



PLAN COMMISSION AGENDA

August 11, 2022 – 7:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

1. Call to Order and Roll Call
2. Public Hearings.
 - a. On the Conditional Use Grant request of applicant/property owner 230 Sussex Street LLC in c/o Tim Knepprath, to develop approximately .46 acres of their 1.83+/- acre, B-5 Light Industrial zoned site located at 227 Sussex Street into an outdoor POD's storage container staging area for approximately 50 such units
 - b. On the Conditional Use Grant request of applicant/property owner Cornerstone Development, in c/o Joe Orendorf and John Wahlen, and Alan Peters of True Vine Development, to develop Outlot 5 of the Glen at Pewaukee Lake subdivision with a Clubhouse, including related parking and accessory facilities, for the benefit of the owners of the lots in the subdivision owner's association. This .69-acre outlot is zoned R-5 Single-Family Residential with Residential Infill-Redevelopment Overlay District
3. 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.*
4. Approval of the Minutes:
 - a. Regular Plan Commission Meeting – June 9, 2022
5. Old Business.
 - a. Review and discussion regarding possible updates to the Village's 'Off-Street Parking Requirements' as set forth in Chapter 40, Article VII, Division 2. of the Village Code.
6. New Business.
 - a. Possible Action on the Conditional Use Grant request of applicant/property owner 230 Sussex Street LLC in c/o Tim Knepprath, to develop approximately .46 acres of their 1.83+/- acre, B-5 Light Industrial zoned site located at 227 Sussex Street into an outdoor POD's storage container staging area for approximately 50 such units.
 - b. Possible Action on the Conditional Use Grant request of applicant/property owner Cornerstone Development, in c/o Joe Orendorf and John Wahlen, and Alan Peters of True Vine Development, to develop Outlot 5 of the Glen at Pewaukee Lake subdivision with a Clubhouse, including related parking and accessory facilities, for the benefit of the owners of the lots in the subdivision owner's association. This .69-acre outlot is zoned R-5 Single-Family Residential with Residential Infill-Redevelopment Overlay District.

- c. Discussion and Possible Recommendation to Village Board on Draft Ordinance to add regulations/prohibitions on the sale of live dogs, cats, and rabbits (companion animals) by pet shops, retail businesses, or other commercial establishments located in the B-1 Community Business, B-2 Downtown Business, B-3 Office & Service Businesses, B-4 Business Park, B-5 Light Industrial, and IPS-Institutional and Public Service Zoning District.

7. Reports.

- a. Report to the Planning Commission regarding the Staff level approval of a Certified Survey Map combining the two adjoining lots owned by Northshore Bank FSB and Northshore Savings Bank located at 104 and 120 W. Wisconsin Avenue respectively. Together these parcels total approximately .6852 acres and they are both zoned B-2 Downtown Business District.

8. 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.*

9. 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: August 5, 2022

PLAN COMMISSION MINUTES
July 14, 2022 – 7:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT

1. Call to Order and Roll Call

President Knutson called the meeting to order at approximately 7:00 p.m.
Plan Commission members present: Comm. Belt, Comm. Theresa Hoff, Comm. Cheryl Mantz, Trustee Craig Roberts and President Jeff Knutson. Excused: Comm. Ryan Lange and Comm. Mark Grabowski.

Also present: Village Planner, Mary Censky; Village Attorney, Matt Gralinski; Village Clerk, Casandra Smith and Village Deputy Clerk/Treasurer Jenna Peter.

2. Public Hearings - None.

3. Citizen Comments – None.

4. Approval of the Minutes - Regular Plan Commission Meeting – June 9, 2022
Comm. Hoff motioned, seconded by Comm. Belt to approve the minutes of the
June 9, 2022, Regular Plan Commission meeting as presented.
Motion carried unanimously.

5. Old Business - Item 5.a. was discussed after New Business

a. Review and discussion regarding possible updates to the Village’s ‘Off-Street Parking Requirements’ as set forth in Chapter 40 Article VII, Division 2. Of the Village Code.

Planner Censky provided an update regarding the Village’s parking requirements for all business zoning districts as it relates to the apparent decline in brick-and-mortar retail shopping and the continuing practice of working remotely – away from office environments. Of particular interest is the potential for excessive parking allocations displacing underutilized otherwise usable/developable space in the Village’s business area. Censky reports she has spoken with a couple of business/property owners in the area so far, including Jim Forester of Meadow Creek Market and Jimmy Rosen of the Shops at Meadow Ridge, to get initial opinions and thoughts. Censky will have more information on the subject available next month.

6. New Business

a. Review and possible action on the Conditional Use Grant request of applicant/property owner Lisa Nguyen, d/b/a Shekhinah Spa, to establish a mixed

principal use (i.e. first floor spa/salon w/ second floor residence) on her .31 acre, B-2 Downtown Business District zoned property located at 311 Oakton Avenue.

Planner Censky explained Lisa Nguyen would like to convert the existing first floor residential use into a commercial use – Shekhinah Spa, and continue the existing second floor residential use of the property. Nguyen proposes essentially a “per existing conditions” site plan, the exception being that the existing driveway will be paved. Nguyen may power wash and repaint the existing building if/as needed, and she will clean up the perennial plants, weed and add where necessary, wood chips and appropriate weed barrier. The lawn will be seeded where there are bare spots in the grass. The spa will accommodate 3 part-time employees serving no more than 2 clients simultaneously at the site at any time. Censky stated the proposed parking appears to be adequate based on this proposed level of use. The question was asked if the upstairs will be rented out. Nguyen stated it would not be rented out but rather she would be living there herself.

Village Planner Recommendations:

- 1) Applicant to secure all required Building Inspections approvals as to the occupancy types proposed within this structure;
- 2) Applicant to secure any/all building, electrical, plumbing and similar permits prior to the start of any modifications to the building;
- 3) Asphalt paving of the driveway shall be completed prior to the start of business operations at this site and the paving shall abide by the 3-foot side yard offset requirement of the B-2 District;
- 4) Landscaping improvements as described above shall be completed prior to the start of business operations at this site;
- 5) The Planning Commission finding that the site can adequately accommodate the multiple uses with respect to such matters as, but not limited to, the dimensional standards of the district, site access and parking, and further provided such mixing of uses are mutually compatible and synergistic and will not be detrimental to the surrounding area and/or generate adverse impacts individually or collectively upon the public health, safety and welfare;
- 6) Drafting, signatures and recording of the Conditional Use Grant document prior to the start of business at the site.

Comm. Mantz motioned, seconded by Comm. Belt to approve the Conditional Use Grant to establish a mixed principal use (i.e. first floor spa/salon w/ second floor residence) in an existing building; to approve the Village Planner’s recommendations and to make the correction to recommendation 6) as follows: “Drafting signatures and recording of the Conditional Use Grant document prior to the start of business at the site.”

Motion carried unanimously.

- b. Review and possible action on the Conditional Use Grant request of tenant occupant Mary Eckl, d/b/a Big Guy’s Magic, to establish a temporary outdoor retail use/seasonal structure which may exceed two consecutive days or three days cumulatively in any 30-day period and which may not comply with the setback and**

offset requirements of the B-2 Downtown Business District it's located in. This 0.10 - acre lot is located at 125 Oakton Avenue, and it is owned by Donn Droegkamp.

Planner Censky explained that Big Guy's Magic would like to place a 10-foot x 20-foot tent on the front grassy area of the site in a location that may not meet the 15-foot setback requirement of the B-2 Downtown Business District. The applicant proposes to place the tent approximately 5 – 10 feet back from the edge of the concrete area in the front of the building. The tent will not have side walls and would remain in place no later than October 31, 2022. The hours of operation (i.e. retail sales) in the tent would mirror the hours that the brick & mortar portion of the business is open at this same address. Censky went on to explain that all products will be removed from the tent on a nightly basis and it will not have lights. Questions arose about providing insurance if the tent were to blow away; this would be covered under the business's insurance.

Village Planner Recommendations:

- 1) The tent shall be maintained in good repair and securely fastened against the weather at all times;
- 2) No part of the tent and/or it's supporting appurtenances may be located closer than 5 feet to the concrete walk/seating area located in front of this building;
- 3) Other details, such as hours of operation, operating characteristics, lighting, duration and location of tent placement and no sidewalls, shall be as represented above;
- 4) The Planning Commission finding that this use and location are suitable for temporary use approval through conditional use grant on the basis that this lot, uniquely, has a sufficiently sized and landscaped front yard as will accommodate this tent, as compared to most other sites in the B-2 Downtown Business District, and that the use does not appear to present a hazard to the public or create undue pressure upon the public services (such as creating new or excessive parking demand);
- 5) Drafting, signatures and recording of the Conditional Use Grant document prior to the placement of the tent at this site

Trustee Roberts motioned, seconded by Comm. Hoff to approve the Conditional Use Grant to establish a temporary outdoor retail use/seasonal tent on an annual basis ending on October 31st and to work with the staff of Big Guy's Magic to establish a start date.

Motion carried unanimously.

- c. Review, Discussion and possible action on the request for rear yard reduction applicable to open air decks to 10 feet for nine lots (i.e. Lots 6 – 10 and Lots 38 – 41) in the Glen at Pewaukee Lake Subdivision Plat. The applicant is Cornerstone Development in c/o Joe Orendorf and John Wahlen, and Alen Peters of True Vine Development. This 14-acre neighborhood is zoned R-5 Single-Family Residential with Residential Infill-Redevelopment Overlay District.**

Planner Censky explained the applicant requests relief from the rear yard requirement - granting permission to place attached open-air decks as close as 10 feet to the rear lot line on Lots 6 – 10 and Lots 38 – 41 of the Glen at Pewaukee Lake subdivision development.

Trustee Roberts stated that the Village Board approved the Code change that allows the Planning Commission to grant such reductions, but were concerned that the lots are smaller to begin with in this District and they don't want excessive encroachment into the neighboring lots. It was determined that this would not impact any existing homes. Comm. Mantz asked if there had been any correspondence received from the neighboring properties and there has been none received.

Comm. Mantz motioned, seconded by Comm. Hoff to approve the rear yard reductions as presented.

Motion carried unanimously.

d. Discussion Regarding Meeting Etiquette.

President Knutson went over proper etiquette for committees and boards.

7. Citizen Comments – None.

8. Adjournment

Comm. Mantz motioned, seconded by Comm. Belt to adjourn the July 14, 2022, Regular Plan Commission meeting at approximately 7:36 p.m.

Motion carried unanimously.

Respectfully submitted,

Jenna Peter
Deputy Village Clerk/Treasurer

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: August 11, 2022

General Information:

Agenda Item: 5.a.

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review and general discussion regarding the Village's parking requirements for all business zoning districts as it relates to the apparent decline in brick-and-mortar retail shopping and the continuing practice of working remotely-away from brick-and-mortar office environments. Of particular interest is the potential for excessive parking allocations displacing underutilized otherwise useable/developable space in the Village's business areas.

Discussion:

The Planner will provide an update on the status of locally based research about this topic.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: August 11, 2022

General Information:

Agenda Item: **6.a.**

Applicant/Property Owner:

230 Sussex Street LLC in c/o Tim Kneprath

Requested Action:

Conditional Use Grant approval to establish a new POD's storage container staging/transfer area.

Existing Zoning:

B-5 Light Industrial

Surrounding Current Land Use:

North: B-5 Light Industrial
South: R-5 Single Family Residential
East: B-5 Light Industrial
West: B-5 Light Industrial

Existing Master Plan Classification:

Industrial-Business Park

Lot Size/Project Area:

Approximately 1.86 acres

Location:

227 Sussex Street (northwest corner of Sussex Street and Maiden Lane)

DISCUSSION:

Section 40.316(15) of the Village Code lists 'Staging areas for empty portable on demand (i.e. POD) type personal storage containers' as a possible conditional use in the B-5 Light Industrial Zoning District. Before this property was split off into a smaller lot in favor of developing mini-warehouse use to the north and west, a PODs storage area was permitted and in effect on this site, just a bit further north along Sussex Street. That use allowed for up to 30 POD containers – no stacking or racking.

The applicant proposes to set aside approximately 19,900 square feet of the site, between the principal building and Maiden Land, to establish a compacted gravel base and park/store the PODs units. The applicant represents that the site will still comply with the greenspace requirement – minimum 35%. At 128 sq. ft./unit for the largest units x 50 units (proposed), the cumulative coverage within this 19,900 sq.ft. space with PODs equals 6,400 sq.ft.

Each unit is depicted as to its typical size and appearance, in the attachments to the application. Section 40.445(c)(1) of the Code provides that "Every development shall provide sufficient screening to shield adjacent properties from any adverse external effects of that development...". Section 40.423 of the Code provides, generally, that "No unenclosed storage of materials, equipment or supplies including, but not necessarily limited to unused or junked appliances, furniture, lumber, bricks, cement blocks, cans and containers, shall be permitted where such storage is readily visible from any public place or from any surrounding private property".

Neighboring land use to the south and southeast of this corner site is single-family residential. No new landscaping or screening of the stored PODs is proposed. There is an existing vegetive growth area along both Maiden Lane and Sussex Street that generally, in the Summertime, does currently obscure the view. This existing vegetation is very mature and appears to be waning. The Planner feels that a new, dense planting or similar type screening plan should be devised and installed at the perimeter edge of the proposed PODs area internally on the site as will ensure year-round and long-term screening of the PODs from the neighboring residential land uses.

General operating characteristics are represented to include two – three trips inbound related to PODs per day and hours of PODs operation 8 a.m. to 5 p.m. Monday through Saturday.

RECOMMENDATION:

The Planner raises no specific objection to this request as presented but recommends that if the Planning Commission is inclined toward granting this Conditional Use Grant, the following conditions be considered for attachment thereto:

- 1) Full signatures and recording of the Conditional Use Grant prior to the placement of any PODs at this site;
- 2) Village Engineer review and approval of the grading and drainage plan to be prepared in support of this project;
- 3) Applicant to design and install a suitable landscaping or similar screening plan, to be installed at the perimeter edge of the proposed PODs storage area, as will ensure year-round and long-term screening of the PODs from the neighboring residential land uses. This plan shall be subject to review and approval by Village Staff. If plantings are proposed, they shall be no less than 6 feet in height at planting. The deadline for installation of the approved screening plan shall be determined and set by the Village Staff, but in no case later than 12 months from the date of recording the CUG;
- 4) No other materials, boats, trailers, docks, lifts, equipment, or supplies may be stored outdoors on this site including within this PODs pad area.

Village of Pewaukee Plan Commission
Engineer's Report for August 11, 2022

230 Sussex Street, LLC
POD's Storage Area

Report

Stormwater Management. As part of the CUP request, I have reviewed the proposed development as it relates to stormwater and site grading. The current site is grass/weeds. The proposal is to remove the grass area and replace it with a 19,990 square foot (0.46 acre) stone base. The Village code states that stormwater management is required for developments that result in the addition of 0.5 acres or greater of impervious area. The stone base is considered an impervious surface. The proposed addition of the stone base is below the 0.5 acre threshold to require stormwater management facilities, so no facilities are required.

Site Drainage. The site gently slopes (1.2%) from east to west. It is my understanding that the drainage pattern and the grades will not change substantially. Storm runoff from the site will sheet flow to the west to a vacant, undeveloped land owned by the petitioner (future self-storage buildings). Eventually, the storm runoff flows to a floodplain area to the northwest of the site. The runoff from the storage lot pad will not affect any existing residents.

Recommendation

I am not opposed to the site drainage concept being proposed, with the condition that the owner provide a grading plan confirming that the stone pad will sheet flow to the west.

Tim Barbeau, Village Consulting Engineer
August 4, 2022



APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

Step 1: Please read through the attached sections of the Village's Development Code that explain conditional use grant regulations (Section 40.152 of Land Development Code or web link:

https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTVCOUS).

Step 2: Submit a fully completed application form along with **13 copies** (and one digital copy) of all attachments you wish to have considered by the Plan Commission as part of your application. (Please fold all attachments so that they are 8 ½" x 11" size and with project name/identification visible.) Please note: Incomplete applications will not be accepted.

Please note: Applications must be submitted to Village Hall by the required submittal deadline (copy of deadlines attached) which is generally three weeks and two days prior to the Plan Commission meeting. Plan Commission meetings are held on the second Thursday of each month at 7:00 p.m. The submittal deadline requirement allows the Village time to review the application, obtain additional information from you if need be and set up/publish the required public hearing. All property owners within 300' of the subject property will be sent a notice of the public hearing.

Step 3: Along with the completed application, the application fee must be paid. The fee for a conditional use grant approval request is **\$100.00**. The fee is collected to offset the cost of required legal notices that must be published in the newspaper and the cost of mailings to neighboring property owners.

Step 4: The Village Planner and the Village's consulting Engineer will be reviewing your application and will prepare a report for the Plan Commission, which will include recommendations for action.

Step 5: If your conditional use request is approved, a document will be prepared that contains the approval conditions. That document will need to be signed by the applicant, property owner and the Village. The Waukesha County Register of Deeds will then record the signed document.

Please note: Multiple Plan Commission meetings are often required prior to final project approval.

(Revised 8/16/06; 01/2019; 6/2019)



**Conditional Use Grant
Application Form**

Address/Parcel No. of Property Involved: _____

Zoning of Property: _____

Current Owner of Property: _____

Applicant – Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____


Nature of Request (If Requesting Approval for a New Business, Please Attach a Business Summary):

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate the suitability of architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, drainage, exterior lighting, control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & general compatibility of the proposed use with the area in which it is located.

2. It is the responsibility of the applicant/owner to ensure that the proposed project meets the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan.

Signature of Property Owner as listed on this Application:



Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Conditional Use Approval Application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signature of Applicant (if different than Owner):

Please return Completed Application Forms along with required attachments and the \$100 Application Fee to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.

****Please submit eleven sets of any applicable attachments as well as a digital copy of any attachments submitted.**



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee Code of Ordinances, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village's professional staff results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

RESPONSIBLE PARTY & MAILING ADDRESS

Name of Company and/or Individual

Street City State Zip

Phone: _____ Fax: _____ E-Mail: _____

 _____
7/12/2022
Signature of Applicant & Date

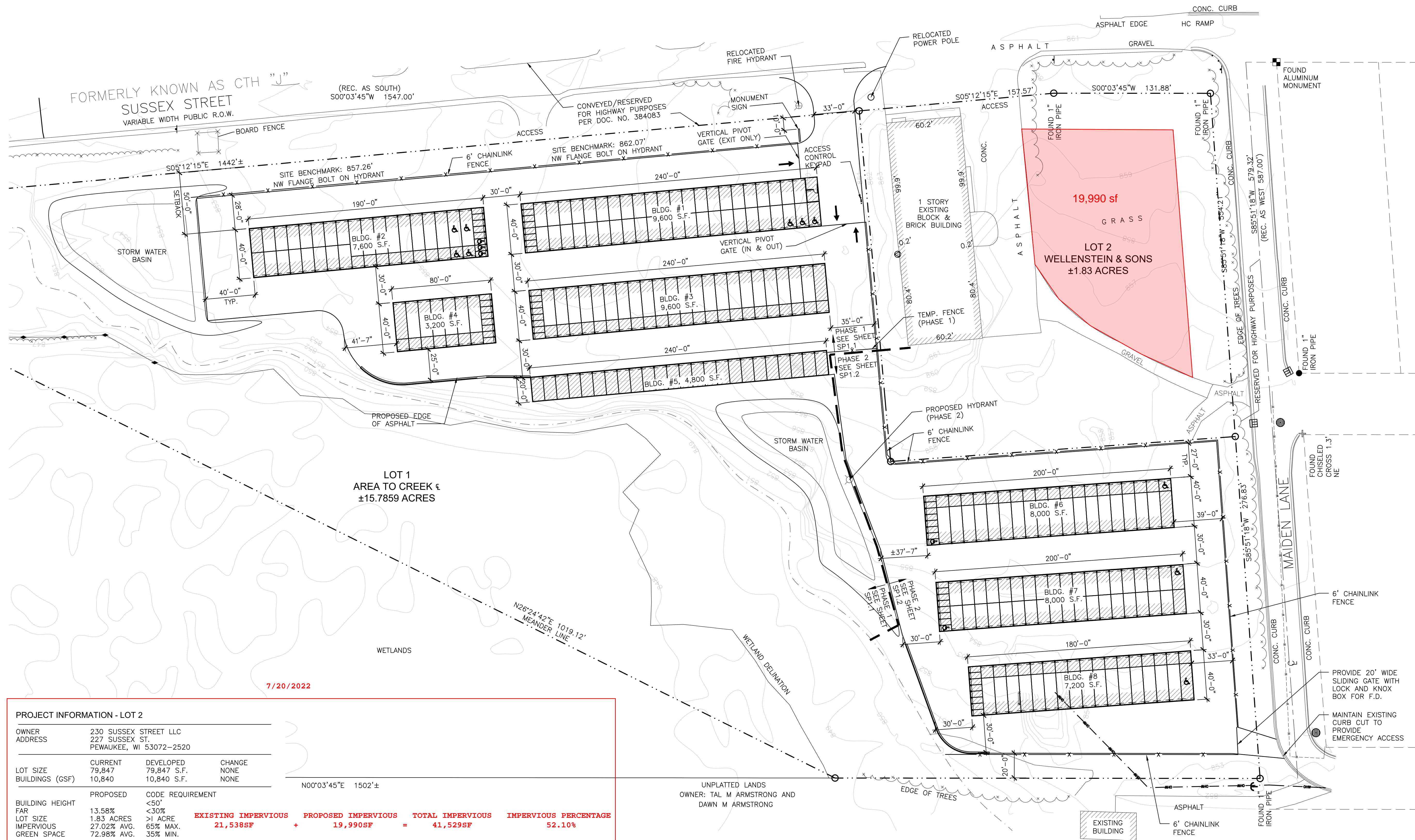
Signature of Property Owner & Date

Village Official Accepting Form & Date

SEND ALL PROFESSIONAL
SERVICES INVOICES TO:
(Check One)

____ Property Owner

____ Applicant



7/20/2022

PROJECT INFORMATION - LOT 2

OWNER ADDRESS 230 SUSSEX STREET LLC
227 SUSSEX ST.
PEWAUKEE, WI 53072-2520

LOT SIZE	CURRENT	DEVELOPED	CHANGE
BUILDINGS (GSF)	79,847	79,847 S.F.	NONE
	10,840	10,840 S.F.	NONE

BUILDING HEIGHT	PROPOSED	CODE REQUIREMENT
FAR	13.58%	<50'
LOT SIZE	1.83 ACRES	>1 ACRE
IMPERVIOUS	27.02% AVG.	65% MAX.
GREEN SPACE	72.98% AVG.	35% MIN.

EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS	TOTAL IMPERVIOUS	IMPERVIOUS PERCENTAGE
21,538SF	+ 19,990SF	= 41,529SF	52.10%

PROJECT INFORMATION - LOT 1 (PHASE 1 & 2)

OWNER ADDRESS 230 SUSSEX STREET LLC
227 SUSSEX ST.
PEWAUKEE, WI 53072-2520

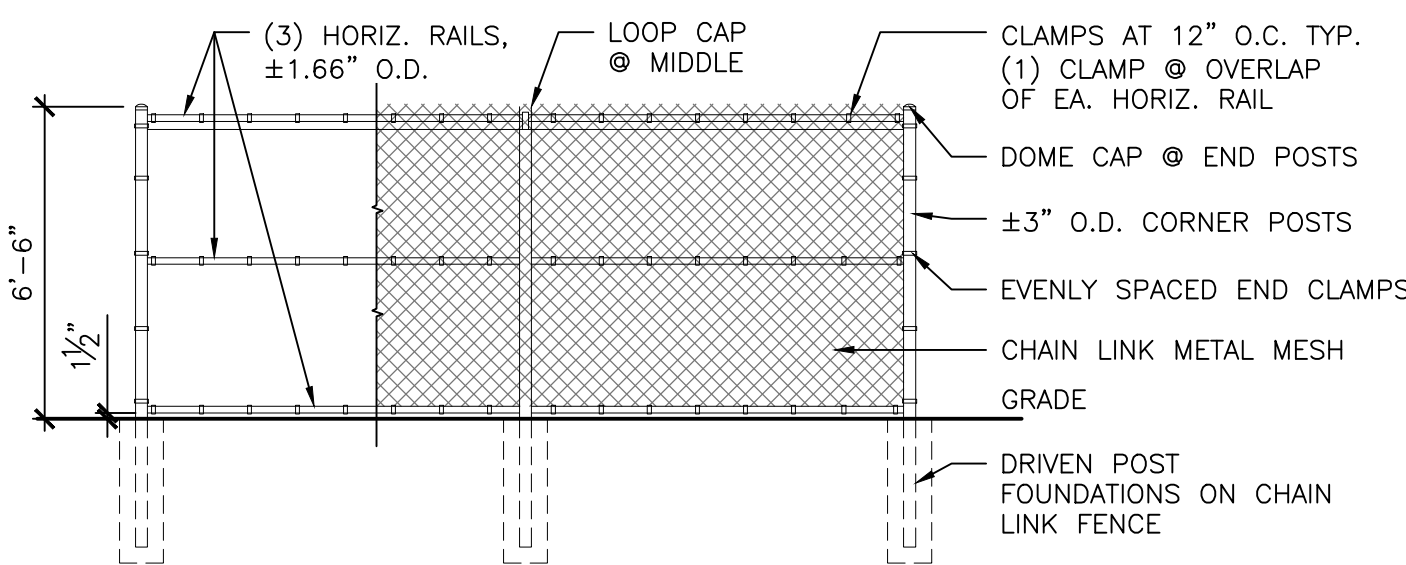
LOT SIZE	CURRENT	DEVELOPED	CHANGE
BUILDINGS (GSF)	687,635	687,635 S.F.	NONE
	1,038	58,000	56,962 S.F.

BUILDING HEIGHT	PROPOSED	CODE REQUIREMENT
FAR	<12'	<50'
LOT SIZE	15.7859 ACRES	>1 ACRE
IMPERVIOUS	22.64% AVG.	65% MAX.
GREEN SPACE	77.36% AVG.	35% MIN.

ACCESS HOURS:
24 HOURS PER DAY, 7 DAYS PER WEEK
SECURE SITE WITH ACCESS CONTROL

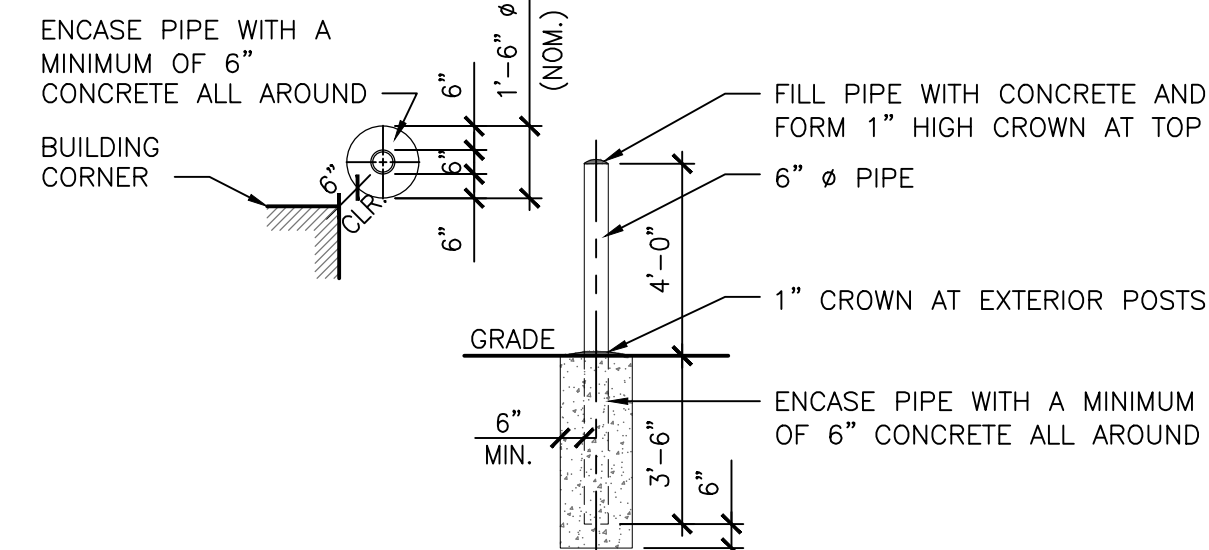
EMPLOYEES: NO FULL TIME EMPLOYEES ON SITE

PARKING: NONE (UNOCCUPIED BUILDINGS)



TYPICAL FENCE DETAIL

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

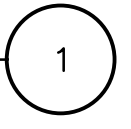


TYPICAL BOLLARD DETAIL

SCALE: 1/4"=1'-0" (22x34); 1/8"=1'-0" (11x17)

SITE PLAN

SCALE: 1"=40'-0" (22x34); 1"=80'-0" (11x17)



THRIVE ARCHITECTS
Architect
259 South Street, Suite A
Waukesha, WI 53186
p: 833-380-6180
e: jdb@thrive-architects.com

wellspring CONSTRUCTION GROUP
Contractor
227 Sussex Street
Pewaukee, WI 53072
p: 262-696-4492
e: tim@wellspringcg.com

Project Info. — 21112
PEWAUKEE SELF STORAGE
NEW CONSTRUCTION
227 Sussex Street
Pewaukee, WI 53072

Sheet Title
SITE PLAN

Drawn by	Checked by
AMP	ALS

Revisions

No.	Date	Description
	03.21.22	Permit Set

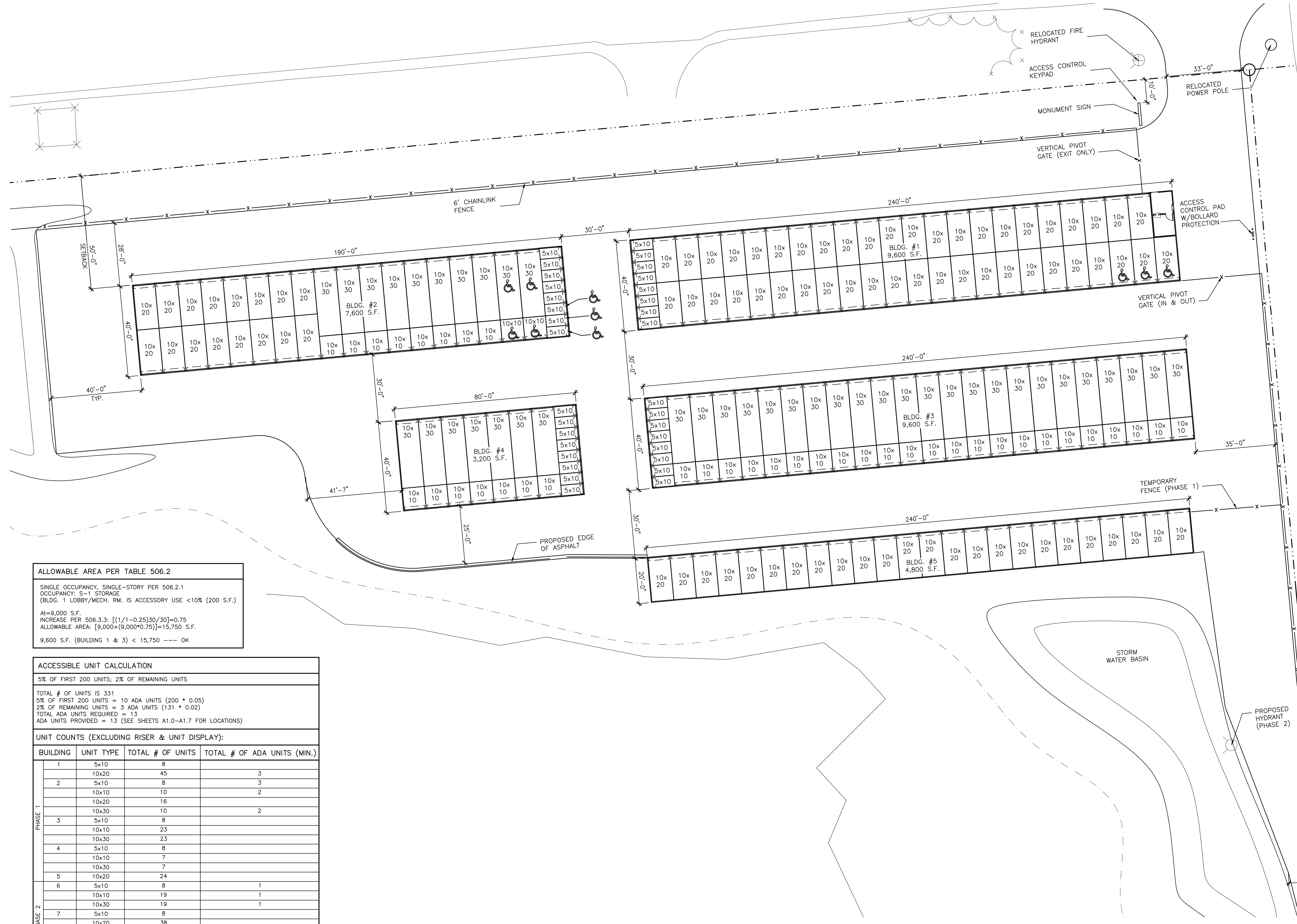
Sheet No.
SP1.0

2022-03-21 PERMIT SET

Sheet Title
PHASE 1 - ENLARGED SITE PLAN

Drawn by	Checked by
AMP	ALS

Revisions		
No.	Date	Description
	03.21.22	Permit Set



ALLOWABLE AREA PER TABLE 506.2
 SINGLE OCCUPANCY, SINGLE-STORY PER 506.2.1
 OCCUPANCY: S-1 STORAGE
 (BLDG. 1 LOBBY/MECH. RM. IS ACCESSORY USE <10% (200 S.F.)
 At=9,000 S.F.
 INCREASE PER 506.3.3: $[(1/1-0.25)30/30]=0.75$
 ALLOWABLE AREA: $[9,000+(9,000*0.75)]=15,750$ S.F.
 9,600 S.F. (BUILDING 1 & 3) < 15,750 --- OK

ACCESSIBLE UNIT CALCULATION
 5% OF FIRST 200 UNITS; 2% OF REMAINING UNITS
 TOTAL # OF UNITS IS 331
 5% OF FIRST 200 UNITS = 10 ADA UNITS (200 * 0.05)
 2% OF REMAINING UNITS = 3 ADA UNITS (131 * 0.02)
 TOTAL ADA UNITS REQUIRED = 13
 ADA UNITS PROVIDED = 13 (SEE SHEETS A1.0-A1.7 FOR LOCATIONS)

UNIT COUNTS (EXCLUDING RISER & UNIT DISPLAY):

BUILDING	UNIT TYPE	TOTAL # OF UNITS	TOTAL # OF ADA UNITS (MIN.)
PHASE 1	1	5x10	8
		10x20	45
	2	5x10	8
		10x10	10
		10x20	16
		10x30	10
PHASE 2	3	5x10	8
		10x10	23
		10x30	23
	4	5x10	8
		10x10	7
		10x30	7
	5	10x20	24
	6	5x10	8
		10x10	19
		10x30	19
	7	5x10	8
	8	10x20	38
	5x10	8	
	10x10	17	
	10x30	17	

2022-03-21 PERMIT SET

July 20, 2022
POD's Conditional Use
227 Sussex ST
Pewaukee, WI 53072
Project # 19-169



Scott Gosse, Village Administrator
Mary Censky, Village Planner
Tim Barbeau, Village Engineer
Village of Pewaukee
235 Hickory St.
Pewaukee, WI 53072

RE: Condition Use Application
Response to Request for Additional Information

Scott, Mary and Tim,

The following is a response to the email from Mary Censky received on July 18, 2022.

POD information

1. Portable Storage Container dimensions.
Pods containers are available in three sizes; 16' , 12' and 8'.



Large Container
16-Foot



Medium Container
12-Foot



Small Container
8-Foot

The majority of the containers to be staged at this site will be the 16' units



2. Only locked empty containers will be staged on this site
3. No additional lighting is proposed
4. No additional landscaping is proposed

5. Narrative:
POD's primary facility is located at 445 West Oklahoma Ave. in Milwaukee, WI. Their satellite location in the Village of Pewaukee allows them to better serve their clients in the Lake Country area.

POD's anticipates 2-3 trips per day to the Village of Pewaukee location. The proposed hours of operation are from 8am to 5pm, Monday through Saturday. Below is an image of the POD's delivery vehicle:



6. The proposed outdoor storage area is approximately 19,990sf. The surface in this area would be compacted road gravel. See the attached site plan for additional details.
7. The proposed site would allow for approximately 50 POD's containers – 37 POD's containers are shown as a reference on the attached site plan
8. The total greenspace after the gravel surface for the POD's are is completed is 48%. See the attached POD's Impervious Surface Site Plan for additional details.

Thank you for considering our request for a Conditional Use. We look forward to future discussions with the Village Staff and the Commissioners at the August 11th Plan Commission meeting.

Please do not hesitate to contact us if you have questions or require additional information prior to the meeting.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tim Kneprath'.

Tim Kneprath, President
Wellspring Construction Group, LLC.
Tim@Wellspringcg.com
414 550-9400

wellspring

CONSTRUCTION GROUP LLC



EXISTING SCREENING
227 SUSSEX ST.
PEWAUKEE, WI 53072
7/13/2022



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: August 11, 2022

General Information:

Agenda Item: 6.b.

Applicant:

Joe Orendorf and John Wahlen, of Cornerstone Development and Alan Peters of True Vine Development

Property Owner:

Cornerstone Development

Requested Action:

Conditional Use Grant approval to develop a clubhouse use on Outlot 5 in the Glen at Pewaukee Lake subdivision.

Current Zoning:

R-5 Single-Family Residential District with Residential Infill-Redevelopment (RIR) Overlay District

Current Master Plan Classification:

Single-Family Residential

Requested Master Plan Classification:

Single Family Residential

Surrounding Zoning/Land Use:

North: R-5 Single Family Residential
South: R-5 Single Family Residential
East: R-5 Single Family Residential
West: R-5 Single Family Residential

Lot Size:

.69 acres

Location:

Near 449 W. Wisconsin Avenue

Discussion:

The use "Private Neighborhood-Based Clubhouse with or without Indoor and/or Outdoor Recreational Facilities" is listed as a conditional use in the Residential Infill Redevelopment Overlay District. The standards set forth for this use include:

a) The building(s) land and facilities associated with the clubhouse use shall be owned and operated by a corporation, association, person or persons, for a social, educational, entertainment or recreational purpose and to which membership is required for use and participation and not operated to render a service that is customarily carried on as a business. The Village Attorney shall review and approve copies of the proposed covenants and restrictions of the ownership/association describing the intended use, care and operating plans for "Private

Neighborhood-Based Clubhouse with or without Indoor and/or Outdoor Recreational Facilities”. ***Yes, and the covenants/restrictions review has been completed in this case.***

b) Membership shall be limited to the owners of a specifically defined set of benefitting lots and or units within a neighborhood level boundary contiguous the clubhouse property. ***Yes.***

c) The clubhouse may not be occupied for residential dwelling or business purposes [ref paragraph a) above] except, when approved by the Planning Commission and for a limited time only, as a model/sales center if the clubhouse is located in a new and developing neighborhood. ***Yes. The applicant seeks to utilize the building as a model/sales center only until the project is sold out.***

d) The building scale and the architectural style/materials/colors shall be consistent with the surrounding buildings within the neighborhood. All buildings must comply minimally with the Residential Design Standards as setforth in Chapter 40, Article IX, Division I, Section 40.436 of the Village Code. ***The applicant proposes a residential type exterior building style complimentary to the example home styles submitted in support of their original proposal to develop this project. Color information is provided in attachments to the application.***

e) All structures shall meet the setback, offset, open space, maximum building coverage ratio and height regulations of the R-5 District with Residential Redevelopment Infill Overlay District attached. ***Information regarding any structural improvements associated with the outdoor recreational facilities (bocce and pickleball) is pending. Building Coverage Ratio (max 35%), and Open Space Ratio (min 25%) are both compliant. Proposed building height is well within the maximum 42 foot limit set for residence structures in this District. Recommend staff review and approval of building and parking setbacks once those dimensions are calculated by the applicant, and staff review/approval as to any above grade structures associated with the proposed recreation courts.***

f) Sufficient parking shall be supplied onsite for owner and guest parking. Landscaping shall be used to minimize the view of the parking lot from the street. ***Yes. Landscaping plan is provided in attachments to the application and is recommend for approval as presented.***

g) Exterior lighting and landscaping shall be subject to the Planning Commissions review and approval taking into consideration such special needs as screening the use from neighboring lots/units, preventing light trespass or glare issues, the general landscaping characteristics of the neighborhood. ***Landscaping plan is provided in attachments to the application and is recommend for approval as presented. Exterior lighting will be limited to wall-mounted fixtures as typical for a residential use.***

h) The proposed hours of use for the Private Neighborhood-Based Clubhouse, including the surrounding property and the facilities shall be subject to review and approval of the Planning Commission bearing in mind the residential characteristics of the neighborhood. ***Recommend that the hours be as determined by the homeowners association.***

i) Outdoor recreational and gathering facilities shall be subject to review and approval of the Planning Commission as to suitability within a residential neighborhood and more specifically their proposed spatial placement within the property. Suitable uses would not include uses that may have an adverse impact on the peace and quiet of the immediately surrounding neighbors or the Village as a whole in terms of such things as, but not necessarily limited to, noise,

traffic, light trespass, glare. *The active recreational uses, pickleball and bocce ball, have been sensibly placed in the spatial scheme of the site. Both uses have become common accessories within residential neighborhoods such as this.*

j) Use of the Private Neighborhood-Based Clubhouse, including the surrounding property and the facilities, shall be exclusive to the Members and their guests. *Yes*

Recommendation:

The Planner raises no specific objection to the applicants request as submitted and further described above subject to the following conditions:

- 1) All items pending final review and approval as noted above shall be completed/approved and incorporated into the CUG document prior to its release for signatures and recording;
- 2) A revision to the floor plan shall be reflected in the CUG document taking out the reference to a "pool";
- 3) Village Engineer review and approval of the overall site grading, drainage and utilities plans for this project/site prior to issuance of a building permit;
- 4) The public access and business use of this building (i.e. sales center) shall terminate upon the sale of all lots contained within this development or within 3 years of the date of recording this conditional use grant, whichever happens first;
- 5) Recording of the Conditional Use Grant, and issuance of any/all required building, electrical, erosion control, and similar permits, prior to the start of any site or building work in support of this project.



July 19, 2022

Scott Gosse | Village Administrator
Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

Subject: Plan Commission | Conditional Use Application
The Glen at Pewaukee Lake Clubhouse

Dear Mr. Gosse:

We need to reapply for the conditional use permit for the clubhouse at the Glen at Pewaukee Lake. Last year we spent approximately six months doing site improvements (i.e., removing the old school, grading the site, installing sanitary sewer, watermain, and storm sewer, and installing the roadway), before the site was ready. Then customer interest has been strong, so we have been busy building client homes to jump start the value creation needed for the TIF district.

Therefore, we kindly request that the conditional use permit for the clubhouse be issued for another 12-month period. It's our intent to start construction late this year and work on it throughout the winter.

The clubhouse will be fractional owned by the homeowners and be professional managed by the Homeowners Association. The clubhouse will be used by the owners and their guest for the private enjoyment and social interaction within the neighborhood.

Enclosed are the architectural renderings of the clubhouse. We will have a pickleball and bocce court as well. During the duration of the project, we will also use it to promote sales and the amenities of this neighborhood. We will discontinue the sales office upon full sellout of this community.

We look forward to working with the Village to create a project that engages with the neighborhood while enhancing value for the greater community!

Respectfully,

John Wahlen
Cornerstone Development
(262) 932-4188

The Glen at Pewaukee Lake

Additional Requested Information

(8) Conditions on Operations

- c. Covenants and Restrictions were previously provided.
- f. Hours of Use – Generally these are by reservation. Indoor and outdoor use is for the private enjoyment for the residents of the Glen at Pewaukee Lake. Outdoor use of the courts is generally limited from dawn to dusk, but outdoor patio may be used after sunset for evening events.

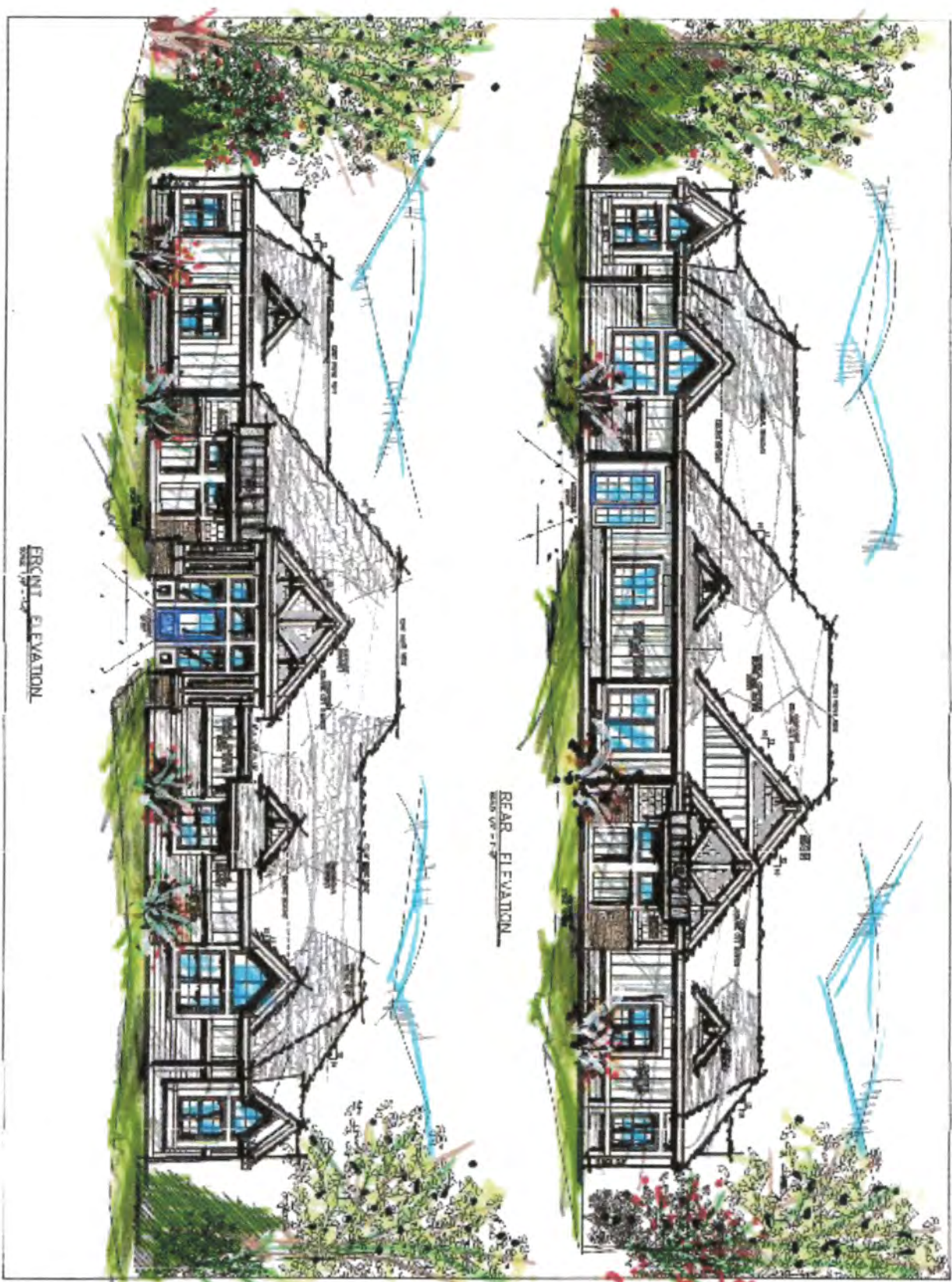
(10) Conditions on the Site and Building

- a. Architectural plans enclosed with material and specs. Please note that the Pool Equip room is mislabeled; that is a storage area.
- b. Floor Area Ratio (FAR) is 2,027 SF, which equates to 6.7%. Open Space Ratio is as follows:

Lot Area:	30,365 SF
Bldg Foundation w/ Patio:	3,346 SF
Bocce:	1,183 SF
Pickle Ball:	880 SF
Parking and Walk:	4,554 SF
Front Walk:	154 SF
Total Hard Surface:	10,117 SF (33.3%)

Open Space Ratio is $30,365 \text{ SF} - 10,117 \text{ SF} = 20,248 \text{ SF}$ (66.6%).

- c. Outdoor lighting will include wall mount lights on the exterior of the building.
- d. Landscaping plan is included.
- e. Landscaping with parking detail is included.
- f. Grading plans are included.



FRONT ELEVATION

REAR ELEVATION



TVE ASSOCIATES, P.C.
 ARCHITECTURAL FIRM
 1000 W. 10TH STREET, SUITE 100
 DENVER, CO 80202

CLUB HOUSE

TVE ASSOCIATES, P.C.
 ARCHITECTS
 1000 W. 10TH STREET, SUITE 100
 DENVER, CO 80202
 PHONE: (303) 733-1111
 FAX: (303) 733-1112
 WWW: WWW.TVEASSOCIATES.COM

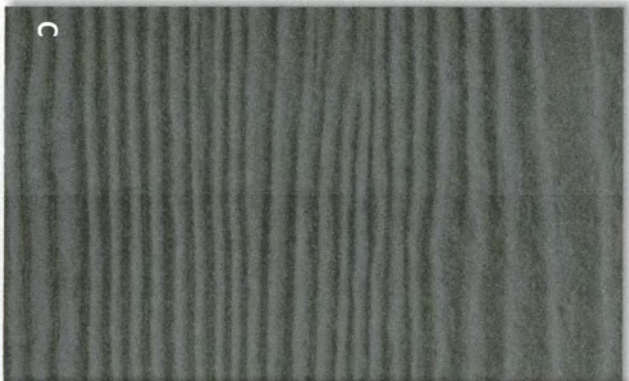
Project Name	Client	Location	Year
Club House	TVE ASSOCIATES, P.C.	DENVER, CO	2001
Club House	TVE ASSOCIATES, P.C.	DENVER, CO	2001
Club House	TVE ASSOCIATES, P.C.	DENVER, CO	2001

A1

The Glen at Pewaukee Lake Clubhouse

Exterior Selections

- A. Metal Roof: Charcoal
- B. Shingles: O.C. Oakridge Peppermill Gray
- C. Siding: James Hardie Arctic White
- D. Trim: James Hardie Arctic White
- E. Door Color: SW 9146 "Faded Flaxflower"
- F. Stone: Handcrafted Harbor Bluff



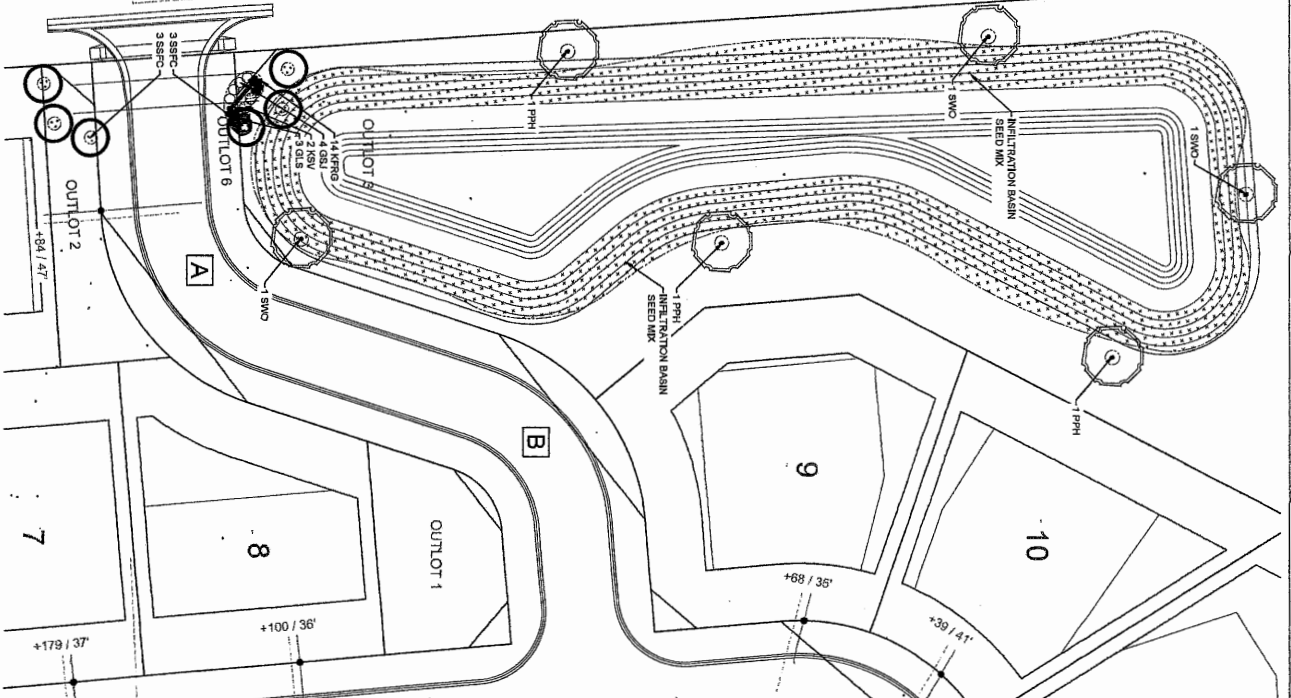
Front Door

DIGGERS' LAYOUTLINE
 CALL, DESIGN, CONSTRUCTION
 1000 W. WISCONSIN AVENUE
 PEWAUKEE, WI 53151
 TEL: 262.639.9733
 FAX: 262.639.9733
 WWW.WDAVICHHELLER.COM

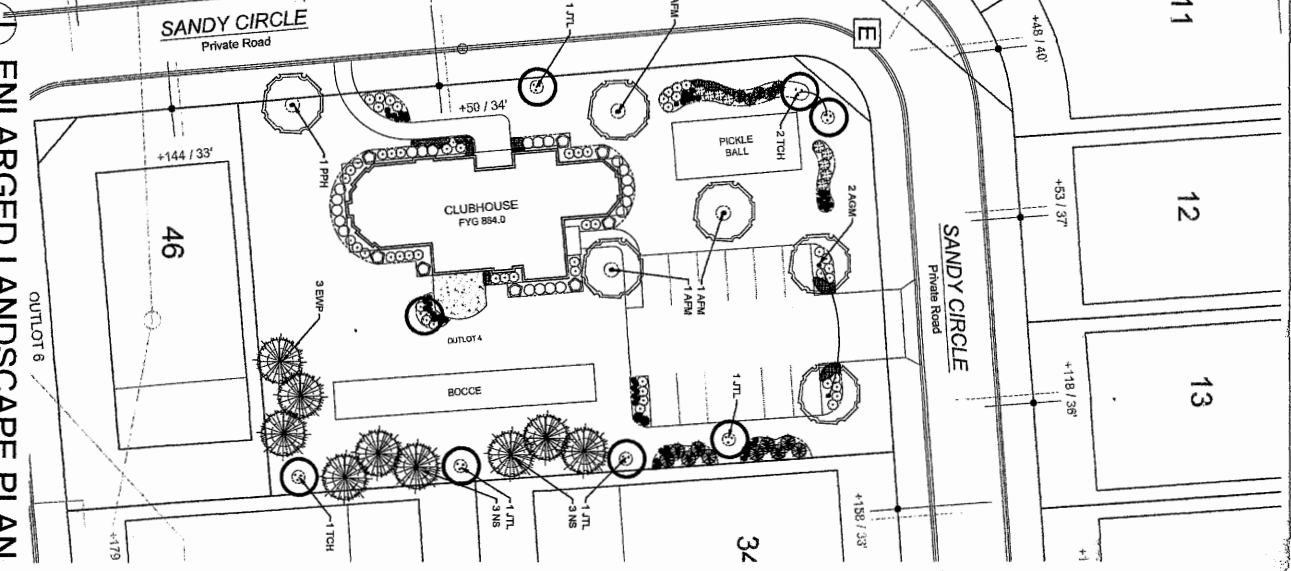
QUINLAN DRIVE
 Public Road (60' ROW)

LANDSCAPE ENLARGEMENT
 Scale: 1" = 100'

- SHRUB TREES (CONTINUED)**
- APM Autumn Pinyon Mistle
 - PHI Prairie Field Huckleberry
 - ACQ Autumn Gold Noddycane
 - SWO Swamp White Oak
- ORNAMENTAL TREES (CONTINUED)**
- LAU Lady Palm
 - SSC Spring Snowflaking Camellia
 - JTL Ivory Silk Japanese Tree Lilie
- EVERGREEN TREES**
- NS Norway Spruce
 - EWI Eastern White Pine
- EVERGREEN SHRUBS**
- GSJ Green Shearwell Juniper
- PERENNIALS**
- MCN Maiden Hair Grass
 - MCN Maiden Hair Grass
 - FRP Fragrant Pinks
 - BLV Blue Maiden Arched Yarrow
 - WV White Yarrow
 - SWP Sweet William
 - SWP Sweet William
- ORNAMENTAL GRASSES**
- SPK Silver Variegated Maiden Grass
- PLANT ABBREVIATIONS**



ENLARGED LANDSCAPE PLAN
 Scale: 1" = 300'



HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE
 P.O. Box 1359
 Lake Geneva, Wisconsin 53147-1359
 ph 262.639.9733
 david@wdaivicheller.com
 www.wdaivicheller.com

PROJECT
 THE GLEN AT
 PEWAUKEE
 LAKE
 Quinlan Drive at W.
 Wisconsin Avenue
 Pewaukee, WI

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
4.1.21	ISSUE TO OWNER
7.1.21	REVISED PLANTINGS
1.13.22	REVISED PLANTINGS

SHEET TITLE
 ENLARGED
 LANDSCAPE
 PLAN

PROJECT MANAGER WCH
PROJECT NUMBER 21-063
DATE 01.13.22
SHEET NUMBER

L 1.1

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: August 11, 2022

General Information:

Agenda Item: 6.C.

Applicant:

Village Initiated

Requested Action:

Review, discussion and possible recommendation to the Village Board of modifications to the B-1 through B-5 and IPS Districts prohibiting the sale of live dogs, cats and rabbits.

Discussion:

Village Board representatives have requested that the Planning Commission take up this draft ordinance (see attached) which has the effect of listing the sale of live dogs, cats, and/or rabbits as a prohibited use in the B1 through B-5 and IPS zoning districts.

ORDINANCE NO. 2022-__

ORDINANCE TO LIST AS “PROHIBITED USES” IN THE B-1 COMMUNITY BUSINESS, B-2 DOWNTOWN BUSINESS, B-3 OFFICE & SERVICE BUSINESS, B-4 BUSINESS PARK, B-5 LIGHT INDUSTRIAL, AND IPS-INSTITUTIONAL AND PUBLIC SERVICE ZONING DISTRICTS PROHIBITIONS ON THE BREEDING, AND/OR SELLING DOGS, CATS, RABBITS OR OTHER EXOTIC OR ENDANGERED ANIMALS.

The Village Board of the Village of Pewaukee, Waukesha County, Wisconsin, do ordain as follows:

SECTION I

That the following Sections of the Village of Pewaukee Municipal Code are hereby created to read as follows:

(a) Section 40.250.5 is hereby created to read:

Sec. 40.250.5 – Prohibited Uses.

Prohibited uses in the B-1 district shall include:

- (1) Individuals, businesses and/or organizations that breed, sell or offer for adoption live animals including dogs, cats, rabbits or exotic/endangered animals.**

(b) Section 40.265.5 is hereby created to read:

Sec. 40.265.5 – Prohibited Uses.

Prohibited uses in the B-2 district shall include:

- (1) Individuals, businesses and/or organizations that breed, sell or offer for adoption live animals including dogs, cats, rabbits or exotic/endangered animals.**

(c) Section 40.280.5 is hereby created to read:

Sec. 40.280.5 – Prohibited Uses.

Prohibited uses in the B-3 district shall include:

(1) Individuals, businesses and/or organizations that breed, sell or offer for adoption live animals including dogs, cats, rabbits or exotic/endangered animals.

(d) Section 40.298.5 is hereby created to read:

Sec. 40.298.5 – Prohibited Uses.

Prohibited uses in the B-4 district shall include:

(1) Individuals, businesses and/or organizations that breed, sell or offer for adoption live animals including dogs, cats, rabbits or exotic/endangered animals.

(e) Section 40.316.5 is hereby created to read:

Sec. 40.316.5 – Prohibited Uses.

Prohibited uses in the B-5 district shall include:

(1) Individuals, businesses and/or organizations that breed, sell or offer for adoption live animals including dogs, cats, rabbits or exotic/endangered animals.

(f) Section 40.250.5 is hereby created to read:

Sec. 40.250.5 – Prohibited Uses.

Prohibited uses in the IPS district shall include:

(1) Individuals, businesses and/or organizations that breed, sell or offer for adoption live animals including dogs, cats, rabbits or exotic/endangered animals.

(g) Section Sec. 40.108. - Definitions and rules of construction. is hereby amended to include the following new definitions:

Dog means canis familiaris.

Cat means felis domesticus.

Exotic or Endangered Animal means any wild animal as provided in § 169.01, Wis. Stats.; any dangerous, carnivorous, poisonous or venomous wild animal, insect, reptile, invertebrate or amphibian, including but not limited to the following: Alligator; Ape including chimpanzee, gibbon, gorilla, orangutan, and siamang; Baboon; Bear; Bison; Cayman; Coyote; Chinchilla; Crocodile; Deer including all members of the deer family, for example white-tailed deer, elk, antelope and moose; Elephant; Ferret; Gambian rat; Gamecock and other fighting birds; Hippopotamus; Hyena; Kangaroo; Lizard; Members of the canine species other than the domestic dog (canis familiaris); Members of the feline

species other than the domestic cat (felis domesticus); Monkey; Pig, to include pot-bellied; Poisonous or venomous insect; Ostrich; Prairie dog; Raccoon; Rhinoceros; Snake constrictor or nonvenomous; Snapping turtle; Squirrel of flying or nonflying variety; Venomous snake; Venomous spider; Wasp and hornet; Wolf dog hybrid; Wolf; and any animal listed by the U.S. Fish& Wildlife Service as threatened or endangered.

SECTION II

The Village President and Village Clerk are authorized to execute this ordinance on behalf of the Village of Pewaukee.

This ordinance shall take effect upon passage and publication as required by law.

SECTION III

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

All ordinances or parts of ordinances contravening the terms and conditions of this ordinance are hereby to that extent repealed.

PASSED AND ADOPTED by the Village Board this _____ day of _____, 2022.

APPROVED:

Jeff Knutson, Village of Pewaukee President

Countersigned:

Casandra Smith, Village of Pewaukee Clerk

STAFF REPORT

To: Village Planning Commission

By: Mary Censky

Date Prepared: August 11, 2022

General Information:

Agenda Item: **7.a.**

Applicant/Property Owner:

Northshore Bank FSB and
Northshore Savings Bank in c/o
Vice-President David Kane

Requested Action:

Certified Survey Map (CSM)
approval

Existing Zoning:

B-2 Downtown Business District

Surrounding Current Land Use:

North: B-2 Downtown Business
South: B-2 Downtown Business
East: B-2 Downtown Business
West: B-2 Downtown Business

Existing Master Plan Classification:

Community Commercial

Lot Size/Project Area:

Approximately .6852 acres

Location:

104 and 120 W. Wisconsin Avenue

DISCUSSION:

The applicant has presented a CSM that combines two existing lots into one. The newly created lot meets/exceeds both the minimum required lot size (i.e. 7,000 sq. ft.) and the minimum required lot width (i.e. 70 feet) for the B-2 District.

Section 40.453(a) of the Code provides that "A property owner shall apply for certified survey map approval when proposing realignment of their property line (i.e., no land division created). Approval of certified survey maps for simple property realignments shall be subject only to appropriate Village of Pewaukee staff approval".

Because both the Planning Commission and Village Board representatives will have to sign off on the map, it is being presented as a report, for your information only.

RECOMMENDATION:

The Planner raises no specific objection to this request and recommends approval as presented.

Village of Pewaukee Plan Commission
Engineer's Report for August 11, 2022

North Shore Bank CSM
104 W. Wisconsin Avenue

Report

Currently, North Shore Bank owns two parcels at the northwest corner of Park Ave. and W. Wisconsin Ave. The existing corner parcel is rectangular and the northerly parcel is "L" shaped. The submitted CSM combines the two lots into one lot. The surveyor has included a vision triangle at the corner of W. Wisconsin Ave. and Park Ave. as required by Section 40.424 of the Village Code. I have requested that a note be placed on the CSM stating that no structure or plantings greater than two (2) feet are allowed within the triangle. All other technical items required by the State and Village have been addressed.

Recommendation

The CSM received 8/4/22 is acceptable and is hereby approved by staff.

Tim Barbeau, Village Consulting Engineer
August 4, 2022

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 19 EAST, LOCATED IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PREPARED BY:

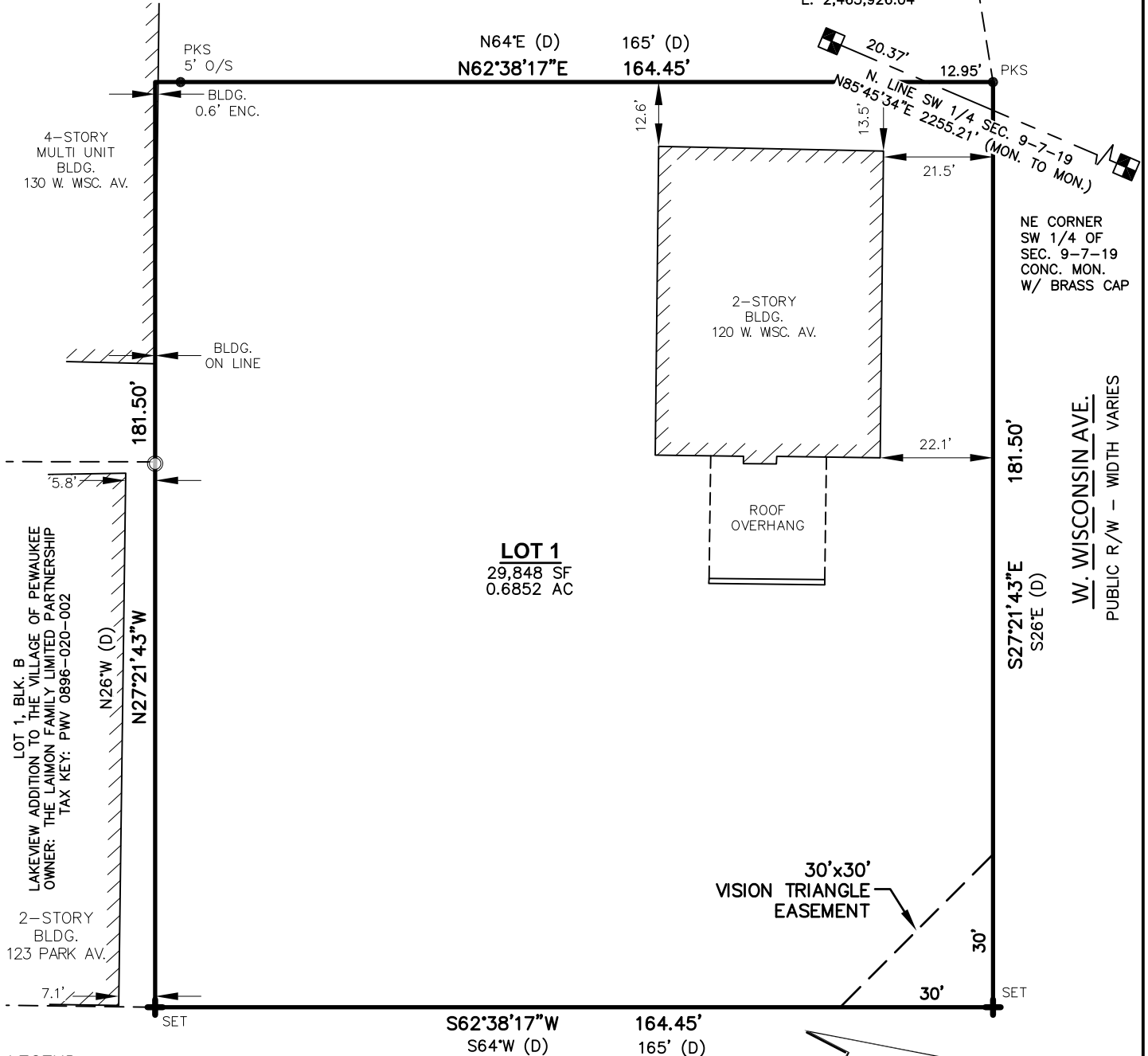
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
 MILWAUKEE REGIONAL OFFICE
 W238 N1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
 262.513.0666 PHONE | 262.513.1232 FAX

PREPARED FOR:

NORTH SHORE BANK, FSB
 15700 W BLUEMOUND RD
 BROOKFIELD WI 53005

E WIT. COR. TO
 NW CORNER OF
 SW 1/4 OF
 SEC. 9-7-19
 CONC. MON.
 W/ BRASS CAP
 N: 399,501.16
 E: 2,463,926.04 } GRID

PEWAUKEE SHORES CONDOMINIUM
 OWNER: VARIES
 TAX KEY: PWV 0898-957-VARIES



LEGEND:

- 1" IRON PIPE FOUND
- SET ● PK NAIL SET
- SET + CHISELED CROSS SET
- (D) DEED BEARINGS AND DISTANCES

BEARING BASIS:

ALL BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE N. LINE OF THE SW 1/4 OF SEC 9-7-19, WAS USED AS N85°45'34"E.

PROJECT CONVERSION FACTOR:
 GRID/0.99990579 = GROUND

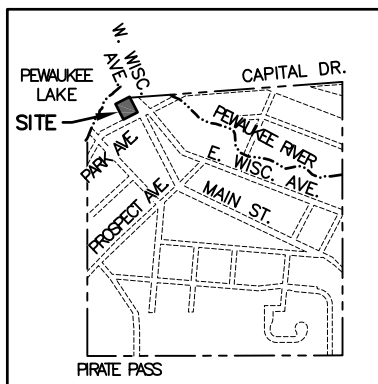
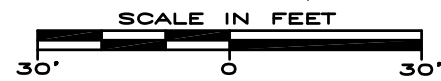
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

ALL MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE-HUNDREDTH OF A FOOT.

ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE SECOND.

DATED THIS _____ DAY OF AUGUST, 2022
 THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

PARK AVE. 66' WIDE PUBLIC R/W



VICINITY MAP
 SW 1/4 SEC. 9-7-19
 SCALE: 1"=2000'

R:\2020\209490\DWG\20-9490_CSM.dwg

CERTIFIED SURVEY MAP No. _____

BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 19 EAST, LOCATED IN THE VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OWNER'S CERTIFICATES

NORTH SHORE BANK, FSB , as owner, does hereby certify that said company caused the land described in the foregoing affidavit of Rizal W. Iskandarsjach, to be surveyed, divided, and mapped as represented on this map, in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the regulations of the Village of Pewaukee in surveying, dividing and mapping the same.

NORTH SHORE BANK, FSB

(sign) _____

(print) Date _____

(title)

State of Wisconsin)
) SS
_____ County)

Personally came before me this _____ day of _____, 2022, the above named _____, as the _____ of the above named company and acknowledged that they executed the foregoing instrument as such officers as the deed of said company, by its authority.

(sign)

(print)
Notary Public, _____ County, _____
My Commission Expires _____

PLAN COMMISSION APPROVAL

APPROVED by the Plan Commission of the Village of Pewaukee, on this _____ day of _____, 2022.

Jeff Knutson, Chairperson Date _____

Cassie Smith, Village Clerk Date _____

VILLAGE BOARD CERTIFICATE OF APPROVAL

RESOLVED that the Certified Survey Map which has been filed for approval, and is hereby approved as required by the Village Subdivision Regulations and Chapter 236 of the Wisconsin State Statues relating to Certified Survey Map.

I HEREBY certify that the foregoing is a true and correct copy of a Resolution accepted by the Village Board of the Village of Pewaukee on this _____ day of _____, 2022.

Jeff Knutson, Village President Date _____

Cassie Smith, Village Clerk Date _____

Application is due 3 weeks prior to the Meeting Date.



**Village of Pewaukee – Planning Commission
Miscellaneous Approval Application Form – *Return Completed Form along
with 11 copies of all materials to be reviewed.***

Address/Parcel No. of Property Involved: 104-120 West Wisconsin Avenue

Zoning of Property: B-2 Downtown District

Current Owner of Property: North Shore Bank

Applicant – Name: David Kane Vice President

Address: 15700 W Bluemound Road, Brookfield, WI 53005

Phone: 262-781-6816

Fax: 262-791-3302

Type of Request: Check All That Apply

Sign Plan Approval:

Prelim. Plat Approval:

Final Plat Approval:

Developer's Agreement:

Certified Survey Map:

Other (Describe Below):

Miscellaneous Approval Application to combine lots

Signature of Property Owner as listed on this Application:

[Handwritten Signature]

Application will not be processed without the Owner's Signature regardless of who is listed as the Applicant. This signature authorizes the Village of Pewaukee to process the Application as it pertains to my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this Application.

Signature of Applicant (if different than Owner):



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee Code of Ordinances, the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner or any other of the Village’s professional staff results in a charge to the Village for that professional’s time and services and such service is not a service supplied to the Village as a whole, the Village Clerk shall charge that service for the fees incurred by the Village. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

I, the undersigned, have been advised that, pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner or any other Village professional provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred by the Village. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

RESPONSIBLE PARTY & MAILING ADDRESS

North Shore Bank

Name of Company and/or Individual

15700 W Bluemound Road, Brookfield, WI 53005

Street

City

State

Zip

Phone: 262-787-6811

Fax: 262-797-3300

E-Mail: dkane@northshorebank.com

Signature of Applicant & Date

Signature of Property Owner & Date

Village Official Accepting Form & Date

SEND ALL PROFESSIONAL SERVICES INVOICES TO:
(Check One)

Property Owner

Applicant



NORTH SHORE BANK

PAID

JUL 20 2022

Corporate Office: 15700 W Bluemound Rd-Brookfield, WI 53005

262.785.1600 | northshorebank.com



July 15, 2022

Ms. Mary Censky
Village Planner
Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072

RE: Request for approval of a Realignment of a Property Line; 104-120 West Wisconsin Ave

Dear Ms. Censky:

As you and I have discussed, North Shore Bank, N.A. (the "Bank") proposes to combine two adjoining lots the Bank owns at 104-120 West Wisconsin Ave (the "Land Combination"). I enclose a Certified Survey Map effecting the Land Combination and a completed Village of Pewaukee - Planning Commission Miscellaneous Approval Application Form requesting approval of the Certified Survey Map (along with a check payable to the Village of Pewaukee for payment of the \$100.00 Application Fee). Please note that it remains the Bank's opinion that under Wisconsin Statute sec. 236.45(2)(am)3, the Village does not have the authority to adopt a land division ordinance that requires Village approval of a certified survey map for the Bank to combine its adjoining lots. However, in the spirit of cooperation, the Bank requests Village approval of the Certified Survey Map pursuant to the Village of Pewaukee Ordinances. The Bank reserves its rights with respect to its objections regarding Village authority to regulate the Land Combination.

If you have any questions regarding this request for approval of the Land Combination or the enclosed materials, please do not hesitate to me at (262) 787-6816.

Very truly yours,

David J. Kane
Vice President