



SPECIAL PLAN COMMISSION AGENDA

October 13, 2020 – 6:00pm

Meeting Available on Zoom.us at the following meeting number:

<https://us02web.zoom.us/j/88156404324>

In lieu of participating via the Zoom website, the alternative telephone only dial-in is:

Dial in: 312-626-6799 881 5640 4324

"Due to the COVID-19 Pandemic and in recognition of the declaration of states of emergency by the President, the Governor and the Village President, this meeting will not be open to the public in an in-person capacity. Those wishing to observe may do so by downloading the ZOOM app to your personal computer, tablet or smart phone and utilizing the above information to join via either computer or telephone. If you wish to communicate in written format with the Commission you may send written comments to the Village Clerk at 235 Hickory St. Pewaukee, WI 53072 or you may email the Clerk at csmith@villageofpewaukee.com."

1. Call to Order and Roll Call
2. Old Business
 - a. Review and possible action on Conditional Use Grant Amendment request of Mark Van Dehy d/b/a Craft Beer Cellar to cordon-off an outdoor seating area in the parking lot adjacent to their tenant space and permit sales, service and consumption of alcohol therein in association with his permitted use Craft Beer Cellar located at 1230 George Towne Drive-Suite "E". The property is zoned B-1 Community Business. The property owner is Waterstone Bank.
 - b. Review and possible action on Conditional Use Grant Amendment request to modify the permitted starting time for in/out van traffic for the AMW Transport use located at 462 Hickory Street. The property is zoned B-5 Light Industrial District. The property owner is Babi LB Venture, LLC and the applicant is Matthew Quest.
 - c. Review and possible action on Conditional Use Grant Amendment request to expand the outdoor storage area, garden center and customer ingress/egress yard gating area for Menards located at 1357 W. Capitol Drive. The property is zoned B-1 Community Business with a Planned Unit Development District Overlay and the property owners are Menard, Inc., Chestnut Limited Partnership, and Meadow Creek Limited Partnership. The applicant is Menard, Inc.
 - d. Review and possible action on Conditional Use Grant request to add the use "Accessory retail sales of goods directly related to or produced in the conduct of the approved principal use on the premises" for Wraith Enterprises LLC d/b/a Wraith Precision in c/o David Prange as proprietor located at 434 Oakton Avenue. The property is zoned B-5 Light Industrial District. The property owner is Anna E. Heise Trust.

3. New Business

- a. Review, discussion and possible recommendation to the Village Board on the request of Menard, Inc. to reconfigure the lot line(s) between three adjoining parcels located at 1357 Capitol Drive, 1405 Capitol Drive and Tax Key PWV 0901-990-018. The property is Zoned B-1/PUD Overlay and C-2 Conservancy. The property owners are Menard, Inc., Chestnut Limited Partnership and Meadow Creek Limited Partnership.

4. Citizen Comments. – *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*

5. Adjournment

Note: It is possible that members and/or possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; action will not be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in the notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Dated: October 9, 2020



To: Jeff Knutson, President
Plan Commission

From: Scott A. Gosse
Village Administrator

Date: October 9, 2020

Re: Agenda Item 3a, Review, discussion and possible recommendation to the Village Board on the request of Menard, Inc. to reconfigure the lot line(s) between three adjoining parcels located at 1357 Capitol Drive, 1405 Capitol Drive and Tax Key PWV 0901-990-018. The property is Zoned B-1/PUD Overlay and C-2 Conservancy. The property owners are Menard, Inc., Chestnut Limited Partnership and Meadow Creek Limited Partnership.

BACKGROUND

Attached for your review and information please find a copy of the CSM to adjust parcel lines related to the Menards expansion project. Consulting Engineer Tim Barbeau will provide a review of the proposed CSM for the Plan Commission at the special meeting next Tuesday.

ACTION REQUESTED

The action requested of the Plan Commission is to review the information to be shared by Mr. Barbeau at the meeting and, if comfortable, forward a recommendation to the Village Board for the Board's consideration regarding its adoption.

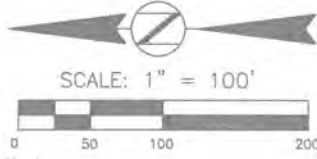
Attachment

CERTIFIED SURVEY MAP NO.

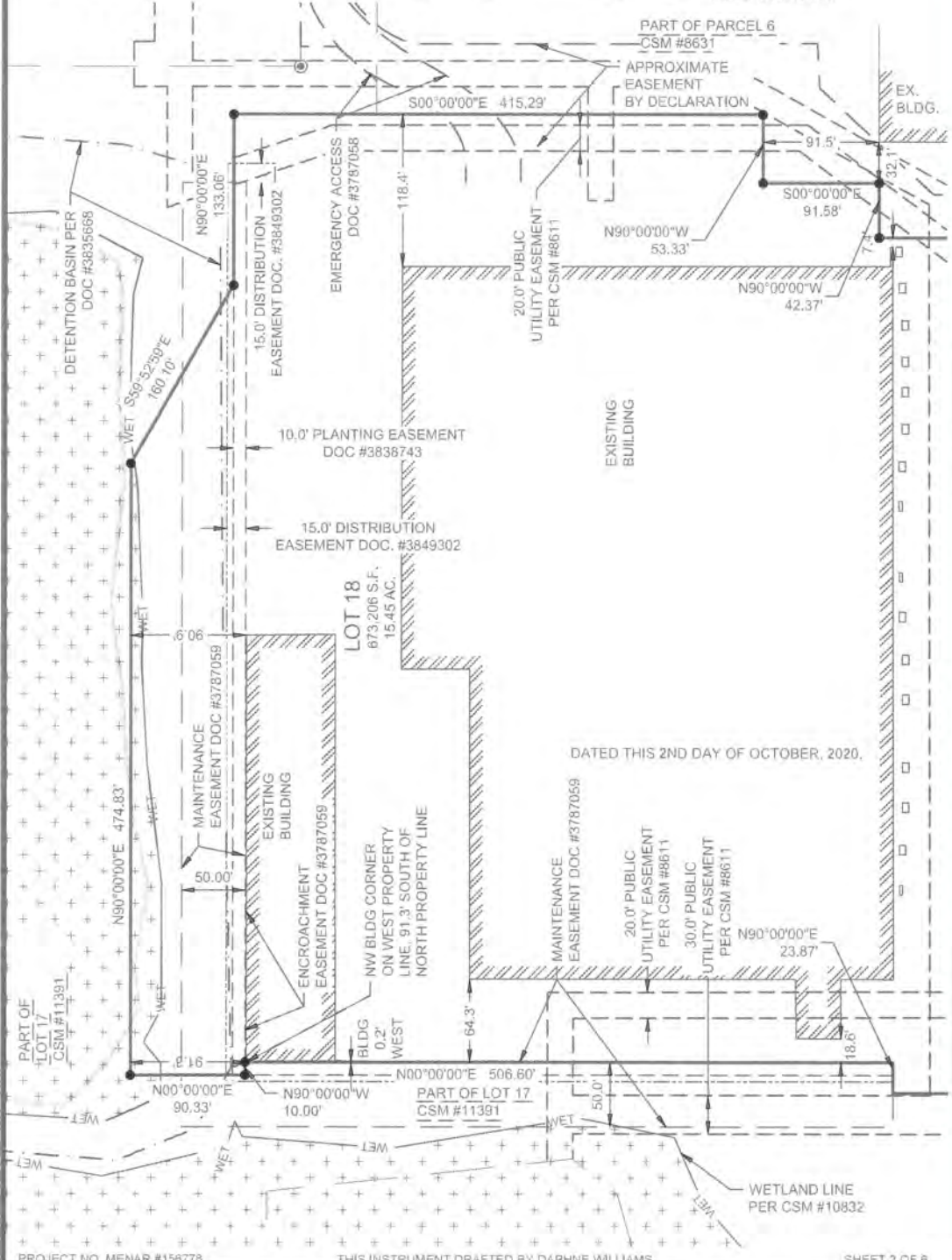
BEING ALL OF PARCEL 1 OF CSM #8611 AND PART OF PARCEL 6 OF CSM #8631 AND PART OF LOT 17 OF CSM #11391 BEING A PART OF THE NW. 1/4 AND SW. 1/4 OF THE NE. 1/4 OF SECTION 10, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.



PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
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- LEGEND**
- CONC. MON. W/ BRASS CAP FND.
 - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
 - 1 1/16" REBAR SET 18" LONG, WT. = 1.13 LBS./LIN. FT.



CERTIFIED SURVEY MAP NO.

BEING ALL OF PARCEL 1 OF CSM #8611 AND PART OF PARCEL 6 OF CSM #8631 AND PART OF LOT 17 OF CSM #11391 BEING A PART OF THE NW. 1/4 AND SW. 1/4 OF THE NE. 1/4 OF SECTION 10, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That I have surveyed, divided and mapped part all of Parcel 1 of Certified Survey Map No. 8611 and part of Parcel 6 of Certified Survey Map No. 8631 and part of Lot 17 of Certified Survey Map No. 11391 being a part of the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 10, T.7N., R.19E., Village of Pewaukee, Waukesha County, Wisconsin bounded and described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of Section 10; thence North 00°20'36" West along the East line of said Northeast 1/4 a distance of 200.01 feet; thence North 89°44'31" West along the Northerly line of Capitol Drive (STH "190") a distance of 779.70 feet; thence South 86°34'54" West along said Northerly line 542.31 feet; thence North 03°25'06" West, 256.88 feet to a Northerly line of Lot 17 of Certified Survey Map No. 11391 also being the Northerly line of a private roadway and the point of beginning of the lands to be described;

thence the following three courses along said Northerly line;

Thence West, 576.79 feet;

Thence Northwesterly 59.75 feet along the arc of a curve to the right, whose radius is 98.50 feet and whose chord bears North 72°37'15.5" West, 58.84 feet;

Thence Northwesterly 49.79 feet along the arc of a curve to the right, whose radius is 97.00 feet and whose chord bears North 39°55'05.5" West, 49.25 feet to the Easterly line of Lot 17 of Certified Survey Map No. 11391;

thence the following three courses along said Easterly line;

Thence North, 330.12 feet;

Thence East, 23.87;

Thence North, 506.60 feet to the Southerly line of Lot 17 of Certified Survey Map No. 11391; Thence West, 10.00 feet; thence North, 90.33 feet; thence East, 474.83 feet; thence South 59°52'59" East, 160.10 feet to the Southerly line of Lot 17 of Certified Survey Map No. 11391; thence East along said Southerly line and the extension thereof 133.06 feet; thence South, 415.29 feet; thence West, 53.33 feet to the West line of Parcel 6 of Certified Survey Map No. 8631; thence South along said West line 91.58 feet to the North line of Parcel 2 of Certified Survey Map No. 8611; thence West along Said North line 42.37 feet to the West line of said Parcel 2; thence South along said West line 395.19 feet to the point of beginning.

Containing 673,206 square feet, 15.45 acres

That I have made such survey, land division and plat by the direction of the owner(s) of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and Village of Pewaukee Subdivision Ordinance in surveying, dividing and mapping the same.

Dated this 2nd day of October, 2020.

Keith A Kindred, PLS 2082

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
C1	98.50'	34°45'24"	59.75'	58.84'	N72°37'16"W	N55°14'33"W	N89°59'58"W
C2	97.00'	29°24'46"	49.79'	49.25'	N39°55'05"W	N25°12'42"W	N54°37'29"W



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CERTIFIED SURVEY MAP NO. _____

BEING ALL OF PARCEL 1 OF CSM #8611 AND PART OF PARCEL 6 OF CSM #8631 AND PART OF LOT 17 OF CSM #11391 BEING A PART OF THE NW. 1/4 AND SW. 1/4 OF THE NE. 1/4 OF SECTION 10, T.7N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

Menard Inc., as owner, we hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

- 1) Village of Pewaukee

Date: _____ Signed: _____

STATE OF _____)
_____ COUNTY) SS

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.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



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DATED THIS 2ND DAY OF OCTOBER, 2020.

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CONSENT OF CORPORATE MORTGAGEE:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____ mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Menard Inc., Owner.

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

STATE OF _____)
_____ COUNTY) SS)

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

(Notary Seal) _____

Notary Public, _____

My commission expires _____



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VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey Map, in the Village of Pewaukee, is hereby approved by the Village Board.

All conditions have been met as of the _____ day of _____, 2020.

Date: _____ Signed _____
Jeff Knutson, Village President

Date: _____ Signed _____
Jackie Schuh, Deputy Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

APPROVED, that the Certified Survey Map, in the Village of Pewaukee, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 2020.

Date: _____ Signed _____
Jeff Knutson, Village President

Date: _____ Signed _____
Jackie Schuh, Deputy Clerk



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DATED THIS 2ND DAY OF OCTOBER, 2020.