

Planning Department

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

REVISED

PLAN COMMISSION MEETING NOTICE AND AGENDA

Thursday, April 21, 2022

6:00 PM

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

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action and Public Hearing Regarding Proposed Text Amendments to Section 17.0416 of the Rm-3 Multi-Family Zoning District of the City of Pewaukee Zoning Ordinance
 3. Continued Discussion and Action Regarding the Site and Building Plans for Jeff Wistl for Property Located at W262 N4521 Ryan Street for the Purpose of Constructing a 5,760 Square Foot Building (PWC 0881998005)
 4. Discussion and Action Regarding a Mitigation Plan for John and Kelly Maltsch for Property Located at N28 W26894 Woodland Drive (PWC 0930059)
 5. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Over the Top Roofing for Property Located at W223 N3481 Duplainville Road from Medium Density Residential (6,500 sq. ft. – 1/2 ac./d.u.) to Retail/Service Commercial (PWC 0912984)
 6. Discussion and Action and Public Hearing for Over the Top Roofing to Rezone Property Located at W223 N3481 Duplainville Road from Rs-1 Single-Family Residential to B-3 General Business (PWC 0912984)
 7. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Over the Top Roofing for Property Located at W223 N3481 Duplainville Road (PWC 0912984)
 8. Discussion and Possible Action Regarding Conceptual Review of a Proposed Boat Storage Building to be Located Along Edgewood Avenue for Mike Riley (PWC 0935029)
 9. Discussion and Possible Action Regarding Conceptual Review of the Construction of a Proposed Teen Center and Picnic Pavilion for Spring Creek Church Located at N35 W22000 Capitol Drive (PWC 0909999005)
 10. Discussion and Possible Action Regarding Conceptual Review of a Proposed 225,000 Square Foot Distribution Facility on Vacant Land at the Northeast Corner of Lindsay Road and Redford Boulevard for Mierow Lindsay LLC (PWC 0869999001)

11. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Property Located at W225 N3131 Duplainville Road from Manufacturing/Fabrication/Warehousing and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to Government/Institutional for the Purpose of Constructing an Access Drive, Salt Shed and Fuel Tanks for the New City of Pewaukee DPW Garage (PWC 0911993006 & PWC 0911989)
12. Discussion and Action and Public Hearing for City of Pewaukee to Rezone Property Located at W225 N3131 Duplainville Road from M-2 Limited Industrial to I-2 Rural Institutional for the Purpose of Constructing an Access Drive, Salt Shed and Fuel Tanks for the New City of Pewaukee DPW Garage (PWC 0911993006 & PWC 0911989)
13. Adjournment

Ami Hurd
Deputy Clerk

4/14/2022

NOTICE

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

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

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

DATE: April 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing Regarding Proposed Text Amendments to Section 17.0416 of the Rm-3 Multi-Family Zoning District of the City of Pewaukee Zoning Ordinance

BACKGROUND:

FINANCIAL IMPACT:

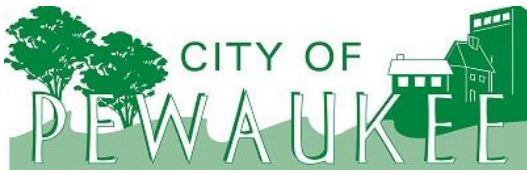
RECOMMENDED MOTION:

ATTACHMENTS:

Description

Rm-3 District Amendments staff report

Rm-3 District Amendments



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

REPORT TO THE PLAN COMMISSION

Meeting of April 21, 2022

Date: April 11, 2022

Project Name: Rm-3 District Amendments

Project Address/Tax Key No.: City-wide

Applicant: City of Pewaukee

Project Description

The Rm-3 District amendments attached and described below are being brought forward in part to accommodate a proposed multi-family development within the Ridgeview Corporate Park, a potential senior living facility upon property located at the northwest corner of Meadowood Road and Golf Road, and as recommended by City staff as needed revisions.

The tracked change version includes the following:

- allowing buildings to contain more than 40 dwelling units;
- reducing the minimum PUD development area to 10 acres;
- allowing the maximum net density to be increased;
- allowing more than 40 dwelling units within an individual building and reducing the minimum parking spaces required for Housing for the Elderly or Assisted Living Housing units; and
- revising parking standards for multifamily developments to a suggested minimum.

Staff has no objections and supports these proposed changes.

Staff would further note that the City will continue to determine the appropriateness to rezone any property to Rm-3, so staff does not find that reducing the minimum PUD size to 10-acres will have any negative impacts. Arguably, it adds flexibility for the City to consider more cluster type housing developments.

Regarding parking requirements, the current standards for multi-family and senior living facilities produces a high number of parking spaces that exceeds the actual parking demand. It is not beneficial for the City to have unneeded parking as it occupies space that could be used for building(s), which provide a greater value to the City or reduces greenspace and negatively affects the aesthetics of a development.

Regardless of these potential multi-family and senior living developments, it is anticipated that similar changes will be brought forward by staff as part of the zoning code rewrite project. Moreover, parking standards for all other uses per Section 17.0600 are guides only and not required. Outside of the multi-family residential districts, the zoning code already allows the Plan Commission to ultimately determine the quantity of parking needed for any development or use. Eliminating parking minimums has been generally supported within planning and zoning best practices.

Recommendation

Staff recommends approval of the proposed text amendments to the Rm-3 District.

17.0416 Rm-3, MULTIPLE-FAMILY RESIDENTIAL DISTRICT

The Rm-3, Multi-Family Residential District is intended to provide for multiple-family residential development at densities not exceeding 12.00 dwelling units per net acre and served by municipal sewer and water facilities.

a. Permitted Principal Uses

- (1) Three to eight unit multiple-family structure(s) with one 2-car attached or detached garage per unit as defined in Section 17.1402.
- (2) Foster homes and community living arrangements as set forth in Wisconsin Statutes.

b. Permitted Accessory Uses

- (1) A yard maintenance equipment structure not exceeding a total of 192 square feet in area and compatible in design and exterior material with the principal structure. (Also see Section 17.0700).

c. Conditional Uses (See Section 17.0500)

- (1) Residential planned unit development (PUD) such as cluster developments, townhouses, and condominiums ~~with no individual building containing more than 40 dwelling units~~. The district lot size and frontage and yard requirements may be varied provided that adequate open space shall be provided so that the average intensity and density of land use shall be no greater than that permitted for the district. The proper preservation, care, and maintenance by the original and all subsequent owners of the exterior design and all common structures, facilities, utilities, access and open spaces shall be assured by deed, plat restrictions, and/or condominium declaration enforceable by the City. All PUD's shall comply with the following minimum standards:

(a) The minimum PUD development area shall be ~~25~~10 acres.

~~(b)~~ (b) The maximum net density may be increased by no more than 10 percent.

~~(b)~~(c) The minimum PUD lot or space area shall not be less than 0.17 acre with not less than 2,420 square feet per dwelling unit.

~~(c)~~(d) The minimum average PUD lot or space width shall be 110 feet per detached three to eight unit structure and 20 feet for each unit of a townhouse or attached condominium complex.

~~(d)~~(e) The minimum PUD building height and size shall be the same as required for permitted principal uses, however, the yard requirements as set forth in "f"1 and 3 below may be reduced by 30 percent.

~~(e)~~(f) No detached structure shall be located closer than 40 feet to another structure within the development. Yards adjacent to exterior property lines shall not be less than those required for permitted principal uses.

- (2) Housing for the Elderly or Assisted Living Housing units, provided that each such housing structure complies with the following standards:

(a) The minimum development area shall be three (3) acres.

(b) The minimum lot area shall be one (1) acre.

(c) The minimum net lot area per dwelling unit shall be 2,420 square feet.

~~(d) The maximum number of dwelling units in an individual building shall not exceed 40.~~

~~(e)~~(d) The minimum average lot width shall be 150 feet.

~~(f)~~(e) No dwelling unit shall have more than two (2) bedrooms.

~~(g)~~(f) The minimum total floor area for each dwelling unit shall be 250 square feet for efficiency units, 400 square feet for one (1) bedroom units, and 550 square feet for two (2) bedroom units.

~~(h)(g)~~ There shall be a minimum of ~~two-one~~ (21) paved off-street parking spaces provided for each dwelling unit or as determined practical by the Plan Commission, ~~of which one shall be inside a garage as defined in Sec 17.1402.~~

~~(h)(h)~~ All regulations of this district shall be complied with.

d. Lot Area and Width

- (1) Lots shall have minimum area of 0.25 acres, with not less than 3,630 square feet per dwelling unit.
- (2) Lots shall have a width of not less than 150 feet at the building setback line.

e. Building Height and Size (See subsection 17.0210)

- (1) No principal building or parts of a principal building shall exceed 35 feet in height.
- (2) No accessory building shall exceed 18 feet in height.
- (3) The minimum floor area of a principal structure shall be as follows:

Number of Bedrooms Per Dwelling Unit	Minimum Total Floor Area per Dwelling Unit	Minimum Total Floor Area per Structure
Efficiency	350 square feet	1,050 square feet
One	525 square feet	1,575 square feet
Two	650 square feet	1,950 square feet
Three or more	750 square feet	2,250 square feet
Four or More	850 square feet	2,550 square feet

No bedroom shall be less than 100 square feet in area exclusive of closets.

- (4) The sum total of the first floor area of the principal and all accessory buildings shall not exceed 25 percent of the developable lot area.

f. Setback and Yards

- (1) There shall be a minimum building (or street) setback of 35 feet from the street right-of-way.
- (2) There shall be a side yard on each side of all structures not less than 30 feet in width.
- (3) There shall be a rear yard of not less than 35 feet.
- (4) There shall be a minimum building setback 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. Suggested Minimum Parking Space

~~There shall be a minimum of Onetwo~~ and one-half (21-1/2) off-street parking spaces provided for each ~~residential unit~~ efficiency, one-bedroom, or two-bedroom units and two and one-half (2-1/2) off-street parking spaces provided for each three or more-bedroom units or as determined practical by the Plan Commission, ~~of which at least two (2) must be located in a garage as defined in Section 17.1402 per unit. (Also see Section 17.0600)~~

h. Minimum Utility Service

Electricity and public sanitary sewerage and water supply facilities.

i. Special Regulations

Every builder of any building hereafter erected or structurally altered for multiple-family use shall, before a Building and/or Zoning permit is issued, present detailed plans and specifications of the proposed site and structure to the City Plan Commission, which will approve said plans only after determining that the proposed building will not impair an adequate supply light and air to adjacent property or substantially increase the danger of fire or traffic congestion or otherwise endanger the public health or safety or substantially

diminish or impair property values within the neighborhood. (Also see Section 17.0210)

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

DATE: April 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

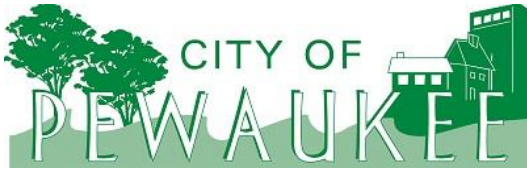
RECOMMENDED MOTION:

ATTACHMENTS:

Description

Wistl site & building plans staff report 4.21.22

Wistl site & building plans



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

REPORT TO THE PLAN COMMISSION

Meeting of April 21, 2022

Date: April 12, 2022

Project Name: Wistl Rezoning and Site & Building Plan Review

Project Address/Tax Key No.: W262N4521 Ryan Road / PWC 0881998005

Applicant: Jeff and Brenda Wistl

Property Owner: Jeff and Brenda Wistl

Current Zoning: Rs-2 Single-Family Residential

2050 Land Use Map Designation: Retail/Service Commercial

Use of Surrounding Properties: Christian Education Leadership Academy to the north and agricultural and single-family residential to the south, east and west

Project Description/Analysis:

The applicant filed a Rezoning Application and detailed site and building plans for a proposed farm and storage building for property located at W262N4521 Ryan Road.

At their March 15, 2022 meeting, the Plan Commission recommended approval of the applicant's rezoning request; however, took no action on the Site & Building Plan Review Application. The Plan Commission expressed concerns regarding the architecture of the building, particularly the long expanse of the north elevation.

As such, the applicant has resubmitted detailed building plans for further review.

Site and Building Plans

The applicant is proposing a 5,760 square foot building with a 12-foot-wide lean-to along about half of the building for a total area of 6,624 square feet.

To address the aesthetic concerns of the Plan Commission, the applicant added lights and windows to the east and south sides of the building. Additionally, trim has been added to the east side to break up the paneling.

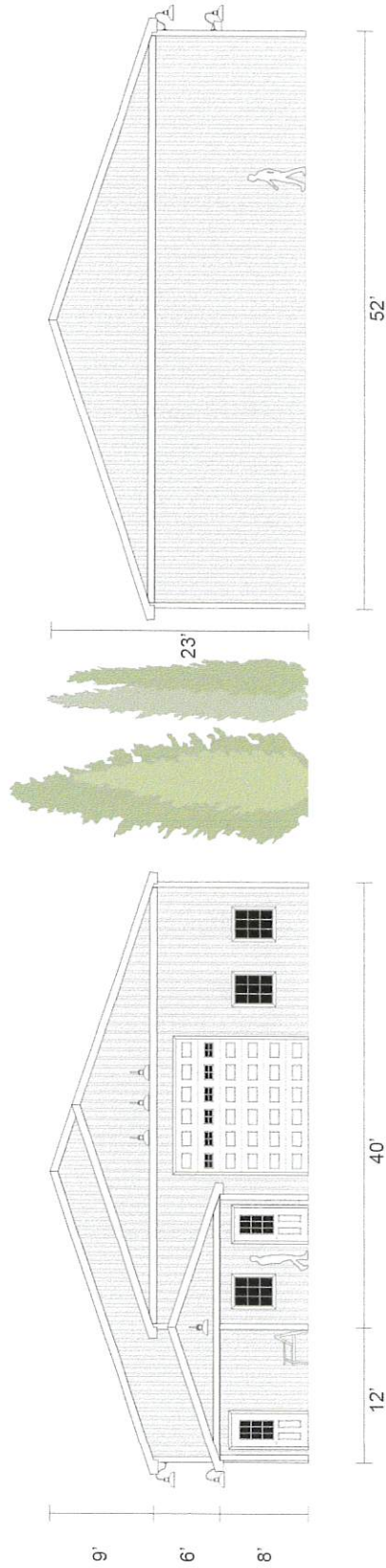
A Landscape Plan was submitted to address the view of the long expanse of paneling on the north side of the building. The Landscape Plan consists of 11 plantings of 3 different types within a 200 foot long row adjacent to the building. The plantings include: four Norway Spruce, four White Pine, three Scotch Pine, which are spread out across the north side of the property.

The intent is to visually break up the building, primarily from the adjacent school's perspective while continuing to maintain a lower profile and not bring attention to the building itself. The architectural improvements on the east elevation were made as that will be the most visible side of the building.

Recommendation:

A motion to approve the building and site plan submitted by Jeff and Brenda Wistl for the property located at W262N4521 Ryan Road.



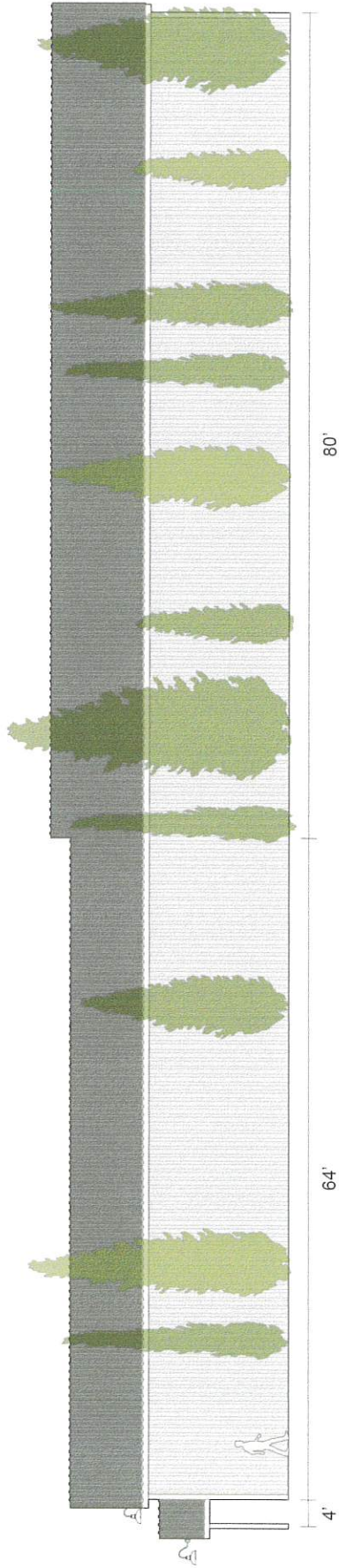


EAST ELEVATION

SCALE: 1" = 1/16"

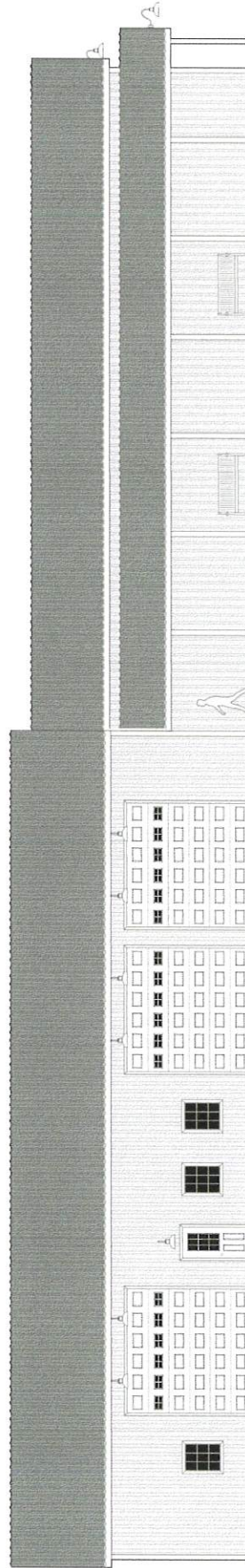
WEST ELEVATION

SCALE: 1" = 1/16"



NORTH ELEVATION

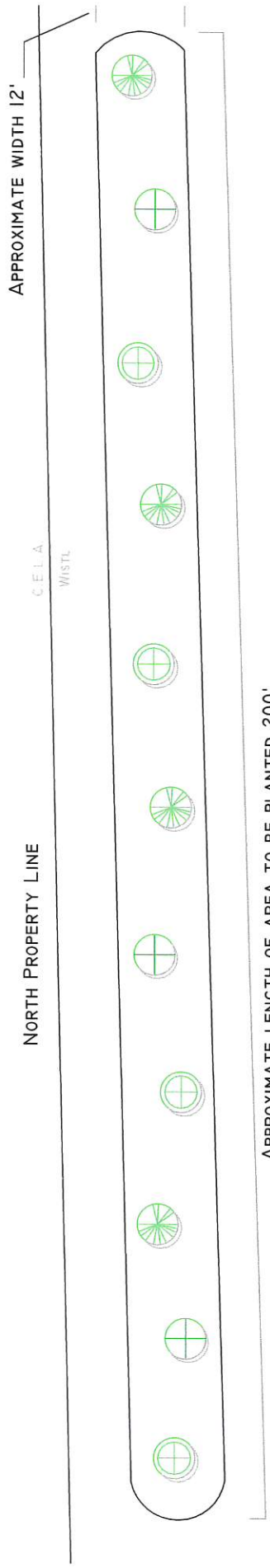
SCALE: 1" = 1/16"



SOUTH ELEVATION

SCALE: 1" = 1/16"

NORTH & SOUTH ELEVATION
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION
W262 N4521 RYAN STREET PEWAUKEE WI



COMMON NAME	BOTANICAL	QTY	SIZE	MATURE SIZE
 NORWAY SPRUCE	PICEA ABIES	4	5'	60' x 30'
 WHITE PINE	PINUS STROBUS	4	5'	80' x 40'
 SCOTCH PINE	PINUS SYLVESTRIS	3	5'	60' x 40'

Wistl, Jeff & Brenda

W262 N4521 Ryan St.
Pewaukee, WI 53072

Landscape Plan | April 2022



Not to Scale



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

DATE: April 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Mitigation Plan for John and Kelly Malsch for Property Located at N28 W26894 Woodland Drive (PWC 0930059)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

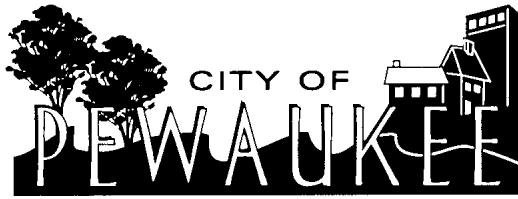
ATTACHMENTS:

Description

Malsch mitigation plan staff report 4.21.22

Malsch mitigation plan narrative

Malsch mitigation plans



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: Maltsch Residence – N28W26894 Woodland Drive
Mitigation Plan

Date: April 12, 2022

Requested Action: Plan Commission to approve the mitigation plan contingent on the mitigation plan and Plan Commission minutes being 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 Maltsch property located at N28W26894 Woodland Drive and has a lot size of 12,914 SF. The allowable permanent structure is 2,582.8 SF (20%) and the allowable permanent impervious surface is 968.55 SF (7.5%) for a total allowable impervious area of 3,551.35 SF. Maltsch is requesting approval for 31.6% total impervious area which consists of 2,843 SF (22%) for permanent structures and 1,243 SF (9.6%) for permanent impervious surfaces. The total impervious area proposed is 4,068 SF. The property will be exceeding the allowable impervious area by 534.65 SF.

The Maltsch property is mitigating this additional impervious area with a 182 SF at 8" deep rain garden which will receive drainage from the garage.

The rain gardens are adequately sized to provide the required mitigation.

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.



City of Pewaukee - Mitigation Plan Narrative

Maltsch Residence

SITE: N28W26894 Woodland Drive, Pewaukee, WI 53072

APPLICANT: Mark Worgull, Worgull Builders, Phone: 414.531.7193

DRAWINGS PREPARED BY: Samantha Carlson, PLA (Landscape Architect with Bret Achtenhagen's Seasonal Services, LTD.)

March 15, 2022

Attachments:

-Mitigation Plan Sheet

-Plat of Survey

The owners of the property listed above, John and Kelly, are proposing to remove the existing house, detached garage and driveway to build new house with attached garage and driveway. The total combined impervious surface of the new structures and remaining elements exceeds the standard allowable 27.5% lot coverage (3,551.35 s.f. based on lot square footage of 12,914 s.f.). The impervious surface calculations for the proposed project are listed below:

EXISTING IMPERVIOUS SURFACE (per plat of survey dated 2.15.22)

GRAVEL	203 S.F.
CONCRETE	514 S.F.
BITUMINOUS	1,513 S.F.
EX. HOUSE	1,330 S.F.
<u>EX GARAGE</u>	<u>608 S.F.</u>
4,168 S.F. (32.0%) IMPERVIOUS	

PROPOSED IMPERVIOUS SURFACE (per plat of survey dated 2.15.22)

HOUSE & GARAGE	2,396 S.F.
<u>PORCHES</u>	<u>447 S.F.</u>
2,843 S.F. (22%) IMPERVIOUS	

DECK(LAKE)	165 S.F.
DRIVE	902 S.F.
<u>WALK</u>	<u>176 S.F.</u>
4,086 (31.6%) IMPERVIOUS	

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

LOT = 12,914 SQUARE FEET

4,086 S.F. = 31.6% COVERAGE OF LOT PROPOSED WITH MITIGATION (35% MAXIMUM)

3,551.35 S.F. = 27.5% COVERAGE OF LOT ALLOWED STANDARD

534.65 S.F. = DIFFERENCE

534.65 S.F. X 2.69" (WATER VOLUME FOR A 2 YEAR, 24 HOUR STORM EVENT) =

119.85 cubic feet OF STORAGE NEEDED FOR MITIGATION

OR

4.44 Cubic Yards OF STORAGE NEEDED FOR MITIGATION

OR

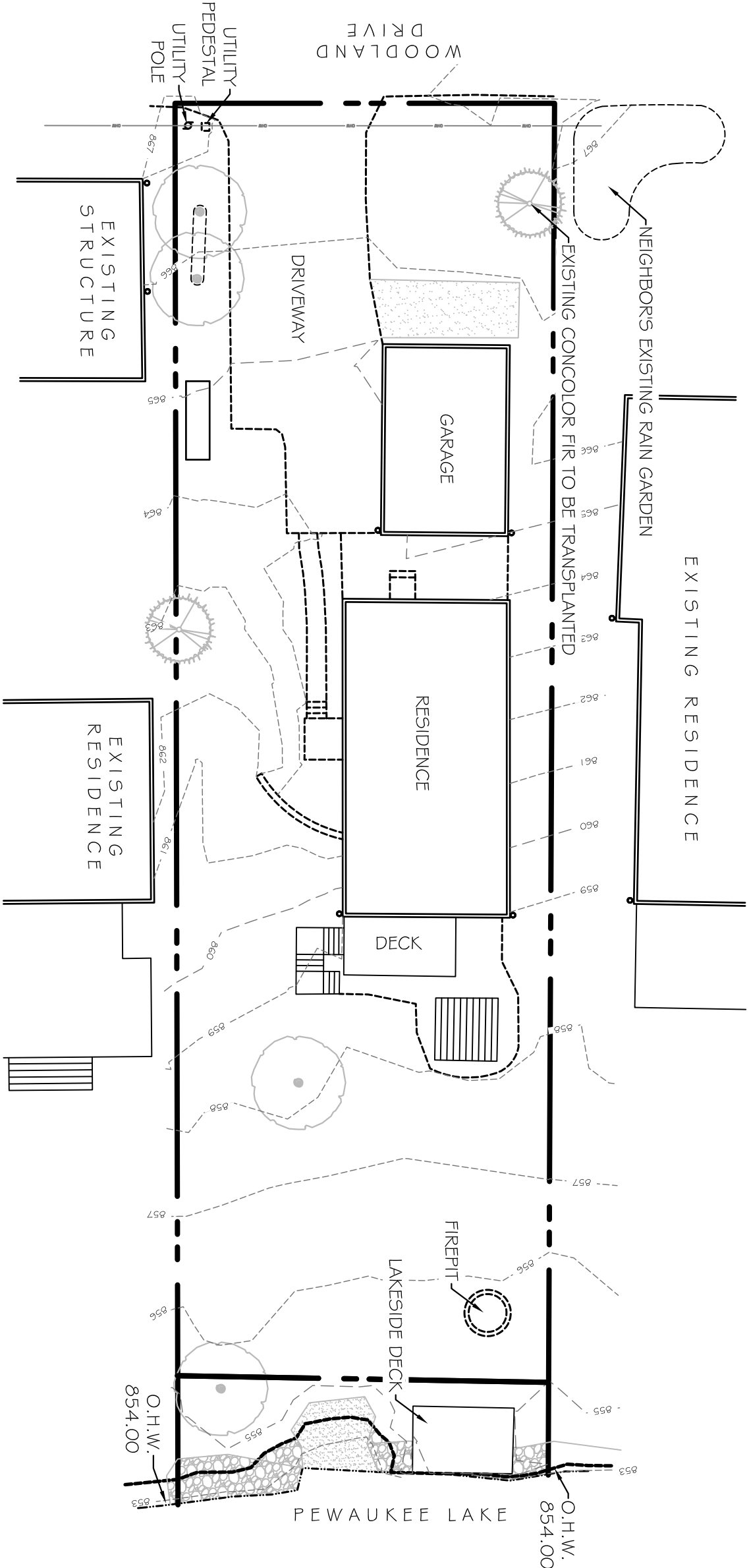
896.76 GALLONS OF STORAGE NEEDED FOR MITIGATION

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

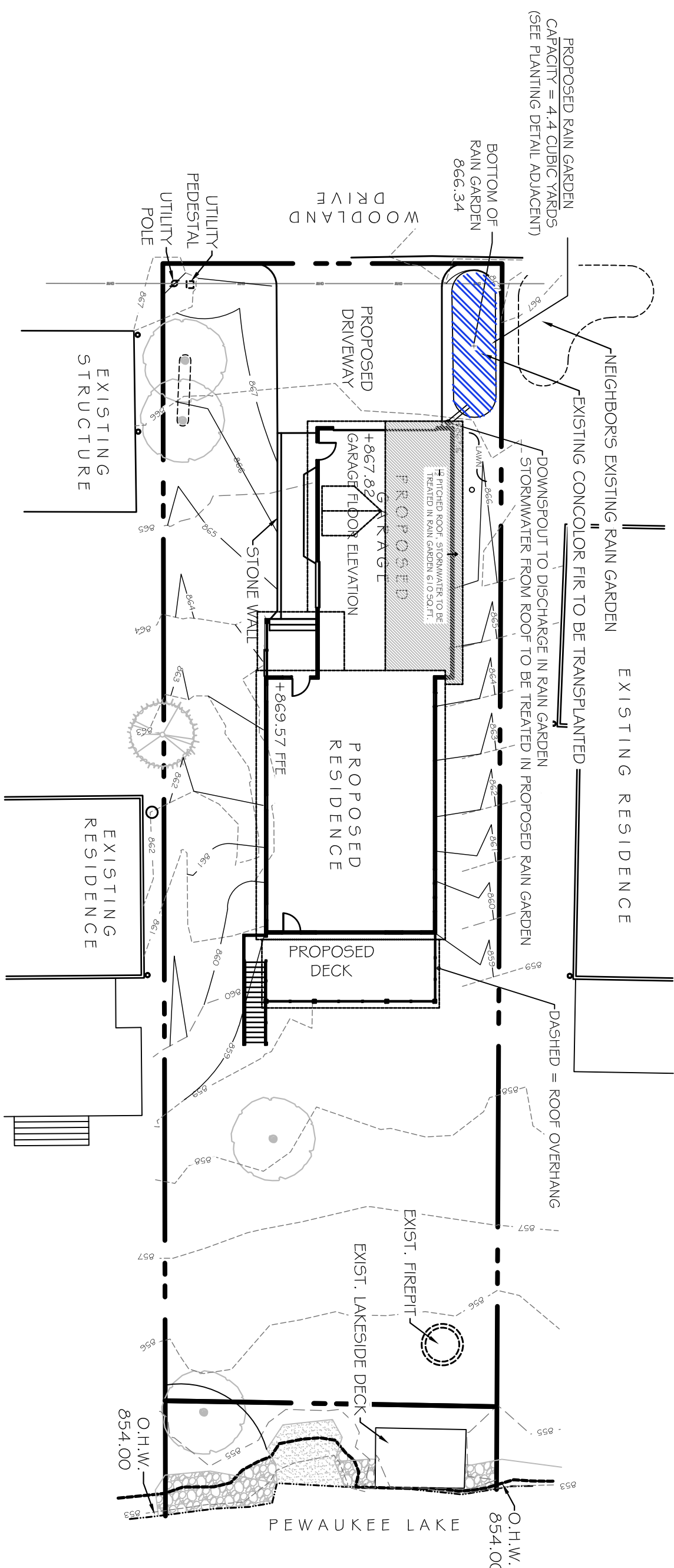
- 1.) Installation of one, 8" deep rain garden per plan to capture stormwater runoff (primarily from the garage roof) before it enters the lake. The total storage volume for the 1 rain garden = **4.44 cubic**
- 2.) Installation of native plants within the rain gardens. Native plants are ideal for rain gardens as their extensive root systems soak up stormwater and bind the soil (controls erosion). See proposed list and photos on attached plan.
- 3.) Installation of swales to keep stormwater onsite and prevent it from migrating onto neighboring properties.

The proposed mitigation measures mentioned above can be seen on the attached plan. Implementing these measures should satisfy the city mitigation requirements which should allow Mr. and Mrs. Maltzsch to proceed with the proposed home construction project.

SCALE: 1" = 20'0"



GARDEN PLAN SCALE: 1" = 20'0"



TOTAL PROPERTY AREA PER PLAT OF SURVEY DATED 2.15.22
LOT AREA = 12,914 SQ.FT.

EXISTING	
GRAVEL	203 5 ft.
CONC.	51 4 ft.
BITUMINOUS	1, 51 3 5 ft.
EX. HOUSE	1, 330 5 ft.
X GARAGE	608 5 ft.
	4, 1 68 5 ft. (32.0%) INFERRIOUS

PROPOSED	
HOUSE & GARAGE	2, 396 5 ft.
PORCHES	447 5 ft.
	2, 843 5 ft. (22%) INFERRIOUS

DECKLINGS	165 5 ft.
DRIVE	902 5 ft.
WALK	176 5 ft.
	4, 066 (31.6%) INFERRIOUS

LOT = 12,914 SQUARE FEET

LOT = 12,914 SQUARE FEET

4.0% 5.1 F. = 31.6% COVERAGE OF LOT PROPOSED WITH MITIGATION (35% MAXIMUM)

3.5% 1.35 5.1 F. = 27.5% COVERAGE OF LOT ALLOWED STANDARD

534.65 5.1 F. = DIFFERENCE

534.65 5.1 F. X 2.69" (WATER VOLUME FOR 2 YEAR, 24 HOUR STORM EVENT) =

1,119.85 CUBIC FEET OF STORAGE NEEDED FOR MITIGATION

OR

4.44 CUBIC YARDS OF STORAGE NEEDED FOR MITIGATION

OR

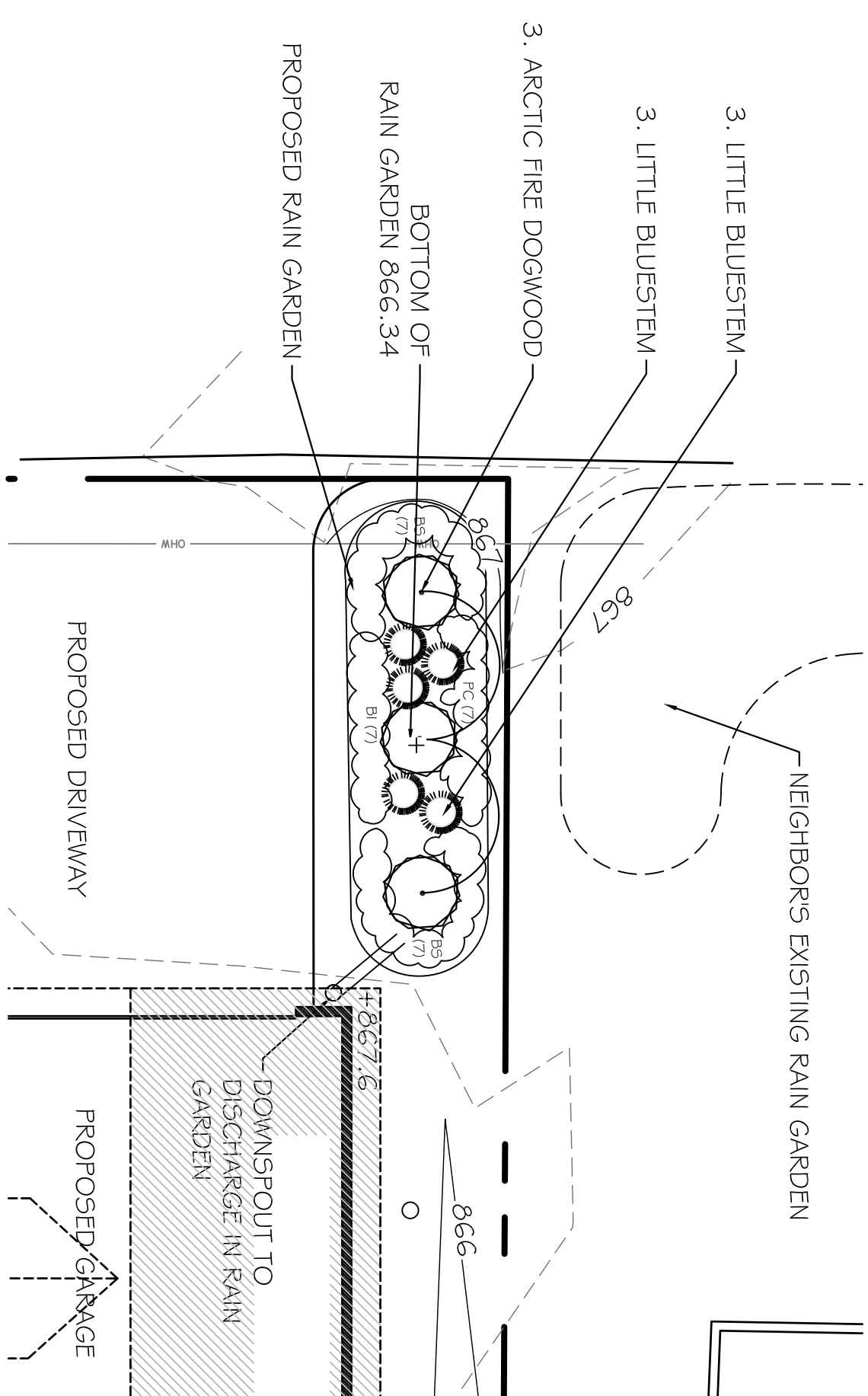
896.76 GALLONS OF STORAGE NEEDED FOR MITIGATION

RAIN GARDEN CALCULATIONS

162 SQ. FT. @ AVERAGE DEPTH OF 6"

4.45 CU.YDS. STORM WATER STORAGE PROVIDED

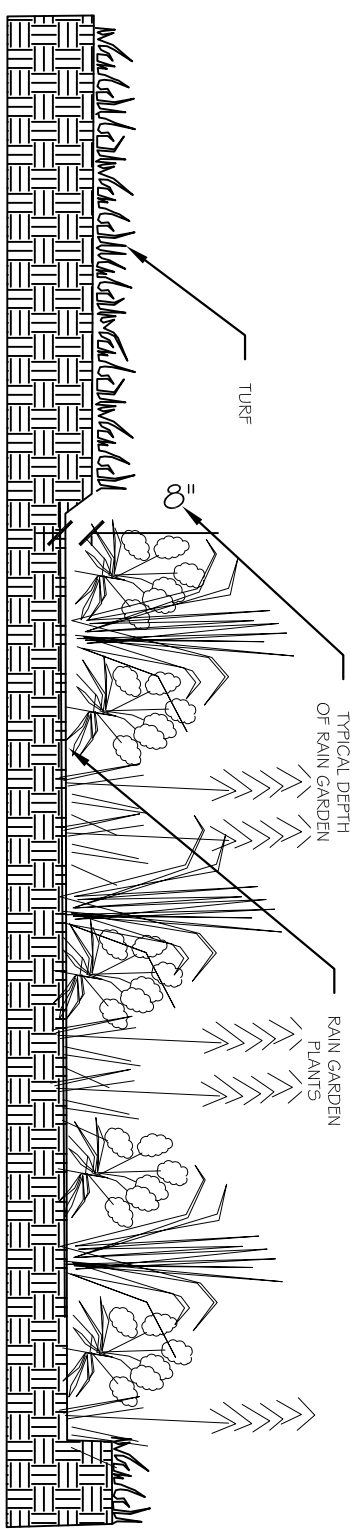
SCALE: 1" = 8'0"



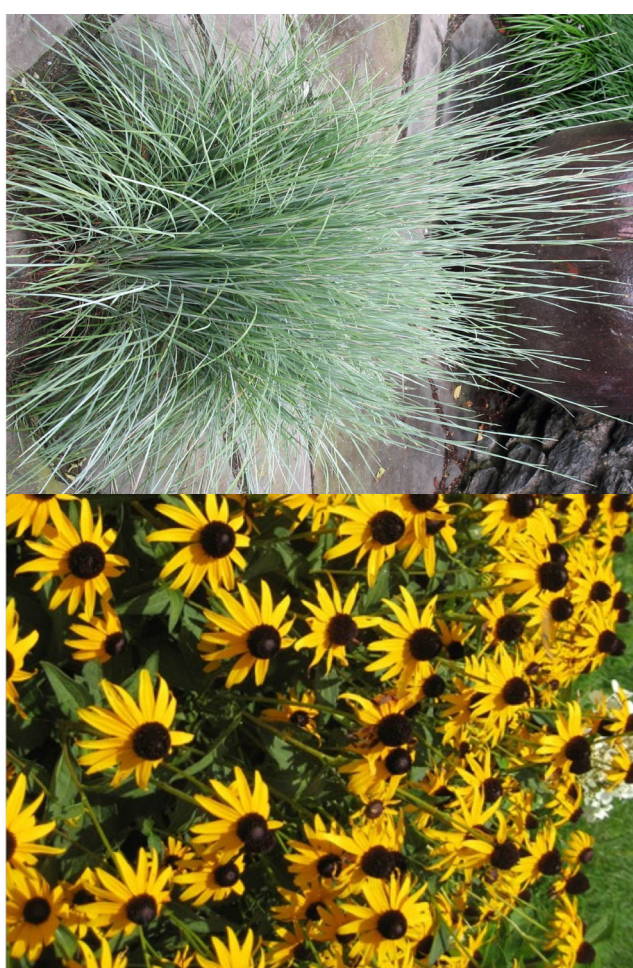
PLANT SCHEDULE

RAIN GARDEN	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
PC =	PURPLE COUNTRY DOWER	ELIMCHICKA X POW WOOD WILDERBY*	1 GAL	7
BS =	BLACK-STEMMED SUSAN	IRIS VESICOLOR	1 GAL	7
BS =	BLACK-STEMMED SUSAN	RUDBECKIA WINTER'S LITTLE SUZY*	1 GAL	14
BS =	BLACK-STEMMED SUSAN	SCHIZACHRYSIUM SCOPARIUM	1 GAL	6
BS =	LITTLE BLUE STEM			
BS =	ARCTIC FIRE RIBD TWIG DOGWOOD	CORNUS STOLONIFERA ARCTIC FIRE PARSON #55 CONT.		3

SCALE: $\frac{1}{4}'' = 1'0''$



PHOTOS OF PROPOSED PLANTS



**-LANDSCAPE ARCHITECTURE - CONSTRUCTION -
- HORTICULTURAL CARE -
- LIGHTING - IRRIGATION -
- DECORATIVE MASONRY - CONCRETE -**

SEASONALSERVICES.COM
262-392-3444

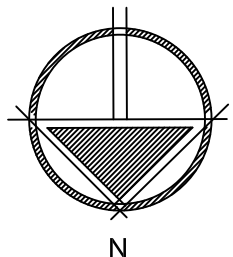
John & Kelly Maltsch
N28W26894 Woodland Drive
Pewaukee, WI 53072

DRAWN BY: EK, SC

REVISION DATE: 3.15.22, 4.5.22 ISA treatment clarification.

The ideas and concepts illustrated on this document remain the property of Bret Achtenhagen's Seasonal Services until full payment is received. Do not copy without written permission from Bret Achtenhagen's Seasonal Services.

1 of 1



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

DATE: April 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Over the Top Roofing for Property Located at W223 N3481 Duplainville Road from Medium Density Residential (6,500 sq. ft. – 1/2 ac./d.u.) to Retail/Service Commercial (PWC 0912984)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Over the Top Roofing narrative

Over the Top Roofing staff report 4.21.22

OVER THE TOP ROOFING & CONSTRUCTION REZONING REQUEST FROM RS-1 TO B-3

W223N3481 Duplainville Rd Pewaukee, WI 53072

OVERVIEW

Over The Top Roofing & Construction would like to request the above listed property to be rezoned from an RS-1 Single Family Residential District to a B-3 General Business District.

The Objective

- We plan to restore the current structure as close to its original state with upgraded curb appeal to showcase our construction building capabilities. We would then use the structure for our office.
(Picture 1 New proposal & Picture 2 Original home)
- We plan to build a barn for storing our equipment and materials out of site, similar in appearance to the barns across the street (Picture 3) with a dimension of 60x100. proposed location shown (Picture 4)

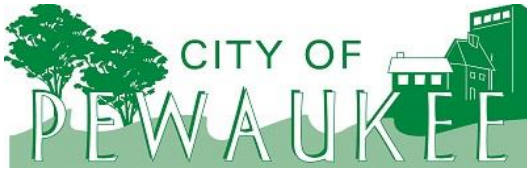
Rationale

- Relocate our business of over 25 years from Menomonee Falls to Pewaukee to be closer to home for all of our employees.
- Increase the current value of the property by investing over \$200,000 in the current structure's renovation and building an astatically pleasing barn valued at \$200,000.
- Keep as much of the natural charm and nostalgia of the property while converting the use to satisfy the needs of roofing and construction business in safe location.

Timeline for Execution

Key project dates are outlined below. Date are best-guess estimates and are subject to change pending rezoning approval.

Description	Start Date	End Date	Duration
Project Start	Upon approval	5/31/2022	60 days
Milestone 1	Renovation of structure		
Milestone 2	Inspections of structure		
Phase 1 Complete	5/31/2022	12/31/22	6 months
Phases 2 Starting Barn Build	5/31/2022		
Milestone 1	Inspections of new barn		
Phase 2 Complete		12/31/22	



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

REPORT TO THE PLAN COMMISSION

Meeting of April 21, 2022

Date: April 13, 2022

Project Name: Over the Top Roofing Rezoning, Comprehensive Master Plan Amendment, Conditional Use Permit, and Site & Building Plan Review

Project Address/Tax Key No.: W223 N3481 Duplainville Rd./PWC 0912984

Applicant: Nicole Tate, Over the Top Roofing

Property Owner: Ihnen Properties LLC

Current Zoning: Rs-1 Single Family Residential District

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

Use of Surrounding Properties: Rs-1 to the west and south, Duplainville Road and M-1 to the east, and Capitol Drive and Rd-2 to the north.

Project Description

The applicant filed several applications to accommodate a proposed office use for a construction services business for property located at W223N3481 Duplainville Road. The applications under review include:

- A **Comprehensive Master Plan Amendment Application** requesting to amend the future land use designation on the City's Year 2050 Future Land Use / Transportation Plan map from Medium Density Residential to Retail/Service Commercial.
- A **Rezoning Application** requesting to change the zoning from Rs-1 Single-Family Residential District to B-3 General Business District.
- A **Conditional Use Permit Application** to allow the office and construction services use within the B-3 District.
- A **Site & Building Plan Review Application** to allow the proposed site improvements as described below and depicted upon the attached development plans.

B-3 District

The proposed office and construction services use requires a Conditional Use Permit under the B-3 General Business District. The B-3 District allows Permitted and Conditional Uses as allowed within the B-4 District, which includes:

(1) Office uses similar in character to the above permitted residential compatible uses and conducted as a business on the premises and catering to the general public.

The B-3 District also allows construction services as a Conditional Use as noted below.

(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.

The existing structure is approximately 85-feet from the west property line, which abuts a single-family residential property. With the proposed attached garage, the structure is about 55-feet from that property line. However, the existing house will be utilized exclusively for office use, which is allowed under the B-3 District as indicated above. As such, the structure and proposed addition do not have any setback encroachments. *It is recommended that the existing structure and additions be exclusively used as an office use or accessory to the office use.*

It can be further noted that with the proposed garage, the structure will be about 130 feet from the nearest residential structure on the adjacent parcel to the west.

Site Plan

The subject property is located at the corner of Capitol Drive and Duplainville Road. The site currently contains a single-family home that has been unoccupied for some time and needs significant repairs. The lot is approximately 1.3061 acres.

The site plan includes restoring the existing building and adding on a 30' x 35' (1,050 square foot) attached garage to the west side of the building and an enclosed 14' x 14' (196 square foot) porch to the south side of the building.

The existing drive would remain, and asphalt will be added in front of the new garage. The applicant has indicated that there is limited or no customer traffic to the site and employees will park within the garage space or in front of the garage. It is anticipated that three employees will work out of this facility.

Staff recommends that the existing drive be paved in accordance with Section 17.0601c. of the Zoning Code, prior to issuance of an Occupancy Permit.

Staff also recommends that at least two parking spaces, a minimum of 180 square foot, shall be paved adjacent to the drive and proposed walkway that leads to the building. This will provide at least some parking in case there is ever a need for a customer or client to come to the building.

The site has an existing ingress/egress from Duplainville Road. The driveway then extends west through the property and into the adjacent single-family property to the west and exits onto Capitol Drive. Staff was not able to find any existing easement for this cross-access.

Land disturbance is anticipated to be less than 1 acre with total disturbance of about 0.68 acres. Staff recommends Engineering Department review and approval of final grading, erosion control and storm water management plans, as required, prior to any land disturbance activities.

Due to the nature of the applicant's business, staff also recommends that no outdoor storage be allowed on the property.

The applicant is not proposing any lighting or landscaping at this time. There are existing mature trees on the property. Staff recommends that a Landscape Plan be provided, for Planning staff review and approval, that includes evergreen trees along the west property line abutting the single-family use, prior to issuance of a Building Permit.

Architecture

The building will be restored with a faux stone veneer, new windows and a metal roof. The garage addition consists of a decorative overhead door and barn board siding.

No signage has been proposed at this time. Signs will be subject to separate review and approval of a Sign Permit and the requirements of Section 17.0700.

Recommendation

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

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

DATE: April 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for Over the Top Roofing to Rezone Property Located at W223 N3481 Duplainville Road from Rs-1 Single-Family Residential to B-3 General Business (PWC 0912984)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Over the Top Roofing rezoning map

Rd-2

DUPLAINVILLE
ROAD

M-1

M-1



1" = 100'

I-1

CAPITOL DRIVE S.T.H. "190"

Rs-1

Rs-1

M-1

I-2

WISCONSIN CENTRAL LTD. RR.

REZONE FROM
Rs-1 TO B-3

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

DATE: April 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Over the Top Roofing for Property Located at W223 N3481 Duplainville Road (PWC 0912984)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Over the Top Roofing draft conditional use permit

Over the Top Roofing site & building plans

**A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE**

**TAX KEY NUMBER(S)
OR PARCEL(S) INVOLVED:** **CONDITIONAL USE
PERMIT:
NO. CUP-22-4-1**

PWC 0912984

LEGAL DESCRIPTION:

PARCEL 2 CERT SURV 9334 VOL 84/348 REC AS DOC# 2771218
PT NE1/4 SEC 23 T7N R19E :: DOC# 2600024

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

Over the Top Roofing

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on April 21, 2022; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on May 2, 2022.

NOW, THEREFORE, let it be known that the City Common Council, by its action on May 2, 2022 has, hereby, granted a Conditional Use Permit for the following use(s):

Construction of a commercial office and pole building for equipment storage for a
roofing and construction company.

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

1. The existing structure and additions shall be exclusively used as an office use or accessory to the office use.
2. The existing drive shall be paved in accordance with Section 17.0601c. of the Zoning Code, prior to issuance of an Occupancy Permit.
3. At least two parking spaces, a minimum of 180 square feet, shall be paved adjacent to the drive and proposed walkway that leads to the building.
4. Engineering Department review and approval of final grading, erosion control and storm water management plans is required prior to any land disturbance activities.
5. No outdoor storage will be allowed on the property.
6. A Landscape Plan shall be provided, for Planning staff review and approval, that includes evergreen trees along the west property line abutting the single-family use, prior to issuance of a Building Permit.

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

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

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

(Seal)

Ami Hurd
My Commission expires _____

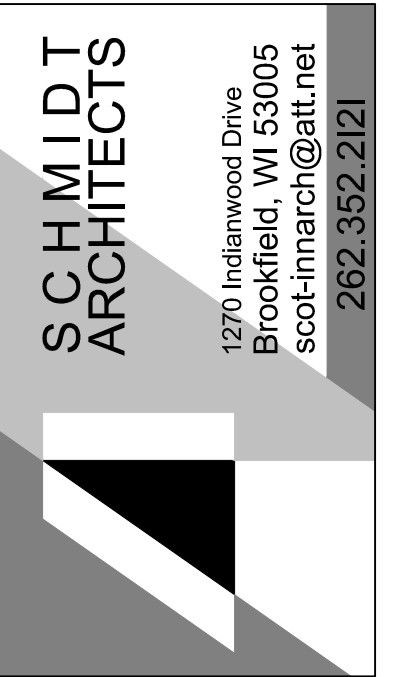
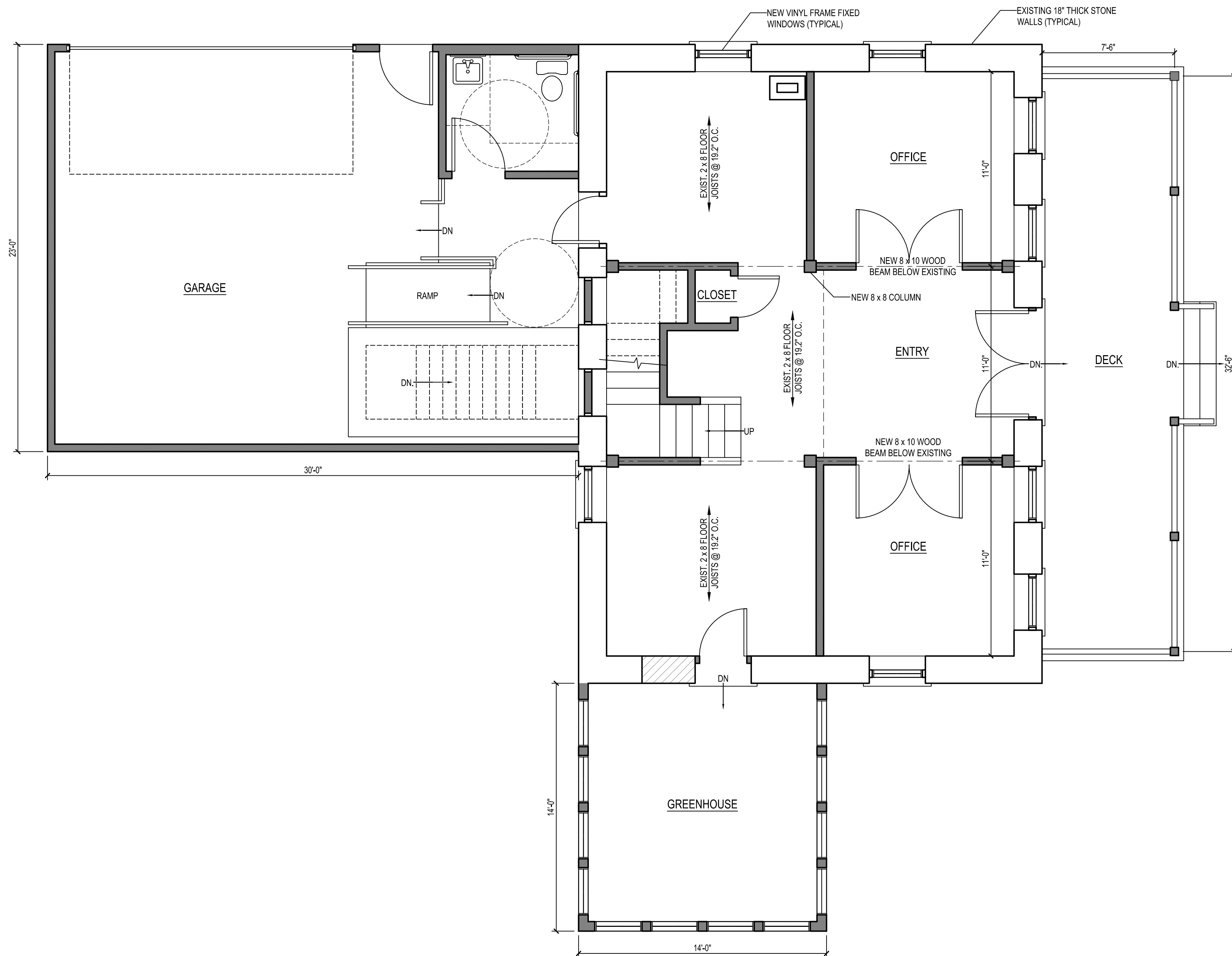
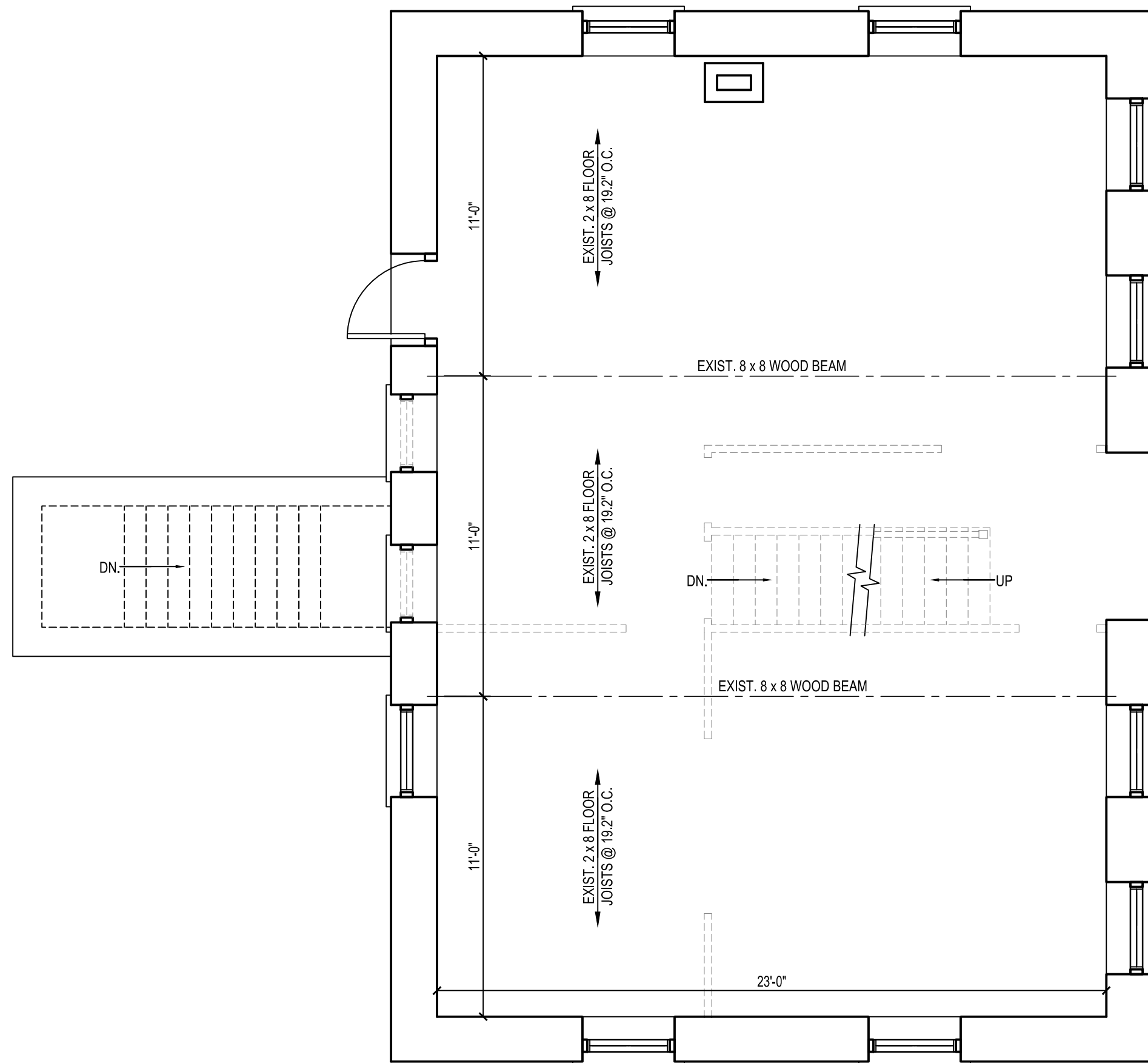
This instrument was drafted by Ami Hurd, Deputy Clerk

GENERAL NOTES:

1. SUB-CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
2. ALL WORK OF THE SUB-CONTRACTOR SHALL BE IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND COMPLY WITH ALL GOVERNING LAWS, AND FEDERAL JURISDICTION INCLUDING THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
3. THE SUB-CONTRACTOR SHALL REPORT IMMEDIATELY ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THOSE SHOWN ON THE CONSTRUCTION DOCUMENTS, TO THE ARCHITECT.
4. DO NOT SCALE DRAWINGS.
5. VERIFY ALL ROUGH-IN DIMENSIONS FOR ALL BUILT IN EQUIPMENT PRIOR TO PERFORMING WORK. NO CHANGE ORDERS SHALL BE APPROVED FOR SUB-CONTRACTORS FAILURE TO DO SO.
6. THE SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING, OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK.
7. REPETITIVE FEATURES IN THE CONSTRUCTION DOCUMENTS ARE OFTEN DRAWN ONLY ONCE AND SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL.
8. THE GENERAL CONTRACTOR WILL NOT BE HELD RESPONSIBLE FOR ANY WORK PERFORMED BY SUB-CONTRACTOR WHICH DEVIATES FROM THESE CONSTRUCTION DRAWINGS, UNLESS FIRST APPROVED BY THE ARCHITECT.

FLOOR PLAN LEGEND

	NEW CONCRETE FOUNDATION WALL		NEW DOOR & DOOR SIZE
	EXISTING STUD WALL TO REMAIN		NEW WINDOW, WINDOW FRAME & WINDOW SIZE
	EXISTING WALL TO BE REMOVED	<u>BEDROOM</u>	ROOM / AREA IDENTITY
	NEW WOOD STUD WALL W/ 1/2" DRYWALL BOTH SIDES		SECTION IDENTITY
	EXISTING DOOR TO BE REMOVED		
	EXISTING DOOR TO REMAIN		



CONSULTANT

PROJECT NAME
OVER THE TOP
ROOFING

PROJECT ADDRESS
W223N3481
Duplainville Road
Pewaukee, WI 53072

[illegible]

SCHMIDT ARCHITECTS
PROJECT NUMBER
2022-07

DATE
April 08, 2022

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SCHMIDT ARCHITECTS**

SHEET TITLE

SHEET NUMBER

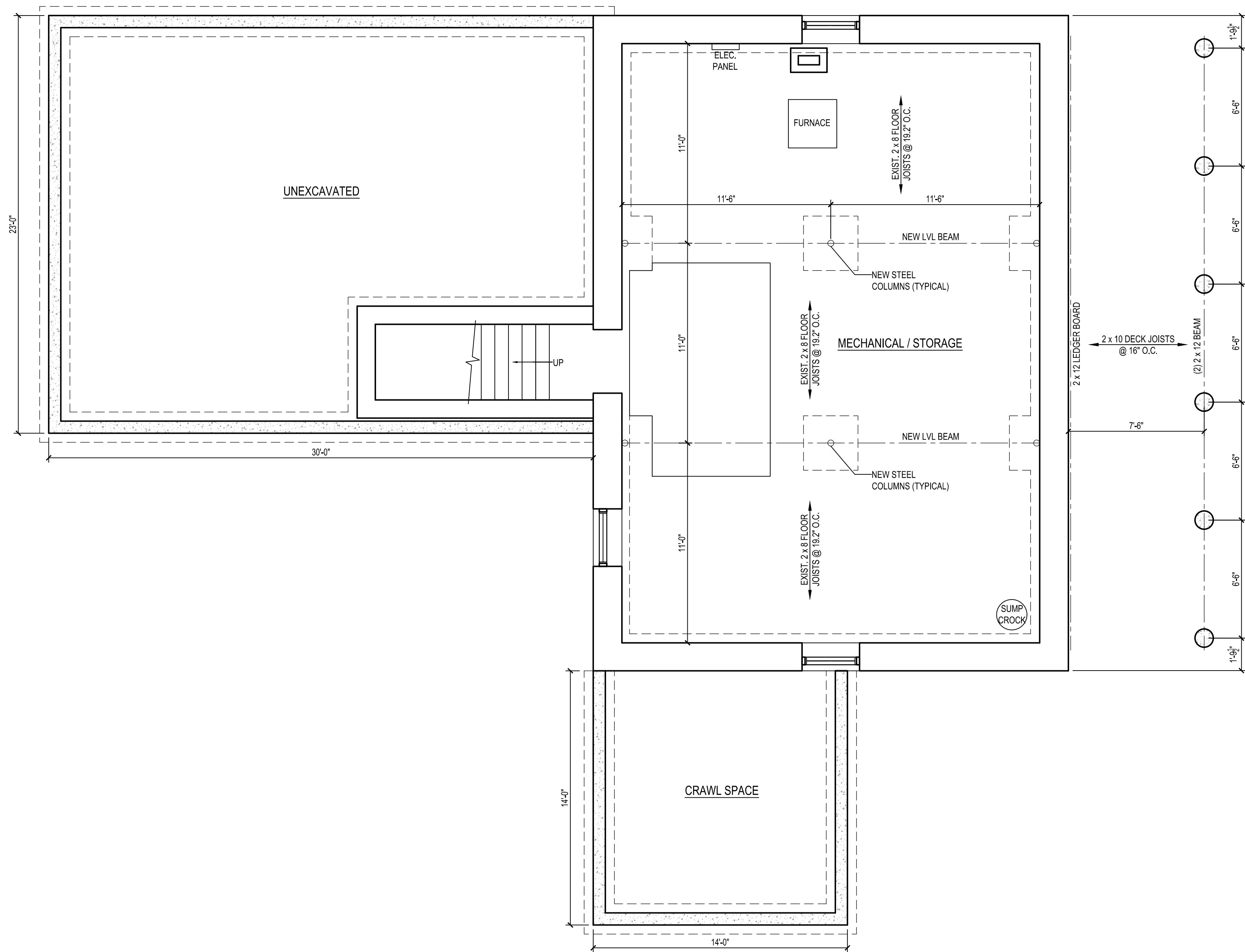
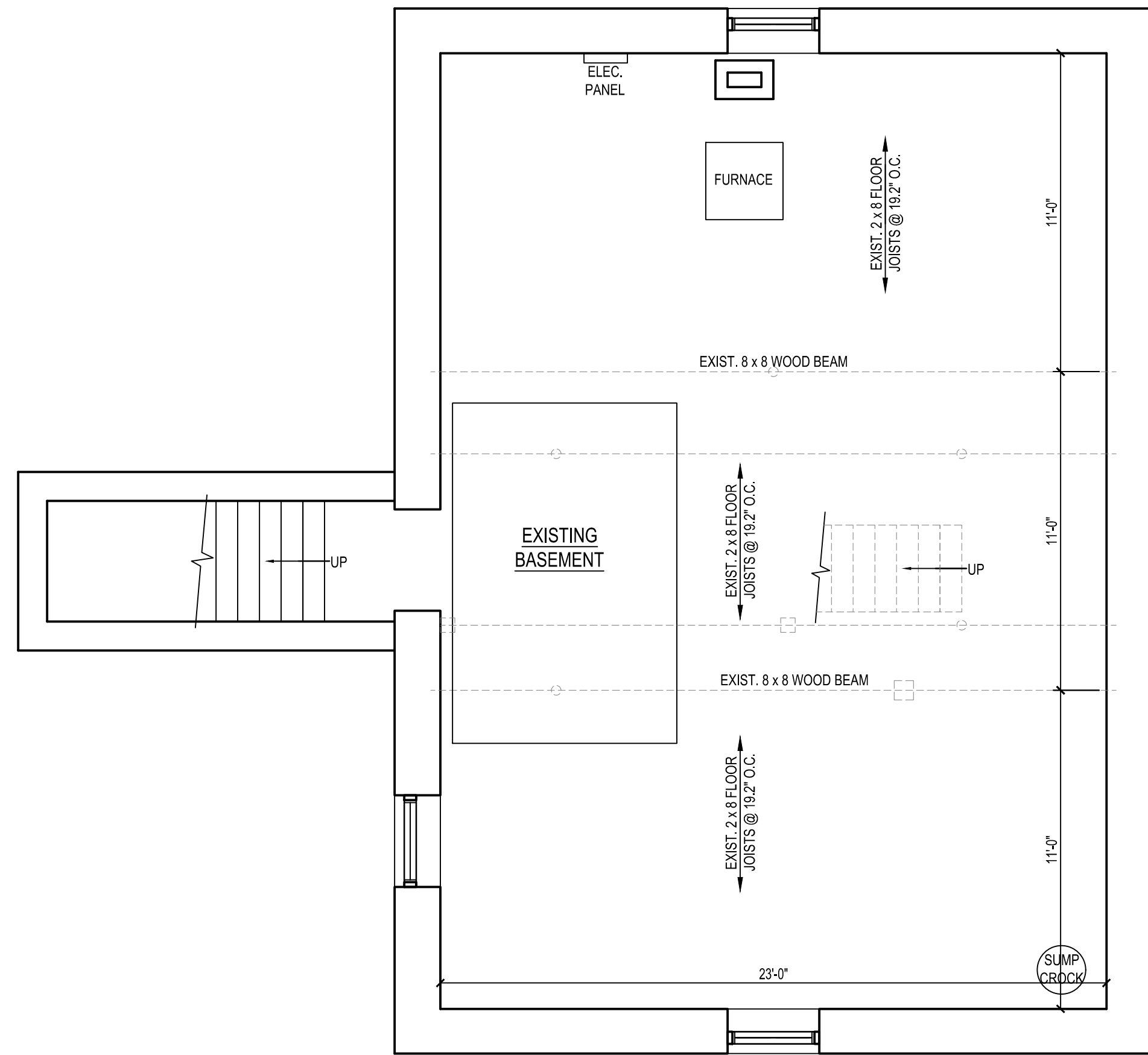
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	EXISTING DOOR TO REMAIN		



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[illegible]

022-07

DATE
April 08, 2022

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SCHMIDT ARCHITECTS
INFORMATION CONTAINED ON THIS DRAWING INCLUDING, BUT NOT LIMITED TO, DESIGN CONCEPTS
AND DETAILS IS THE PROPERTY OF SCHMIDT ARCHITECTS. ALL IDEAS DOCUMENTED HEREIN
ARE CREATED AND DEVELOPED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE REUSED IN ANY
OTHERS. THE LIMITED REMEDIATION OF SO MANY ARCHITECTS.

SHEET TITLE

SHEET NUMBER

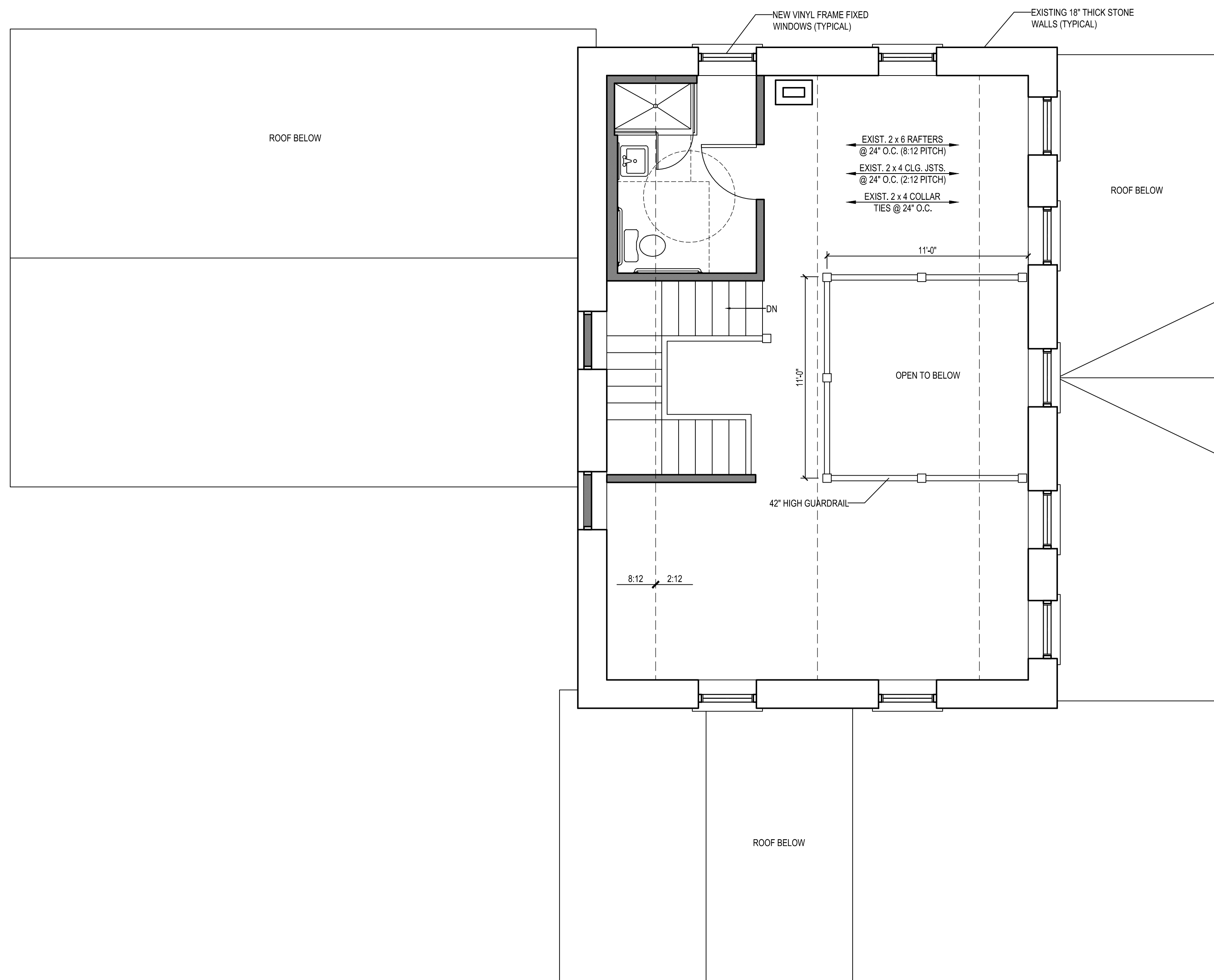
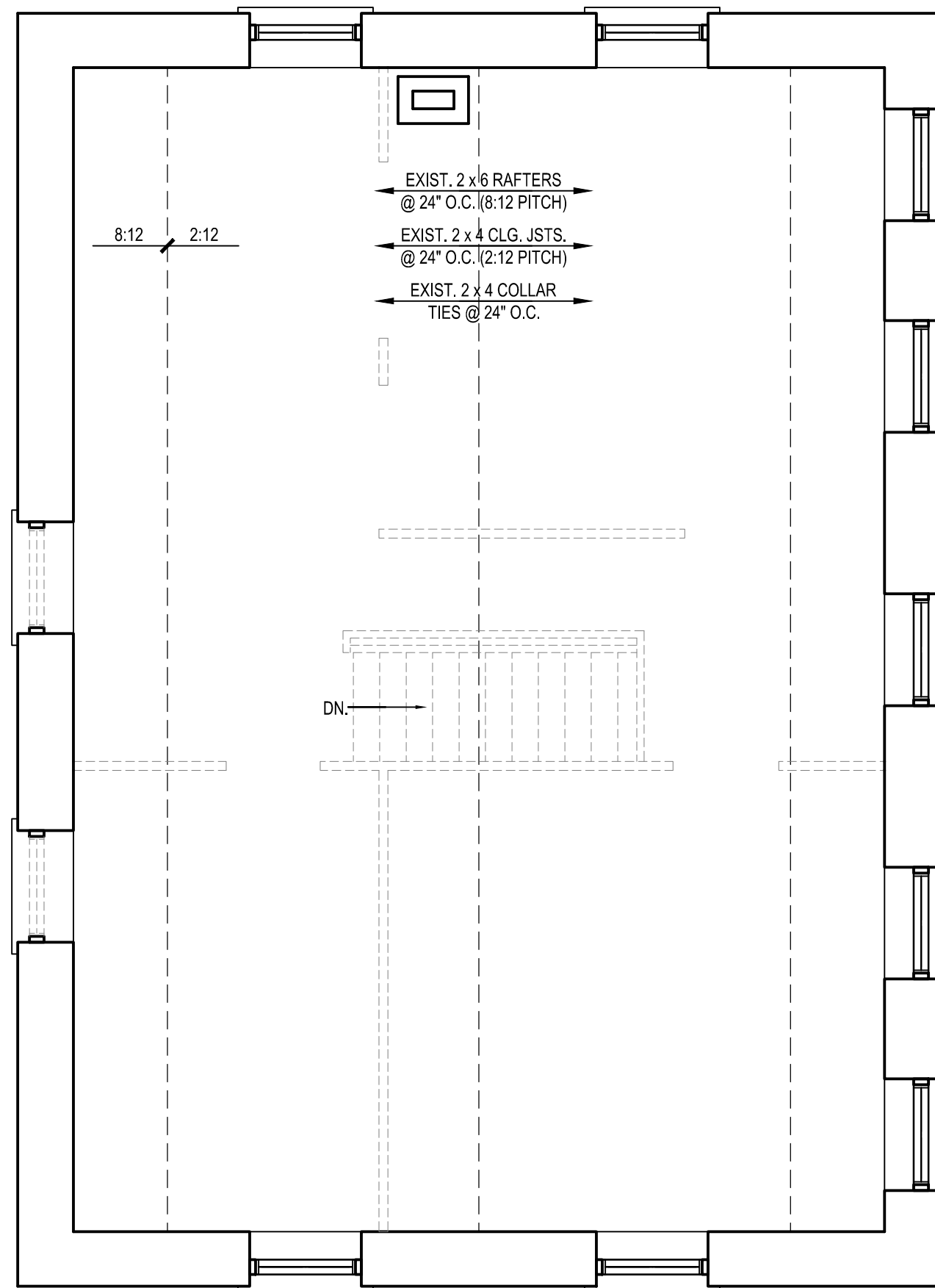
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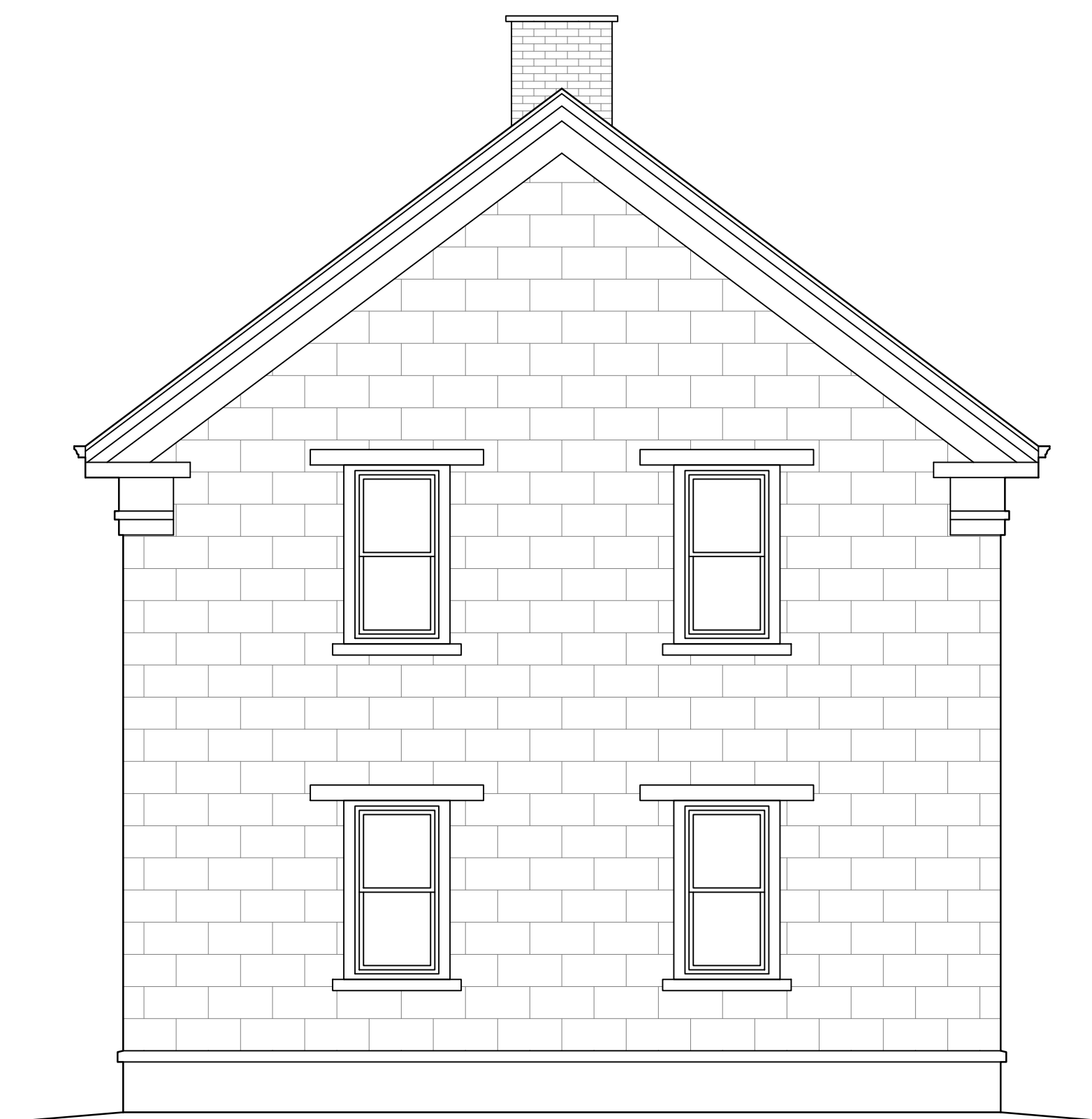
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CONSULTANT

PROJECT NAME
OVER THE TOP
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PROJECT ADDRESS
W223N3481
Duplainville Road
Pewaukee, WI 53072

[illegible]

SCHMIDT ARCHITECTS
PROJECT NUMBER
2022-07

DATE
April 08, 2022

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SHEET TITLE

SHEET NUMBER

A2.2

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

DATE: April 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding Conceptual Review of a Proposed Boat Storage Building to be Located Along Edgewood Avenue for Mike Riley (PWC 0935029)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

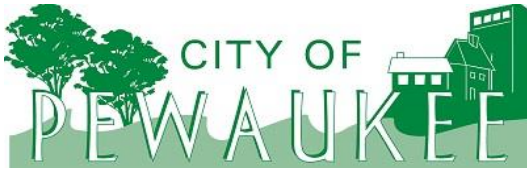
ATTACHMENTS:

Description

Riley conceptual review staff report 4.21.22

Riley conceptual review staff comments

Riley conceptual review site & building plans



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

REPORT TO THE PLAN COMMISSION

Meeting of April 21, 2022

Date: April 11, 2022

Project Name: Riley Boat Storage Conceptual Review

Project Address/Tax Key No.: PWC 0935029

Applicant: BCB, LLC

Property Owner: BCB, LLC

Current Zoning: B-3 General Business District and SO Shoreland Overlay District

2050 Land Use Map Designation: Medium Density Residential

Use of Surrounding Properties: Single-family residential (zoned B-3 District) to the north, east and west, and an Rm-3 District zoned property to the south

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed storage use for a property located along Edgewood Avenue, just east of Prospect Avenue. The property is approximately 0.1229 acres and is currently vacant, except for a small, paved approach on the south side of the property.

The property is zoned B-3 General Business District and SO Shoreland Overlay District as it is within 1,000 feet of Pewaukee Lake. Note that the majority of the property is within 300' of the lake, which will require certain standards of the SO District to be met.

The conceptual plans provided illustrate a storage building with vertical wood siding, windows and overhead garage doors on the east and south elevations. An outdoor parking and storage area is shown to the south of the building and is enclosed by a solid fence and gate.

It appears that there may be several zoning issues with the current proposal. The attached staff comments were sent to the applicant for review, which highlight these concerns.

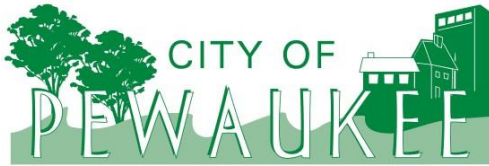
The property is designated as Medium Density Residential (6,500 SQ. FT. – 1/2 AC. / D.U.) on the City's Year 2050 Land Use/Transportation Plan, but zoned B-3 General Business District.

It is anticipated that the development would require a Conditional Use Permit to accommodate the proposed use and a Site & Building Plan Review Application for review of the proposed building and site improvements.

Recommendation

No action required.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with the Conditional Use Permit and Site & Building Plans.



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

Fax (262) 691-1798

Date: March 15, 2022
To: BCB, LLC
From: Nick Fuchs, Planner & Community Development Director
RE: Staff Comments - Riley Boat Storage Conceptual Review

Comments and Recommendations:

Below are comments and recommendations for the proposed development application for property located along Edgewood Avenue, bearing Tax Key No. 0935029.

1. Please be aware that a Conditional Use Permit is required to accommodate the proposed use and a Site & Building Plan Review Application is needed for the review of the proposed building and site improvements.
2. Note that the Shoreland Overlay District allows a maximum of 20% of the lot to be occupied by structures and no more than 10% of the lot to be covered by other impervious surfaces. There is an allowance to increase lot coverage to a combined 35% if mitigation is provided. Further details can be found in Section 17.0436d. of the City's Zoning Code.
3. Note that parking spaces shall be a minimum of 180 square feet.
4. The B-3 District requires the minimum setbacks outlined below. As a corner lot, the front or street side setback (sub a. below) is required from the south and east property lines. The side yard setback (sub b. below) is required from the north and west property lines. Corner lots are considered to not have a rear yard.
 - a. 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.
 - b. 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.
 - c. There shall be a rear yard of not less than 25 feet.
 - d. 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)
5. All paved areas shall comply with the requirements of Section 17.0601c.
6. Attached is a brochure outlining fencing requirements for your review.
7. Will there be any bathrooms, kitchens, etc. at the facility? Please be aware that this is an area served by the Lake Pewaukee Sanitary District, not the City of Pewaukee.
8. A grading plan will be required for review as the drainage will run onto adjacent properties.
9. The roads in this neighborhood are very narrow (20' max width and ROW of 30'). There is a concern regarding boat and trailer maneuvering within City rights-of-way and the impact to traffic. With that, what is the maximum boat size to be stored within this building?



Office of the Planner & Community Development Director

W240 N3065 Pewaukee Road

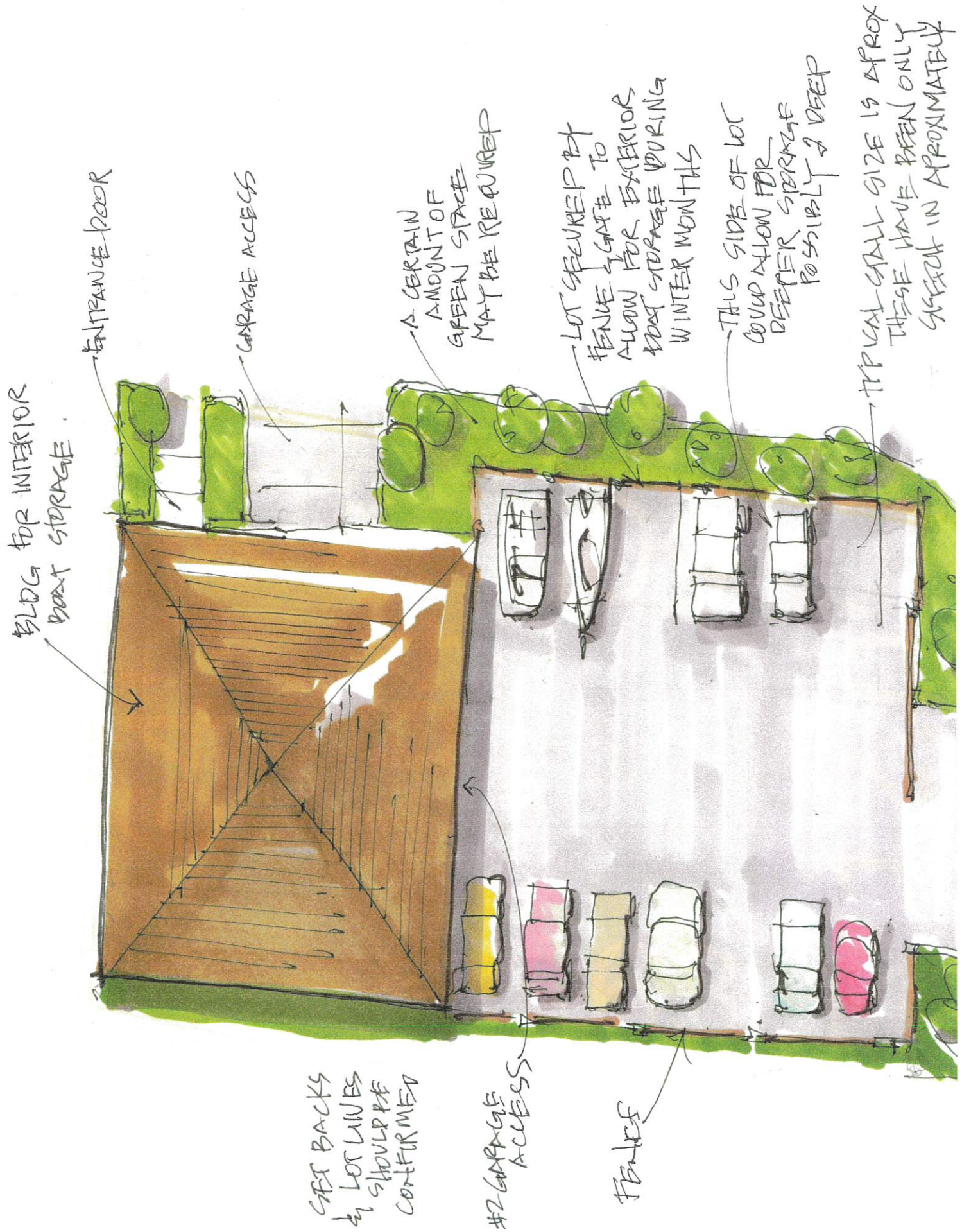
Pewaukee, Wisconsin 53072

Phone (262) 691-0770

fuchs@pewaukee.wi.us

Fax (262) 691-1798

10. Note that this review is based upon the plans provided. Additional requirements and comments will be sent if and when more detailed plans are submitted for review. It is recommended that a review of the zoning code be completed, particularly the B-3 District, Section 17.0210 and Section 17.0600, prior to finalizing detailed plans. The Zoning Code can be found on the City's website at <https://www.cityofpewaukee.us/566/Pewaukee-Zoning-Code>





East and South Sides

Gate could be secured for outside boat storage

Parking area may be able to be a bit bigger depending on green space requirements.

Windows for Lighting so walls are clear for storage

Entrance

Over size Garage door on east face.



Rendering shows vertical wood siding with a red stain.

Block massings to show approximate locations of adjacent buildings



Rolling gate that could be left open during parking season and secured during storage season.

Property would have 2 curb cuts for access on the east and south sides.



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

DATE: April 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding Conceptual Review of the Construction of a Proposed Teen Center and Picnic Pavilion for Spring Creek Church Located at N35 W22000 Capitol Drive (PWC 0909999005)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

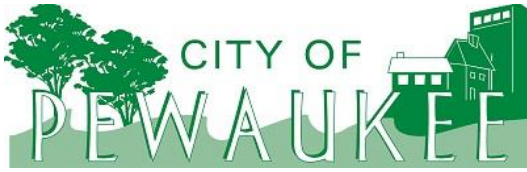
Spring Creek Church conceptual review staff report 4.21.22

Spring Creek Church revised narrative 4.20.22

Spring Creek Church revised plans 4.20.22

Spring Creek Church conceptual review narrative

Spring Creek Church plans



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fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of April 21, 2022

Date: April 11, 2022

Project Name: Spring Creek Church Teen Center & Picnic Pavilion

Project Address/Tax Key No.: N35 W22000 Capitol Dr./PWC 0909999005

Applicant: Thomas L. Price, property representative
Brian J. Hatzung, Zimmerman Architectural Studios, INC

Property Owner: GARFIELD BAPTIST CHURCH

Current Zoning: I-1 Urban Institutional, A-1 Agricultural District and LC Lowland Conservancy District

2050 Land Use Map Designation: Governmental / Institutional, Medium Density Residential, and Flood Plains, Lowland & Upland Conservancy and Other Natural Resource Areas

Use of Surrounding Properties: Agriculture to the north, office and residential to the south across from Capitol Dr, and railroad tracks and storage facility to the west

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed Teen Center & Picnic Pavilion for the property located at approximately N35W22000 Capitol Drive. The subject property is currently occupied by an existing church, classrooms, gymnasium, and large parking lot to accommodate those uses. The property is zoned I-1 Urban Institutional District. The proposed development is an addition consisting of a 10,660 sq. ft. auditorium, two story indoor gathering space, outdoor seating/viewing area, and picnic pavilion.

The conceptual plans illustrate building locations, exterior parking areas, and potential landscape locations. It also includes a playground, splash pad, and fire pit near the picnic pavilion. The building materials are consistent with that of the existing building.

The subject development appears to comply with I-1 District development standards except for the building height exceeding 35-feet. The proposed height of the upper sloped roof is 37-feet. Note that the Plan Commission may approve taller buildings in accordance with Section 17.0901 of the Zoning Code.

Additionally, the conceptual plans show a sign on top of the canopy which staff has indicated is prohibited as a roof sign.

The proposed building and site improvements will require Plan Commission review of a Site & Building Plan Review Application, prior to a Building Permit.

Recommendation

No action required.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with detailed site and building plans as well as a Site & Building Plan Review application.

Nick Fuchs, Director
City of Pewaukee Planning & Community Development
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Project Narrative
April 20, 2022

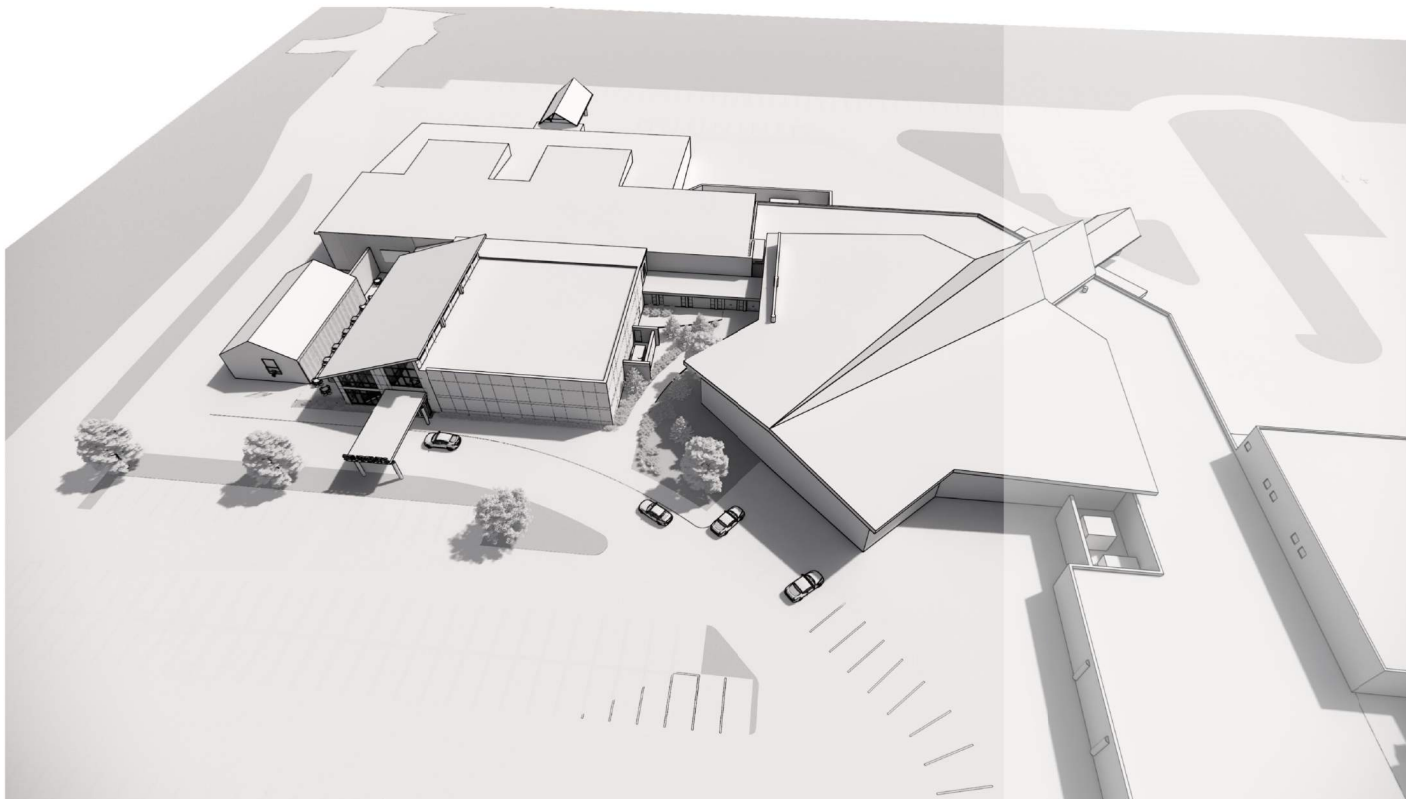
To meet the needs of growing members at Spring Creek Church, two projects are proposed to create a large group meeting space for middle and high school students (Teen Center) and a picnic pavilion for all congregation. Teen Center is located east of the existing sanctuary space on the east side of the campus, while the Pavilion is located on the west side of the campus as a free-standing structure.

Teen Center (Phase I) includes a gathering space used by young people as a social space and an auditorium used for singing and lecturing. Both spaces may be occupied simultaneously for different activities, so a good sound barrier between these two spaces is important to be provided. This new addition is attached to the existing space, so people will be able to use this new addition all year round. A new drop-off canopy is created as an entrance from the existing parking lot.

The outdoor pavilion (Phase I & Phase II) provides a covered outdoor space for various events, including worship activities, bible studies and wedding ceremonies - "no alcohol". A public restroom, two fireplaces and kitchen shell are included in Phase I. Phase II includes the bon fire pit, Kitchen/equipment build-out, mechanical system (heating/cooling) and insulated glass overhead doors/swing doors installation.

The existing number of seats in the current church is 1,780. The existing number of parking spaces is 1,057 including 30 ADA parking spaces. The number of parking spaces after proposed improvements is 1,013 including 24 ADA parking spaces. (Note: final parking spaces count will be determined when final civil drawings are submitted for Plan Commission review). Construction for the Teen Center is anticipated to begin in August 2022. Construction for the Pavilion is anticipated to begin in October 2022.

Sincerely,
Zimmerman Architectural Studios



1 SITE PLAN - OVERALL
1" = 60'-0"

zimmerman
ARCHITECTURAL STUDIOS, INC.
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudios.com
TELEPHONE (414) 476.9500
FACSIMILE (414) 476.8882

Owner:
SPRING CREEK CHURCH
where people matter

Consultant:
Harwood Engineering Consultants
200 North 21st Street, Milwaukee, WI 53233
P: (414) 552-1000

Project:
**SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION**

Location:
N35 W22000 Capital Drive
Pewaukee, WI 53072

Key Plan:
Plan North
N

Sheet:
**ARCHITECTURAL SITE
PLAN**

Scale:
1" = 60'-0"

Revisions:		
No.	Date	Description

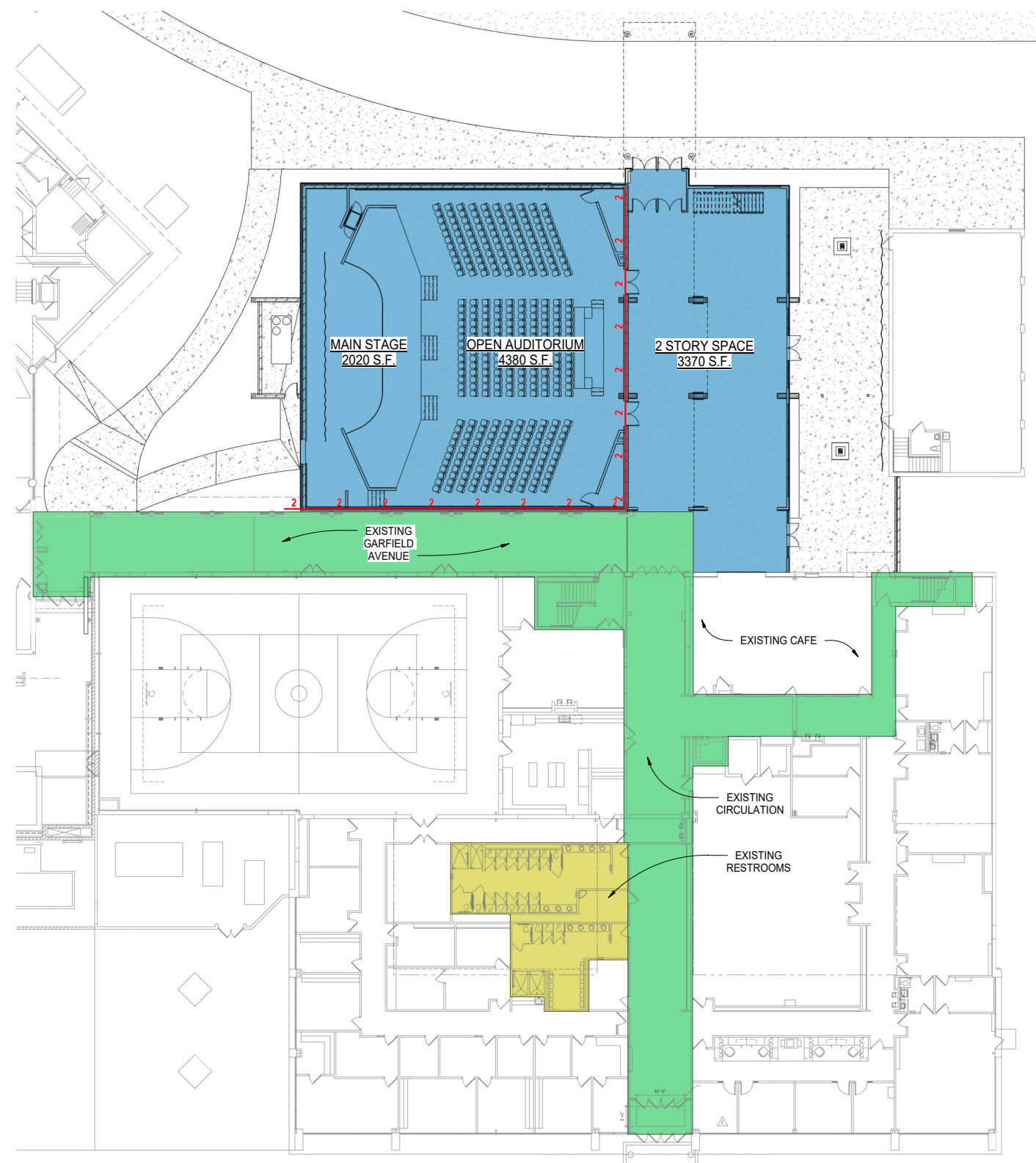
Date:
4-20-2022

Project No.:
210100.00

(Owner) Project No.:

Sheet No.:

A1.0



1 FIRST FLOOR PLAN - OVERALL
1/16" = 1'-0"



2 SECOND FLOOR PLAN - OVERALL
1/16" = 1'-0"



Consultant:
Harwood Engineering Consultants
200 North 21st Street, Milwaukee, WI 53233
P.O. BOX 1000, Wauwatosa, WI 53090

Project:
**SPRING CREEK CHURCH
TEEN CENTER BUILDING
ADDITION & PAVILION**

Location:
N35 W22000 Capital Drive
Pewaukee, WI 53072
Key Plan:

Sheet:
OVERALL FLOOR PLANS

Scale:
1/16" = 1'-0"

Revisions:

No.	Date	Description

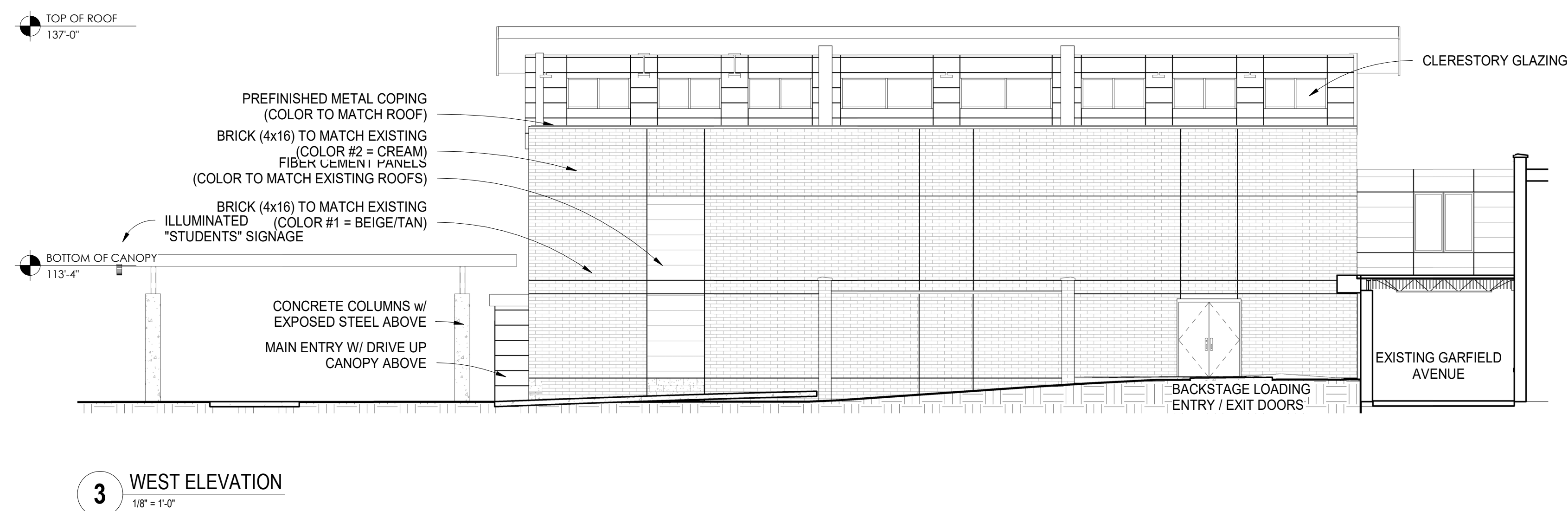
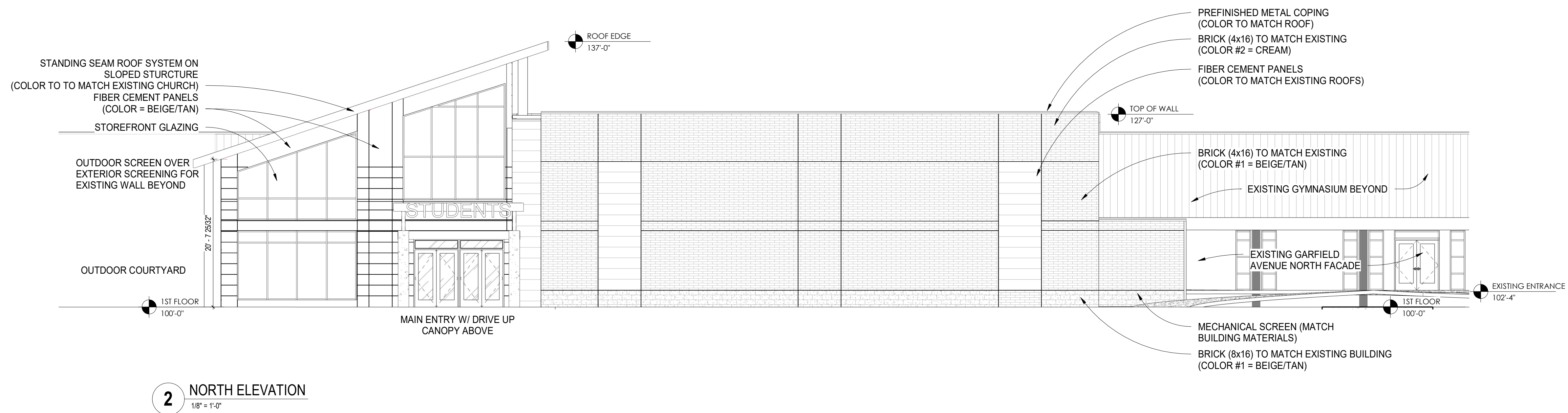
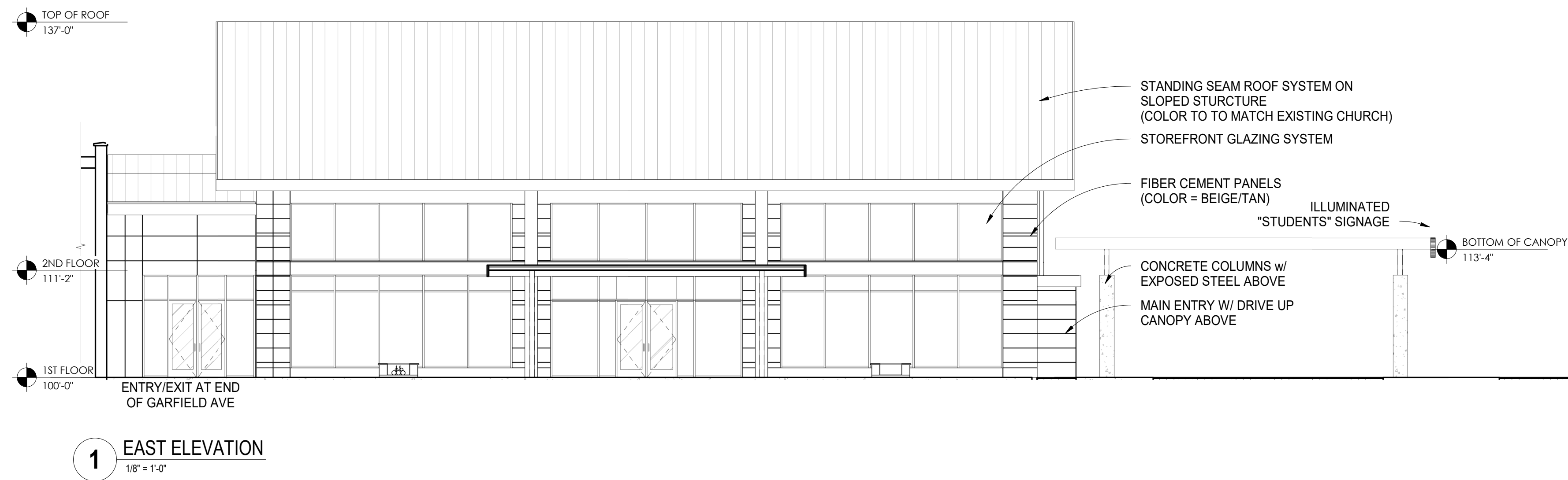
Date:
4-20-2022

Project No.:
210100.00

Sheet No.:

(Owner) Project No.:

A1.5





A2.5



A2.6

Spring Creek Church

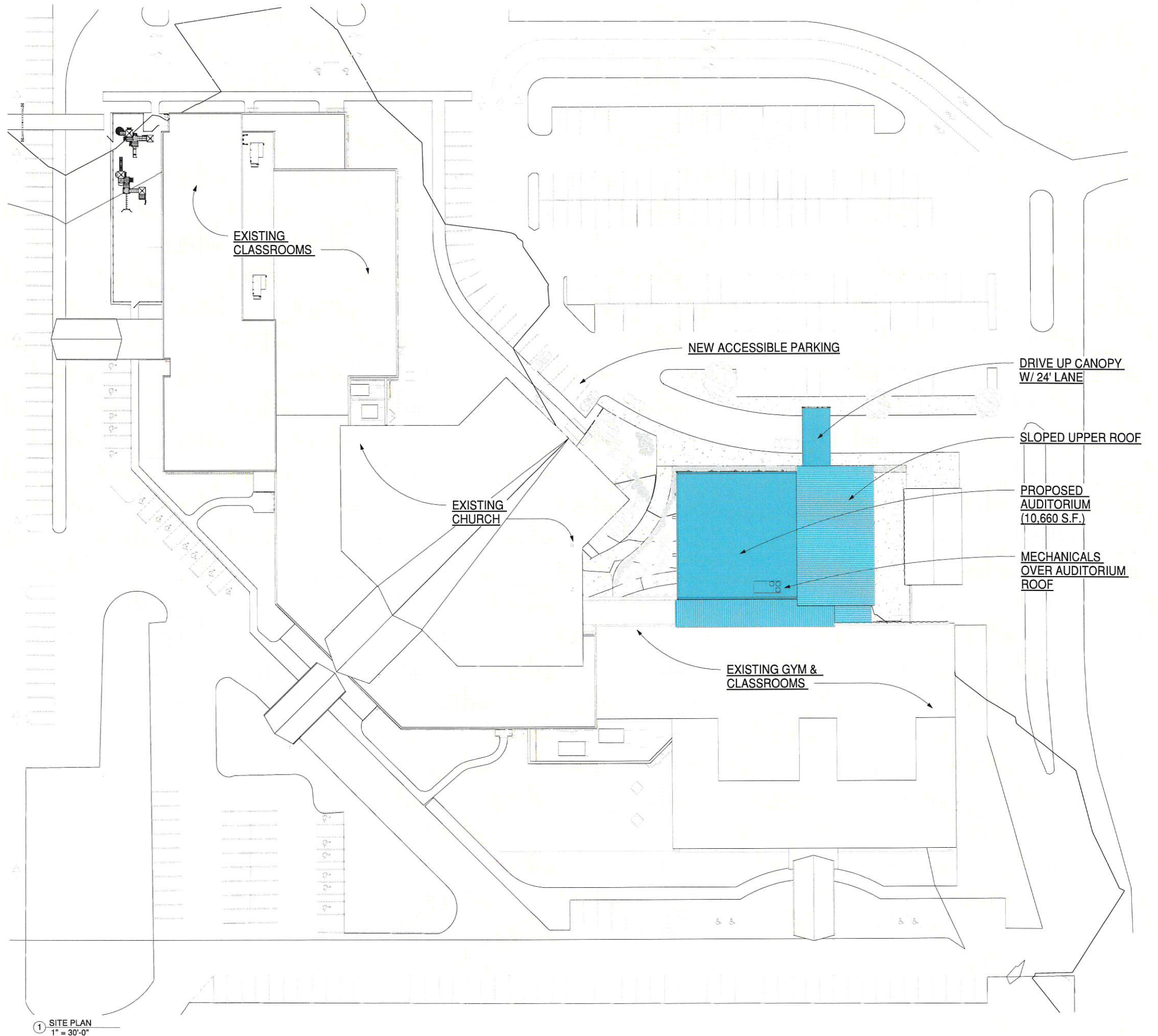
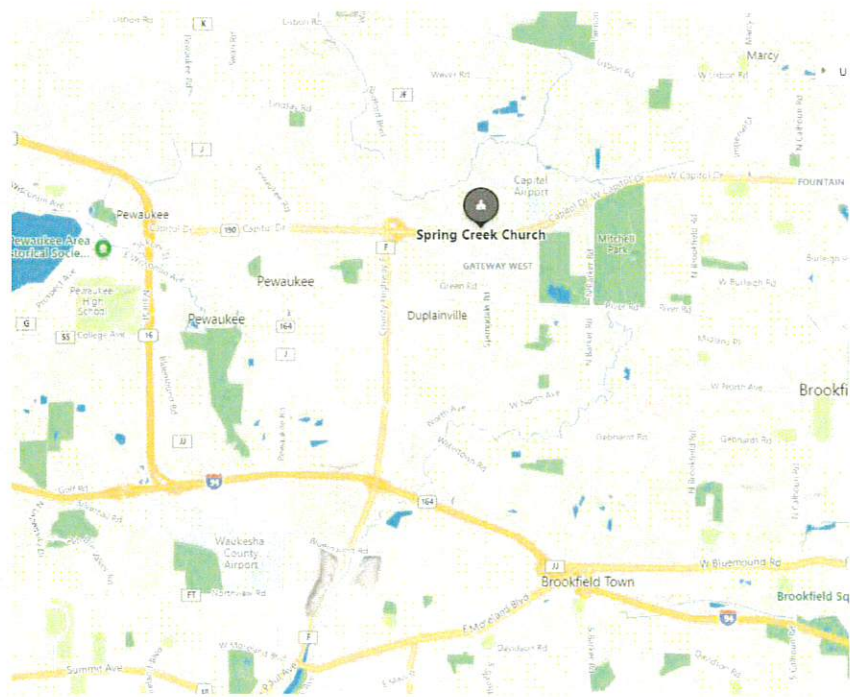
Project Descriptions

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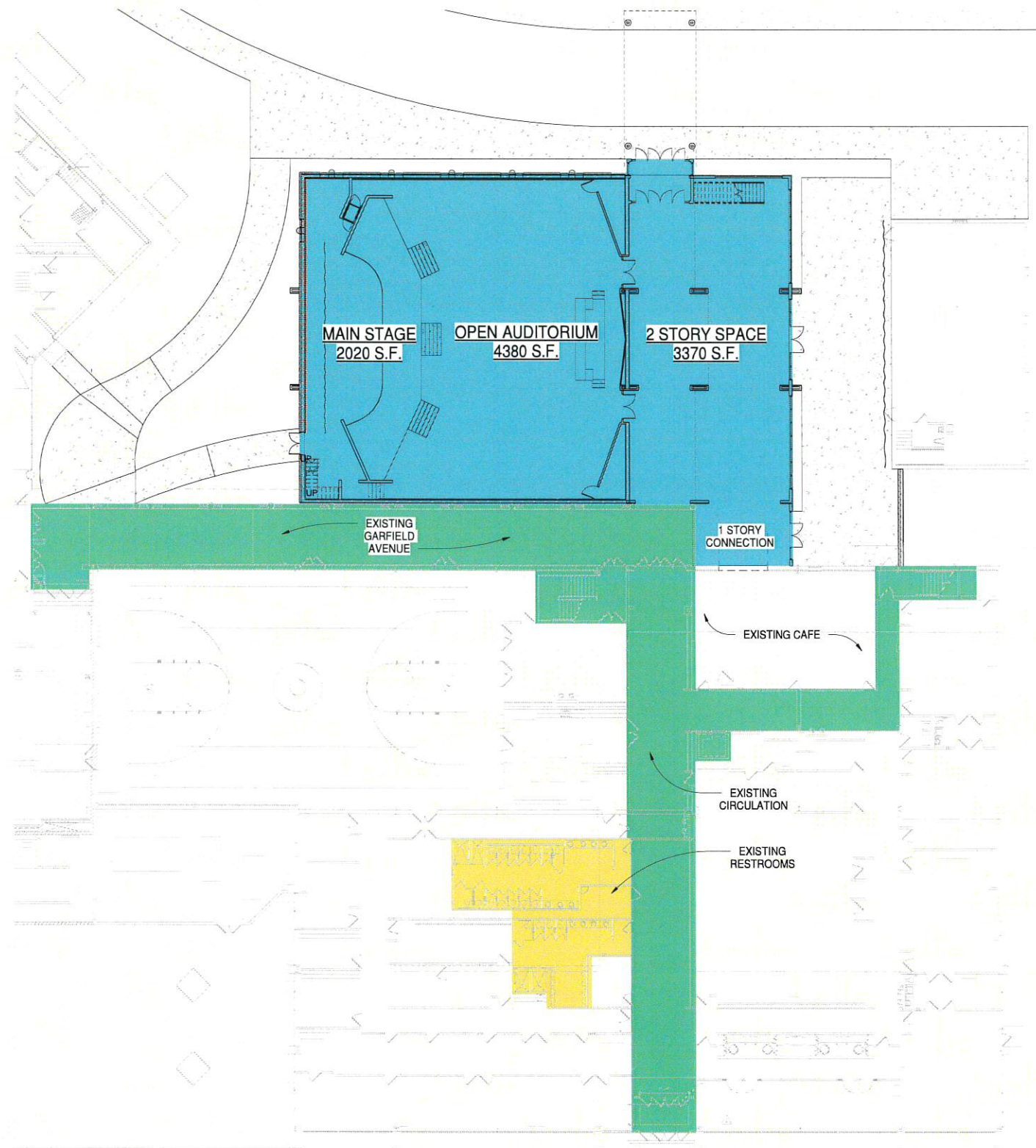
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The outdoor pavilion provides a covered outdoor space for various events, including worship activities, bible studies and wedding ceremonies. A public restroom and two fireplaces are also included.

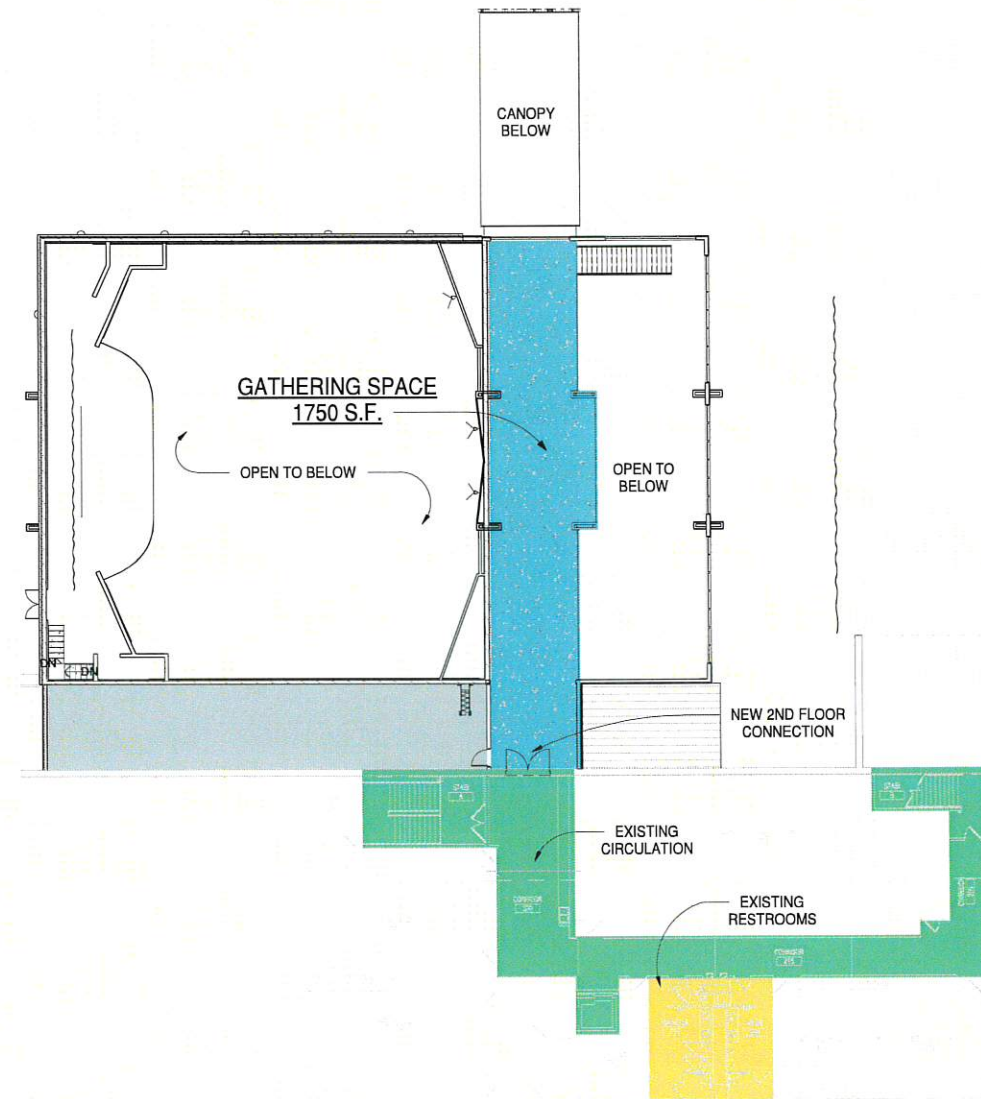




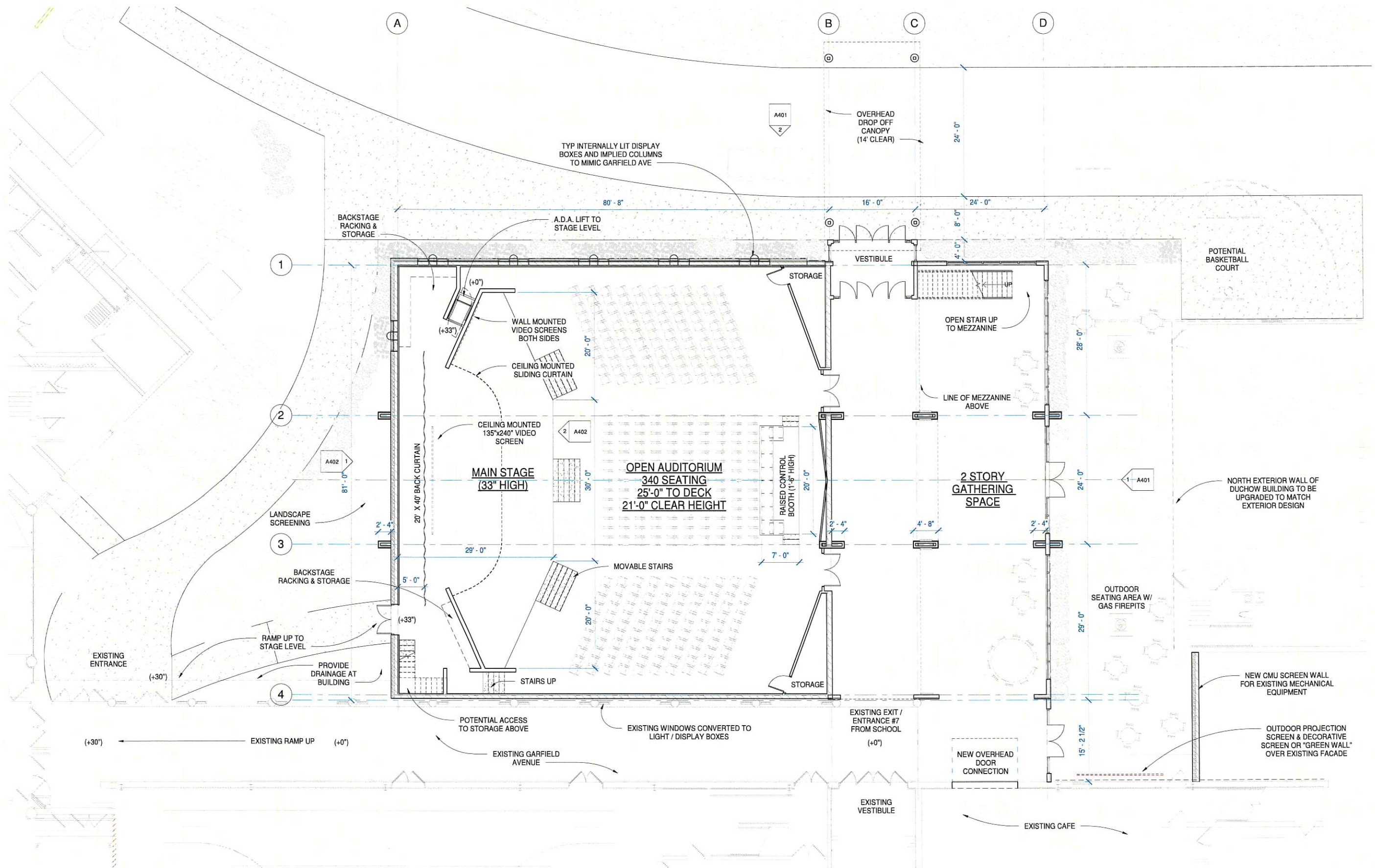
① SITE PLAN
1" = 30'-0"



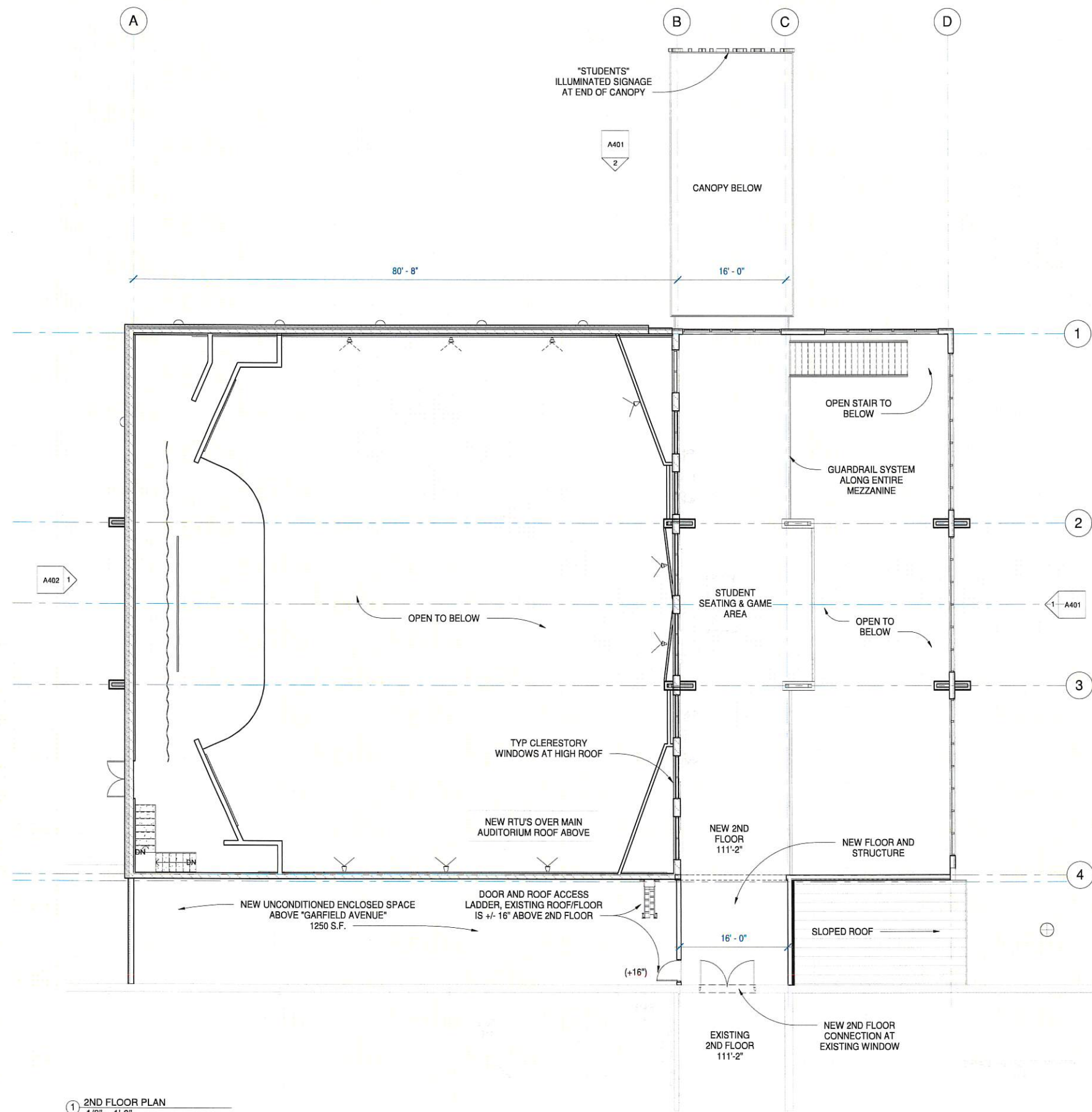
① OVERALL 1ST FLOOR PLAN
1/16" = 1'-0"



② OVERALL 2ND FLOOR PLAN
1/16" = 1'-0"



1 1ST FLOOR PLAN
1/8" = 1'-0"



1 2ND FLOOR PLAN
1/8" = 1'-0"

ENTRANCE & CANOPY VIEW



DRIVE UP & COURTYARD VIEW





PAVILLION VIEW

PAVILLION VIEW



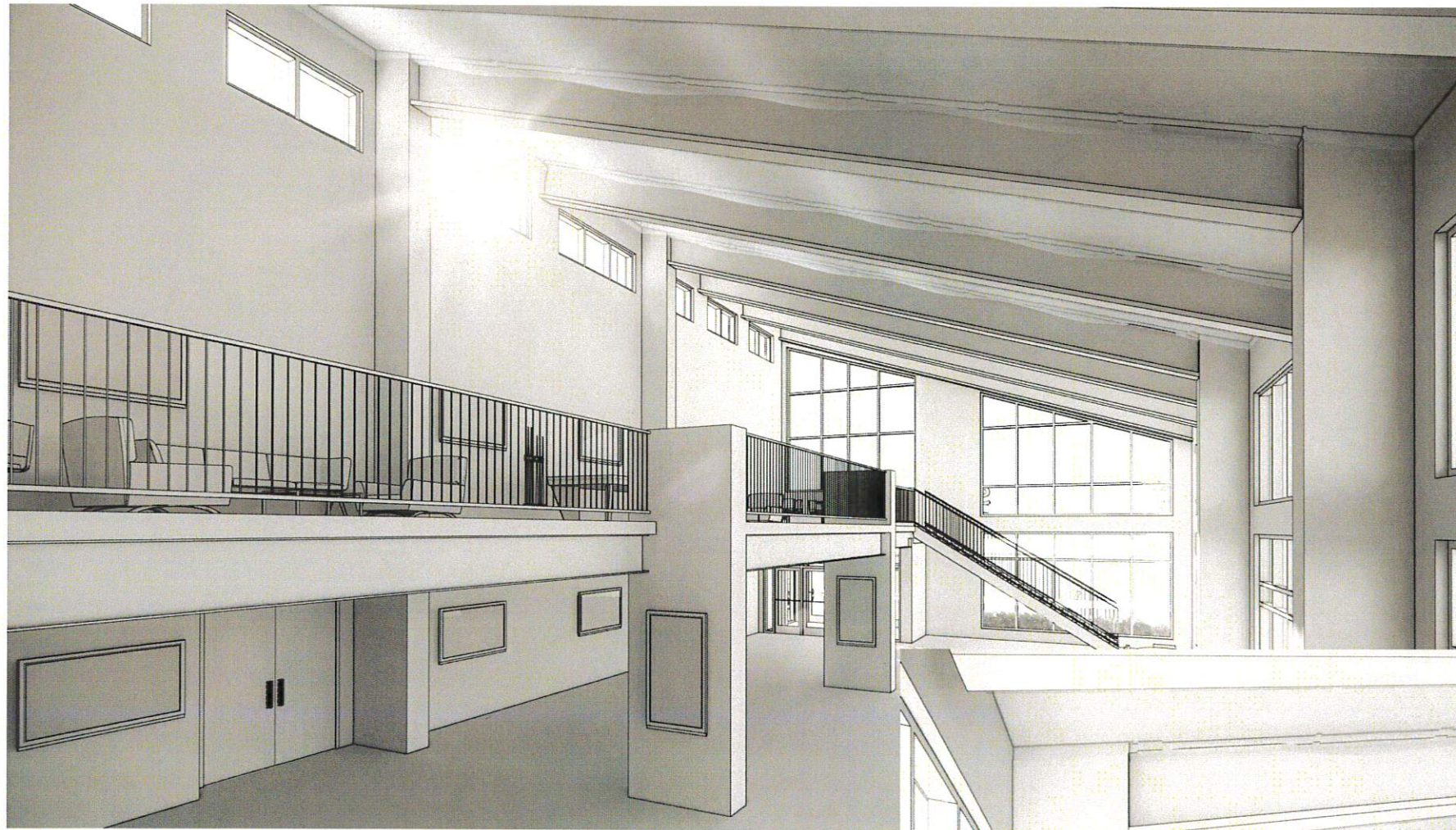


PAVILLION VIEW

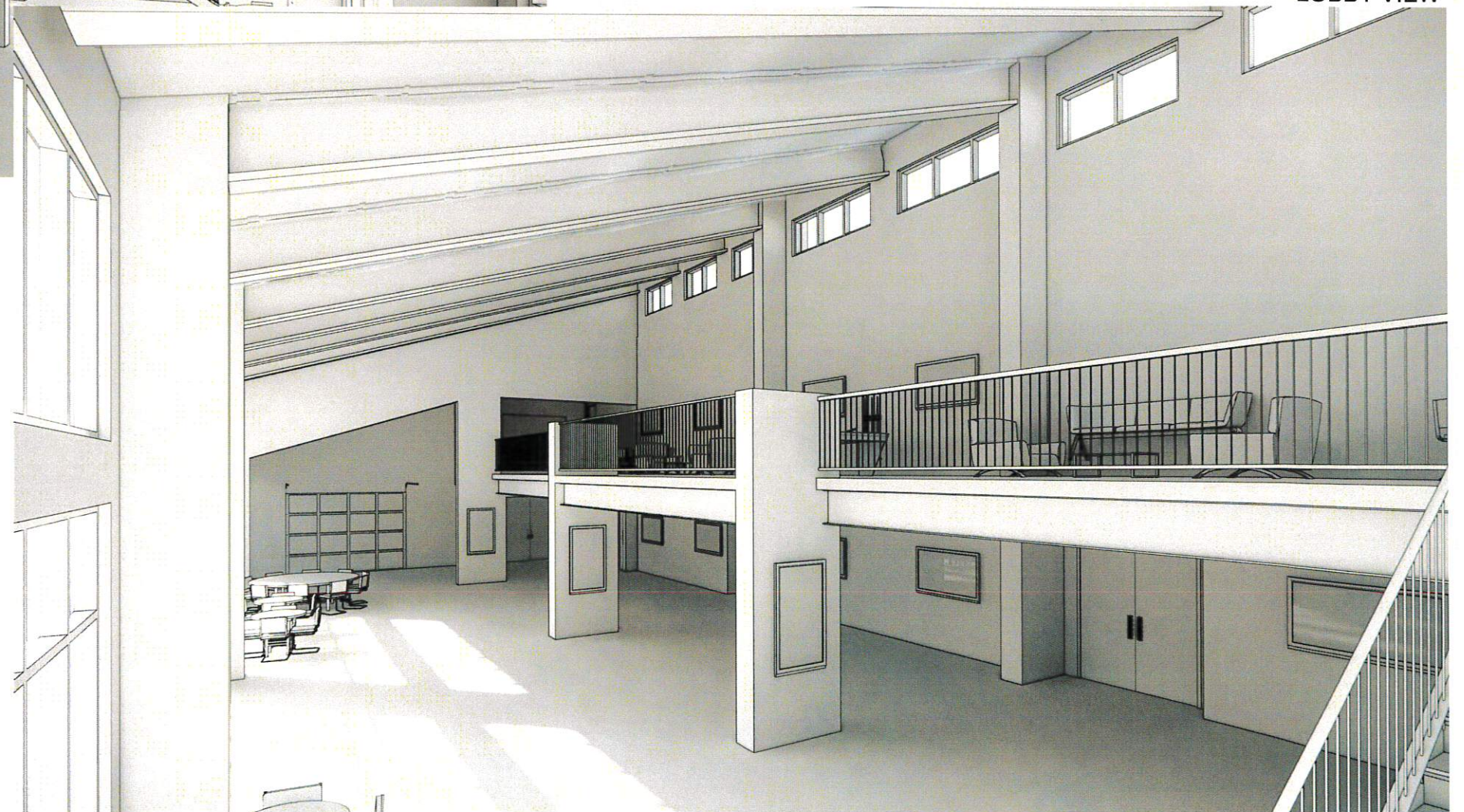


PAVILLION VIEW

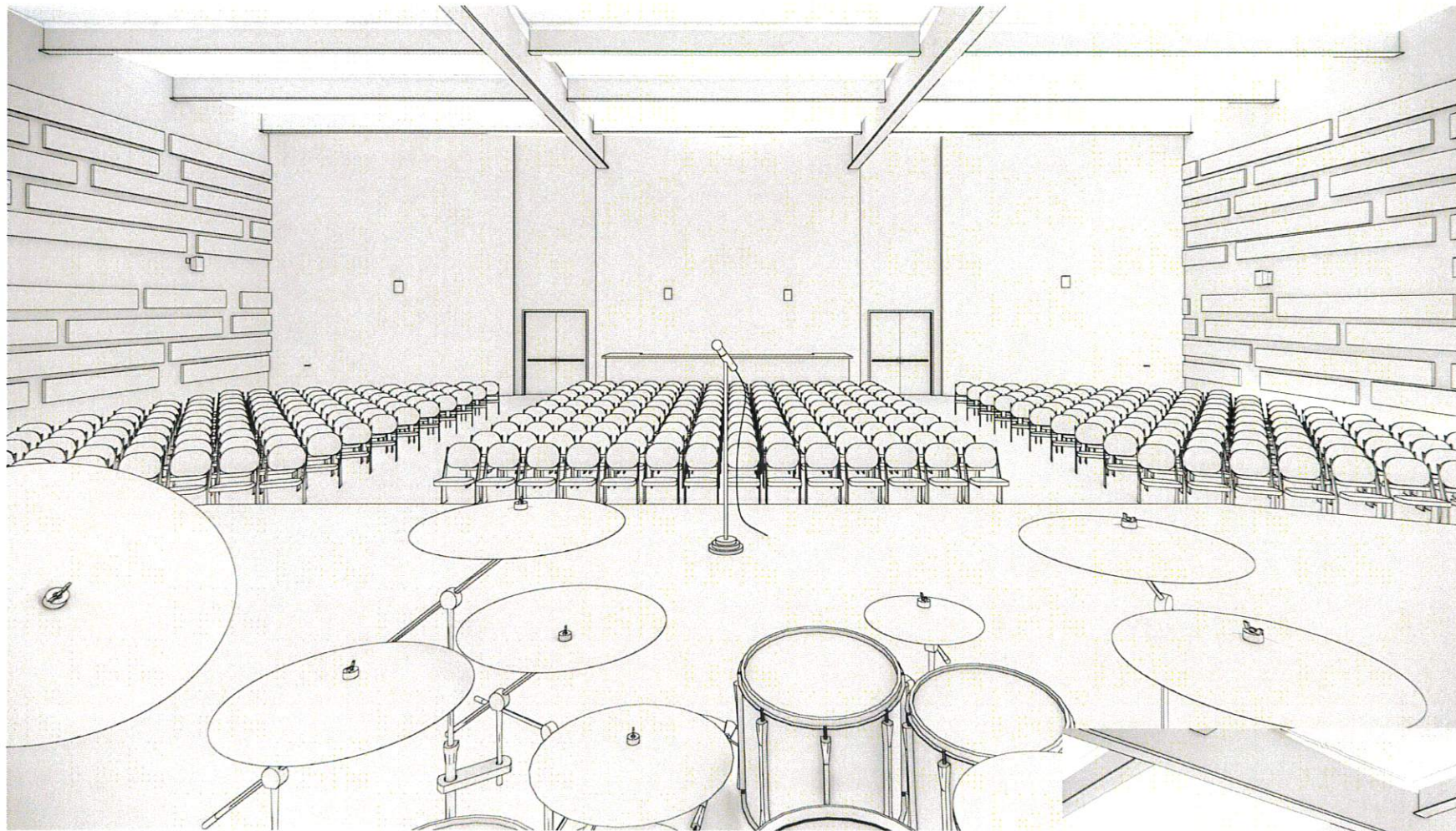




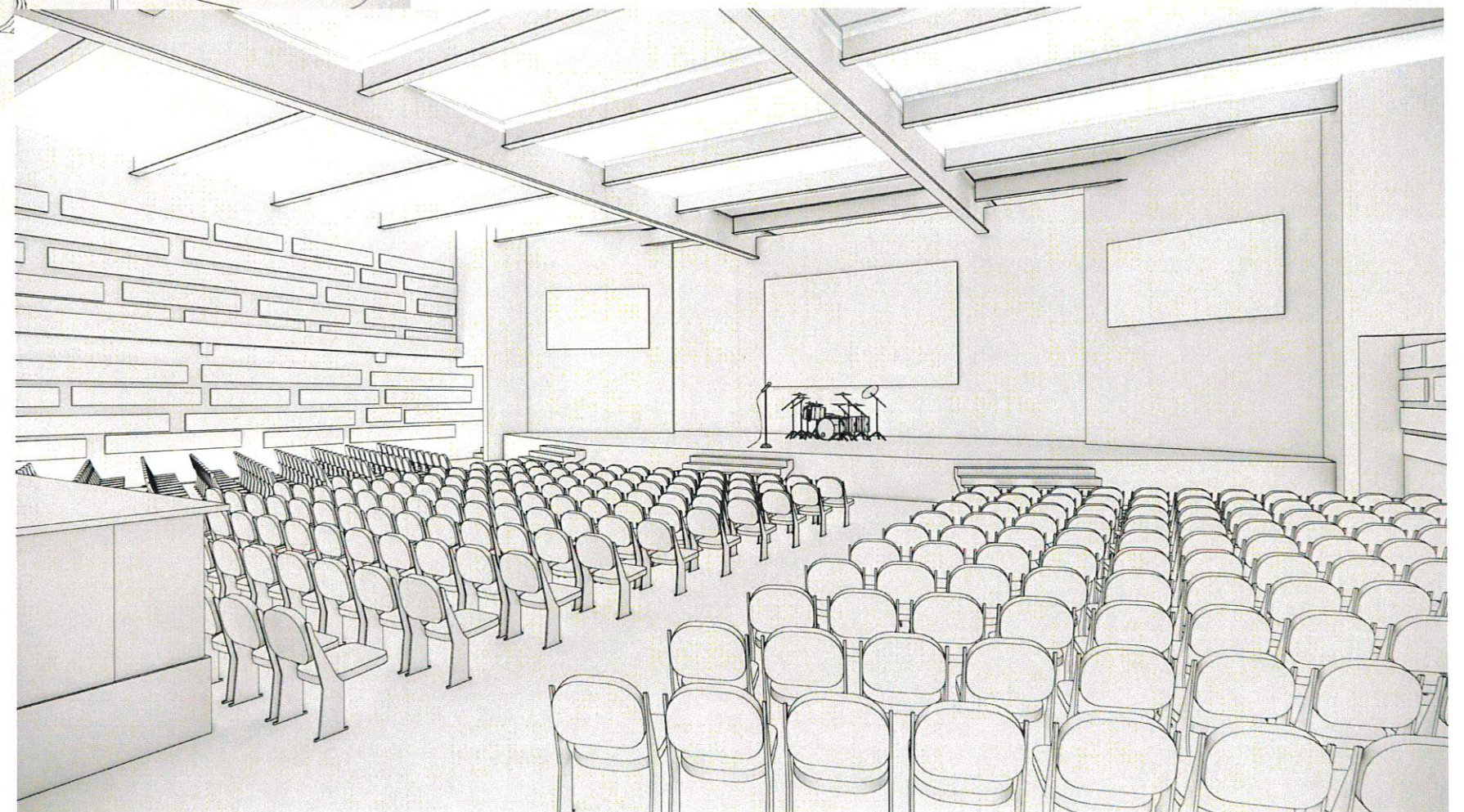
LOBBY VIEW



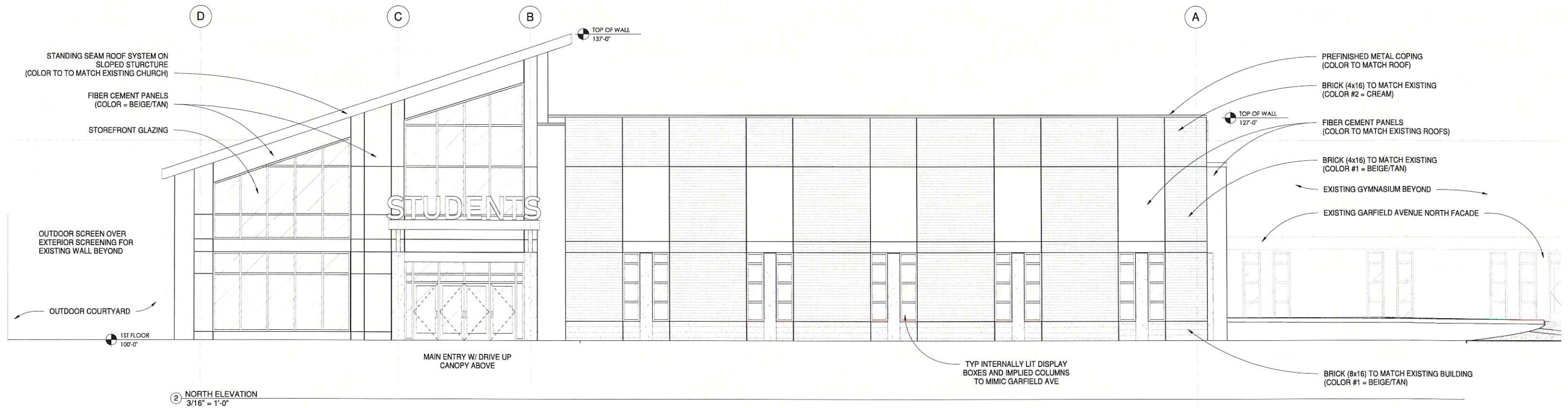
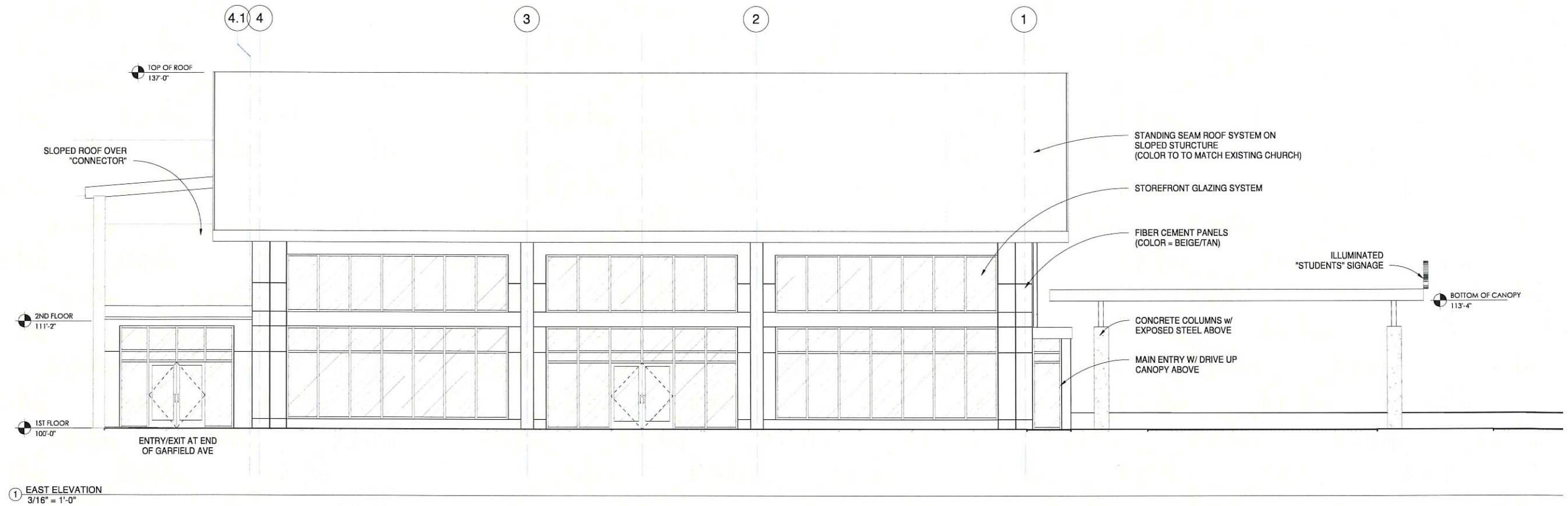
LOBBY VIEW



STAGE VIEW



AUDITORIUM VIEW



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

DATE: April 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding Conceptual Review of a Proposed 225,000 Square Foot Distribution Facility on Vacant Land at the Northeast Corner of Lindsay Road and Redford Boulevard for Mierow Lindsay LLC (PWC 0869999001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

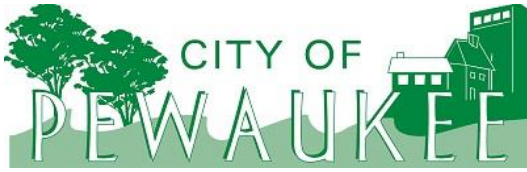
Description

Mierow Conceptual Review staff report 4.21.22

Mierow Conceptual Review narrative

Mierow Conceptual Review site plan

Mierow Conceptual Review building elevations



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

REPORT TO THE PLAN COMMISSION

Meeting of April 21, 2022

Date: April 11, 2022

Project Name: Mierow Lindsay LLC/Lindsay Road LLC Conceptual Review

Project Address/Tax Key No.: Vacant land on Lindsay Rd./PWC 0869999001

Applicant: 2000 Development Corporation, Brandon Bergman

Property Owner: MIEROW LINDSAY LLC & LINDSAY ROAD LLC

Current Zoning: A-2 Agricultural & F-1 Floodplain

2050 Land Use Map Designation: Manufacturing / Fabrication / Warehousing and Floodplains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Rs-2 to the east, M-1 to the south, City of Pewaukee parcel zoned F-1 and Rs-2 along with Redford Blvd. to the west, and Town of Lisbon to the north.

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed industrial development located at the northeast corner of Redford Boulevard (C.T.H. F) and Lindsay Road. Note the development proposal includes a 2-acre City of Pewaukee parcel that is located at the northeast corner of the intersection.

The privately held property has an area of approximately 19.33-acres and is currently vacant. The property has a significant area dedicated as floodplain. The current FEMA mapping shows much of the floodplain over the northwestern half of the parcel. The property owner is currently working with the City on a Conditional Letter of Map Revision (CLOMR) to be submitted to FEMA. If approved by FEMA, this would revise the floodplain mapping and create the buildable area needed for development of the site.

As part of that application, the applicant is proposing to utilize the City's property for part of the needed compensatory flood storage area. It can be noted that the Common Council must determine if the City will allow that property to be used for flood storage and how that property may be acquired by the developer.

The applicant is proposing construction of a 225,000 SF, one story distribution facility. The conceptual plan illustrates building location, exterior parking, truck court, two storm water ponds, and the floodplain storage area. The proposed building will face Lindsay Road to minimize the view of trucking and docks from public streets. The proposed parking lot consisting of 186 stalls will be located on the south side of building and the proposed truck court will border the entire north side of the building.

The sample renderings provided show the distribution facility being constructed of masonry (precast panels) and glass. Staff recommends that significant architectural improvements be made, particularly to the south and west elevations.

The property is currently zoned A-2 Agricultural District and F-1 Floodplain District. The City property is zoned F-1 Floodplain District and Rs-2 Single-Family Residential District. Both properties are designated as Manufacturing/Fabrication/Warehousing and Floodplains, Lowland & Upland Conservancy, and Other Natural Areas on the City's Year 2050 Land Use/Transportation Plan.

The applicant anticipates requesting a rezoning to the M-2 Limited Industrial District to accommodate the development. The F-1 District would be revised to match the updated floodplain mapping once approved by FEMA.

The applicant has also noted a request to eliminate the proposed "R-Cut" by Waukesha County at the intersection of Lindsay Road and HWY F and instead is requesting that a traffic signal be installed. This must be further discussed with Common Council and Waukesha County.

Additionally, the narrative indicates a need for a developer funded TIF. This has not been discussed with staff.

Staff is not aware of any specific tenants for the building. Any business locating within the building will be required to obtain a Business Plan of Operation Permit or Conditional Use Permit as required by the zoning district.

The lot conforms with the minimum lot area and width requirements of the M-2 Limited Industrial District. Furthermore, it appears the project will conform to the development standards of the M-2 District and the minimum 40% greenspace requirement.

As currently designed, it is anticipated that the project will require a Rezoning, Comprehensive Master Plan Amendment, and a Site & Building Plan Review Application. The CMP Amendment would match the future land use designations and the revised floodplain location. There is also a wetland onsite that would be zoned LC Lowland Conservancy District.

Recommendation

No action required.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with detailed site and building plans as well as the Rezoning, Comprehensive Master Plan Amendment, and Site & Building Plan Review applications.

225,000 SF Distribution Facility Project Narrative

The proposed project is located at the northeast corner of Redford Blvd. (C.T.H. F) and Lindsay Road in the City of Pewaukee. The 19.33-acre subject property wraps around the 2-acre City of Pewaukee parcel located at the northeast corner of the intersection. The property abuts the northern boundary of the City of Pewaukee and the Town of Lisbon. The property is designated in the City of Pewaukee's land use plan as future manufacturing, fabrication and warehousing.

The owner is proposing developing the parcel into an approximately 225,000 SF distribution facility to accommodate existing Pewaukee tenant's needs for expansion. The building will be a first-class distribution facility constructed of masonry (precast panels) and glass. The building will face Lindsay Road to minimize the view of trucking and docks from the street. The project will meet the municipal's building and site requirements (storm water management, greenspace, building height, screening, landscaping, maximum height of lighting, etc...).

The property owner and developer are working with the City of Pewaukee to submit a Conditional Letter of Map Revision (CLOMR) to FEMA to remap floodplains previously delineated on both City of Pewaukee and development land. The project will include a large floodplain storage area along Lindsay Road that will buffer the building from the road and provide floodplain storage for Lindsay Road, City of Pewaukee property and the subject property.

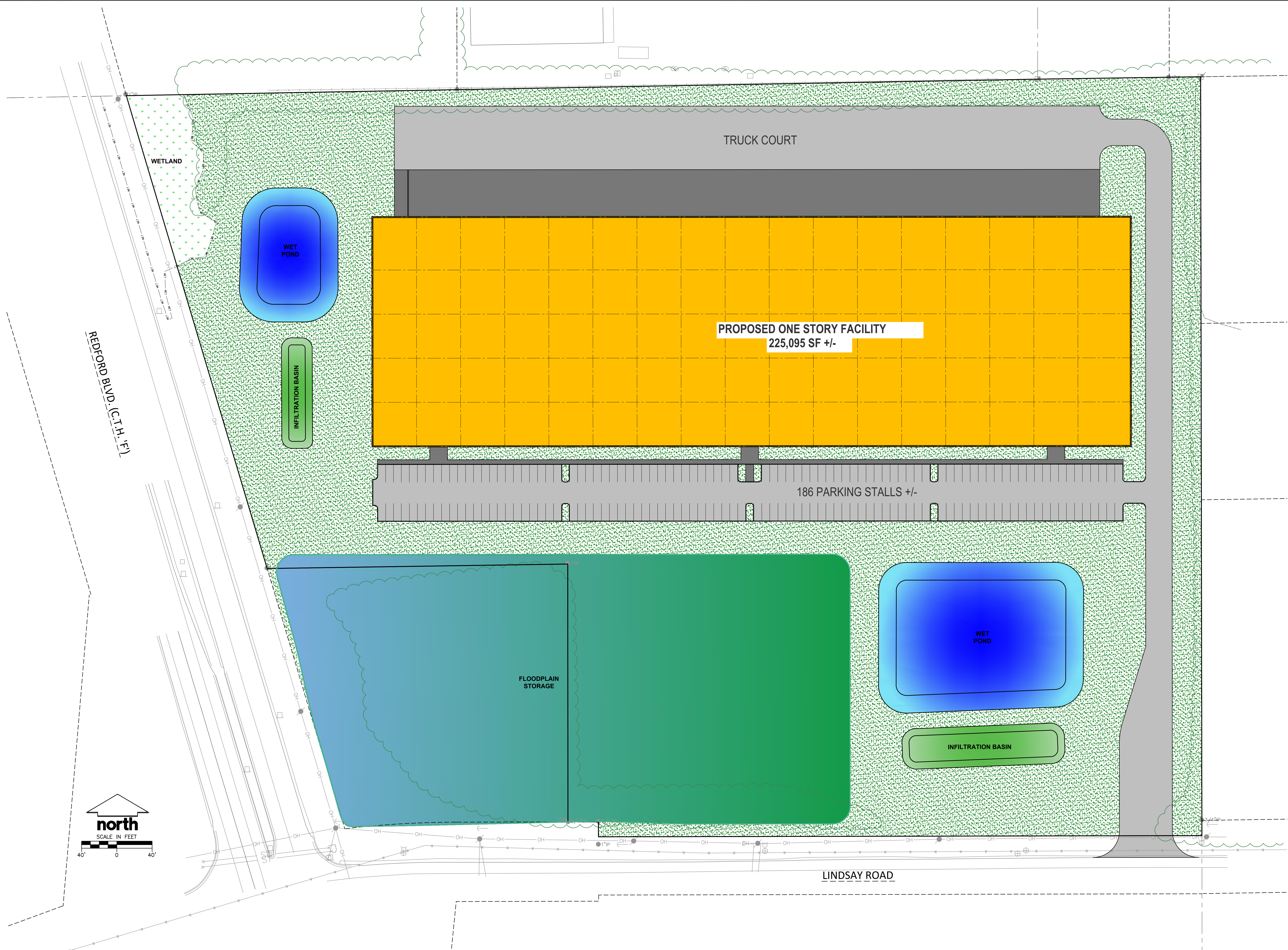
The project will need the following approvals from the City of Pewaukee:

- Comprehensive Master Plan Amendment (to match the CLOMR)
- Rezoning Petition by (A-2 to M-2)
- Conditional Use Permit and Site and Building Plan approvals
- Controlled "Traffic Signal" Intersection Alternative to R-Cut at intersection to Redford Blvd. and Lindsay Road
- Developer funded TIF financing approval

The project is scheduled to begin early grading in the Fall of 2022 if possible. The estimated project value is in the range of \$15-20 million dollars. Escalating construction costs and material delays make it difficult to estimate a more exact number.

Thank you for the opportunity to present our next distribution facility. We have enjoyed the partnership we've developed with the City of Pewaukee over the past 25 years and we look forward to working with you on this exciting new project.

File: P:\2021\1104\DWG\1104-1104-01.dwg Layout: 30x42 User: rmanungath Printed: Apr 12, 2022 11:56am Xref's:



CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666



CLIENT ADDRESS:

PROJECT:
LINDSAY-MIEROW
INDUSTRIAL

PROJECT LOCATION:
CITY OF PEWAUKEE
WAUKESHA COUNTY
WISCONSIN

PLAN MODIFICATIONS		
#	Date:	Description:
1		
2		
3		
4		
5		
6		
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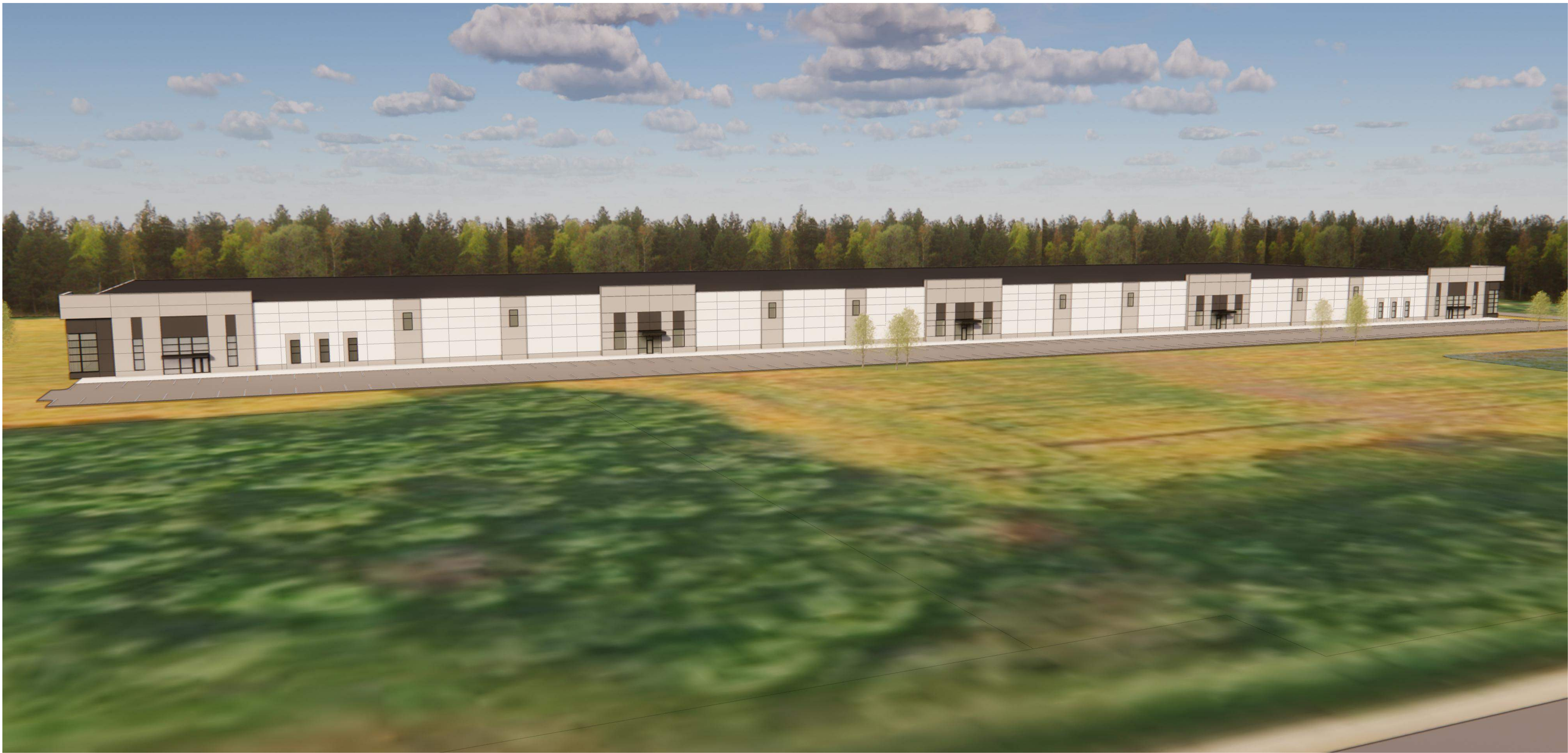
Designed By:
Reviewed By:
Approved By:

SHEET TITLE:
LAYOUT
EXHIBIT

SHEET NUMBER:
EX-1

JSD PROJECT NO: 21-11034





OPTION 1 - VIEW 1



OPTION 1 - VIEW 2

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

DATE: April 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Property Located at W225 N3131 Duplainville Road from Manufacturing/Fabrication/Warehousing and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to Government/Institutional for the Purpose of Constructing an Access Drive, Salt Shed and Fuel Tanks for the New City of Pewaukee DPW Garage (PWC 0911993006 & PWC 0911989)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

DPW Garage staff report 4.21.22

DPW Garage comp plan amendment application

DPW Garage proposed future land use

DPW Garage ordinance

DPW Garage resolution

DPW Garage deed



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 April 21, 2022

Date: April 11, 2022

Project Name: Pewaukee DPW Garage and Recycling Yard Comprehensive Master Plan Amendment & Rezoning

Project Address/Tax Key No.: Approximately W225N3131 Duplainville Road/PWC 0911993006 & 0911989

Applicant: City of Pewaukee

Property Owner: City of Pewaukee

Current Zoning: M-2 Limited Industrial District

Current 2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Agriculture to the north, single-family residential and industrial to the south, industrial to the east and institutional and single-family residential to the west

Project Description

The City of Pewaukee recently acquired a portion of the property to the east of the new DPW garage and recycling yard, formerly owned by Quad Graphics, Inc.

To incorporate this portion of land as shown on the attached maps, the future land use map designation and zoning must be amended. As such, attached are the needed applications and exhibits to amend the current future land use designation **from** Manufacturing/Fabrication/Warehousing and Floodplains, Lowland & Upland Conservancy and Other Natural Areas **to** Government/Institutional and to change the zoning **from** M-2 Limited Industrial District **to** I-2 Rural Institutional District.

Recommendation

A motion to approve the Comprehensive Master Plan Amendment and Rezoning for the City's DPW garage and recycling yard for property located at approximately W225N3131 Duplainville Road.



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

PETITION FOR AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to amend the City's Year 2050 Land Use/Transportation Plan land use designation for the following property

FROM Manufacturing/Fabrication/Warehousing and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

TO Government/Institutional

Legal description of property to be rezoned – Please attach.

Common property description or name: _____

Property Address: W224N3297 Duplainville Road **Tax Key Number(s):** 0911989

Property owner(s) (Full Legal Name): Quad Graphics Inc.

Owner's Address: N61W23044 Harrys Way **City/State/Zip:** Sussex, WI 53089-3995

Phone: _____ **Email:** _____

This amendment to the zoning map is being proposed in order to construct a new access drive, salt shed and fuel tanks for the City of Pewaukee

Applicant (Full Legal Name):

Name: Scott Klein, City Administrator

Company: City of Pewaukee

Address: W240N3065 Pewaukee Road

City/State/Zip: Pewaukee, WI 53072

Phone: 262-691-0770

Email: klein@pewaukee.wi.us

Contact Person (Full Legal Name):

Name: Same as applicant

Company: _____

Address: _____

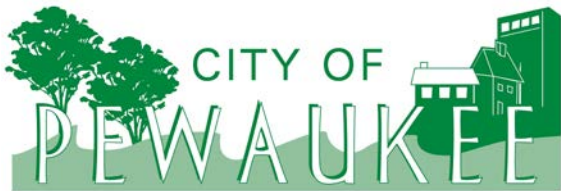
City/State/Zip: _____

Phone: _____

Email: _____

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

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



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W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____



LAND INFORMATION SYSTEMS DIVISION

Waukesha County GIS Map



Legend

- Civil Division Boundary
- Parks
- Assessment Data
- Parcels
- Plats
- Retired Parcels
- Retired Plats
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
- Lot
- Unit
- General Common Element
- Outlot
- SimultaneousConveyance
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
- <all other values>
- EA-Easement_Line
- PL-DA
- PL-Extended_Tie_line
- PL-Meander_Line
- PL-Note
- PL-Tie
- PL-Tie_Line
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels
- Municipal Boundary_5K
- FacilitySites_5K_Labels
- Waterbodies_5K_Labels
- Waterlines_5K_Labels

0 272.60 Feet

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

Notes:

Printed: 7/7/2021



ORDINANCE NO. __-__

AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN OF A PORTION OF A PROPERTY LOCATED AT W224N3297 DUPLAINVILLE ROAD (TAX KEY NO. 0911989) FROM MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS TO GOVERNMENTAL/INSTITUTIONAL

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

WHEREAS, The City of Pewaukee has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a portion of a property located at W224N3297 Duplainville Road from Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Governmental/Institutional; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on April 21, 2022, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a portion of a property located at W224N3297 Duplainville Road (Tax Key No. 0911989) from Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Governmental/Institutional; and

WHEREAS, the City of Pewaukee held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on May 2, 2022; and

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

SECTION 1: Adoption

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan of a portion of a property located at W224N3297 Duplainville Road (Tax Key No. 0911989) from Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Governmental/Institutional.

SECTION 2: Document Transmittal

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

SECTION 3: Severability

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

SECTION 4: Effective Date

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

Passed and adopted this 2nd day of May, 2022.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

RESOLUTION NO. __-__

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN OF A PORTION OF A PROPERTY LOCATED AT W224N3297 DUPLAINVILLE ROAD (TAX KEY NO. 0911989) FROM MANUFACTURING/FABRICATION/WAREHOUSING AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS TO GOVERNMENTAL/INSTITUTIONAL, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

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

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

WHEREAS, The City of Pewaukee has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a portion of a property located at W224N3297 Duplainville Road from Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Governmental/Institutional, more particularly described as follows:

Being a part of Lot 1 CSM #8748 in the SW 1/4 and the SE 1/4 of Section 12, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin. Described as Follows:

Commencing at the SE corner of the SW 1/4 of Section 12, T7N, R19E; Thence N87°22'06"W Along the South Line of said SW 1/4 418.36 Feet to a Point in the Center of Duplainville Road; Thence N28°45'20"E along the Centerline of Duplainville Road, 789.00 Feet; Thence N61°14'40"W 40.00 Feet to the SE Corner of Certified Survey Map #8748 Also being the point of beginning of new parcel; Thence N28°45'20"E Along the Westerly Right-of-Way Line of Duplainville Road 476.61 Feet; Thence N82°27'47"W, 582.38 Feet; Thence S 08°09'16"W 283.98 Feet, to the SW corner of CSM #8748; Thence S 61°14'40"E 442.98 feet to the point of beginning.

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on April 21, 2022, is consistent with

the Comprehensive Master Plan’s goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Pewaukee.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a portion of a property located at W224N3297 Duplainville Road from Manufacturing/Fabrication/Warehousing and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Governmental/Institutional, such property bearing Tax Key No. 0911989, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

Passed and adopted this 21st day of April, 2022.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

State Bar of Wisconsin Form 6-2003
SPECIAL WARRANTY DEED

WAUKESHA COUNTY, WI
REGISTER OF DEEDS
James R Behrend

Recorded On: 02/04/2022 3:40:06 PM

Total Fee: \$30.00 Page(s): 5

Transfer Tax: \$0.00

Exempt Type: 77.25(12)

The above recording information verifies that
this document has been electronically
recorded and returned to the submitter.

Document Number

Document Name

THIS DEED, made between **QUAD/GRAPHICS, INC., a Wisconsin corporation**

("Grantor," whether one or more), and **CITY OF PEWAUKEE, a Wisconsin
municipal corporation**

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys to Grantee the following described real
estate, together with the rents, profits, and other appurtenant interests, in
Waukesha County, State of Wisconsin ("Property") (if more space is
needed, please attach addendum):

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT A.

The sale of a portion of tax parcel PWC 0911989 is a lot line adjustment for the sale or
exchange of land between adjoining land owners pursuant to Wis. Stat. Section
236.45(2)(am)3 and such parcel shall not be sold or conveyed separately from PWC
0911993006.

This conveyance is exempt from real estate transfer taxes under Wis. Stat. 77.25(12)

Grantor warrants that the title to the Property is good, indefeasible, in fee simple and free and clear of encumbrances arising by, through,
or under Grantor, except: **municipal and zoning ordinances and agreements entered under them, recorded easements for the
distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the
year of closing, special assessments, and all Permitted Encumbrances listed on Exhibit B attached hereto and made a part hereof.**

Dated as of the 2 day of February, 2022

SEE ATTACHED SIGNATURE PAGE

_____(SEAL) _____(SEAL)

* _____ *

_____(SEAL) _____(SEAL)

* _____ *

AUTHENTICATION

Signature(s) _____

authenticated on _____

* _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Joia Sanders Wodarczyk of

Reinhart Boerner Van Deuren s.c.

ACKNOWLEDGMENT

STATE OF _____)

_____) ss.

_____ COUNTY)

Personally came before me on _____,

the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

* _____

Notary Public, State of _____

My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

SPECIAL WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 6-2003

*Type name below signatures.

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**SIGNATURE PAGE TO SPECIAL WARRANTY DEED
BETWEEN
QUAD/GRAPHICS, INC.,
GRANTOR,
AND
CITY OF PEWAUKEE, GRANTEE**

GRANTOR:

QUAD/GRAPHICS, INC., a Wisconsin corporation

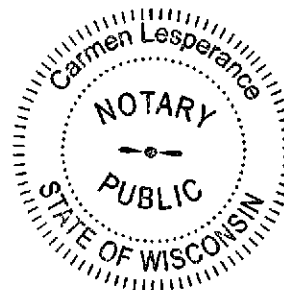
By: Sherilyn Whitmoyer (SEAL)
Name: Sherilyn Whitmoyer
Title: Assistant Secretary

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF WAUKESHA)

Personally came before me this 31st day of January, 2022, the above named Sherilyn Whitmoyer, as Assistant Secretary of Quad/Graphics, Inc., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Carmen Lesperance
Name: Carmen Lesperance
Notary Public, State of Wisconsin
My Commission: 7/21/2024



**EXHIBIT A TO SPECIAL WARRANTY DEED
BETWEEN
QUAD/GRAPHICS, INC.,
GRANTOR,
AND
CITY OF PEWAUKEE, GRANTEE**

Being a part of Lot 1 CSM #8748 in the SW ¼ and the SE ¼ of Section 12, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin. Described as Follows:

Commencing at the SE corner of the SW ¼ of Section 12, T7N, R19E; Thence N87°22'06"W Along the South Line of said SW ¼ 418.36 Feet to a Point in the Center of Duplainville Road; Thence N28°45'20"E along the Centerline of Duplainville Road, 789.00 Feet; Thence N61°14'40"W 40.00 Feet to the SE Corner of Certified Survey Map #8748 Also being the point of beginning of new parcel; Thence N28°45'20"E Along the Westerly Right-of-Way Line of Duplainville Road 476.61 Feet; Thence N82°27'47"W, 582.38 Feet; Thence S 08°09'16" W 283.98 Feet, to the SW corner of CSM #8748; Thence S 61°14'40" E 442.98 feet to the point of beginning.

**EXHIBIT B TO SPECIAL WARRANTY DEED
BETWEEN
QUAD/GRAPHICS, INC.
GRANTOR,
AND
CITY OF PEWAUKEE, GRANTEE**

PERMITTED EXCEPTIONS

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title including discrepancies, conflict in boundary lines, shortages in area, or any other facts that would be disclosed by an accurate and complete land survey of the Property.
2. Taxes, general and special for the year 2022, not now due and payable.

Tax Parcel No. PWC 0911989

3. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner whatsoever for road and street purposes.
4. Permanent and temporary public utility easement as shown on Certified Survey Map No. 8748.
5. Rights of the public in so much of the subject premises as are affected by ordinance adopted by the Board of Supervisors of Waukesha County June 18, 1954 and approved by the various towns in said County, establishing the width of S.T.H. "164" as determined by purchase and ordaining that said highway be widened to the width so established; together with rights of the public in that portion of said premises lying within the limits of said road and not affected by said ordinance. A notice, plat and other documents in said matter were filed April 18, 1957, as No. 1.
6. Utility easement granted to The Milwaukee Electric Railway and Light Company recorded as Document No. 147535.
7. Utility easement granted to the Milwaukee Electric Railway and Light Company, recorded as Document No. 147536.
8. Utility easement granted to the Milwaukee Electric Railway and Light Company, recorded as Document No. 147539.
9. Utility easement granted to the Wisconsin Electric Power Company, recorded as Document No. 247492.
10. Utility easement granted to the Wisconsin Electric Power Company, recorded as Document No. 331659.

11. Utility easement granted to Wisconsin Electric Power Company and Wisconsin Telephone Company recorded as Document No. 381906.
12. Possible charges and/or assessments by reason of an order of the Town Board of the Town of Pewaukee establishing Sanitary District No. 3 of the Town of Pewaukee, Waukesha County, Wisconsin, as disclosed by resolution recorded December 6, 1976 on Reel 213, Image 323, as Document No. 977265.

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

DATE: April 21, 2022

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for City of Pewaukee to Rezone Property Located at W225 N3131 Duplainville Road from M-2 Limited Industrial to I-2 Rural Institutional for the Purpose of Constructing an Access Drive, Salt Shed and Fuel Tanks for the New City of Pewaukee DPW Garage (PWC 0911993006 & PWC 0911989)

BACKGROUND:

FINANCIAL IMPACT:

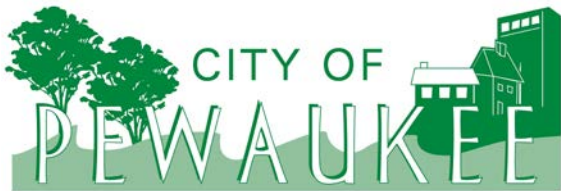
RECOMMENDED MOTION:

ATTACHMENTS:

Description

DPW Garage rezoning application

DPW Garage proposed zoning



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

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

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

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property **FROM** M-2 Limited Industrial District zoning district(s) **TO** I-2 Rural Institutional District zoning district(s):

Legal description of property to be rezoned – Please attach.

Common property description or name: _____

Property Address: W224N3297 Duplainville Road **Tax Key Number(s):** 0911989

Property owner(s) (Full Legal Name): Quad Graphics Inc.

Owner's Address: N16W23044 Harrys Way **City/State/Zip:** Sussex, WI 53089-3995

Phone: _____ **Email:** _____

This amendment to the zoning map is being proposed in order to construct a new access drive, salt shed and fuel tanks for the City of Pewaukee

Applicant (Full Legal Name):

Name: Scott Klein, City Administrator

Company: City of Pewaukee

Address: W240N3065 Pewaukee Road

City/State/Zip: Pewaukee, WI 53072

Phone: 262-691-0770

Email: klein@pewaukee.wi.us

Contact Person (Full Legal Name):

Name: Same as applicant

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Rezoning submittals must include and be accompanied by the following:

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



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

The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): _____

SIGN AND DATED this _____ **day of** _____, _____.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____



Waukesha County GIS Map



Legend

- Civil Division Boundary
- Parks
- Assessment Data
- Parcels
- Plats
- Retired Parcels
- Retired Plats
- Municipal Boundary_2K
- FacilitySites_2K_Labels
- Lots_2K
- Lot
- Unit
- General Common Element
- Outlot
- SimultaneousConveyance
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline_2K
- <all other values>
- EA-Easement_Line
- PL-DA
- PL-Extended_Tie_line
- PL-Meander_Line
- PL-Note
- PL-Tie
- PL-Tie_Line
- Road Centerlines_2K
- Railroad_2K
- TaxParcel_2K
- Waterbodies_2K_Labels
- Waterlines_2K_Labels
- Municipal Boundary_5K
- FacilitySites_5K_Labels
- Waterbodies_5K_Labels
- Waterlines_5K_Labels

0 272.60 Feet

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Notes:

Printed: 7/7/2021

