

Planning Department

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

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

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

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated February 21, 2019
 3. Discussion and Action Regarding a Certified Survey Map for NCL Graphics Located at N29 W22960 Marjean Lane for the Purpose of Combining Five Separate Lots Into a Single Parcel (PWC 0914008)
 4. Discussion and Action Regarding the Site and Building Plans for the Walbec Group for a Building Renovation to Property Located at N6 W23633 Bluemound Road (PWC 0967998001)
 5. Discussion and Action and Public Hearing Regarding an Amendment to the Comprehensive Master Plan to Change the Year 2050 Land Use/Transportation Plan for Klein Dickert for Property Located at the Northwest Corner of Duplainville Road and Lindsay Road From Medium Density Residential to Manufacturing/Fabrication/Warehousing (PWC 0866997003)
 6. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Klein Dickert to Rezone Property From Rs-2 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a New Manufacturing and Office Facility (PWC 0866997001, PWC 0866997002, PWC 0866997003)
 7. Discussion and Action Regarding a Certified Survey Map for Klein Dickert for Property Located at W227 N4755 Duplainville Road for the Purpose of Combining Three Existing Parcels Into a Single Lot (PWC 0866997001, PWC 0866997002, PWC 0866997003)
 8. Discussion and Action Regarding the Site and Building Plans for the Construction of a 54,335 Square Foot Industrial Building for Klein Dickert for Property Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, PWC 0866997003)
 9. Discussion and Action and Public Hearing Regarding an Amendment to the Comprehensive Master Plan to Change the Year 2050 Land Use/Transportation Plan for the Robert J. Stenz Family Trust Property Located at the Northwest Corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low-Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas to Medium Density Residential and Flood Plains, Lowland and Upland Conservancy, and Other Natural Areas (PWC 0940999001)
 10. Further Discussion and Action Regarding the Revised Site and Building Plans for the Construction of 50 Condominium Units Requested by Jim Forester for Property Owned by the Robert J. Stenz Family Trust Located on Golf Road & CTH G (PWC 0940999001)

11. Discussion and Action Regarding the Request of Briohn Building Corporation to Vacate Approximately 0.1320 Acre of City of Pewaukee Right-of-Way and Attach the Entirety to Property Located at W226 N918 Northmound Road For the Purpose of Accommodating the Development of a 131,400 Square Foot Industrial Building (PWC 0962998005)
12. Discussion and Action Regarding a Preliminary Certified Survey Map for Briohn Building Corporation for Property Located at W226 N918 Northmound Drive for the Purpose of Dedicated the Right-of-Way (PWC 0962998005)
13. Discussion and Action Regarding the Conceptual Site and Building Plans for the Proposed Waters Senior Living Development Located at W239 N2492 Pewaukee Road (PWC 0919995)
14. Adjournment

Ami Hurd
Deputy Clerk

4/11/2019

NOTICE

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

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

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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for NCL Graphics Located at N29 W22960 Marjean Lane for the Purpose of Combining Five Separate Lots Into a Single Parcel (PWC 0914008)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

NCL Graphics Revised CSM

NCL Graphics Staff Report

Sheet 1 of 4

"CTH F" (Formerly "STH 164")

CERTIFIED SURVEY MAP NO. _____

Sheet 2 of 4

Part of the NW ¼ of the NW ¼ of Section 13, T7N, R19E
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

Includes all of Lots 5, 6, 7, and 8, R & D INDUSTRIAL PARK and abutting unplatted lands

SURVEYOR'S CERTIFICATE:

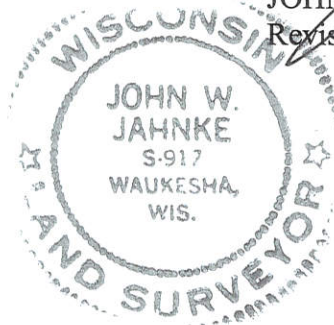
I, John W. Jahnke, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:

Lots 5, 6, 7, and 8, R & D Industrial Park, being a part of the Northwest ¼ of Section 13, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

ALSO

All that part of the Northwest ¼ and the Southwest ¼ of the Northwest ¼ of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows: Beginning at the southwest corner of Lot 6 in R & D Industrial Park, being a subdivision of a part of the Northwest ¼ of the Northwest ¼ and the Northeast ¼ of the Northwest ¼ of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin; thence North 88°39'00" East along the South line of said Subdivision 317.23 feet to a point; thence South 00°45'46" East 412.22 feet to a point; thence South 88°39'00" West 317.23 feet to a point on the Easterly line of County Trunk Highway "F", formerly State Trunk Highway 164; thence North 00°45'46" West 412.22 feet to the point of beginning. Containing 336,818.39 square feet (7.7323 acres) of land.

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



John W. Jahnke
JOHN W. JAHNKE - Wis. Reg. No. S-917
Revised this 26th day of MARCH, 2019

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 26th day of MARCH, 2019.

My commission expires July 5, 2019

Peter A. Muehl
PETER A. MUEHL - NOTARY PUBLIC



OWNER: W22960 MARJEAN LANE LLC

Instrument drafted by John W. Jahnke

P.S. Pewaukee 3536

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 4

Part of the NW ¼ of the NW ¼ of Section 13, T7N, R19E

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

Includes all of Lots 5, 6, 7, and 8, R & D INDUSTRIAL PARK and abutting unplatted lands

OWNER'S CERTIFICATE:

W22960 MARJEAN LANE, LLC, duly organized and existing under and by virtue of the laws of the State of Wisconsin, does hereby certify that it caused the land described on this map to be surveyed, divided and mapped as represented on this map. It also certifies that this Certified Survey Map is required to be submitted to the following for approval: City of Pewaukee

W22960 MARJEAN LANE LLC

RICHARD K. MUELLER - MEMBER

STATE OF WISCONSIN)ss
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 201____, the above named RICHARD K. MUELLER, of the above named Limited Liability Company, to me known to be the one who executed the foregoing instrument and to me known to be such Member, and acknowledged that they executed the foregoing instrument as such member as the deed of said Limited Liability Company, by its authority.

My commission expires _____

NOTARY PUBLIC -

CONSENT OF CORPORATE MORTGAGEE:

WESTBURY BANK, a corporation duly organized and existing by virtue of the laws of the State of _____, mortgagee of the above described land, consents to the surveying, dividing and mapping of the land described in the foregoing affidavit of John W. Jahnke, surveyor, and consents to the above certificate of RICHARD K. MUELLER, owner.

WESTBURY BANK

_____ - _____

STATE OF _____)ss
COUNTY OF _____)

Personally came before me this _____ day of _____, 2019 _____ of the above named _____, to me known as the person who executed the foregoing instrument, and to me known to be the _____ of the _____ and acknowledged that they executed the foregoing instrument as such officer as the deed of _____ by it authority.



JOHN W. JAHNKE - Wis. Reg. No. S-917
Dated this 27th day of DECEMBER, 2018
Revised this 26th day of MARCH, 2019

Notary Public - _____
State of _____
My commission expires _____

OWNER: W22960 MARJEAN LANE LLC

Instrument drafted by John W. Jahnke

P.S. Pewaukee 3536

CERTIFIED SURVEY MAP NO. _____

Sheet 4 of 4

Part of the NW ¼ of the NW ¼ of Section 13, T7N, R19E

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

Includes all of Lots 5, 6, 7, and 8, R & D INDUSTRIAL PARK and abutting unplatted lands

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Pewaukee, this _____ day of _____, 201__.

STEVE BIERCE – CHAIRMAN

BRANDON BERGMAN – SECRETARY

COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Pewaukee, this _____ day of _____, 201__.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLERK/TREASURER



John W. Jahnke
JOHN W. JAHNKE - Wis. Reg. No. S-917
Dated this 27th day of DECEMBER, 2018
Revised this 26th day of MARCH, 2019

OWNER: W22960 MARJEAN LANE LLC

Instrument drafted by John W. Jahnke

P.S. Pewaukee 3536



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

REPORT TO THE PLAN COMMISSION

Meeting of April 18, 2019

Date: April 8, 2019

Project Name: NCL Graphic Specialties Certified Survey Map

Project Address/Tax Key No.: approximately N29W22960 Marjean Lane /Tax Key Nos. 0914008, 0914007, 0914006, 0914005 and 0914973001

Applicant: NCL Graphic Specialties, Inc.

Property Owner: W22960 Marjean Lane LLC

Current Zoning: M-2 Limited Industrial District

Proposed Zoning: Same

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: CP Rail System to the north and industrial to the south, east and west

Project Description

At their November 15, 2018 meeting, the Plan Commission approved site and building plans for NCL Graphic Specialties, Inc. to allow for the rebuilding of a portion of the existing building that was damaged by fire, subject to combining the five existing parcels into a single lot per Section 18.0602 of the City's Land Division Ordinance.

As required by that approval, the applicant has submitted a certified survey map to combine the five separate lots that consist of the total development site of NCL Graphic and Specialties into a single parcel.

With approval of the CSM, a 7.73-acre parcel will be created and parking and building setback issues resulting from the interior property lines will be eliminated.

All properties are currently zoned M-2 Limited Industrial District, so split zoning is not an issue.

Recommendation

A motion recommending approval of a 1 Lot Certified Survey Map combining the five existing properties located at approximately N29W22960 Marjean Lane, bearing Tax Key Nos. 0914008, 0914007, 0914006, 0914005 and 0914973001.

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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for the Walbec Group for a Building Renovation to Property Located at N6 W23633 Bluemound Road (PWC 0967998001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Walbec Group Site Plan

Walbec Group Staff Report

ROOTED IN A BLUFF OVERLOOKING AN ACTIVE STONE QUARRY, THE EXISTING 1970'S CAST-IN-PLACE CONCRETE STRUCTURE IS CAPPED WITH A STEEPLY PITCHED PYRAMID SHAPED ROOF THAT GIVES THE IMPRESSION OF A COLD WAR ERA BUNKER RATHER THAN AN OFFICE BUILDING. WITH THE GOALS OF MODERNIZING THE FAÇADE AND ALLOWING THE BUILDING TO SERVE AS A GATEWAY TO THE WALBEC CAMPUS, THE CONCEPT FOR THE DESIGN IN CENTERED ON A SERIES OF CALCULATED INCISIONS THAT ENHANCE THE EXISTING ARCHITECTURE RATHER THAN DETRACT FROM IT.

SEEKING TO UNIFY THE EXISTING BUILDINGS TO DEVELOP A CAMPUS FEEL, THE MATERIAL PALETTE FOR THE RENOVATION TAKES ITS QUEUE FROM THE NEIGHBORING ZENITH TECH BUILDING. ALL OF THE NEW CORRUGATED METAL SIDING, NATURAL STONE VENEER, AND TEXTURED MODULAR BLOCK RETAINING WALLS USED FOR THE RENOVATION ARE DIRECT MATCHES. ALL SURFACES OF THE EXISTING PAINTED CAST-IN-PLACE CONCRETE WALLS WERE SANDBLASTED TO EXPOSE THE NATURAL COLOR OF THE AGGREGATES AND THE EXISTING STANDING SEAM ROOF WAS PAINTED BLACK. ALL OF THE EXITING ROTTED WOOD LOUVERS WERE REMOVED AND REPLACED IN KIND.

LACKING A DEFINABLE ENTRANCE AT THE EAST FACADE, A SECTION OF THE EXISTING PYRAMID ROOF AND RIPRAP LANDSCAPING WERE REMOVED TO CREATE A VOID IN THE FAÇADE THAT FORMS A NEW RAISED EXTERIOR TERRACE. THE TERRACE IS ACCESSED FROM THE INTERIOR OF THE BUILDING BY A PAIR OF NEW SLIDING GLASS DOORS AND WHEN WEATHER PERMITS, SERVE AS OUTDOOR OFFICE SPACE. A NATURAL STONE VENEER RETAINING WALL AND A GROVE OF BIRCH TREES SERVE AS BUFFERS BETWEEN THE TERRACE AND THE ADJACENT PARKING LOT. A NEW CEDAR AND STEEL PERGOLA ALONG WITH A PAIR OF KNEE HEIGHT, SANDBLASTED CONCRETE WALLS EXTEND OUT INTO THE EXISTING PARKING LOT TO GREET THOSE ARRIVING TO THE BUILDING. SECTIONS OF THE EXISTING ROOF STRUCTURE LEFT EXPOSED BY THE REMOVAL OF THE SECTION OF PYRAMID ROOF WERE CLAD IN CORRUGATED METAL SIDING. TO ENHANCE THE EXTERIOR VIEWS FROM THE SECOND FLOOR OFFICES, THE WINDOW SILLS WERE LOWERED AND A NEW SHALLOW GREEN ROOF SYSTEM WAS ADDED TO THE EXISTING SECTIONS OF FLAT ROOF.

AN EXISTING CRUMBLING RETAINING WALL WAS REMOVED FROM THE BUILDING'S SOUTH FACADE AND REPLACED WITH A NEW RETAINING WALL CONSTRUCTED OF TEXTURED MODULAR BLOCK AND SANDBLASTED CONCRETE. A NEW SANDBLASTED CONCRETE STAIR WAS INSERTED INTO THE EXISTING HILLSIDE AND WILL SERVE AS AN ADDITIONAL BRANCH OF THE EXISTING NETWORK OF PEDESTRIAN PATHS THROUGHOUT THE WALBEC CAMPUS.

ECHOING THE DESIGN LANGUAGE OF THE EAST FACADE, A SECOND CEDAR AND STEEL PERGOLA WITH A PAIR OF KNEE HEIGHT, SANDBLASTED CONCRETE WALLS WERE ADDED TO THE WEST FAÇADE. A NEW SLIDING GLASS DOOR WAS ADDED TO THE EXISTING CONFERENCE ROOM AND ACCESSES A NEW PARTIALLY COVERED CEDAR DECK. ALL SECTIONS OF THE EXISTING BUILDING VOLUME THAT PROTRUDE FROM THE PYRAMID ROOF WERE RE-CLAD WITH CORRUGATED METAL SIDING AND REPLACE ROTTED PAINTED PLYWOOD SIDING. ALONG THE BUILDING'S NORTH FACADE AN ADDITIONAL SECTION OF THE PYRAMID ROOF WAS REMOVED TO ALLOW FOR ADDITIONAL CEDAR LOUVERS AND A SHALLOW GREEN ROOF SYSTEM TO BE ADDED.



6528 West North Avenue
Milwaukee, Wisconsin 53213
(414) 291-0772 phone
www.galbraithcarnahan.com

WALBEC GROUP - PYRAMID BUILDING FACADE RENOVATION

N6W23633 BLUEMOUND ROAD
PEWAUKEE, WI 53187

PROJECT NARRATIVE

DATE: 04.18.19
PROJECT #: 18.26

SD001

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ARCHITECTS LLC



1
SD002

EXISTING SOUTHEAST APPROACH
NOT TO SCALE



2
SD002

EXISTING SOUTH STAIRS
NOT TO SCALE



5
SD002

EXISTING EAST ENTRANCE
SCALE: 1:1.03



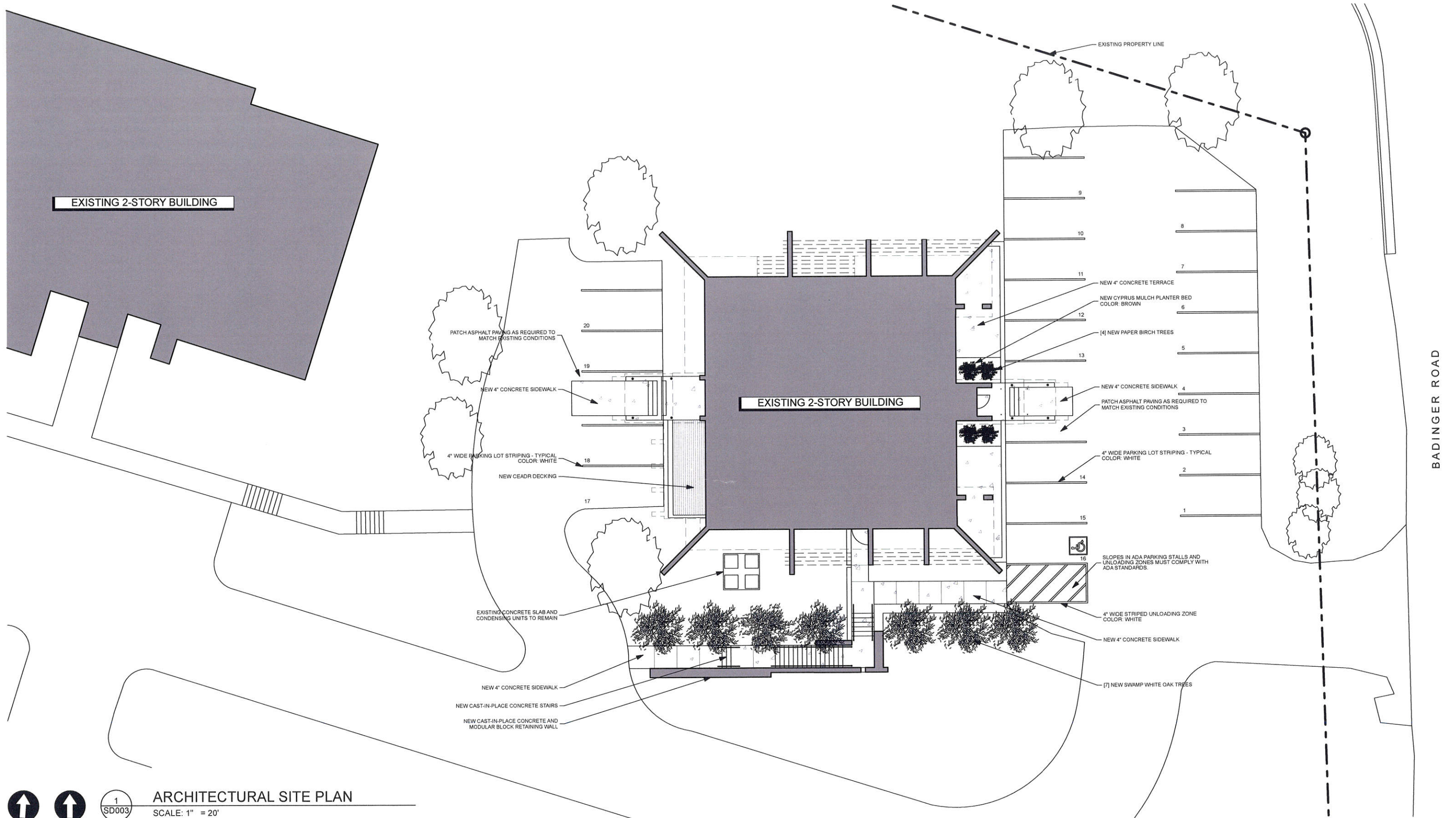
3
SD002

EXISTING WEST ENTRANCE
NOT TO SCALE



4
SD002

EXISTING NORTH ENTRANCE
NOT TO SCALE



TRUE
NORTH



PLAN
NORTH

1
SD003

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'



6528 West North Avenue
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www.galbraithcarnahan.com

WALBEC GROUP - PYRAMID BUILDING FACADE RENOVATION

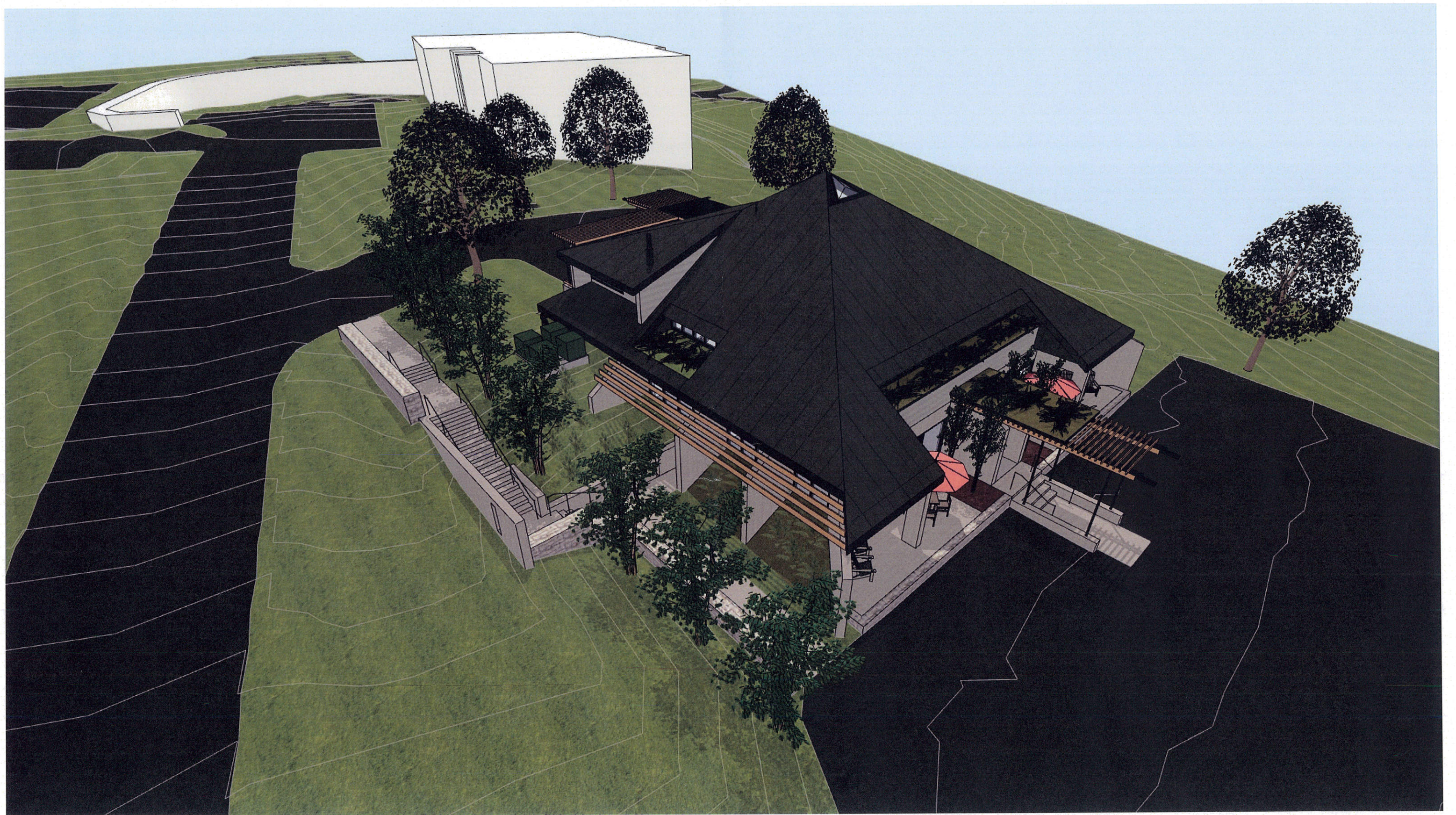
N6W23633 BLUEMOUND ROAD
PEWAUKEE, WI 53187

ARCHITECTURAL SITE PLAN

DATE: 04.18.19
PROJECT #: 18.26

SD003

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WALBEC GROUP - PYRAMID BUILDING FACADE RENOVATION

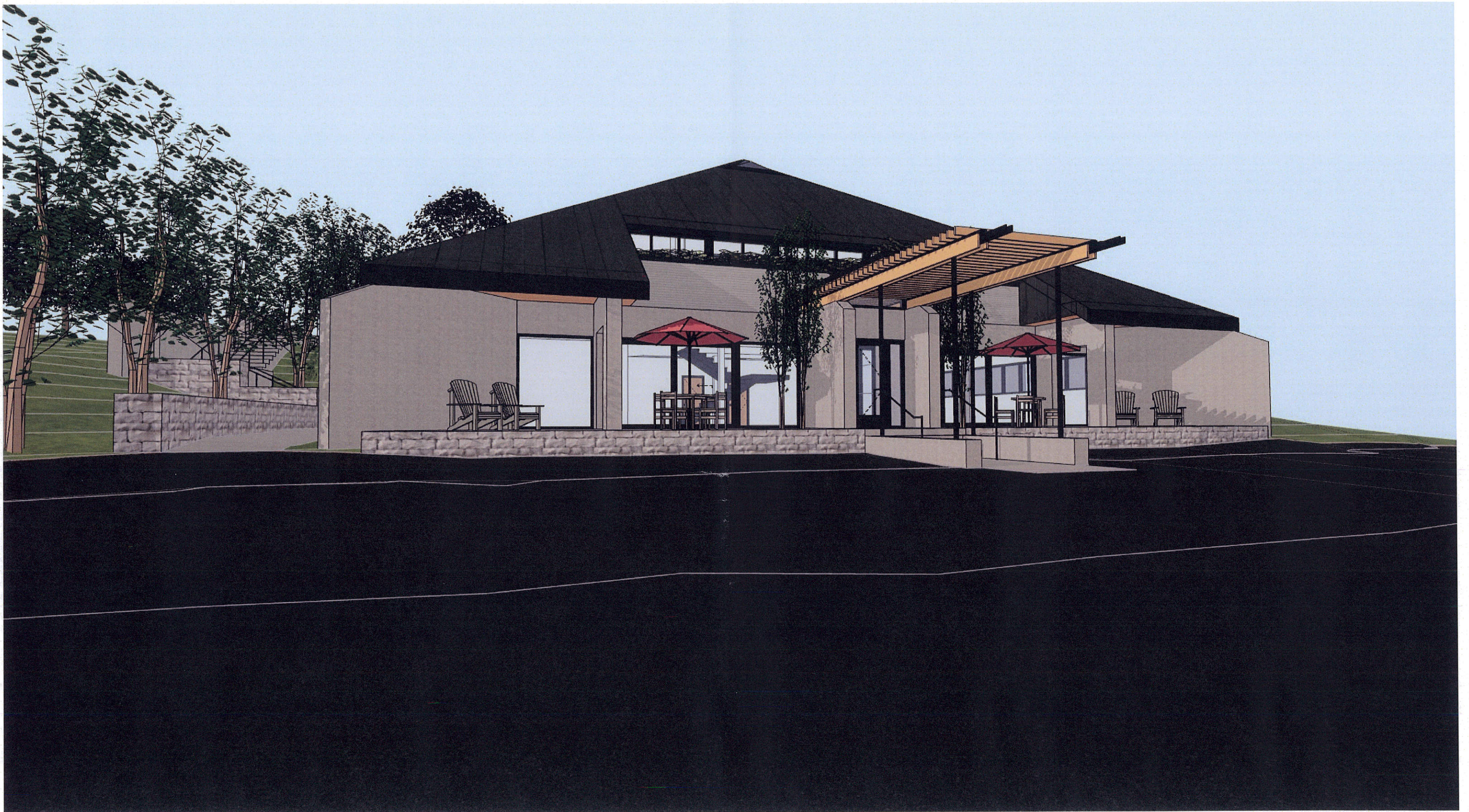
N6W23633 BLUEMOUND ROAD
 PEWAUKEE, WI 53187

BUILDING OVERVIEW

DATE: 04.18.19
 PROJECT #: 18.26

SD004

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WALBEC GROUP - PYRAMID BUILDING FACADE RENOVATION

N6W23633 BLUEMOUND ROAD
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SOUTHEAST
APPROACH

DATE: 04.18.19
PROJECT #: 18.26

SD005

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WALBEC GROUP - PYRAMID BUILDING FACADE RENOVATION

N6W23633 BLUEMOUND ROAD
PEWAUKEE, WI 53187

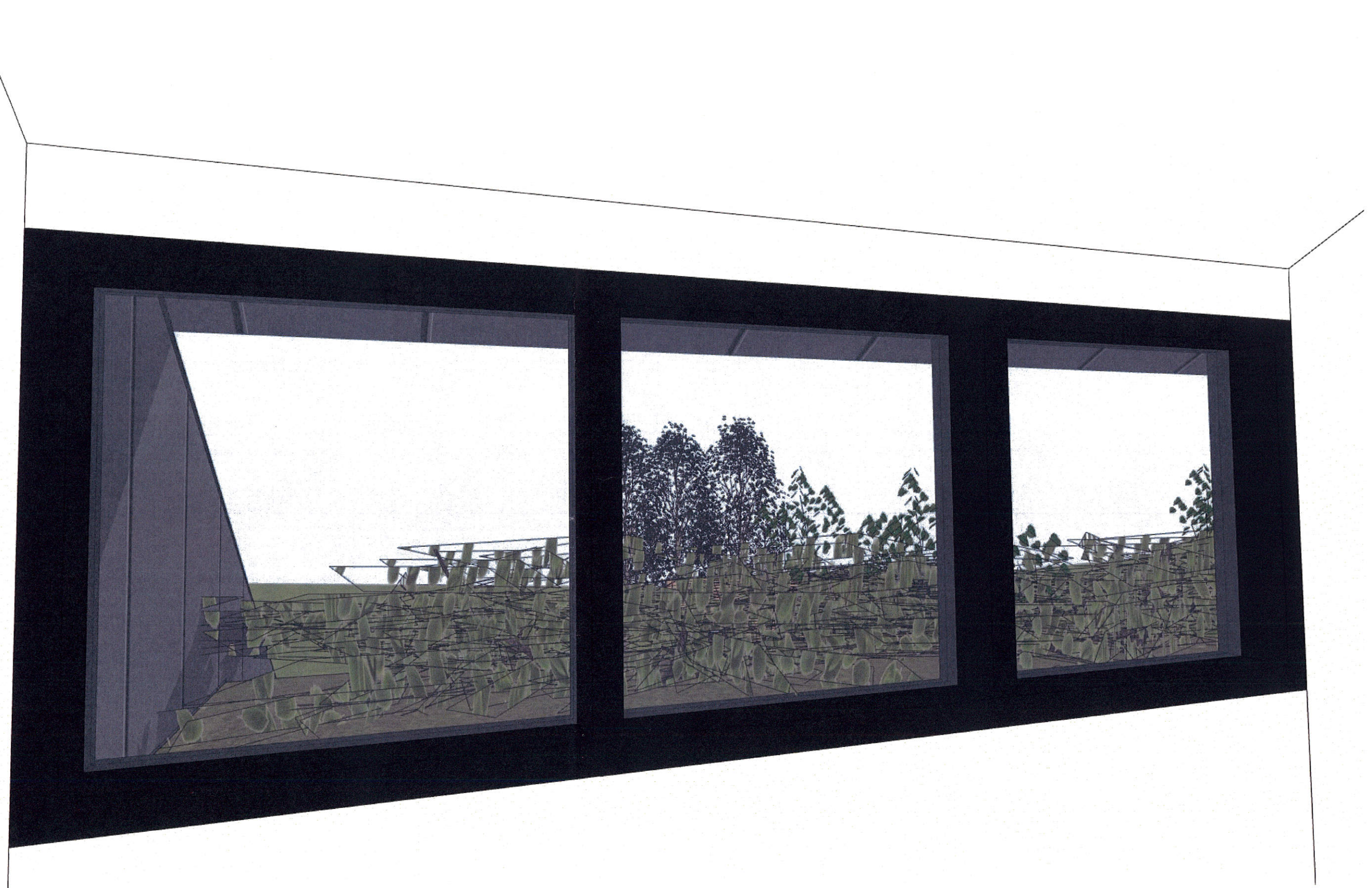
EAST ELEVATION

DATE: 04.18.19
PROJECT #: 18.26

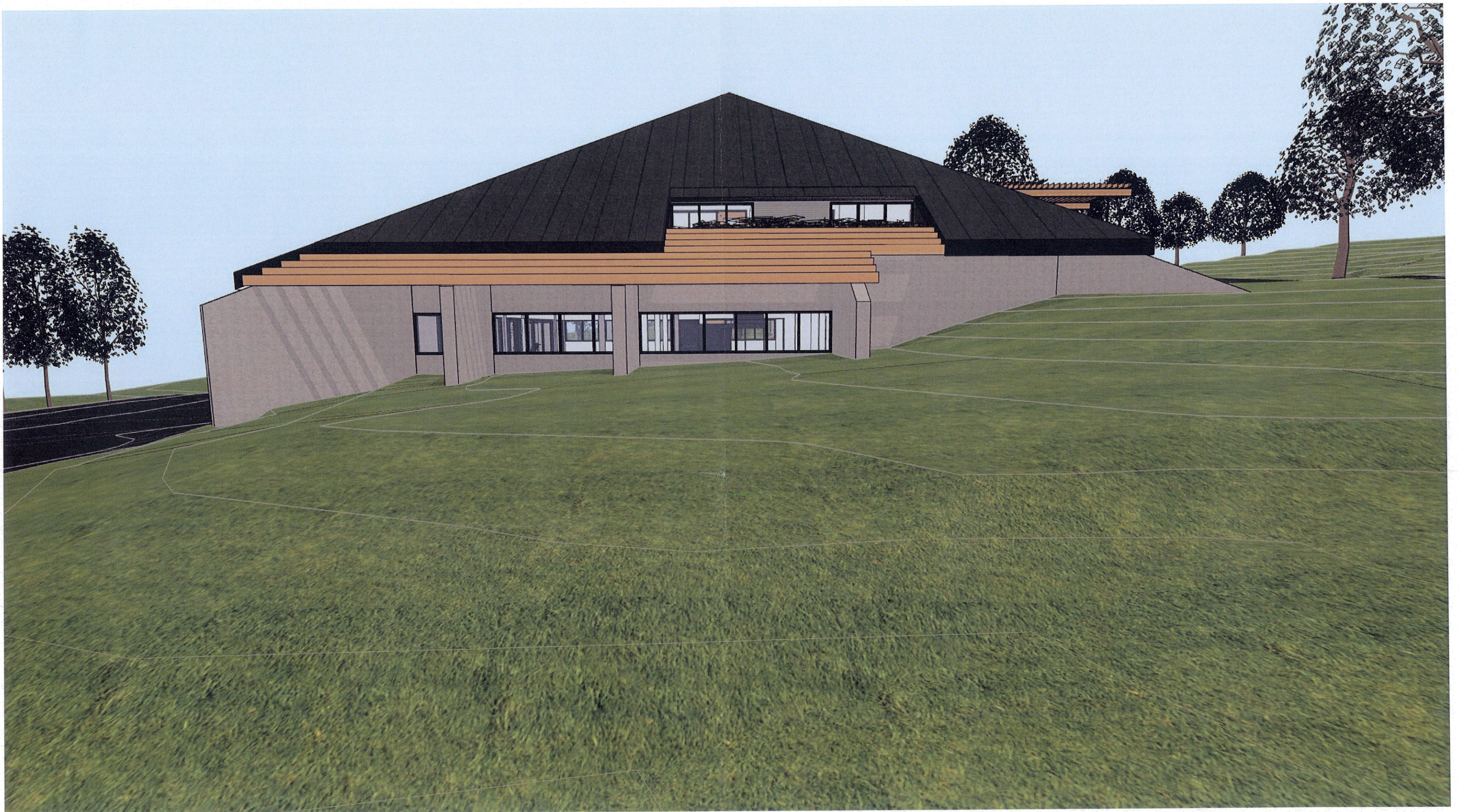
SD0006

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ARCHITECTS LLC









WALBEC GROUP - PYRAMID BUILDING FACADE RENOVATION

N6W23633 BLUEMOUND ROAD
 PEWAUKEE, WI 53187

NORTH ELEVATION

DATE: 04.18.19
 PROJECT #: 18.26

SD011

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 ARCHITECTS LLC



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

REPORT TO THE PLAN COMMISSION

Meeting of April 18, 2019

Date: April 10, 2019

Project Name: Walbec Group Site & Building Plans

Project Address/Tax Key No.: N6W23633 Bluemound Road/PWC0967998002

Applicant: Payne & Dolan, Inc.

Property Owner: Payne & Dolan, Inc.

Current Zoning: B-4 Office District

2050 Land Use Map Designation: Office Commercial

Use of Surrounding Properties: Industrial to the north, single-family residential to the south, Waukesha Lime & Stone to the east and commercial to the west

Project Description/Analysis:

The applicant has filed an application to modify the existing site and building located at N6W23633 Bluemound Road. The building is utilized as an office and the applicant is proposing changes to modernize the building and also match the new materials to the adjacent Zenith Tech building to create a campus-like feel. Note that these two buildings are located on the same parcel owned by Payne & Dolan, Inc.

Generally, the applicant is proposing to remodel the front and rear entrance. The front or east entrance will include a new walkway, terrace and larger windows. The rear entrance includes a new walkway and cedar deck as part of the modifications. The applicant is also proposing new concrete sidewalks, stairs and retaining wall along the south side of the building.

The plans provided by the applicant detail all proposed changes and building materials. Overall, minimal changes are being proposed related to landscaping and parking.

Recommendation:

A motion to recommend approval of the proposed site and building plan changes for the property located at N6W23633 Bluemound Road, subject to Engineering Department approval of final grading, erosion control and storm water management plans as may be required.

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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing Regarding an Amendment to the Comprehensive Master Plan to Change the Year 2050 Land Use/Transportation Plan for Klein Dickert for Property Located at the Northwest Corner of Duplainville Road and Lindsay Road From Medium Density Residential to Manufacturing/Fabrication/Warehousing (PWC 0866997003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Klein Dickert CMPA

Klein Dickert CMPA Exhibit

Klein Dickert CMPA Draft Ordinance

Klein Dickert CMPA Resolution



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

**CITY OF PEWAUKEE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE CITY OF PEWAUKEE will conduct a public hearing on Thursday, April 18, 2019, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Pewaukee City Hall, W240N3065 Pewaukee Road, Pewaukee, Wisconsin 53072, to hear public comment regarding a proposed ordinance to amend the City of Pewaukee 2035 Comprehensive Master Plan and Neighborhood Plans 2015-2050 to change the Year 2050 Land Use/Transportation Plan use designation for property located at approximately W227N4755 Duplainville Road from Medium Density Residential (6,500 SQ. FT. – 1/2 AC./Dwelling Unit) use to Manufacturing/Fabrication/Warehousing use. The property which is the subject of this application bears Tax Key No. 0866997003, consisting of approximately 3.7290 total acres of land. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan is available and open for inspection by the public in the Office of the City Clerk at Pewaukee City Hall, W240N3065 Pewaukee Road, Pewaukee, Wisconsin 53072, during normal business hours. In addition, the draft ordinance is available for review at www.cityofpewaukee.us. Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Nick Fuchs, City of Pewaukee Planner and Community Development Director, at 262-691-6007.

Dated this 6th day of March, 2019.

Nick Fuchs
Planner & Community Development Director

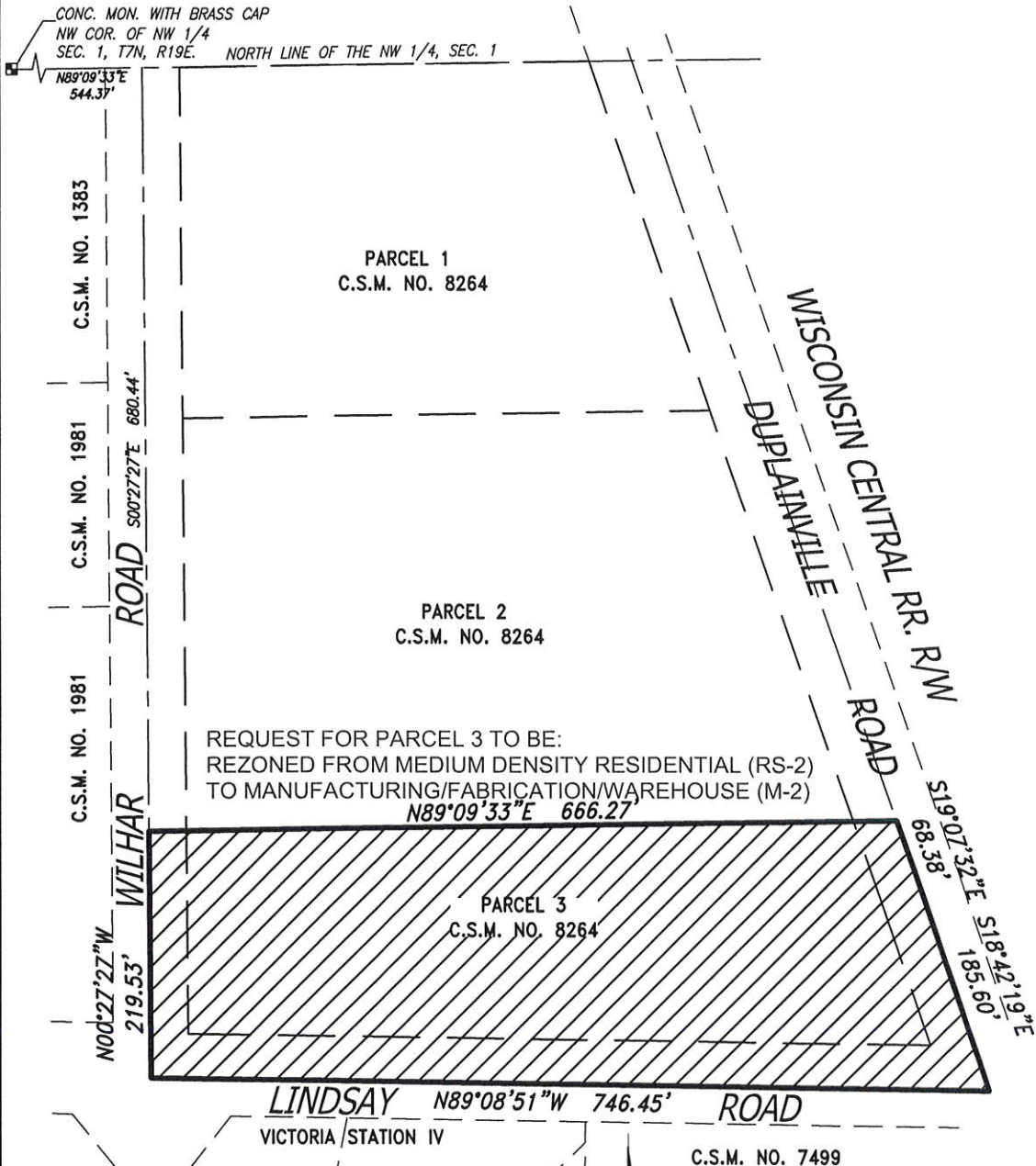
EXHIBIT "A" - REZONE

LEGAL DESCRIPTION

All of Parcel 3 of Certified Survey Map No. 8264, and a part of lands, all in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 1; thence North 89°09'33" East along the North line of said Quarter Section 544.37 feet to a point on the centerline of Wilhar Road; thence South 00°27'27" East along said centerline 680.44 feet to the extension of the North line of said Parcel 3 and the point of beginning of the lands described hereinafter; thence North 89°09'33" East along said North line and its extensions thereof 666.27 feet to a point on the centerline of Duplainville Road; thence South 19°07'32" East along said centerline 68.38 feet to a point; thence South 18°42'19" East along said centerline 185.60 feet to a point on the centerline of Lindsay Road; thence North 89°08'51" West along said centerline 746.45 feet to a point on the centerline of said Wilhar Road; thence North 00°27'27" West along said centerline 219.53 feet to the point of beginning.

Said lands contain 162,437 square feet or 3.7290 acres.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

0 120 240



ORDINANCE NO. __-__

AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF DUPLAINVILLE ROAD AND LINDSAY ROAD (TAX KEY NO. 0866997003) FROM MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. – 1/2 AC./DWELLING UNIT) USE TO MANUFACTURING/FABRICATION/WAREHOUSING USE

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

WHEREAS, KD Glass, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Duplainville Road and Lindsay Road from Medium Density Residential to Manufacturing/Fabrication/Warehousing; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on April 18, 2019, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Duplainville Road and Lindsay Road from Medium Density Residential to Manufacturing/Fabrication/Warehousing; and

WHEREAS, the City of Pewaukee held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Plan Commission having received input from the public at a duly noticed public hearing on April 18, 2019 and forwarding its recommendation to the Common Council following said hearing; and

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

SECTION 1: Adoption

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Duplainville Road and Lindsay Road from Medium Density Residential to Manufacturing/Fabrication/Warehousing.

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 6th day of May, 2019.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

RESOLUTION NO. __-__

**A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO
AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND
NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND
USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED AT THE NORTHWEST
CORNER OF DUPLAINVILLE ROAD AND LINDSAY ROAD (TAX KEY NO.
0866997003) FROM MEDIUM DENSITY RESIDENTIAL (6,500 SQ. FT. – 1/2
AC./DWELLING UNIT) USE TO
MANUFACTURING/FABRICATION/WAREHOUSING USE, PURSUANT TO WIS.
STAT. § 66.1001(4)(b)**

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

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

WHEREAS, KD Glass, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Duplainville Road and Lindsay Road from Medium Density Residential to Manufacturing/Fabrication/Warehousing, such property bearing Tax Key No. 0866997003, more particularly described as follows:

Parcel 3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

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

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City

of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at the northwest corner of Duplainville Road and Lindsay Road from Medium Density Residential to Manufacturing/Fabrication/Warehousing, such property bearing Tax Key No. 0866997003, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

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

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Klein Dickert to Rezone Property From Rs-2 Single-Family Residential to M-2 Limited Industrial for the Purpose of Developing a New Manufacturing and Office Facility (PWC 0866997001, PWC 0866997002, PWC 0866997003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Klein Dickert Rezoning Petition

Klein Dickert Rezoning Map

Klein Dickert Plan of Operation

Klein Dickert Cover Letter

Klein Dickert Staff Report

CITY OF PEWAUKEE

STATE OF WISCONSIN

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF: KLEIN DICKERT TO REZONE FROM: RS-2 SINGLE-FAMILY RESIDENTIAL TO: M-2 LIMITED INDUSTRIAL

ALL OF PARCEL 3 OF CERTIFIED SURVEY MAP NO. 8264, AND A PART OF LANDS, ALL IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 1, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 1; THENCE NORTH 89°09'33" EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 544.37 FEET TO A POINT ON THE CENTERLINE OF WILHAR ROAD; THENCE SOUTH 00°27'27" EAST ALONG SAID CENTERLINE 680.44 FEET TO THE EXTENSION OF THE NORTH LINE OF SAID PARCEL 3 AND THE POINT OF BEGINNING OF THE LANDS HEREINAFTER DESCRIBED; THENCE NORTH 89°09'33" EAST ALONG SAID NORTH LINE AND ITS EXTENSIONS THEREOF 666.27 FEET TO A POINT ON THE CENTERLINE OF DUPLAINVILLE ROAD; THENCE SOUTH 19°07'32" EAST ALONG SAID CENTERLINE 68.38 FEET TO A POINT; THENCE SOUTH 18°42'19" EAST ALONG SAID CENTERLINE 185.60 FEET TO A POINT ON THE CENTERLINE OF LINDSAY ROAD; THENCE NORTH 89°08'51" WEST ALONG SAID CENTERLINE 746.45 FEET TO A POINT ON THE CENTERLINE OF SAID WILHAR ROAD; THENCE NORTH 00°27'27" WEST ALONG SAID CENTERLINE 219.53 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINS 162,437 SQUARE FEET OR 3.7290 ACRES.

Common Description: W227 N4755 Duplainville Road

Tax Key Number: PWC 0866997001, PWC 0866997002, PWC 0866997003

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: combining three parcels into a single parcel in order to develop a new manufacturing and office facility.

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

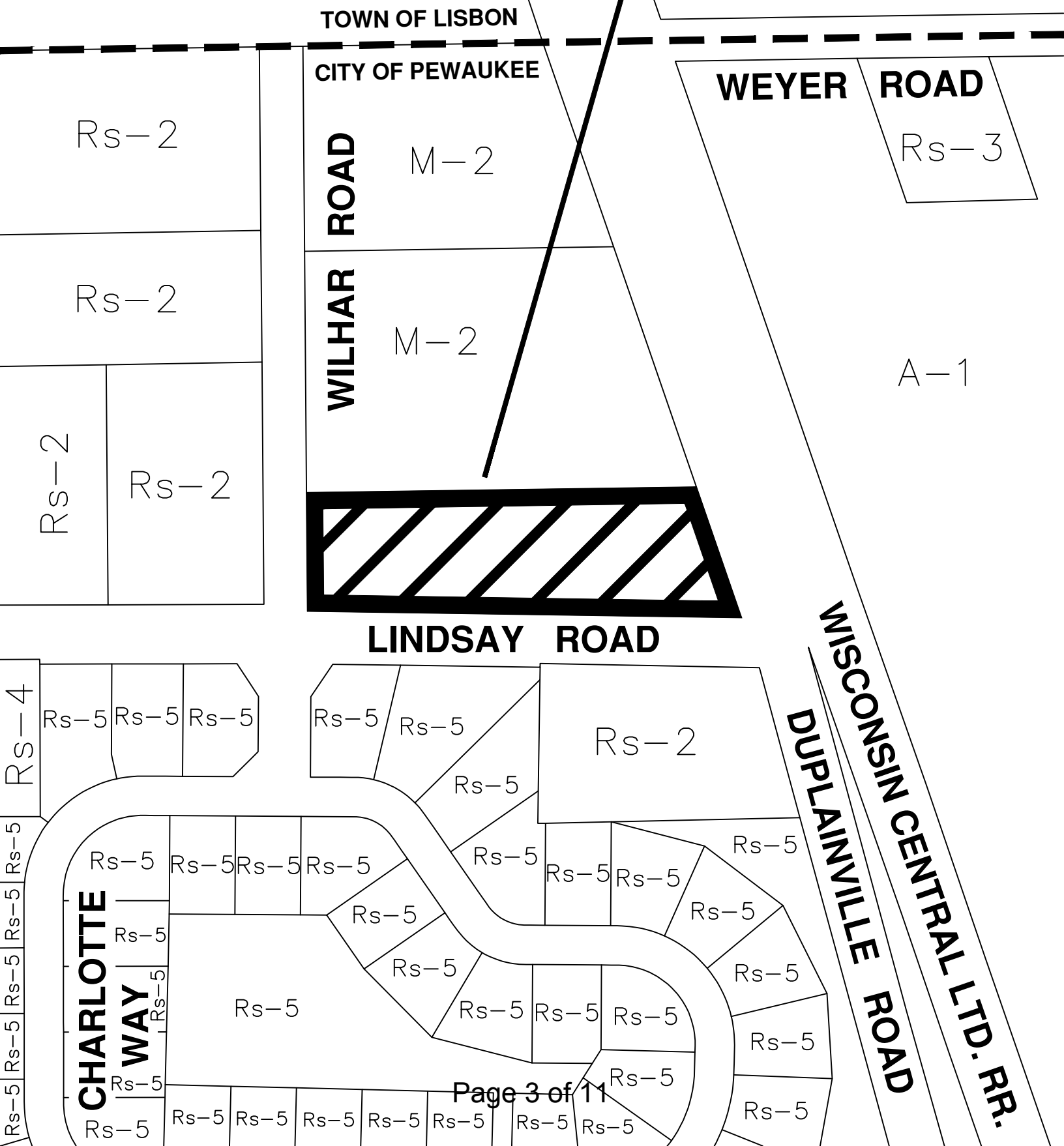
Dated this 22nd day of February, 2019.

Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee



1" = 200'

REZONE FROM Rs-2 TO M-2



Village Hall 235 Hickory Street Pewaukee, WI 53072 Village Hall - 262-691-5660 Fax - 262-691-5664		BUSINESS PLAN OF OPERATION APPLICATION VILLAGE OF PEWAUKEE			Permit No. Parcel/Tax Key No. PWC 0866997001 PWC 0866997002 PWC 0866007003	
NAME OF PROPOSED BUSINESS: KLEIN DICKERT MILWAUKEE					SU: PWC 0866997002 PWC 0866007003	
SITE ADDRESS: W227 N4755 DUPLAINVILLE RD					City: PEWAUKEE State: WI Zip: 53012	
Business / Operator's Name (Please Print) KLEIN DICKERT JIM LONGLEY		Mailing Address W231 N2837 BONDY CIR EAST - PEWAUKEE, WI 53012		City: PEWAUKEE State: WI Zip: 53012		Phone# 262-650-1200 FEIN # 362707870
Tenant's Name: (Please Print) KLEIN DICKERT JIM LONGLEY - PRES.		Mailing Address 		City: State: Zip:		Phone# FEIN#
DESCRIPTION OF BUSINESS OPERATION:						
TYPE of BUSINESS: Please Check the appropriate Box for type: ☐ Retail ☐ Wholesale ☐ Office ☐ Institutional ☐ Warehouse/Storage ☐ Other? ☒ Industrial				Description of Business: CUSTOM FABRICATOR OF ALUM. WINDOWS, STOREFRONTS AND CURTAIN WALLS.		
NEW USE? Yes or No? YES		or EXPANSION OF EXISTING USE? Yes or No? NO		OTHER?		
HOURS of OPERATION: From: 6:00 AM to 5:00 PM		DAYS of OPERATION: MONDAY THRU FRIDAY				
MAXIMUM NUMBER OF EMPLOYEES:		How many Full Time? 40 How many Part Time? 0		CURRENT ZONING: M-2 / PG-2		
Expected Customers per day: 10 MAX				Number of Trucks per day: 2 SEMI DELIVERIES 15 KD SERVICE TRUCKS		
				Number of Autos per day: 50		
PARKING Available Parking/Parking Lot Spaces # 82 Loading Spaces # 2 Is there Overnight Parking? Yes or No Where? EAST & NORTH SIDE OF BLDG.				STORAGE Any Outside Storage? Yes or No Please list type of Storage:		
SEWAGE DISPOSAL BY: Public Sewer X Septic/Holding Tank Storm Water Retention/Detention: Yes or No?		WATER SUPPLY BY: Public Water Main YES Private Well YES Other		SOLID WASTE (trash) DISPOSAL BY: Contract: Self: ADVANCE DISPOSAL Any flammable substances? Yes or No If Yes, where Stored? NA.		
Any Special Equipment/Facilities/Requirements? Yes or No What?						
APPLICANT'S SIGNATURE Jim Longley		APPLICANT'S PRINTED NAME JIM LONGLEY		DATE SIGNED 2/21/19		
PROPERTY OWNER'S SIGNATURE Jim Longley		PROPERTY OWNER'S PRINTED NAME JIM LONGLEY		DATE SIGNED 2/21/19		
APPROVAL CONDITIONS Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of Village Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the Village Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.						
For Staff ONLY Submitted for Review on: _____ Date: _____ Approval by Zoning Administrator: _____ Date: _____ Approval by Village Planner: _____ Date: _____ SPECIAL REQUIREMENTS/COMMENTS: _____						



STRUCTURAL ENGINEERS
EXPERTISE • INNOVATION • EXCELLENCE

February 21, 2018

Mr. Nick Fuchs
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: (J180605MTB) Klein Dickert New Facility
W227 N4755 Duplainville Rd.

Dear Mr. Fuchs:

This letter will serve as our request to bring the following items before the March 21st Plan Commission meeting in conjunction with the above referenced project.

THE PROJECT

The project consists of the development of a new 54,335 square foot manufacturing and office facility to be located at the corner of Lindsey Road and Duplainville Road in the city of Pewaukee for Klein Dickert of Milwaukee. They will be relocating from their present facility on Roundy Circle East in the city of Pewaukee.

REQUESTED APPROVALS:

(15) 11 x 17 copies of the following including signed applications.

- New CSM – Lot Combination
- Lot Rezoning
- Request for elimination of existing SW Detention Easements
- Sanitary Sewer Extension
- Storm Water Management Plan
- Typical Site, Grading and Utility Plan and Building Submittal

The SWMP as well as the Sanitary Sewer Extension have previously been submitted and are in the review and approval process.

FEES AND PAYMENT INCLUDED:

A check, made out to the "City of Pewaukee" in the amount of \$1,100.00 is included with this submittal for the following agenda items.

CSM -	\$200.00
Rezoning -	\$400.00
<u>Site/Bldg Plan -</u>	<u>\$500.00</u>
Total	\$1,100.00

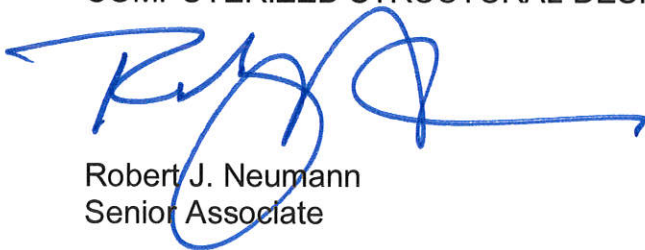
Of note for your reference relative to the site and building submittal, the site lighting and landscaping shown is conceptual. We do not have a final site photometric plan at this time for submittal. We may be able to get this finalized and submitted in the next 7 to 10 days.

The landscaping is shown for conceptual approval also for the following reason. The site was previously leased to a landscape contractor who has left on site their inventory of plants, shrubs and trees for disposal or Klein Dickerts use. We intend to utilize any viable plantings in our final layout, but the time of year does not allow us to verify what exists on site or if it is a healthy plant. We plan to do this in spring and will come back to you for final approval at that time.

Please feel free to call with any questions. We sincerely appreciate the opportunity to submit this proposal on behalf of Klein Dickert and look forward to hearing from you soon.

Sincerely,

COMPUTERIZED STRUCTURAL DESIGN, S.C.



Robert J. Neumann
Senior Associate

Encl:

cc: Jim Longley, KD
file



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

REPORT TO THE PLAN COMMISSION

Meeting of April 18, 2019

Date: April 8, 2019

Project Name: KD Glass rezoning, Comprehensive Master Plan Amendment, Certified Survey Map and Site & Building Plans

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

Applicant: Klein-Dickert Milwaukee, Inc.

Property Owner: KD Glass LLC

Current Zoning: M-2 Limited Industrial District (PWC0866997001 & 0866997002) and Rd-2 Two-Family Residential District (PWC0866997003)

Proposed Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing (PWC0866997001 & 0866997002) and Medium Density Residential (6,500 SQ. FT. – 1/2 AC./D.U.) (PWC0866997003)

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

Introduction:

The applicant submitted several applications related to the construction of an industrial building upon three parcels of land located at approximately W227N4755 Duplainville Road. The subject property was formerly occupied by a landscape contractor and contains a single story structure that will remain. The total development site has an area of approximately 10.2365 acres (445,905 square feet).

The two northernmost properties are zoned M-2 Limited Industrial District and designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan map. The southernmost property is zoned Rd-2 Two-Family Residential District and is designated as Medium Density residential on the City's future land use map.

To accommodate the proposed development, the applicant is requesting:

- approval of a rezoning for the southernmost property (PWC0866997003) from Rd-2 District to M-2 District;
- approval of an amendment to the Comprehensive Master Plan Year 2050 Land Use/Transportation Plan future land use designation of the southernmost property from Medium Density Residential to Manufacturing/Fabrication/Warehousing;
- approval of a Certified Survey Map to combine the three existing parcels into a single lot; and

- approval of site and building plans related to the site plan, landscaping, lighting, storm water management, and architecture;

This development will be the headquarters of Klein-Dickert Milwaukee, Inc. (d/b/a KD Glass). KD Glass provides glass and glazing products and services. The business use is allowed as a Permitted Use in the M-2 District. KD Glass will operate from 6:00 a.m. to 5:00 p.m., Monday through Friday and anticipates approximately 40 full time employees that will work from this location. It can also be noted that the site contains sufficient area for future expansion. Note any future building or site changes would require separate review and approval at that time.

Project Description/Analysis:

Certified Survey Map (CSM)

The CSM combines the three existing parcels into a single lot. Staff is recommending the following conditions be met to the satisfaction of the City Planner and prior to recording the CSM with the Waukesha County Register of Deeds:

- Per Section 18.0602, the proposed lot lines to be removed shall be labeled as “previous lot line – to be removed.”
- The following information shall be shown on the face of the CSM as required by Section 18.0603b:
 - Setbacks or Building Setback Lines required by the Plan Commission or other City or County Ordinances;
 - Utility, drainage, and access easements; and
 - Date of the CSM.
- A 30-foot wide planting easement shall be illustrated along the south property line per Section 18.0401m(2). The easement shall include a note requiring that the easement be reserved for the planting of trees and shrubs, and the building of structures within the easement is prohibited.
- The Plan Commission Secretary name shall be revised to Brandon Bergman, Secretary.

Existing Storm Water Retention Easements

A previous land division, CSM No. 8264, for the subject properties included three storm water retention easements. This includes a 50-foot easement along the north side of the development, a 70-foot wide easement at the southwest corner of the development and a 70-foot wide easement at the southeast corner.

As the easements along the north property line and at the southeast corner are not needed, staff recommends that the approval of the subject development be conditioned upon the grant by the City and the property owner of a release of the storm water retention easement restriction established by Certified Survey Map No. 8264 recorded May 1, 1997 for the 50-foot wide storm water retention easement along the north property line of property bearing Tax Key No. 0866997001 and the 70-foot wide easement located at the southwest corner of the development upon properties bearing Tax Key Nos. 0866997003 and 0866997002 , prior to recording the CSM with the Waukesha County Register of Deeds.

The easement within the southwest corner of the property is needed for drainage purposes and staff does not recommend its release, unless that area is accounted for and drains to the proposed retention pond.

CSM No. 8264 states that the storm water easements are intended for retention basins. The proposed development plan includes improvements within the north easement (to be released as conditioned above) and parking and drives within the easement located at the southwest corner of the property (recommended to remain). Staff questions whether any development should occur within these easements other than those improvements related to storm water retention.

As such, staff recommends that the 70-foot wide storm water retention easement be revised to locate all parking and drive areas outside of the easement, prior to recording the Certified Survey Map with the Waukesha County Register of Deeds. This would shorten the length of the easement by approximately 40-feet.

Site and Building Plans

The applicant is proposing a 54,335 square foot building, which includes roughly 48,000 square feet of manufacturing space and 6,000 square feet of office space. The development will result in 35% of the site covered by impervious surfaces and 65% greenspace, which complies with the required 40% minimum greenspace standard per the City's Zoning Code.

The project includes the building, which consists of loading docks and overhead doors along the north, east and west elevations and associated parking, landscaping and lighting, which are further detailed below. In addition, storm water management facilities are proposed and located south of the building, adjacent to Lindsay Road. The detailed storm water management plan is currently under review.

As recommended by staff, the applicant is proposing one ingress/egress location from Duplainville Road. The entrance drive is 40-feet wide as recommended by the Fire Chief.

Staff recommendations related to the site plan include:

- Final grading, erosion control and storm water management plans shall be submitted for approval by the Engineering Department prior to any land disturbance activities.
- If there is any overnight parking or storage proposed, a revised site plan shall be submitted, for review and approval by the City Planner, which illustrates areas designated for overnight parking of commercial vehicles, trailers, storage units or any other accessory type structures. All accessory structures and parking areas shall be screened from view. Furthermore, no other outdoor storage of materials or other equipment shall be allowed onsite without Plan Commission review and approval.
- Site and Building plans shall be contingent upon Fire Chief review and approval of the subject development for conformance with Fire Codes and access to the building.
- Site and Building Plans are contingent upon Common Council approval of the proposed Rezoning, Comprehensive Master Plan Amendment, and Certified Survey Map.

Natural Resources:

The applicant is proposing to fill the two wetlands located onsite. According to the applicant, the WDNR has already granted approval for the wetland fill.

It can be noted that the property is not within a SEWRPC environmental corridor and no floodplain exist onsite.

Utilities:

Public sewer and water is available and will serve the subject development. The City received a letter from SEWRPC, dated October 30, 2018, approving the sewer extension.

Parking:

The site plan includes 82 parking spaces, including 3 ADA accessible spaces. This equates to a parking ratio of approximately 1.5 parking spaces per 1,000 square feet of gross floor area. The Zoning Code, as a guideline, suggests one space per two employees in a 12 hour period. With 40 employees, 20 parking spaces would be suggested.

Staff has no objections to the amount of parking provided.

Note that the parking spaces are 9' x 20' (180 square feet) in size, which complies with Zoning Code standards.

Landscaping:

The applicant has provided a preliminary landscape plan, which includes mostly existing landscaping. The applicant has noted that existing nursery stock will be utilized from the previous landscape contractor; however, they have not yet fully inventoried those plantings to apply them to a landscape plan.

As such, staff recommends submittal of a detailed landscape plan, for Plan Commission review and approval, prior to issuance of a Building Permit.

Staff has indicated to the applicant that dumpsters, loading areas and truck docks must be screened. In addition, a 30-foot landscape easement along the south property line is recommended on the CSM, and staff noted that particular attention be made within this area to provide a buffer to the existing single-family residential development to the south.

The applicant did not submit a separate "wood growth" plan; however, the survey provided shows existing treed areas of the site and the landscape plan indicates those trees that will remain.

Lighting:

A Lighting Plan has not yet been provided; therefore, staff recommends a detailed lighting plan, including a photometric plan and cut sheets/catalog pages of all light fixtures, shall be submitted for City Planner review and approval prior to the issuance of a Building Permit.

Architecture:

The proposed building exterior consists primarily of painted precast concrete wall panels. The office portion of the building will be constructed of a glass curtain wall system.

The building contains overhead doors on the north, east and west elevations. The overhead doors on the north and west elevations are white. The overhead doors on the east elevation facing Duplainville

Road appear to be decorative glass doors; however, the label on the plans incorrectly indicate white doors.

Rooftop mechanicals are located on the office portion of the building and are screened by a louver or panel that will be designed to complement the building.

The existing building onsite will be painted to match or complement the new manufacturing facility.

Signage:

Sign plans have not yet been submitted. As shown on the renderings, a wall sign is anticipated above the front entrance. A monument sign adjacent to Duplainville Road may also be proposed in the future.

Signage shall comply with all standards set forth in Section 17.0700 of the City's Zoning Code and require separate review and approval by the City Planner as well as a Sign Permit from the Building Services Department, prior to installation.

Recommendation:

A motion to recommend approval of the proposed rezoning request to rezone the southernmost property (PWC0866997003) from Rd-2 Two-Family Residential District to M-2 Limited Industrial District.

A motion to recommend approval of an amendment to the Comprehensive Master Plan Year 2050 Land Use/Transportation Plan future land use designation from Medium Density Residential to Manufacturing/Fabrication/Warehousing for property bearing Tax Key No. 0866997003.

A motion to recommend approval of a 1 Lot Certified Survey Map to combine the three existing parcels into a single lot, subject to the conditions within the Plan Commission staff report dated April 8, 2019.

A motion to approve site and building plans submitted by Klein-Dickert Milwaukee, Inc. for the property located at approximately W227N4755 Duplainville Road, subject to the conditions within the Plan Commission staff report dated April 8, 2019.

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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Klein Dickert for Property Located at W227 N4755 Duplainville Road for the Purpose of Combining Three Existing Parcels Into a Single Lot (PWC 0866997001, PWC 0866997002, PWC 0866997003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Klein Dickert CSM

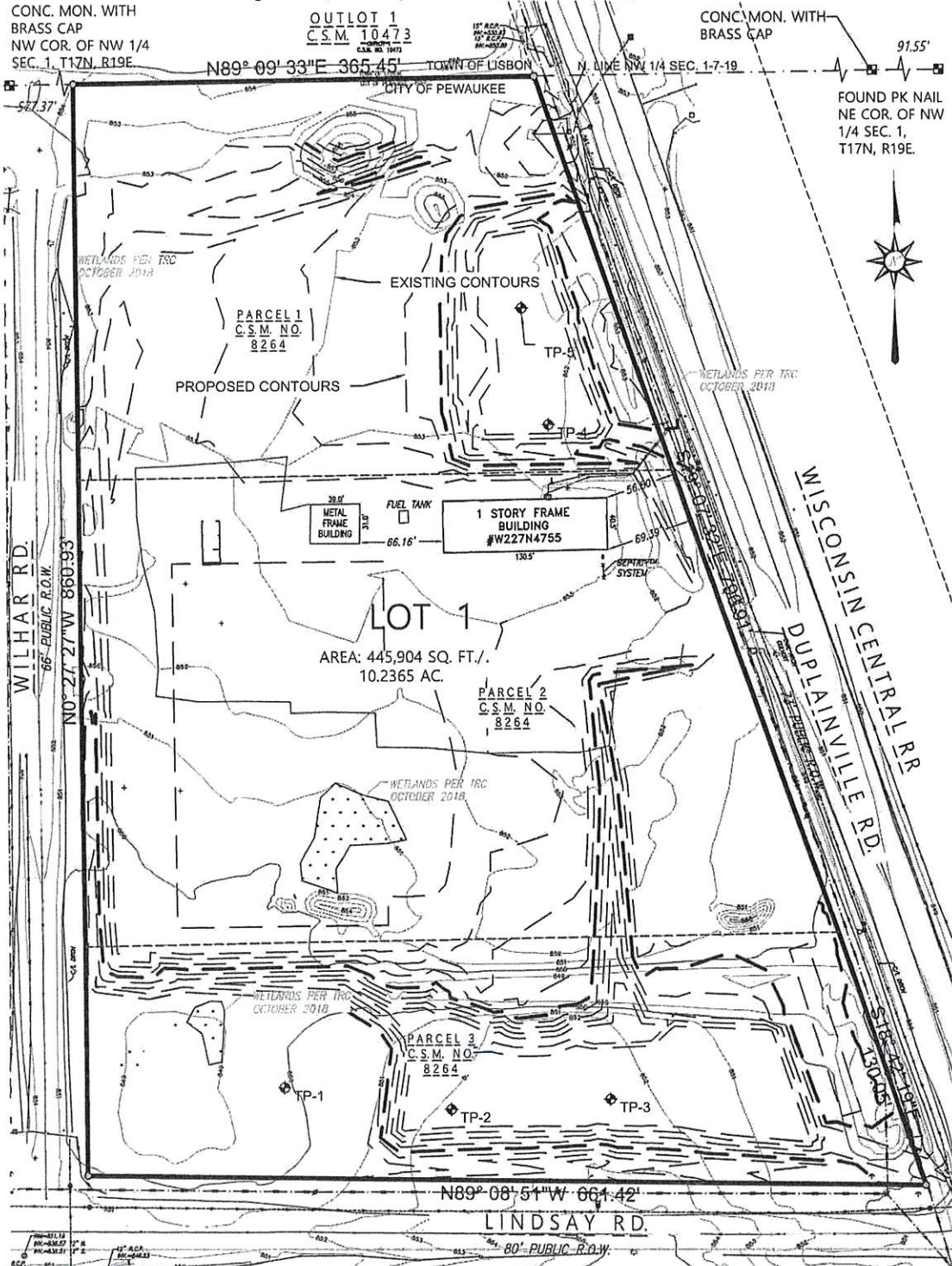
Klein Dickert Alta

Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Page 2 of 8

CERTIFIED SURVEY MAP NO. _____

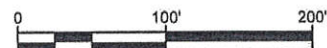
Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



THE **SIGMA** GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 17945 DRAFTED BY BMR. 9-20-2018, REV. 2-26-19

GRAPHIC SCALE



Sheet 2 of 6

CERTIFIED SURVEY MAP NO. _____

Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
):SS
MILWAUKEE COUNTY)

I, BAIBA M. ROZITE, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped all of Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Said parcel contains 445,904 square feet or 10.2365 acres of land, more or less.

THAT I have made the survey, land division, and map by the direction of the owner of said land.

THAT the map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made.

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the City of Pewaukee Land Division Ordinance in surveying, dividing and mapping the same.

_____(SEAL)
Baiba M. Rozite ,Professional Land Surveyor S-2351

CERTIFIED SURVEY MAP NO. _____

Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE

MHL Land, LLC, a Wisconsin limited liability company, as Owner, hereby certifies that said MHL Land, LLC caused the land described on this map to be surveyed, divided and mapped as represented on this map.

MHL Land, LLC further certifies that this map is required by s. 236.10 or 236.12 to be submitted to the following for approval or objection: The City of Pewaukee.

WITNESS the hand and seal of said owner this ____ day of _____, 20 ____.

In the presence of:

MHL Land, LLC, printed name & title

STATE OF WISCONSIN)

)SS

_____ COUNTY)

Personally came before me this ____ day of _____, 20 ____, the above-named _____ to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(SEAL) NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PROJECT NUMBER 17945 DRAFTED BY BMR. 9-20-2018, REV. 2-26-19

Sheet 4 of 6

CERTIFIED SURVEY MAP NO. _____

Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

FOUNDATIONS BANK, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this map, and does hereby consent to the above certificates of **MHL Land, LLC**, owners.

IN WITNESS WHEREOF, the said **FOUNDATIONS BANK**, has caused these presents to be signed by

_____, its President, and countersigned by _____ its Vice President

at _____, Wisconsin, and its corporate seal to be hereunto affixed this

_____ day of _____, 20____.

In the presence of:

FOUNDATIONS BANK

President _____

Date _____

Vice President _____

Date _____

STATE OF WISCONSIN)
_____ COUNTY) SS

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

(SEAL) _____ NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.

STATE OF WISCONSIN)
_____ COUNTY) SS

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

(SEAL) _____ NOTARY PUBLIC *signature*, STATE OF WISCONSIN

notary printed name

MY COMMISSION EXPIRES _____.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

CERTIFIED SURVEY MAP NO. _____

Parcels 1-3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209268, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CITY OF PEWAUKEE PLAN COMMISSION CERTIFICATE OF APPROVAL

APPROVED BY THE PLAN COMMISSION OF THE CITY OF PEWAUKEE ON THIS ____ DAY OF _____, 20____.

STEVE BIERCE, CHAIRMAN

HARLAN CLINKENBEARD, RECORDING SECRETARY

CITY OF PEWAUKEE COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED BY THE COMMON COUNCIL OF THE CITY OF PEWAUKEE ON THIS ____ DAY OF _____, 20____, BY RESOLUTION NO. _____.

STEVE BIERCE, MAYOR
CITY OF PEWAUKEE

KELLY TARCZEWSKI, CLERK/TREASURER
CITY OF PEWAUKEE

TITLE COMMITMENT

This was prepared based on First American Title Insurance Company Commitment No. 218043374, dated June 13, 2018, which lists the following easements and/or restrictions from schedule B.1:

- 3, 4, 5 & 7 visible evidence shown, if any.
- 1, 2, 6 & 8 not survey related.
9. Holding Tank Agreement recorded June 30, 1997 as Document No. 2225743. Affects property by location, general in nature. (Address listed wrong in the legal description of the property).
10. Holding Tank Agreement recorded May 27, 1997 as Document No. 2216281. Affects Parcel 2 of CSM 8264, general in nature.
11. Agreement of Permission for a Temporary Waste Water Collection System and Holding Tank recorded May 27, 1997 as Document No. 2216280. Affects Parcel 2 of CSM 8264, general in nature.
12. Easement for Public Utilities disclosed by instrument recorded on February 10, 1977 as Document No. 994304. Affects property by location, shown.
13. Sanitary Easement recorded December 6, 1976 as Document No. 977255. Affects property by location, general in nature, blanket type.

FLOOD NOTE

According to the flood insurance rate map of the County of Waukesha, Community Panel No. 55133C0202G, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

MUNICIPAL ZONING

The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A Item 6(p) nor to be relied on for site development purposes.

Municipal Code: Sec. 17.0424.
Site is zoned: M-1 (Limited Industrial District)
Maximum lot area: 45 acres
Side setback: 25 feet
Rear setback: 25 feet
Maximum building height: 35 feet (Principal Building)
Maximum building height: 18 feet (Accessory Building)

LAND AREA

The land area of the subject property is 445,905 square feet or 10.2365 acres.

TABLE "A" ITEMS

11. Utility lines are shown from visible surface evidence, municipal plans and from plans and markings provided by Diggers Hotline, the One-Call Utility Marking System (Wisconsin Statute 182.0175), Ticket Number 20180301566 & 20180301909.

PARKING SPACES

There are no parking spaces marked on this site.

NOTE

Vertical datum is based on National Geodetic Vertical Datum of 1929.

ALTANSPS
LAND TITLE SURVEY

CLIENT
The Sigma Group

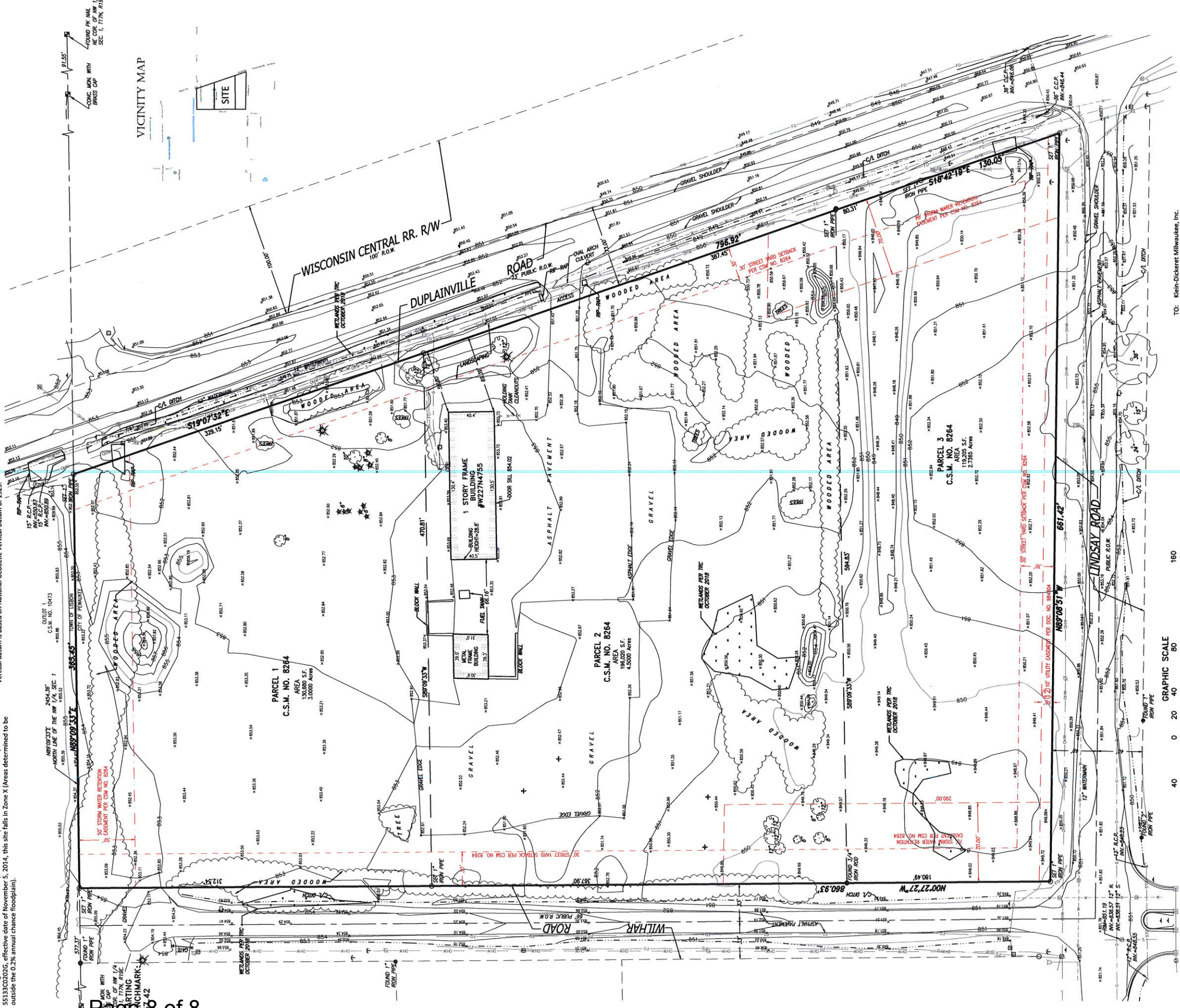
SITE ADDRESS
W227M755 DuPLAINville Road, City of Pewaukee, Waukesha County, Wisconsin.

LEGAL DESCRIPTION

Parcel 1.3 of Certified Survey Map No. 8264, recorded May 1, 1997 in Volume 72 of Certified Survey Maps on Pages 120 to 123, inclusive as Document No. 2209288, being a division of lands in the Northwest 1/4 of the Northwest 1/4 of Section 1, Town 7 North, Range 13 East, in the City of Pewaukee, Waukesha County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the North line of the NW 1/4 bears N89°09'33"E.



LEGEND

- INDICATES FOUND: IRON PIPE, SANITARY MANHOLE, SEPTIC TANK ACCESS COVER, M.I.S. MANHOLE, CURN MANHOLE, INLET (ROUND), INLET (SQUARE), STORM SEWER END SECTION, GAS VALVE, WATER VALVE
- INDICATES FOUND: IRON PIPE, SANITARY MANHOLE, SEPTIC TANK ACCESS COVER, M.I.S. MANHOLE, CURN MANHOLE, INLET (ROUND), INLET (SQUARE), STORM SEWER END SECTION, GAS VALVE, WATER VALVE
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TO: Klein-Dickert Milwaukee, Inc.
First American Title Insurance Company

This is to certify that this map or plan and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7(a), 7(c), 8, 9, 11, 18, 20, 21 and 22 of Table A thereof. The field work was completed on August 28, 2018.

Date of Map: August 29, 2018.

Donald C. Chaput
Professional Land Surveyor
Registration Number S-1316

CHAPUT
LAND SURVEYS

Drawing No. 20180829ALT-2981-F&R

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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for the Construction of a 54,335 Square Foot Industrial Building for Klein Dickert for Property Located at W227 N4755 Duplainville Road (PWC 0866997001, PWC 0866997002, PWC 0866997003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Klein Dickert Revised Site & Building Plans



KLEIN DICKERT MILWAUKEE
KD NEW PEWAUKEE FACILITY
W227N4755 DUPLAINVILLE RD
PEWAUKEE, WI 53072



PROJECT DATA			
LOT AREA TOTAL	445,905 SQ FT		
GROUND FLOOR AREA NEW	54,732 SQ FT	12%	
GROUND FLOOR AREA EXIST	7,110 SQ FT	1.6%	
TOTAL	61,842 SQ FT	14%	
PERCENTAGE PERMITTED	M-2 ZONING	50%	
IMPERVIOUS SURFACE	156,290 SQ FT	32%	
BUILDINGS	61,842 SQ FT		
CONCRETE/PAVING	94,948 SQ FT		
GREEN SPACE	289,115 SQ FT	64%	
PERCENTAGE REQUIRED	M-2 ZONING	30%	
GOVERNING CODE	WISCONSIN ADMINISTRATIVE CODE (2015 INTERNATIONAL BUILDING CODE)		
OCCUPANCY	F-2 & B-1		
CONSTRUCTION TYPE	III-B		
FULLY SPRINKLERED	NFPA 13 (UNLIMITED AREA)		
CIVIL			
REV			
C001	SITE SURVEY		
C002	SITE UTILITY - EROSION CONTROL PLAN		
C100	SITE PLAN		
C200	GRADING PLAN		
C300	UTILITY PLAN		
C301	PUBLIC UTILITY SANITARY SEWER EXTENSION		
C302	PRIVATE WATER		
C400	DETAILS		
C401	EROSION CONTROL DETAILS		
C500	SPECIFICATIONS		
C501	SPECIFICATIONS		

SITE DEVELOPMENT			
REV			
DD1.0	PRESENTATION SITE PLAN		
DD2.0	PARTIAL ENLARGED SITE/LANDSCAPE PLAN		
DD2.1	OVERALL GROUND FLOOR PLAN		
DD2.2	ENLARGED GROUND FLOOR PLAN - OFFICE AREA		
DD3.0	PRESENTATION ELEVATIONS		
DD3.1	ENLARGED OFFICE EAST ELEVATION		



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DENVER
5600 S Quebec St., Suite 110D
Greenwood Village, CO 80111
P: (303) 662 0665



Klein-Dickert Milwaukee, Inc.

KLEIN DICKERT MILWAUKEE

KD NEW PEWAUKEE FACILITY
W227N4755 DUPLAINVILLE RD
PEWAUKEE, WI 53072

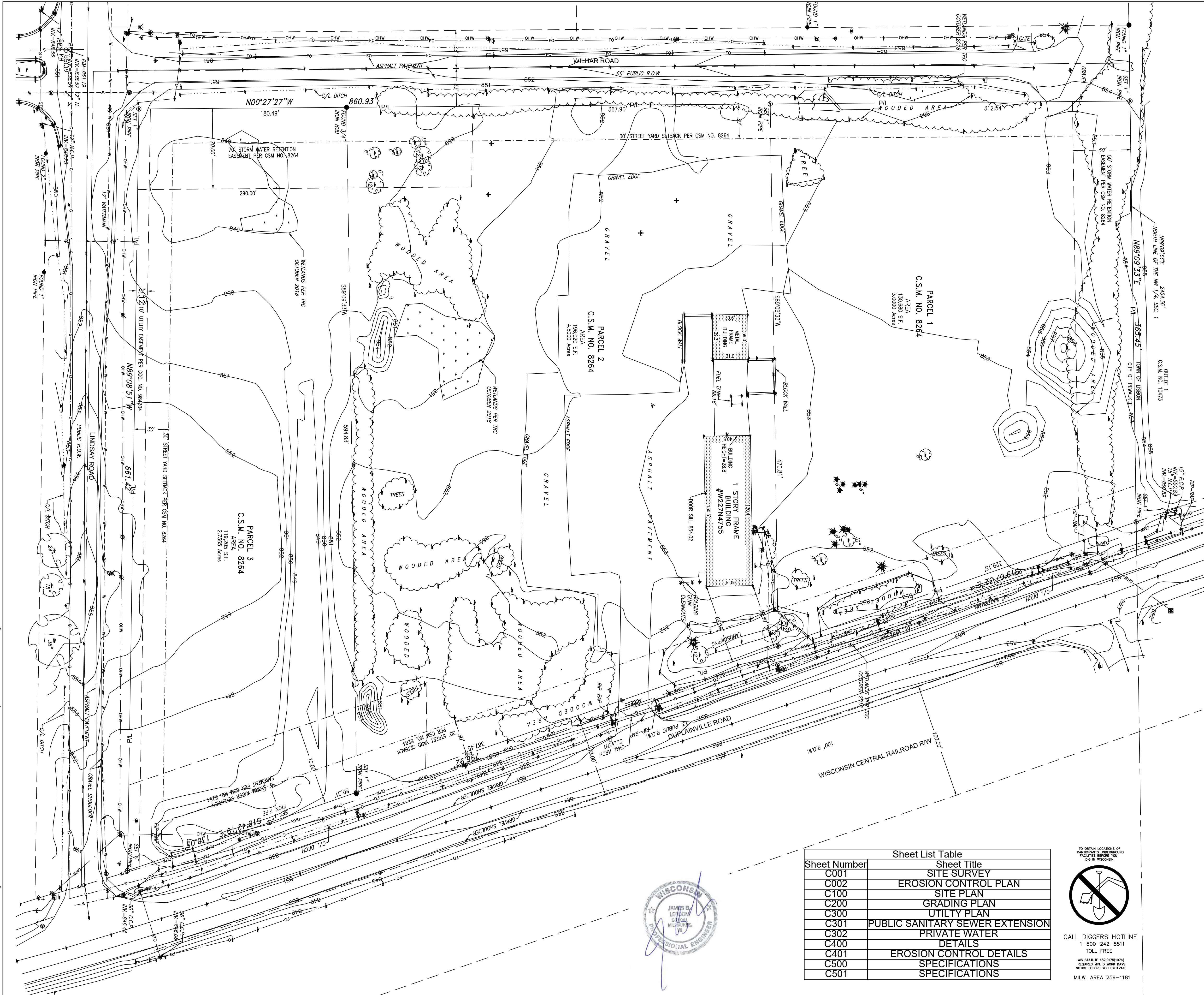
PEWAUKEE PLAN COMMISSION SUBMITTAL - APRIL 2, 2019

REV	DESCRIPTION	DATE	BY

SHEET TITLE:
TITLE SHEET

CSD No: J180605MTB
CHECKED BY: KUN
DRAWN BY: JSW

DATE: 12/21/2018
SHEET No.:
T1 PC



GRAPHIC SCALE



LEGEND:

- SECTION 1/4 SECTION LINE
- PROPERTY LINE
- EASEMENT
- WIRE FENCE
- TREE LINE
- OVERHEAD WIRE
- ELECTRIC
- BURIED ELECTRIC
- TELEPHONE
- FIBER OPTIC
- CABLE TV
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS
- EXISTING CONTOUR

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE

GENERAL NOTES:

- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- DRAWING IS BASED ON FIELD SURVEY COMPLETED BY CHAPUT LAND SURVEYS IN MARCH 2018.
- DATUM FOR THE PROJECT SURVEY IS NGVD 29 DATUM. BENCHMARK FOR THE PROJECT SURVEY IS THE CONC. MON. WITH BRASS CAP AT THE NW CORNER OF NW 1/4, SEC. 1, T. 17N, R. 19E WITH ELEVATION OF 857.42.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.01(2)(b)74
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

PEWAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEWAUKEE, WISCONSIN

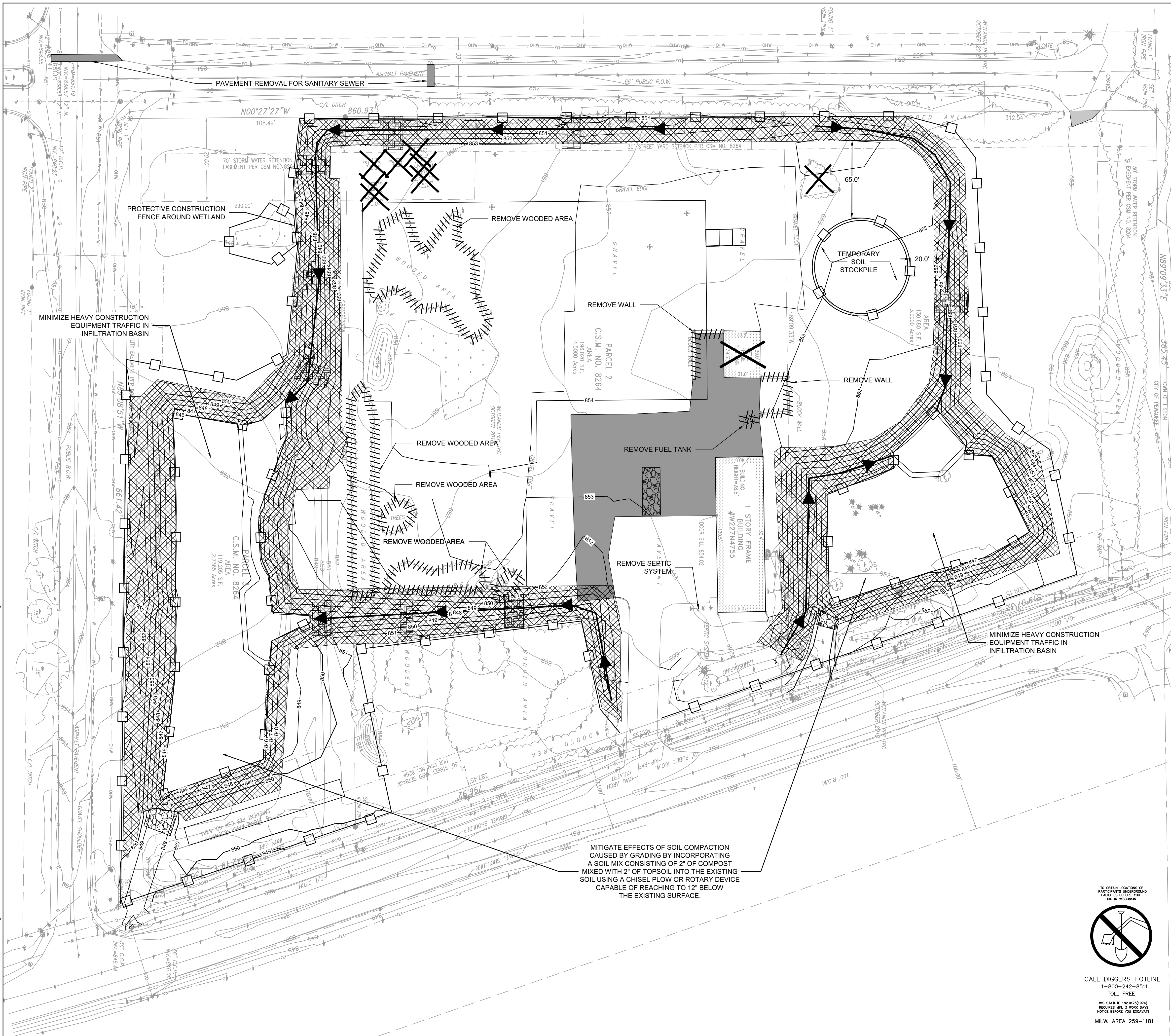
SITE SURVEY

CITY RE-SUBMITTAL
NO. REVISION
4/1/2019
DATE BY

DRAWING NO. 17945 SITE SURVEY.DWG
DRAWN BY: SMM
DATE: 9/5/18
PROJECT NO: 17945
CHECKED BY: CTC
APPROVED BY: JBL
SHEET NO:

C001

File: I:\Klein Dickert\17945 Pewaukee MFG Building\060 CAD\IC - CIVIL\500 Production - Civil Plans\502-Construction Erosion Control\17945 EROS PLAN.dwg 4/1/2019 2:48 PM



- LEGEND:**
- PROPOSED SILT FENCE (A C401)
 - PROPOSED TRACKING PAD (C C401)
 - PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B (B C401)
 - PROPOSED DITCH CHECK (D C401)
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - ITEM REMOVAL
 - STRUCTURE REMOVAL
 - GRAVEL REMOVAL
 - PAVEMENT REMOVAL
 - BUILDING REMOVAL
 - TREE REMOVAL
 - DIVERSION SWALE (F C401)

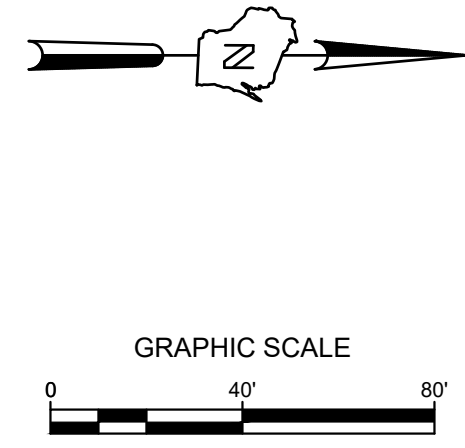
- GENERAL NOTES:**
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 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
 - DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

TO OBTAIN LOCATIONS OF PARTIALS UNDERGROUND FACILITIES BEFORE YOU DIG, IN RECORD

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WS STATUTE 182.07(1974)
REQUIRE MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181



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**PEWAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEWAUKEE, WISCONSIN**

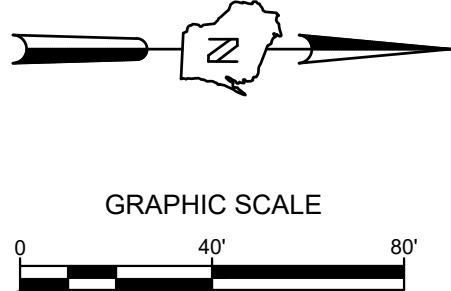
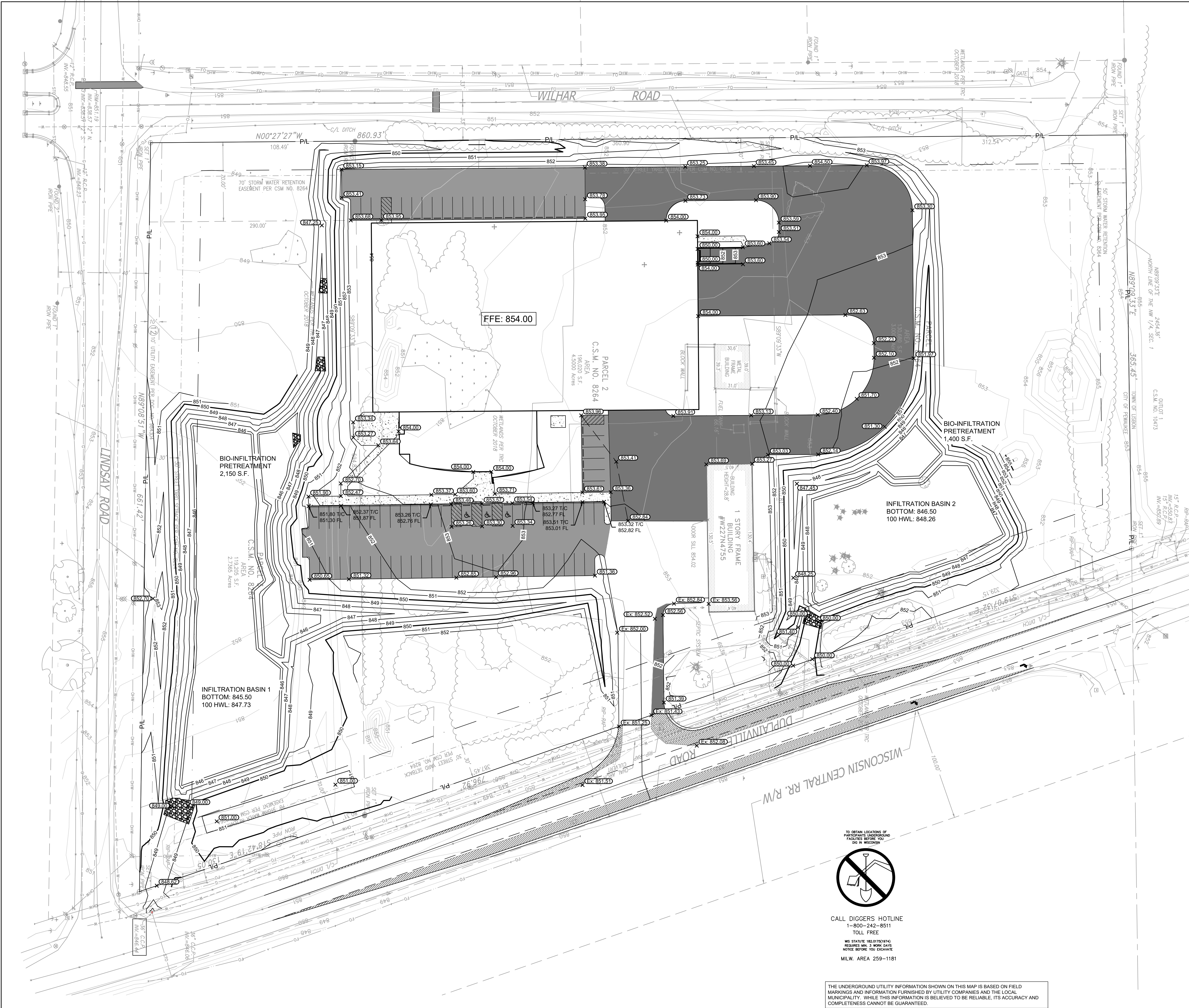
EROSION CONTROL PLAN

CITY RE-SUBMITTAL NO. REVISION 4/1/2019 DATE BY

DRAWING NO. 17945 EROS PLAN.DWG
DRAWN BY: SMM
DATE: 9/5/18
PROJECT NO: 17945
CHECKED BY: CTC
APPROVED BY: JBL
SHEET NO.:

C002

TOTAL PROPOSED IMPERVIOUS AREA = 159,639 (3.66 ACRES)



LEGEND:

- 5" THICK CONCRETE WALK (F C400)
- LIGHT DUTY ASPHALT PAVEMENT (D C400)
- HEAVY DUTY ASPHALT PAVEMENT (E C400)
- INTEGRAL CURB (K C400)
- EXISTING CONTOUR (5)
- PROPOSED CONTOUR (5)
- PROPOSED CURB & GUTTER SPOT GRADE (100.55 T/C, 100.00 FL)
- PROPOSED ASPHALT SPOT GRADE (100.00)

GENERAL NOTES:

- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
- VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
- DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
- EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- DRAWING IS BASED ON FIELD SURVEY COMPLETED BY CHAPUT LAND SURVEYS IN MARCH 2018.
- DATUM FOR THE PROJECT SURVEY IS NGVD 29 DATUM. BENCHMARK FOR THE PROJECT SURVEY IS THE CONC. MON. WITH BRASS CAP AT THE NW CORNER OF NW 1/4, SEC. 1, T17N, R19E WITH ELEVATION OF 857.42.

PROPOSED EARTHWORK INFORMATION:

TOTAL CUT:	15,220 YDS.
TOTAL FILL:	10,290 YDS.
NET (CUT):	4,930 YDS.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATUTE 182.07(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

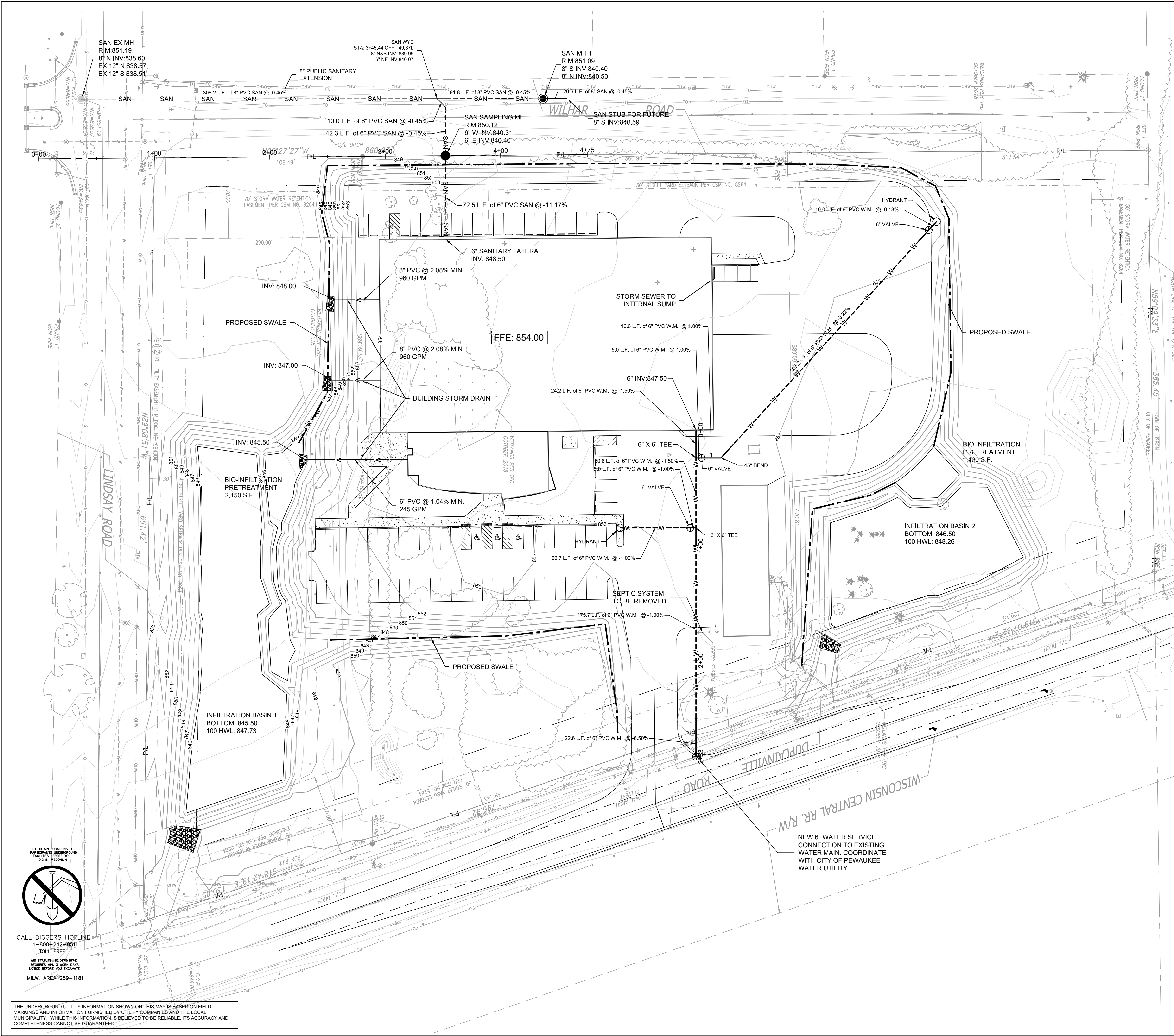
PEAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEAUKEE, WISCONSIN

GRADING PLAN

CITY RE-SUBMITTAL NO. REVISION 4/1/2019 DATE BY

DRAWING NO.	17945 GRADING PLAN.DWG
DRAWN BY:	SMM
DATE:	9/5/18
PROJECT NO:	17945
CHECKED BY:	CTC
APPROVED BY:	JBL
SHEET NO.:	

C200



LEGEND:

- W --- PROPOSED WATER SERVICE
- SAN --- PROPOSED SANITARY SERVICE
- ST --- PROPOSED STORM SEWER
- E --- PROPOSED ELECTRICAL SERVICE
- T --- PROPOSED TELEPHONE SERVICE
- G --- PROPOSED GAS SERVICE
- PROPOSED STORM INLET
- PROPOSED SAMPLING MANHOLE
- PROPOSED SANITARY MANHOLE

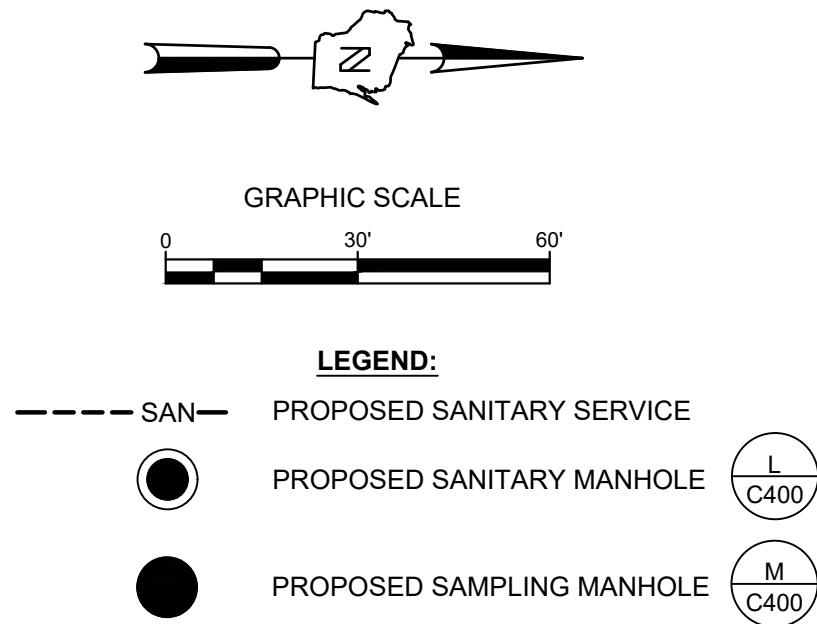
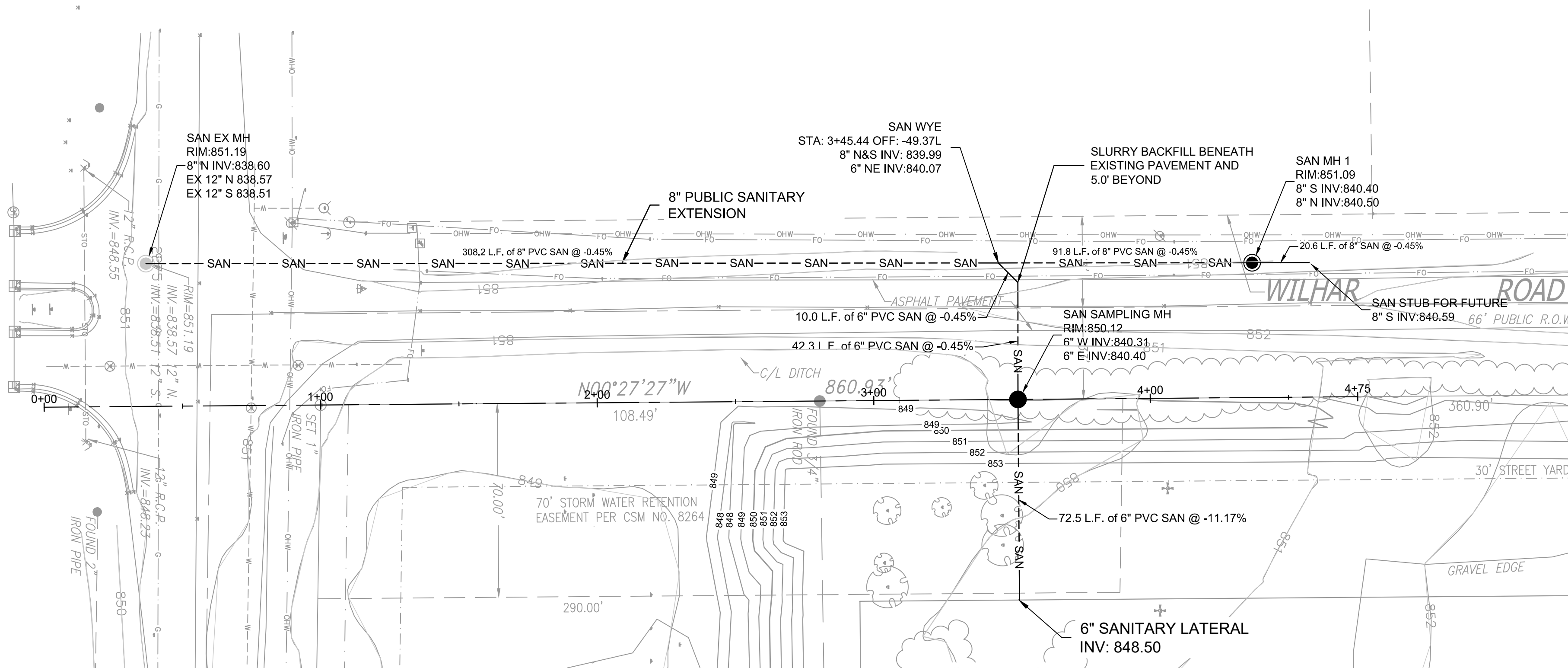
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 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
 - PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
 - WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
 - PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
 - WATER MAIN SHALL MAINTAIN MINIMUM 6' OF COVER.
 - COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
 - IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
 - REFER TO C301 FOR PUBLIC SANITARY PLAN AND PROFILE.
 - REFER TO C302 FOR PRIVATE WATER PLAN AND PROFILE.

PEAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEAUKEE, WISCONSIN

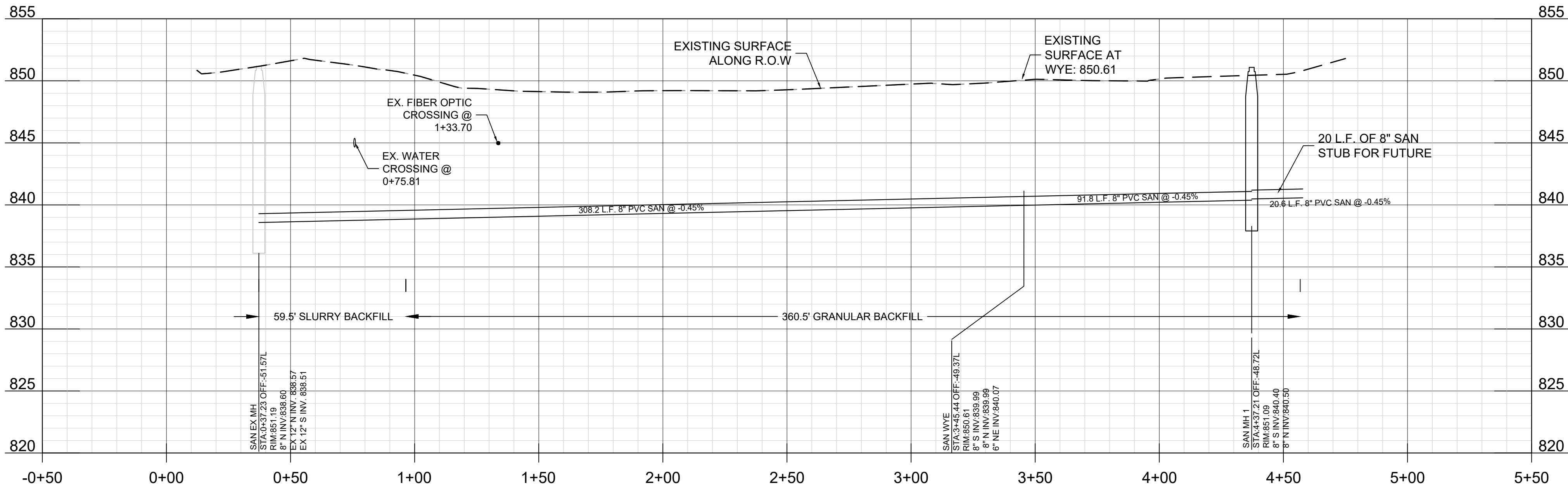
UTILITY PLAN

CITY RE-SUBMITTAL NO. REVISION	4/1/2019 DATE BY
DRAWING NO.	17945 UTILITY PLAN.DWG
DRAWN BY:	SMM
DATE:	9/5/18
PROJECT NO:	17945
CHECKED BY:	CTC
APPROVED BY:	JBL
SHEET NO.:	

C300



- GENERAL NOTES:
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PEWAUKEE TECHNICAL STANDARDS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
 - CONTRACTOR TO RESTORE ROW TO MATCH EXISTING CONDITIONS IN ACCORDANCE WITH CITY OF PEWAUKEE REQUIREMENTS.
 - CONTRACTOR TO DEVELOP TRAFFIC CONTROL AND PHASING PLAN FOR REVIEW AND APPROVAL BY CITY OF PEWAUKEE.
 - CONTRACTOR TO SCHEDULE INSPECTION OF WORK WITH CITY OF PEWAUKEE.
 - INSTALL TRACER WIRE OVER NEW SEWER IN ACCORDANCE WITH CITY OF PEWAUKEE TECHNICAL STANDARDS.
 - VERTICAL DATUM IS BASED ON NGVD 29 BENCHMARK FOR THE PROJECT SURVEY IS THE CONC. MON. WITH BRASS CAP AT NW CORNER OF NW 1/4, SECTION 1, T7N, R19E HAVING AND ELEVATION OF 857.42.



PUBLIC SANITARY SEWER EXTENSION PROFILE

PROFILE VERTICAL SCALE: 1"= 6'
PROFILE HORIZONTAL SCALE: 1" = 30'



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATE: 182.017619743
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

PEWAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEWAUKEE, WISCONSIN

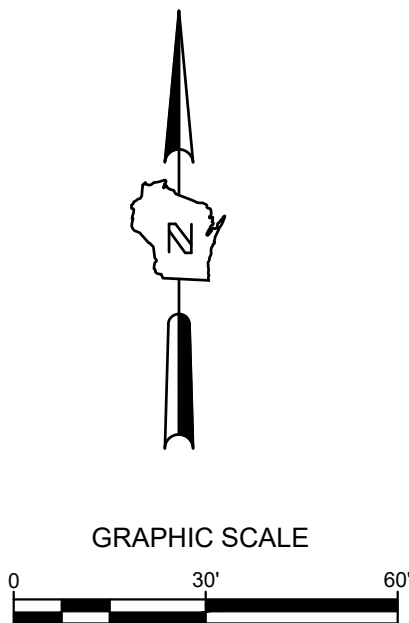
PUBLIC SANITARY SEWER EXTENSION

CITY RE-SUBMITTAL
NO. REVISION

4/1/2019
DATE BY

DRAWING NO. 17945 UTILITY PLAN.DWG
DRAWN BY: SMM
DATE: 9/5/18
PROJECT NO: 17945
CHECKED BY: CTC
APPROVED BY: JBL
SHEET NO.:

C301

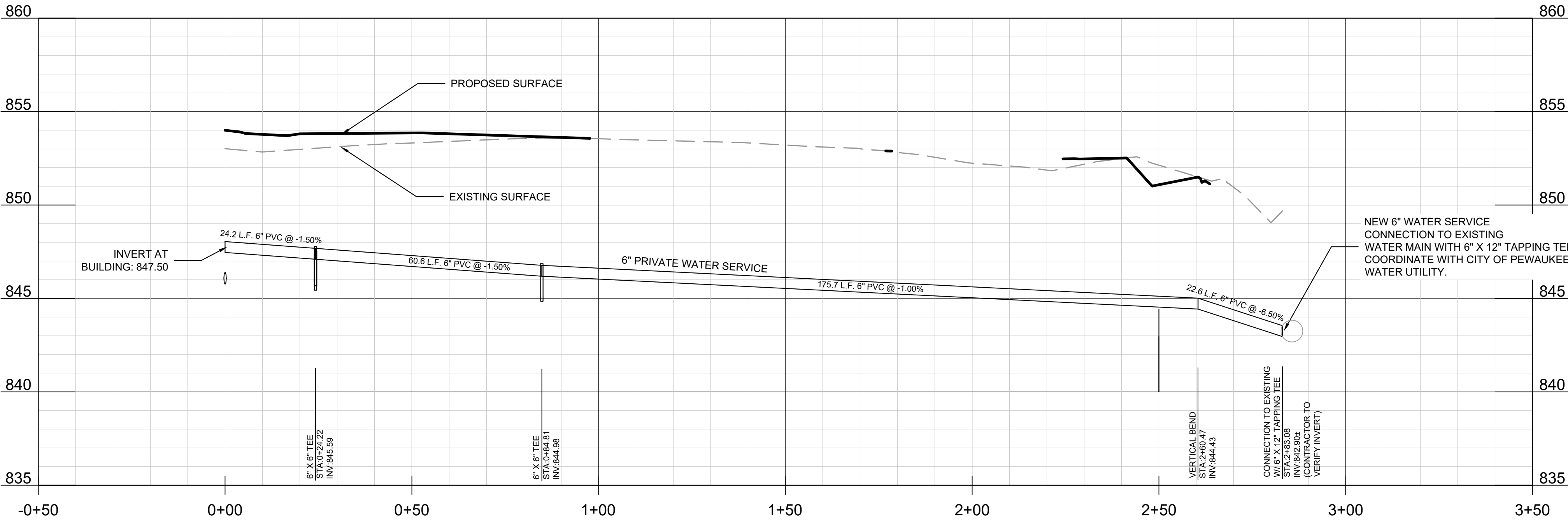
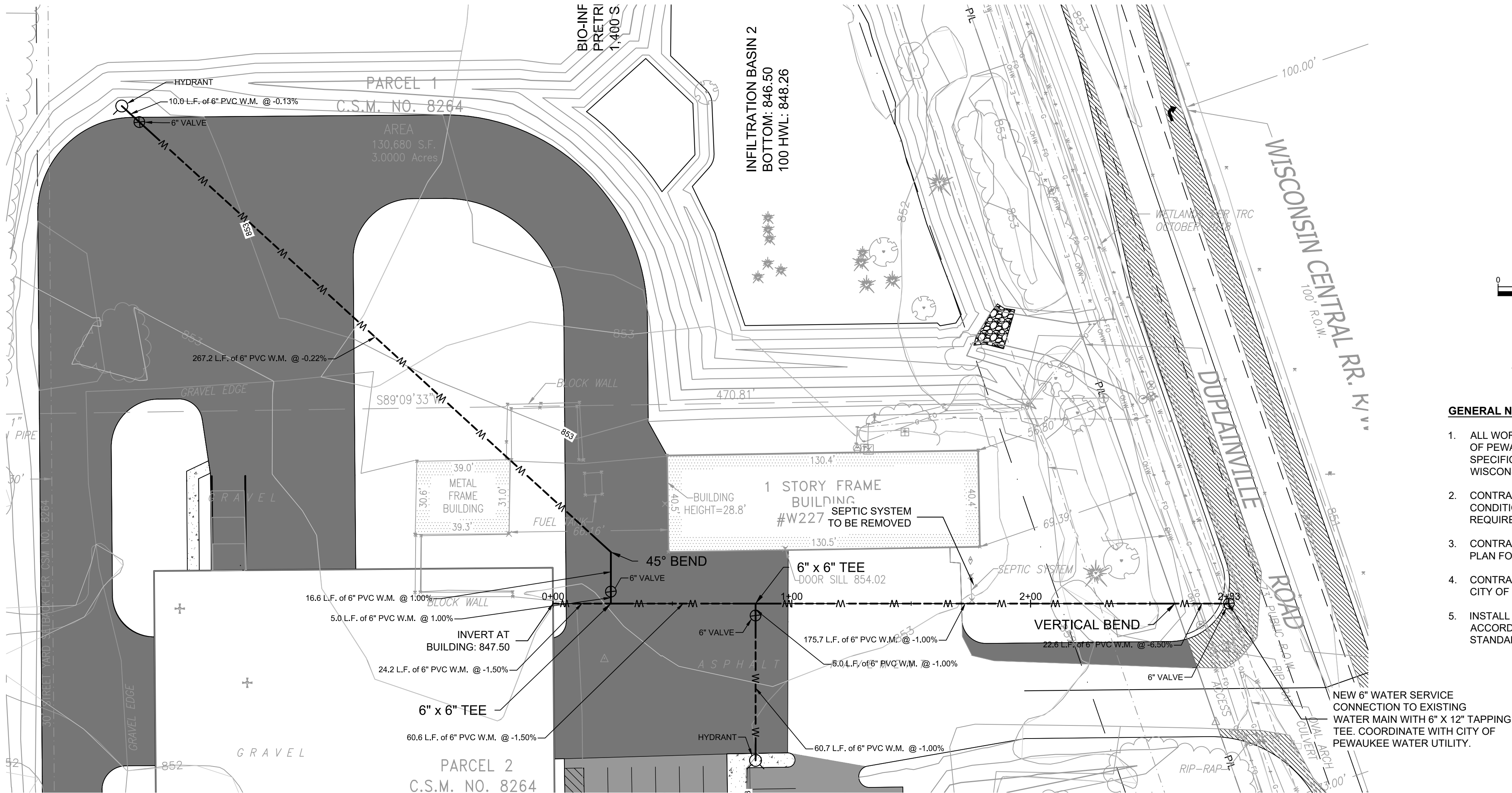


LEGEND:

--- W --- PROPOSED WATER SERVICE

GENERAL NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF PEWAUKEE TECHNICAL STANDARDS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
2. CONTRACTOR TO RESTORE ROW TO MATCH EXISTING CONDITIONS IN ACCORDANCE WITH CITY OF PEWAUKEE REQUIREMENTS.
3. CONTRACTOR TO DEVELOP TRAFFIC CONTROL AND PHASING PLAN FOR REVIEW AND APPROVAL BY CITY OF PEWAUKEE.
4. CONTRACTOR TO SCHEDULE INSPECTION OF WORK WITH CITY OF PEWAUKEE.
5. INSTALL TRACER WIRE OVER NEW WATERMAIN IN ACCORDANCE WITH CITY OF PEWAUKEE TECHNICAL STANDARDS.



PRIVATE WATERMAIN PROFILE

PROFILE VERTICAL SCALE: 1"= 4'
PROFILE HORIZONTAL SCALE: 1" = 20'



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATE: 182.0175/19743
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

PEWAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEWAUKEE, WISCONSIN

PRIVATE WATER

CITY RE-SUBMITTAL
NO. REVISION

4/1/2019
DATE BY

DRAWING NO. 17945 UTILITY PLAN.DWG

DRAWN BY: SMM

DATE: 9/5/18

PROJECT NO: 17945

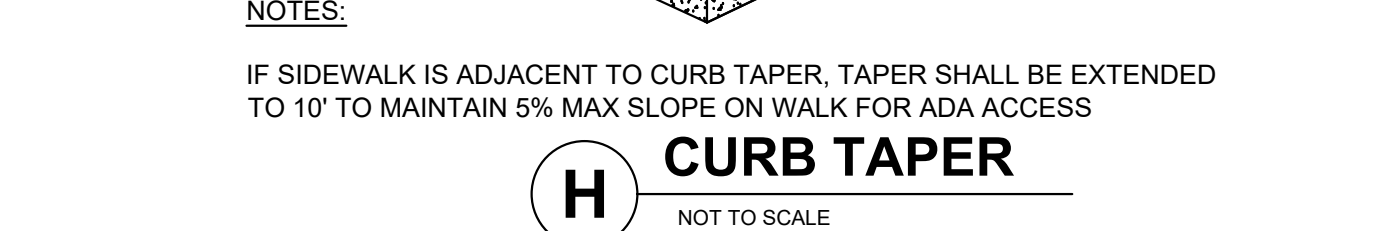
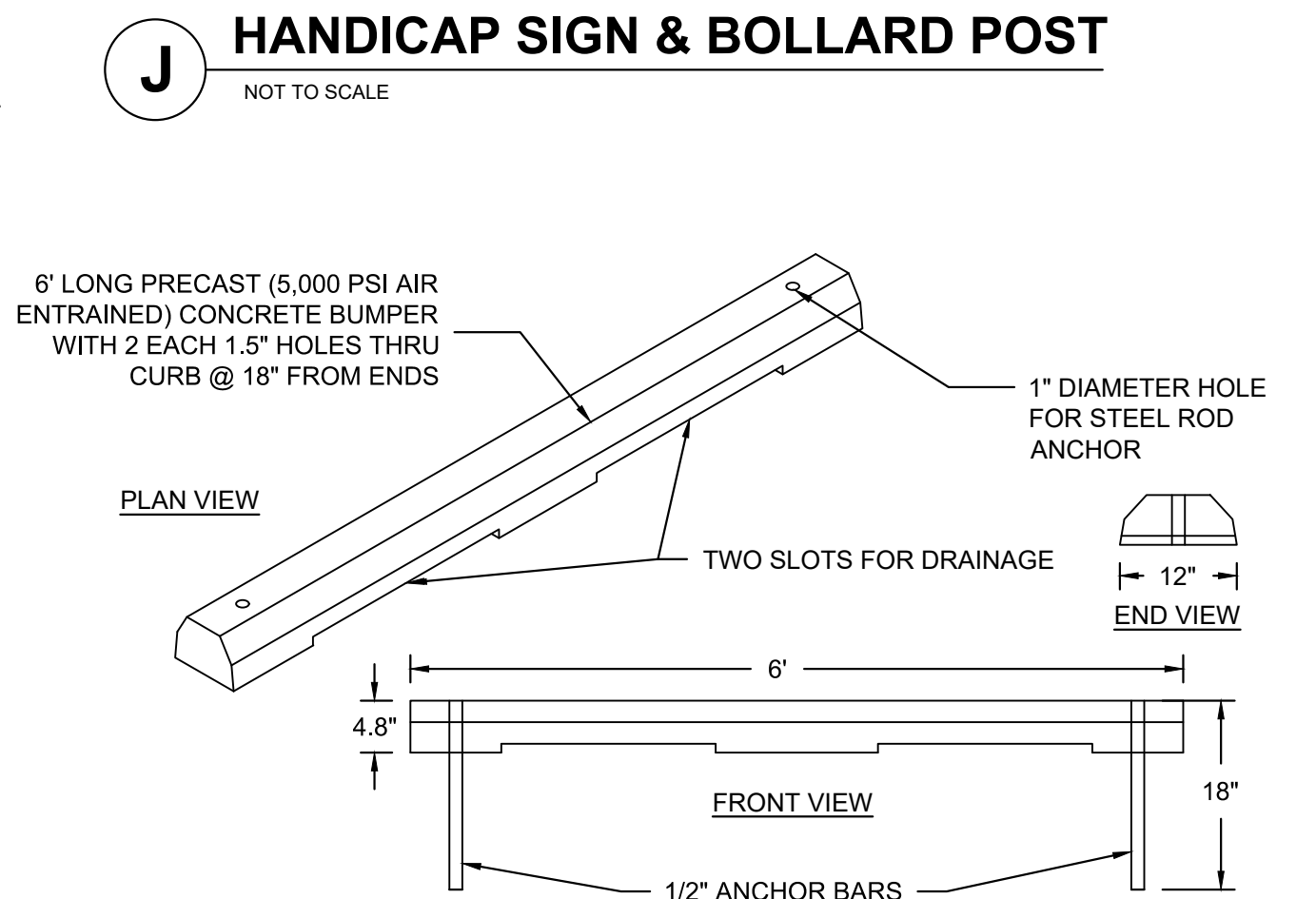
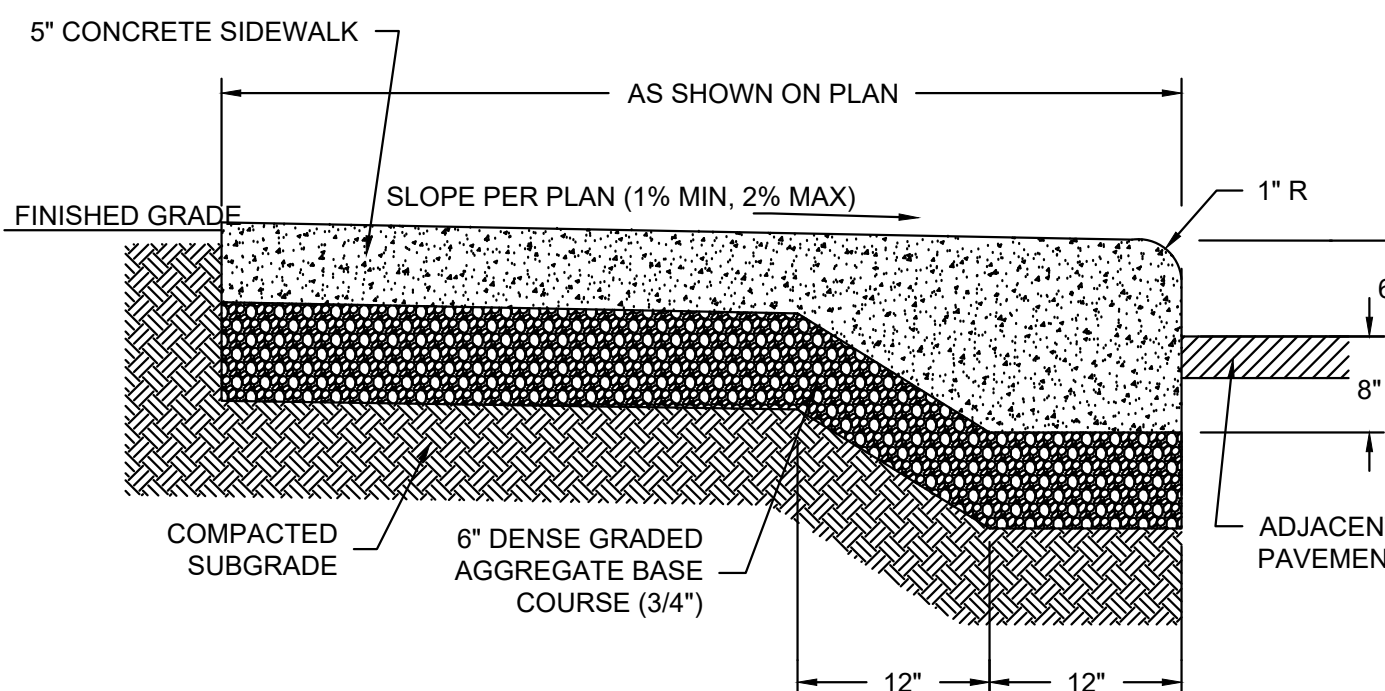
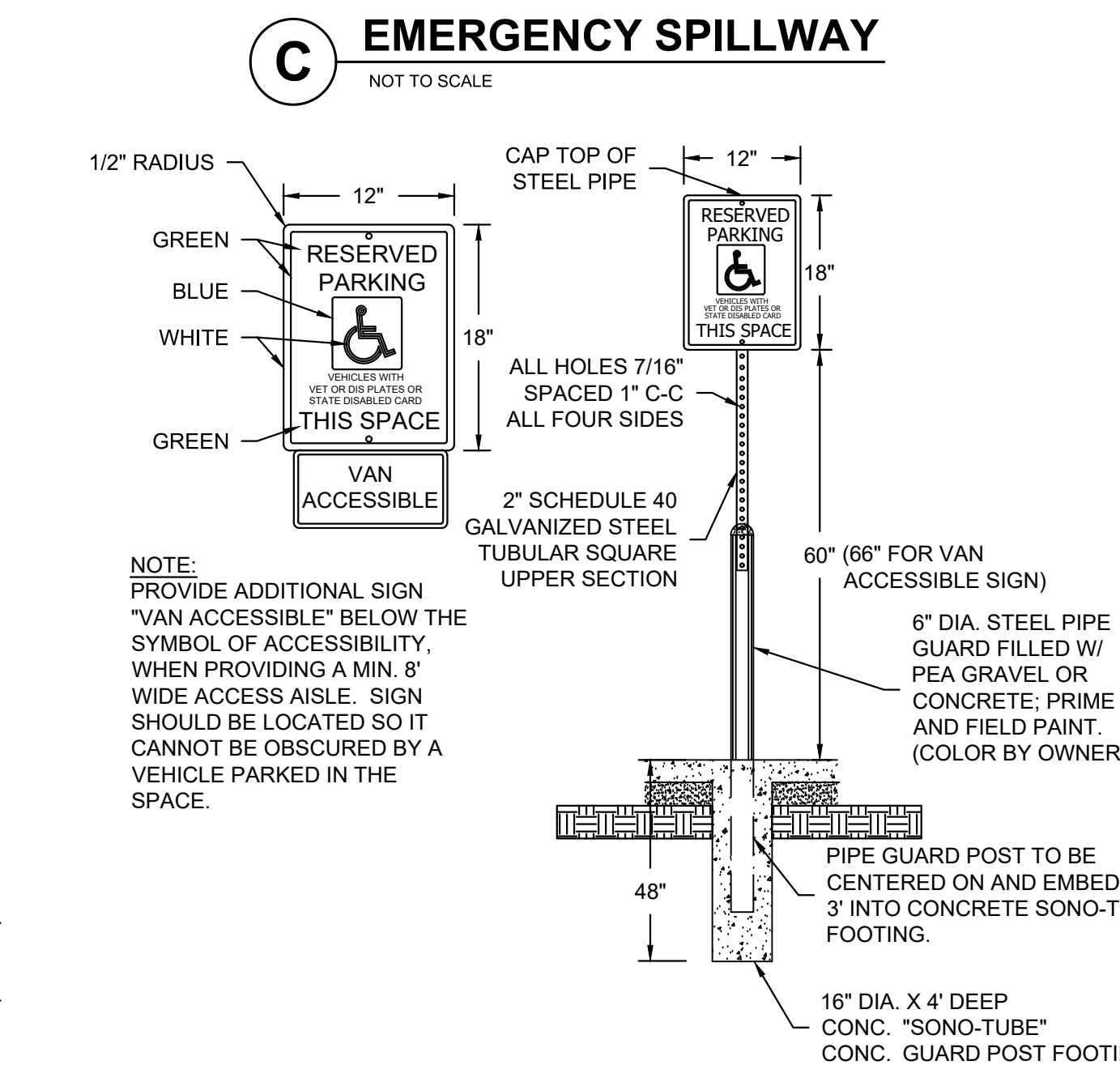
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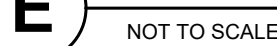
APPROVED BY: JBL

SHEET NO.:

C302

EMERGENCY SPILLWAY CONSTRUCTION INFORMATION					
WET DETENTION POND	TOP OF BERM (FT)	CREST ELEVATION (FT)	WIDTH (FT)	HEIGHT (FT)(min.)	100-YEAR HWL (FT)
BASIN 1	850.00	849.00	20	1	847.73
BASIN 2	851.00	850.00	20	1	848.26





1. INSTALL STABILIZED CONSTRUCTION ENTRANCE (5/1/19).
2. INSTALL SILT FENCING.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. STRIP TOPSOIL FROM STORM WATER BASIN LOCATIONS AND STOCKPILE.
5. CONSTRUCT STORM WATER BASINS AND INSTALL TEMPORARY OUTLET AND EMERGENCY OVERFLOW.
6. INSTALL SILT FENCE AROUND BASINS TO MINIMIZE SEDIMENT LOADING TO BASIN.
7. CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO STORM BASIN. INSTALL ASSOCIATED DITCH CHECKS.
8. INSTALL RIP-RAP AT STORM WATER BASIN AS SHOWN ON THE PLANS.
9. STRIP TOPSOIL FROM SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
10. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDMR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
11. PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
12. INSTALL UTILITIES AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
13. PERFORM FINE GRADING AND PAVING.
14. INSTALL LANDSCAPING AND STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING (9/1/19).
15. REMOVE EXCESS SEDIMENT FROM STORMWATER BASINS AND RETURN BASINS TO THEIR DESIGN DIMENSIONS AND VOLUMES. MITIGATE COMPACTION IN BASINS CAUSED BY CONSTRUCTION ACTIVITIES.
16. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

GENERAL:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMINGLING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMINGLING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

SITE WATER SERVICE:

3. COMPLY WITH STANDARDS OF STATE PLUMBING CODE (SPS CH. 382, 384), LOCAL WATER UTILITY REQUIRMENTS AND STANDARDS OF AUTHORITIES HAVING JURISDICTION FOR FIRE-SUPPRESSION AND WATER SERVICE PIPING INCLUDING MATERIALS, FITTINGS, APPURTENANCES, INSTALLATION, TESTING, SERVICE TAPS, ETC. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND STATE PLUMBING CODE OR LOCAL JURISDICTIONAL AUTHORITY, STATE PLUMBING CODE AND LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS GOVERN.
2. DO NOT INTERRUPT SERVICE TO FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY OWNERS OF SUCH FACILITIES AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY WATER-DISTRIBUTION SERVICE.
3. WATER SERVICE PIPING MAY BE EITHER DUCTILE IRON WATER PIPE OR PVC WATER PIPE AS ALLOWED BY THE LOCAL WATER UTILITY.
4. DUCTILE IRON WATER PIPE CONFORMING TO THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARD FOR DUCTILE IRON PIPE, CENTRIFUGALLY CAST, AWWA C151/A21.51 - LATEST REVISION AND REQUIREMENTS OF CHAPTER 8.18.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
 - a. CLASS 52
 - b. CEMENT MORTAR LINING AND INTERNAL AND EXTERNAL BITUMINOUS COATS IN ACCORDANCE WITH SECTION 51.8 OF AWWA C151.
 - c. PUSH-ON GASKET PIPE
 - d. PLAIN RUBBER GASKETS
 - e. BONDING STRAPS TO PROVIDE ELECTRICAL CONDUCTIVITY WITHOUT FIELD TESTING
5. JOINTS FOR DUCTILE IRON PIPE: JOINTS SHALL BE RUBBER GASKET JOINTS; CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR RUBBER GASKET JOINTS FOR DUCTILE IRON PRESSURE PIPE AND FITTINGS (ANSI/AWWA C111/A21.11, LATEST EDITION)
6. FITTINGS FOR DUCTILE IRON PIPE: CONFORM TO THE REQUIREMENTS OF AMERICAN NATIONAL STANDARD FOR DUCTILE IRON AND GRAY IRON FITTINGS, 3" THROUGH 48" FOR WATER ANSI/AWWA C110/A21.10, LATEST EDITION); CLASS 250 MECHANICAL JOINT PIPE FITTINGS; CEMENT LINED; ALL BELLS; ENTIRE FITTING TARRED; CONDUCTIVE MECHANICAL JOINT (NO LEAD) RUBBER GASKETS, FLANGES, AND BOLTS.
7. PVC AWWA PIPE: AWWA C900, CLASS 200 WITH BELL END WITH GASKET AND WITH SPIGOT END AND MEETING REQUIREMENTS OF CHAPTER 8.20.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. FITTINGS SHALL BE IN ACCORDANCE WITH CHAPTER 8.22.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. PUSH-ON-JOINT, DUCTILE IRON FITTINGS : AWWA C110 AND C111. MECHANICAL JOINT, DUCTILE IRON FITTINGS: AWWA C153, DUCTILE-IRON COMPACT PATTERN. GLANDS, GASKETS AND BOLTS: AWWA C111, DUCTILE IRON GLANDS, RUBBER GASKETS AND STEEL BOLTS.
8. GATE VALVES: CONFORM TO AWWA C-500 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN SUITABLE FOR DIRECT BURY.
9. VALVE BOXES: CAST IRON CONFORMING TO ASTM DESIGNATION A-48, CLASS 20 AND STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
10. FIRE HYDRANTS: TO MEET LOCAL STANDARDS.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY.
12. GENERAL WATER PIPE INSTALLATION: IN ACCORDANCE WITH CHAPTER 4.3.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
13. INSTALL DUCTILE-IRON, WATER-SERVICE PIPING ACCORDING TO AWWA C600 AND CHAPTER 4.4.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
14. ALL DUCTILE IRON PIPE SHALL BE ENCASED IN POLYETHYLENE PER AWWA C105, LATEST EDITION AND IN ACCORDANCE WITH CHAPTER 4.4.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. ALL JOINTS AND FITTINGS SHALL HAVE POLYETHYLENE ENCASEMENT INSTALLED PER MANUFACTURER'S REQUIREMENTS AND PROCEDURES.
15. INSTALL PVC AWWA PIPE ACCORDING TO ASTM F645 AND AWWA M23 AND CHAPTER 4.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
16. INSTALL THRUST RESTRAINT AT ALL OFFSET FITTINGS USING MECHANICAL JOINT RESTRAINTS. CONCRETE THRUST BLOCKS MAY ONLY BE USED IF ALLOWED BY LOCAL WATER UTILITY.
17. INSTALL WATER SERVICE PIPING SUCH THAT THERE IS A MINIMUM OF 6' OF COVER OVER THE TOP OF THE WATER SERVICE PIPING.
18. BEDDING AND COVER FOR WATER SERVICE PIPING SHALL BE IN ACCORDANCE WITH SECTION 4.3.3 AND FILE NO. 36 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. TRENCH BACKFILL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION ON-SITE.

SITE WATER SERVICE CONT.:

19. INSTALL TRACER WIRE FOR NON-METALLIC WATER SERVICES IN ACCORDANCE WITH SPS SECTION 382.40(8)(K). TRACER WIRE INSULATION COLOR SHALL BE BLUE FOR POTABLE WATER SERVICE PIPING.
20. DUCTILE-IRON PIPING, RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 4.4.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
21. PVC PIPING GASKETED JOINTS: USING JOINING MATERIALS ACCORDING TO AWWA C900. CONSTRUCT JOINTS WITH ELASTOMERIC SEALS AND LUBRICANTS ACCORDING TO ASTM D2774 OR ASTM D3139 AND PIPE MANUFACTURER'S WRITTEN INSTRUCTIONS.
22. CONDUCT HYDROSTATIC TESTS IN ACCORDANCE WITH CHAPTER 4.15.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
23. CLEAN AND DISINFECT WATER SERVICE PIPING IN ACCORDANCE WITH SPS CHAPTER 82.40(8)(I) AND AWWA C651.

SANITARY SEWERAGE:

1. ALL PRIVATE SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC SANITARY SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS. IN ACCORDANCE WITH CHAPTER 8.10.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
5. MANHOLES DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
6. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
7. PIPE JOINT CONSTRUCTION: FOLLOW PIPING MANUFACTURER'S RECOMMENDATIONS. JOIN PVC SEWER PIPE ACCORDING TO ASTM D3231 AND ASTM D 3212 FOR ELASTOMERIC GASKET JOINTS. JOIN DISSIMILAR PIPE MATERIALS WITH NONPRESSURE-TYPE, FLEXIBLE COUPLINGS
8. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
9. CLASS B COMPACTED TRENCH SECTION (FILE NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
10. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS, COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
11. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
12. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(1/4) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS. TEST NEW BUILDING SEWER IN ACCORDANCE WITH SECTION 5.4.0 OF THE STANDARD SPECIFICATIONS. REPLACE LEAKING PIPE USING NEW PIPE MATERIALS AND REPEAT TESTING UNTIL LEAKAGE IS WITHIN ALLOWANCES SPECIFIED.

STORM DRAINAGE:

1. ALL PRIVATE STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES (DPS) PLUMBING CODE - CHAPTERS SPS 382 AND SPS 384 AND LOCAL MUNICIPAL REQUIREMENTS.
2. ALL PUBLIC STORM SEWER WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION (STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS.
3. PVC SEWER PIPE AND FITTINGS: ASTM D 3034, SDR 35, WITH BELL-AND-SPIGOT ENDS WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH CHAPTER 8.1.0.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. JOINTS SHALL CONFORM TO ASTM D-3212.
4. REINFORCED CONCRETE PIPE: ASTM C76 WITH BELL AND SPIGOT ENDS AND GASKETED JOINTS WITH ASTM C443 RUBBER GASKETS IN ACCORDANCE WITH CHAPTER 8.6.0 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
5. HDPE PIPE: ADS N12 PIPE AS APPROVED ON THE DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCT REGISTER.
6. CATCH BASINS: STANDARD PRECAST CONCRETE CATCH BASINS CONFORMING TO CHAPTER 3.6.0 OF THE STANDARD SPECIFICATIONS AND IN GENERAL CONFORMANCE WITH FILE NO. 26 OF THE STANDARD SPECIFICATIONS. DEPTH AND DIAMETER AS INDICATED ON PLANS. CATCH BASIN SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
7. FRAMES AND GRATES: AS INDICATED ON PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SPECIFIED FRAME/GRATE IS COMPATIBLE WITH STRUCTURE; IF NOT, NOTIFY ENGINEER.
8. MANHOLES: STANDARD PRECAST REINFORCED CONCRETE MANHOLES CONFORMING TO ASTM C478, SECTION 8.39.0 OF THE STANDARD SPECIFICATIONS AND CONFORMING TO FILE NOS. 12, 13 AND 15 OF THE STANDARD SPECIFICATIONS. DIAMETER AND DEPTH AS INDICATED ON PLANS. MANHOLE SIZES TO BE VERIFIED BY CONTRACTOR AND SHOP DRAWINGS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW PRIOR TO ORDERING STRUCTURES.
9. MANHOLES AND CATCH BASINS DEEPER THAN FOUR FEET SHALL BE PROVIDED WITH MANHOLE STEPS CONFORMING TO SECTION 8.40.0 OF THE STANDARD SPECIFICATIONS.
10. SEWERS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 3.2.0 OF THE STANDARD SPECIFICATIONS. INSTALL PROPER SIZE INCREASERS, REDUCERS AND COUPLINGS WHERE DIFFERENT SIZES OR MATERIALS OF PIPES AND FITTINGS ARE CONNECTED. INSTALL TRACER PIPE OVER NON-METALLIC PIPING IN ACCORDANCE WITH SPS SECTION 382.30(11)(H) AND 382.36(7)(D).
11. PROVIDE AND INSTALL CLEANOUTS IN ACCORDANCE WITH SPS CHAPTER 382.35. INSTALL CLEANOUTS AND RISER EXTENSIONS FORM SEWER PIPES TO PROPOSED GRADE. INSTALL PIPING SO CLEANOUTS OPEN IN DIRECTION OF FLOW IN SEWER PIPE. USE LIGHT DUTY, TOP LOADING CLASSIFICATION CLEANOUTS IN EARTH OR UNPAVED FOOT TRAFFIC AREAS; USE MEDIUM DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN PAVED FOOT TRAFFIC AREAS; USE HEAVY DUTY, TOP-LOADING CLASSIFICATION CLEANOUTS IN VEHICULAR TRAFFIC AREAS. SET CLEANOUT FRAMES AND COVERS IN PAVEMENT AREAS FLUSH WITH PAVEMENT SURFACE.
12. CLASS B COMPACTED TRENCH SECTION (FILE NO. 4 OF STANDARD SPECIFICATIONS) SHALL BE UTILIZED. BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF THE STANDARD SPECIFICATIONS.
13. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
14. MANHOLE INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.0 OF THE STANDARD SPECIFICATIONS. SET MANHOLE RIMS TO ELEVATIONS INDICATED ON PLANS.
15. CATCH BASIN INSTALLATION SHALL BE IN ACCORDANCE WITH SECTION 3.6 OF THE STANDARD SPECIFICATIONS. CATCH BASIN EXCAVATION AND PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 3.5.4(A) AND (B) OF THE STANDARD SPECIFICATIONS. FRAMES AND GRATES SHALL BE SET TO THE ELEVATIONS SHOWN ON THE PLANS.
16. AFTER INSTALLATION OF SEWER PIPE CLEAN ALL DEBRIS FROM SEWER AND INSPECT INTERIOR OF PIPING TO DETERMINE WHETHER LINE DISPLACEMENT OR OTHER DAMAGE HAS OCCURRED. CONDUCT DEFLECTION TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SECTION 3.2.6(4) OF THE STANDARD SPECIFICATIONS; REPLACE ANY PIPE SECTION NOT PASSING THE DEFLECTION TESTING USING NEW PIPE MATERIALS.

EARTH MOVING:

- ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.
5. FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.
7. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.
8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
9. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
11. DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL, ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
15. SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
17. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDDEM AXLE DUMP TRUCK OR RUBBER Tired VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INTO THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINPILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINPILES SHALL BE 0.5%.
19. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOW FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
21. EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION.
22. WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPEMED TO COMPETENT BEARING SOIL AND THE FOOTING ENLARGED OR AN OVEREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL TREATMENT REQUIRED: WIDENING THE DEEPEMED EXCAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
23. A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
24. UTILITY TRENCHES FOR SEWER AND WATER SHALL CONFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
25. BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE MOISTURE CONDITIONED TO BE WITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.
26. UTILITY BEDDING PLACEMENT: CONFORM TO SECTION 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. BEDDING MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
27. COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR EACH LIFT WITHIN 200 LINEAR FEET OF TRENCH, WHICHEVER IS LESS.
28. AGGREGATE BASE COURSE BENEATH PAVEMENTS SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
29. GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
30. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
31. FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.
32. BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
33. PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS.
34. UTILITY TRENCH BACKFILL TESTING: ONE TEST FOR EACH 200 CUBIC YARDS OF FILL BACKFILL PLACED OR ONE TEST PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT, WHICHEVER IS LESS.
35. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
36. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
37. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF IT OFF OWNER'S PROPERTY.



**PEWAUKEE MANUFACTURING BUILDING
W 227 N 4755 DUPLAINVILLE ROAD
PEWAUKEE, WISCONSIN**

SPECIFICATIONS

CITY RE-SUBMITTAL	4/1/2019
NO. REVISION	DATE BY

DRAWING NO.	17945 DETAILS.DWG
DRAWN BY:	SMM
DATE:	9/5/18
PROJECT NO:	17945
CHECKED BY:	CTC
APPROVED BY:	JBL
SHEET NO.:	

C500

THE SIGMA GROUP Single Source. Sound Solutions. www.thesigmagroup.com 1300 West Canal Street Milwaukee, WI 53233 Phone: 414-643-4200 Fax: 414-643-4210	
PEWAUKEE MANUFACTURING BUILDING W 227 N 4755 DUPLAINVILLE ROAD PEWAUKEE, WISCONSIN	SPECIFICATIONS
CITY RE-SUBMITTAL NO. REVISION	4/1/2019 DATE BY
DRAWING NO. 17945 DETAILS.DWG	
DRAWN BY: SMM	
DATE: 9/5/18	
PROJECT NO: 17945	
CHECKED BY: CTC	
APPROVED BY: JBL	
SHEET NO.:	
C501	

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KLEIN DICKERT MILWAUKEE

KD NEW PEWAUKEE FACILITY
W227N4755 DUPLAINVILLE RD
PEWAUKEE, WI 53072

DATE	REV	DESCRIPTION	SHEET	CSD	J1	CHE	DRA
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PRESENTATION SITE PLAN

No: 80605MTB DATE: 12.21.2018
 CHECKED BY: SHEET No.:

DD1.0



PROJECT DATA

LOT AREA TOTAL	445,905	SQ FT	
GROUND FLOOR AREA NEW.....	54,732	SQ FT	12%
GROUND FLOOR AREA EXIST.....	7,110	SQ FT	1.6%
TOTAL	61,842	SQ FT	14%
PERCENTAGE PERMITTED.....	M-2 ZONING		50%
IMPERVIOUS SURFACE	156,290	SQ FT	32%
BUILDINGS	61,842	SQ FT	
CONCRETE/PAVING	94,948	SQ FT	
GREEN SPACE	289,115	SQ FT	64%
PERCENTAGE REQUIRED	M-2 ZONING		30%
GOVERNING CODE	WISCONSIN ADMINISTRATIVE CODE (2015 INTERNATIONAL BUILDING CODE)		
OCCUPANCY	F-2 & B-1		
CONSTRUCTION TYPE	III-B		
FULLY SPRINKLERED	NFPA 13		
(UNLIMITED AREA)			

PARKING SUMMARY	
ADA PARKING STALLS - VAN ACCESSIBLE	3
AUTO PARKING STALLS	78
SERVICE VEHICLE PARKING STALLS	12
<u>TOTAL PARKING STALLS</u>	<u>93</u>

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KLEIN DICKERT MILWAUKEE
KD NEW PEWAUKEE FACILITY
W227N4755 DUPLAINVILLE RD
PEWAUKEE, WI 53072

REV	DESCRIPTION	DATE
	SHEET TITLE:	
	PARTIAL ENLARGED SITE/LANDSCAPE PLAN	
CSD No:	DATE:	
J180605MTB	12.21.2018	
CHECKED BY:	SHEET No.:	
Chandler		
DRAWN BY:		
Author		

DD2.0



SCALE: 1" = 20'-0"

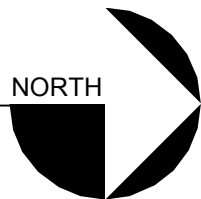
TRAIT

1.	CLIMAX TREE
2.	TALL DECIDUOUS TREE
3.	MEDIUM DECIDUOUS TREE
4.	LOW DECIDUOUS TREE
5.	TALL EVERGREEN TREE
6.	MEDIUM EVERGREEN TREE
7.	LOW EVERGREEN TREE
8.	TALL DECIDUOUS SHRUB
9.	MEDIUM DECIDUOUS SHRUB
10.	LOW DECIDUOUS SHRUB
11.	MEDIUM EVERGREEN SHRUB
12.	LOW EVERGREEN SHRUB
13.	GROUND COVER
14.	PERENNIALS
15.	ANNUALS

QTY	SYM.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	QTY
6	BS	BUXUS SEMPERVIRENS	JUSTIN BROUWERS BOXWOOD	18" SPRD	B&B	-
4	ABM	ACERxFREEMANI 'JEFFSRED'	AUTUMN BLAZE MAPLE	4" DBH.	B&B	-
7	UA	ULMUS AMERICANA PRINETON	TRIUMPH ELM or DED RESISTANT CULTIVAR	4" DBH.	B&B	-
6	PG	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	8" HGT	B&B	-
6	AL	AMELANCHIER LAEVIS	SERVICEBERRY	2" DBH	B&B	-
6	PP	PICEA ABIES	NORWAY SPRUCE	10-12" HGT	B&B	-
3	GD	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2-1/2" DBH	B&B	-
-	AG	ACER GINNALA	AMUR MAPLE	2-2 1/2" DBH	B&B	-
-	TR	TAMARIX RAMOISSIMA 'SUMMERGLOW'	SHOWY TAMARK	18" SPD	B&B	-
12	SJ	SPIREAL JAPONICA "GOLDMOUND"	GOLDMOUND SPIREA	18" SPD		-
2	SA	SYRINGA AMURENSIS JAPONICA	JAPANESE LILAC TREE	9" HGT	B&B	-
10	JM	JUNIPERUS CHINEHSIS MANEYI	MANEY JUNIPER	5' HGT	B&B	-
8	VC	VIBERNUM CARLESI	MAYFLOWER VIBERNUM	3' HGT	B&B	-
18	CS	CORNUS STOLONIFERA ELLEGANTISSIMA VARIEGATED	VARIEGATED DOGWOOD	24"	B & B	-
4	SB	SPIRAEA BULMALDA	ANTHONY WATERER SPIREA	18"SPD	B&B	-
12	EA	EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	4' HT.	B&B	-
1	JC	JUNIPERUS CHINENSIS AUREA	GOLDTIP JUNIPER	24"SPD	B&B	-
20	JG	JUNIPERUS CHINENSIS ROBUSTA GREEN	ROBUSTA GREEN JUNIPER	5' HGT	B&B	-
3	QR	QUERCUS RUBRA	NORTHER RED OAT			-
8	CA	CALAMA GROSTIS ACUTIFLORA KARLFOERSTER	FEATHER REED GRASS			-
14	HS	HELICOTRICHON SEMPEVIRENS SAPHRSRUDEL	BLUE OAT GRASS			-
						-
						-

2. WARRANTY BEGINS AT THE TIME OF PLANTING OR SUBSTANTIAL COMPLETION, WHICH EVER IS LATER. TREES, SHRUBS, VINES GROUND COVER AND HERBACEOUS BEDS SHALL BE GUARANTEED FOR ONE FULL YEARS (UNLESS NOTED ELSEWHERE) IN REGARDS TO THE HARDINESS AND HEALTH OF THE PLANT. IN THE EVENT OF LOSS OF PLANTS WITHIN THE YEAR, THE ARCHITECTS OR OWNERS DECISION REGARDING REPLACEMENT SHALL BE BINDING. THE PLANTS SHALL BE REPLACED AT THE EARLIEST OPPORTUNITY. THE REPLACEMENT PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM THE TIME OF THE REPLACEMENT PLANTING.
3. PLANTS FIELD GROWN IN FABRIC CONTAINERS ARE AN ACCEPTABLE ALT. TO B&B
4. ALL TREES AND SHRUBS TO BE NO 1 GRADE NURSERY STOCK.
5. LEAVE IDENTIFICATION TAGS ON PLANTS TILL AFTER FINAL INSPECTION.
6. DECIDUOUS SHADE TREES OR CONIFEROUS TREES WITH DOUBLE LEADERS WILL NOT BE ACCEPTED
7. ORNAMENTAL TREES WITH NARROW V FORKS (LESS THAN 30 DEGREES) WILL NOT BE ACCEPTED
8. THE TOPSOIL SHALL BE NATURALLY FERTILE, OF ORGANIC ORIGIN AND BE CAPABLE OF SUPPORTING PLANT LIFE.
9. THE TOPSOIL SHALL BE SCREENED AND CONTAIN NO SUBSOIL, ROOTS, ROCKS, NON-SOIL MATERIALS OR TOXIC MATERIALS. PROVIDE THE FOLLOWING DEPTHS OF LIGHTLY COMPACTED TOPSOIL:
 - A. SEEDED AREAS - 4 INCHES MINIMUM
 - B. SODDED AREAS - 3 INCHES MINIMUM
 - C. SHRUB AND GROUND COVER BEDS - 12 INCHES MINIMUM
10. BLUEGRASS BLEND SHALL BE PER UNIVERSITY EXTENSION SPECIFICATIONS. (MIN. 5 LBS. PER 1000 SQUARE FEET)
11. PROVIDE A COMMERCIAL GRADE UV RESISTANT PLASTIC EDGING AROUND ALL PLANTING BEDS AND BETWEEN DIS-SIMILAR MULCHES WITHIN A PLANTING BED. RIBBED SIDES, ROUND TOP, T-SHAPED BOTTOM.
12. PROVIDE 3" SHREDDED BARK AND WEED BARRIER UNDER ALL PLANTING AREAS UNLESS NOTED OTHERWISE. DO NOT USE A WEED BARRIER IN PLANTING BEDS WITH GROUND COVERS.
13. DO NOT PLACE BLACK OR CLEAR PLASTIC BELOW THE MULCH
14. DO NOT USE LIMESTONE ROCK WHEN A STONE MULCH IS SPECIFIED ON THE DRAWING
15. ON SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL, USE EROSION CONTROL NETTING APPROPRIATE TO THE PLANT TYPE AND DURABLE ENOUGH TO REMAIN TILL THE PLANTS ARE ESTABLISHED.
16. THIS CONTRACTORS ASSUMES RESPONSIBILITY FOR EROSION CONTROL UNTIL PLANTS ARE ESTABLISHED.
17. THE CONSTRUCTION LIMITS EXTEND BEYOND PROPERTY LINES TO INCLUDE AREAS WITHIN THE R.O.W. AND AREAS ON ADJACENT PROPERTIES DISTURBED BY CONSTRUCTION ACTIVITY
18. EVALUATING DRAINAGE- DIG A HOLE 10 TO 12" DEEP, FILL IT WITH WATER SEVERAL TIMES DURING THE DAY TO WET THE SOIL THEN FILL AGAIN IN THE EVENING. IF WATER IS STILL IN THE HOLE AFTER 24 HOURS USE DETAIL 18/BS04 OR ANOTHER PRE-APPROVED BY OWNER PLANTING METHOD.
19. ENOUGH PLASTIC IS DEGRADABLE, UNWRAP TOP 1/2 OF BALL
20. SCARIFY SUBGRADE TO A DEPTH OF 4" WHERE TOPSOIL IS SCHEDULED. DURING FINE GRADING ELIMINATE UNEVEN AREAS AND LOW SPOTS.
21. SUBMIT SHOP DRAWINGS AND DETAILS FOR THE RETAINING WALLS
22. ALL TREES IN LAWNS SHALL HAVE A 4'-5" DIAMETER MULCH RING

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Plot Date: 4/2/2019 2:09:05 PM



REV	DESCRIPTION	DATE	BY
SHEET TITLE:			
OVERALL GROUND FLOOR PLAN			
CSD No:		DATE:	
J180605NTH		12.21.2018	
CHECKED BY:		SHEET No.:	
Checker			
DRAWN BY:			
Author			

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Plot Date: 4/2/2019 2:09:07 PM

KD NEW PEWAUKEE FACILITY
W227N4755 DUPLAINVILLE RD
PEWAUKEE, WI 53072

SHEET TITLE:
ENLARGED GROUND
FLOOR PLAN - OFFICE
AREA

CSD No: J180606MTB
CHECKED BY: Checker
DRAWN BY: Author

DD2.2

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PREFINISHED METAL SCREEN WALL
AT OFFICE ROOF - COLOR LIGHT GREY

PREFINISHED METAL WALL PANEL
AT ENTRY - COLOR LIGHT GREY

4-SIDED STRUCTURALLY GLAZED
CURTAINWALL FRAMING AT OFFICE

PREFINISHED METAL COPING
COLOR TO MATCH CURTAINWALL FRAMING

TRIPLE GLAZED CURTAINWALL FRAMING
TYPICAL AT BUILDING CORNERS

WALL PACK DOWN LIGHT

INSULATED PRECAST WALL PANEL
WITH AN EXPOSED AGGREGATE FINISH
AND 1/2" x 2" REVEALS

PRE-FINISHED INSULATED OVERHEAD DOORS
COLOR WHITE

NORTH ELEVATION

SCALE: 3/32" = 1'-0"

CSD

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KD NEW PEWAUKEE FACILITY
W227N4755 DUPLAINVILLE RD
PEWAUKEE, WI 53072

PEWAUKEE PLAN COMMISSION SUBMITTAL - APRIL 2, 2019

REV	DESCRIPTION	DATE	BY

SHEET TITLE:
PRESENTATION
ELEVATIONS

CSD No: J180605MTB DATE: 12.21.2018
CHECKED BY: RUN
DRAWN BY: JSW

DD3.0

PREFINISHED METAL COPING
COLOR TO MATCH CURTAINWALL FRAMING

TRIPLE GLAZED CURTAINWALL FRAMING
TYPICAL AT BUILDING CORNERS

INSULATED PRECAST WALL PANEL
WITH AN EXPOSED AGGREGATE FINISH
AND 1/2" x 2" REVEALS

4-SIDED STRUCTURALLY GLAZED
CURTAINWALL FRAMING AT OFFICE

PREFINISHED METAL WALL PANEL
AT ENTRY - COLOR LIGHT GREY

WALL PACK DOWN LIGHT

EXISTING ONE STORY WOOD BUILDING

PRE-FINISHED INSULATED OVERHEAD DOORS
COLOR WHITE

EAST ELEVATION

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

PREFINISHED METAL SCUPPERS AND
DOWNSPOUTS TO GRADE
COLOR TO MATCH COPING

PREFINISHED METAL COPING
COLOR TO MATCH CURTAINWALL FRAMING

TRIPLE GLAZED CURTAINWALL FRAMING
TYPICAL AT BUILDING CORNERS

INSULATED PRECAST WALL PANEL
WITH AN EXPOSED AGGREGATE FINISH
AND 1/2" x 2" REVEALS

EXISTING ONE-STORY
WOOD FRAMED BUILDING
BEYOND TO REMAIN

SOUTH ELEVATION

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

PREFINISHED METAL COPING
COLOR TO MATCH CURTAINWALL FRAMING

TRIPLE GLAZED CURTAINWALL FRAMING
TYPICAL AT BUILDING CORNERS

WALL PACK DOWN LIGHT

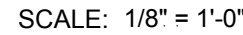
INSULATED PRECAST WALL PANEL
WITH AN EXPOSED AGGREGATE FINISH
AND 1/2" x 2" REVEALS

PRE-FINISHED INSULATED OVERHEAD DOORS
COLOR WHITE

WEST ELEVATION

SCALE: 3/32" = 1'-0"

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KD NEW PEWAUKEE FACILITY
W227N4755 DUPLAINVILLE RD
PEWAUKEE, WI 53072

DD3.1

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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Stenz-Forester Property CMPA

Stenz-Forester Property CMPA Exhibit



Office of the Planner & Community Development Director

W240 N3065 Pewaukee Road

Pewaukee, Wisconsin 53072

Phone (262) 691-0770

Fax (262) 691-1798

fuchs@pewaukee.wi.us

**CITY OF PEWAUKEE
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE PLAN COMMISSION OF THE CITY OF PEWAUKEE will conduct a public hearing on Thursday, April 18th, 2019, at 7:00 PM, or as soon thereafter as the matter may be heard, in the Common Council Chambers at the Pewaukee City Hall, W240N3065 Pewaukee Road, Pewaukee, Wisconsin 53072, to hear public comment regarding a proposed ordinance to amend the City of Pewaukee 2035 Comprehensive Master Plan and Neighborhood Plans 2015-2050 to change the Year 2050 Land Use/Transportation Plan use designation for property located at the northwest corner of Golf Road (CTH DR) and Meadowbrook Road (CTH G) from Low – Medium Density Residential (> 2 AC./Dwelling Unit) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to Medium Density Residential (6,500 SQ. FT. – 1/2 AC./Dwelling Unit) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas. The property which is the subject of this application bears Tax Key No. 0940999001, consisting of approximately 28.3704 total acres of land. This public hearing is being held pursuant to the requirements of Wis. Stat. § 66.1001(4)(d). The public is invited to attend the public hearing and to provide input. The proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan is available and open for inspection by the public in the Office of the City Clerk at Pewaukee City Hall, W240N3065 Pewaukee Road, Pewaukee, Wisconsin 53072, during normal business hours. In addition, the draft ordinance is available for review at www.cityofpewaukee.us. Any questions or comments about the proposed amendment to the Comprehensive Master Plan may be directed to Nick Fuchs, City of Pewaukee Planner and Community Development Director, at 262-691-6007.

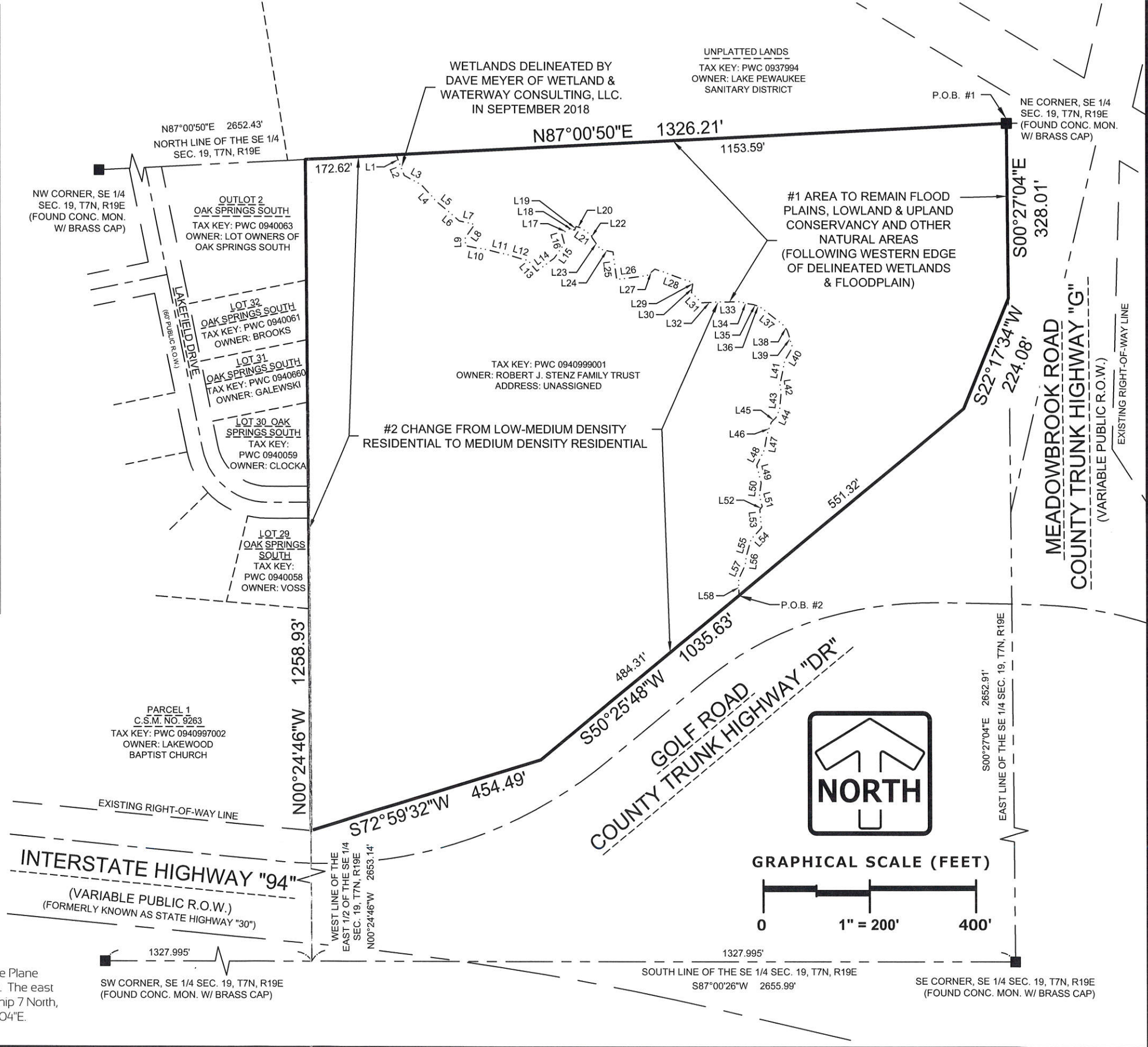
Dated this 27th day of February, 2019.

Nick Fuchs
Planner & Community Development Director

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

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

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



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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Further Discussion and Action Regarding the Revised Site and Building Plans for the Construction of 50 Condominium Units Requested by Jim Forester for Property Owned by the Robert J. Stenz Family Trust Located on Golf Road & CTH G (PWC 0940999001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Stenz-Forester Property Revised Site Plan

Stenz-Forester Property Elevations

Stenz-Forester Property Staff Report

Stenz-Forester Property LPSD Letter

Stenz-Forester Property Thomas Casey Letter

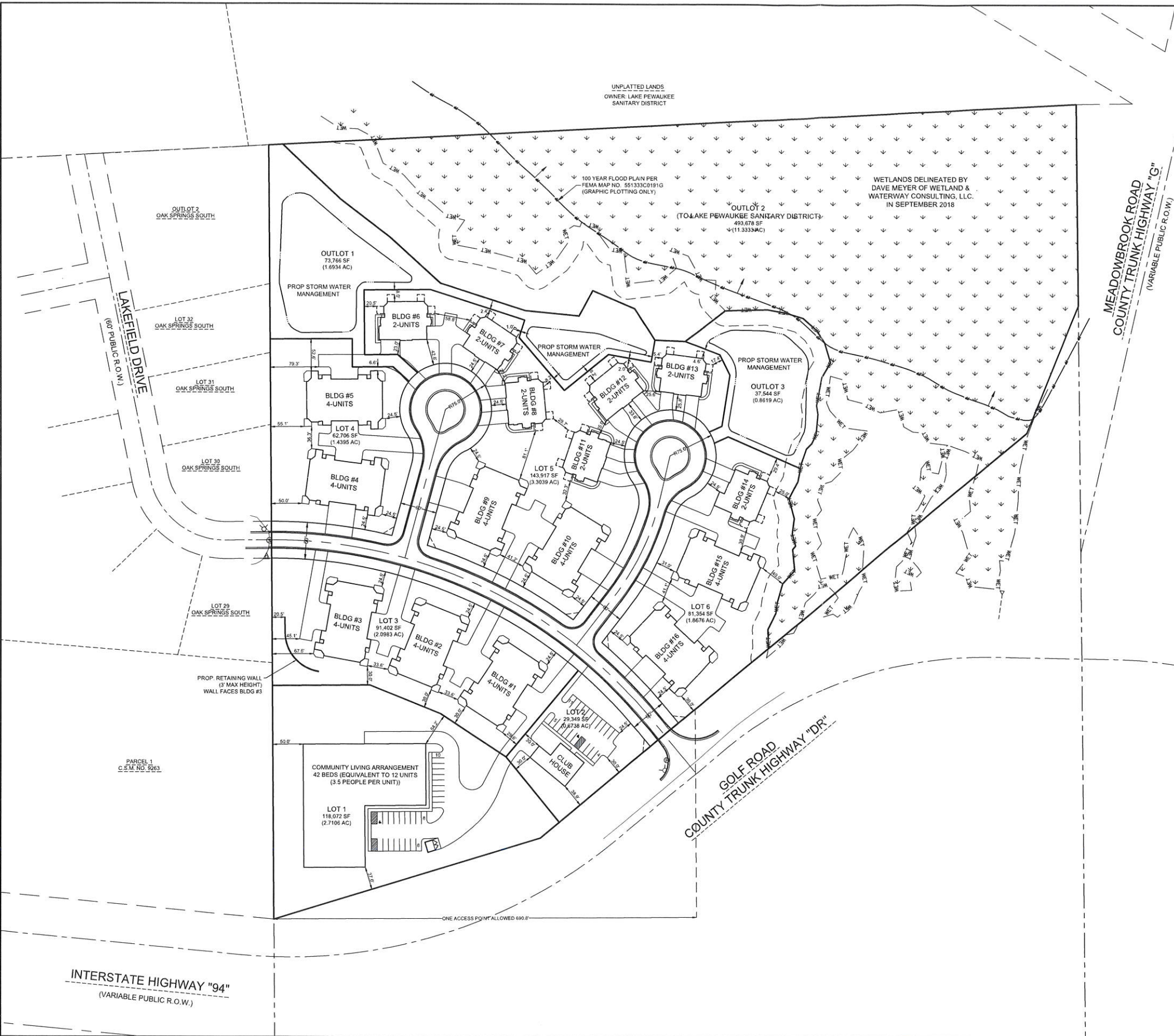
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DESIGNED: ASZ

REVIEWED: ASZ

DRAWN: BR

DATE: 04-05-18



GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

NOTES:

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

SETBACKS	RM-1	RM-1 PUD	PROPOSED
STREET	35'	24.5'	24.5'
SIDEYARD	25'	17.5'	20' BETWEEN BUILDINGS
REAR	35'	24.5'	30'
FLOODPLAIN	75'	75'	75'
WETLAND	25'	25'	50' (DNR NR 151) & 25' (CITY)

AREA CALCULATIONS

1. Total lot area = total site area - LPSD area (outlot 2) - proposed public road right-of-way dedication
Total site area = 1,235,817 square feet
LPSD area (outlot 2) = 493,678 square feet
Proposed public road right-of-way dedication = 104,028 sf
Total lot area = 1,235,817 sf - 493,678 sf - 104,028 sf = **638,111 sf**
2. Proposed impervious on site (outside of public road ROW) = **256,651 sf**
Proposed impervious on site = 256,651 sf / 638,111 sf = **40.2 %** (max 60% per City requirements)
3. Upland open space = total lot area - impervious on site
= 638,111 sf - 256,651 sf = **381,460 sf**
4. Total open space = 381,460 sf
= 381,460 sf / 638,111 sf = **59.8% open space** (min 40% per City requirements)

DENSITY CALCULATIONS

Rm-1 = 6.0 du/net acre (allowed)
Net acre = Total lot area
Net acre = 638,111 sf = 14.6 acres
14.6 acres * 6 du/net acre = **87 units (allowed)**
Proposed 62 units
Proposed density = 62 units / 16.4 acres = **3.8 du/net acre**



NOTE: The location and size of the underground structures and utilities shown hereon have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown.
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TOLL FREE
HILV. AREA 259-1181

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STENZ PROPERTY

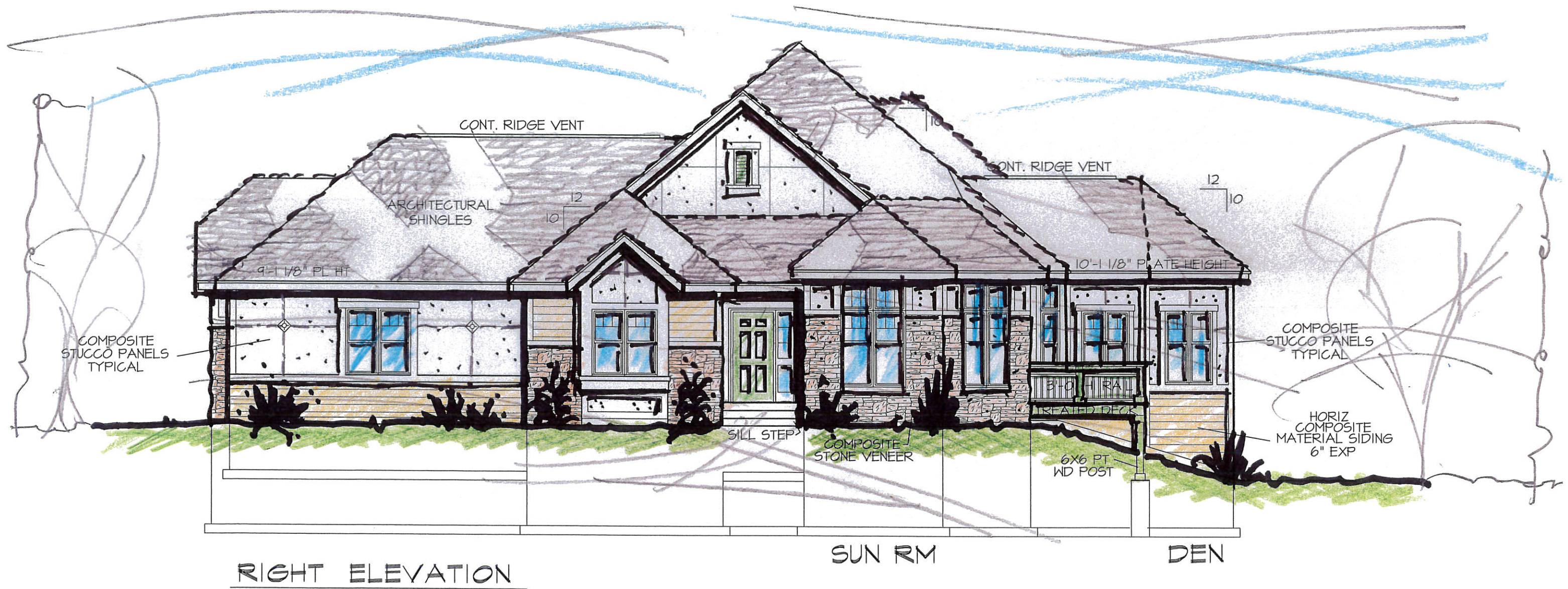
CITY OF PEWAUKEE, WAUKESHA CO., WISCONSIN

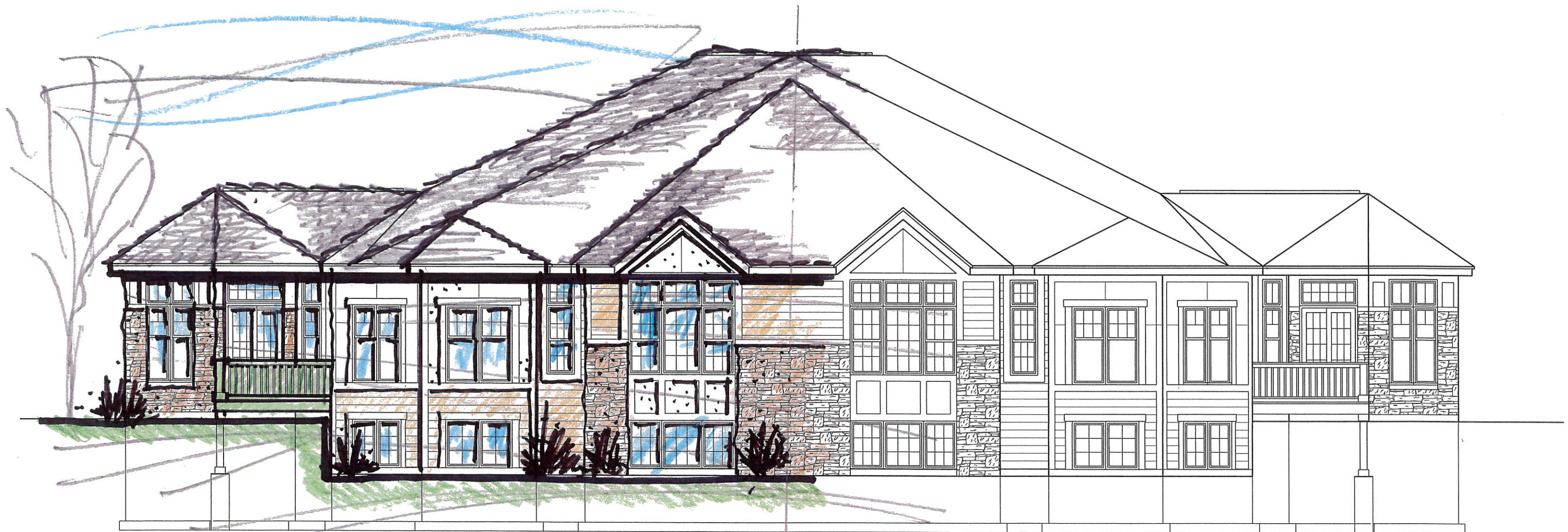
SITE PLAN

REVISIONS

PEG JOB NO. 1338.00-WT	ASZ
START DATE 04-05-18	SCALE 1" = 80'
SHEET C-1	SHEET C-1

SITE PLAN





SUN RM

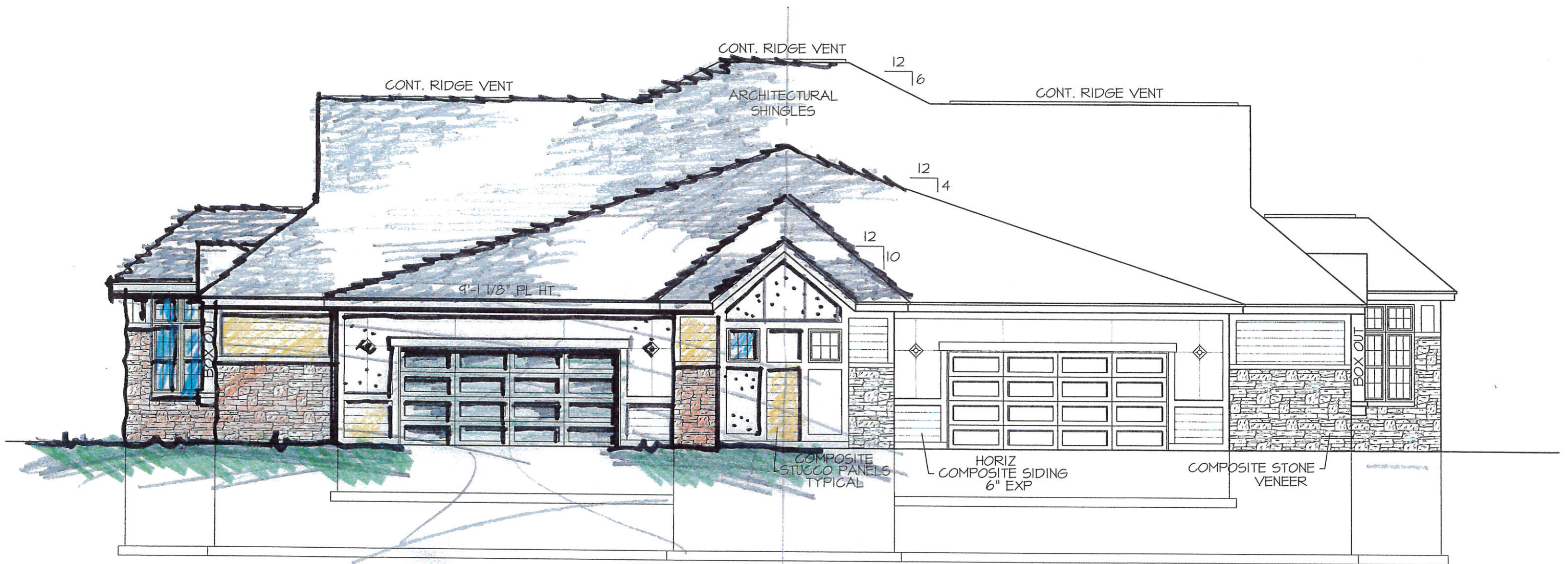
DEN

REAR ELEVATION

1/8" = 1'-0"

DEN

SUN RM



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



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

REPORT TO THE PLAN COMMISSION

Meeting of April 18, 2019

Date: April 9, 2019

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

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

Applicant: Jim Forester

Property Owner: Robert J. Stenz Family Trust

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

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

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

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

Introduction

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

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

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

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

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

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

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

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

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

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

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

Project Description/Analysis

Building & Site Development Plans

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

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

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

Density:

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

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

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

Storm Water Management:

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

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

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

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

Landscaping:

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

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

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

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

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

Architecture:

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

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

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

Sidewalk/Trails:

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

Signage:

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

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

Natural Resources:

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

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

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

Recommended Motion

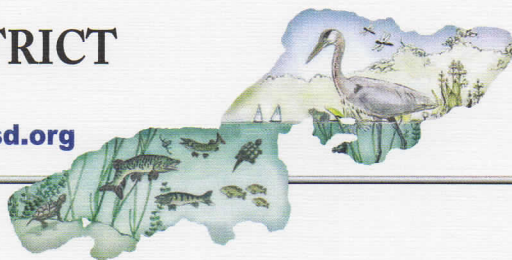
A motion to approve the Site and Building Development Plans for the construction of 50 condominium units upon property located at the northwest corner of Golf Road and CTH G, bearing Tax Key No. 0940999001, subject to staff recommendations within the report to the Plan Commission dated April 11, 2019.

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

LAKE PEWAUKEE SANITARY DISTRICT

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

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



March 27th, 2019

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

Re: Stenz Property Zoning

Dear City Officials,

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

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

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

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

Respectfully,

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

Lake Pewaukee Sanitary District

Cc: City of Pewaukee Zoning Board

Steve Bierce - Mayor, City of Pewaukee

Scott Klein - Administrator, City of Pewaukee

Jim Forester - Developer

Tony Zannon - Pinnacle Engineering Group

LPSD Commissioners

Erick Fabyan - LPSD attorney

February 27, 2019

City Administrator Scott Klein
W240 N3065 Pewaukee Rd
Pewaukee, WI 53072

Dear Administrator Klein,

I live in the Oak Springs South Subdivision and I am the President of our Community Association. On March 4, 2019 you will be asked to vote on a zoning change for the "Stenz Property." I am writing you as I have many concerns about the project.

I purchased my lot in 2003. Before I did this, I met with the City administrator and investigated what could eventually happen with this property. I was told that the city would only approve a zoning change to this property that would allow single family homes. I was further told that this property would accommodate 11-13 homes. I trusted what I had been told. By rezoning this property for 54 condominiums and an undisclosed development on Outlot 1 this will undoubtedly reduce that value of other homes in the City of Pewaukee.

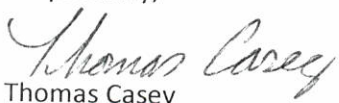
The development proposes one entry onto Golf Road, which has a speed limit of 50mph and is on a curve. This development of 54 units, plus the undisclosed Outlot, will have a serious increase of traffic on Golf road. I believe this increase will create a high degree of a safety risk to everyone that travels in this area.

The developer has not disclosed their plans for Outlot 1. To me this is very concerning and suspicious. It appears they are purposely not disclosing their plan. Why not include this property in the condo plan? How can you not have a plan? After this property is rezoned you will have little control on what is built on this Outlot. This could diminish how one of the entry points to the City is viewed by people coming to the City of Pewaukee.

This area has serious problems with water drainage. I know of people that have had their basements flood with heavy rains and when snow melts. This has incurred substantial financial losses to City of Pewaukee residents. Our Association owns a retention pond which abuts the proposed rezoning area. Often times there is too much runoff water and our pond overflows. Sometimes water flows from the wet lands into our pond. At the February 21, 2019 Planning Commission meeting, City Engineer Maggie Wagner acknowledged that the Pewaukee Engineer and Lake Park Sanitary District are aware of the problem and working on a plan to fix the issue, but it is unknown when this will occur.

I am concerned that City of Pewaukee Officials feel obligated to change the zoning for a **for profit** developer and not the best interests of its residents. I am asking you to vote against this zoning change. I also, ask in the future not to consider any changes to the zoning until water issues are resolved in the wetlands, the density is limited, and the changes will not severely impact the property values to Pewaukee residents. Any development should be in the best interests of all City of Pewaukee residents.

Respectfully,


Thomas Casey
414-403-1187

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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Request of Briohn Building Corporation to Vacate Approximately 0.1320 Acre of City of Pewaukee Right-of-Way and Attach the Entirety to Property Located at W226 N918 Northmound Road For the Purpose of Accommodating the Development of a 131,400 Square Foot Industrial Building (PWC 0962998005)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Briohn Northmound ROW Vacation Request

Briohn Northmound ROW Vacation Exhibit A

Briohn Northmound ROW Vacation Exhibit B

Briohn Northmound ROW Vacation Site

Briohn Northmound ROW Vacation Draft Resolution

Briohn Northmound ROW Vacation Staff Report

January 21, 2019

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

Re: Northmound Drive – Road Vacation
BBC Northmound, LLC Project

Dear Mr. Fuchs,

This letter is being written to request that the City of Pewaukee vacate a portion of the undeveloped Northmound Drive right-of-way. Northmound Drive is located in the Northwest Quarter (NW 1/4) of Section 25, Town 7 North, Range 19 East, generally north of Bluemound Road (CTH JJ) and south of I-94.

Northmound Drive extends northerly off of Eastmound and Westmound Drives and the first 245 feet of Northmound Drive has previously been constructed. This portion of Northmound Drive serves the properties located at W226 N900 Eastmound Drive and W227 N937 Westmound Drive. The northern 400 feet of Northmound Drive was dedicated as part of Certified Survey Map No. 9037 recorded on August 28, 2000. This portion of the road was never constructed. There is an existing driveway (17.5' +/- wide) in the right-of-way that serves the City wellhouse on Lot 1 of Certified Survey Map No. 7099.

BBC Northmound, LLC is proposing to construct a 131,400 square foot building on the property located on the east side of Northmound Drive. The proposal is to construct a cul-de-sac at the end of the existing road. This cul-de-sac will provide access to the new building, to the Pewaukee Sanitary District wellhouse, and right-of-way frontage to the Payne & Dolan property on the west side of Northmound Drive. The cul-de-sac will be developed to City standards. With this proposed road layout, a portion of Northmound Drive can be vacated and that portion is the portion being requested with this letter.

The City of Pewaukee has a Street Right-of-Way Vacation Process and, in the process, it notes that the applicant shall obtain signatures of the property owners abutting the proposed vacated areas and owners within 2650' on the subject road. In this case, there are three property owners that abut the proposed vacated areas and two other property

owners that have properties on Northmound Drive. Attached to this letter are the signatures of the owners, in support of the requested street vacation.

Please contact me if you should have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Johnson', with a large, stylized flourish extending to the right.

Roger W. Johnson
Managing Member
Silver Creek Apartments
20711 Watertown Rd
Suite A
Waukesha, WI 53186

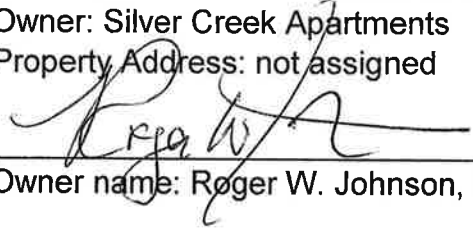
Properties abutting the proposed vacated Northmound Drive:

Tax Key Number: PWC 0962998004
Owner: City of Pewaukee Sanitary District #3
Property Address: not assigned

Owner name:

Date: _____

Tax Key Number: PWC 0962998005
Owner: Silver Creek Apartments
Property Address: not assigned



Owner name: Roger W. Johnson, Managing Member

Date: 1/22/2019

Properties also located on Northmound Drive:

Tax Key Number: PWC 0963999028
Owner: Nagawicka View Dairy Farm Inc
Property Address: W226 N900 Eastmound Drive



Owner name:

Date: 1-22-19

Tax Key Number: PWC 0963999027
Owner: Nagawicka View Dairy Farm Inc
Property Address: W227 N937 Westmound Drive

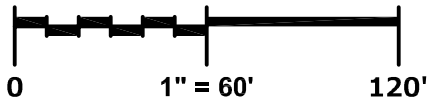


Owner name:

Date: 1-22-19



GRAPHICAL SCALE (FEET)



LOT 1
C.S.M. NO. 11653
TAX KEY #
PWC0962995008
OWNER: PAYNE
& DOLAN INC

LOT 19
C.S.M. NO. 3996

SHEET 1 OF 2

S89°12'34"E
14.05'

LOT 1
C.S.M. NO. 7099
TAX KEY #
PWC0962998004
OWNER: PEWAUKEE
SANITARY DISTRICT #3

DIS=107.47' ((R) 108.08')(CSM 9037)
RAD=80.00'
CHD=99.57' ((R) 100.04')(CSM 9037)
CB=S14°34'11"E ((R) S14°47'05"E)
(CSM 9037)

VACATED
NORTHMOUND
DRIVE
5,750 SQ. FT.
0.1320 ACRES

LOT 1
C.S.M. NO. 9037
TAX KEY #
PWC0962998005
OWNER: SILVER CREEK
APARTMENTS

NE CORNER, NW 1/4 SEC. 25, T7N, R19E
(FOUND CONC. MON. W/ BRASS CAP)

1185.75'
EAST LINE OF THE NW 1/4 SEC. 25, T7N, R19E
S01°18'46"E 2646.02' MEASURED
1460.27'

SE CORNER, NW 1/4 SEC. 25, T7N, R19E
(FOUND CONC. MON. W/ BRASS CAP)



EXHIBIT

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005

Page 5 of 10

WWW.PINNACLE-ENGR.COM

02/19/19

PLAN | DESIGN | DELIVER

PEG JOB#1174.00

LEGAL DESCRIPTION OF VACATED NORTHMOUND DRIVE:

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, described as follows:

Commencing at the northeast corner of the Northwest 1/4 of said Section 25; thence South 01° 18' 46" East along the east line of said Northwest 1/4, 1185.75 feet; thence North 89° 12' 34" West, 959.72 feet to the east right of way line of Northmound Drive; thence North 00°55'01" East along said east right of way line, 191.30 feet to the Point of Beginning;

Thence continuing North 00°55'01" East, 191.67 feet; thence South 89°12'34" East, 14.05 feet to the aforesaid east right of way line and a point on a curve; thence southeasterly 107.47 feet along the arc of said curve to the right and said east right of way line, whose radius is 80.00 feet and whose chord bears South 14°34'11" East, 99.57 feet; thence South 23°54'59" West along said east right of way line, 104.01 feet to Point of Beginning.

Said lands containing 5,750 square feet (0.1320 acres) of Northmound Drive to be vacated.

SHEET 2 OF 2



EXHIBIT

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005

Page 6 of 10

WWW.PINNACLE-ENGR.COM

02/19/19

PLAN | DESIGN | DELIVER

PEG JOB #1174.00

LEGAL DESCRIPTION OF VACATED NORTHMOUND DRIVE:

Being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin, described as follows:

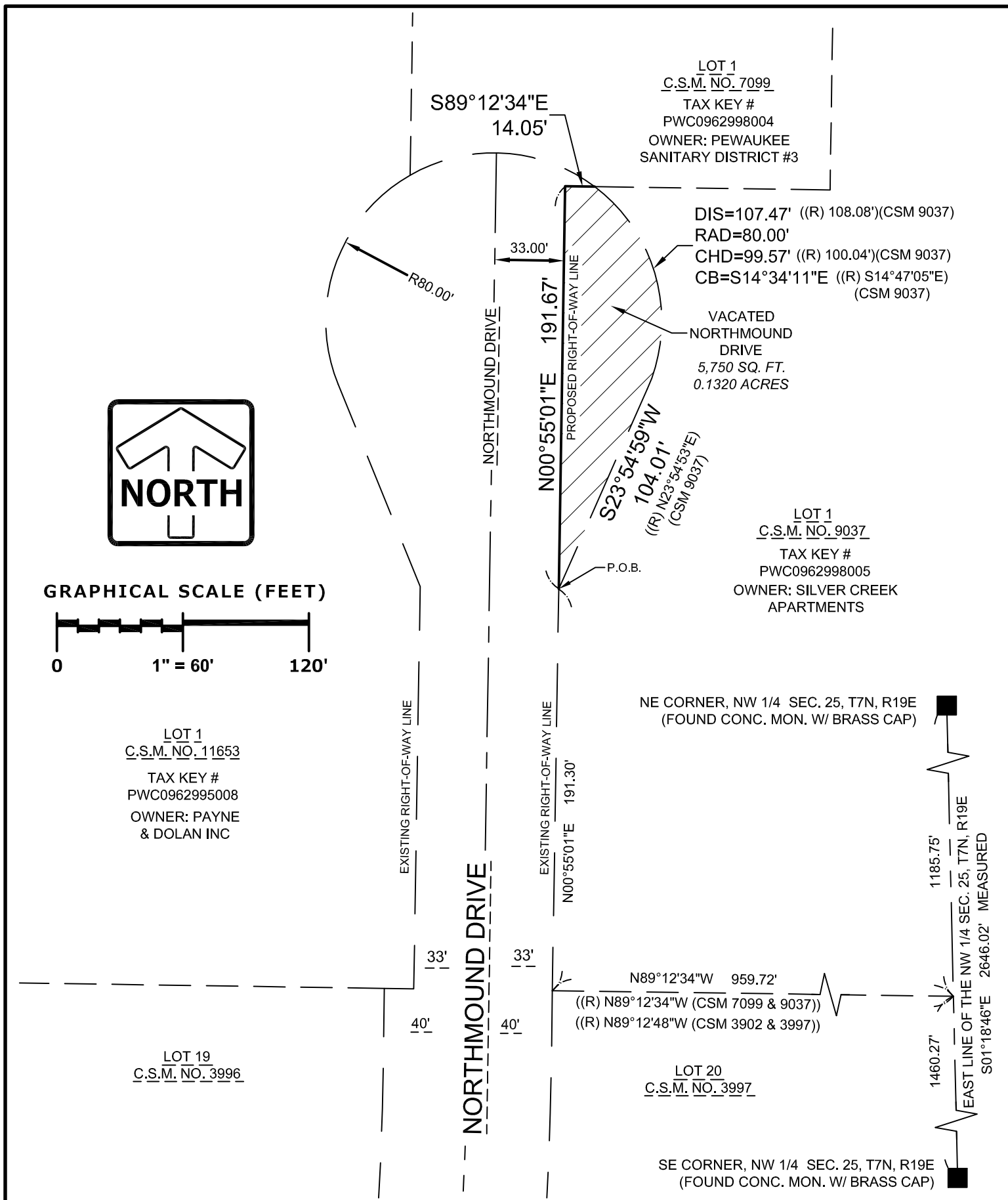
Commencing at the northeast corner of the Northwest 1/4 of said Section 25; thence South 01° 18' 46" East along the east line of said Northwest 1/4, 1185.75 feet; thence North 89° 12' 34" West, 959.72 feet to the east right of way line of Northmound Drive; thence North 00°55'01" East along said east right of way line, 191.30 feet to the Point of Beginning;

Thence continuing North 00°55'01" East, 191.67 feet; thence South 89°12'34" East, 14.05 feet to the aforesaid east right of way line and a point on a curve; thence southeasterly 107.47 feet along the arc of said curve to the right and said east right of way line, whose radius is 80.00 feet and whose chord bears South 14°34'11" East, 99.57 feet; thence South 23°54'59" West along said east right of way line, 104.01 feet to Point of Beginning.

Said lands containing 5,750 square feet (0.1320 acres) of Northmound Drive to be vacated.



Exhibit B



EXHIBIT

PINNACLE ENGINEERING GROUP

15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005

Page 8 of 10

WWW.PINNACLE-ENGR.COM

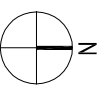
02/19/19

PLAN | DESIGN | DELIVER

PEG JOB#1174.00



SITE PLAN

$$T'' = 100'$$


RESOLUTION NO. __-__

A RESOLUTION TO VACATE APPROXIMATELY 0.1320 ACRE OF RIGHT-OF-WAY CONSISTING OF A PORTION OF A PLANNED CUL-DE-SAC, WHICH EXTENDS ALONG THE EAST SIDE OF NORTHMOUND DRIVE, GENERALLY LOCATED SOUTH OF INTERSTATE 94 AND NORTH OF EASTMOUND DRIVE, DIRECTLY ADJACENT TO PROPERTY LOCATED AT W226N918 NORTHMOUND DRIVE BEARING TAX KEY NO. 0962-998-005, PROPERTY BEARING TAX KEY NO. 0962-998-004, AND PROPERTY LOCATED ALONG THE WEST SIDE OF NORTHMOUND DRIVE AT N5W23000 BLUEMOUND ROAD BEARING TAX KEY NO. 0962-995-008

WHEREAS, the Common Council of the City of Pewaukee finds that the public interest requires that approximately 0.1320 acre of right-of-way consisting of a portion of a planned cul-de-sac, which extends along the east side of Northmound Drive, generally located south of Interstate 94 and north of Eastmound Drive, directly adjacent to property located at W226N918 Northmound Drive bearing Tax Key No. 0962-998-005 (Silver Creek Apartments, owner), property bearing Tax Key No. 0962-998-004 (Sanitary District #3, owner), and property located along the west side of Northmound Drive at N5W23000 Bluemound Road bearing Tax Key No. 0962-995-008 (Payne & Dolan, Inc., owner) be discontinued, pursuant to Wis. Stat. § 66.1003(4); and

WHEREAS, such portion of the approximately 0.1320 acre of right-of-way consisting of a portion of a planned cul-de-sac, which extends along the east side of Northmound Drive, generally located south of Interstate 94 and north of Eastmound Drive, directly adjacent to property located at W226N918 Northmound Drive bearing Tax Key No. 0962-998-005 (Silver Creek Apartments, owner), property bearing Tax Key No. 0962-998-004 (Sanitary District #3, owner), and property located along the west side of Northmound Drive at N5W23000 Bluemound Road bearing Tax Key No. 0962-995-008 (Payne & Dolan, Inc., owner) is more particularly described upon Exhibit A annexed hereto and the map annexed hereto as Exhibit B; and

WHEREAS, notice of pendency of proceedings to vacate the subject property was submitted to the Office of the Register of Deeds for Waukesha County on _____, 2019, by way of a copy of this Resolution as introduced, for recording as may be required pursuant to Wis. Stat. § 840.11; and

WHEREAS, this Resolution was first introduced before the Common Council of the City of Pewaukee at its regular meeting on March 18, 2019; and

WHEREAS, the Common Council scheduled a Public Hearing upon this Resolution pursuant to Wis. Stat. § 66.1003(4)(b) for May 6, 2019; with notice of such hearing being published as a Class III notice in the Official City Newspaper, with the first publication date being April 3, 2019; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Pewaukee, Wisconsin, that pursuant to the authority vested in the Common Council by Wis. Stat. § 66.1003(4)(b), that the portion of the approximately 0.1320 acre of right-of-way consisting of a portion of a planned cul-de-sac, which extends along the east side of Northmound Drive, generally located south of Interstate 94 and north of Eastmound Drive, directly adjacent to property located at W226N918 Northmound Drive bearing Tax Key No. 0962-998-005 (Silver Creek Apartments, owner), property bearing Tax Key No. 0962-998-004 (Sanitary District #3, owner), and property located along the west side of Northmound Drive at N5W23000 Bluemound Road bearing Tax Key No. 0962-995-008 (Payne & Dolan, Inc., owner) as described upon Exhibit A and Exhibit B annexed hereto and incorporated herein, be and the same is hereby discontinued and vacated.

BE IT FURTHER RESOLVED, that the City Clerk be and the same is hereby directed to record a copy of this Resolution with the Register of Deeds for Waukesha County.

Passed and adopted this _____ day of _____, 2019.

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

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer



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

REPORT TO THE PLAN COMMISSION

Meeting of April 18, 2019

Date: April 10, 2019

Project Name: Briohn Building Corporation Northmound Industrial Site

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

Applicant: Briohn Building Corporation

Property Owner: Silver Creek Apartments

Current Zoning: M-2 Limited Industrial District

Proposed Zoning: Same

2050 Land Use Map Designation: Manufacturing / Fabrication / Warehousing

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

Introduction/Project Description

Attached is a request to vacate approximately 0.1320 acre (5,570 square feet) of City of Pewaukee right-of-way consisting of a portion of a planned cul-de-sac, which extends along the east side of Northmound Drive, generally located south of Interstate 94 and north of Eastmound Drive, directly adjacent to property located at W226N918 Northmound Drive bearing Tax Key No. 0962-998-005 (Silver Creek Apartments, owner), property bearing Tax Key No. 0962-998-004 (Sanitary District #3, owner), and property located along the west side of Northmound Drive at N5W23000 Bluemound Road bearing Tax Key No. 0962-995-008 (Payne & Dolan, Inc., owner).

Northmound Drive is currently improved from Eastmound Drive, extending north approximately 260-feet where the pavement then narrows and continues north for about 400-feet to the Sanitary District #3 parcel. The full cul-de-sac, however, is not improved.

The applicant and property owner of the subject parcel are requesting to attach the entirety of the vacated right-of-way to the property at W226N918 Northmound Drive to accommodate the development of a 131,400 square foot industrial building. The developer is essentially proposing to shift the cul-de-sac bulb further south to better suit their development.

The attached application and materials further detail the request and illustrates the location of the subject right-of-way to be vacated.

The submittal also includes a Preliminary CSM that illustrates the dedication of right-of-way for the proposed Northmound cul-de-sac.

Process/Next Steps

At their March 4, 2019 meeting, the Common Council reviewed the proposed right-of-way vacation and directed that the request be forwarded to the Plan Commission for review and recommendation.

At the March 18, 2019 meeting, the attached resolution was introduced and the public hearing date was set for the May 6th Common Council meeting.

Following the April 18th Plan Commission meeting, the Council will hold the public hearing and ultimately approve or deny the request.

Recommendation

A motion to recommend approval of the right-of-way vacation consisting of a portion of a planned cul-de-sac, which extends along the east side of Northmound Drive, generally located south of Interstate 94 and north of Eastmound Drive, directly adjacent to property located at W226N918 Northmound Drive bearing Tax Key No. 0962-998-005 (Silver Creek Apartments, owner), property bearing Tax Key No. 0962-998-004 (Sanitary District #3, owner), and property located along the west side of Northmound Drive at N5W23000 Bluemound Road bearing Tax Key No. 0962-995-008 (Payne & Dolan, Inc., owner).

A motion recommending approval of a Preliminary Certified Survey Map for property located at W226N918 Northmound Drive.

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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Briohn Northmound ROW Vacation CSM

CERTIFIED SURVEY MAP NO. _____

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

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

LOT 20
C.S.M. NO. 3997
OWNER: NAGAWICKI
VIEW DAIRY FARM INC

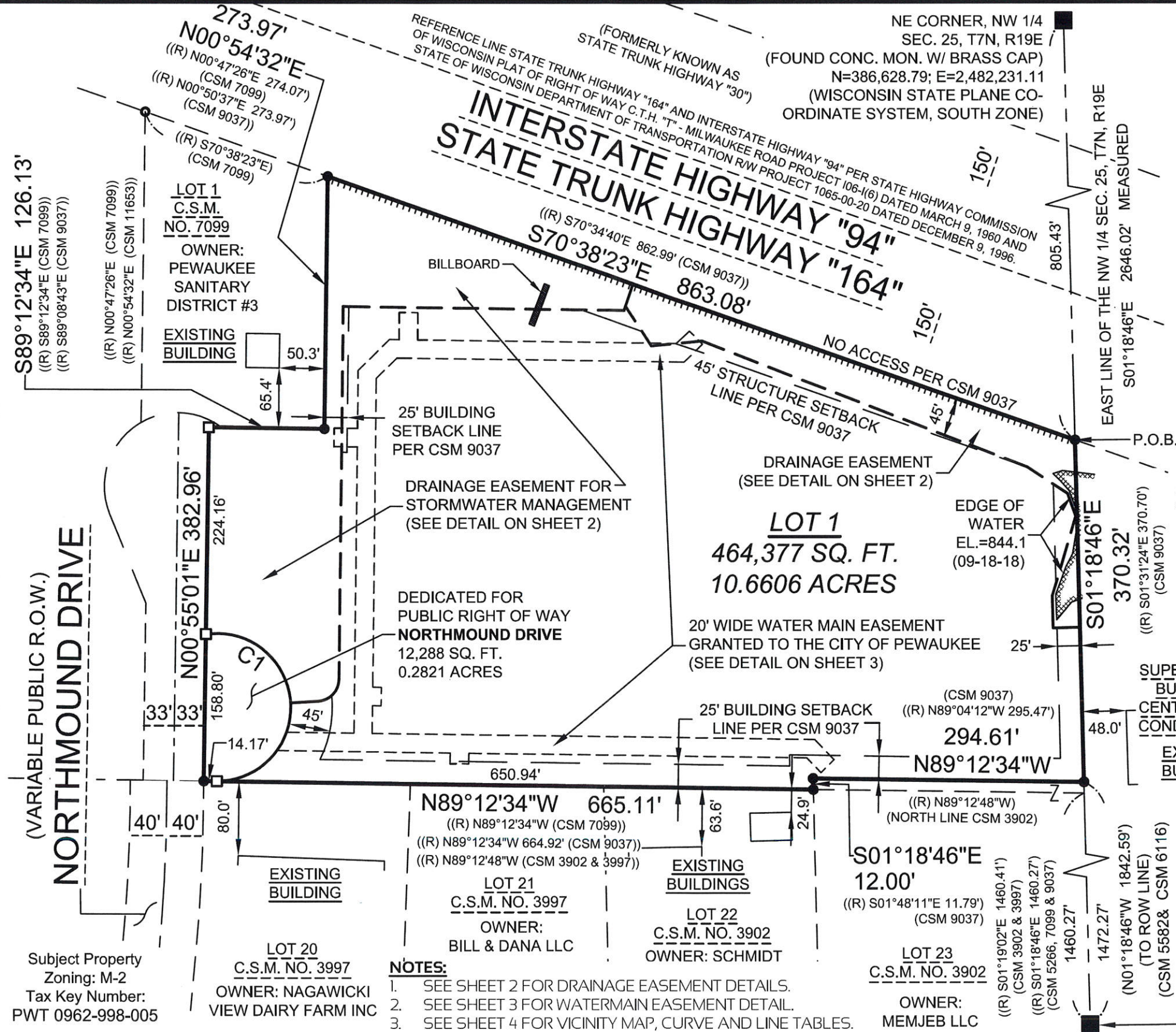
NOTES:

1. SEE SHEET 2 FOR DRAINAGE EASEMENT DETAILS.
2. SEE SHEET 3 FOR WATERMAIN EASEMENT DETAIL.
3. SEE SHEET 4 FOR VICINITY MAP, CURVE AND LINE TABLES.

LOT 21
C.S.M. NO. 3997
OWNER:
BILL & DANA LLC

LOT 22
C.S.M. NO. 3902
OWNER: SCHMIDT

LOT 23
C.S.M. NO. 3902
OWNER:
MEMJEB LLC



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

LEGEND:

- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"
- CSM - Denotes "Certified Survey Map"
- ROW - Denotes "Right of Way"
- Denotes No Access

GRAPHICAL SCALE (FEET)



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

Prepared By:

PINNACLE ENGINEERING GROUP

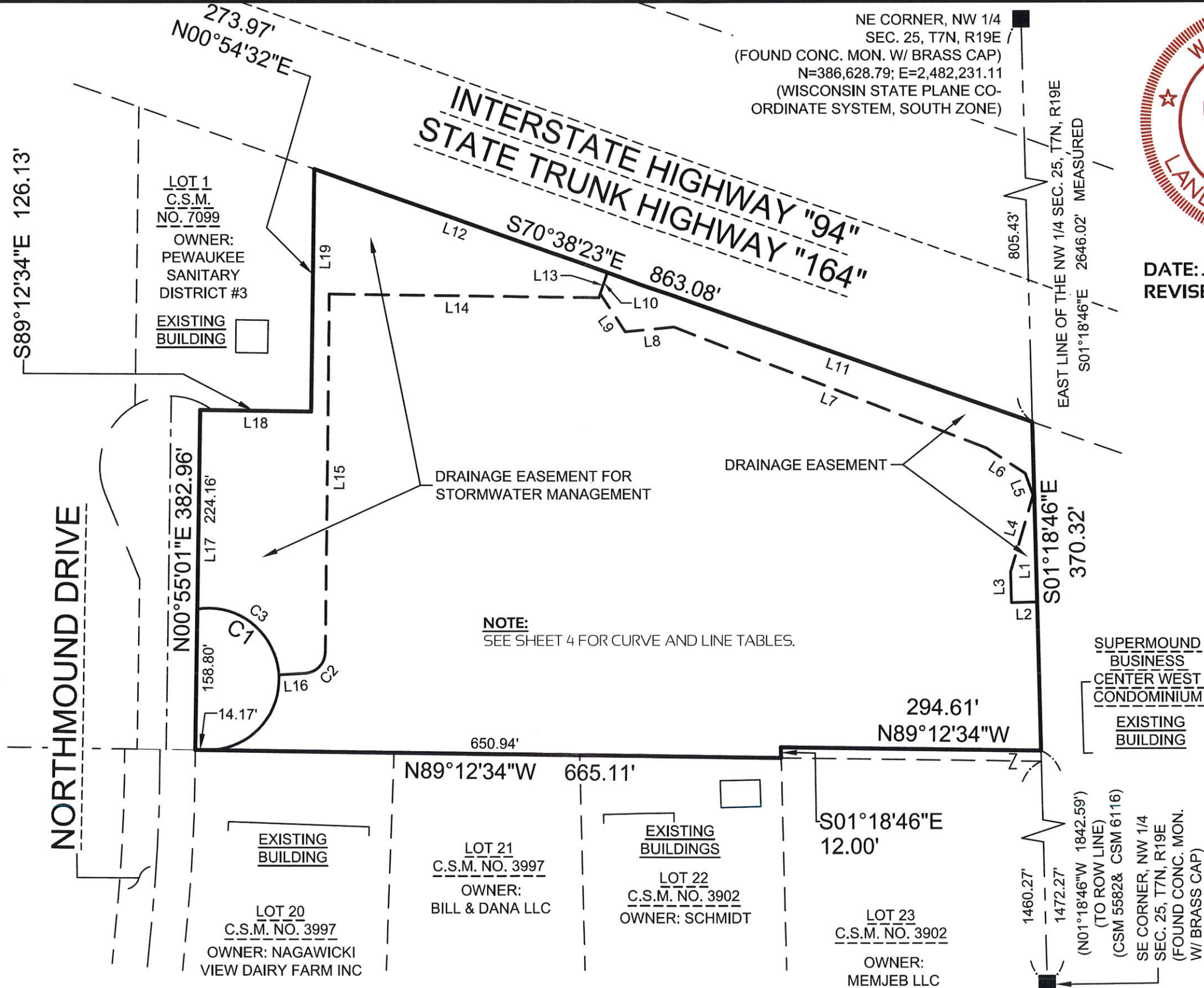
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

PEG JOB#1174.00
SHEET 1 OF 7

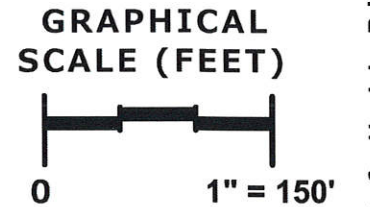
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

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



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



Prepared for:
BBC Northmound, LLC
3885 N. Brookfield Road, Suite 200
Brookfield, WI 53005

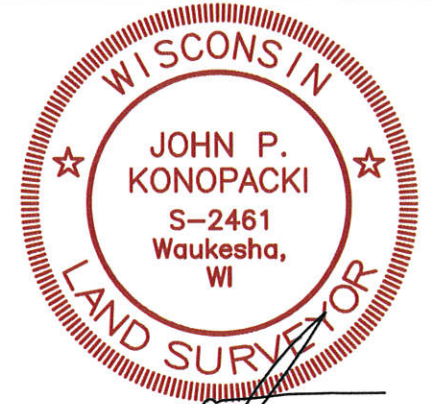
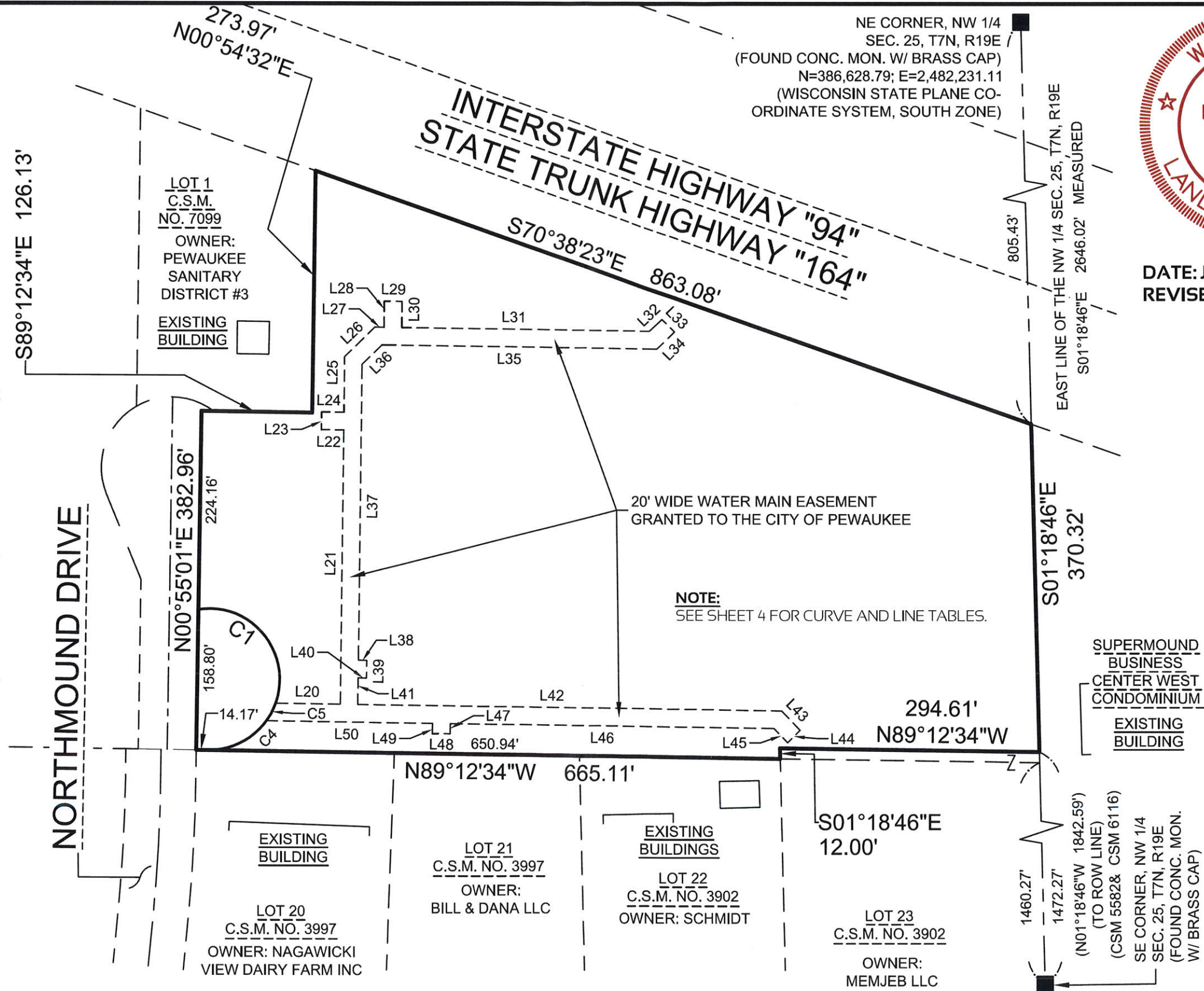
Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

PEG JOB#1174.00
SHEET 2 OF 7

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

CERTIFIED SURVEY MAP NO. _____

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



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

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

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

PEG JOB#1174.00
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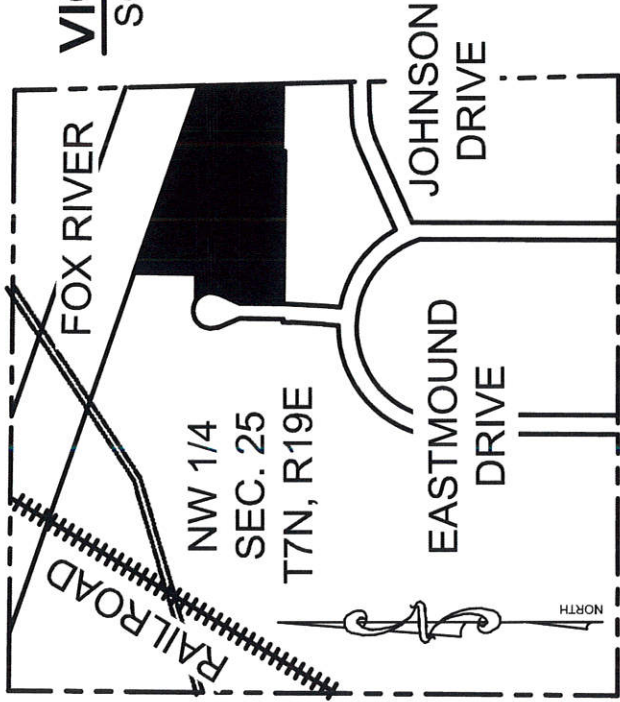
CURVE TABLE						
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN TANGENT OUT
C1	265.22'	80.00'	189°57'08"	N04°11'08"W	159.40'	N89°12'34"W S80°50'18"W
C2	35.94'	24.00'	085°48'06"	S43°41'29"W	32.68'	S00°47'26"W S86°35'32"W
C3	133.70'	80.00'	095°45'15"	N51°17'05"W	118.67'	N03°24'28"W S80°50'18"W
C4	76.65'	80.00'	054°53'36"	N63°20'38"E	73.75'	S89°12'34"E N35°53'50"E
C5	22.53'	80.00'	016°08'06"	N27°49'47"E	22.45'	N35°53'50"E N19°45'44"E

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S01°18'46"E	203.08'
L2	S88°41'14"W	29.14'
L3	N01°18'46"W	35.00'
L4	N16°37'07"E	90.00'
L5	N20°04'29"W	26.00'
L6	N56°36'13"W	52.25'
L7	N68°52'22"W	379.40'
L8	S84°33'08"W	55.21'
L9	N33°52'30"W	51.91'
L10	N19°21'37"E	25.29'
L11	S70°38'23"E	510.35'
L12	S70°38'23"E	352.73'
L13	S19°21'37"W	30.17'
L14	N89°12'34"W	306.13'
L15	S00°47'26"W	404.00'
L16	S86°35'32"W	30.05'
L17	N00°55'01"E	224.16'

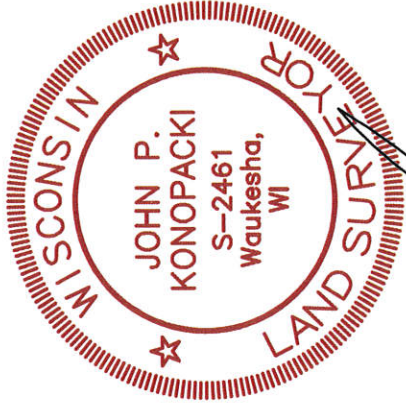
LINE TABLE		
LINE NO.	BEARING	DISTANCE
L18	S89°12'34"E	126.13'
L19	N00°54'32"E	273.97'
L20	S89°12'34"E	73.34'
L21	N00°47'26"E	310.00'
L22	N89°12'34"W	25.50'
L23	N00°47'26"E	20.00'
L24	S89°12'34"E	25.50'
L25	N00°47'26"E	62.86'
L26	N45°47'26"E	48.28'
L27	S89°12'34"E	10.43'
L28	N00°47'26"E	29.50'
L29	S89°12'34"E	20.00'
L30	S00°47'26"W	29.50'
L31	S89°12'34"E	283.29'
L32	N45°47'26"E	19.29'
L33	S44°12'34"E	20.00'
L34	S45°47'26"W	27.58'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L35	N89°12'34"W	313.72'
L36	S45°47'26"W	31.72'
L37	S00°47'26"W	334.57'
L38	S89°12'34"E	9.50'
L39	S00°47'26"W	20.00'
L40	N89°12'34"W	9.50'
L41	S00°47'26"W	30.00'
L42	S89°12'34"E	482.78'
L43	S44°12'34"E	30.41'
L44	S45°47'26"W	20.00'
L45	N44°12'34"W	22.12'
L46	N89°12'34"W	369.49'
L47	S00°47'26"W	11.50'
L48	N89°12'34"W	20.00'
L49	N00°47'26"E	11.50'
L50	N89°12'34"W	188.55'

INTERSTATE HIGHWAY "94"
STATE TRUNK HIGHWAY "164"



VICINITY MAP
SCALE 1"=1000'



Prepared By:

PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

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

CERTIFIED SURVEY MAP NO. _____

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

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

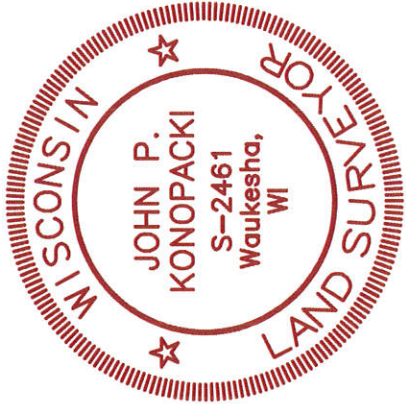
That I have surveyed, mapped and divided Lot 1 of Certified Survey Map No. 9037, as recorded in the Register of Deeds office for Waukesha County as Document No. 2586540 on August 28, 2000, and a part of vacated Northmound Drive, being a part of the Northeast 1/4 of the Northwest 1/4 of Section 25, Township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

Commencing at the northeast corner of the Northwest 1/4 of said Section 25;
Thence South 01° 18' 46" East along the east line of said Northwest 1/4, 805.43 feet to the south right of way line of Interstate Highway "94" and the Point of Beginning;

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

Dedicating the Westerly portion of subject property as graphically shown for public right of way purposes.
Containing 472,932 square feet (10.8570 acres) of land Gross and 460,644 square feet (10.5749 acres) of land Net more or less.
That I have made such survey, land division and map by the direction of BBC NORTHMOUND, LLC, owner of said land.
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.
That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the City of Pewaukee Land Division Ordinance surveying and mapping the land with in the certified survey map.

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



John P. Konopacki
Professional Land Surveyor S-2461

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Right of Way widths and locations are based on State Trunk Highway "164" and Interstate Highway "94" State Highway Commission of Wisconsin Plat of Right of Way C.T.H. "T" - Milwaukee Road Project 106-1(6) dated March 9, 1960 and State of Wisconsin Department of Transportation R/W Project 1065-00-20 dated December 9, 1996.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Northwest 1/4 of Section 25, Township 7 North, Range 19 East has a bearing of S01°18'46"E.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55133C0212G dated NOVEMBER 05, 2014. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Wetlands delineated by Heartland Ecological Group Inc. September 2018.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Reference Benchmark: Concrete monument with brass cap at the northeast corner of the Northwest 1/4 Section 25, Town 7 North, Range 19 East, Elevation = 833.38.



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
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OWNER'S CERTIFICATE OF DEDICATION

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

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

1. City of Pewaukee

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

In the presence of: BBC NORTHMOUND, LLC

Name (signature) - Title _____

STATE OF WISCONSIN) COUNTY) SS

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

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

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, mapping and dedication of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

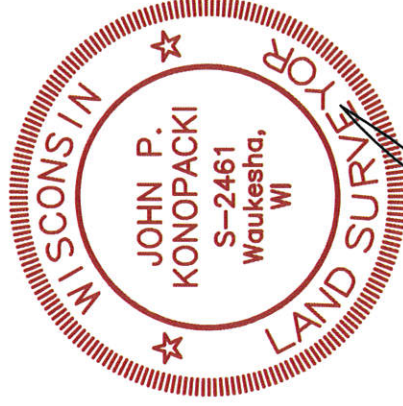
IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2019.

Date _____ President _____

STATE OF WISCONSIN) COUNTY) SS

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

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



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

Prepared By:
PINNACLE ENGINEERING GROUP
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PLAN COMMISSION APPROVAL

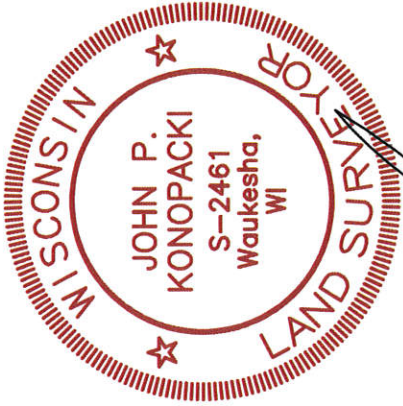
Approved by the Plan Commission of the City of Pewaukee, Wisconsin, on this _____ day of _____, 2019.

Date _____	_____
	Steve Bierce, Chairman
Date _____	_____
	Secretary

COMMON COUNCIL APPROVAL

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

Date _____	_____
	Steve Bierce, Mayor
Date _____	_____
	Kelly Tarczewski, City Clerk - Treasurer



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD 1 SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

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

DATE: April 18, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

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

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

The Waters Revised Site Plans

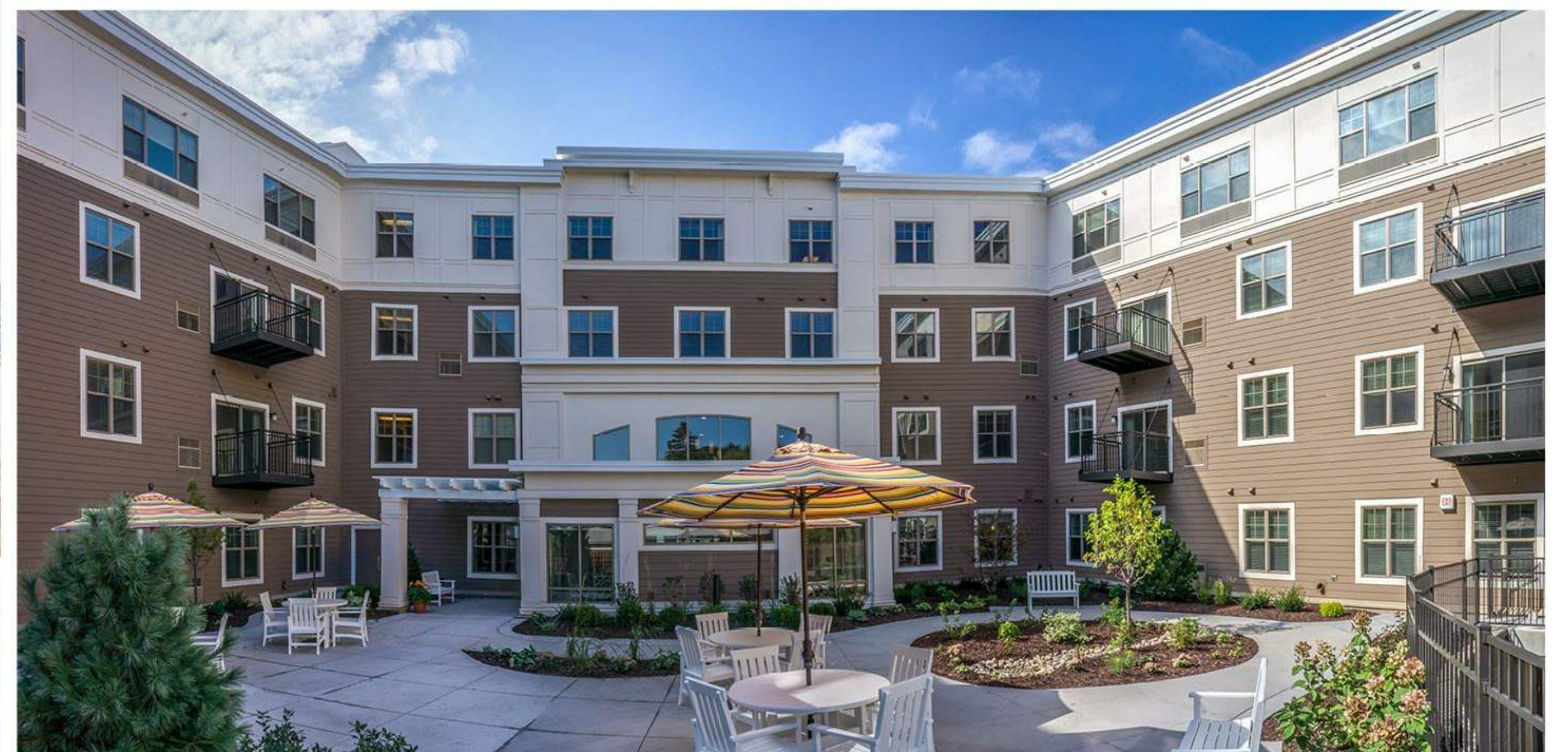
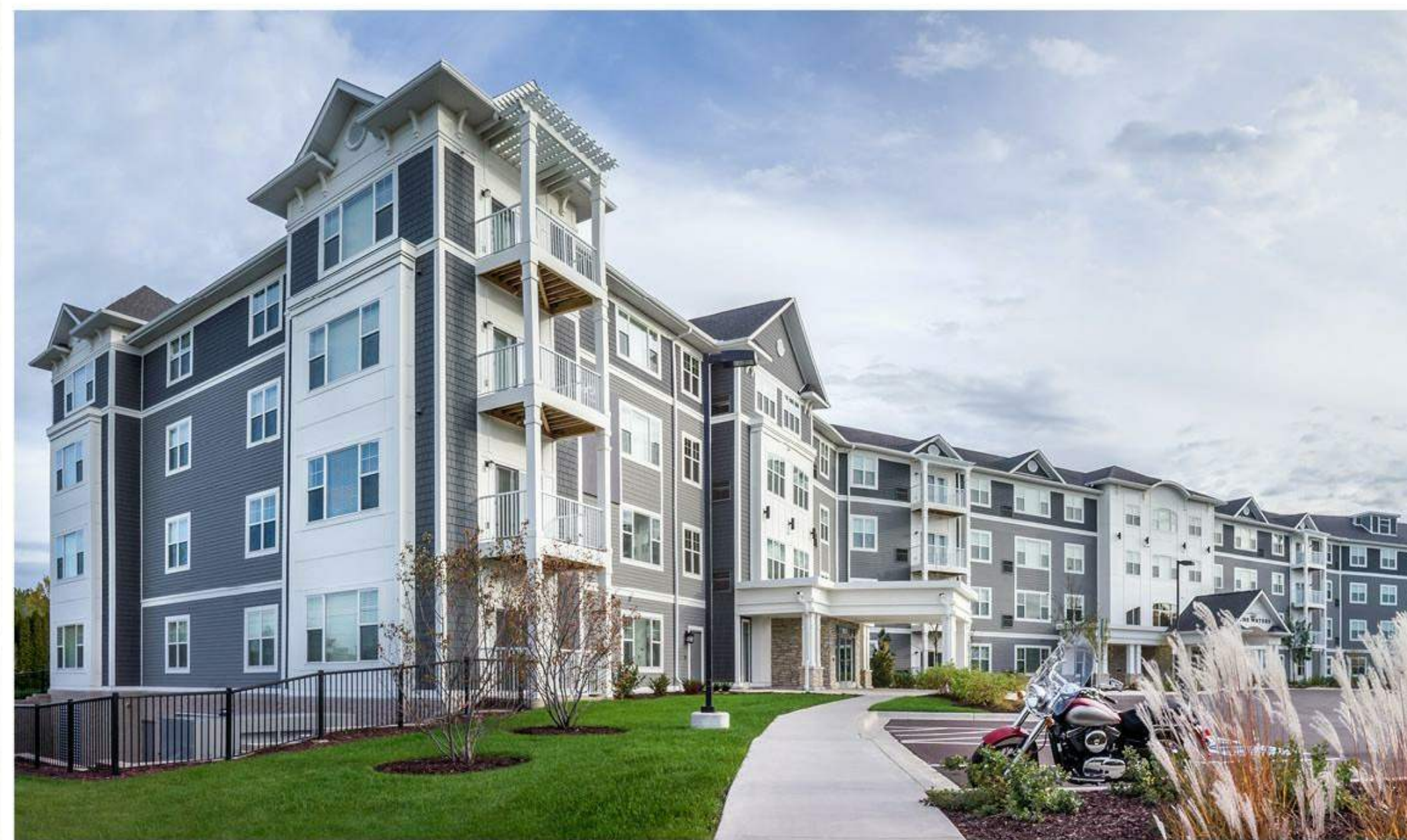
The Waters Project Narrative

The Waters Staff Report





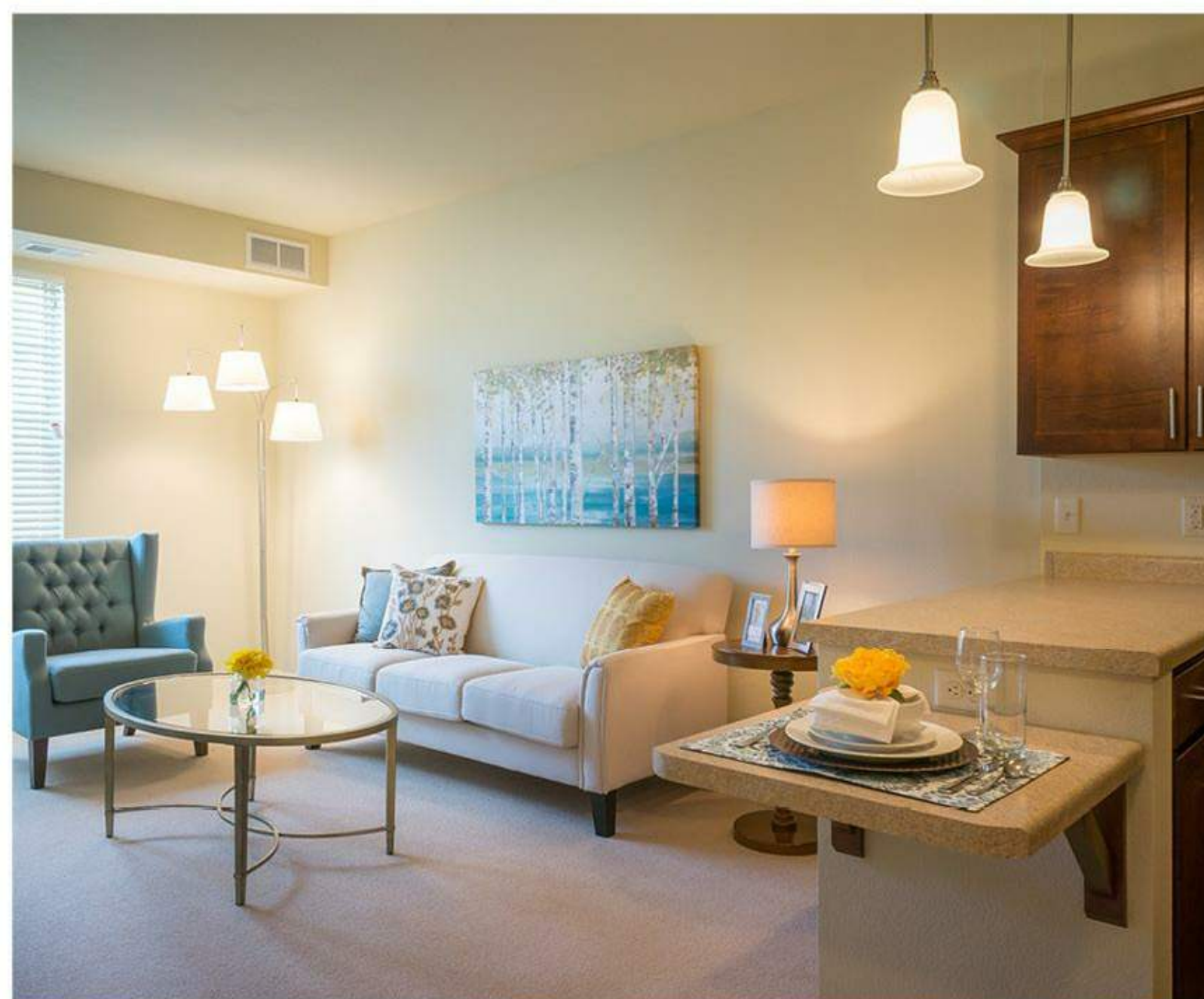
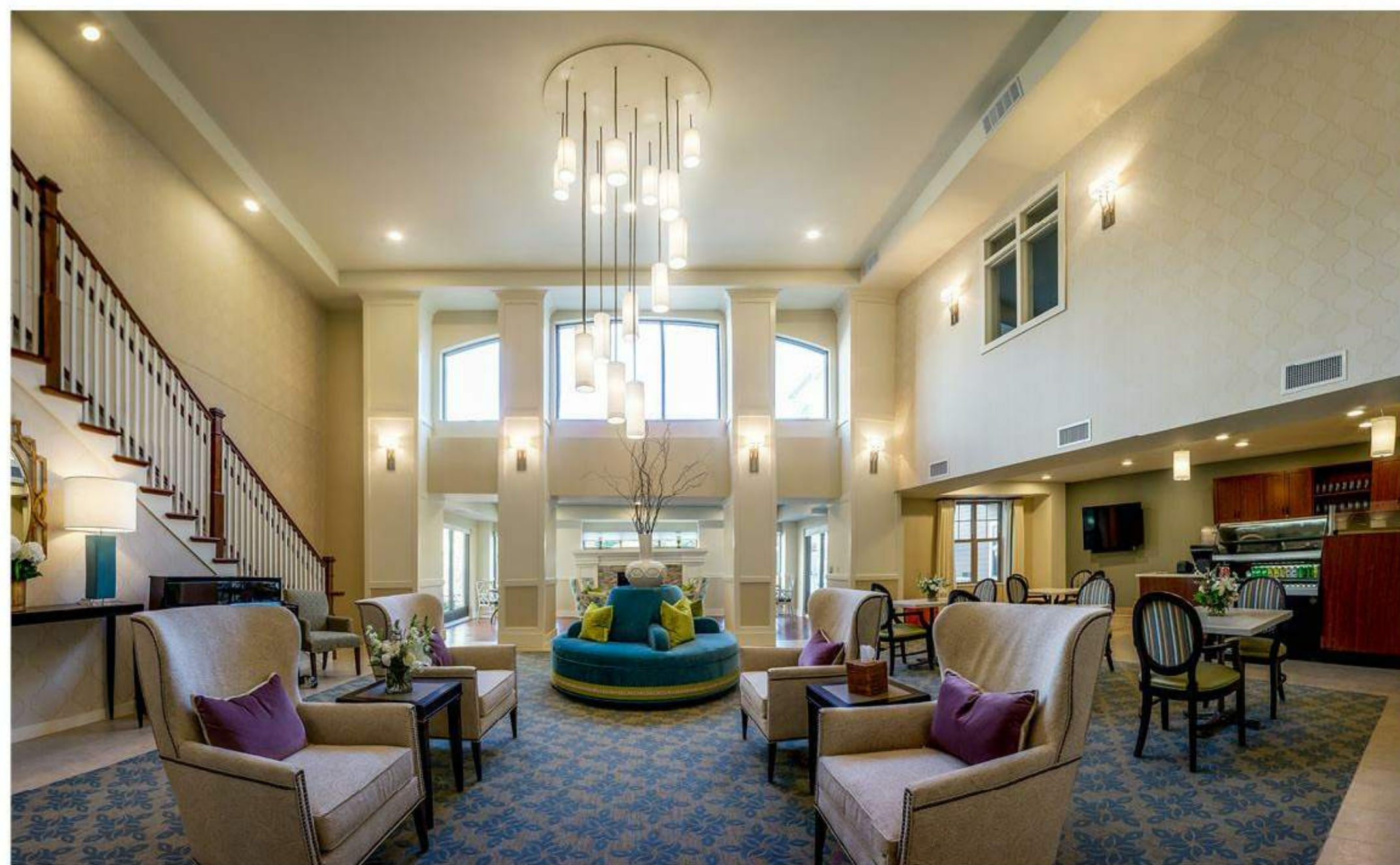
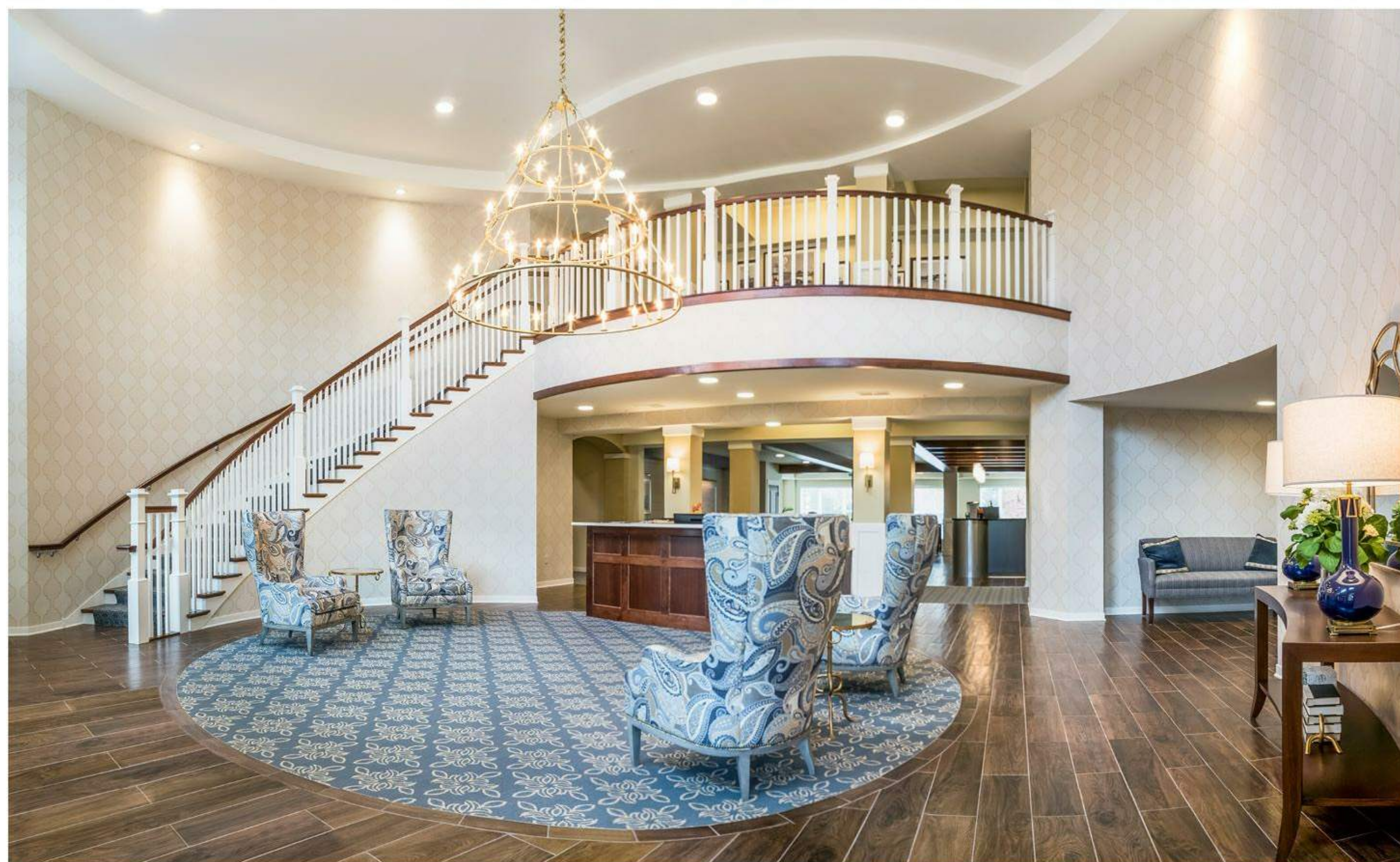
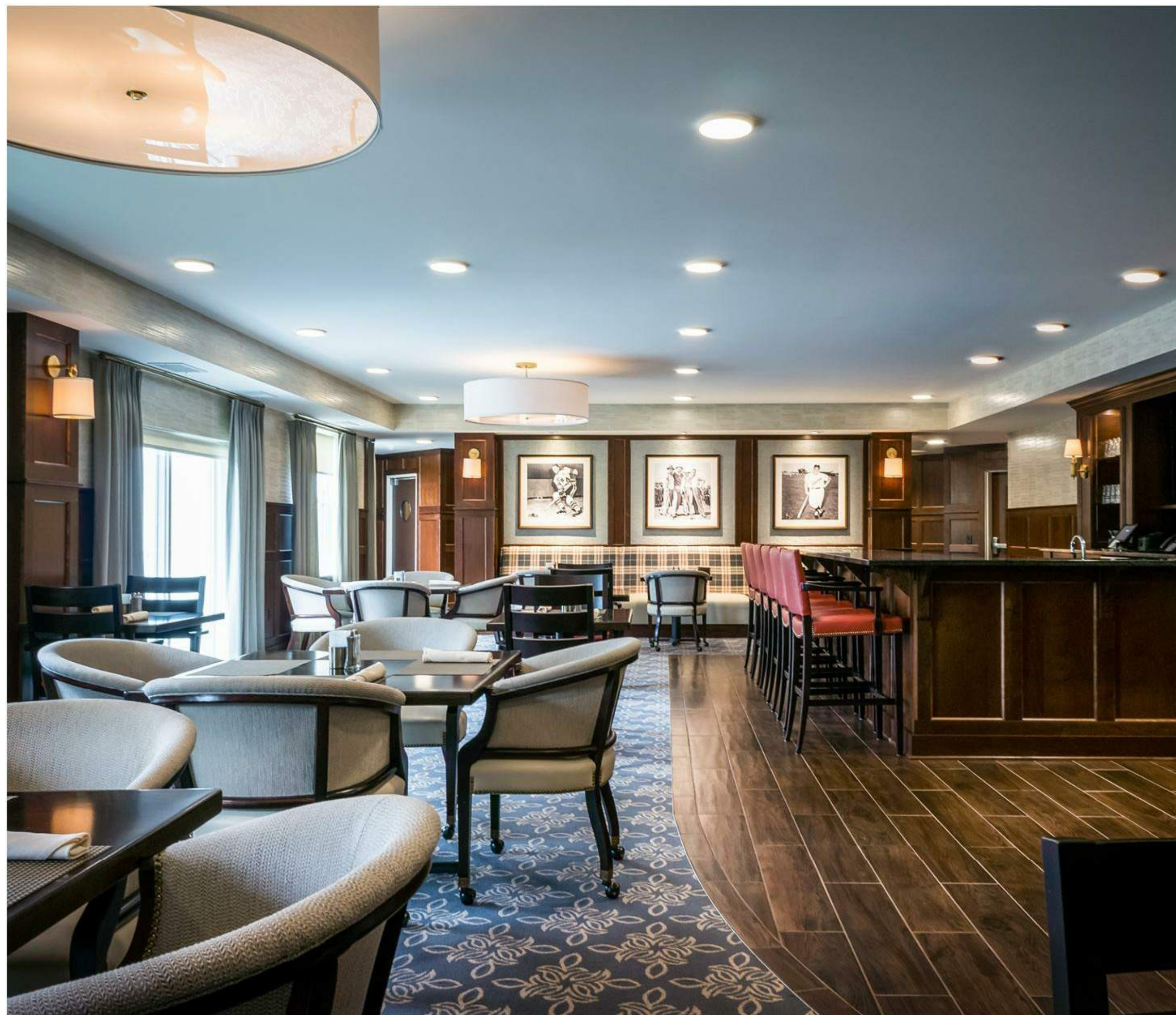
Site Location



Previous Project Examples

The Waters Senior Living - Pewaukee, WI

April 18, 2019



Previous Project Examples

April 18, 2019

The Waters Senior Living - Pewaukee, WI



Previous Project Examples

The Waters Senior Living - Pewaukee, WI

April 18, 2019

THE WATERS

April 10, 2019

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

RE: The Waters – A Proposed Senior Living Development at W239 N2492 Pewaukee Road

Baby boomers entering their formative years are the fastest growing demographic in the United States. The housing needs of this demographic have evolved, and housing products to meet the needs of this demographic are evolving as well.

The housing needs of aging seniors are best served by smaller individual spaces, more shared spaces and rich on-site amenities and services. This housing model calls for renting versus owning to maintain financial flexibility and allow seniors to easily move within the complex as additional services become necessary or desirable. The housing model also calls for greater unit densities to support the rich on-site amenities that seniors crave.

While preferring to shed the burdens and isolation of single-family home ownership, seniors also want to stay in the community where they have worked and raised their families. So, communities with traditional large-scale single-family homes are exploring housing types better suited to the needs of their communities' seniors.

The Waters Senior Living offers unique housing options for seniors. The Waters currently owns and operates twelve senior living complexes in three states, most recently opening 136 apartment homes in Oak Creek's Drexel Town Square.

Based on its experience and market demand studies, The Waters is confident that its senior living complex is a great fit for the City of Pewaukee.

The Waters proposes to build, own and operate a senior housing complex to serve the needs of seniors in the Pewaukee area. The Waters' conceptual proposal for Pewaukee would include 42 ranch-style independent senior cottages, a 20-unit single-story memory care wing, and a four-story building containing 125 senior apartment homes, plus all campus-wide amenities. The Waters hopes to offer

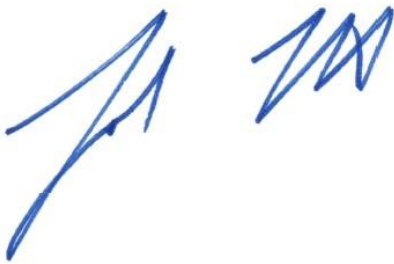
Pewaukee seniors options to rent either a standalone cottage or an apartment in the building that houses all on-site amenities to provide that level of independence and on-site services that best suits them. Amenities in the main campus building (accessible to apartment renters without going outside) would include restaurant/café options, a spa/salon, concierge services, theater room, active programming to enhance health and wellbeing, underground parking, as well as needed personal care and assisted living services.

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

Developing today's "new" style of senior living presents challenges in navigating land use ordinances that did not contemplate such projects. Municipalities around the Milwaukee region (and around the country) are exploring ways to accommodate this rapidly-evolving residential product type. We have attached a short analysis of how some nearby municipalities are addressing their senior living needs.

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

Respectfully submitted,



John Q. Hunsicker

SVP – Development & Capital Markets
The Waters Senior Living Management, LLC
1600 Hopkins Crossroad
Minnetonka, MN 55305
(952) 358-5143
jhunsicker@thewaters.com

Trends in Senior Housing in Southeast Wisconsin Communities:

Many municipalities are grappling with permitting more dense senior housing, rich with amenities and services, to accommodate aging citizens who want to stay in their home communities and/or close to family.

Community	Senior Housing Trends
City of Delafield	<u>Comprehensive Plan Amendment</u> Delafield’s most dense residential district imposes a maximum of 60 units per building and requires a minimum of 500 square feet in open space per unit. As a part of the 2018 Delafield comprehensive plan review, Delafield's planner recommended that the City reconsider its preferred ratio of single-family residences to multifamily dwelling (3:1) because the ratio may not reflect demographic demands of an aging population. The planner proposed modifying Delafield's residential designations in order to create opportunities for new senior housing developments within Delafield. Delafield's Planning Commission adopted and favorably recommended the planner's report to the Common Council which will consider the recommendation at an upcoming meeting.
Village of Elm Grove	<u>Planned Development Overlay Zoning</u> Elm Grove’s most dense residential district permits up to 16 senior dwelling units per net acre by right and allows up to 38 senior dwelling units per net acre with a conditional use permit but subject to various restrictions. Elm Grove is considering a proposed 75-unit independent senior living apartment community restricted to individuals age 62 and older. The development is proposed to be rezoned to RM2-Multifamily Residential District with a Planned Development Overlay to allow for the development of 75 units and amenities on a 2-acre project area.
Village of Fox Point	<u>Rezoning for Senior Housing</u> Fox Point’s most dense residential district requires open space of 10,500 square feet for each family, resulting in not more than 4 dwelling units per acre. In 2015, Fox Point engaged Vandewalle & Associates, Inc. to conduct a planning study for its Port Washington Road Corridor to determine feasible development options for two targeted areas. Two of the three development concepts recommended for one target area focused on more dense senior housing. In 2017, developers proposed building a combination apartment complex/senior living facility on the site. In 2018, the developers sold a portion of the site to Azura Memory Care for an 80-unit memory care facility (four separate 20-unit households and a large

Community	Senior Housing Trends
	central community center). The Village Board voted unanimously on several measures to accommodate the development. First, the Village Board rezoned the site with a Planned Development Overlay. Second, the Village Board approved a request to increase the density allowed on the site by 20%.
City of Mequon	<u>Planned Unit Development Zoning</u> Mequon’s most dense residential zoning district allows 7.26 one-bedroom units per acre and prohibits more than 8 units in any single building. Mequon’s Common Council approved 3 multifamily residential developments over the past five years to accommodate different housing types—all with planned unit development zoning. Mequon Town Center was developed with 28 apartments on 3 acres (9.33 units per acre). Spur 16 (Mequon Town Center II) is under construction with 146 apartments on 14 acres (10.42 units per acre). Foxtown is under construction with 96 apartments on 17 acres (5.64 units per acre). While the apartments are not age-restricted, the target market is empty nesters seeking to down-size.
City of Wauwatosa	<u>Comprehensive Housing Study and Needs Analysis</u> In 2016, Wauwatosa engaged SB Friedman Development Advisors to conduct a comprehensive housing study and needs analysis to proactively plan for the city's future housing needs. The report found that Wauwatosa has an aging population – with 47% of households aged 55 and higher. The report noted that the younger range of these residents (under age 75) preferred single family homes, while those residents over age 75 preferred attached housing units (such as multi-family and town homes). The report concluded that a total of 2,227 housing units would need to be developed to accommodate the projected population growth in the city by 2030. The report suggested that as much as 74% of these new units should be multi-family units and predicted that there could be a demand for up to 883 new multifamily units and 101 townhomes before 2020. The report recommended several policy changes to address future housing demands of the city's aging population. First, the city should develop new policies to encourage development of additional multi-family units and townhomes. For example, the city should proactively attract developers by providing gap financing or assembling development-ready land. Second, the city should maximize the use of available resources, such as tax incremental financing, to address future housing needs of income-restricted seniors.



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 18, 2019

Date: April 9, 2019

Project Name: The Waters Conceptual Review

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

Applicant: John Hunsicker, SVP – Development & Capital Markets

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

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

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

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

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed multi-family senior living facility development for property located at approximately W239N2492 Pewaukee Road. The property is located south of Watertown Road and the Crossroads Care Center and east of Pewaukee Road.

The Waters is an owner and operator of senior living communities. The proposed development consists of 187 units including 125 units within a 4-story apartment building and 20 memory care units within an attached single story building. The site plan also includes 42 units of independent senior housing.

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

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

Rm-3 District

The Rm-3 District allows three to eight unit multiple-family structure(s) with one 2-car attached or detached garage per unit as defined in Section 17.1402 as well as foster homes and community living

arrangements as set forth in Wisconsin Statutes. Note that the memory care use would be licensed as a Community Based Residential Facility with the State and the senior living facility is a Residential Care Apartment Complex.

The applicant intends to apply for a Conditional Use Permit under 17.0416c.(2) Housing for the Elderly or Assisted Living Housing units. This Conditional Use lists specific standards that must be met. The applicant will likely not meet several of these items. For example, these standards state that the maximum number of dwelling units in an individual building shall not exceed 40 units. The senior apartment facility is proposed with 125 units. Also, the parking standard of “a minimum of two (2) paved off-street parking spaces provided for each dwelling unit, of which one shall be inside a garage as defined in Sec 17.1402.” will not be met.

With 187 total units, 374 parking spaces are required per 17.0416c.(2)(h). The total proposed parking is anticipated to be around 264-279 parking spaces, which would not meet this standard. Staff anticipates recommending submittal of a parking analysis and suggest that the applicant utilize other locations and facilities as examples to demonstrate the actual parking demand. Staff would expect the independent senior cottages to comply with the typical Rm-3 parking standard as they are for independent living.

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

SPECIFIC PLANNED PROJECT MODIFICATION

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

The 4-story building will also exceed 35-feet in height, which is the maximum allowed height per Section 17.0416e. However, Section 17.0901f. allows the Plan Commission to approve up to six stories if a sprinkler system is provided and approved by the Fire Chief.

The proposed net density has not yet been calculated; however, it is anticipated that the Rm-3 net density requirement of not exceeding 12.00 dwelling units per acre will be met. The applicant is proposing a total of 187 units. The gross site area is about 22.79-acres, which is a gross density of about 8.20 units per acre.

The net density calculation will subtract wetlands and public rights-of-way. The total area of wetlands and ROW is unknown at this time. Staff would roughly estimate at this point that the development may end up between 11 and 12 units per acre.

Natural Resources

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

The proposed road from Pewaukee road to Watertown Road will likely have wetland impacts. Any disturbance of the wetland will require Wisconsin Department of Natural Resource approval. If not granted, the site plan would have to be revised and the street would not run all the way through the site.

The site also has a large wooded area. Staff anticipates requiring a tree inventory for any disturbed area of woodland. Furthermore, staff recommends preserving the larger wooded area onsite. This will require the applicant to provide grading and land disturbance limits. Staff would also recommend that construction fencing be placed onsite at the limit of disturbance around the tree lines to be protected.

It should be noted that the applicant has already removed two cottages initially proposed within a wooded area of the site.

Site Plan

The conceptual site plan includes access from Pewaukee Road, Hawks Meadow Drive, Talon Drive and Watertown Road.

Staff initially suggested that the proposed roads be public; however, wetland delineations, woodland protection and other potential changes to the site plan may allow for certain roads to be private or even eliminated. Emergency access and safety is a primary consideration for certain roads to be public, such as the road that would connect to Hawks Meadow Drive and Talon Drive.

Below are several staff site plan considerations and suggestions. The Plan Commission is encouraged to provide additional input and direction as deemed appropriate.

- Staff suggests reducing the number of units adjacent to the existing single-family residential development to the south.
- Depending on the health and quality of the woodland and the actual field determined wetland location, staff would consider eliminating the through street from Pewaukee Road to Watertown Road to better protect these natural resource features.

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

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

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

- Staff suggests curving the road with the senior cottages further south to avoid impacts to the woodland.
- Staff recommends sidewalks and trails throughout the development.

Architecture

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

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

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

Recommendation

No action required.

Staff is generally in support with the proposed development and use at this location as the cottages allow for the existing stubbed streets to be extended and work as a transitional use from the single-family residential to the south.

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