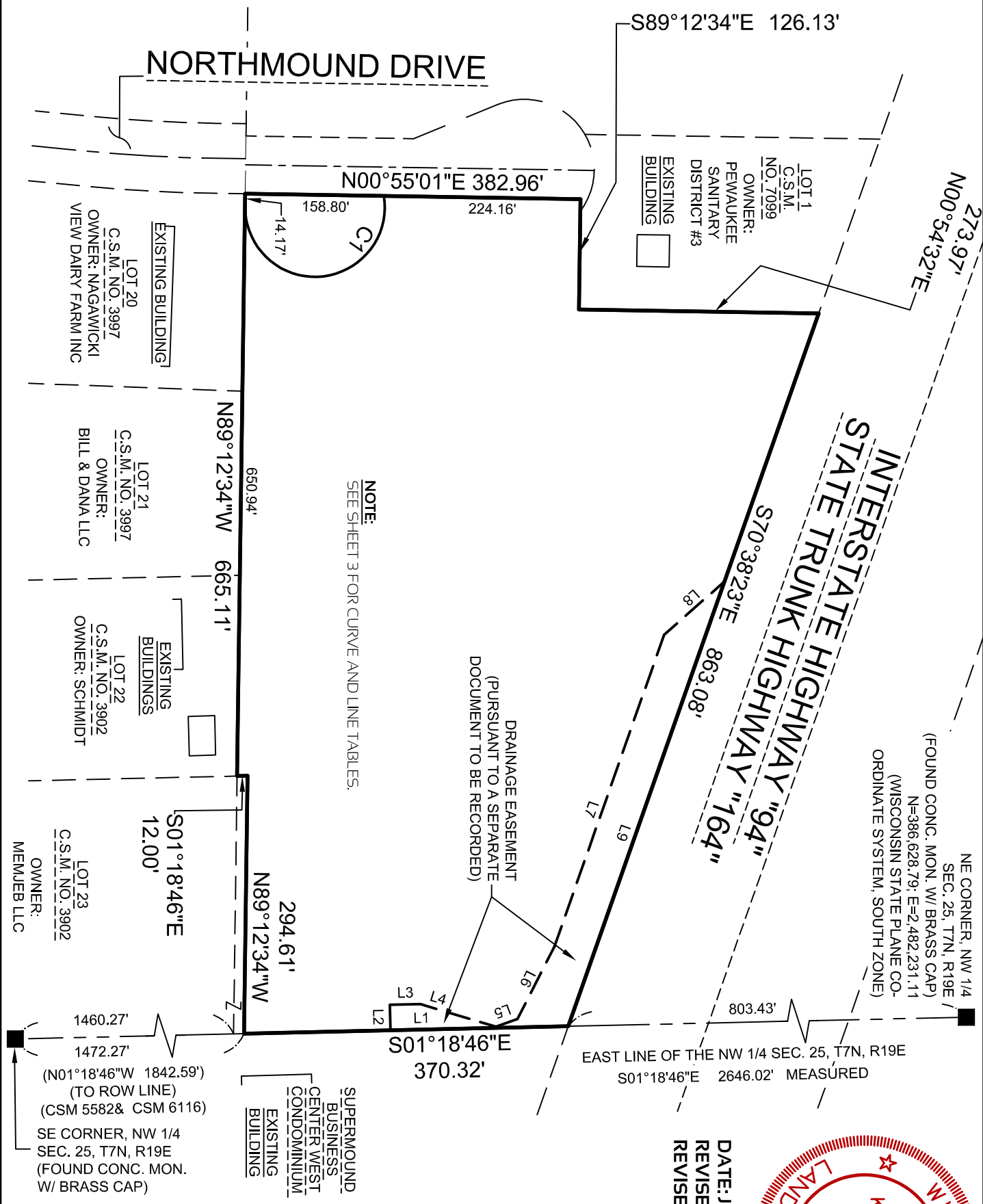
CERTIFIED SURVEY MAP NO.

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.



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.



NOTE:
SEE SHEET 3 FOR CURVE AND LINE TABLES.

DRAINAGE EASEMENT
(PURSUANT TO A SEPARATE
DOCUMENT TO BE RECORDED)

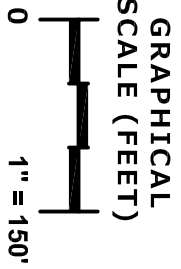
NE CORNER, NW 1/4
SEC. 25, T7N, R19E /
(FOUND CONC. MON. W/ BRASS CAP)
N=386,628.79; E=2,482,231.11
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

EAST LINE OF THE NW 1/4 SEC. 25, T7N, R19E
 $S01^{\circ}18'46''E$ 2646.02' MEASURED

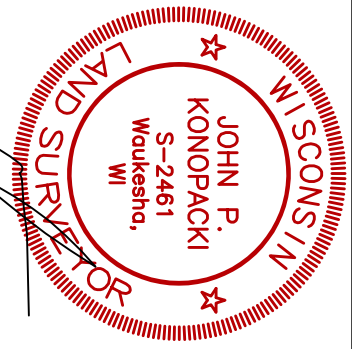


Prepared for:
BBC Northmound, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53045

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



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



PEG JOB#1174.00
SHEET 2 OF 6

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

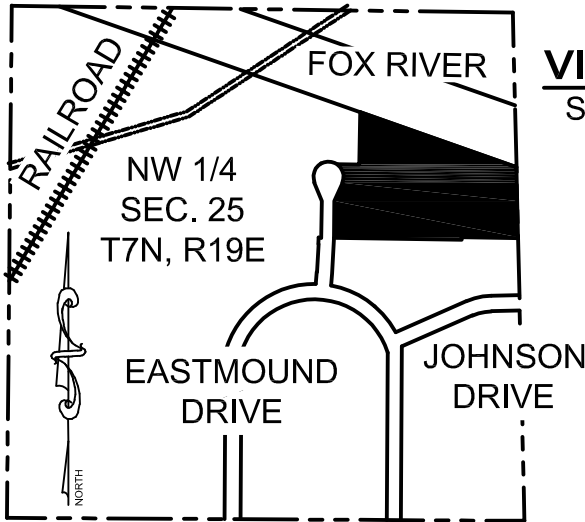
CERTIFIED SURVEY MAP NO. _____

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'

INTERSTATE HIGHWAY "94"
STATE TRUNK HIGHWAY "164"



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.

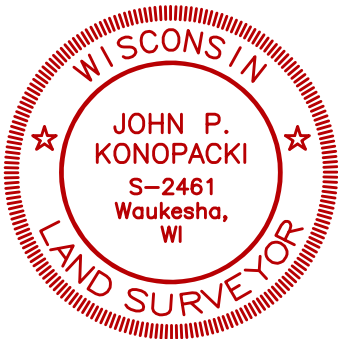
Containing 472,932 square feet (10.8570 acres) of land Gross and 460,644 square feet (10.5749 acres) of land Net more or less.

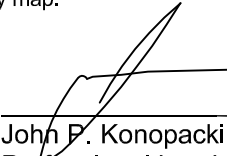
That I have made such survey, land division and map by the direction of BBC NORTHMOUND, LLC, owner of said land.

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 | 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. _____

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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

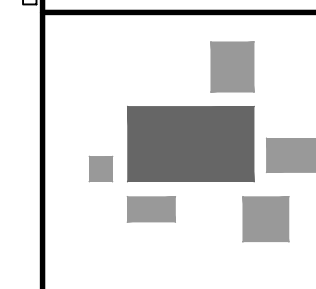
Kelly Tarczewski, City Clerk - Treasurer



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: ASZ
REVIEWED: ASZ
DATE: 08/20/2017



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

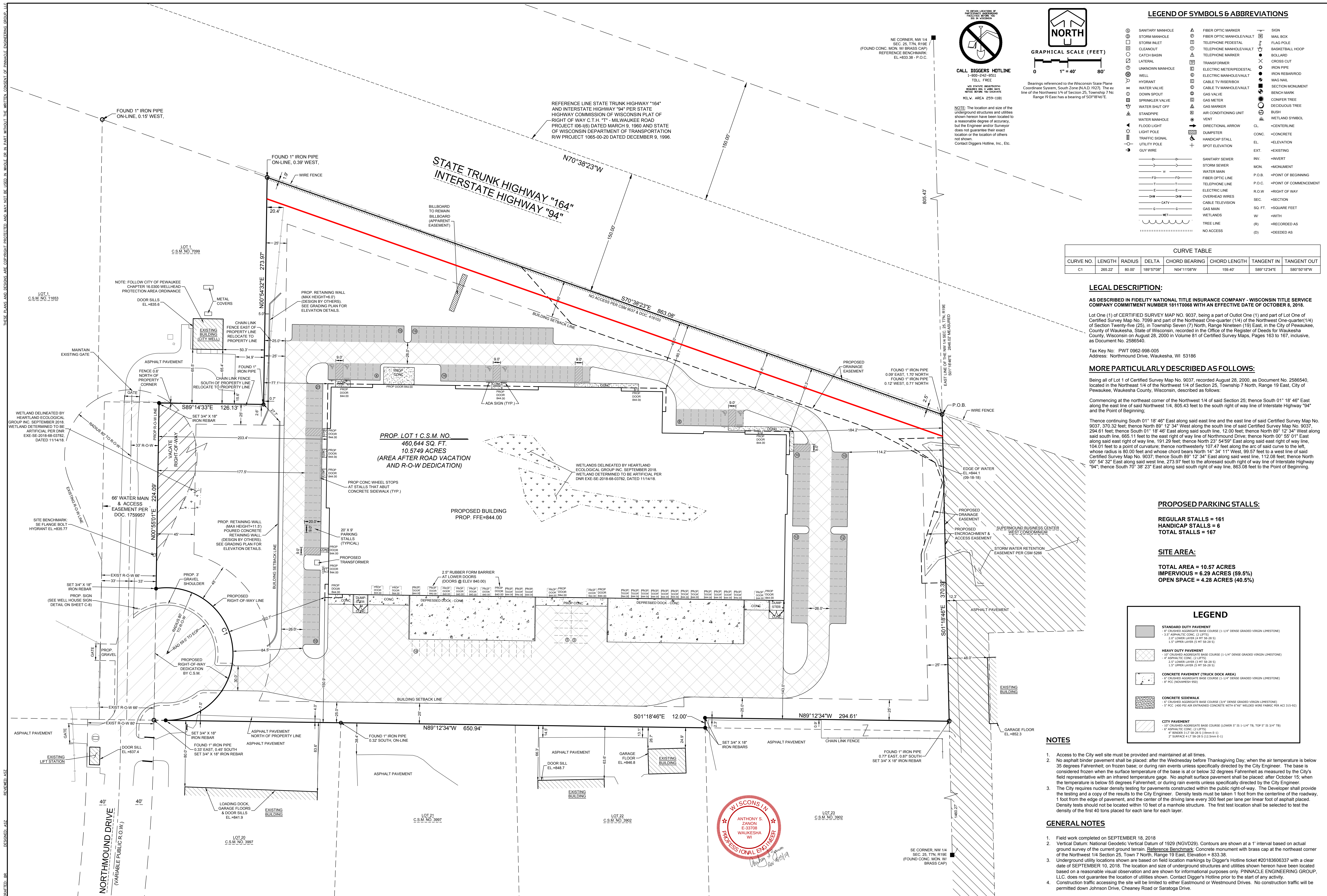
LOT 1 OF C.S.M. NO. 9037, PART OF THE NE 1/4 OF THE NW 1/4 SEC. 25,
T7N, R19E, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

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 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



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.

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

DATE: May 16, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Stenz-Forester Property Comp Plan Amendment

Stenz-Forester Property Comp Plan Amendment Exhibit



Office of the Planner & Community Development Director

W240 N3065 Pewaukee Road

Pewaukee, Wisconsin 53072

Phone (262) 691-0770

Fax (262) 691-1798

fuchs@pewaukee.wi.us

**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.

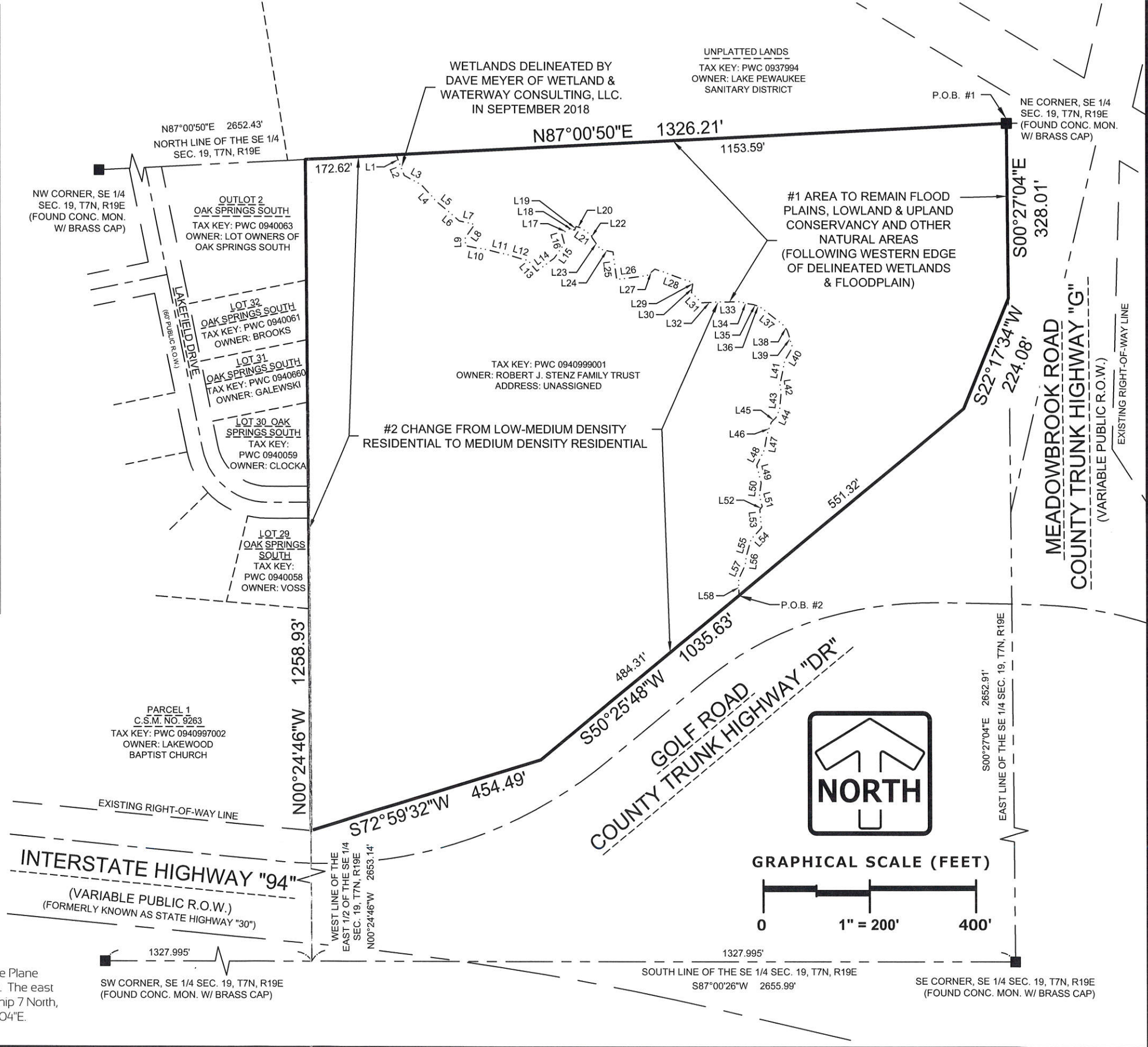
Dated this 27th day of February, 2019.

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.



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

DATE: May 16, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

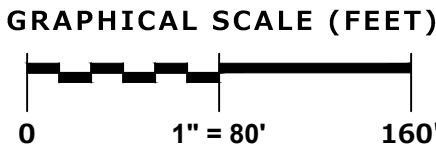
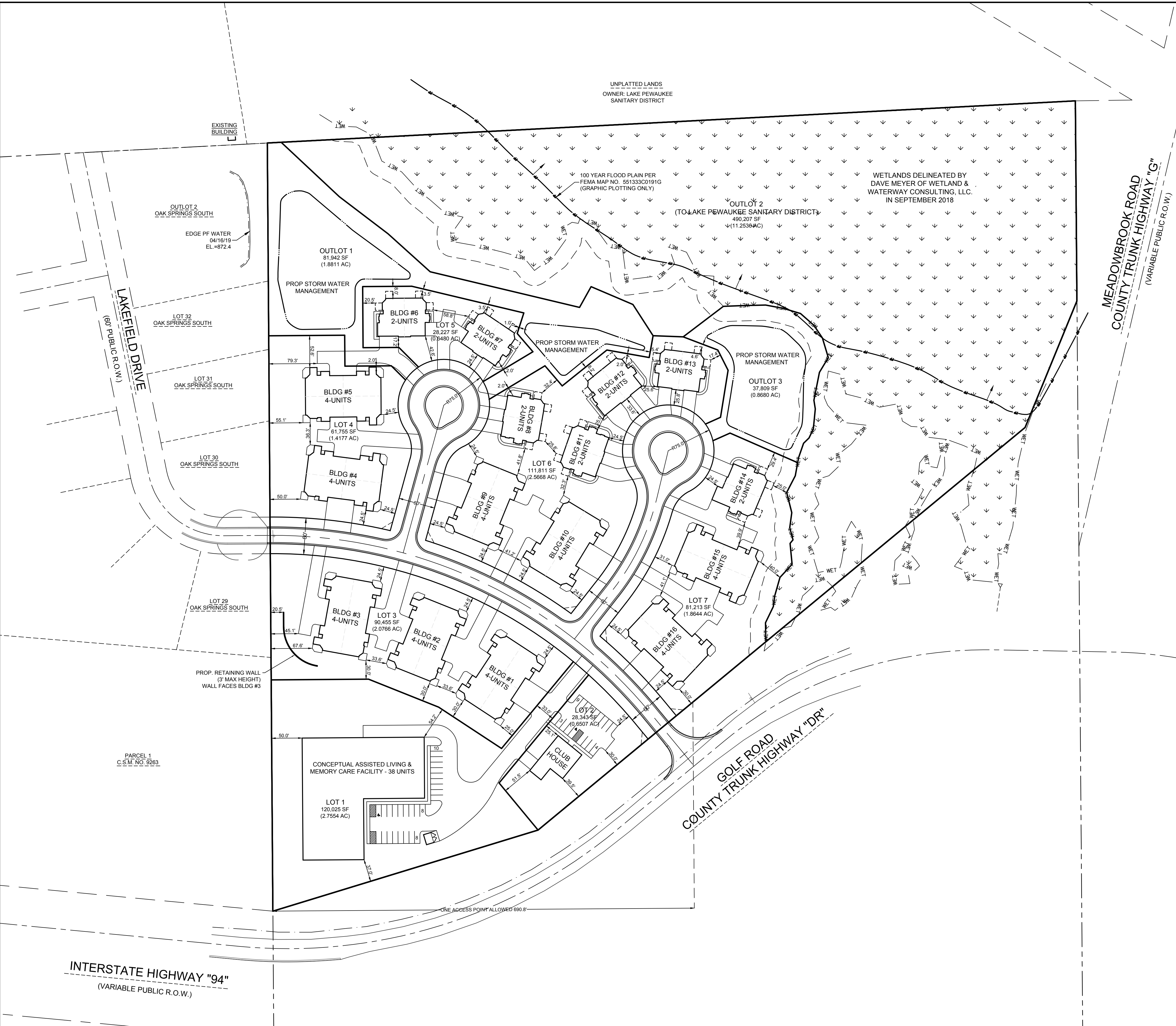
Description

Stenz-Forester Property Site Plan

Stenz-Forester Property Staff Report

Stenz-Forester Property 4.18.19 Staff Report

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:

- ROBERT J. STENZ FAMILY TRUST PROPERTY, TAK KEY NUMBER PWC 0940999001 PART OF SE 1/4 SEC 19, T7N, R19E.
- CURRENT CITY OF PEWAUKEE ZONING: A-1 (AGRICULTURAL), L-C (LOWLAND CONSERVANCY) AND F-1 (FLOODLAND)
- 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.
- 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

- 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
- 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)
- Upland open space** = total lot area - impervious on site
= 641,582 sf - 256,651 sf = **384,931 sf**
- 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.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
VIS. STATUTE 98.07(5)(9)(a)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181



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

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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 6, 2019

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

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

Applicant: Jim Forester

Property Owner: Robert J. Stenz Family Trust

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

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

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

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

Introduction

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

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

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

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

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

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

Recommended Motion

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

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



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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.

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

DATE: May 16, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

WVRC Rezoning Petition

WVRC Rezoning Map

WVRC B-3 District

WVRC Staff Report

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

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.



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.

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

DATE: May 16, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

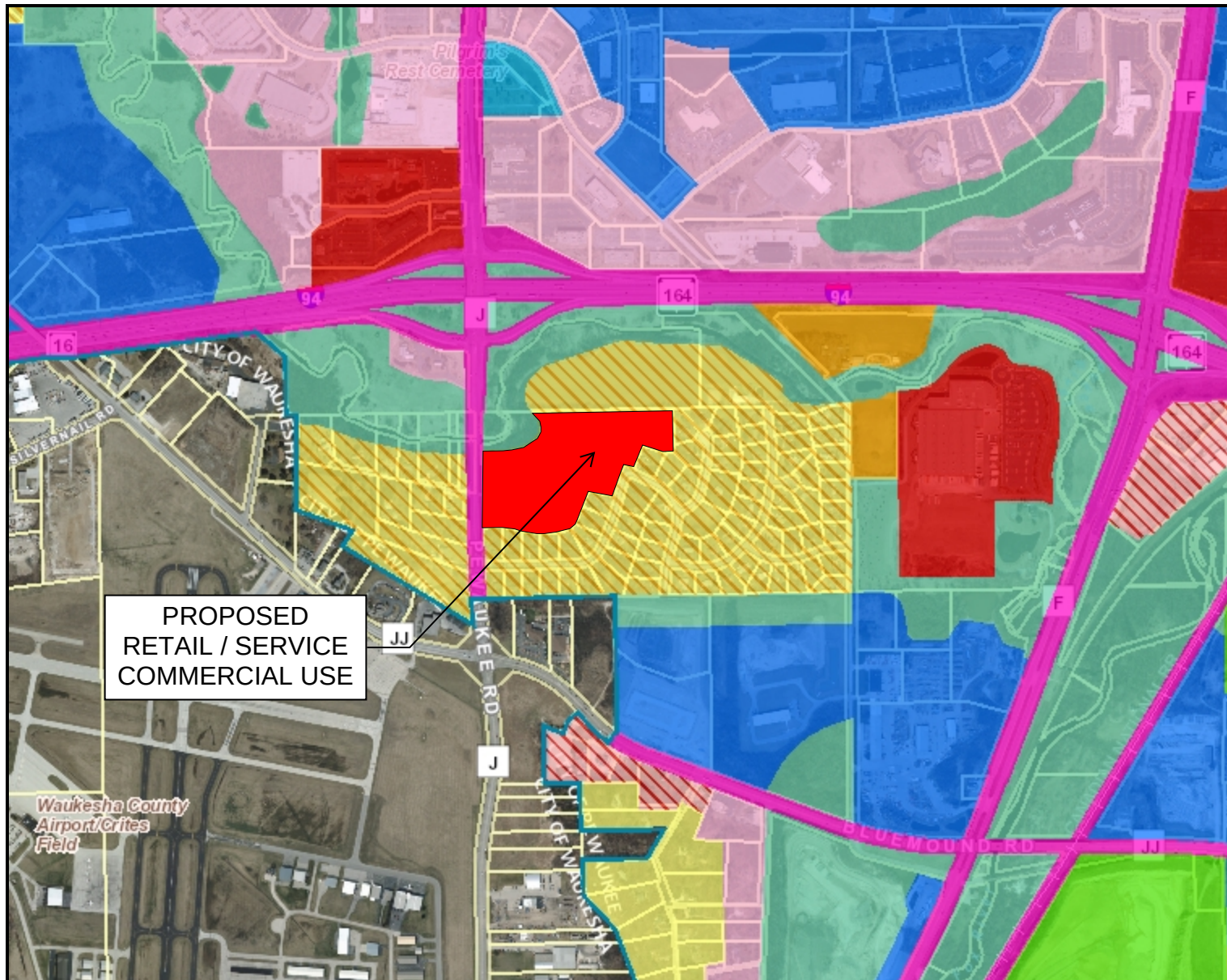
ATTACHMENTS:

Description

WVRC Proposed Comp Plan

WVRC Current Comp Plan

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.

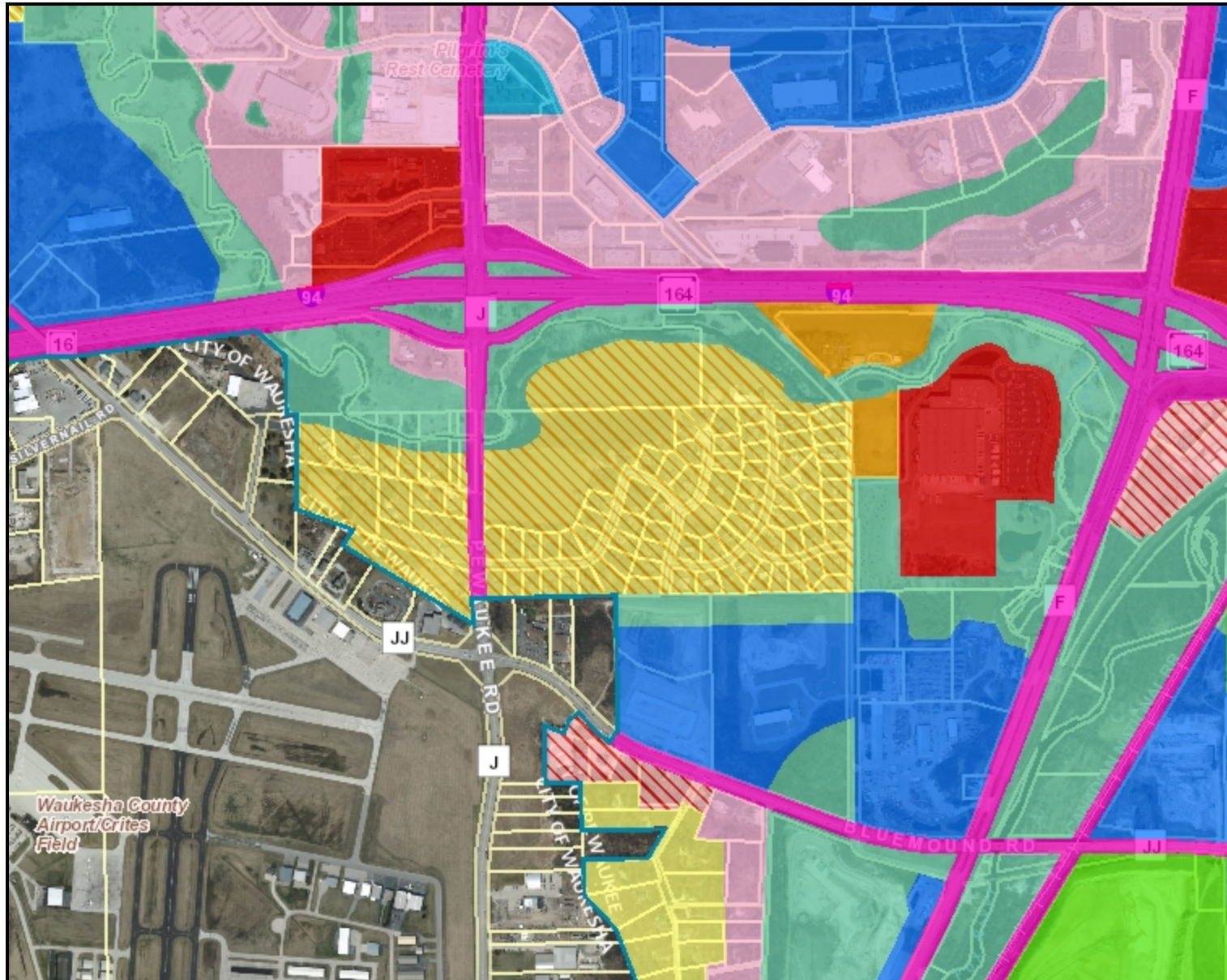
Notes: EXHIBIT "B" FOR PROPOSED

Printed: 4/9/2019





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

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Notes: EXHIBIT "A" FOR PROPOSED

Printed: 4/9/2019



**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 13.**

DATE: May 16, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

WVRC Conditional Use Permit

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

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 14.**

DATE: May 16, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

WVRC Site & Building Plans

WVRC Neighborhood Meeting Minutes



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
262.894.2612 cell
262.250.9740 fax

FAX
262.250.9740

WEB SITE
www.kellerbuilds.com



WVRC EMERGENCY VET

PEWAUKEE,

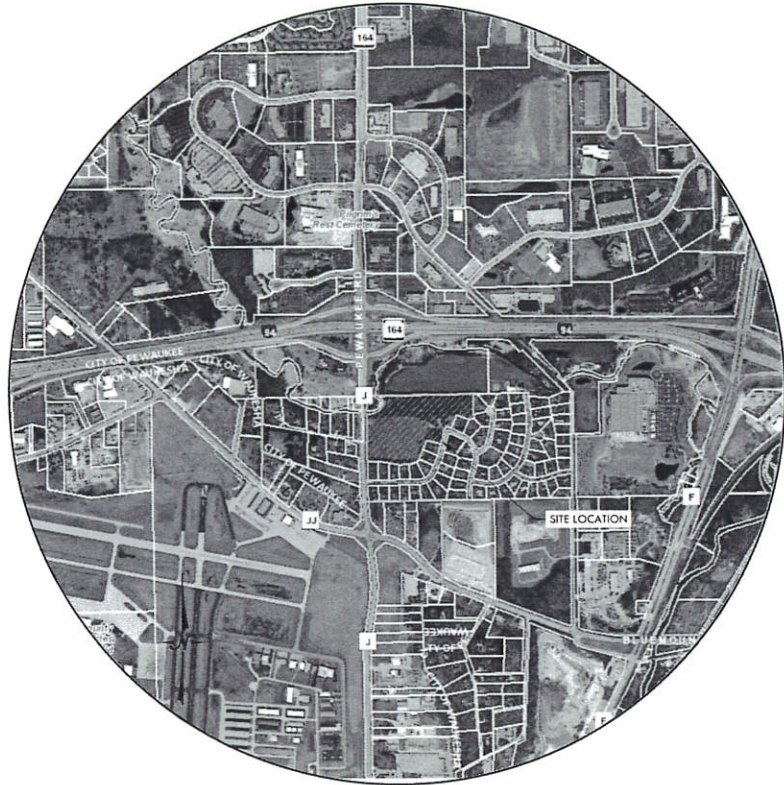
WISCONSIN



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
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CONTACT INFORMATION

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

REVISIONS

NO.	REVISION	DATE
-	-	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	
	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

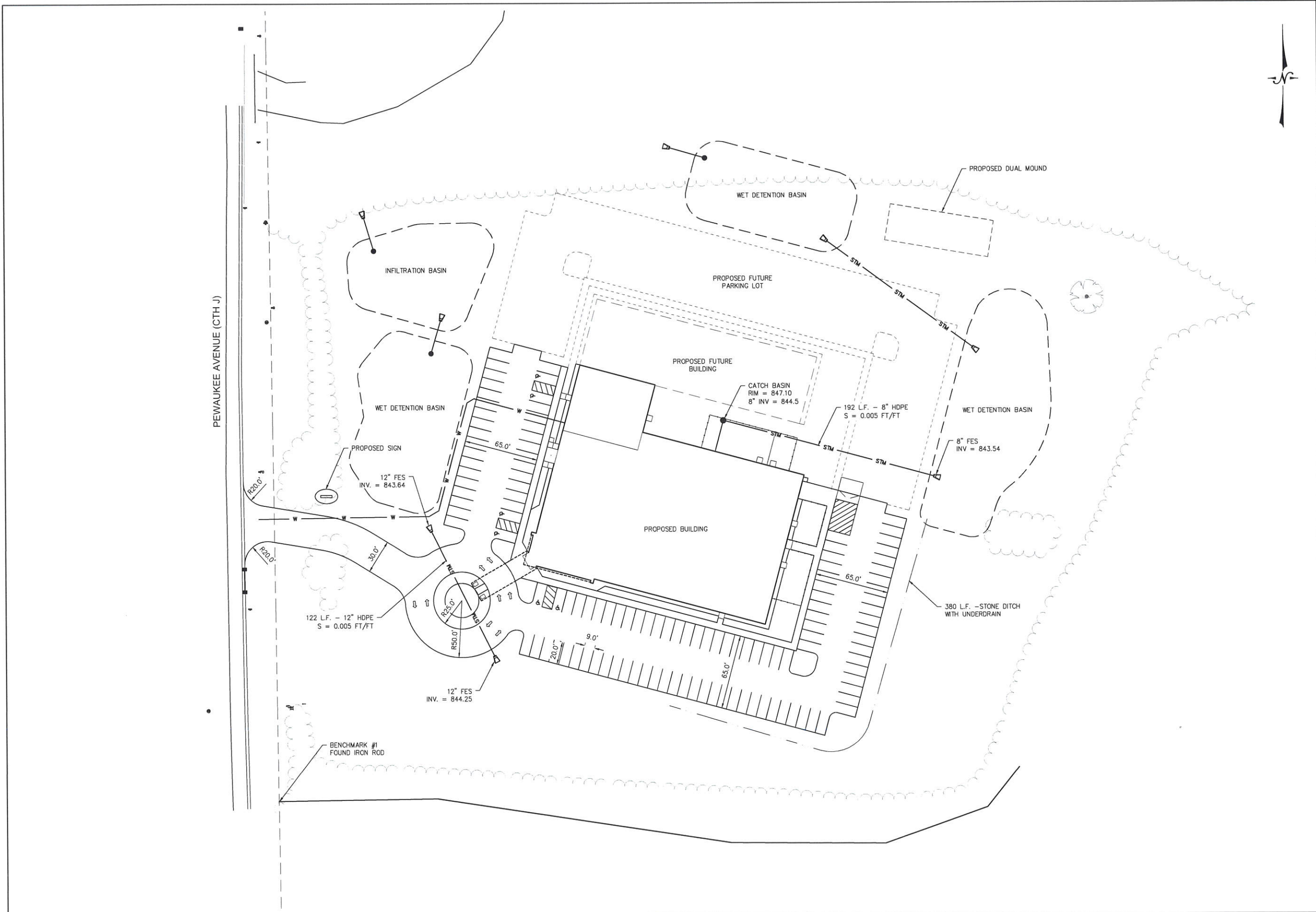
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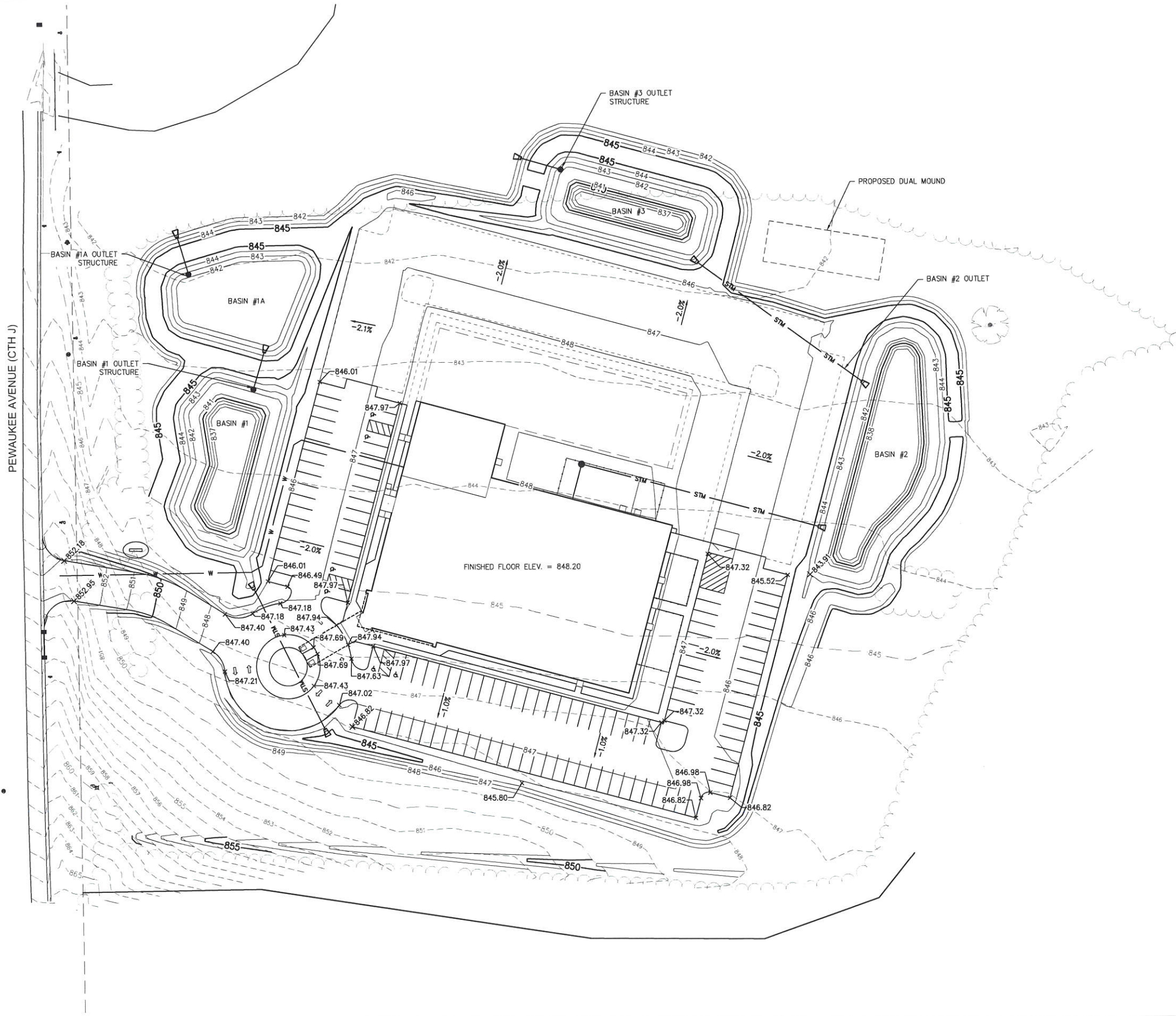
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SHEET NO.

C002



IMPROVEMENT PLANS FOR WVRC EMERGENCY VET PEWAUKEE, WI		
LYNCH & ASSOCIATES ENGINEERING CONSULTANTS, LLC		
SITE PLAN	NO.	DATE
	REVISIONS	BY
ISSUED FOR REVIEW		
PLAN DATE 03.04.19		
DESIGNED BY DKV		
 SCALE		
PROJECT NO. 19.0004		
SHEET NO. C101		



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

GRADING PLAN

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

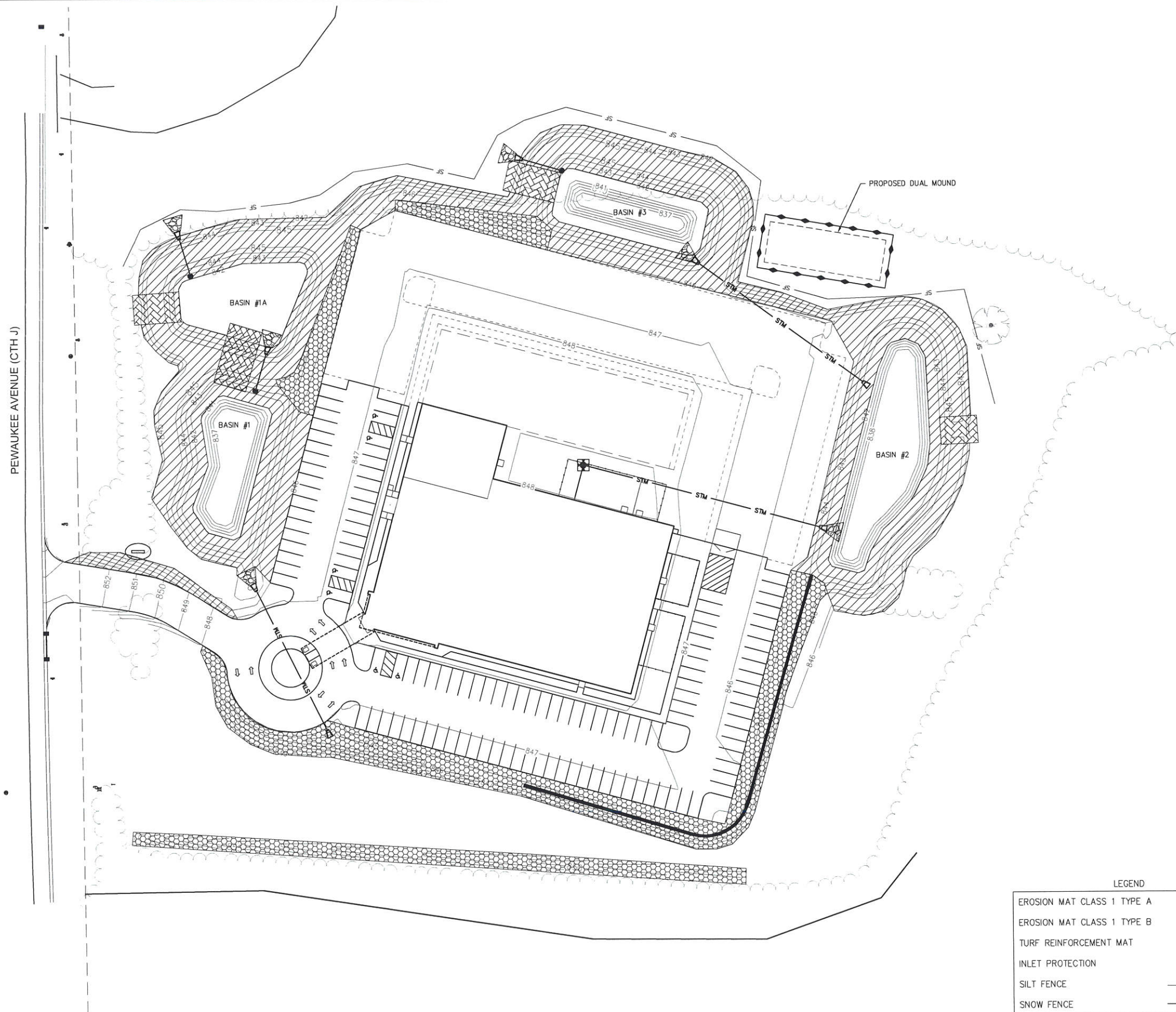
PLAN DATE 03.04.19
DESIGNED BY DKV

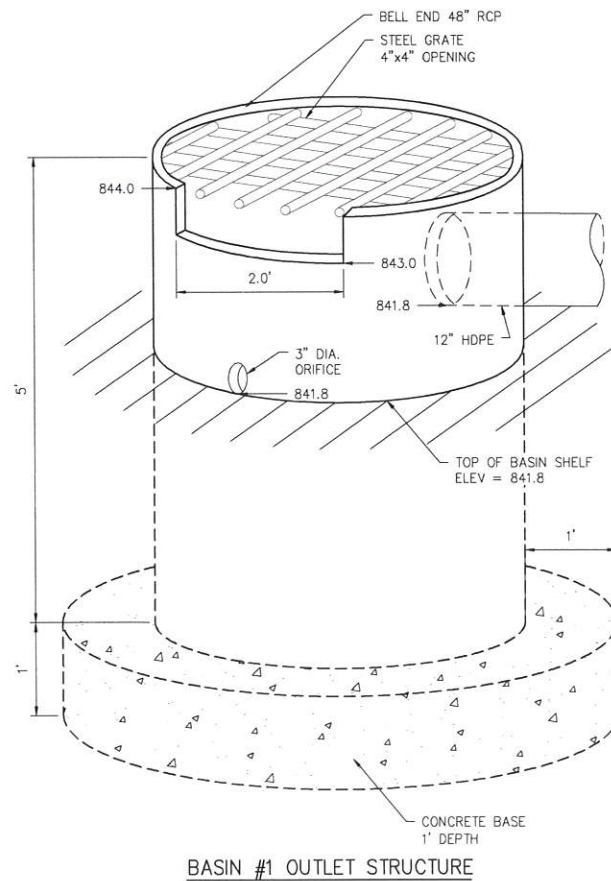
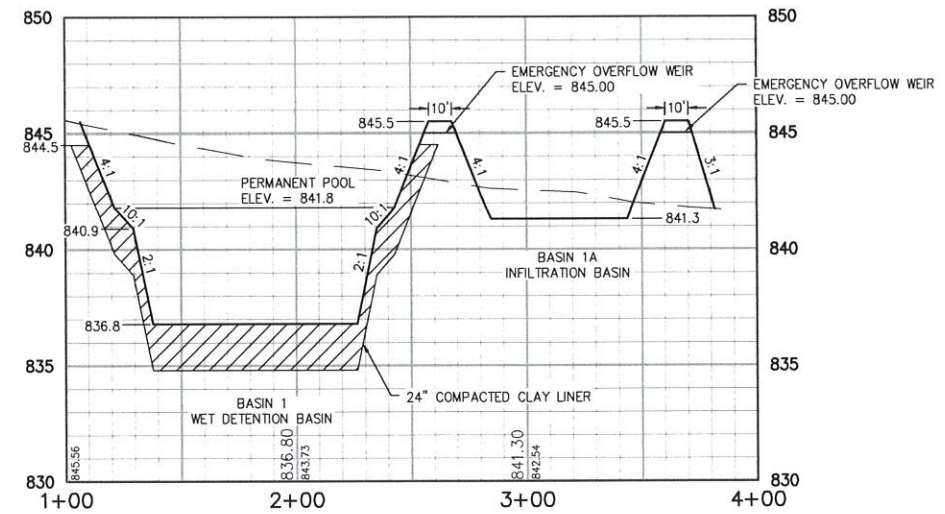
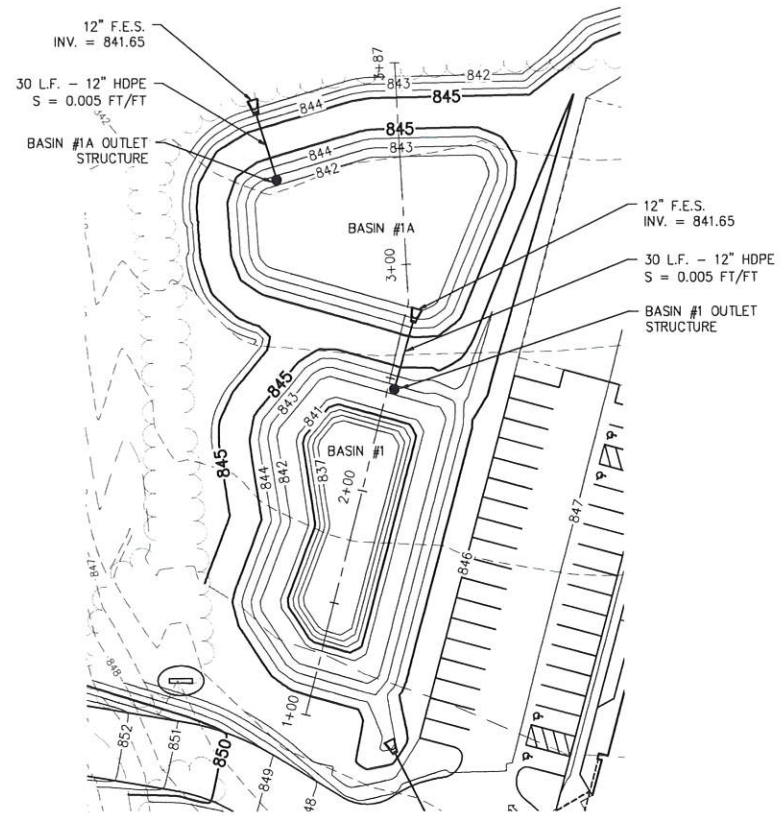


PROJECT NO.
19.0004

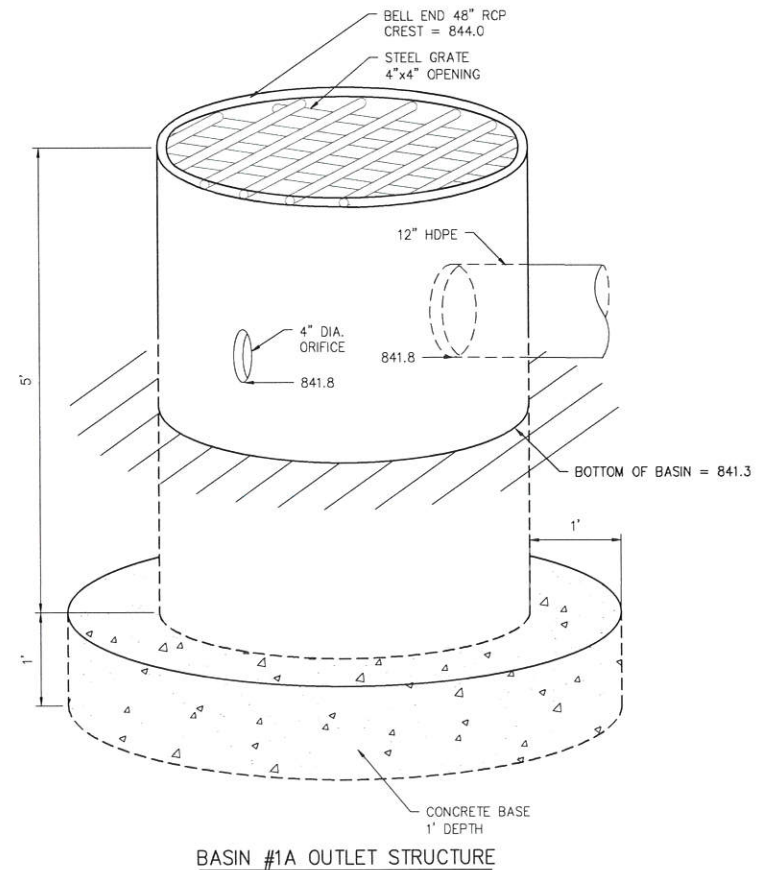
SHEET NO.

C102





BASIN #1 OUTLET STRUCTURE



BASIN #1A OUTLET STRUCTURE

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

POND DETAILS

REVISIONS
BY DATE
NO.

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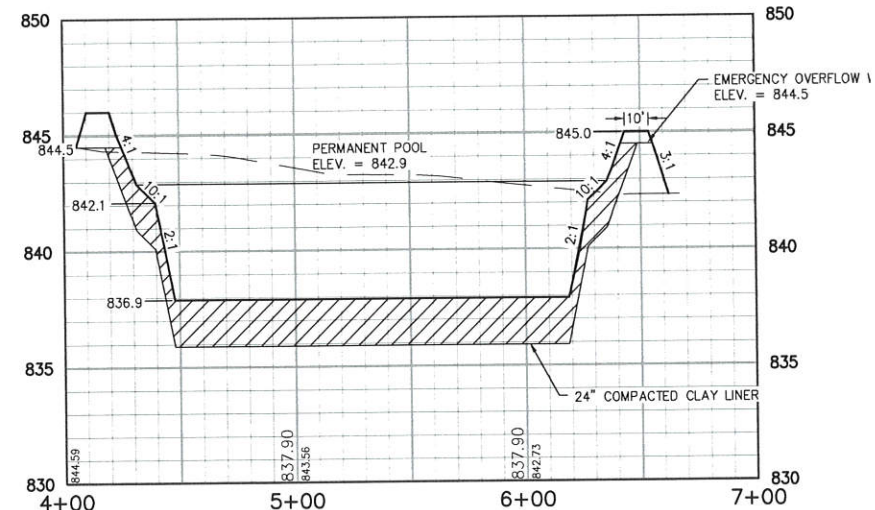
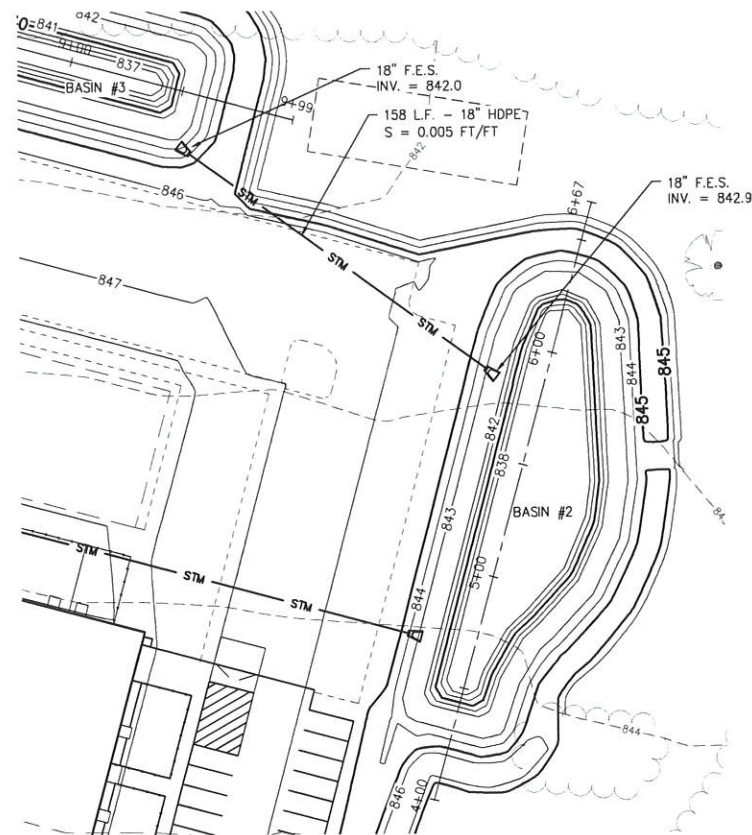
PLAN DATE 03.04.19
DESIGNED BY DKV

0 40'
SCALE

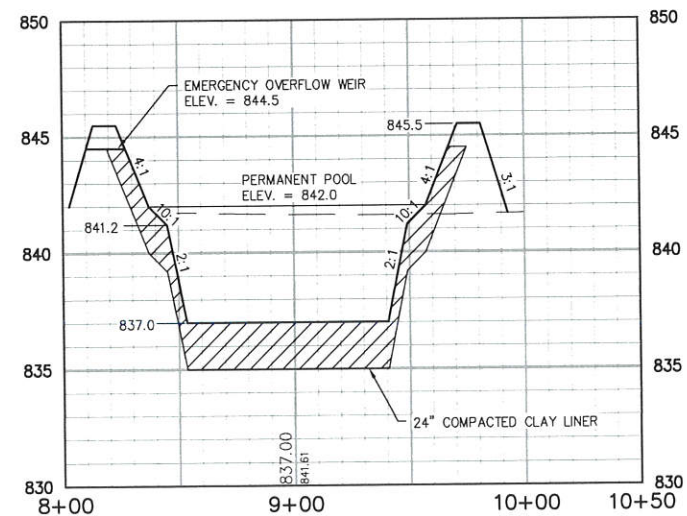
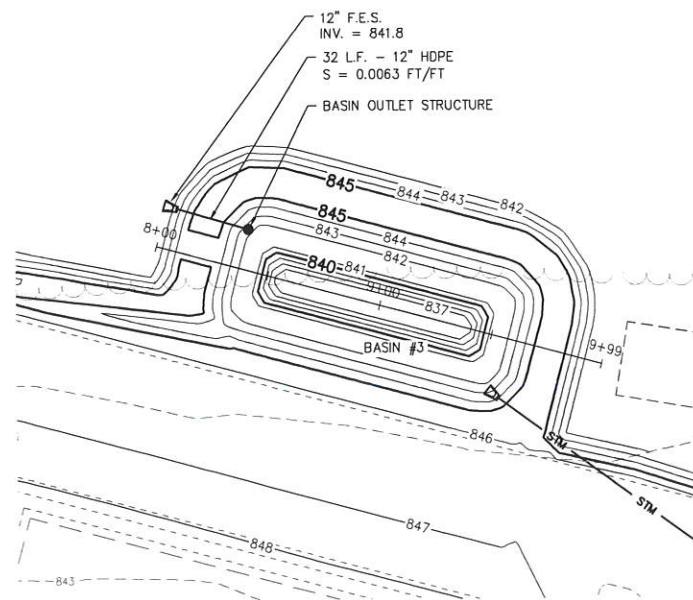
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19.0004

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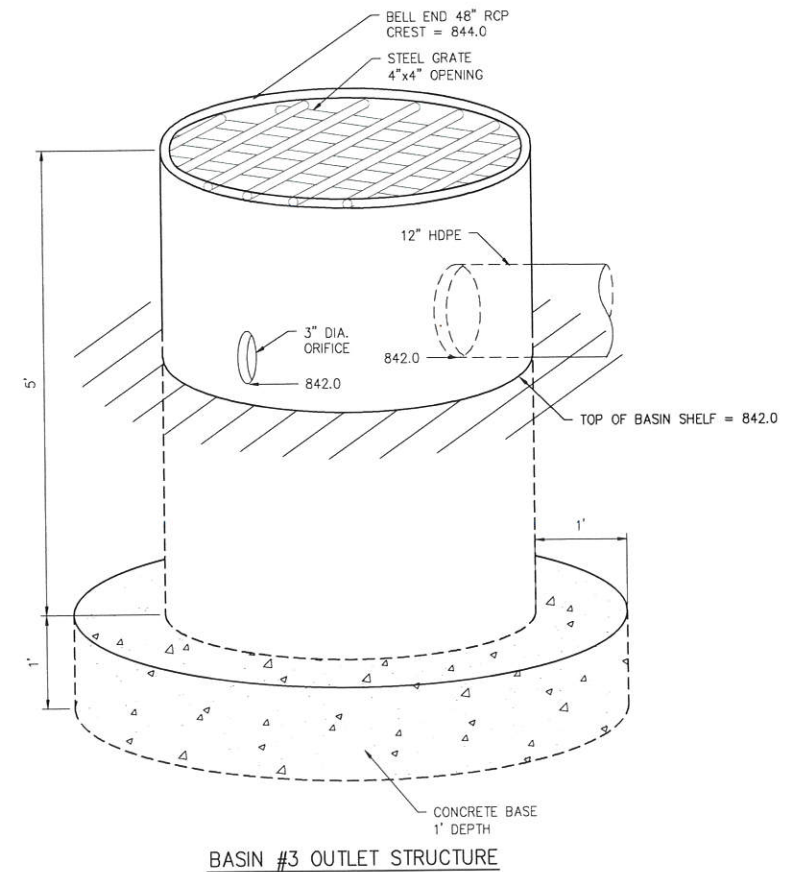
C401



Basin 2 PROFILE



Basin 3 PROFILE



IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET

PEWaukee, WI
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

POND DETAILS

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0 40'
SCALE

PROJECT NO.
19.0004

SHEET NO.

C402

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

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

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

3'-0" MAX.

3'-0" MAX.

3'-0" MAX.

3'-0" MAX.

3'-0" MAX.

GEOTEXTILE FABRIC ONLY

BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL

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

FLOW DIRECTION

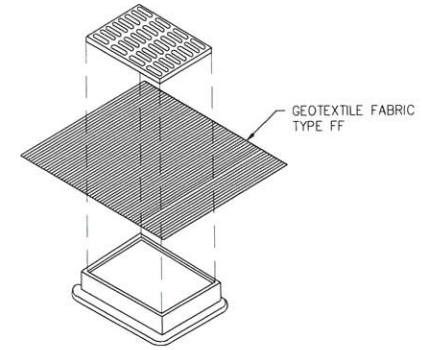
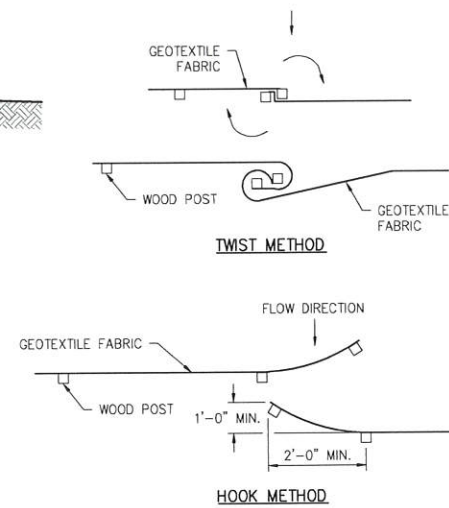
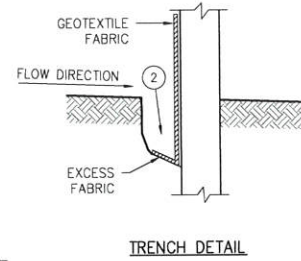
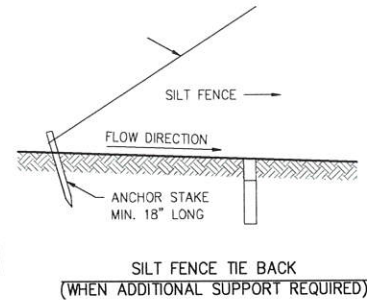
SUPPORT CORD

FOLD 3" MAX.

GEOTEXTILE FABRIC

FLOW

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

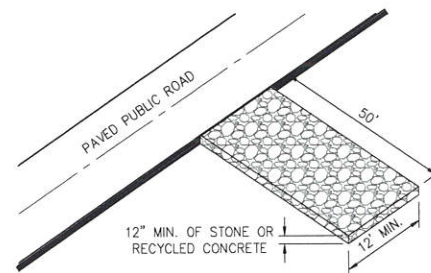


1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE 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

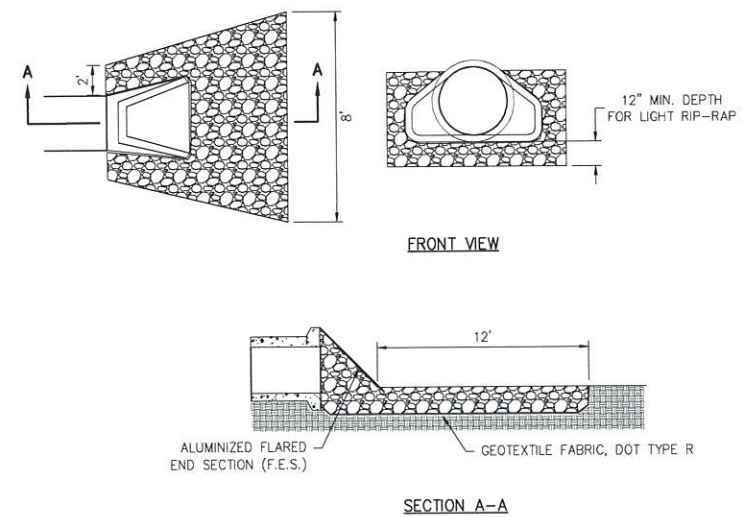
1. HORIZONTAL BRICE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 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

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

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



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

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET
RELATIVEE (WV)

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

ISSUED FOR
REVIEW

PLAN DATE	03.04.19
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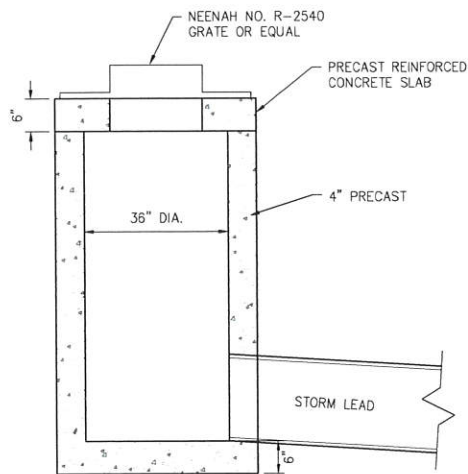
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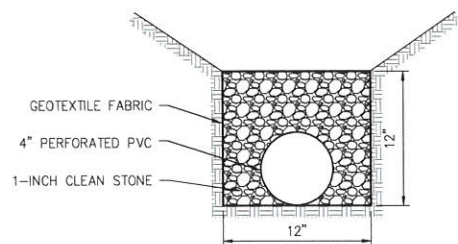
PROJECT NO.	19.0004
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SHEET NO.

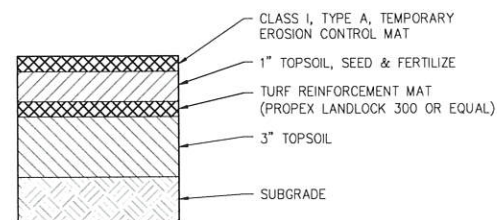
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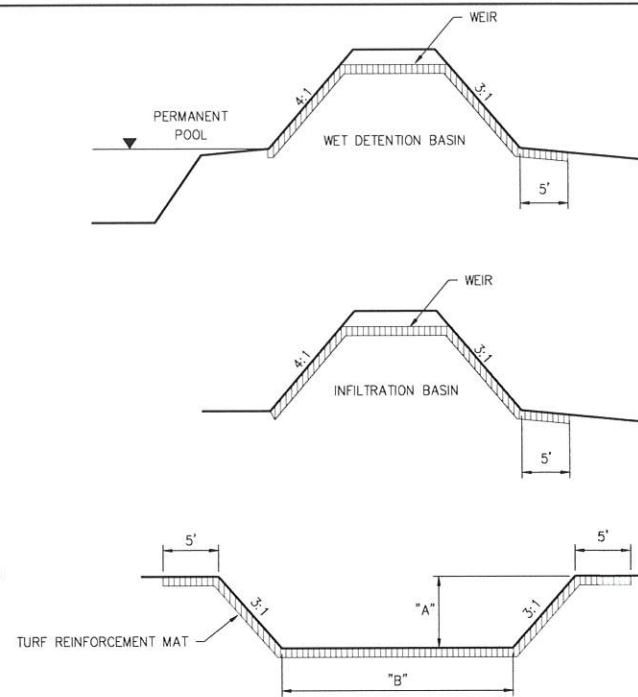
INLET



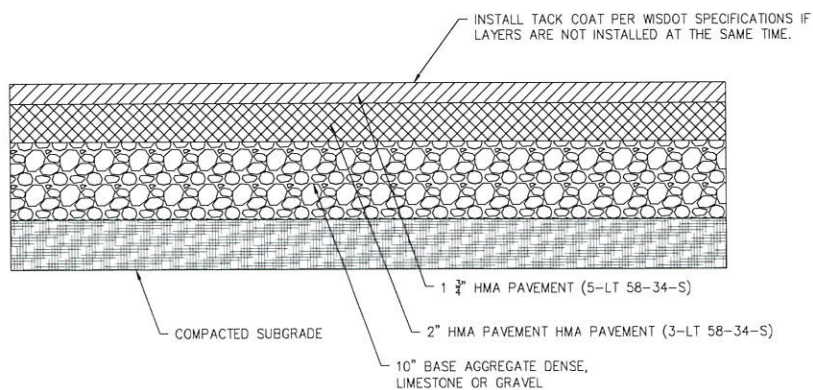
4" UNDERDRAIN TRENCH



TURF REINFORCEMENT MAT

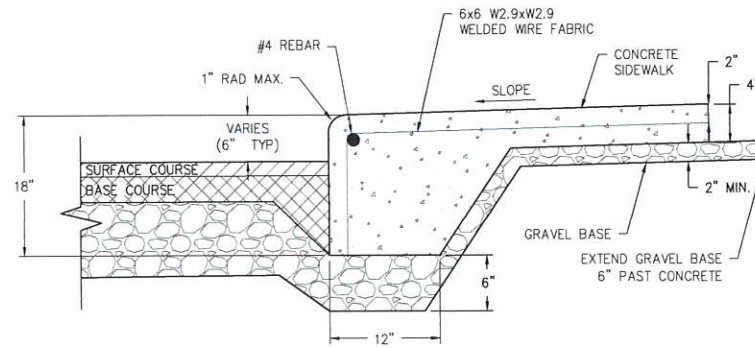


EMERGENCY SPILLWAY

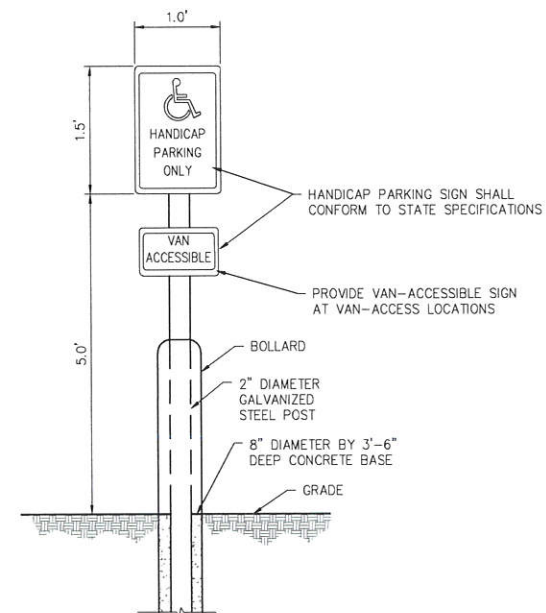


PAVING NOTES:
1. CONTRACTOR TO THOROUGHLY COMPACT SUBGRADE.
2. PROOF ROLL SITE TO IDENTIFY UNSATISFACTORY SOILS.

ASPHALT PAVEMENT SECTION



INTERGAL CURB/WALK



ADA PARKING SIGN

IMPROVEMENT PLANS FOR
WVRC EMERGENCY VET

PEWaukee, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

REVISIONS BY DATE NO.

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PLAN DATE 03.04.19

DESIGNED BY DKV

0 N/A

SCALE

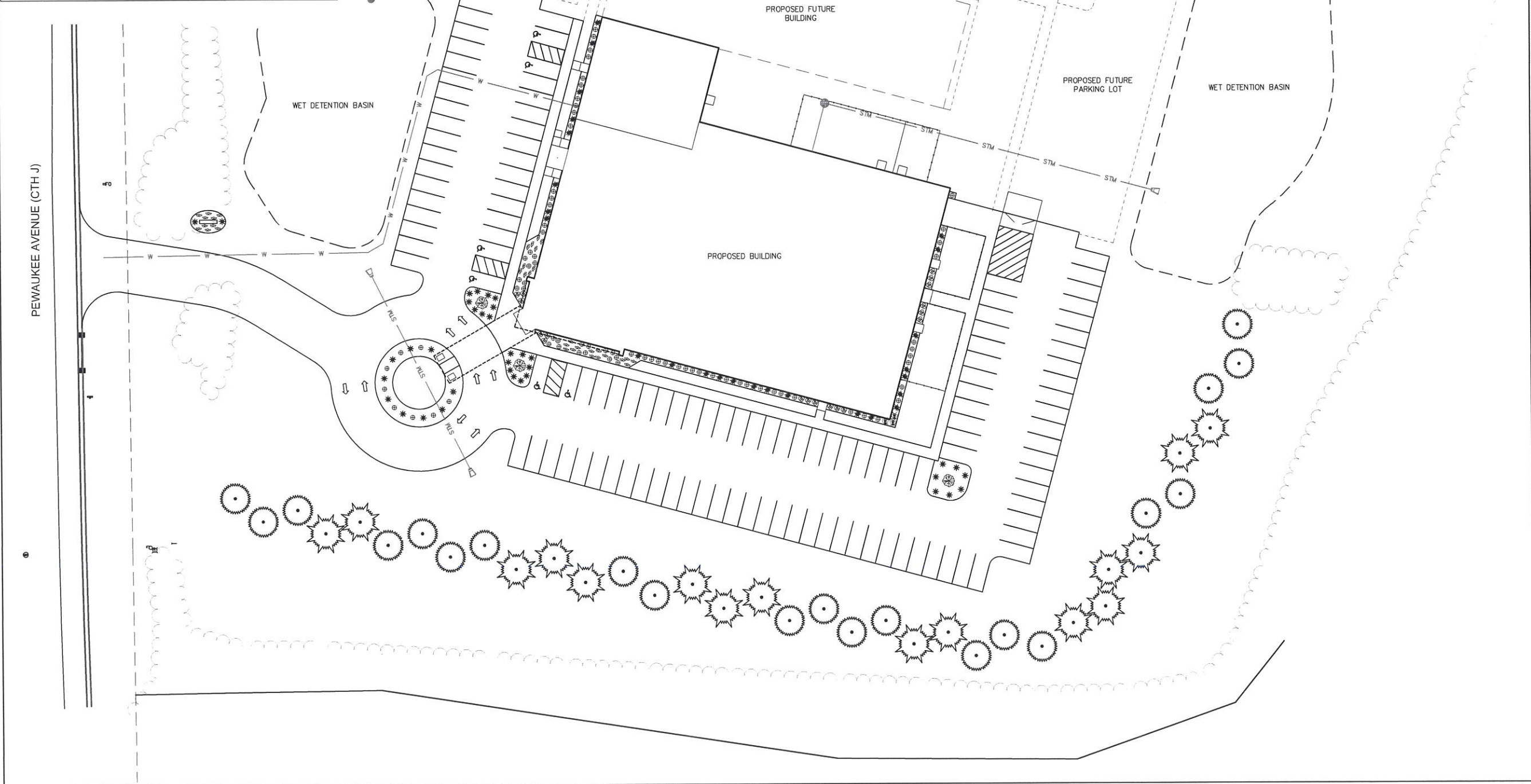
PROJECT NO.

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> 'Atrapurpera'	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



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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

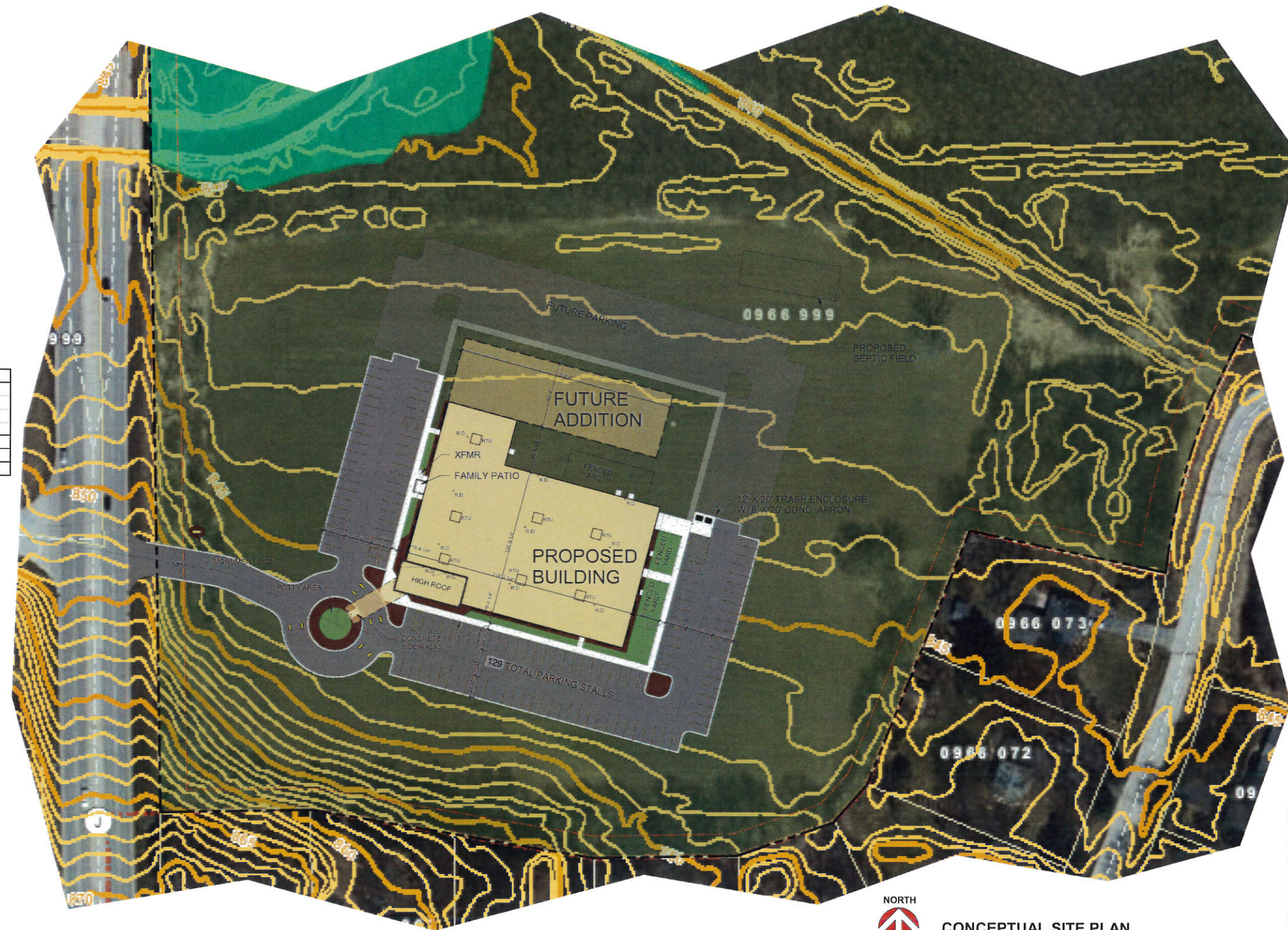
TABULAR FLOOR AREA: 23,000 S.F.
FRONTAGE INCREASE: 40,250 S.F.
SPRINKLER INCREASE: 46,000 S.F.
TOTAL ALLOWABLE AREA: 109,250 S.F.
ALLOWABLE FIRE AREA: ----- S.F.

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"



PROPOSED FOR:

WVRC EMERGENCY VET

PEWAUKEE,

WISCONSIN



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
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1-800-236-2534
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FAX (608) 318-2337

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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:

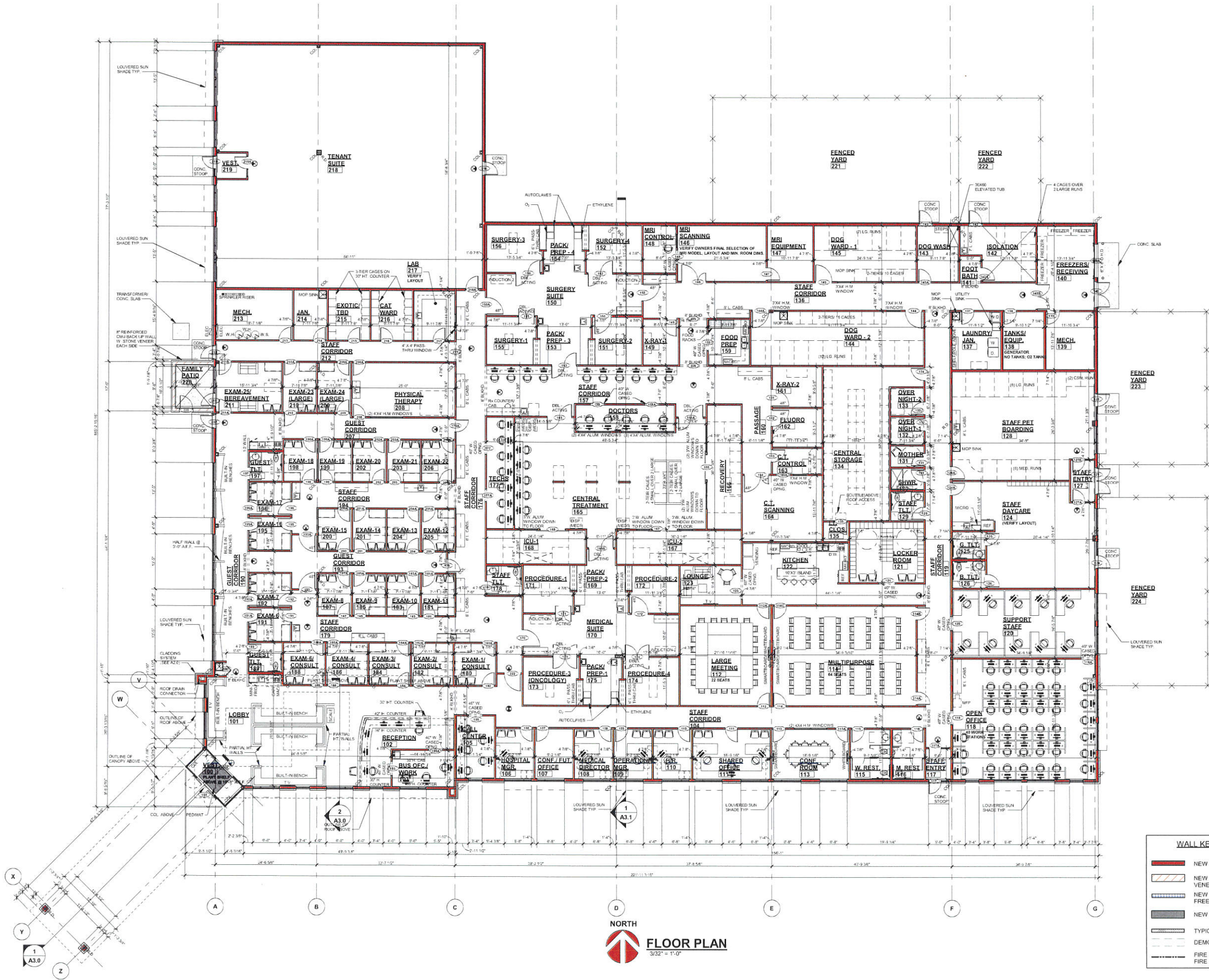
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CONTRACT NO:

DATE:
08/14/2018

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C1.0

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REVISIONS	
R1	03/20/2019 J.S.B.
R2	03/29/2019 J.S.B.
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EXPEDITOR:	
SUPERVISOR:	
PRELIMINARY NO:	P18241
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DATE:	08/14/2018
SHEET:	A1.0



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WISCONSIN
PEWAUKEE,

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

PROJECT MANAGER:
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DESIGNER:
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DRAWN BY:
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EXPEDITOR:

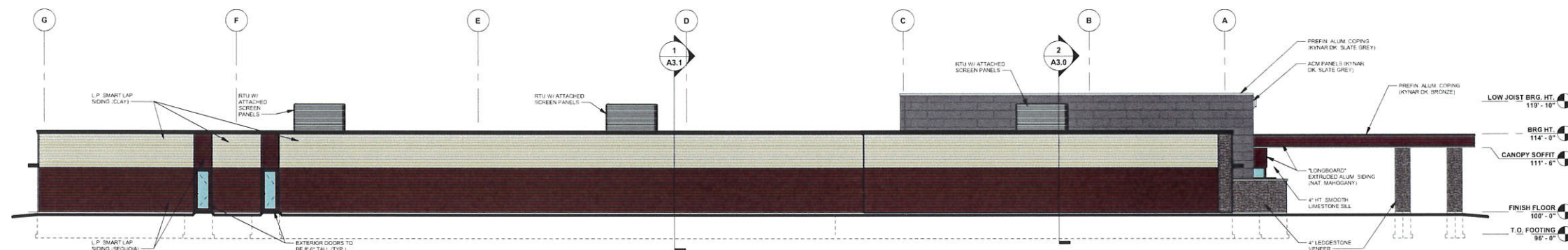
SUPERVISOR:

PRELIMINARY NO:
P18241

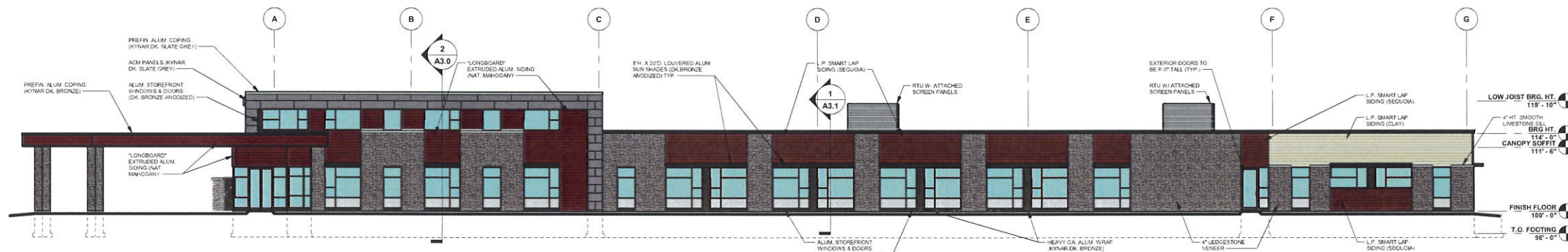
CONTRACT NO:

DATE:
08/14/2018

SHEET:
A2.0



NORTH ELEVATION
3/32" = 1'-0"



SOUTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"

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.

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