



PLAN COMMISSION AGENDA

July 8, 2021 – 7:00pm

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

<https://us02web.zoom.us/j/87454676885>

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

Dial in: 312-626-6799 874 5467 6885

"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. Public Hearings.
 - a. Conditional Use Grant request to develop a neighborhood clubhouse use including accessory, outdoor, recreational uses such as pickleball and bocce ball, on Outlot 4 of the recently approved (preliminary) plat for The Glen at Pewaukee Lake. The proposed new neighborhood is located adjacent to 449 W. Wisconsin Avenue. The applicant is Cornerstone Development in c/o John Wahlen. The property owner is the Village of Pewaukee. The property is Zoned R-5 RIO Single Family Residential with Residential Infill Redevelopment Overlay District.
 - b. Conditional Use Grant request to locate a restaurant/ tavern use (i.e. The Beach House Bistro) including both indoor and outdoor seating and consumption space, at tenant space 1-J of the multi-tenant building at 161 W. Wisconsin Avenue. The applicant is Llazar Konda. The property owner is Siepmann Development Co.. The property is Zoned B-2 Downtown Business District.
3. Citizen Comments – *This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. 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 10 2021
 - b. Special Plan Commission Meeting – June 14, 2021
5. Old Business
 - a. Review and possible action on the Conditional Use Grant request to add and remove various buildings, structures and yard areas, and to reconfigure the site layout at the Village of Pewaukee's existing public works/utility installation located at 1000 Hickory Street. The property owner and applicant is the Village of Pewaukee. Property is Zoned IPS Institutional and Public Service District.
 - b. Review and discussion regarding portions of the Village of Pewaukee Comprehensive Plan update in progress (i.e. Chapter 8 - Transportation and Facilities Element and Chapter 9 – Implementation and Intergovernmental Cooperation). There may also be discussion regarding its relationship(s)/connectivity to the recently completed Village of Pewaukee Strategic Plan Update.

6. New Business

- a. Review, discussion and possible recommendation to Village Board regarding an application to rezone Parcel # PWV 0901-997-001, a 4.7178-acre parcel located at the northeast corner of the intersection of Swan Road and STH 164 from B-3 Office and Service District to B-3 Office and Service District with Housing for the Elderly Overlay. The applicant is James G. Forester. The property owner is Meadow Creek Limited Partnership.
- b. Review, discussion and possible action on the Sign Code Waiver Request for Tropical Smoothie Café, 1463 Capitol Drive, Suite A, to place three wall signs where two are permitted by code. The property Zoned B-1/PUD Overlay. The applicant is Danijela Milic. The property owner is REI Equity Partners 6, LLC.
- c. Review, discussion and possible action on a Conditional Use Grant request to develop a neighborhood clubhouse use including accessory, outdoor, recreational uses such as pickleball and bocce ball, on Outlot 4 of the recently approved (preliminary) plat for The Glen at Pewaukee Lake. The proposed new neighborhood is located adjacent to 449 W. Wisconsin Avenue. The applicant is Cornerstone Development in c/o John Wahlen. The property owner is the Village of Pewaukee. The property is Zoned R-5 (RIO) Single Family Residential with Residential Infill Redevelopment Overlay District.
- d. Review, discussion and possible action on a Conditional Use Grant request to locate a restaurant/tavern use (i.e. The Beach House Bistro) including both indoor and outdoor seating and consumption space, at tenant space 1-J of the multi-tenant building at 161 W. Wisconsin Avenue. The applicant is Llazar Konda. The property owner is Siepmann Development Co. The property is Zoned B-2 Downtown Business District.
- e. Review, discussion and consultative feedback to applicant/property owner, The Kenmore Group, LLC in c/o Member Saf Sarich, on the possibility of developing a dog daycare/hotel (kennel), including an outdoor run, in the westernmost tenant space of his multi-tenant commercial building located at 690 Westfield Way. The property is Zoned B-1 Community Business District.
- f. Review and discussion regarding the building height and floor area ratio regulations as set forth in the B-1 Community Business and B-3 Office and Service Business Zoning Districts. This topic is Village initiated.

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

8. 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: July 2, 2021

1. Call to Order and Roll Call

President Knutson called the Zoom meeting to order at approximately 7:00 p.m.

Plan Commission members present: Comm. Ryan Lange, Comm. Theresa Hoff, Comm. Jim Grabowski, Comm. Cheryl Mantz, Comm. Brian Belt, Trustee Craig Roberts and President Jeff Knutson.

Also present: Village Planner Mary Censky, Village Attorney Matt Gralinski, Village Engineer Tim Barbeau, Village Administrator Scott Gosse and Deputy Clerk/Treasurer Jackie Schuh.

2. Public Hearings

a. Conditional Use Grant Amendment request to conduct the seasonal, temporary use outdoor seating, dining and alcohol consumption and including an onsite food truck once weekly in the parking lot at Kranky's, 719 Glacier Rd. The property owner and applicant is Kranky's Investment Corporation in c/o Tony Dicks. Property is zoned B-1 Community Business. NO ACTION WILL BE TAKEN AT THIS MEETING.

None.

b. Conditional Use Grant request to add and remove various buildings, structures and yard areas, and to reconfigure the site layout at the Village of Pewaukee's existing public works/utility installation located at 1000 Hickory Street. The property owner and applicant is the Village of Pewaukee. Property is Zoned IPS Institutional and Public Service District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Mrs. Grybush @ 880 E Wisconsin Ave. - Ms. Grybush questioned the need for a bigger, new building. She stated the size is bigger than the Village Hall and the Fire Department. She is wondering if it is less expensive to repair the building instead.

c. Conditional Use Grant request to modify the existing configuration of the site and building(s) at 1151 Hickory Street to accommodate the home terminal and office use for a commercial/industrial services contractor Great Lakes Power Vac LLC. The applicant and property owner is Capital Acquisitions LLC in c/o Matthew Quest. Property is zoned B-5 Light Industrial District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Matthew Quest @ 153 Park Ave - Mr. Quest informed the Commission that he is available to answer any questions that may arise.

d. Conditional Use Grant request to modify/enlarge the existing boathouse at 403 Park Avenue. The applicants and property owners are Timothy and Mary Pulte. Property is zoned R-5(LO) Single-Family Residential with Lakefront Overlay District. NO ACTION WILL BE TAKEN AT THIS MEETING.

None.

e. Conditional Use Grant request of applicant and property owner North Shore Bank FSB/North Shore Savings Bank to allocate the existing paved, striped parking stalls on their adjoining properties located at 104 and 120 W. Wisconsin Ave. to public parking use. Property is zoned B-2 Downtown

Business District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Erica Vallancourt - 5329 Mary Knoll Dr, New Berlin - Ms. Vallancourt, representing Interstate Parking, is available to answer any questions regarding the parking lot.

3. Citizen Comments - None.

4. Approval of the Minutes:

a. Regular Plan Commission Meeting - May 13, 2021

Comm. Hoff motioned, seconded by Comm. Mantz to approve the minutes of the May 13, 2021 Regular Plan Commission meeting with the following addition:

1) Item 6b: "...for easement documents. Comm. Hoff expressed concern about vacating the end of Riverside Drive to the south as this provides access to the county hunting land which extends west to County Highway JJ/Bluemound Rd. She would also like to see an acknowledgement statement added to the official record indicating this."

Motion carried by roll call vote 5-2-0 with Comm. Lange and Comm. Belt abstaining.

b. Special Plan Commission Meeting - May 20, 2021

Trustee Roberts motioned, seconded by Comm. Grabowski to approve the minutes of the May 13, 2021 Regular Plan Commission meeting as presented.

Motion carried by roll call vote 5-2-0 with Comm. Lange and Comm. Belt abstaining.

5. Old Business

a. Possible action on the Conditional Use Grant request to develop an outdoor dining/seating area accessory to their existing restaurant use, The Chocolate Factory, using four of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 161 W. Wisconsin Avenue - Unit B. Applicant is Blommer, Inc., d/b/a The Chocolate Factory, in c/o Valera Smokvin. Building owner is Siepman Development Company. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.

Planner Censky stated that the applicant has verbally agreed to: 1) three stalls are the minimum to make the parklet effective, 2) umbrellas are necessary to alleviate the radiant heat of the asphalt, and 3) he is willing to work with the Village on design specifications on an ongoing basis in order to make this work. The Commission discussed concern for the safety of pedestrians and diners, the desire for property owners to allocate reserved public "in-lieu-of" parking in the private lots to offset the loss of parking on W. Wisconsin Ave, alternative dining options behind the buildings instead, and the need to apply equal standards to all street dining proposals. Trustee Roberts reminded the Commission that the first three street dining locations were on a trial basis, and, if there were no problems, the CUGs could roll forward each year without reapplying. Property owner, Jim Siepman, representing both 161 W. Wisconsin Ave. and 203 W. Wisconsin Ave., agreed to allocate three one-hour parking stalls in their private lot to offset the parking being lost to street dining on W. Wisconsin Ave., and to work with the existing street dining occupants

Artisan 179, Brewers Two and The Handlebar, to ensure that all safety rails are closed with no gaps.

Comm. Grabowski motioned, seconded by Comm. Lange to approve the Conditional Use Grant to develop and outdoor dining/seating area accessory to their existing restaurant use, The Chocolate Factory, using three (3) of the public parking stalls in the W. Wisconsin right-of-way directly in front of the business located at 161 W. Wisconsin Avenue, Unit B, with the following recommendations:

1. This grant shall become effective upon the execution and recording by the owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant that shall run with the land subject to the provisions contained herein.
2. This grant shall be void unless, pursuant to the building and Zoning Codes of the Village, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of the Planning Commission approval noted above.
3. This grant is subject to amendment and termination in accordance with the provision of the Zoning Code of the Village.
4. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and exhibited hereto.
5. Construction and operation of the use granted shall be subject to full compliance with any other applicable rules/laws as set forth by any other governmental or quasi-governmental departments/entities with jurisdiction over this site, construction and/or operation such as, but not necessarily limited to, the Village's Building Inspections, Public Works, Police and Fire Departments, Waukesha County, Wisconsin DNR, the State of Wisconsin, ... and similar.
6. Any of the conditions of this Grant which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
7. This Grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
8. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.
9. Annual renewal of this CUG is not a condition of the approval but that is based upon the continued willingness of the applicant to work cooperatively with the Village on adjustments to the site/operating plans as the use goes along in the event unforeseen issues or concerns as to safety or suitability should arise.
10. The permitted seasonal period of use for the right-of-way shall be March 1 to October 31 annually.
11. Outdoor music and/or PA may be permitted as a part of this outdoor dining/seating area use. The hours for such music and/or PA shall be limited to the actual open hours of the principal use and no later than 11pm daily.
12. Days/Hours of use for this right-of-way dining/seating area shall be limited to days/hours that the principal use The Chocolate Factory is actually open but in no case later than 1 am daily.
13. On the W. Wisconsin Avenue side of the space a fence must be constructed utilizing the concrete base (not less than 10' x 10') and railings as shown in the attached Exhibit A which is attached hereto and made a part hereof by

reference. This fence must fully surround the W.Wisconsin Avenue side of this dining area and turn in toward the sidewalk on both sides at least 4 feet. The balance of the area as delimited on the attached site plan shall be separated from the public by weighted stanchions with rope/chain (or similar) or by a continuation of the fencing. The curbing shown on the site plan for use between the drive lane of West Wisconsin Avenue and this seating area shall be sized not less than 10" by 10".

14. As to both seasonal and permanent cessation of operations, the right-of-way area shall be immediately returned to its original state by the applicant - as it was before the street dining use was approved and implemented.

15. All parts of the proposed right-of-way dining appurtenances shall be bound within the approved area as depicted in Exhibit "A" and shall not spread onto the street, sidewalk or curbs surrounding.

16. Consumption of any alcoholic beverages is prohibited in this street dining/seating area.

17. The enclosure/barrier separating the dining area from the sidewalk(s) and the vehicle accessible part(s) of the right-of-way shall be as setforth in Exhibit "A".

18. Landscaping/potted planting enhancements for aesthetic purposes shall be maintained in seasonally robust fashion and located per Exhibit "A".

19. The public markings on the surface of the right-of-way (i.e. the stall striping) shall not be washed away or permanently covered over in the course of this use.

20. Director of Public Works approval, prior to installation, as to the manner of attachment of anything that is proposed to be affixed to any public object and/or the public way.

21. Electric and/or water service to the outdoor dining area may not be run on grade across the sidewalk. Any alternate plans for electric and/or water service to the outdoor dining area shall be subject to review and approval by Village Staff prior to implementation.

22. Any substantiated material adverse impacts upon surrounding properties or the Village generally resulting from this use (including, though not necessarily limited, to noise, odor, litter, animal infestation, loitering, glare, public safety, illegal activity,...) shall be the responsibility of the owner/applicant to correct timely upon notice from the Village and failure to do so may result in revocation of this conditional use grant amendment or portions thereof.

23. Village Staff final review and approval, prior to placement, of all appurtenances (such as but not necessarily limited to tables, chairs, planters, heaters, fire tables, trash receptacles, serving tables,... and similar) proposed to be placed in the right-of-way area(s) ref Exhibit A attached.

24. The only food and/or beverage that may be consumed within this specific right-of-way seating space shall be limited to that emanating from the adjacent, approved use, The Chocolate Factory.

25. A clear public sidewalk aisle-way not less than 5 feet wide shall be maintained at all times throughout the frontage of this lot.

26. The right-of-way dining area shall comply fully with any/all applicable requirements attendant to handicapped accessibility and ADA requirements.

27. The final placement/location of the proposed wheelchair ramp shall be subject to review/approval of the Village's Contracted Engineer.

28. Recording of the Conditional Use Grant Amendment prior to the start of any right-of-way occupancy.
 29. Village Board approval of a right-of-way access/occupancy/use permit and agreement prior to recording of the Conditional Use Grant Amendment - the date and terms of such approval to be memorialized in the Village's CUG record/file for this property for the duration of time that this use is permitted.
 30. Execution of a hold harmless and indemnity agreement satisfactory to the Village Attorney and approved by the Village Board for construction and operation of the use herein granted, the date and terms of such agreement to be memorialized in the Village's CUG record/file for this property for the duration of time that this use is permitted.
 31. Provision of general liability and property damage insurance naming the Village of Pewaukee as an additional insured shall be provided to the Village Attorney for review and approval as to adequacy - evidence of the final and approved insurance documents to be retained on file in the Village's CUG record for this property for the duration of time this use is permitted.
 32. Any new/extra lighting proposed for this right-of-way seating area use shall be subject to review and approval by Village Staff prior to implementation.
 33. No signage is requested or approved as a part of this CUG Amendment. Any future signage shall be subject to review under the Village Sign Code prior to placement at the site.
 34. The Village Board shall make the final determination as to who has precedence in terms of the right-of-way use on any dates/times where use of this specific right-of-way space may have been requested by multiple parties/special events. During special events in the downtown area, the permit holder shall refer to the Village Administrator for the priority determination as may have been set forth by the Village board in regard to this specific right-of-way space and shall abide by those specific instructions.
 35. The conditions on the existing structures, existing site and existing outdoor dining/seating area shall all be per existing conditions and approvals.
 36. Three parking stalls located in the private lot behind 161 W. Wisconsin Ave. and/or 203 W. Wisconsin Ave. shall be designated as public use, one-hour parking and shall be marked as such.
 37. Umbrellas shall be allowable with proper securing with final determination of acceptability by Village Staff.
- Motion carried by roll call vote 5-2 with Comm. Mantz and Comm. Hoff voting no.
- b. Review and discussion regarding portions of the Village of Pewaukee Comprehensive Plan update in progress (i.e. Chapter 8 - Transportation and Facilities Element and Chapter 9 - Implementation and Intergovernmental Cooperation). There may also be discussion regarding its relationship(s)/connectivity to the recently completed Village of Pewaukee Strategic Plan Update.
- This item was postponed for discussion at a later date.

6. New Business

a. Review and discussion on the Conditional Use Grant Amendment request to conduct the seasonal, temporary use outdoor seating, dining and alcohol consumption and including an onsite food truck once weekly in the parking lot at Kranky's, 719 Glacier Rd. The property owner and applicant is Kranky's Investment Corporation in c/o Tony Dicks. Property is zoned B-1 Community Business. NO ACTION WILL BE TAKEN AT THIS MEETING.

Per Censky, the applicant would like to conduct a weekly "Bike Night" event in their existing paved parking lot to be held on Thursday nights from 4-9 p.m., April through October. The event shall include music provided by portable speakers and an independent food truck selling food to attendees. Beverages, alcohol and other drinks will be sold inside the bar in plastic cups or cans for carryout to the area in the parking lot cordoned off by safety tape. Ten existing striped parking stalls will be available for parking according to the site plan. No port-a-jons are proposed. Censky reminded the Commission that this item was approved during the Covid pandemic on a temporary basis but the Village expressed the need to make this a formalized CUG. Administrator Gosse confirmed that there have been no complaints from residents in regards to these events. The Commission favored a temporary CUG for 2021 only, with the possibility for renewal at staff level without reapplying if there are no problems that arise.

b. Review and discussion on the Conditional Use Grant request to add and remove various buildings, structures and yard areas, and to reconfigure the site layout at the Village of Pewaukee's existing public works/utility installation located at 1000 Hickory Street. The property owner and applicant is the Village of Pewaukee. Property is Zoned IPS Institutional and Public Service District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Planner Censky presented a very preliminary plan so as to collect feedback for the architects and engineers of this project. Applicant proposes elimination of four of six buildings on the site with plans to approach the development in two phases. Phase one will be an addition to an existing building. As it is in a legal non-conforming condition and the addition would not change that, a less than 50 ft. setback is allowed. Proposed plans comply with the 30% maximum footprint coverage, 35% open space requirement and building height maximum of 42 ft. There was not enough information at this time to determine, however, if the salt bin meets all of the requirements. The proposed development is allowable in the IPS district and is surrounded by B-5 zoning except to the south where the Pewaukee River flows. Parking increases from 11 to 18 stalls with this plan but the outdoor yard is substantially reduced with the larger footprint of buildings intended to house vehicles and equipment currently stored outdoors. A steel-type fence is intended for security and building materials will be pre-cast concrete with some brick enhancements and limited block use. Landscaping would be a necessary improvement Censky suggests. Trustee Roberts explained that the building erected approximately 45 years ago is not adequate for the current size of the community. Per Roberts, the buildings are in terrible condition with building walls separating, roofs leaking, etc. The cost to repair would be greater than the cost to rebuild. As this will be the most expensive public project in the history of Pewaukee, the Village has been working with Baird on a solution to pay for the buildings. Per Roberts, the library and the Village Hall debt issuances will essentially be coming to an end, so in this case, new debt will replace old debt so as to have no impact

on taxes. Village-contracted Engineer Barbeau indicated that access to the lot, as well as sanitary sewer and water, will not be an issue, but he would like to see calculations for stormwater management before a final approval would take place.

c. Review and discussion on the Conditional Use Grant request to modify the existing configuration of the site and building(s) at 1151 Hickory Street to accommodate the home terminal and office use for a commercial/industrial services contractor Great Lakes Power Vac LLC. The applicant and property owner is Capital Acquisitions LLC in c/o Matthew Quest. Property is zoned B-5 Light Industrial District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Planner Censky reviewed details previously presented to the Commission where the prospective tenant will refurbish the building and property in order to house vehicles for a commercial/industrial services contractor. The proposal includes landscape screening, reskinning of the building with the block being tuckpointed and repainted, and overhead steel doors being replaced with glass doors. There will be outdoor storage. One concern is the lot to the north is only accessible via this site as there is not access by public streets. Censky recommended that an easement be depicted on the final site plan. Village-contracted Engineer Barbeau stated the applicant intends to create two access drives, the site already has sewer and water, and, because the amount of hard surface will be reduced with the proposed increase in landscaping, stormwater will not be required. Per Barbeau, some of the berms appear to be atop gravel so he will need to see the final plans to determine any water/drainage issues. He suggests more greenspace along the north side. The Commission generally felt that an easement will not be necessary part of the CUG as the pressure will be on the property owner to complete. The Commission also favored the idea of more landscaping over fencing as it holds more appeal. The Commission indicated that they would like to see proposed building materials, if possible, although they do not want to hold up any timelines.

d. Review and discussion on the Conditional Use Grant request to modify/enlarge the existing boathouse at 403 Park Avenue. The applicants and property owners are Timothy and Mary Pulte. Property is zoned R-5(LO) Single-Family Residential with Lakefront Overlay District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Planner Censky reviewed the applicants' request to expand their existing boat house in order to internalize their boat which now stays on the lake. It will increase a total of 74 square feet to what it is currently on site. The increased square footage will occur on the side of the applicant and not that of the lot-line. The boathouse has no plumbing, kitchen, cooking, rental or overnight uses proposed. Censky recommends that the design, materials and colors be confirmed, and the erosion/stormwater management plans be in place before a CUG is issued. All other code requirements have been met, per Censky. Discussion followed regarding construction access to the site and the responsibility for the applicant to repair any damage to public property. The Commission generally responded favorably to the design and the proposed building.

e. Review and discussion on the Conditional Use Grant request of applicant and property owner North Shore Bank FSB/North Shore Savings Bank to allocate the existing paved, striped parking stalls on their adjoining properties located at

104 and 120 W. Wisconsin Ave. to public parking use. Property is zoned B-2 Downtown Business District. NO ACTION WILL BE TAKEN AT THIS MEETING.

Planner Censky reviewed the site layout which reflects 26 existing, paved and striped parking stalls. Six of the stalls will be dedicated to bank customers and employees during business hours, with all stalls available during off-hours. The parking would be metered for public use, which is allowable as a conditional use in the B-2 Downtown Business District. All payments for parking will be via a cell phone app with both instructional/informational and advertising signage proposed in support of this use. Signage will also demarcate the stalls preserved for bank use during business hours. No sign plans are available at this time. Discussion followed regarding addition of much-needed parking downtown and signage. The Commission responded favorably to the proposed use.

f. Discussion and possible action on scheduling a Special Meeting for possible action on the Conditional Use Grant Application Items.

Comm. Belt motioned, seconded by Comm. Mantz to meet via Zoom on Monday, June 14, 2021, at 6:30 p.m.

Motion carried by roll call vote 7-0.

g. Discussion and possible action on scheduling a Special Meeting for discussion and direction related to the Comprehensive Plan/Land Use Plan update items.

The Commission was not in favor of scheduling another meeting and was in agreement to carry this item over to the July 8, 2021, regular Plan Commission meeting.

7. Citizen Comments None.

Comm. Hoff indicated that she would like the Village to reach out to Jon Haines and Mrs. Grybush, of which both were frustrated with the Zoom meeting process and left the meeting feeling like they were not heard. President Knutson explained that the commission cannot interact with citizens during the citizen comments, but he confirmed that he will speak to Administrator Gosse about reaching out to them.

8. Adjournment

Trustee Roberts motioned, seconded by Comm. Hoff to adjourn the June 1, 2021 Regular Plan Commission meeting at approximately 9:12 p.m.

Motion carried by roll call vote 7-0.

Respectfully submitted,

Jackie Schuh
Deputy Clerk-Treasurer
Village of Pewaukee

1. Call to Order and Roll Call

President Knutson called the Zoom meeting to order at approximately 6:31 p.m.

Plan Commission members present: Comm. Jim Grabowski, Comm. Ryan Lange, Comm. Cheryl Mantz, Comm. Brian Belt, Trustee Craig Roberts and President Jeff Knutson. Comm. Theresa Hoff was excused.

2. Old Business

a. Possible Action on the Conditional Use Grant Amendment request to conduct the seasonal, temporary use outdoor seating, dining and alcohol consumption and including an onsite food truck once weekly in the parking lot at Kranky's, 719 Glacier Rd. The property owner and applicant is Kranky's Investment Corporation in c/o Tony Dicks. Property is zoned B-1 Community Business.

Planner Censky reviewed her recommendations. Discussion followed regarding the length of the CUG, past events held at this location and whether the applicant must submit every year for the event.

Comm. Mantz motioned, seconded by Comm. Grabowski to approve the Conditional Use Grant Amendment request to conduct the seasonal, temporary use outdoor seating, dining and alcohol consumption and including an onsite food truck once weekly in the parking lot at Kranky's, 719 Glacier Rd., with the following recommendations:

1. Hours of operation for the use 'Bike Night' including outdoor seating and consumption including 1 food truck shall be limited to 4 p.m. - 9 p.m. on Thursday nights from April through October, 2021;
2. Bike parking and outdoor dining/consumption shall be limited expressly to the areas shown on Exhibit "A" which is attached hereto and made a part hereof by reference.
3. All tables, chairs, tents,... and other related appurtenances placed outdoors for this event must be sufficiently stable and secure as not to present a public safety hazard in the event of bad weather;
4. Before midnight on each Bike Night, all litter/debris shall be cleaned-up at this site and the immediately surrounding area and any portable materials, equipment and supplies stowed indoors or off-premises. The food truck must also be gone from the site before midnight on each 'Bike Night';
5. Recording of the Conditional Use Grant before holding the first Bike Night event;
6. Food truck operator must possess all required permits and licensure as may apply to that service/business.
7. The food truck shall close its operations at 9 p.m.;
- h. Outdoor music shall stop at 9 p.m. and all patrons must either leave the premises or move indoors at that same time;
8. The cordoned off outdoor area shall be supervised by easily identifiable bar staff at all times to ensure that IDs are being checked before entry and that no alcohol is being taken to areas outside of the safety-taped boundary;

9. The outdoor area shall have just one small entry/exit point that can be properly observed and managed by the event staff as to id's, carry-in/carry-out,...
10. Electronic audio system sound level shall not create a nuisance upon surrounding properties
11. The outdoor seating area and/or food truck shall not conflict in any way with the required ADA parking requirements and/or handicapped accessibility to this building and any state or federal level requirements to provide/maintain handicapped accessibility to the temporary outdoor seating area shall also be fully complied with;
12. Applicant shall secure the necessary licensure for alcohol consumption in this limited outdoor area of the premises prior to start of the event and shall operate in full compliance at all times with the more restrictive of that licensure and/or any applicable State/Federal laws.
13. The applicant must secure any required extension of premises license before holding the first Bike Night event;
14. Out of concern for potential nuisance impacts of this use upon the immediately surrounding residential neighbors, and in order to develop a "track record" of operations, this approval shall be for the year 2021 only. After 2021, and provided there haven't been any problems or complaints registered about the use, continuation of the Conditional Use Grant may be approved at staff level.
15. Any substantiated material adverse impacts upon surrounding properties or the Village generally resulting from this temporary use (including, though not necessarily limited, to litter, loitering, public safety, illegal activity,...) shall be the responsibility of the owner/applicant to correct timely upon notice being sent or personally delivered by the Village and failure to do so may result in immediate shut down of all or portions of this Bike Night use.

Motion carried by roll call vote 6-0.

b. Possible Action on the Conditional Use Grant request to modify the existing configuration of the site and building(s) at 1151 Hickory Street to accommodate the home terminal and office use for a commercial/industrial services contractor Great Lakes Power Vac LLC. The applicant and property owner is Capital Acquisitions LLC in c/o Matthew Quest. Property is zoned B-5 Light Industrial District.

Planner Censky reviewed the site plan including a substantial increase in greenspace from 18% to approximately 30%, although code states 35%, or 30% provided 150% of the required tree/shrub plantings are included on the landscape plan. Per Censky the existing structure will be retained and reskinned with tuckpointing, repainting and replacement of steel overhead doors to glass. Discussion followed regarding the landscaping plans, having the easement documented on the CSM and landscaping in lieu of fencing.

Comm. Grabowski motioned, seconded by Comm. Lange to approve the Conditional Use Grant request to modify the existing configuration of the site and building(s) at 1151 Hickory Street to accommodate the home terminal and office use for a commercial/industrial services contractor Great Lakes Power Vac LLC with the following recommendations:

1. The following items shall return for final review and approval by the Village Staff:

- a. Final principal building materials samples/colors;
 - b. Final landscaping plan including the specific tree species, planting heights/sizes,... ;
 - c. Exterior lighting plan;
 - d. Dumpster location/screening plan;
 - f. Final location and screening plans for HVAC and utility installations at the site and/or on the building;
 - g. Final design, location, materials, height, color, plans for any proposed fencing;
 - h. Placement of the access easement benefitting the lot to the north being placed onto the site plan and the easement document itself being reviewed, approved and recorded;
2. Staff approval of the screening plan for the yard storage area(s) wherever visible to the surrounding public view;
 4. Village Engineer review and approval of the final grading, drainage, stormwater management, erosion control, utilities and similar infrastructure plans in support of the proposed project.
3. Any substantiated, material, adverse impacts arising with respect to such things as, (but not necessarily limited to) noise, odor, smoke, light, vibration, litter, loitering, glare, traffic, parking, health, public safety, and similar... arising as result of this use/operation shall be the responsibility of the property owner to correct timely upon notice from the Village and failure to correct any such problem in a timely manner may result in action toward modification or revocation of this conditional use grant;
4. Recording of the conditional use grant prior to start of construction of any sort in support of this project;
 5. Issuance of all required building, electrical, plumbing and similar permits as may be required prior to start of construction of any sort in support of this project;
 6. All existing signs shall be brought into full conformance with the Village Sign Code and any proposed new signs shall be subject to review, approval and permit issuance under the Village's Sign Code prior to their placement at the site.

Motion carried by roll call vote 6-0.

c. Possible Action on the Conditional Use Grant request to modify/enlarge the existing boathouse at 403 Park Avenue. The applicants and property owners are Timothy and Mary Pulte. Property is zoned R-5(L0) Single-Family Residential with Lakefront Overlay District.

Comm. Grabowski motioned, seconded by Comm. Lange to approve the Conditional Use Grant request to modify/enlarge the existing boathouse at 403 Park Avenue with the following recommendations:

1. The erosion/stormwater management plans be in place before a CUG is issued
2. Recording of the Conditional Use Grant prior to issuance of a building permit for boathouse reconstruction;
3. Issuance of all necessary building and/or electrical permits prior to start of construction on this boathouse project.

Motion carried by roll call vote 6-0.

d. Possible Action on the Conditional Use Grant request of applicant and property owner North Shore Bank FSB/North Shore Savings Bank to allocate the existing paved, striped parking stalls on their adjoining properties located at 104 and 120 W. Wisconsin Ave. to public parking use. Property is zoned B-2 Downtown Business District.

Planner Mary Censky briefly reviewed items discussed at the June 10, 2021 meeting regarding this application. Discussion followed regarding signage, the need to have signage comparable to other historic downtown buildings and signage, and whether the Commission can require any signs to be brought back for approval. Both Planner Censky and Attorney Gralinski advised that signs that meet the requirements of Chapter 70 of the Village code and the Downtown Design Guidelines are not brought before the Commission. Censky relayed that she has had conversations with the applicant regarding Downtown Design Guidelines and Chapter 70. She confirmed that should anything be questionable as it relates to full compliance of the signage that it would be brought back before the Commission.

Comm. Lange motioned, seconded by Comm. Mantz to approve the Conditional Use Grant request of applicant and property owner North Shore Bank FSB/North Shore Savings Bank to allocate the existing paved, striped parking stalls on their adjoining properties located at 104 and 120 W. Wisconsin Ave. to public parking use with the following recommendations:

1. Any signs proposed in support of this use shall be subject to review, approval and permit issuance prior to placement at the site;
2. Approval and recording of a certified survey map combining this lot with the vacant corner lot that several of the stalls are located on - prior to issuance of the Conditional Use Grant for signatures and recording;
3. Recording of the Conditional Use Grant prior to the start of paid parking operations at the site;
4. No overnight parking shall be permitted.

Motion carried by roll call vote 6-0.

3. Adjournment

Trustee Roberts motioned, seconded by Comm. Lange to adjourn the June 14, 2021 Special Plan Commission meeting at approximately 6:49 p.m.

Motion carried by roll call vote 6-0.

Respectfully submitted,

Jackie Schuh
Deputy Clerk-Treasurer
Village of Pewaukee

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: July 8, 2021

General Information:

Agenda Item: 5.a.

Applicant/Property Owner:

Village of Pewaukee

Requested Action:

Conditional Use Grant approval

Current Zoning:

IPS Institutional and Public Service District

Current Master Plan Classification:

Institutional

Requested Master Plan Classification:

Institutional

Surrounding Zoning/Land Use:

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

Lot Size:

3.68 acres

Location:

1000 Hickory Street

Discussion:

This matter was the subject of a public hearing and discussion by the Planning Commission at the June 10, 2021 meeting. No action was taken at that time pending the development of further materials for Staff review/report.

Below is the content of the Planners Staff Report distributed for the June 10, 2021 meeting:

“Public and/or private utility installations” are listed as a conditional use that may be considered for approval in the IPS Institutional and Public Service District. That is both the current and proposed use of this site.

The applicant proposes to remove the existing main building and 4 of the 6 other subordinate accessory structures situated on this site. This is done in favor of a proposed new, and much larger, 2-phase principal structure along with a new salt storage building and new outdoor materials storage bins. One existing subordinate accessory structure will be incorporated into/made a part of the new principal building and the existing water tank will be retained in place. A fence is proposed to secure this facility.

At 27% overall building coverage area, the proposed plan does comply with the Code maximum of 30%, and at 51% open space, the proposed plan also complies with the Code minimum 35% open space.

At 34 feet, the principal building height will comply with the Code maximum of 42 feet.

For security purposes, fencing is proposed to be located around both of the outdoor yard areas – the large one to the west of the proposed new principal building and one around the smaller area back by the water tank.

The Phase 1 Building will be constructed as an attachment/addition to one of the existing accessory structures that remains in place on the site. The existing building does not comply with the Code required 50-foot setback. The proposed addition will be no more nonconforming as to setback.

The proposed new salt storage structure does not appear to meet either the 50 ft. setback or the Code required 20 ft. minimum sideyard offset. Such a reduced setback/offset can be approved by the Planning Commission if "... in the commission's opinion such regulations and standards are not appropriate or necessary to the proper regulation of such use, and where such modification or waiver would not, in the commission's opinion, result in adverse effect upon the surrounding properties".

Effort was taken to keep the building set back as far as possible but not to the point that it would be encroaching on the backyard floodplain area. As a result of this lot depth issue, the parking lot in front of the proposed new building appears to have about a 5 ft. setback from the front lot line where the Code required minimum is 25 feet.

The number of parking stalls supporting the building is increased from 11 existing to 18 proposed. The outdoor yard area is substantially reduced in favor of indoor space for parking and storage of vehicles, materials, equipment and supplies.

Building materials consist of precast concrete principally with some brick enhancements in the more visible portions of the building elevations and some limited block used in less conspicuous areas of the structure.

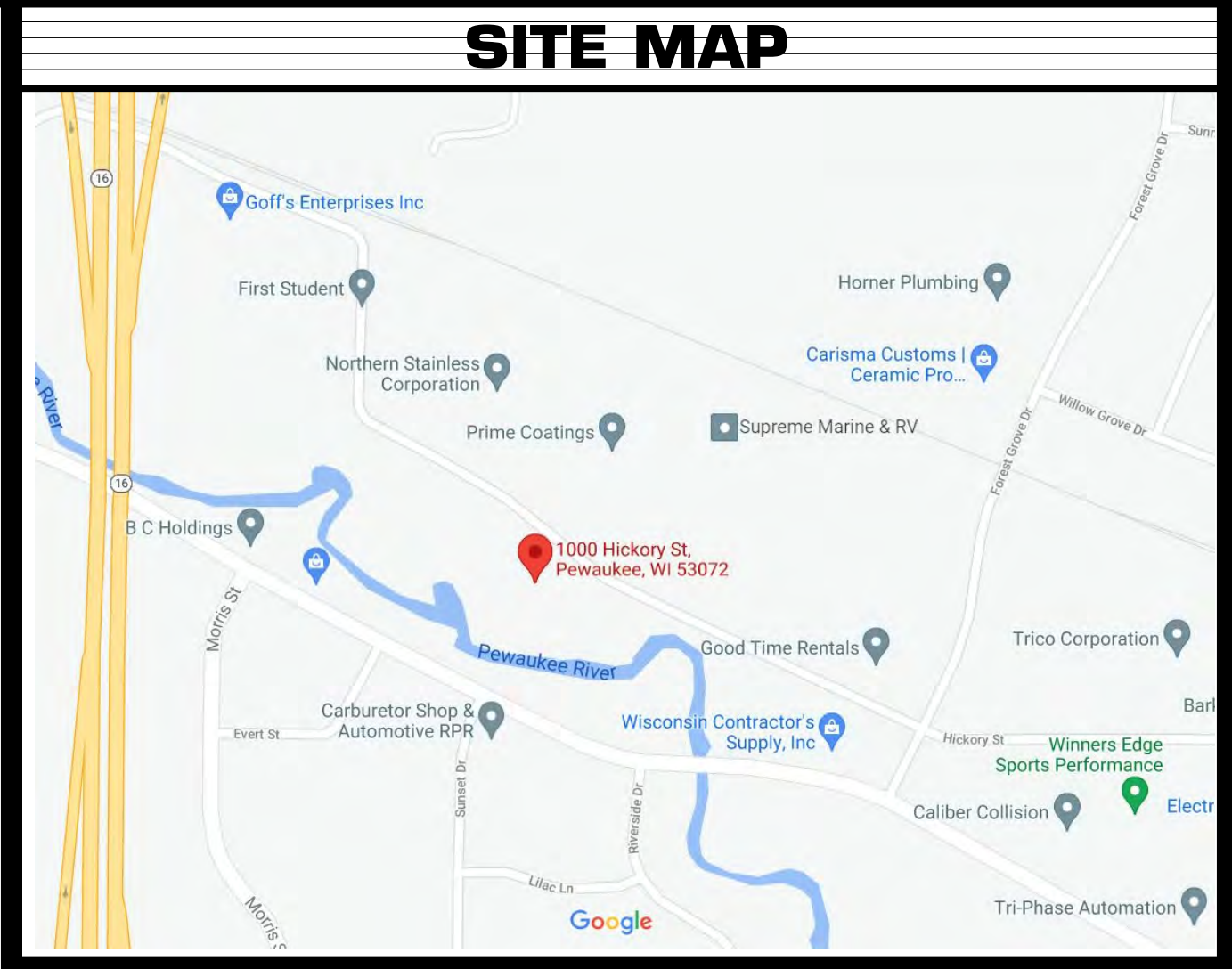
The landscaping plan is somewhat short in the overall plantings quantity but the type and placement of plantings is targeted toward the front end of the property in an effort to maximize screening and aesthetic enhancement benefits. There is very limited planting area on this site because a substantial share of the greenspace is located south of the development area and in the floodplain.

Recommendation:

The Planner would recommend the following conditions be considered for attachment to any Conditional Use Grant approval as the Commission may be inclined to grant:

- 1) The following items to be subject to Staff review and possible approval prior to issuance of the Conditional Use Grant:
 - a. Final principal building materials samples/colors;
 - b. Final design and materials/colors for the proposed salt storage building;
 - c. Exterior lighting plan;
 - d. Dumpster location/screening plan;
 - e. Final location and screening plans for HVAC and utility installations at the site and/or on the building;

- f. Final fencing plans/specifications;
- 2) Village Engineer review and approval of the final grading, drainage, stormwater management, erosion control, utilities and similar infrastructure plans in support of the proposed project.
 - 3) Any substantiated, material, adverse impacts arising with respect to such things as, (but not necessarily limited to) noise, odor, smoke, light, vibration, litter, loitering, glare, traffic, parking, health, public safety, and similar... arising as result of this use/operation shall be the responsibility of the property owner to correct timely upon notice from the Village and failure to correct any such problem in a timely manner may result in action toward modification or revocation of this conditional use grant;
 - 4) Recording of the conditional use grant prior to start of construction of any sort in support of this project;
 - 5) Issuance of all required building, electrical, plumbing and similar permits as may be required prior to start of construction of any sort in support of this project;
 - 6) Any new signs shall be subject to review, approval and permit issuance under the Village's Sign Code prior to their placement at the site.



New Public Works Facility Village of Pewaukee

**1000 Hickory Street,
Pewaukee, WI 53072**

GENERAL NOTES

- All concrete to test 4000 psi in 28 days.
- Verify all dimensions, access, utilities and working conditions in the field.
- Conform to all applicable codes, ordinances and safety standards.
- Obtain and pay for all required permits and fees.
- Notify Architect immediately if work cannot proceed as shown on Drawings or as described in the Specifications.
- No concrete to be poured without Architect's prior review.
- All Contractor's to co-operate with all trades, Owner's and Architect's representatives.
- Leave site clean, neat and free of debris at all times.
- Each Prime and Sub-contractor is responsible for having read each page of the Specifications, Drawings, Addenda and Change Orders.
- Guard against interfering with Owner's operations.
- These Drawings contain no provisions or procedures for on-site safety. Each Contractor and their employees are responsible to follow all laws and ordinances and provide their own engineering to provide a safe work place.
- The locations of existing underground utilities, shown on these Drawings, are shown in an approximate way only and have not been independently verified by the Owner or its representatives. The Contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to exactly locate and preserve any and all underground utilities.
- Services performed for this project have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar budget and time constraints. No warranty, expressed or implied, is made.

MATERIAL INDICATIONS

Earth Backfill		Sand Fill	
Rigid Insulation		Concrete	
Concrete Block		Finished Wood	
Aluminum		Stone Fill	
Lumber (Rough)		Plywood	
Steel		Batt Insulation	

DRAWING LEGEND

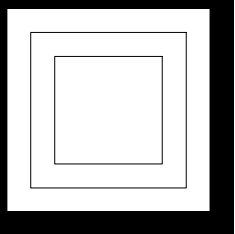
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+ 100.0	Existing Point Elevation		Page Number
+ 100.0	Existing Contours		Building Section
+ 100.0	New or Required Contours		Wall Section
A	Grid Lines		Detail Section
Room Name #	Room/Space Number		Interior Elevation
101A	Door Number		Exterior Elevation
OH 101A	OH Door Number		
#	Wall Tag		

CONSULTANTS

ARCHITECT	Kueny Architects (262) 857-8101 Architect of Record - Jon P. Wallenkamp	10505 Corporate Drive, Suite 100 Pleasant Prairie, Wisconsin 53158
CIVIL	TerraTec Engineering (262) 377-9905 Project Manager - Linda Johnson	W67 N222 Evergreen Blvd., Suite 205 Cedarburg, Wisconsin 53012
ELECTRICAL H.V.A.C. PLUMBING	Root Engineering Services, P.C. (847) 249-8398 Project Manager - Richard Root	4215 Grove Avenue Gurnee, Illinois 60031

SHEET INDEX

01	Title Sheet
ARCHITECTURAL	
A100	Existing Site Plan
A101	Proposed Site Plan - Survey
A102	Site Plan - Set Backs
A103	Landscape Plan
A201	First Floor - Overall Plan
A202	Mezzanine Plan
A203	Enlarged Office Plan
A210	Exterior Elevations
A301	Building Sections
A302	Building Sections
A501	Details
A502	Details

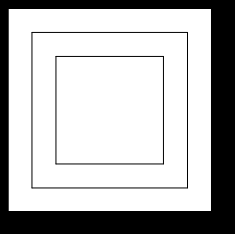


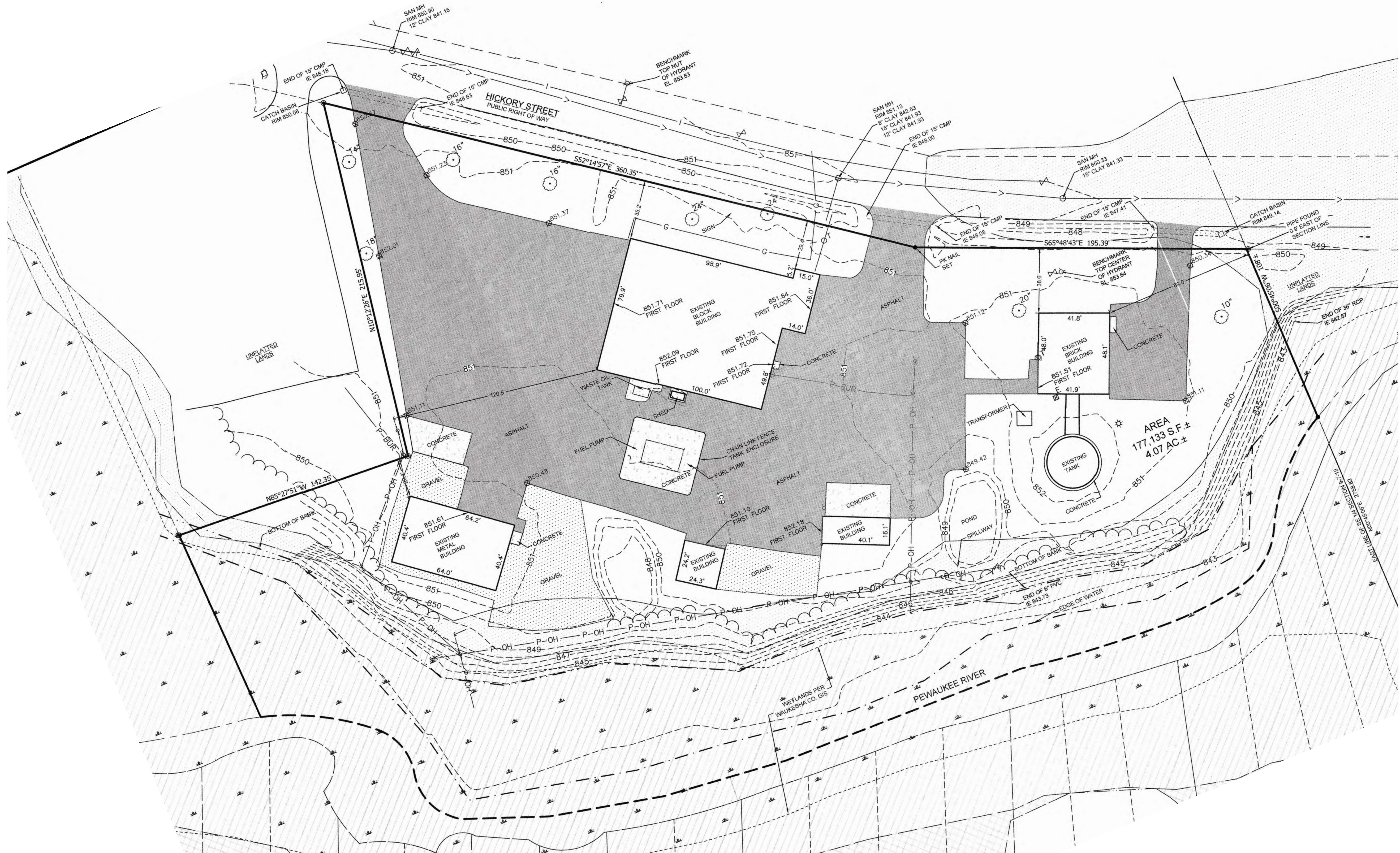
KUENY ARCHITECTS, LLC
10505 CORPORATE DRIVE • SUITE 100 PLEASANT PRAIRIE, WI 53158

PHONE (262) 857-8101 FAX (262) 857 8103

Village of Pewaukee
New Public Works Facility
May 20, 2021

1.0





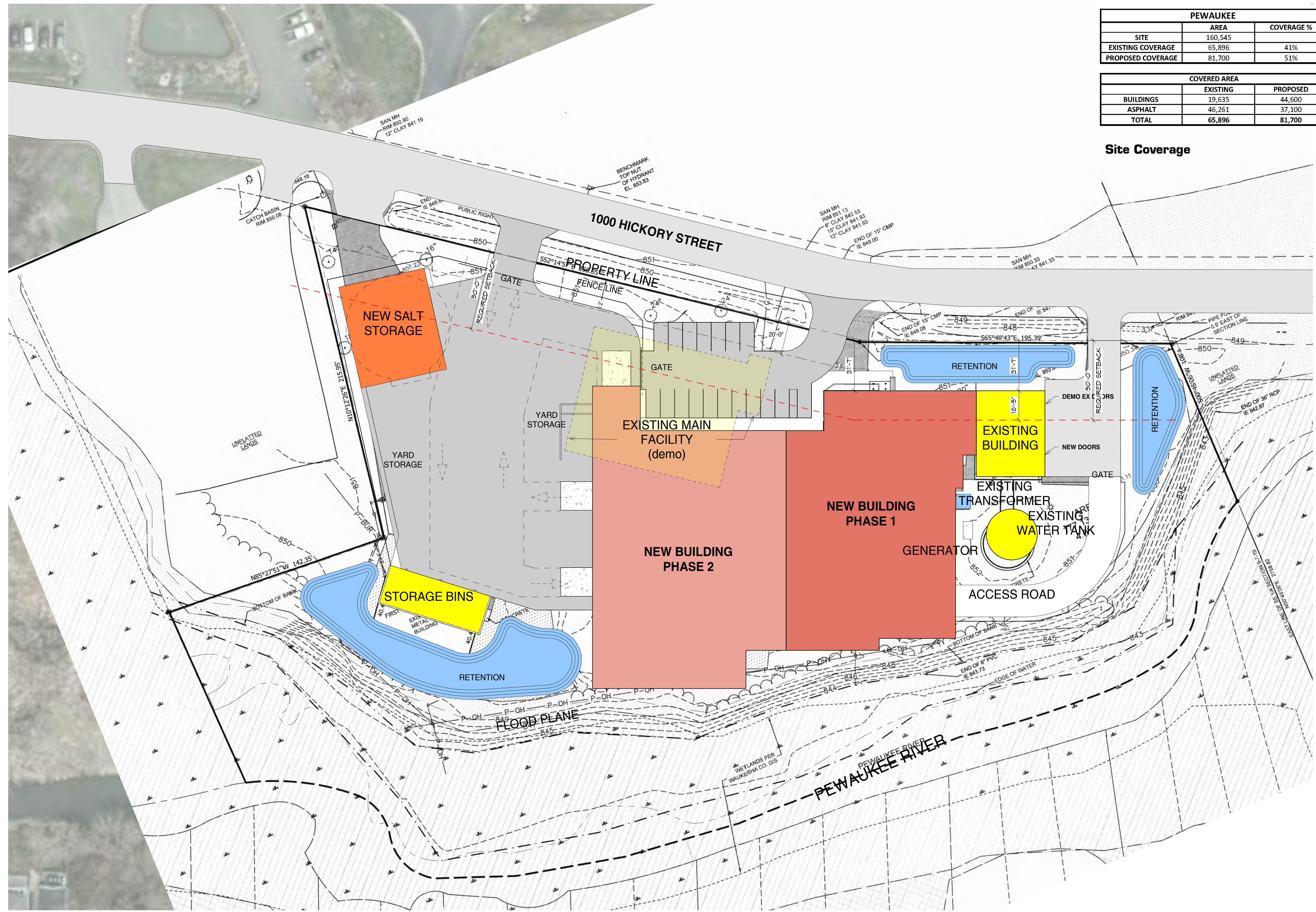
Existing Site Plan
 kuenyarch.com ©2021 Kueny Architects L.L.C. - All Rights Reserved
 Village of Pewaukee - New Public Works Facility
 1000 Hickory Street, Pewaukee, WI 53072
 May 20, 2021

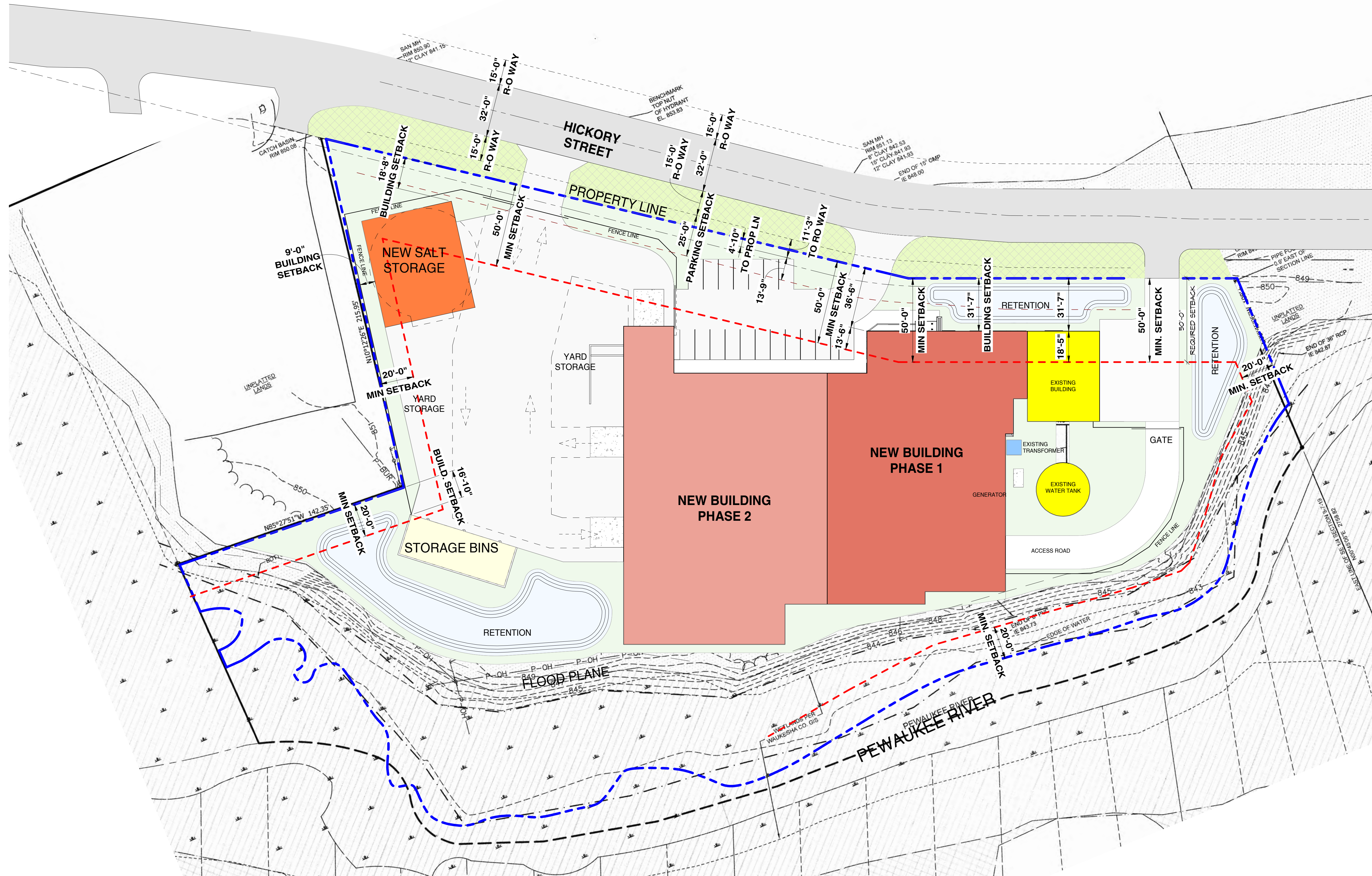
PLAN NORTH
 SCALE: 1" = 30'-0"
A100

PEWAUKEE		
	AREA	COVERAGE %
SITE	160,545	
EXISTING COVERAGE	65,896	41%
PROPOSED COVERAGE	81,700	51%

COVERED AREA		
	EXISTING	PROPOSED
BUILDINGS	19,635	44,600
ASPHALT	46,261	37,100
TOTAL	65,896	81,700

Site Coverage



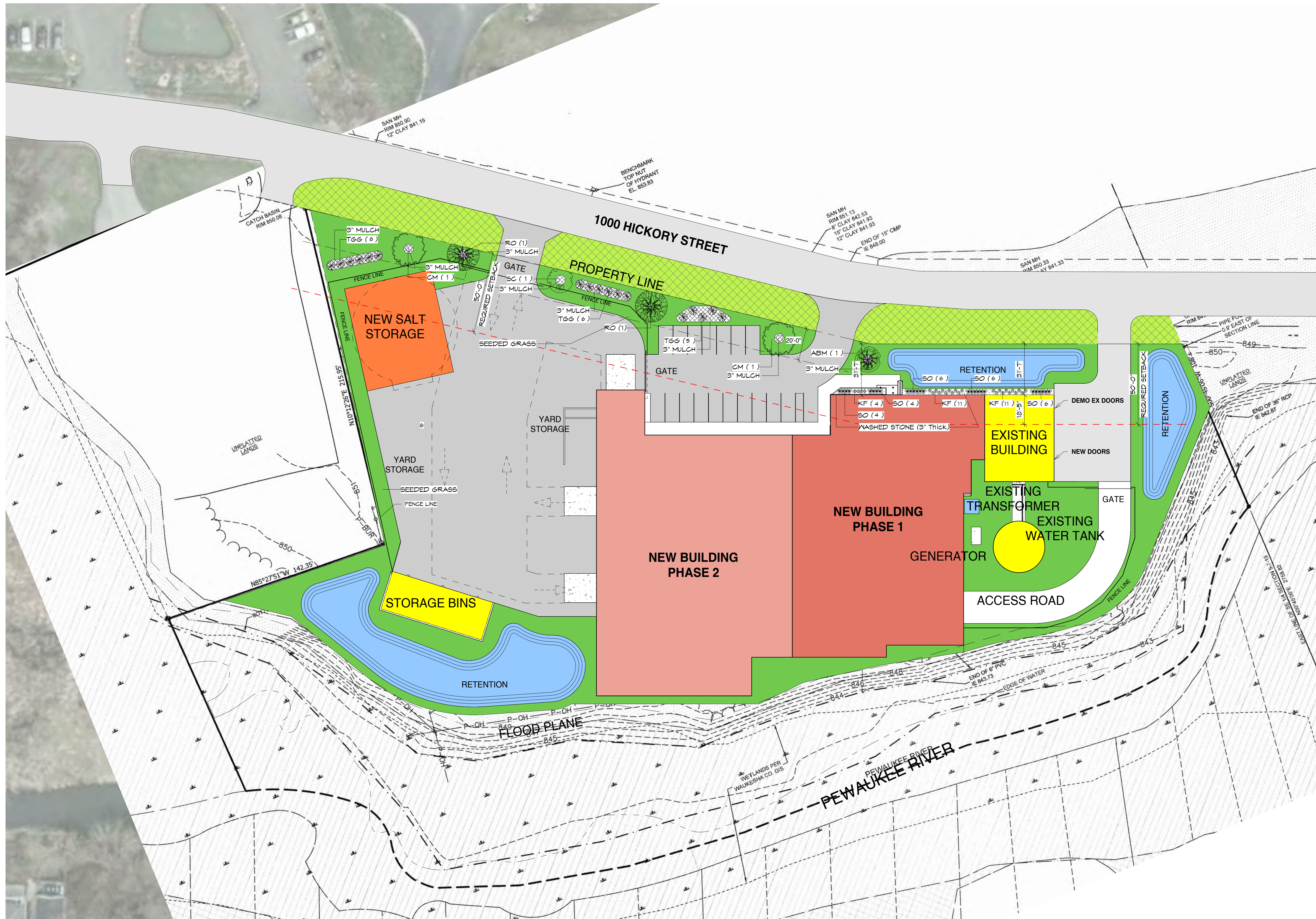


non-complying zoning codes

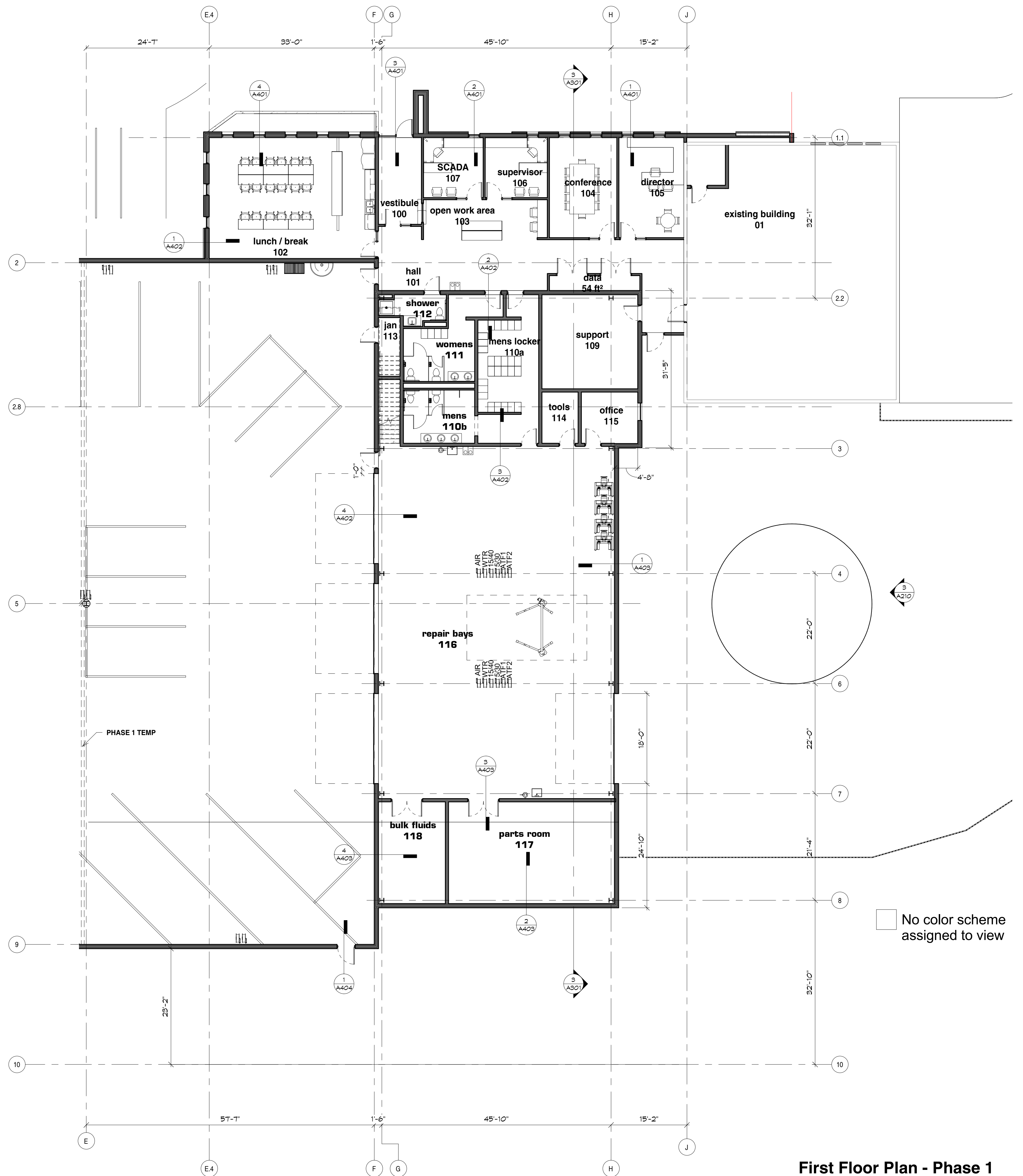
Sec. 40.337 - Minimum building setback.
 All structures within the IPS district shall be set back 50 feet from the ultimate road right-of-way.
 (Ord. No. 2020-02, § 1, 5-5-2020)

Sec. 40.338 - Minimum building offset.
 No principal building or structure in the IPS district, hereafter erected, shall be placed closer than 20 feet to a side or rear lot line. No accessory structure shall be placed closer than ten feet to a side or rear lot line. If, however, adjoining property is zoned and/or used for single-family residential purposes, no principal building or structure shall be placed closer than 30 feet to such adjoining single-family residentially zoned/used lot line and no accessory structure shall be placed closer than 15 feet to an adjoining single-family residentially zoned/used lot line.
 (Ord. No. 2020-02, § 1, 5-5-2020)

Sec. 40.343 - Minimum parking setback and offset.
 No parking area in the IPS district shall be located closer than 25 feet to the ultimate road right-of-way or to a side or rear lot line unless otherwise specifically approved by the planning commission.
 (Ord. No. 2020-02, § 1, 5-5-2020)



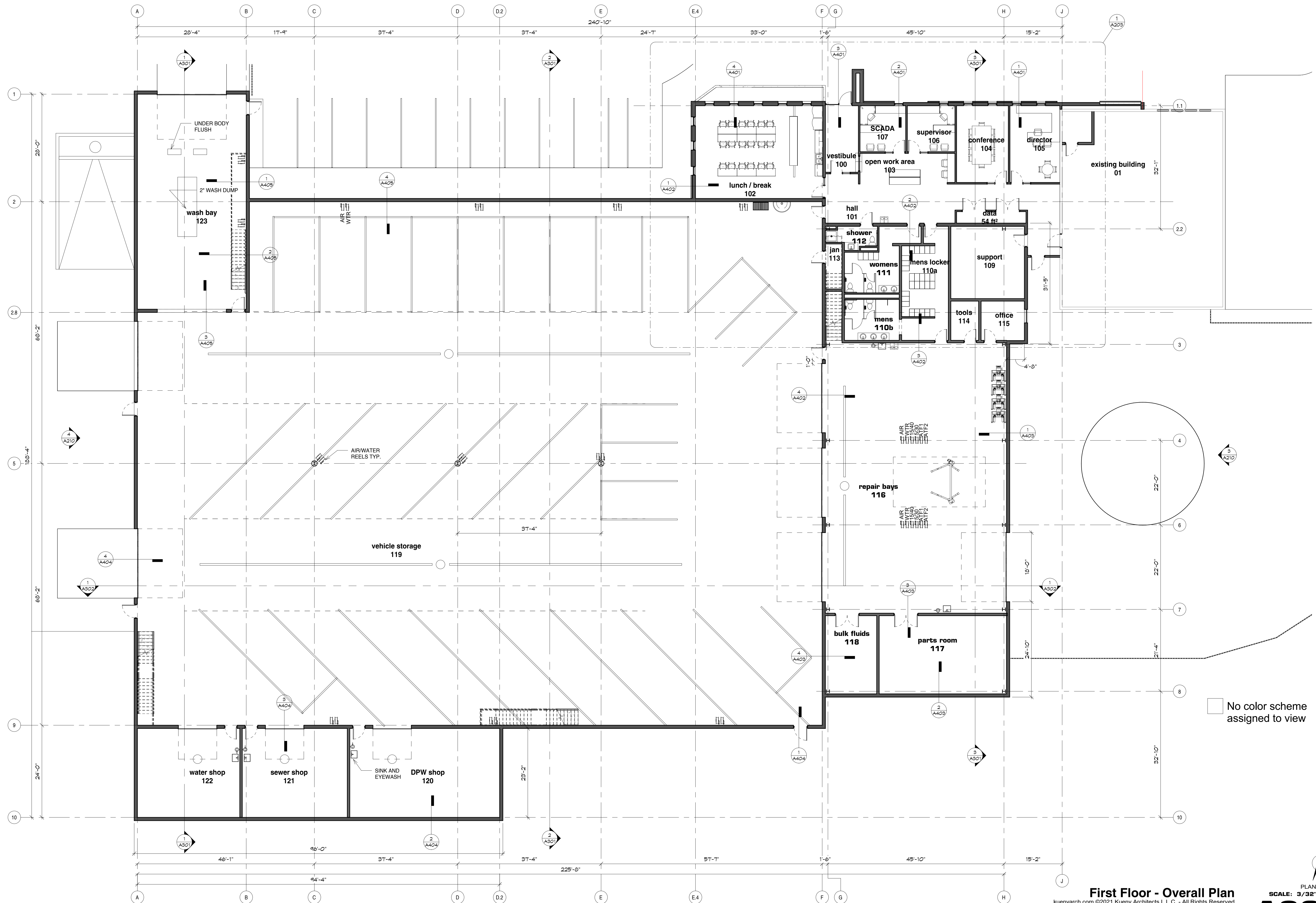
TREES - SHRUBS - GRASSES			
CODE	SCIENTIFIC NAME	COMMON NAME	SIZE
TGG	Thuja standishii x plicata	Thuja Green Giant	4-5 ft
SC	Malus 'Snowdrift'	Snowdrift® Crabapple	6FT
RO	Quercus Rubra	Red Oak	5'-6"
ABM	Acer x freemanii 'Jeffersred'	Autumn Blaze® Red Maple Tree	5'-6"
CM	Acer x freemanii 'Celebration'	Celebration Maple	5'-6"
KF	Calamagrostis acutiflora 'Karl Foerster's'	Karl Foerster Feather Reed Grass	36" Triangular
SO	Hemerocallis 'Stella de Oro'	Stella de Oro® Daylily	24" O.C.



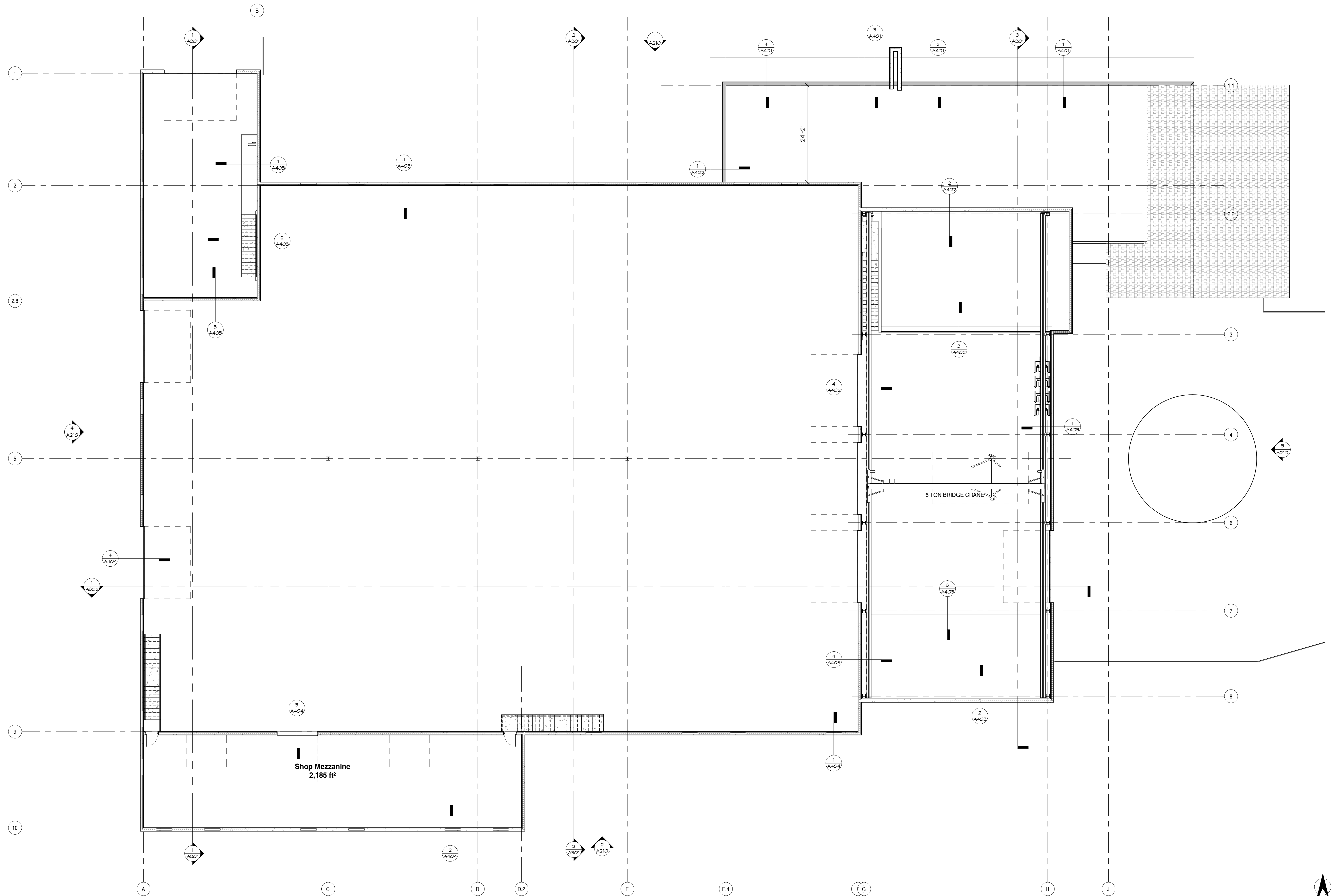
□ No color scheme assigned to view

First Floor Plan - Phase 1
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 Village of Pewaukee - New Public Works Facility
 1000 Hickory Street, Pewaukee, WI 53072
 May 20, 2021

PLAN NORTH
 SCALE: 3/32" = 1'-0"
A200

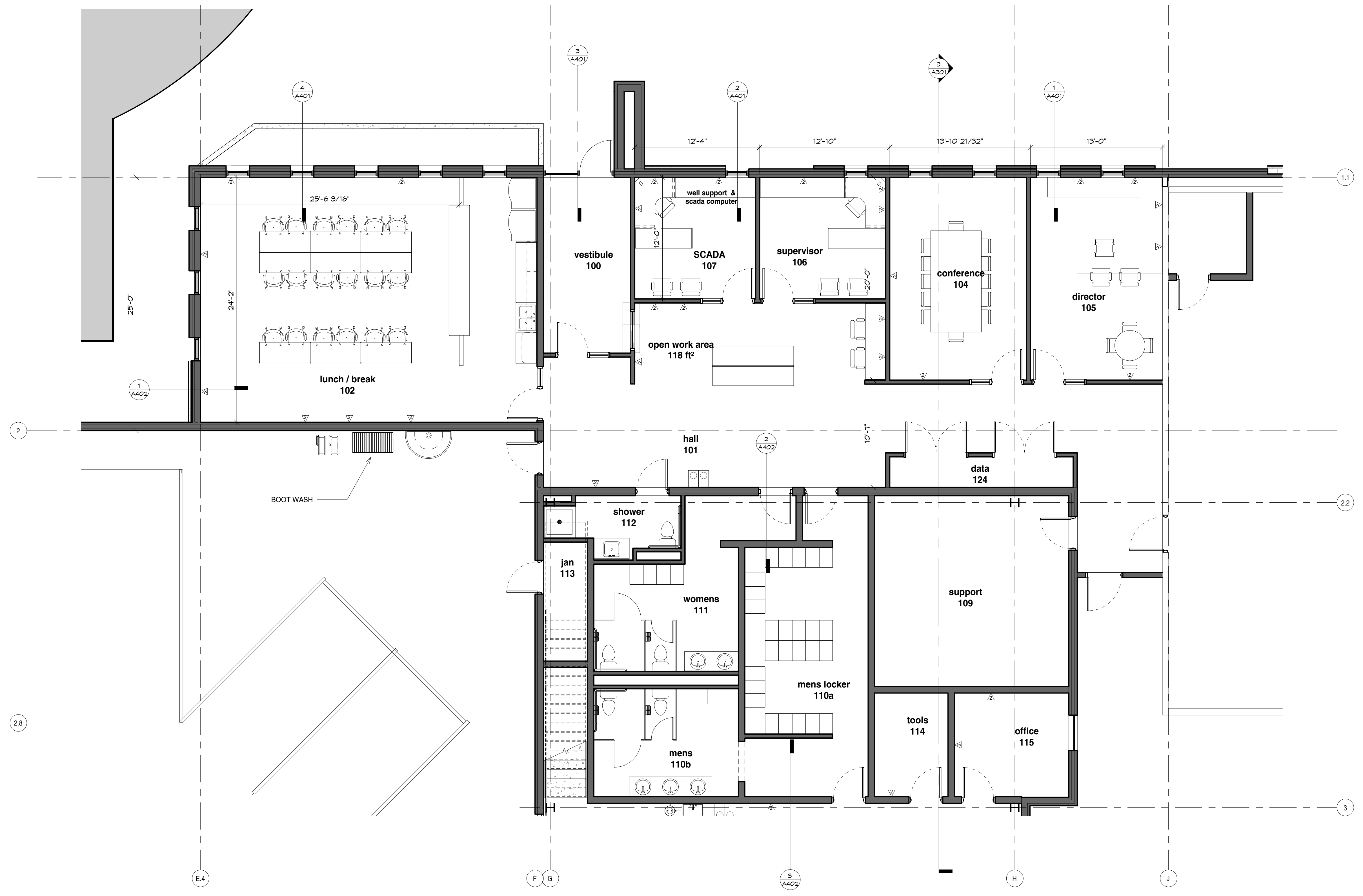


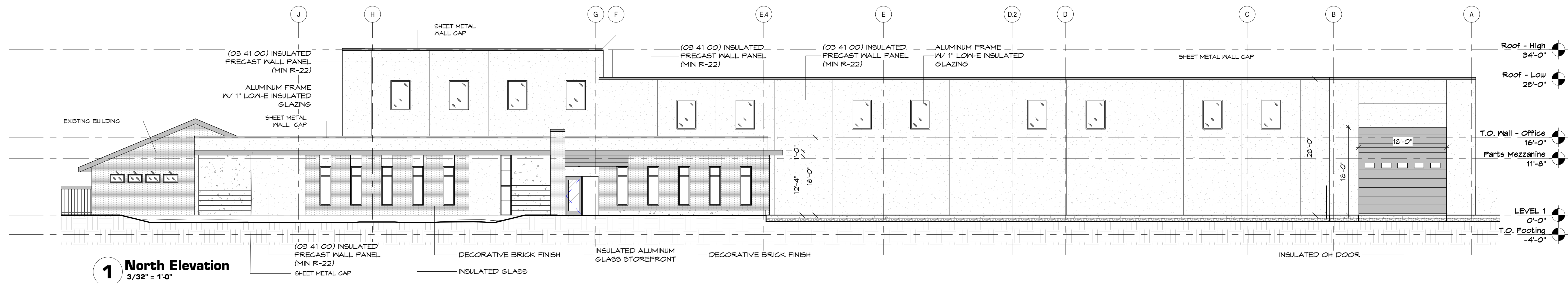
No color scheme assigned to view



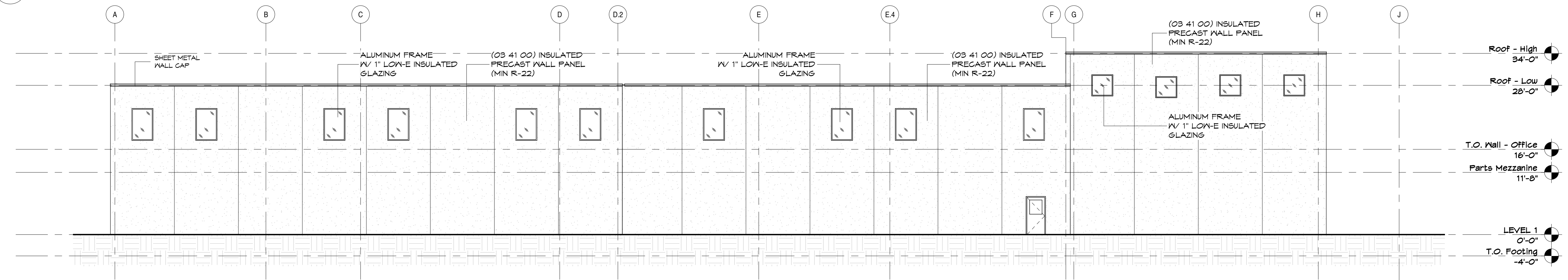
Mezzanine Plan
 kuenyarch.com ©2021 Kueny Architects L.L.C. - All Rights Reserved
 Village of Pewaukee - New Public Works Facility
 1000 Hickory Street, Pewaukee, WI 53072
 May 20, 2021

PLAN NORTH
 SCALE: 3/32" = 1'-0"
A202

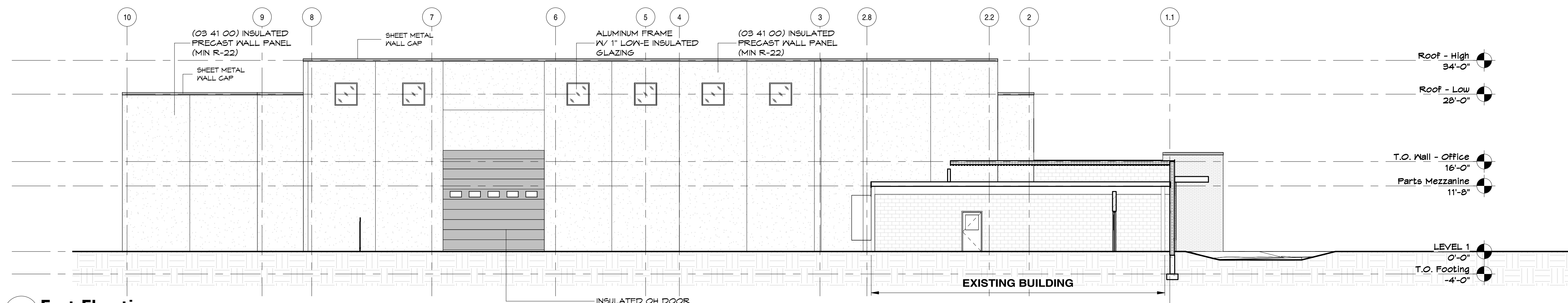




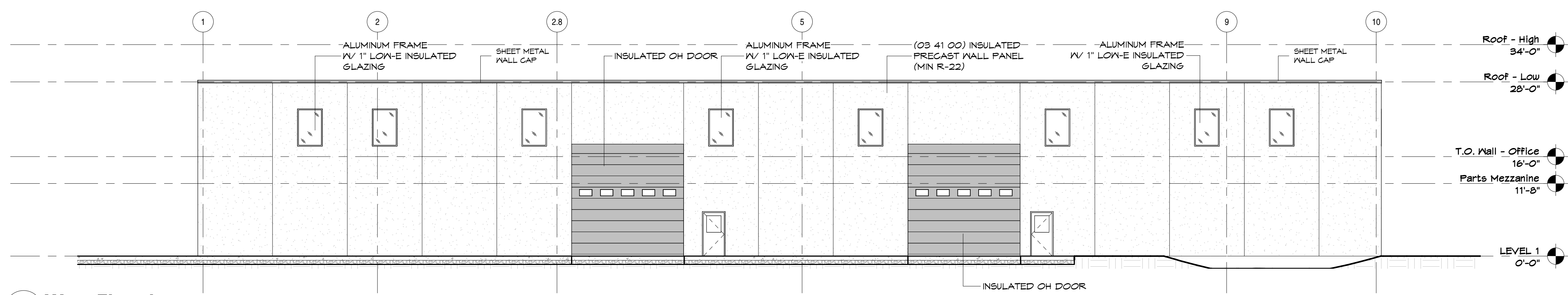
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3/32" = 1'-0"



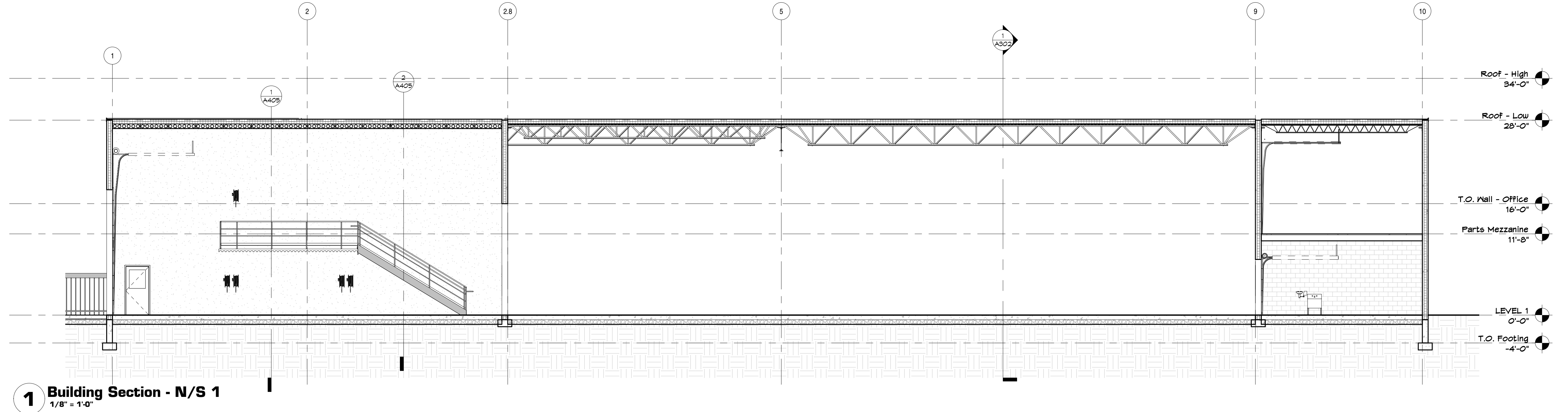
2 South Elevation
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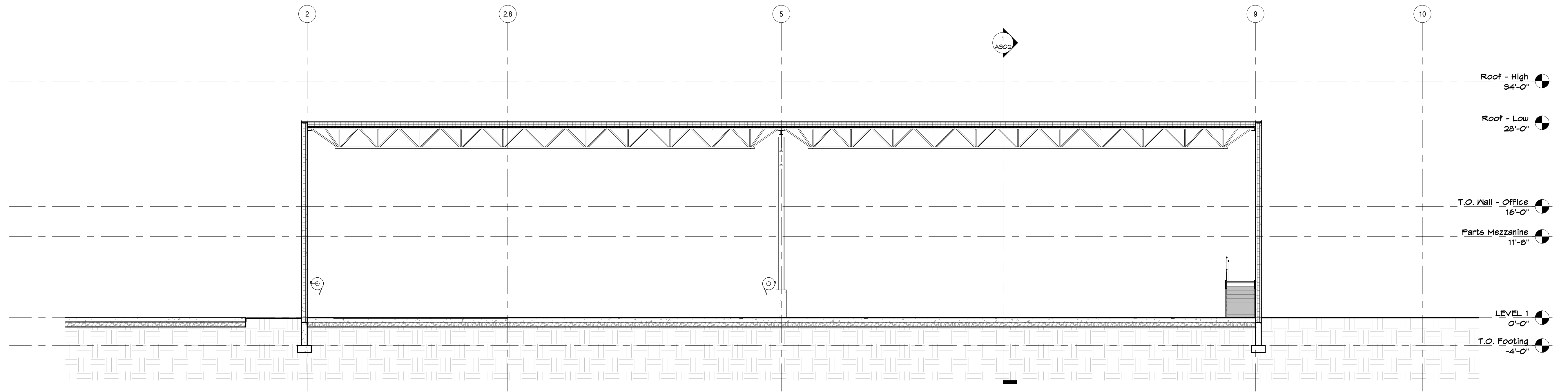
3 East Elevation
3/32" = 1'-0"



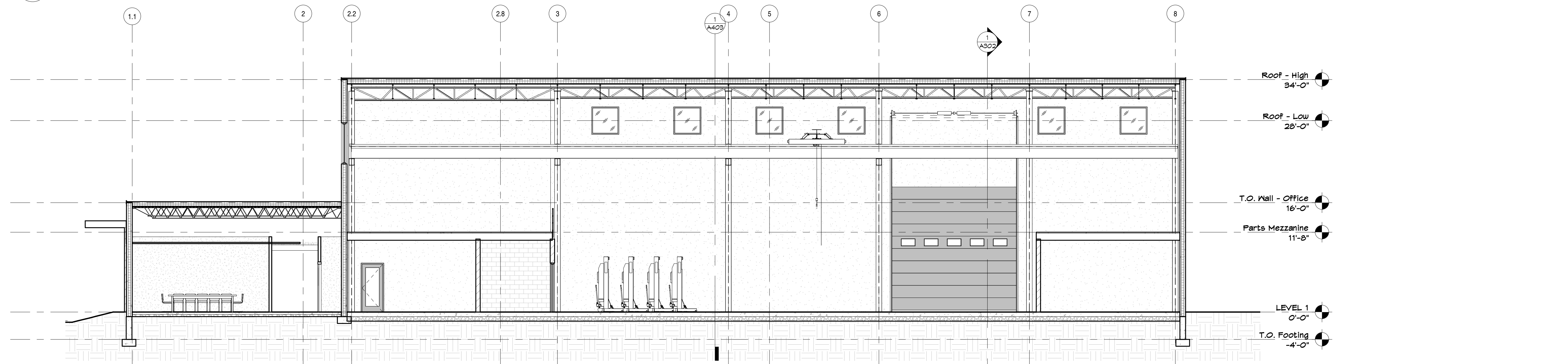
4 West Elevation
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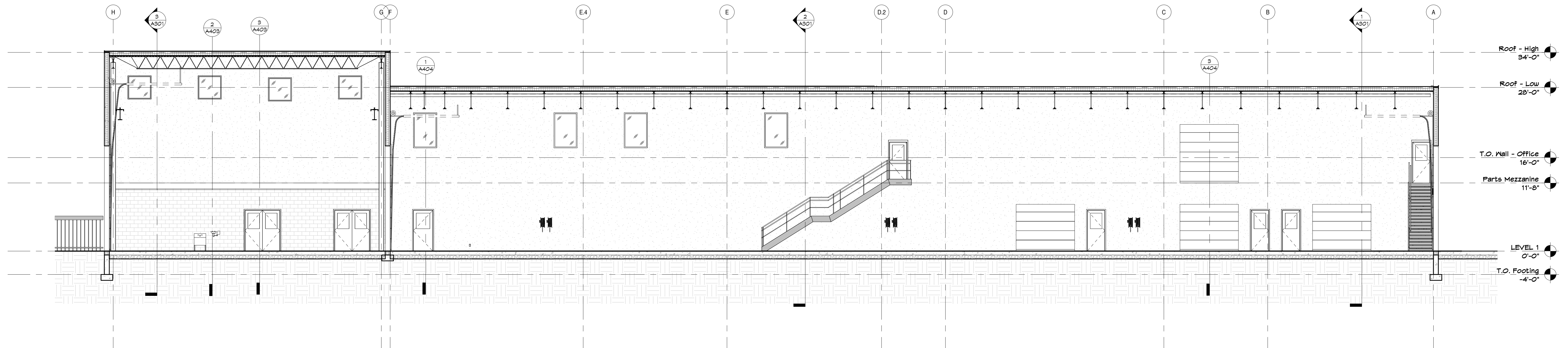
1 Building Section - N/S 1
1/8" = 1'-0"



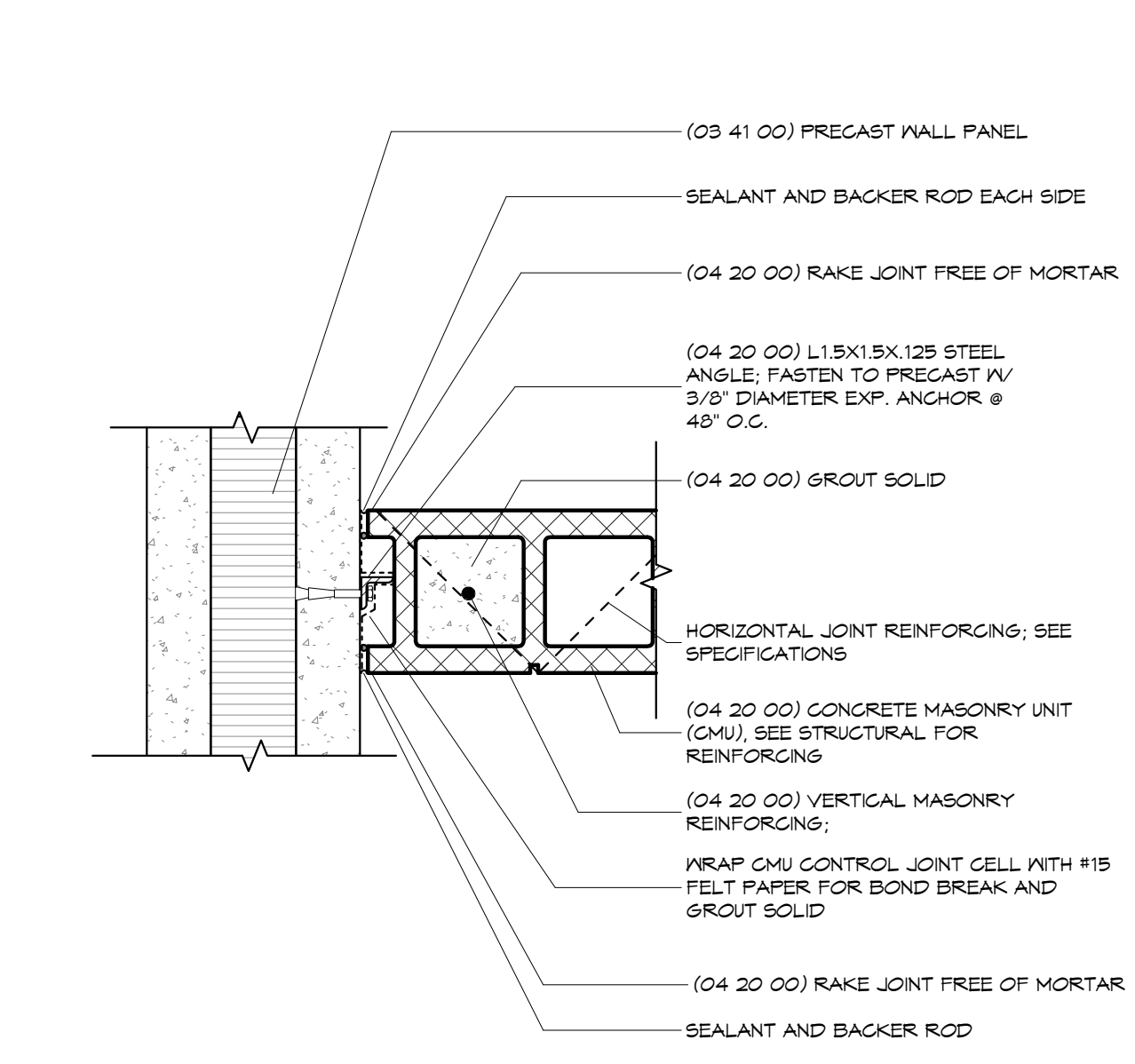
2 Building Section - N/S 2
1/8" = 1'-0"



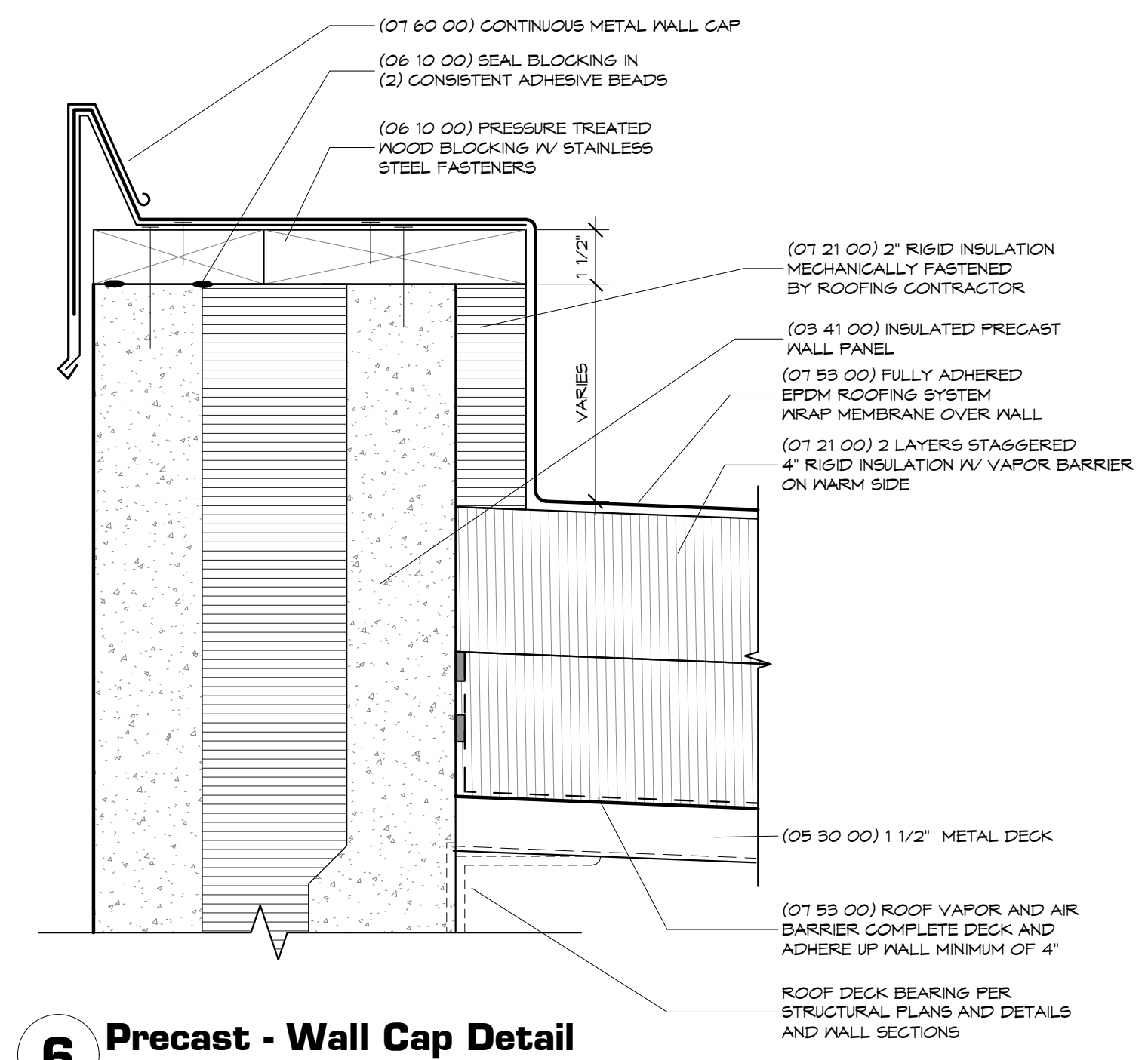
3 Building Section - N/S 3
1/8" = 1'-0"



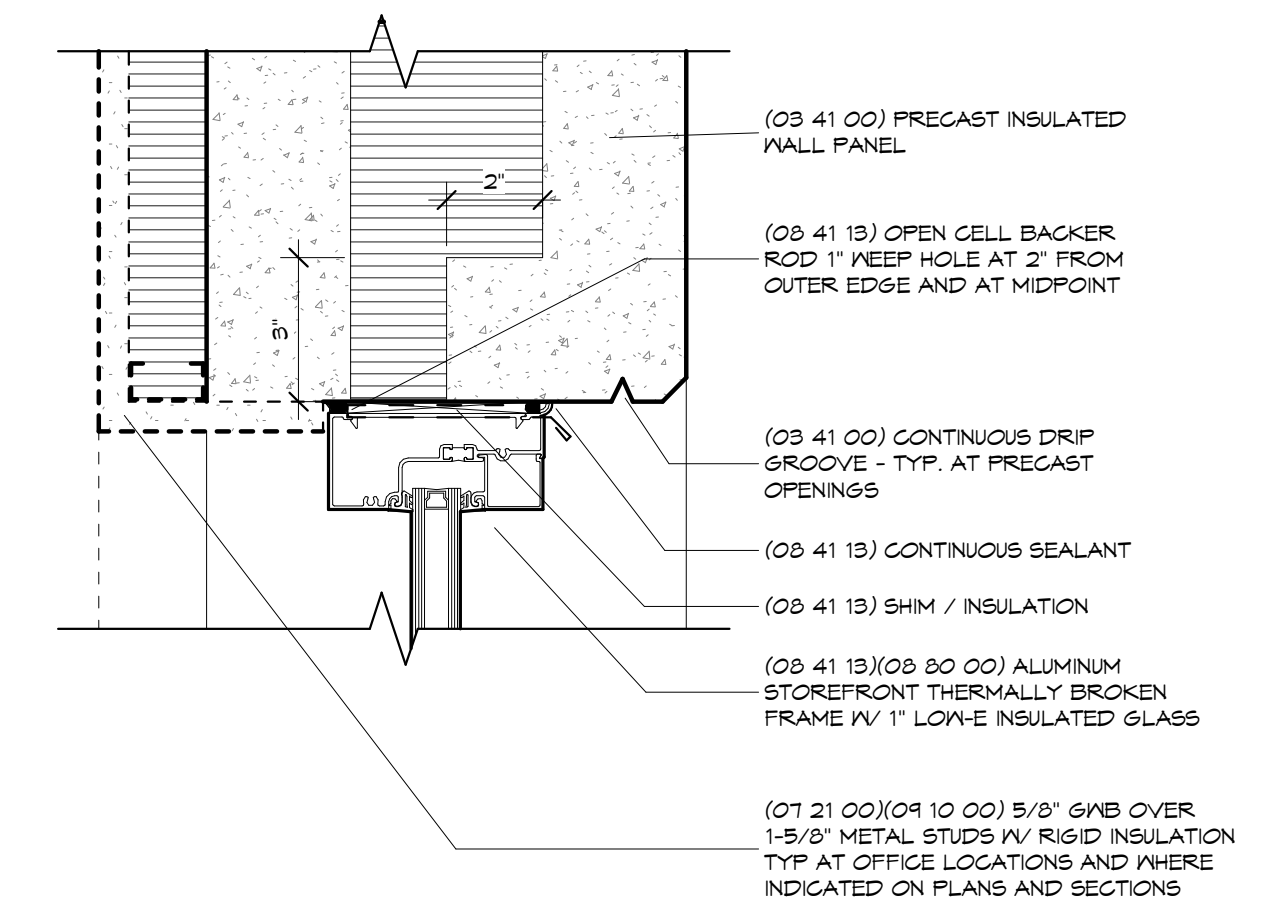
1 Building Section - E/W
1/8" = 1'-0"



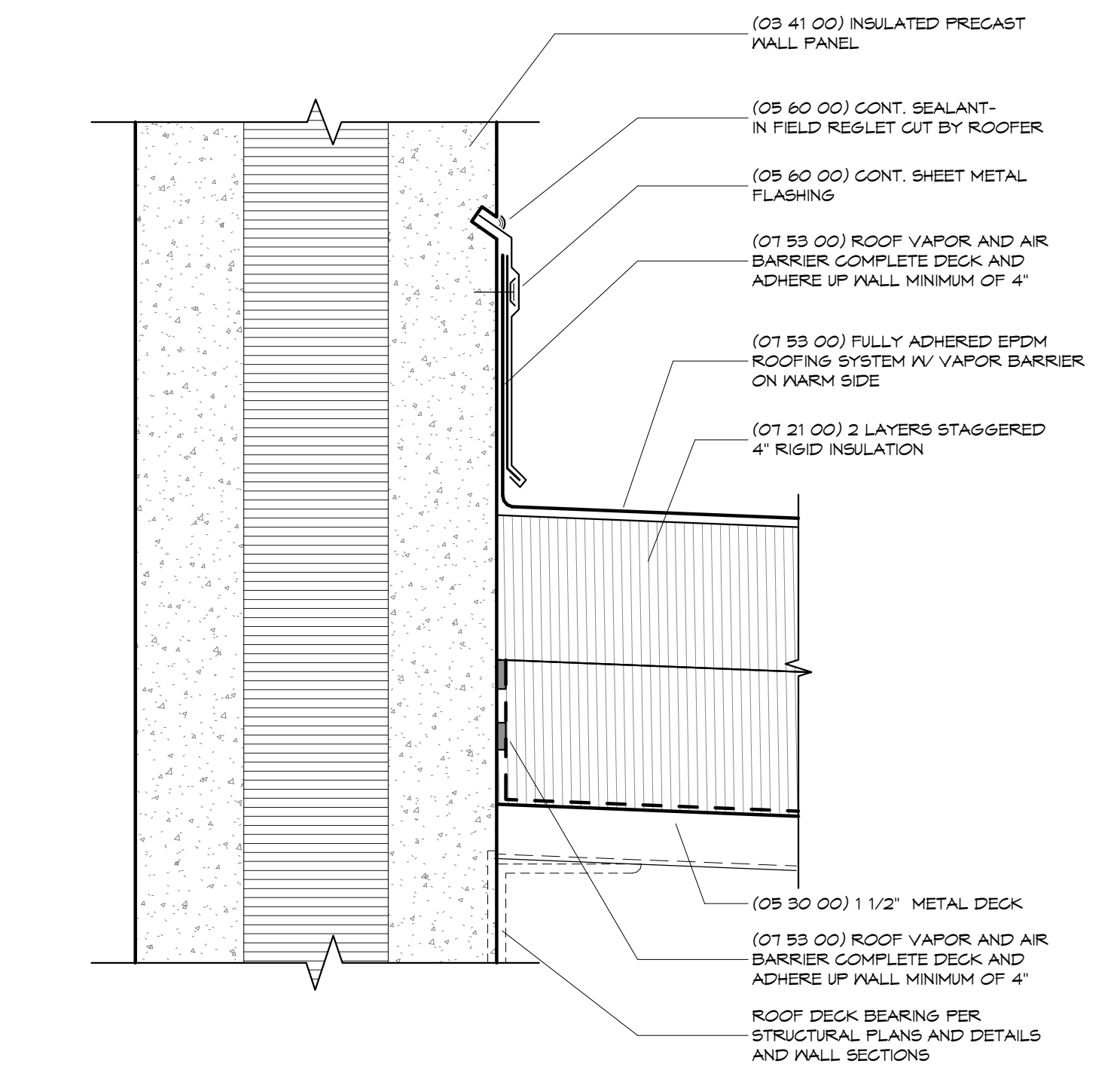
10 CMU Wall to Precast Detail
1 1/2" = 1'-0"



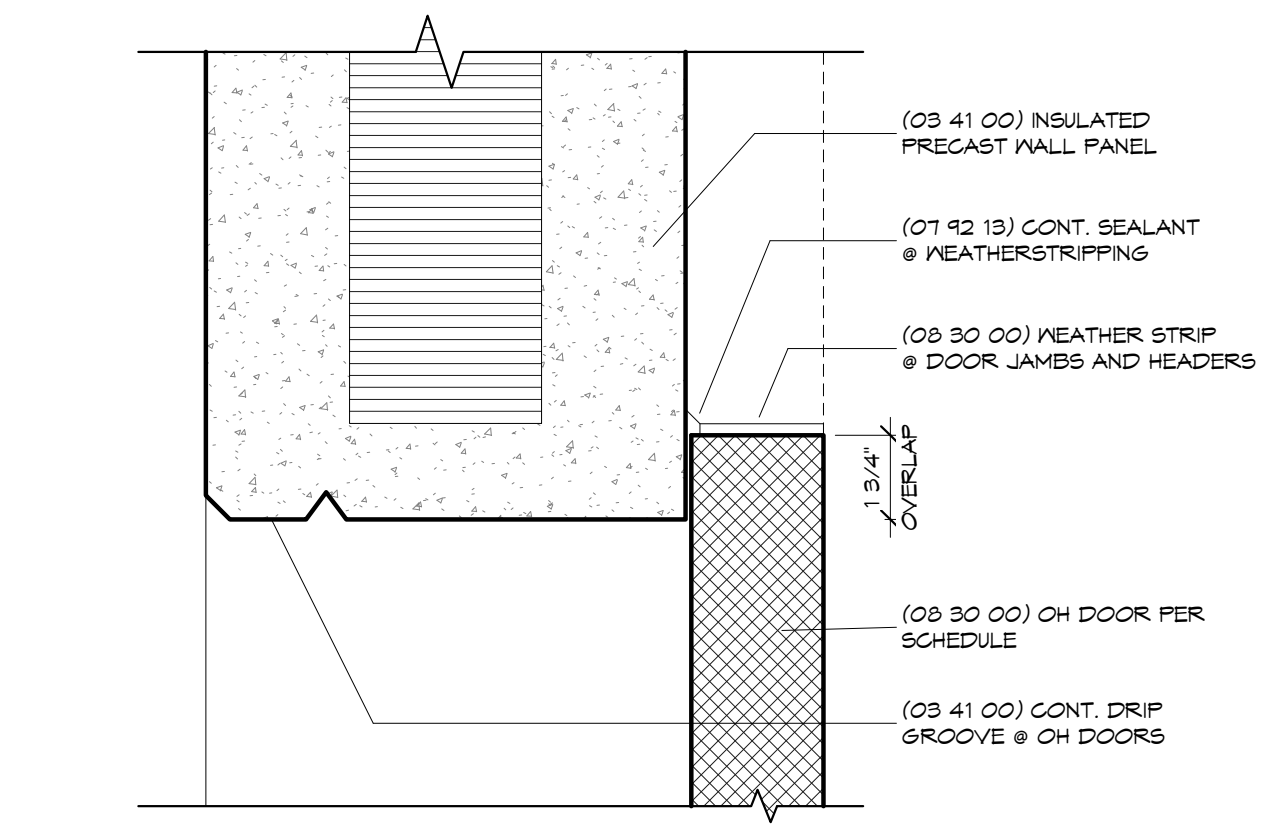
6 Precast - Wall Cap Detail
3" = 1'-0"



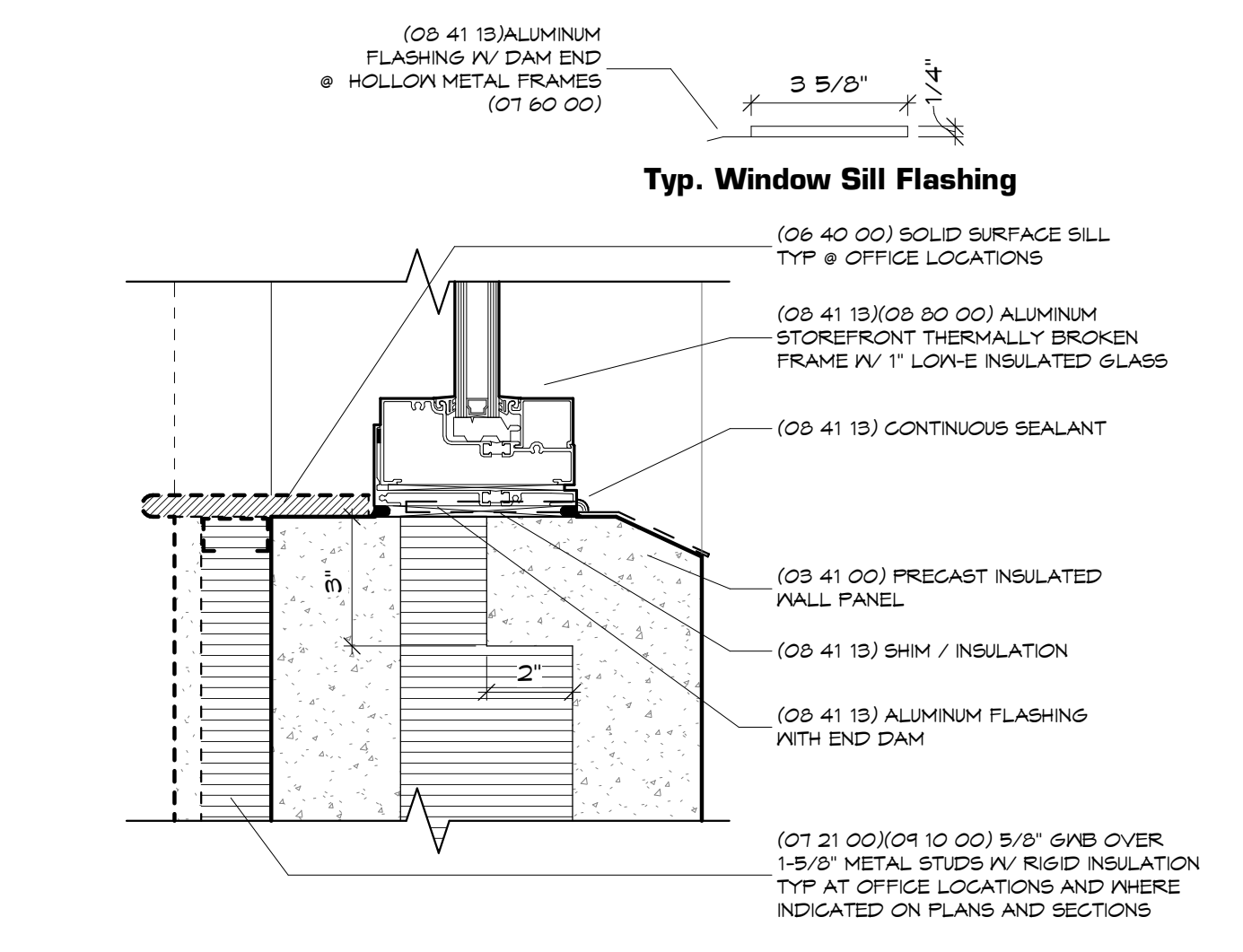
3 Precast - Window Head Detail
3" = 1'-0"



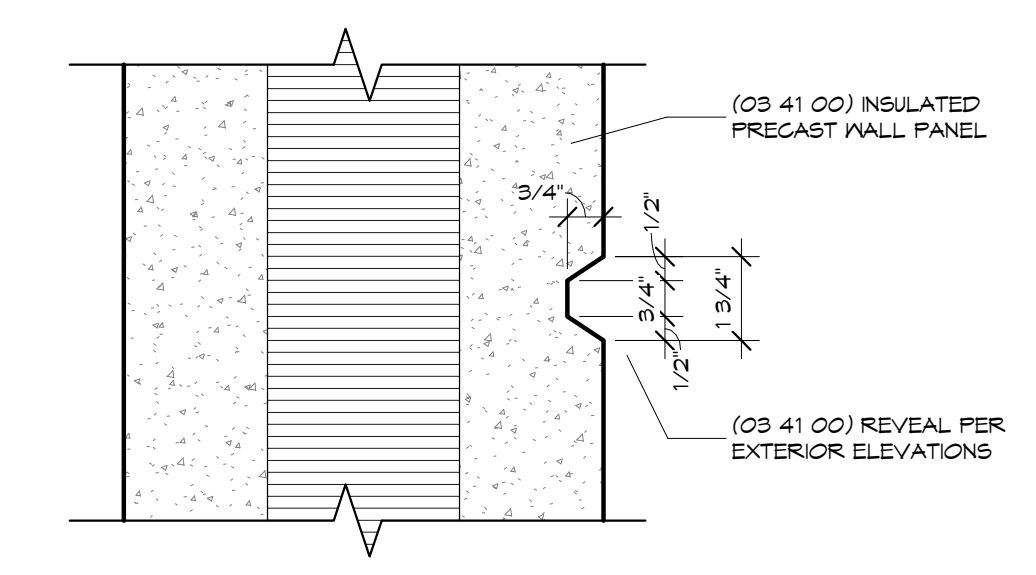
9 Precast - Roof Flashing Detail
3" = 1'-0"



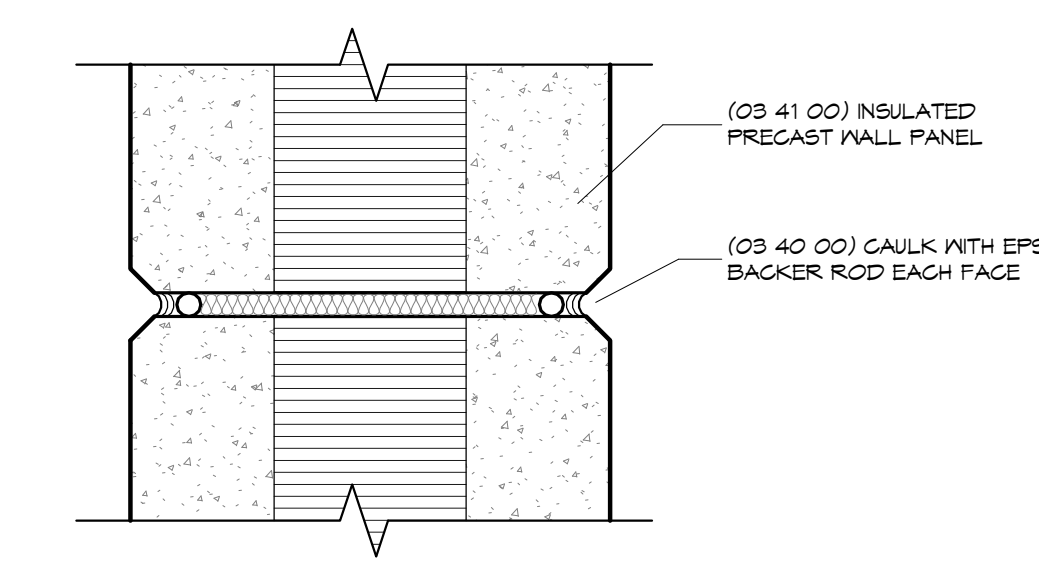
5 Precast - OH Door Head
3" = 1'-0"



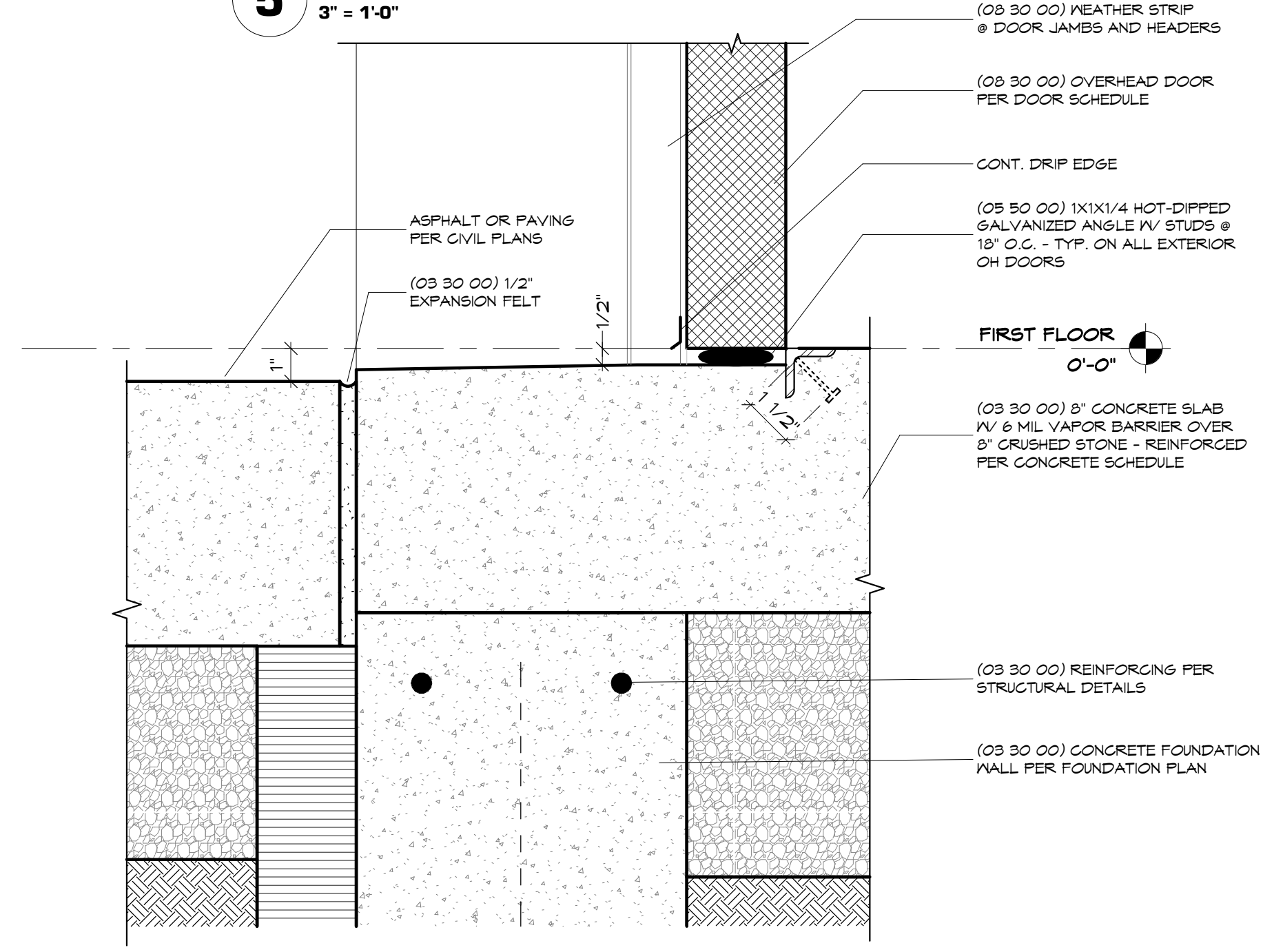
2 Precast - Window Sill Detail
3" = 1'-0"



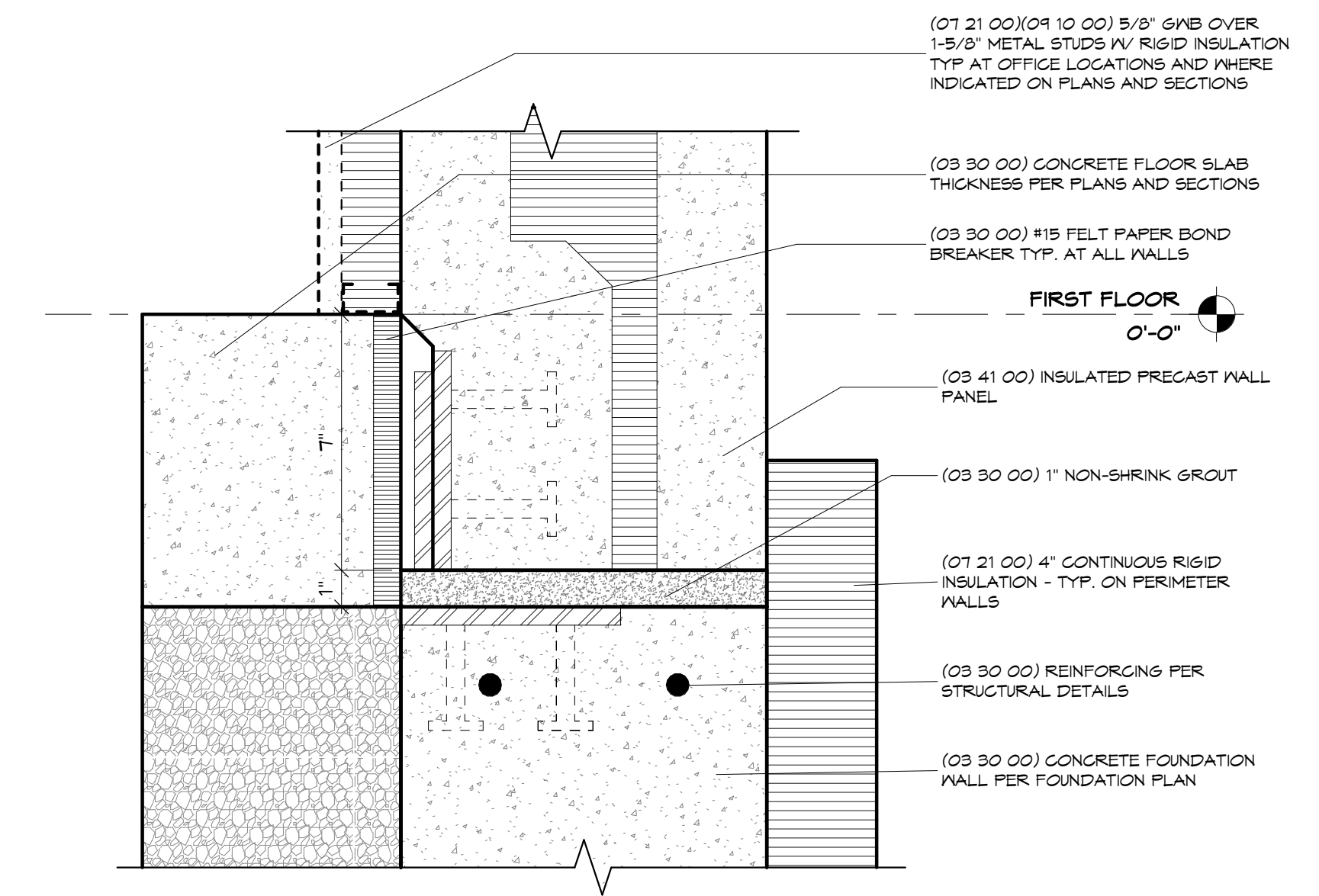
8 Precast - Panel Reveal
3" = 1'-0"



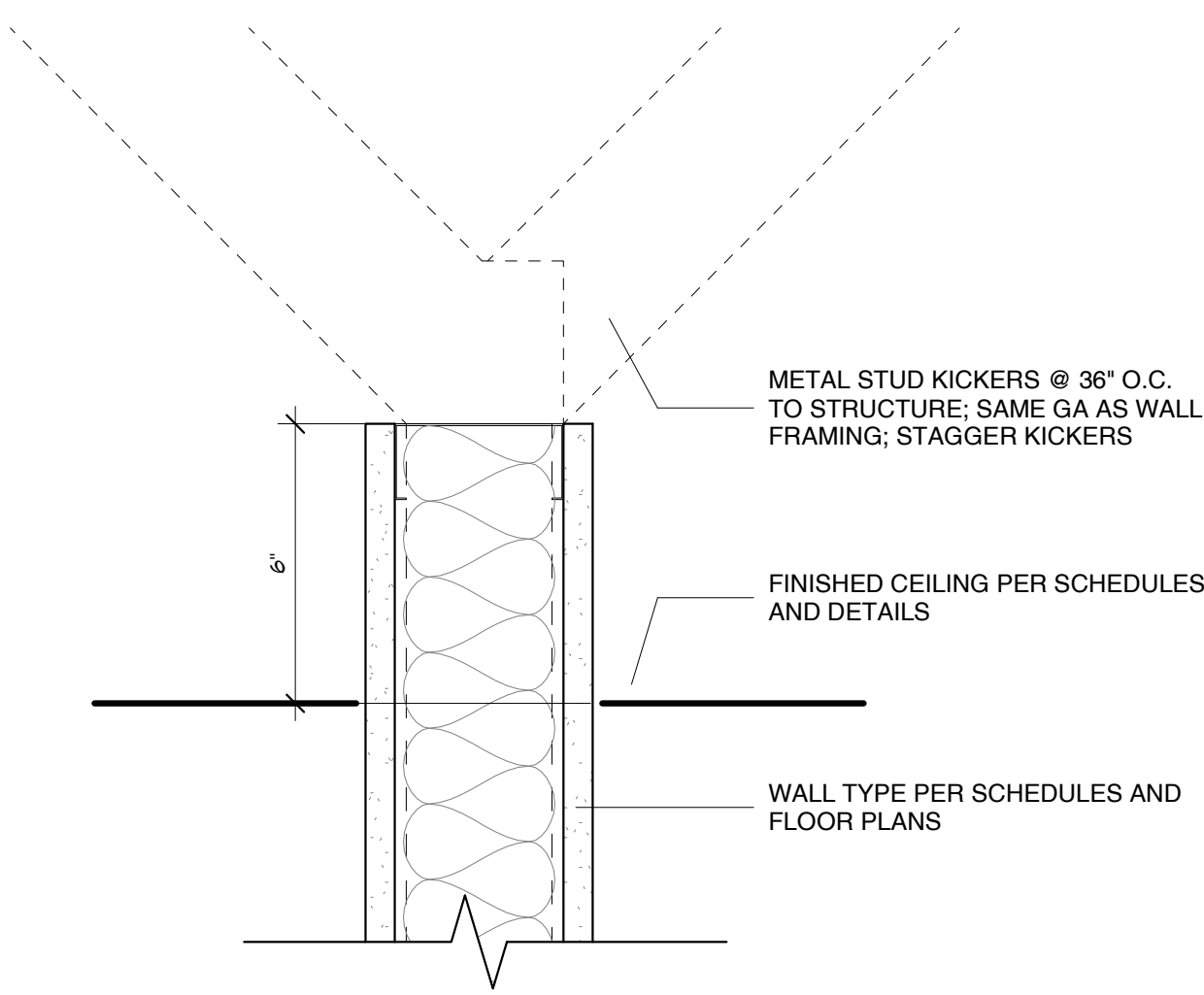
7 Precast - Panel Joint
3" = 1'-0"



4 Precast - OH Door Threshold
3" = 1'-0"

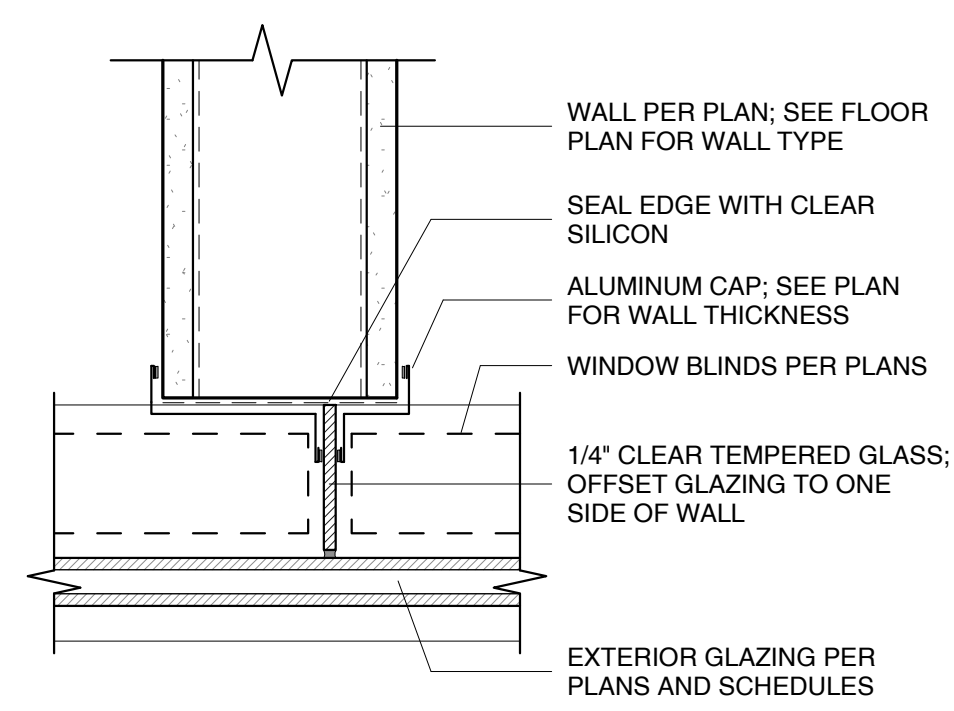


1 Precast - Wall Base Detail
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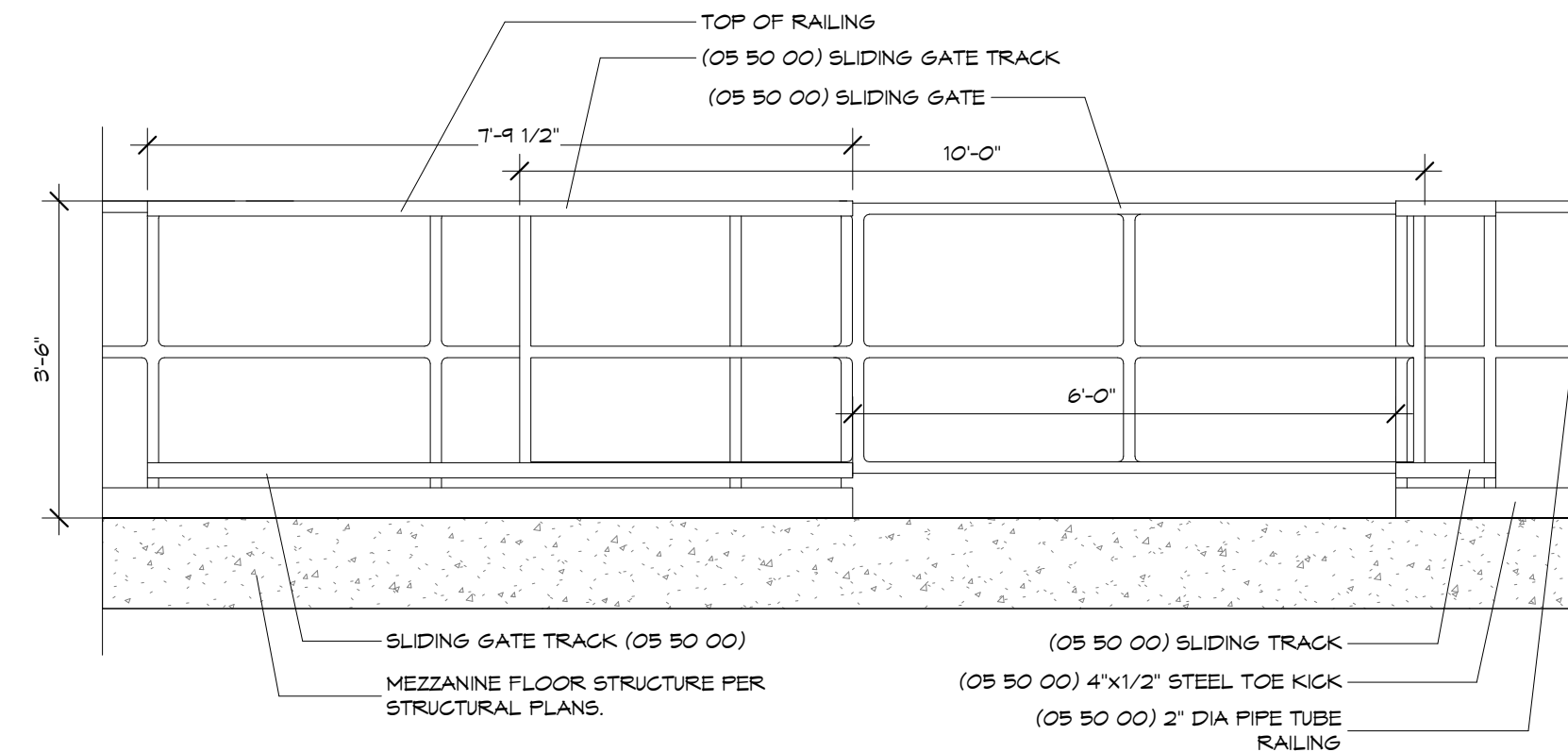


17 TYPICAL KICKER DETAIL
3" = 1'-0"

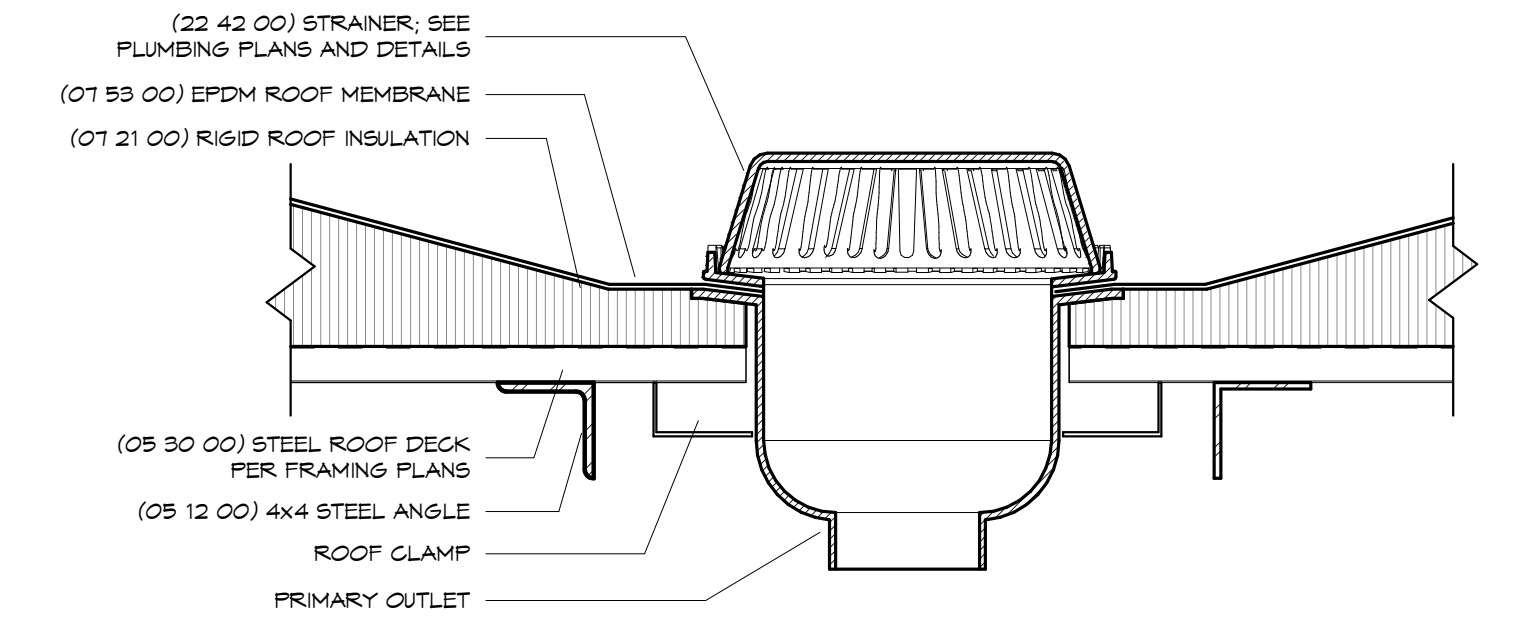
16 TYPICAL SOUND STOP
3" = 1'-0"



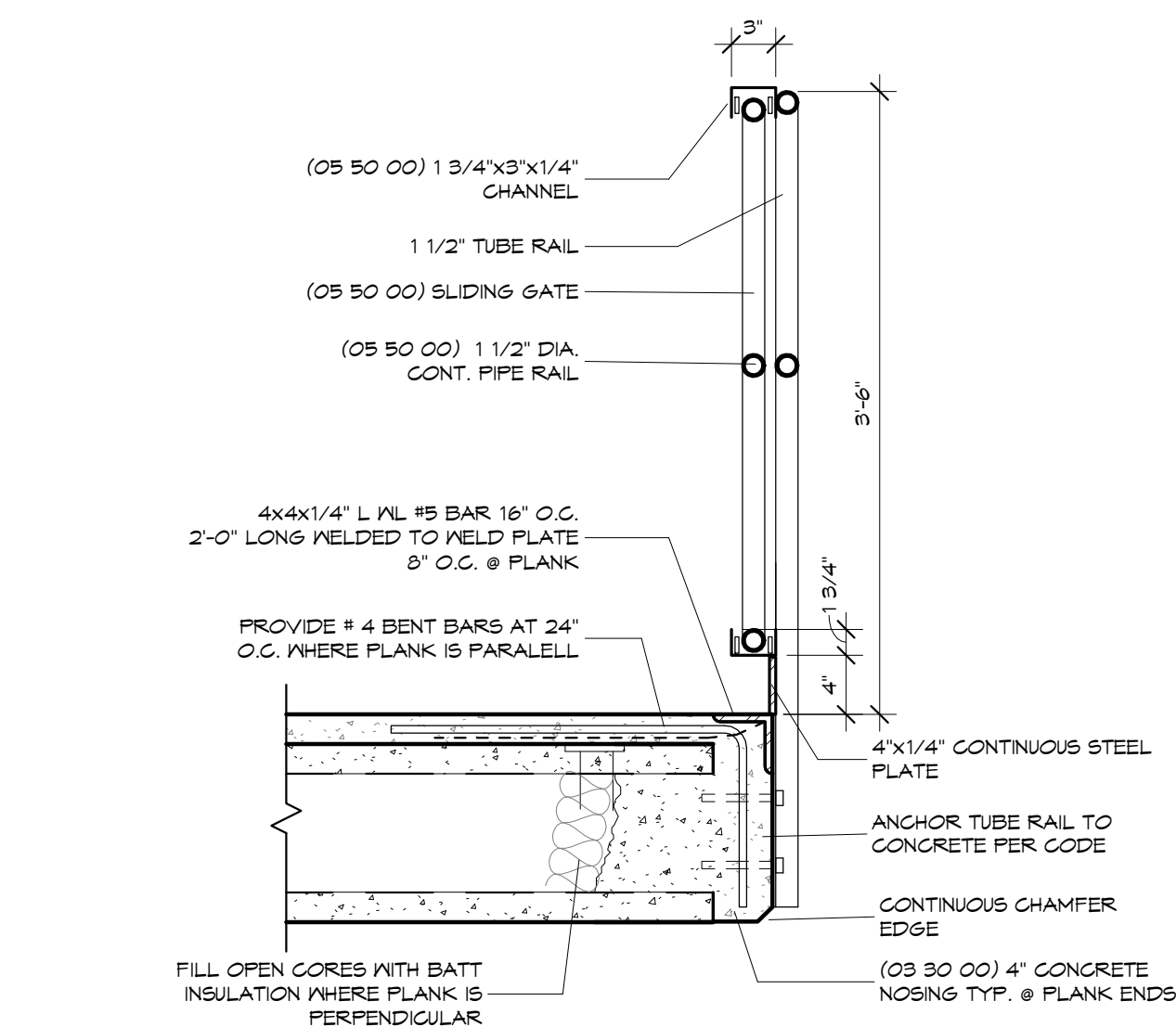
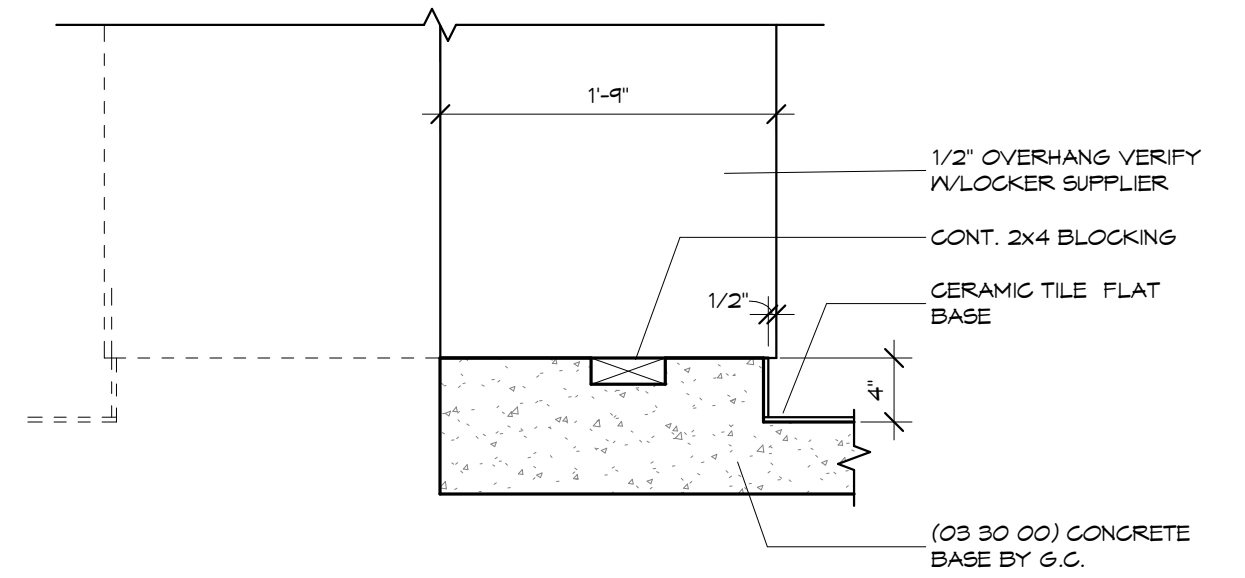
15 MEZZANINE GATE DETAIL
1/2" = 1'-0"



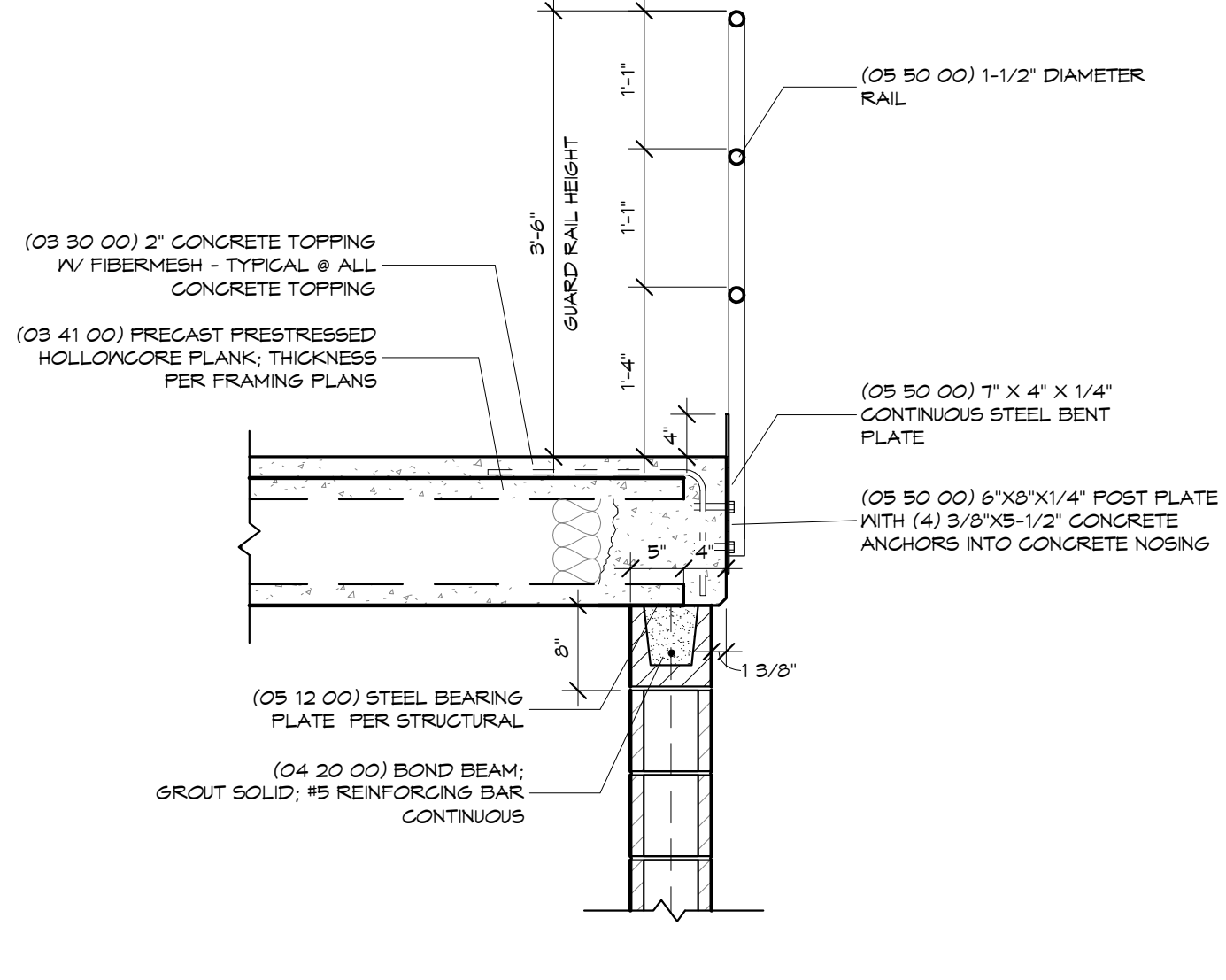
14 Roof Drain Detail
1 1/2" = 1'-0"



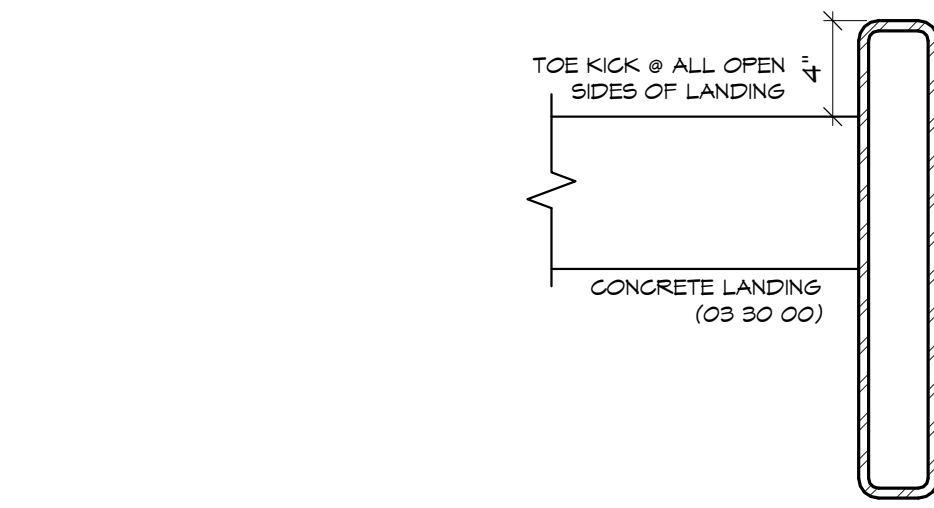
8 LOCKER BASE DETAIL
1" = 1'-0"



13 MEZZANINE GATE SECTION
1" = 1'-0"

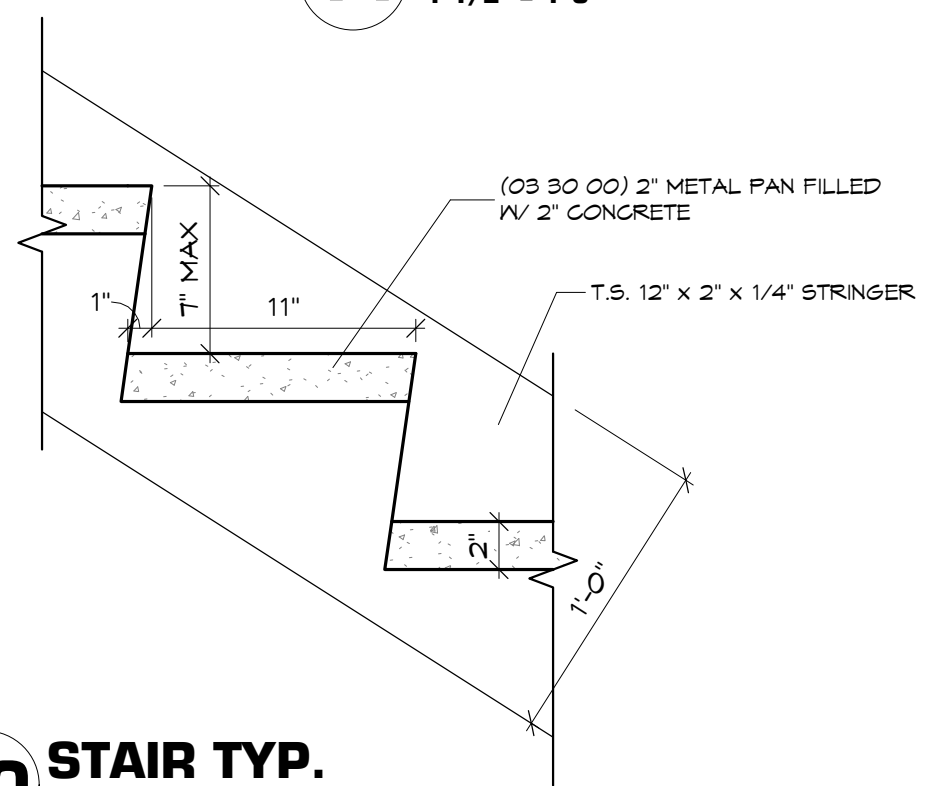


12 MEZZANINE RAILING - HOLLOWCORE
3/4" = 1'-0"

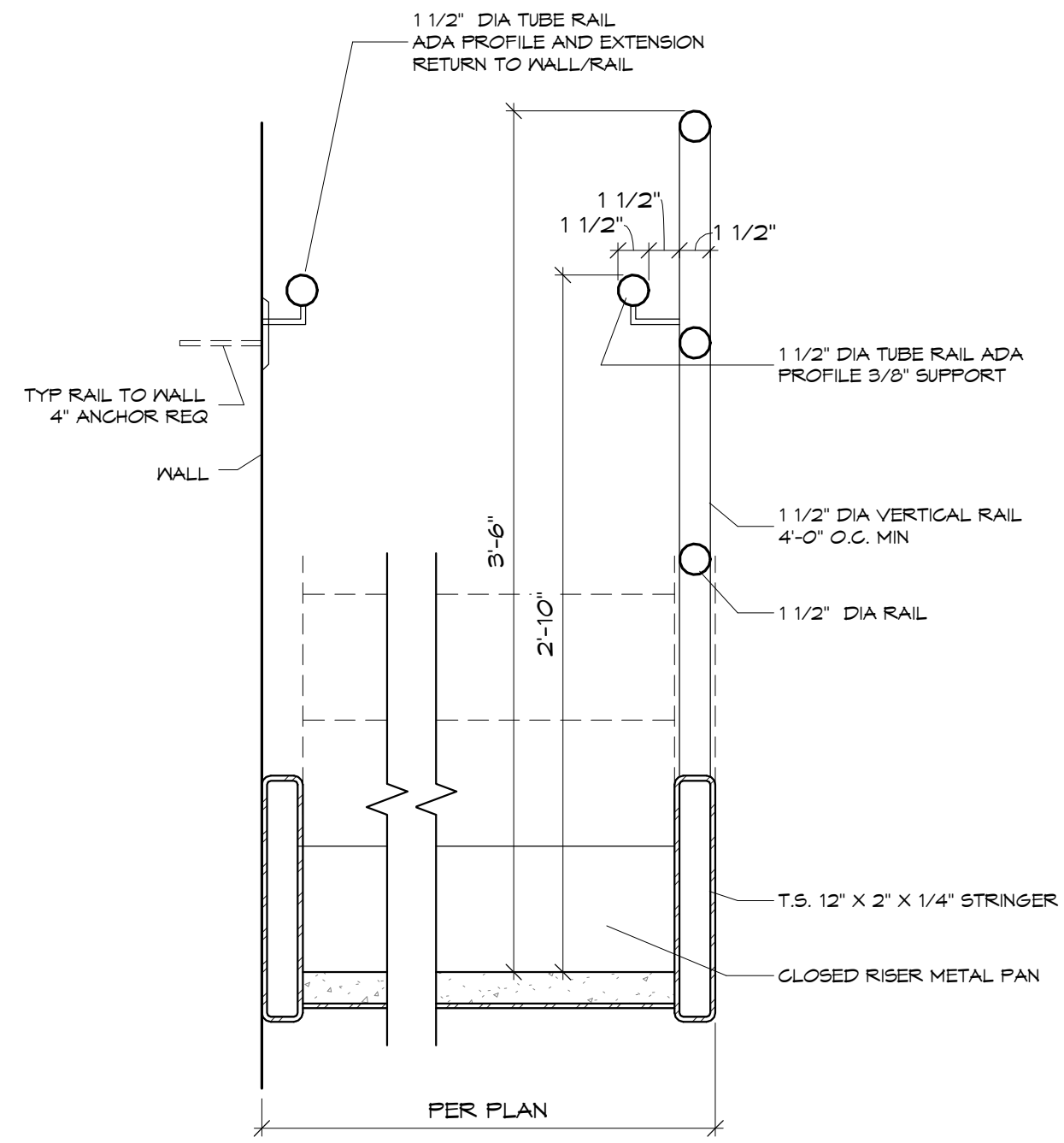


11 STAIR TOE KICK
1 1/2" = 1'-0"

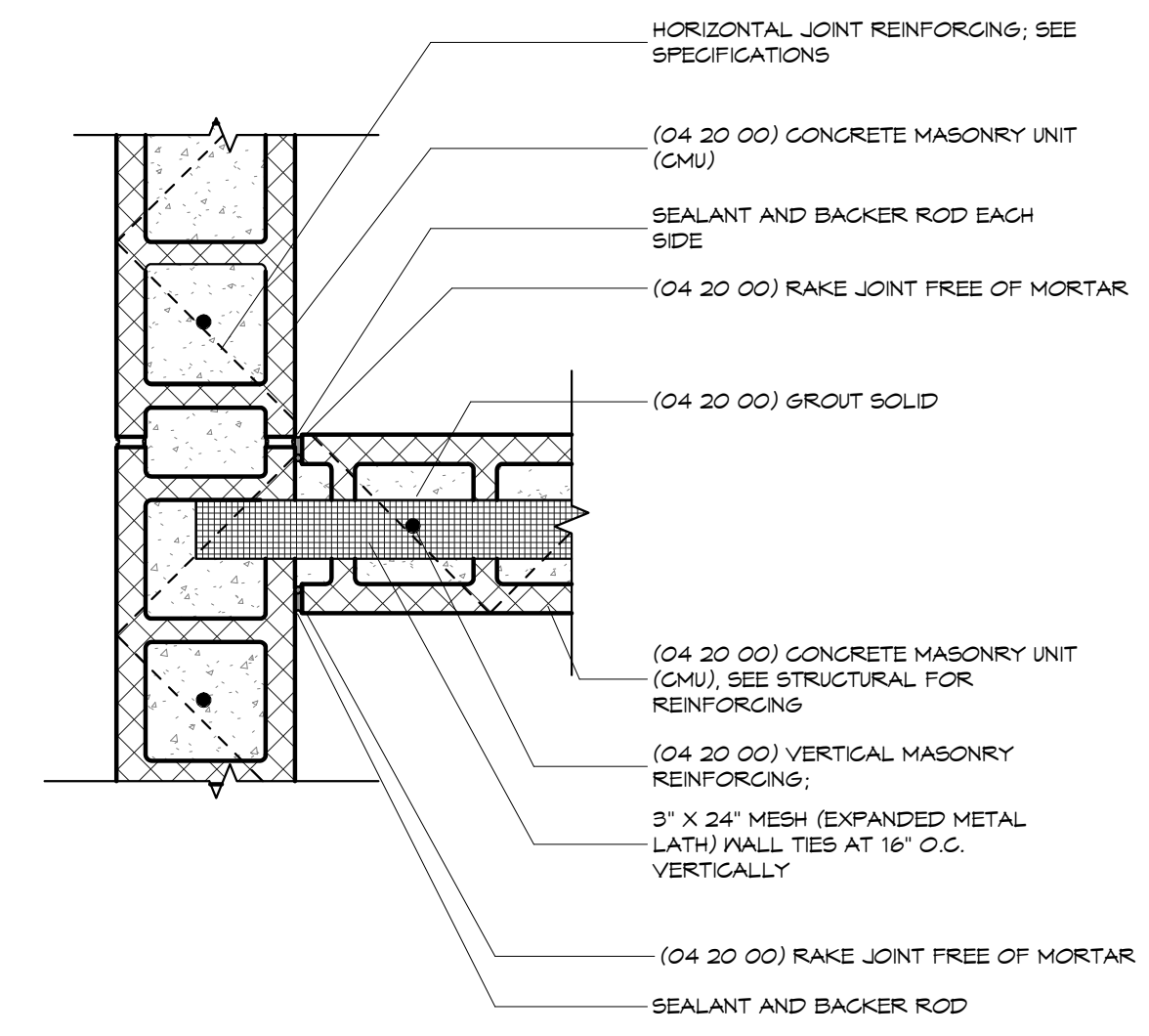
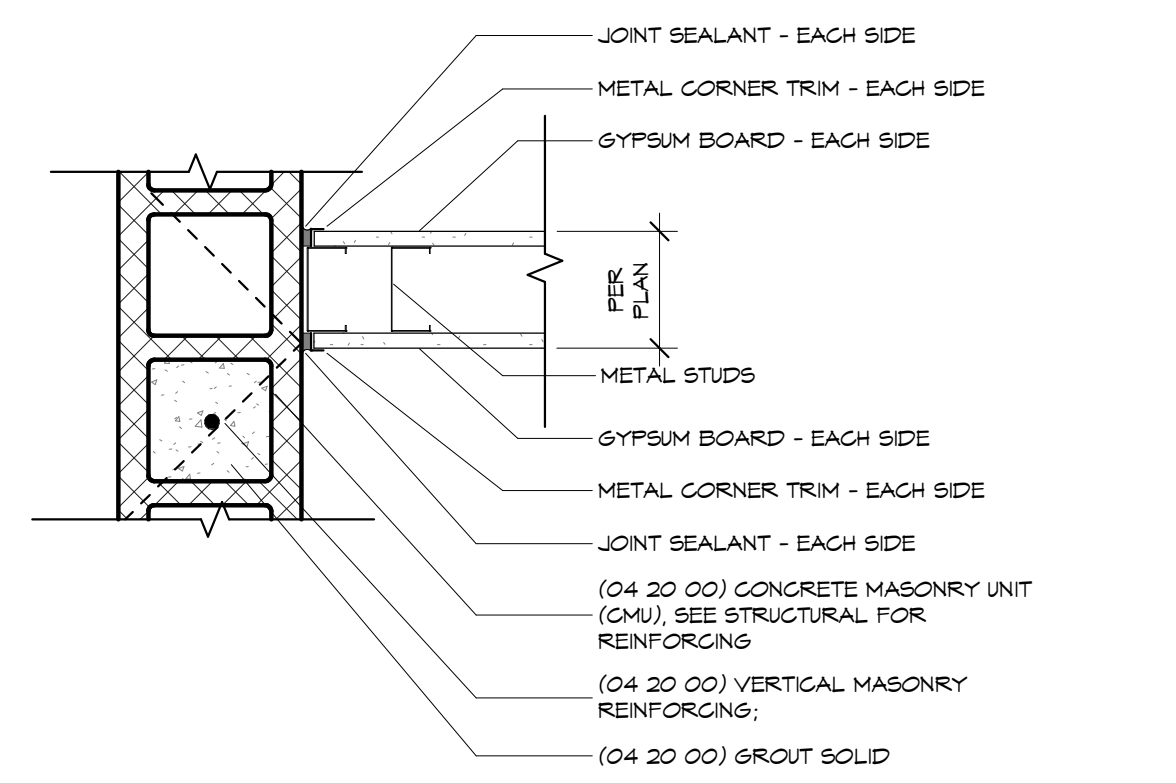
10 STAIR TYP.
1 1/2" = 1'-0"



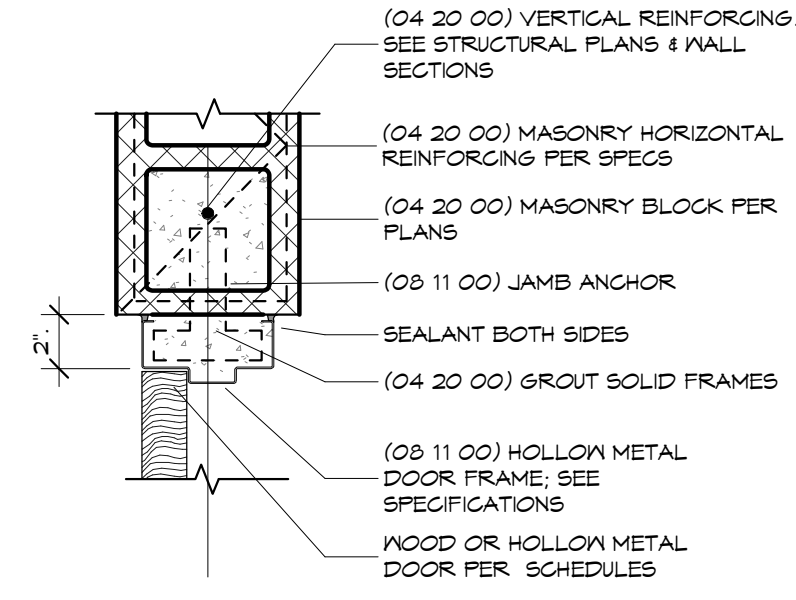
9 PIPE RAIL STAIR - TYP
1 1/2" = 1'-0"



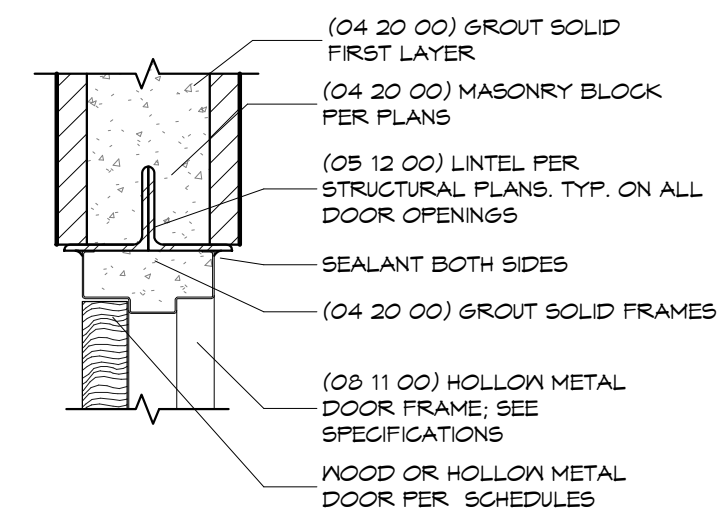
7 Gyp. Bd to CMU Wall Intersec Detail
1 1/2" = 1'-0"



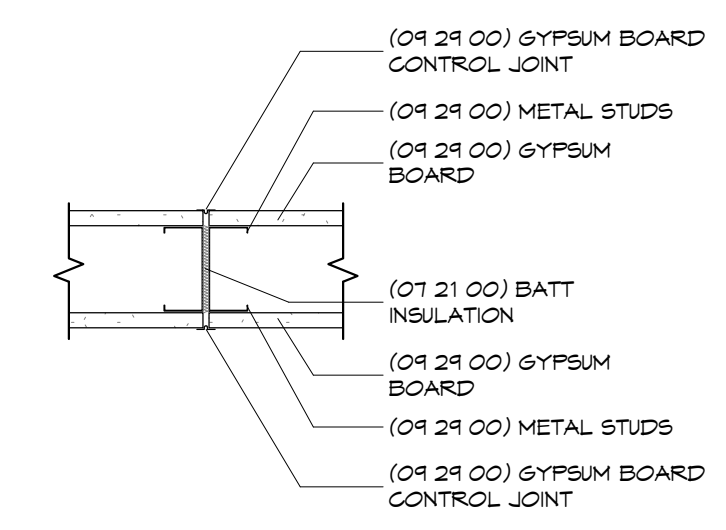
6 CMU Intersecting Walls
1 1/2" = 1'-0"



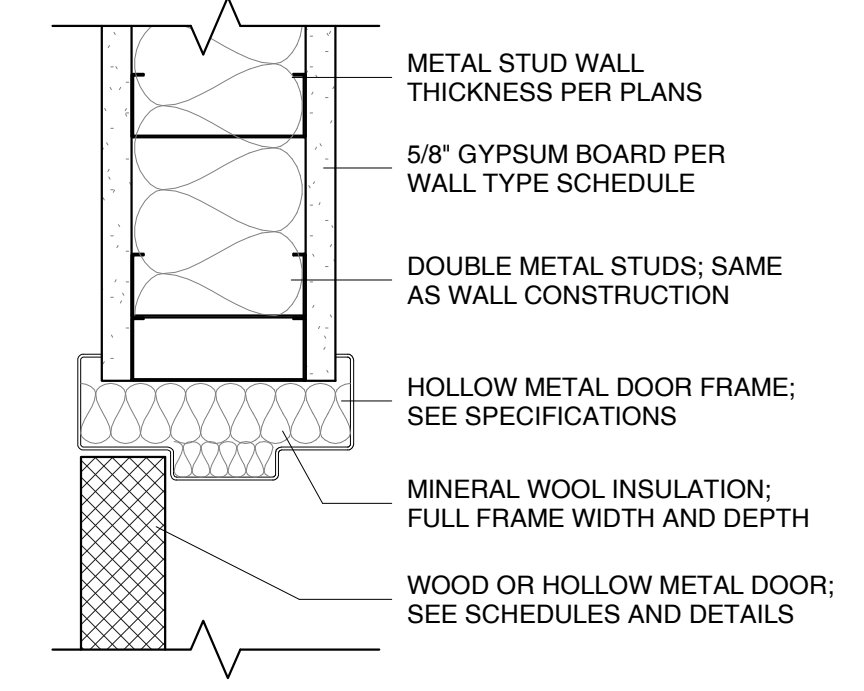
5 CMU Jamb Detail
1 1/2" = 1'-0"



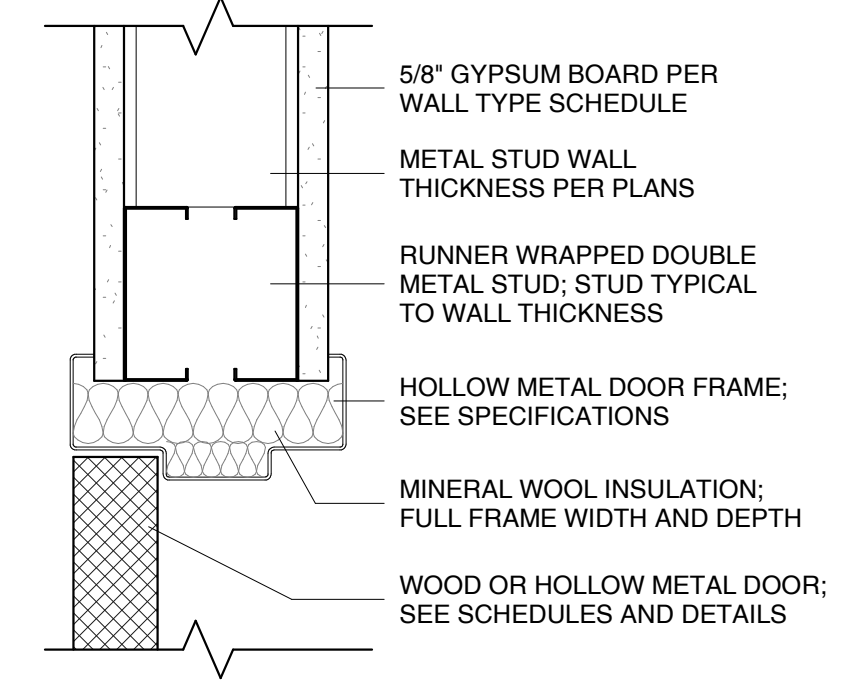
4 CMU Head Detail
1 1/2" = 1'-0"



3 Gypsum Board Wall Control Joint
1 1/2" = 1'-0"



2 Metal Stud Wall Jamb
3" = 1'-0"



1 Metal Stud Wall Head
3" = 1'-0"

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: July 8, 2021

General Information:

Agenda Item: 5.b.

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review and discussion regarding portions of the Village of Pewaukee Comprehensive Plan update in progress – i/e Chapter 8 - Transportation and Facilities Element and Chapter 9 Implementation and Intergovernmental Cooperation. There may also be discussion regarding the relationship(s)/connectivity of this chapter to the recently completed Village of Pewaukee Strategic Plan Update.

Discussion:

The Planner will present the redline revisions proposed to Chapter 8 of the Comprehensive Plan – Transportation and Facilities, and Chapter 9 - Implementation and Intergovernmental Cooperation.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky
Date Prepared: July 8, 2021

General Information:

Agenda Item: 6.a.

Property Owner/Applicant:

Meadow Creek Limited Partnership in c/o
James G. Forester

Requested Action:

Recommendation to Village Board to rezone
from existing B-3 Office and Service
Business District to B-3 with (HEO)
Housing for the Elderly Overlay District.

Existing Zoning:

B-3 Office and Service District

Surrounding Zoning/Land Use:

North: City of Pewaukee
South: City of Pewaukee
East: City of Pewaukee
West: Pewaukee Road (Hwy 164) then B-1
Community Business

Master Plan Classification:

Office

Lot Size:

Approximately 4.6 acres

Location:

Northeast corner of Pewaukee Road (Hwy
164) and Swan Road

Discussion:

The applicant requests favorable recommendation to the Village Board to add the Housing for the Elderly Overlay Zoning District to the existing, underlying B-3 classification of the site.

The 4.6 acre site meets the description as setforth in the (HEO) overlay (see Ordinance copy attached) "Purpose" section.

This type of rezoning is not tied to a specific use, building or site plan, rather those things are required to be submitted, reviewed and possibly approved by the Planning Commission only after the zoning is put in place. In addition to the conditional uses permitted in the underlying B-3 District, the HEO overlay adds the uses:

- **Housing for the elderly as Independent Living Units, Assisted Living Facilities and/or Nursing Homes; and**

- **A mixing of multiple principal uses from among the uses listed in this overlay district as either permitted or conditional uses,**

as conditional uses that can be considered for approval on the site.

In past consultative feedback about elderly housing on this site, consensus of the Planning Commission was generally favorable at to the use – provided the plan details as to infrastructure capacity, building, site and operations could be satisfactorily fleshed-out.

Recommendation:

The Planner has no objection to a favorable recommendation to the Village Board in this matter.



0 376.90 Feet

Notes:

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



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky
Date Prepared: July 8, 2021

General Information:

Agenda Item: **6.b.**

Applicant: Danijela Milic d/b/a Tropical Smoothie Café w/
written consent of property owner

Property Owner: REI Equity Partners 6 LLC

Requested Action: Sign Code waiver approval to install 3 walls
signs where 1/street frontage (i.e. 2 in this case)
is allowed.

Existing Zoning: B-1 Community Business District with
Planned Unit Development (PUD) overlay.

Surrounding Zoning/Land Use:
North: B-1 Community Business
South: B-1 Community Business District
East: B-1 Community Business District
West: B-1 Community Business District

Master Plan Classification: Community Commercial

Project area: N/A

Location: 1463 Capitol Drive – Suite A

Discussion:

The Village's Sign Code permits 1 wall sign, up to 30 sq.ft. in area, per tenant, per street frontage in multi-tenant business buildings such as this. The applicant seeks approval to place 3 wall signs, ~25 sq.ft. in area each, one on the north, south and east building elevations. The east elevation is not street fronting. This tenant space is the only one that includes space along the east building wall. There were 3 wall signs (north, south and east) approved for a previous tenant in this same space.

Sec. 70.103 of the Villages Sign Code provides as follows:

Appeals. The planning commission may, in its judgment, waive or modify the provisions of this chapter where it would further the public interest and uphold the purpose of this chapter as put forth in section 70.100. Such waiver or modification may be based on, among other things, site-specific hardships such as topographic aberrations, traffic safety, accessibility and visual encumbrances.

Section Sec. 70.100 of the Villages Sign Code provides as follows:

Purpose. The purpose of this chapter shall be to:

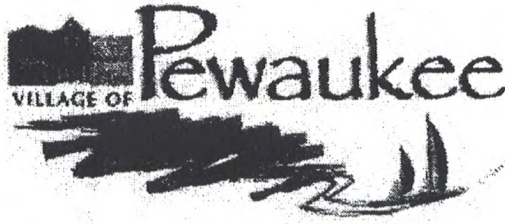
- (1) Regulate the size, type, construction standards, maintenance and placement of signs situated within the boundaries of the Village of Pewaukee, Wisconsin.
- (2) Promote the public health, safety, welfare and comfort of the general public by:
 - a. Reducing distractions and obstructions from signs which would adversely effect traffic safety and alleviate hazards caused by signs projecting over or encroaching upon the public right-of-way;
 - b. Discouraging excessive visual competition in signage and ensuring that signs aid orientation and adequately identify uses and activities to the public; and
 - c. Preserving or enhancing the natural beauty and unique physical characteristics of the village as a community in which to live and work by requiring new and replacement signage which is:
 1. Harmonious with the building, surrounding neighborhood aesthetics and other signs in the area;
 2. Appropriate to the type of activity to which it pertains;
 3. Expressive of the village's identity in a manner which will not diminish property values; and
 4. Complementary to the village's architectural character and unobtrusive commercial developments.

Recommendation:

The Planner does not raise any specific objections to this request as presented but recommends the following conditions be considered for attachment to any approval the Commission may inclined toward granting:

1. With the addition of the “Drive Thru” copy on the sign proposed to be placed on the east elevation, the scale of the sign copy overall appears somewhat crowded. Reducing it’s size may make it illegible. This additional 10’ h x 68” w “Drive Thru” (i.e. 4.7 sq.ft.) sign element should be eliminated from the plan.

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: 1463 Capitol Drive Suite A

Zoning of Property: Retail

Current Owner of Property: REI Equity Partners 6, LLC (Robert Priest)

Applicant – Name: Danijela Milic

Address: 9445 S 92nd St Franklin, WI 53132
Phone: 414 617 8573 / 414 235 9730
Fax: 414 235 9730

Type of Request: Check All That Apply

Sign Plan Approval:
Final Plat Approval:
Certified Survey Map:
Other (Describe Below):

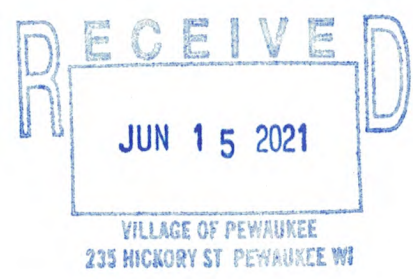
Prelim. Plat Approval:
Developer's Agreement:

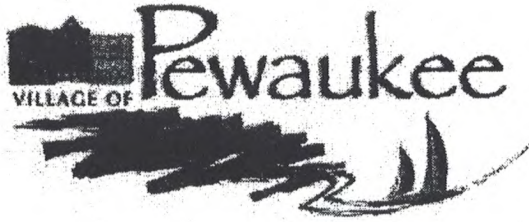
Add additional sign to building, for a total of three signs

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 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

Danijela Milić
Name of Company and/or Individual
9445 S Grand ST FRANKLIN WI 53132
Street City State Zip
Phone: 4146178577 Fax: 4142359130 E-Mail: d.milic8384@gmail.com

Danijela Milić
Signature of Applicant & Date
[Signature]
Signature of Property Owner & Date

Village Official Accepting Form & Date

SEND ALL PROFESSIONAL SERVICES INVOICES TO:
(Check One)

Property Owner

Applicant

Description of work for Tropical Smoothie Café sign
Including artwork

1463 W Capitol Dr. PEWAUKEE, WI

1 x Metal Awning

Size: 17'2" Long

Size: 24" Max High

Existing black fabric and aluminum frame awning to be removed and new metal Tropical Smoothie Café awning to be installed in the same location.

2 x Aluminum Wayfinding Sign

Size: 30" W

Size: 28" H (Legs)

Mounted into grass with double sides. Non illuminated.

3 x Wall Led Channel Letters / Drive Thru

Front Side Size: 125" W 28"H

Back Side Size: 125" W 28"H

Drive Thru Side Size: 125" W 28"H

Existing all three-side (3) sign to be removed and install new LEDs channel letters.



1 SOUTH ELEVATION
SCALE: NTS

TROPICAL GRAPHIC TO BE
INSTALLED ON EXTERIOR
FACE OF GLAZING.
GC TO COORDINATE WITH
GRAPHICS INSTALLER TO
FIELD VERIFY ALL DIMENSIONS

tropical CAFE
SMOOTHIE

125" W

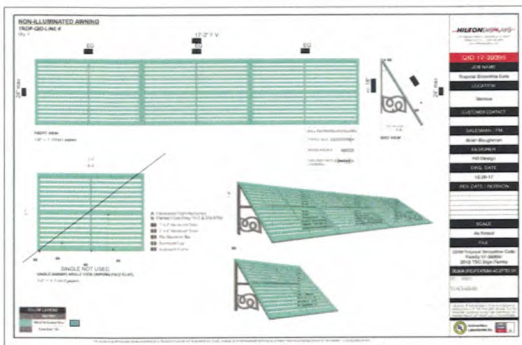
28" H

new LED channel letters
black cans-sides
raceway to match building color



2 EAST ELEVATION
SCALE: NTS

EXISTING BLACK FABRIC AND
ALUMINUM FRAMED AWNING TO
BE REMOVED AND NEW TROPICAL
SMOOTHIE CAFE AWNING TO BE
INSTALLED IN SAME LOCATION



10" H

DRIVE THRU

68" W

LED cabinet

tropical CAFE
SMOOTHIE
eat better. feel better.

STORE ADDRESS
1463 Capitol Drive
Suite A
Pewaukee, WI 53072

STORE NUMBER
WI 012

DATE: 01/07/21



JACK P. MORGAN
AIA, CSI - ARCHITECT
7062 N. TUXEDO STREET
INDIANAPOLIS, IN 46220
PH: 317-508-4516 FAX: 317-820-3405
e-mail: morwalsoplaid@gmail.com

REVISION

DATE: 12/28/2020
PROJECT: TSC WI-012

Scope: This drawing indicates the general scope of the project to be undertaken and does not constitute a contract. The drawings do not necessarily indicate the location of all work required to complete the project and are subject to the requirements of the contract. On the basis of the general information provided, the contractor shall verify all dimensions and conditions of the existing building and site conditions before beginning work.

JT DESIGNERS, INC
PLANNING CONSULTANTS
711 S. BETTER AVE. - SUITE 111
INDIANAPOLIS, IN 46220
PH: 317-508-4516 FAX: 317-820-3405
E-MAIL: JTD@JTDESIGNERS.COM

SHEET NAME
EXTERIOR ELEVATIONS
SHEET NUMBER
A200

Tropical Smoothie Cafe site



0 89.32 Feet

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

Notes:

Printed: 3/5/2021



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: July 8, 2021

General Information:

Agenda Item: 6.C.

Applicant:

John Wahlen of Cornerstone Development (d/b/a The Glen at Pewaukee Lake)

Property Owner:

Village of Pewaukee

Requested Action:

Conditional Use Grant approval to develop a clubhouse use on Outlot 4 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:

14.06 acres

Location:

Near 449 W. Wisconsin Avenue

Discussion:

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

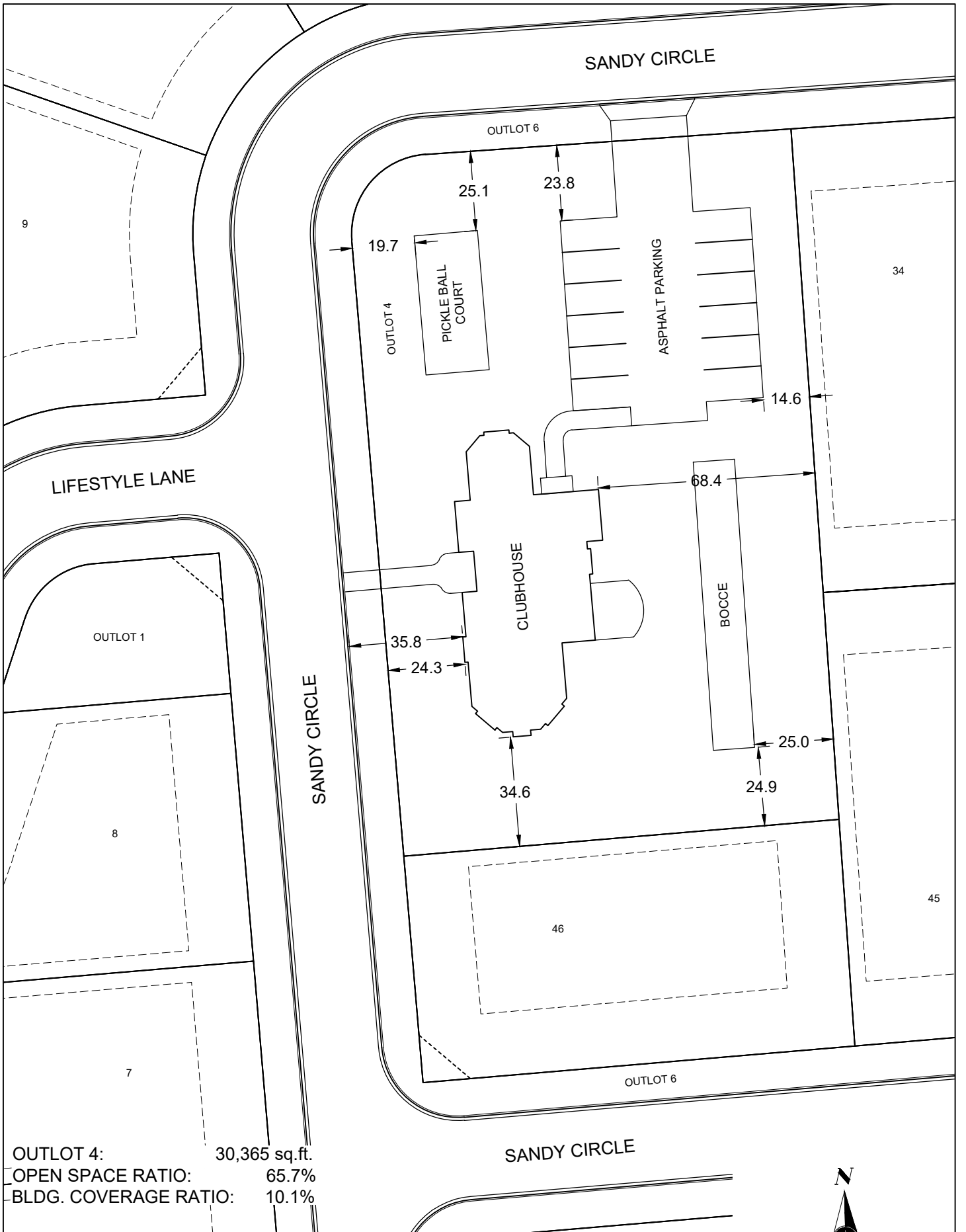
a) The building(s) land and facilities associated with the clubhouse use shall be owned and operated by a corporation, association, person or persons, for a social, educational, entertainment or recreational purpose and to which membership is required for use and participation and not operated to render 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”. ***Pending delivery of documents for review. Recommend this is subject to staff review and approval when available.***
- 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 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 pending. Recommend this is subject to staff review and approval when available.***
- 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. ***Yes. Information regarding any structures associated with the outdoor recreational facilities (bocce and pickleball) is pending. Confirmation of compliance with the maximum Building Coverage Ratio (35%), and minimum Open Space Ratio (25%) is pending but staff review suggests the plan is compliant with these standards. Proposed building height is well within the maximum 42 foot limit set for residence structures in this District. Recommend this is subject to staff review and approval when available.***
- 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 pending. Recommend this is subject to staff review and approval when available.***
- 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. ***Information is pending. Recommend this is subject to staff review and approval when available.***
- 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. ***Information is pending. Recommend this is subject to staff review and approval when available.***
- 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. ***Yes. Recommend this is subject to staff review and approval when available.***
- 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 it's release for signatures and recording;
- 2) 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;
- 3) The public access and business use of this building 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;
- 4) 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.



OUTLOT 4: 30,365 sq. ft.
 OPEN SPACE RATIO: 65.7%
 BLDG. COVERAGE RATIO: 10.1%

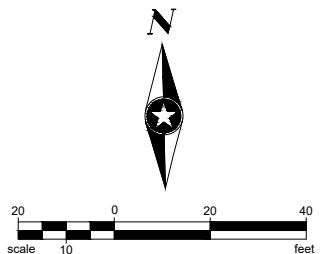
Save: 6/30/2021 9:19 AM mmtickelson Pbt: 6/30/2021 9:20 AM X:\F\G\GLPEL\159517\5-final-dsgn\51-drawings\10-Civil\cardwg\159517_GM.dwg



FILE NO.
 GLPEL_159517
 DATE:
 06/22/2021

CLUBHOUSE SITE PLAN
THE GLEN AT PEWAUKEE LAKE
VILLAGE OF PEWAUKEE, WI

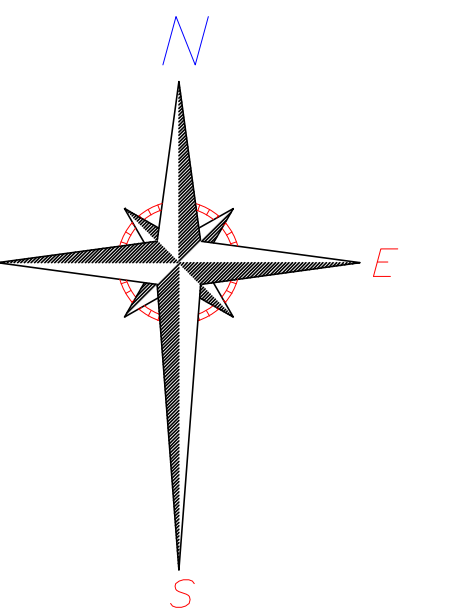
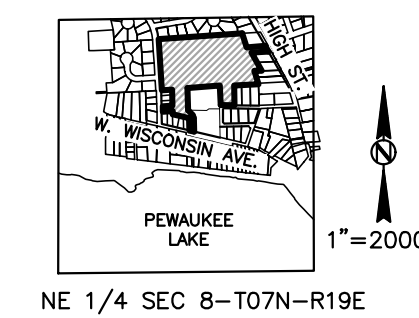
EXHIBIT
 NO. 1



PRELIMINARY PLAT OF THE GLEN AT PEWAUKEE LAKE

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. _____, BEING PART OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 08, T.07N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

LOCATION MAP



LOT AREA TABLE		LOT AREA TABLE	
LOT	AREA	LOT	AREA
LOT 1	7,576 SF	LOT 24	7,469 SF
LOT 2	9,150 SF	LOT 25	11,523 SF
LOT 3	7,040 SF	LOT 26	11,309 SF
LOT 4	7,023 SF	LOT 27	9,471 SF
LOT 5	7,044 SF	LOT 28	8,079 SF
LOT 6	7,034 SF	LOT 29	7,030 SF
LOT 7	7,000 SF	LOT 30	10,815 SF
LOT 8	7,749 SF	LOT 31	9,268 SF
LOT 9	10,848 SF	LOT 32	9,152 SF
LOT 10	9,679 SF	LOT 33	11,674 SF
LOT 11	9,718 SF	LOT 34	8,785 SF
LOT 12	7,800 SF	LOT 35	8,785 SF
LOT 13	7,800 SF	LOT 36	8,209 SF
LOT 14	7,800 SF	LOT 37	7,111 SF
LOT 15	7,800 SF	LOT 38	7,122 SF
LOT 16	7,800 SF	LOT 39	8,907 SF
LOT 17	7,493 SF	LOT 40	9,773 SF
LOT 18	7,200 SF	LOT 41	7,392 SF
LOT 19	8,671 SF	LOT 42	7,016 SF
LOT 20	10,639 SF	LOT 43	7,816 SF
LOT 21	7,005 SF	LOT 44	8,494 SF
LOT 22	10,931 SF	LOT 45	8,565 SF
LOT 23	7,034 SF	LOT 46	9,808 SF

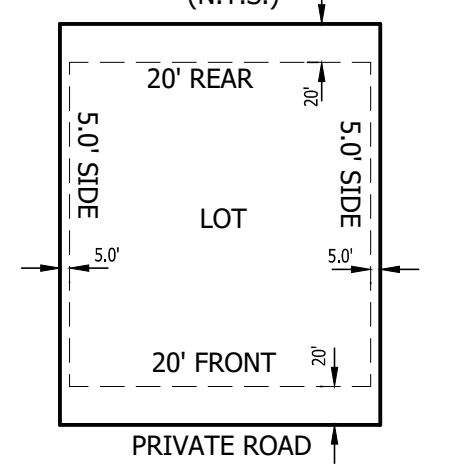
LOT AREA AVERAGE = 8,509 SF

OUTLOT AREA TABLE

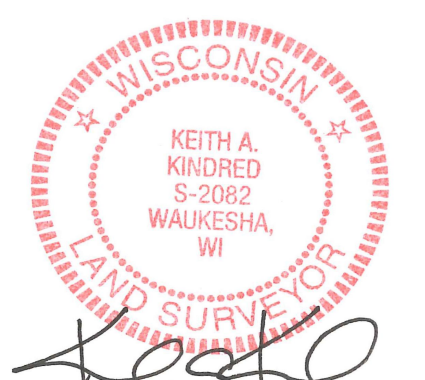
OUTLOT	AREA
OUTLOT 1	2,567 SF
OUTLOT 2	4,000 SF
OUTLOT 3	44,311 SF
OUTLOT 4	30,365 SF
OUTLOT 5	6,730 SF
OUTLOT 6	127,598 SF
OUTLOT 7	5,651 SF

*PRIVATE ROAD

LOT SETBACK DETAIL FOR R-5 ZONING WITH RESIDENTIAL INFILL-REDEVELOPMENT OVERLAY DISTRICT (N.T.S.)

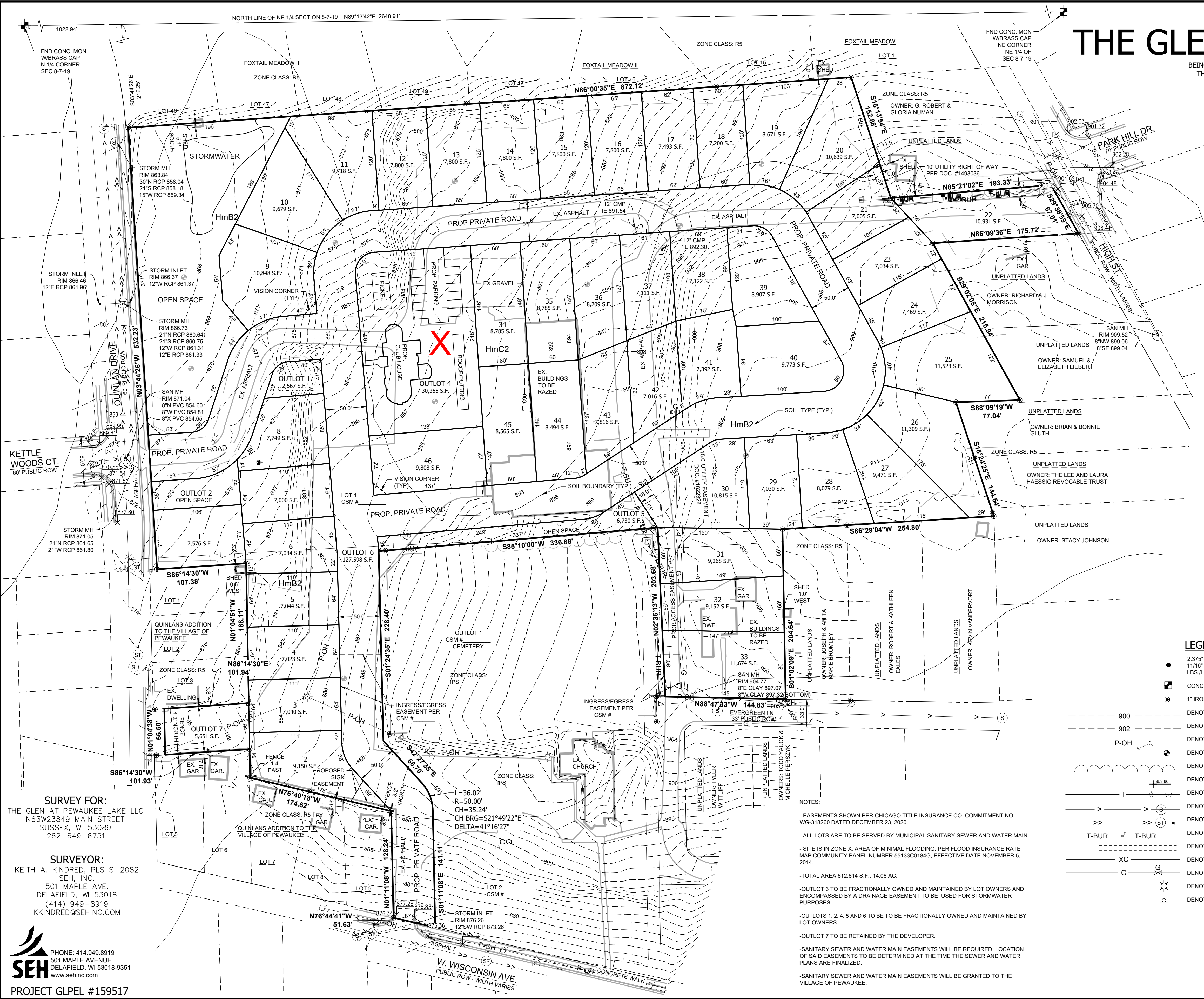


EXCEPTIONS:
-CORNER LOTS 9, 39, 40 AND 46 WILL HAVE TWO 20' FRONT SETBACKS.
-LOTS 1 AND 22 WILL HAVE 25' FRONT SETBACK FROM PUBLIC ROAD.



REVISED THIS 29TH DAY OF MARCH, 2021.
REVISED THIS 22ND DAY OF MARCH, 2021.
DATED THIS 19TH DAY OF MARCH, 2021.

I, KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.



LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT. 1 1/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- CONCRETE MONUMENT W/ BRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 900 DENOTES MAJOR CONTOUR
- 902 DENOTES MINOR CONTOUR
- P-OH- DENOTES OVERHEAD ELECTRIC, POLE AND DOWN GUY ANCHOR
- DENOTES SOIL BORING
- DENOTES WOODED AREA
- DENOTES SPOT ELEV.
- DENOTES WATERMAIN, HYDRANT, WATER VALVE
- DENOTES SANITARY SEWER, MANHOLE
- DENOTES STORM SEWER, MANHOLE, INLET
- T-BUR- DENOTES BURIED PHONE, TELEPHONE PEDESTAL
- XC --- DENOTES EXISTING CULVERT
- G --- DENOTES BURIED GAS MAIN, GAS VALVE
- DENOTES LIGHT POLE
- DENOTES SIGN

NOTES:

- EASEMENTS SHOWN PER CHICAGO TITLE INSURANCE CO. COMMITMENT NO. WG-318260 DATED DECEMBER 23, 2020.
- ALL LOTS ARE TO BE SERVED BY MUNICIPAL SANITARY SEWER AND WATER MAIN.
- SITE IS IN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5513300184G, EFFECTIVE DATE NOVEMBER 5, 2014.
- TOTAL AREA 612,614 S.F., 14.06 AC.
- OUTLOT 3 TO BE FRACTIONALLY OWNED AND MAINTAINED BY LOT OWNERS AND ENCOMPASSED BY A DRAINAGE EASEMENT TO BE USED FOR STORMWATER PURPOSES.
- OUTLOTS 1, 2, 4, 5 AND 6 TO BE TO BE FRACTIONALLY OWNED AND MAINTAINED BY LOT OWNERS.
- OUTLOT 7 TO BE RETAINED BY THE DEVELOPER.
- SANITARY SEWER AND WATER MAIN EASEMENTS WILL BE REQUIRED. LOCATION OF SAID EASEMENTS TO BE DETERMINED AT THE TIME THE SEWER AND WATER PLANS ARE FINALIZED.
- SANITARY SEWER AND WATER MAIN EASEMENTS WILL BE GRANTED TO THE VILLAGE OF PEWAUKEE.

SURVEY FOR:
THE GLEN AT PEWAUKEE LAKE LLC
N63W23849 MAIN STREET
SUSSEX, WI 53089
262-649-6751

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

PHONE: 414.949.8919
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT GLPEL #159517



TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401

CLUB HOUSE

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OWNERSHIP OF DOCUMENTS

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Sheet Title
CLUBHOUSE
ELEVATIONS

Revisions
REVISION

Issued Date:

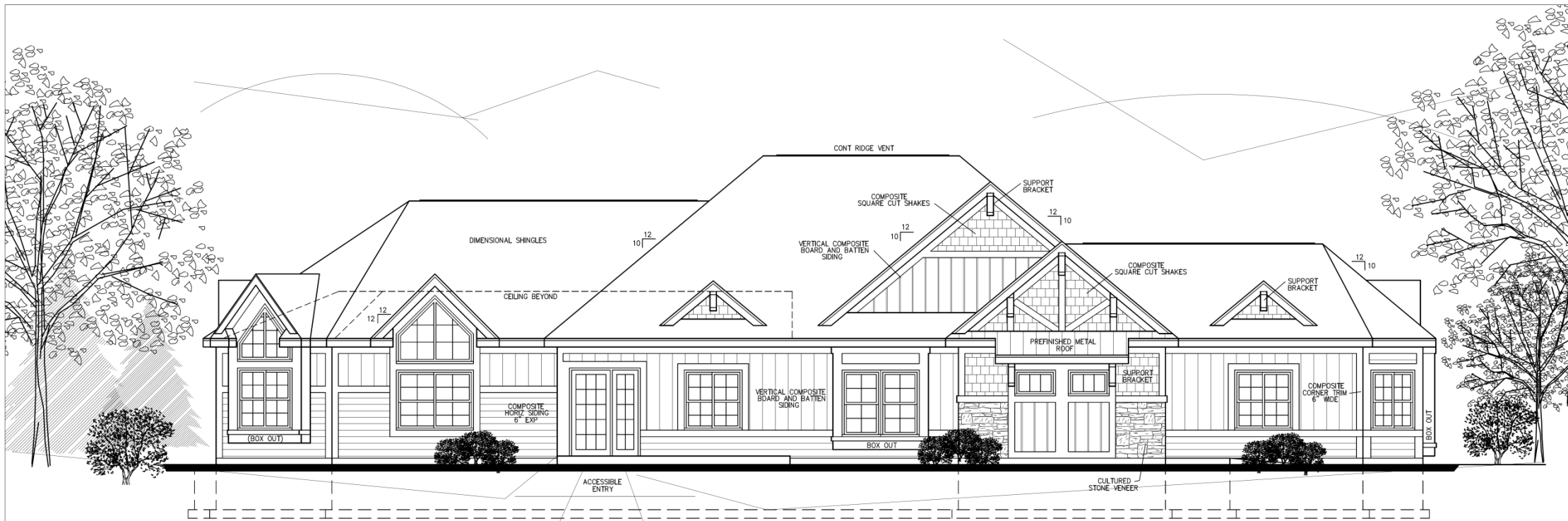
Date: 11 FEB, 2021

Job NO.: 21-103

Drawn By: LS

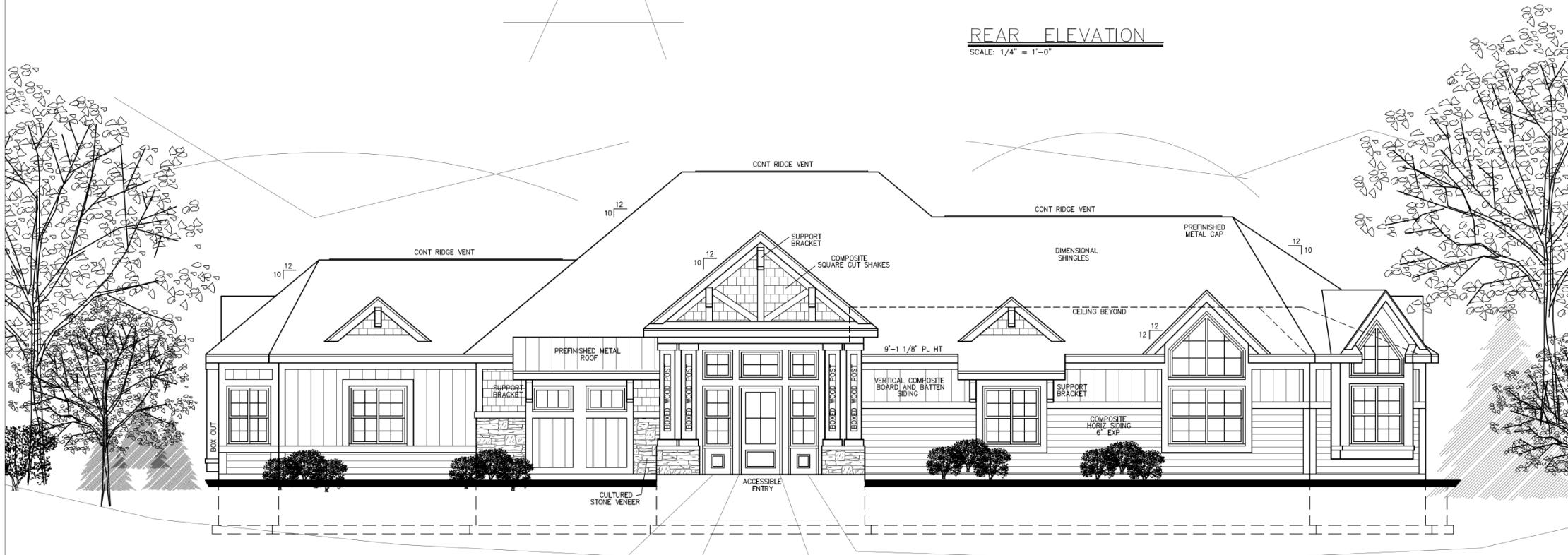
Sheet No.

A1



REAR ELEVATION

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



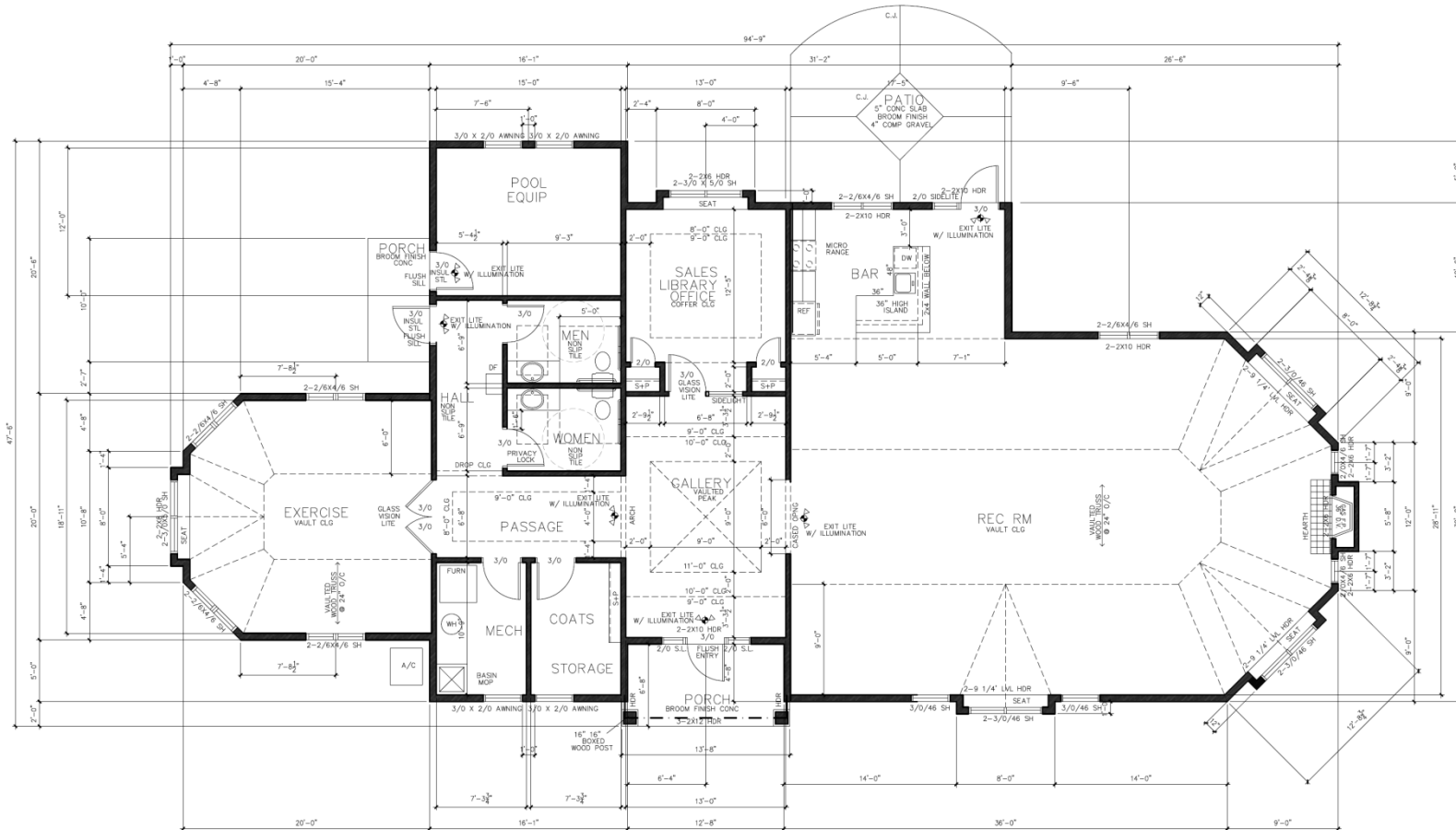
FRONT ELEVATION

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

THE GLEN AT PEWAUKEE LAKE CLUBHOUSE FLOOR PLAN



N8 W22390 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401



FLOOR PLAN
SCALE: 1/4" = 1'-0" 2027 SF

GLEN AT MUSKEGO LAKES
CLUBHOUSE
MUSKEGO, WISCONSIN

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Sheet Title
CLUBHOUSE
FLOOR PLAN

Revisions
REVISION

Issued Date:
Date: 11 FEB. 2021
Job NO.: 21-103
Drawn By: LS
Sheet No.

A3

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: July 8, 2021

General Information:

Agenda Item: **6.d.**

Applicant:

Llazar Konda d/b/a The Beach House Bistro.

Status of Applicant:

Prospective tenant/business operator with underlying property owners (i.e. Siepmann Development Company Limited Partnership) consent.

Requested Action:

Review and Discussion Regarding Conditional Use Grant request to locate a restaurant/ tavern use (i.e. The Beach House Bistro) including both indoor and outdoor seating and consumption space.

Current Zoning:

B-2 Downtown Business District

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: B-2 Downtown Business District

South: B-2 Downtown Business District

East: Pewaukee River

West: Pewaukee Lake

Lot Size:

N/A

Location:

161 W. Wisconsin Ave. Suite 1-J

Background:

The applicant seeks Conditional Use Grant approval to locate a restaurant/ tavern use (i.e. The Beach House Bistro) including both indoor and outdoor seating and consumption space. The outdoor space

Proposed hours of operation are 10 a.m. through 8 p.m. six days per week.

Proposed indoor seating capacity is 40 total – 35 restaurant seats and 5 at the bar. No floor plan has been provided.

The applicant also proposes to seat up to 20 guests outdoors. No layout for this outdoor arrangement is provided. The applicant requests permission to have a one-person acoustical

guitar artist play in the outdoor seating area a few times a month. There would be no microphones and no amplification.

This is a tenant space within a fully built property including substantial onsite parking for the total 20,000 square feet of various tenant occupancies. Recent preceding tenants in this specific space include Cakes While U Wait and Ruggeri's Italian Market.

All other elements of the building exterior and the use occupancies will remain unchanged at this time. No new outdoor lighting is proposed as a part of this plan.

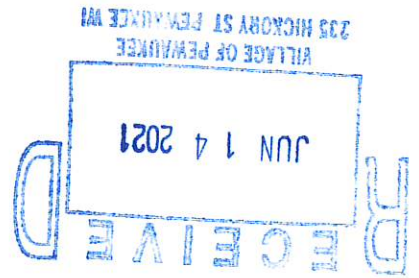
Recommendation:

The Planner does not object to the applicants request as submitted but recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined to grant:

- 1) Recording of the Conditional Use Grant prior to the start of any interior or exterior remodeling or construction activity attendant to this project;
- 2) Applicant to secure all necessary building permits prior to the start of any interior or exterior construction or remodeling activity attendant to this project;
- 3) Hours of operation shall be as setforth above and the six days of operation shall be _____;
- 4) The one-person acoustic guitar player shall be allowed to perform ___ times per month in the outdoor seating area between the hours of ___ and ___;
- 5) Any substantiated adverse material impacts upon the surrounding area or the community as a whole arising out of the conduct of this use (including for instance but not necessarily limited to noise, traffic, litter, loitering, obstructing the public way, ...) shall be the responsibility of the applicant to correct timely upon notice from the Village or the terms of this use approval may be subject to modification and/or termination at the Village's discretion in accordance with Section 40.154(e) of the Land Development Code;
- 6) Prior to placement, the applicant shall provide for staff review and approval, detailed information as to the furnishings and accessories (tables, chairs, umbrellas,...) to be placed outdoors in front of this use. These furnishings and accessories shall be complimentary to the principal building and of sufficiently stable design/construction as not to pose a threat of being blown around/away. The furnishings shall not encumber a clear 4 foot wide sidewalk path adjacent to the back of curb. No new outdoor lighting and/or amplified audio system is proposed or permitted outdoors at this site;
- 7) Prior to the start of occupancy, the applicant must secure the necessary licensure for sales/service/consumption of alcohol attendant to both the indoor and outdoor areas;
- 8) This site/use shall maintain full compliance with all requirements for handicapped accessibility into the building/tenant space as well as the outdoor seating area;
- 9) Any proposed signage attendant to this use shall first be reviewed/approved by Village staff, and related permit(s) issued, prior to the installation thereof;
- 10) Placement of the outdoor seating area/appurtenances in front of/adjacent to this tenant space shall not encroach upon the public way unless a permit/approval shall first be granted by the Village Board to use a portion of the public sidewalk.



**Conditional Use Grant
Application Form**



Address/Parcel No. of Property Involved: 161 W. Wisconsin Ave Suite 1-J

Zoning of Property: B-2

Current Owner of Property: Stepmann Development Co

Applicant – Name: LLAZAR KONDA

Address: 757 QUINLAN DR, UNIT (E) PEWAUKEE, WI

Phone: 262 501 1593

Fax: _____

Email: ALY.LAZ.KONDA@GMAIL.COM

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

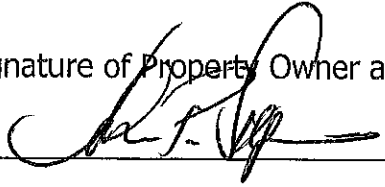
RESTAURANT

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.

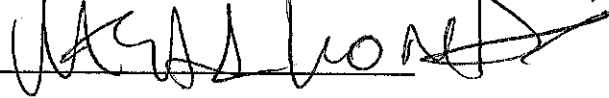
Signature of Property Owner as listed on this Application:



A handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be 'L. J. [unclear]'. The line extends to the left and right of the 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 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):



A handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be 'W. G. [unclear]'. The line extends to the left and right of the signature.

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.**

Village of Pewaukee Plan Commission Submittal

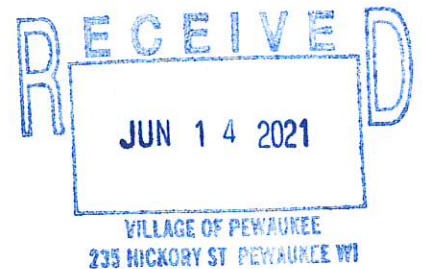
CONDITIONAL USE APPLICATION – RESTAURANT/NIGHT CLUB

business location Information	
Restaurant/Night Club Name	"THE BEACH HOUSE" BISTRO
Restaurant/Night Club Address	161 W WISCONSIN AVE, PEWAUKEE, WI 53072

Applicant contact Information	
Name	LLAZAR KONDA
Address	757 QUINLAN DR, UNIT E, PEWAUKEE, WI
Phone	2625011593
Fax	
E-mail	ALY.LAZ.KONDA@GMAIL.COM

Provide a general description of the restaurant/night club business plan of operations.

FRESH DAILY MEDITERRANEAN CUISINE

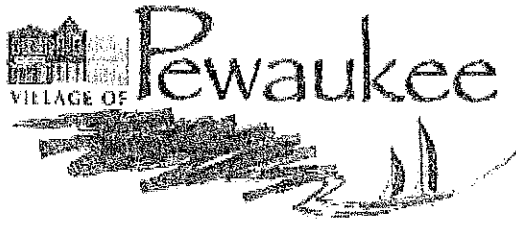


requested information	
Proposed days/hours of operation:	6 DAYS, 10AM - 8PM.
Proposed entertainment ¹	<input type="checkbox"/> none <input checked="" type="checkbox"/> yes, describe: FEW TIMES A MONTH LIVE MUSIC
Indoor seating area size/capacity	square feet, tables, 10 seats 35-
Bar area size/capacity	square feet, 10 tables, 0 seats 5.
Outdoor seating area size/capacity ²	square feet, tables, 8 seats 20.
Drive-up or walk-up window service ³	<input checked="" type="checkbox"/> none <input type="checkbox"/> yes, describe:
Carry-out sales	% of total sales N/A
Alcohol sales	% of total sales N/A
Employment	total employees, 5 full-time, 5 part-time 5
Number of employees on largest shift	employees 2.
Time of Largest Shift	<input type="checkbox"/> breakfast <input checked="" type="checkbox"/> lunch <input checked="" type="checkbox"/> dinner <input type="checkbox"/> late (after 7 pm) <input type="checkbox"/> other _____
General Menu Description	MEDITERRANEAN

ATTACHMENTS

The application must include a plan (drawn to scale) indicating the locations of the kitchen and serving areas, indoor and outdoor dining areas, drive-up or walk-up service windows, and other features of the proposed restaurant.

- 1 Indicate whether the restaurant will feature any live or other entertainment, describe whether there will be a stage, dance floor, games, etc. Indicate location on the required plan.
- 2 Indicate the location and arrangement of the outdoor seating area on the required plan. Enough information should be provided to determine the relationship of the outdoor seating area to landscaping, parking, and other features, and to determine the distance to property lines.
- 3 Indicate the location and access provided to any walk-up or drive-up service areas on the required plan.



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

LAZAR KONDA
Name of Company and/or Individual

757 QUINLAN DR, PEWAUKEE, WI, 53072
Street City State Zip

Phone: 262 501 1593 Fax: 903 E-Mail: ALY.LAZ.KONDA@gmail.com

[Signature]
Signature of Applicant & Date

[Signature] 6/10/2021
Signature of Property Owner & Date

Village Official Accepting Form & Date

SEND ALL PROFESSIONAL SERVICES INVOICES TO:
(Check One)
 Property Owner
 Applicant

He said you told him to bring in what he has. He cannot get into the building to create a drawing.

CONDITIONAL USE GRANT CHECKLIST

CONDITIONAL USE GRANT APPLICATION FORM

- Date-stamp the form, add your initials and the time received
- All questions completed?
- Signature of Property Owner?
- Signature of Applicant?

PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

- All items completed?
- Signature of Property Owner?
- Signature of Applicant?

ADDITIONAL INFORMATION

- 13 Hard copies included? • will bring CUG Drawings
- Digital copy included? • will send in
- \$100 Fee Paid? Rec # 157474 6/14/2021
- write check and receipt number and amount on top of CUG application
- Save digital file to Shared Drive under the property file – save under property address/planning & zoning/CUGs
 - Create a folder for that item
 - CUG Application Submittal - <description of project>
For example: Boat House or Shed
 - save all digital files in that folder
- Email all files to Mary Censky
- Place on center table – mark that it was sent to Mary so SG knows

Beach House Bistro



0 56.44 Feet

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

Notes: 161 W. Wisconsin Ave - 1J

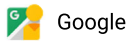
Printed: 7/1/2021



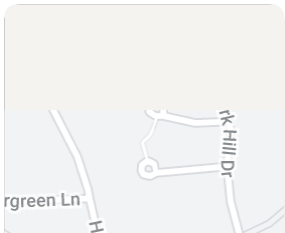


Image capture: Sep 2018 © 2021 Google

Pewaukee, Wisconsin



Street View



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: July 8, 2021

General Information:

Agenda Item: **6.e.**

Applicant/Property Owner:

The Kenmore Group, LLC in c/o Member Saf Sarich on behalf of property owner 690 Westfield Way LLC.

Requested Action:

Consultative feedback on the possibility of developing a dog daycare/hotel (kennel), including an outdoor run, in the westernmost tenant space of his multi-tenant commercial building

Current Zoning:

B-1 Community Business

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: R-M Multi-Family Residential

South: B-1 Community Business

East: B-1 Community Business

West: B-1 Community Business

Project Area:

~4.47 acres

Property Location:

690 Westfield Way – westernmost tenant space

Discussion:

The applicant would like feedback on the prospect of using the tenant space and west building sideyard to develop a dog “kennel” use in this multi-tenant shopping center. “Kennel” is listed among the prospective conditional uses that can be considered in the B-1 Community Business Zoning District.

Based upon an existing kennel use that was approved as a conditional use in the B-5 Light Industrial District in the Village, we know that residential neighbors can be adversely impacted by the outdoor run (approximately 3,145 sq.ft. in area proposed) and the more typical open windows/doors aspects of this use – with respect to barking dogs. With limited operating windows in this tenant space and the fundamental need for high volume clean air circulation with a use of this type, HVAC equipment upgrades may be needed and could potentially have noise impacts of their own. The neighboring land use to the north of this site is multi-family residential.

The proposed outdoor run area would be surrounded by a fence (height/type undefined). The applicant notes that they may seek to remove some existing landscaping at the site to place this fencing along the west wall of the building and extending out to within 2.25 feet of the west lot line. Section 40.422 (7) of the Code provides as follows:

- (3) Any such structure in excess of 4½ feet in height may be permitted provided it conforms to the open area, height, setback and offset requirements of the zoning district in which it is located.
- (4) Any such structure in excess of 4½ feet, but not more than six feet in height, may be permitted to within five feet of a street right-of-way provided the side facing the street line is attractively landscaped and subject to approval by the building inspector.
- (5) Any such structure in excess of 4½ feet in height may be permitted closer than required offset from an adjoining lot line, other than a street line, with the written consent of the adjoining property owner. Such structure shall not project forward of the building setback line.

In the B-1 District the required offset from the side lot line for a fence is required to be 10 feet.

The fence is shown extending as far south as to abut the cement walkway that joins this property and the property to the west for pedestrians.

It would be appropriate to address any proposed use of the parking/service drive on the north side of this building in connection with this use.

Recommendation:

As this is a matter of consultation and feedback, no recommendation is given at this time.

The Kenmore Group, LLC

2835 N. Sheffield Ave., Suite 403 - Chicago, IL 60657

SAF@TheKenmoreGroup.com

Phone: 773-383-5040

Planning Commission
Village of Pewaukee
235 Hickory Street
Pewaukee WI 53072

June 16, 2021

**RE: 690 Westfield Way, Pewaukee, WI
Request for Planning Commission Review / Discussion / Feedback for use of a
“Dog Hotel” in the B-1 District**

Dear Village of Pewaukee Planning Commission,

Background:

We are writing on behalf of the subject property located at 690 Westfield Way in Pewaukee, WI. The property is currently owned by 690 WESTFIELD WAY, LLC, and is managed by The Kenmore Group, LLC.

We were recently approached by an owner of a franchised high-end dog hotel, who was looking to rent one of our vacant spaces for his business. Upon review, it seems that this use is not allowed in the B-1 district. I'm writing to request a Review / Discussion / Feedback from the planning commission, for attaining a conditional variance for the use of a dog hotel at this property.

690 Westfield Way is set-back approximately one block away from Capitol Drive. Due to the location of this property from Capitol Drive, finding retail tenants has been challenging. We believe this would be an ideal location for a dog hotel, due to the fact the center is close to but not on Capitol Drive, the increased number of dog owners in the Pewaukee community, and the difficulty to find tenants willing to be located at the far end of our Center.

Questions for Planning Commission:

- 1) The center is currently zoned B-1. If we came up with a plan that worked for everyone (Tenant, Landlord and the Planning Commission), would the planning commission be open to a conditional variance to allow a dog hotel in this location? And what requirements would be needed to achieve this variance?
- 2) If the Planning Commission is open to the idea, we have the following additional questions for the Commission:
 - a. The business would require 2,500 SF of outdoor space for a dog-run. Due to the proximity of the residential houses behind the center, we were told we probably couldn't have it in the rear of the building. Alternatively, we would like to propose that the dog run be located on the side and slightly in front of the center. (See

potential areal and renderings attached). We would aim to have the dog run fully fenced in and surrounded by landscaping (possibly evergreens) to maintain an aesthetically pleasing look for the front of the building.

- b. There are some trees planted on the West side of the property. Are there any restrictions to taking these trees down to room for the dog run?
- c. We are unclear on how far set-back a fence would have to be from the Western lot-line. Do you have any insight on this?
- d. Any other comments / concerns?

Should you have any other questions or concerns, please do not hesitate to contact us. We look forward to meeting you in the Planning Commission Meeting on July 8, 2021.

Sincerely,

Saf Sarich, Member
The Kenmore Group, LLC, Manager
690 Westfield Way, LLC, Owner

ALTA/NSPS LAND TITLE SURVEY

CLIENT
The Kenmore Group, LLC

SITE ADDRESS
690 Westfield Way, Village of Pewaukee, Waukesha County, Wisconsin.

LEGAL DESCRIPTION
Parcel 1:
Lot 1 of Certified Survey Map No. 8213 recorded February 20, 1997 in Volume 71 of Certified Survey Maps, on Pages 271 to 273 inclusive, as Document No. 2192600, being a part of the SE 1/4 of the NW 1/4 of Section 10, Town 7 North, Range 19 East, and being a subdivision of Parcel 2 of Certified Survey Map No. 7574, in the Village of Pewaukee, County of Waukesha, State of Wisconsin.

Parcel 2:
A Non-exclusive Easement for ingress and egress set forth in Declaration of Joint Ownership and Maintenance dated February 19, 1997 and recorded February 20, 1997 on Reel 2391, Image 730, as Document No. 2192602 as amended for ingress and egress over Outlot A of Certified Survey Map No. 8213, as amended by Amended and Restated Declaration of Easements and Maintenance Rights and Obligations, dated September 10, 1997, and recorded May 20, 1998, on Reel 2661, Image 996 as Document 2320386, which document was re-recorded on July 10, 1998, on Reel 2695, Image 592, as Document 2337478.

Parcel 3:
An undivided Interest in Outlot A of Certified Survey Map No. 8213 recorded February 20, 1997 in Volume 71 of Certified Survey Maps, on Pages 271 to 273 inclusive, as Document No. 2192600, being a part of the SE 1/4 of the NW 1/4 of Section 10, Town 7 North, Range 19 East, and being a subdivision of Parcel 2 of Certified Survey Map No. 7574, in the Village of Pewaukee, County of Waukesha, State of Wisconsin.

Parcel 4:
Non-exclusive Ingress and egress easement rights across George Towne Drive in common with the public as set forth in the recorded plat of George Towne Place recorded as Document No. 3055603.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-810056-MKE, effective date of August 31, 2016. Revision No. 3 (11/21/2016) which lists the following easements and/or restrictions from schedule 8-B:

- 1, 2, 3 & 5 visible evidence shown, if any.
- 4, 5, 6, 7, 8, 27, 28, 29, 30 & 32 not survey related.
- 9 intentionally deleted.

NOTES

10. Limitations Imposed upon access set forth in Finding, Determination and Declaration by The State Highway Commission of Wisconsin, recorded September 26, 1951 in Volume 506 of Deeds on Page 394, as Document No. 356777. **Affects property by location, general in nature cannot be plotted.**
11. Intentionally Deleted.

12. Intentionally Deleted.
13. Access Restrictions set forth on Certified Survey Map No. 7574. **Affects Outlot A by location, general in nature cannot be plotted.**

14. Agreement and Restrictive Covenant executed by Pewaukee Mall Developers Limited Partnership, dated December 22, 1994 and recorded December 27, 1994, on Reel 2024, Image 100, as Document No. 2014842. **Affects property by location, blank in nature, not shown.**

15. Intentionally Deleted.
16. Note as set forth on Certified Survey Map No. 8213 reciting as follows: Note: "Outlot A to be owned and maintained jointly by owners of Lots 1, 2 and 3." **Affects property by location, shown.**

17. Terms, provisions and conditions set forth in Access Easement granted to the Village of Pewaukee, recorded as Document No. 2192601 and Amended and Restated Declaration of Easements and Maintenance Rights and Obligations recorded as Document No. 2320386 and re-recorded on July 10, 1998, on Reel 2695, Image 592, as Document No. 2337478. **Affects all of Outlot "A" by location, for the purposes of Access and Utility Easements, shown.**

18. Declaration of Joint Ownership and Maintenance executed by Robert A. Patch Limited Liability Company, dated February 19, 1997 and recorded February 20, 1997, on Reel 2391, Image 730, as Document No. 2192602. **Affects property by location, shown.**

19. Developer's Agreement recorded as Document No. 2192603. **Affects property by location, shown.**

20. Covenants, conditions and restrictions set forth in Declaration, recorded as Document No. 2250099. **Affects property by location, blank in nature, not shown.**

21. Intentionally Deleted.
22. Intentionally Deleted.

23. Declaration of Parking Easement executed by Robert A. Patch Limited Liability Company, dated September 11, 1997 and recorded January 28, 1999, on Reel 2829, Image 1119, as Document No. 2412863. **Affects property by location, shown.**

24. Distribution Easement Underground Joint granted to Wisconsin Electric Power Company and Wisconsin Bell, Inc. d/b/a Ameritech Wisconsin in Instrument recorded on August 4, 1999, as Document No. 2490548. **Affects property by location, shown.**

25. Wisconsin Electric Distribution Easement Grant granted to Wisconsin Electric Power Company in instrument recorded on August 4, 1999, as Document No. 2490549. **Affects property by location, shown.**

26. Easement for Ingress and Egress granted to GIM Construction LLC dated August 13, 2003 and recorded on August 13, 2003, as Document No. 3043978. **Affects property by location, shown.**

27. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by and ALTA/NSPS survey made by Chaput Land Surveys LLC on September 28, 2016 and last revised on December 1, 2016, designated Drawing No. 2404: **Affects property by location.**

A. Building Setback Lines. Shown.
B. Marked electric, marked gas main, marked telephone and manholes located in areas without recorded easements. **General in nature.**

BASIS OF BEARINGS
Bearings are referenced to Certified Survey Map No. 8213, in which the North line of Lot 1 bears S89°36'42"E.

PARKING SPACES
There are 187 regular parking spaces and 5 handicap space marked on this site.

FLOOD NOTE
According to the Flood Insurance rate map of the County of Waukesha, Community Panel No. S213302036, effective date of November 5, 2014, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

LAND AREA
The total Land Area of the subject parcels is 208,494 square feet or 4.7864 acres.

MUNICIPAL ZONING
Municipal Code: Pewaukee Zoning Code; Sec. 40.253-255 & 40.426
Front setback: 50 feet
Side setback: 20 feet
Rear setback: 20 feet
Maximum building height: 42 feet
Floor Space: Building floor space area ratio shall not exceed 30 percent.
Parking Requirements: One space per 200 square feet of gross leasable area plus one space per employee.

TABLE "A" ITEMS
6(b). A zoning report has been provided.
10(a)(b). There was no observable evidence of division or party walls with respect to adjusting boundaries at the time of the survey.
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 2016313623. This survey represents the underground utilities that participated with the request and were marked on the time of the survey. Additional utilities may exist, but were non-responsive to the request.
14. Capitol Drive is approximately 300 feet south of the SE corner of Parcel 1.
16. There is no visible evidence of earth moving, building construction or building additions within recent months.
17. There are no changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs if any, is shown.
18. There is no evidence on site of delineated wetlands areas.
19. There were no offsite easements or servitudes benefiting the survey property disclosed in furnished Title Commitment at the time of survey.

NOTES
1. Both Westfield Way and George Towne Drive are contiguous to the subject property.

LEGEND

● INDICATES FOUND 1" IRON PIPE	☒ TELEPHONE PEDESTAL
⊕ INDICATES SET 1" IRON PIPE	☒ CABLE PEDESTAL
⊕ INDICATES FOUND CHISELED CROSS	☒ CONTROL BOX
⊕ SANITARY MANHOLE	☒ FICER OPTIC SIGN
⊕ SANITARY CLEANOUT OR VENT	☒ TRAFFIC LIGHT
⊕ M.S. MANHOLE	☒ COMMUNICATION MANHOLE
⊕ UNKNOWN MANHOLE	☒ BOLLARD
⊕ STORM MANHOLE	⊕ SOIL BORING/MONITORING WELL
⊕ INLET (ROUND)	⊕ WATER SURFACE
⊕ INLET (SQUARE)	⊕ WETLANDS FLAG
⊕ CURB INLET	⊕ MARSH
⊕ STORM SEWER END SECTION	⊕ FLAGPOLE
⊕ GAS VALVE	⊕ PARKING METER
⊕ GAS METER	⊕ SIGN
⊕ WATER VALVE	⊕ MAILBOX
⊕ HYDRANT	⊕ RAILROAD CROSSING SIGNAL
⊕ WATER MANHOLE	⊕ HANDICAP SPACE
⊕ WATER SERVICE CURB STOP	⊕ CONFERENTIAL TREE
⊕ STAND PIPE	⊕ DECIDUOUS TREE
⊕ WALL INDICATOR VALVE	⊕ SWANER SEWER
⊕ POST INDICATOR VALVE	⊕ STORM SEWER
⊕ LIGHT POLE	⊕ WATERLINE
⊕ SPOT/MARK LIGHT	⊕ MARKED GAS MAIN
⊕ UTILITY POLE	⊕ MARKED ELECTRIC
⊕ GUY POLE	⊕ OVERHEAD WIRES
⊕ GUY WIRE	⊕ MARKED TELEPHONE
⊕ ELECTRIC MANHOLE	⊕ FIBER OPTIC
⊕ ELECTRIC PEDESTAL	⊕ ELECTRIC METER
⊕ ELECTRIC METER	⊕ MARKED TV LINE
⊕ TELEPHONE MANHOLE	⊕ FENCE

TO: Innovative Capital Advisors, LLC, an Illinois limited liability company, as agent, its successors and/or assigns
690 Westfield Way, LLC, a Wisconsin limited liability company
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standards (beta) Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(c), 8, 9, 10, 11, 13, 16, 17, 18, 19, 20 of Table A thereof. The field work was completed on September 24, 2016.

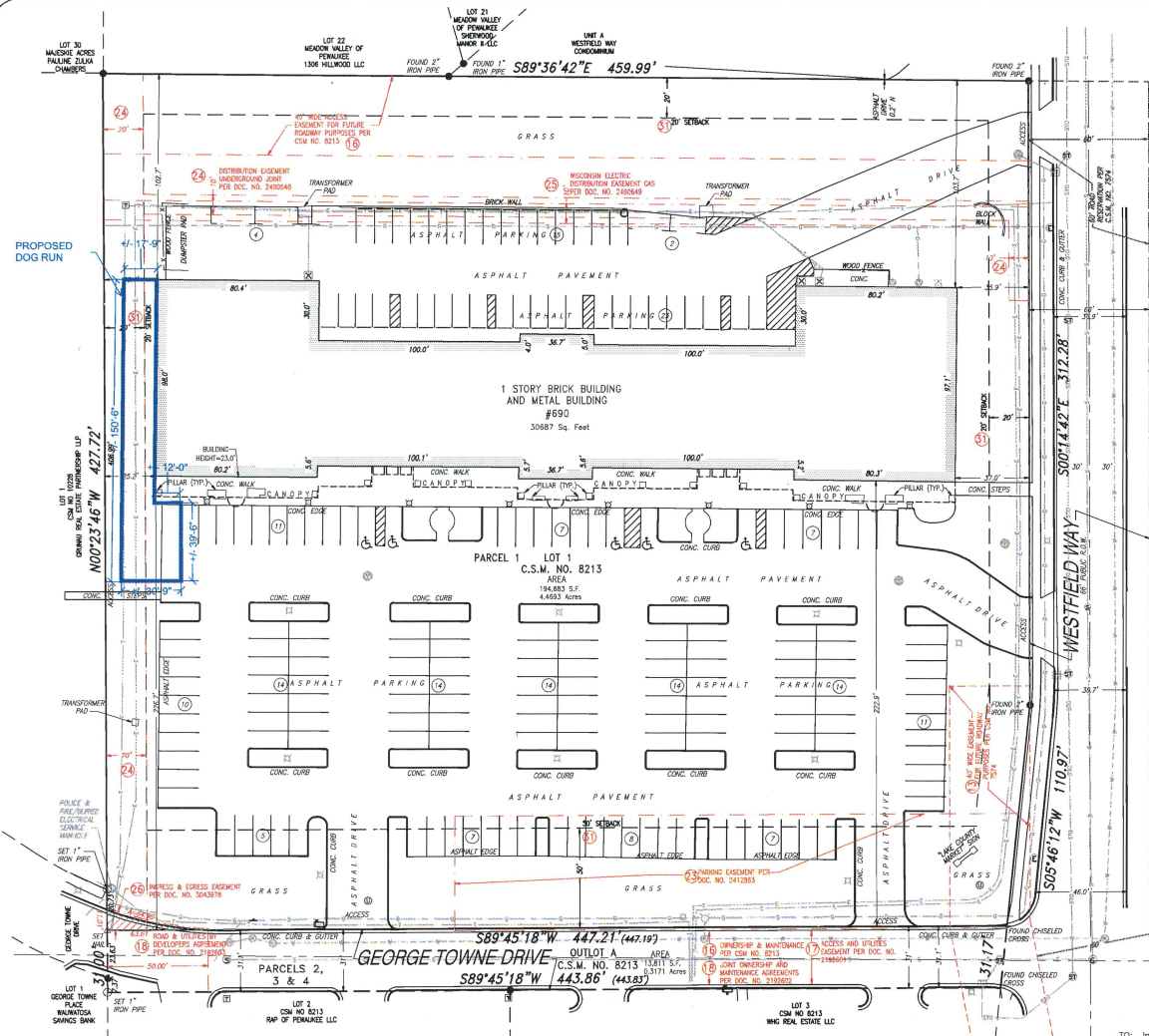
Date of Map: September 28, 2016
Revised: October 4, 2016
Revised: October 28, 2016
Revised: November 1, 2016
Revised: November 7, 2016
Revised: December 1, 2016



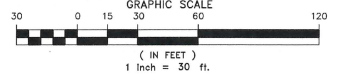
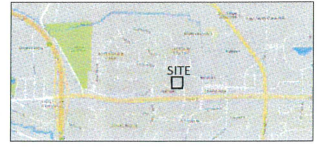
Donald C. Chaput
Professional Land Surveyor
Registration Number 5-1316

CHAPUT LAND SURVEYS, LLC
204 W. WISCONSIN STREET
SHELBYVILLE, WI 53091
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www.chaputlandsurveys.com

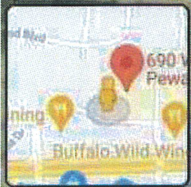
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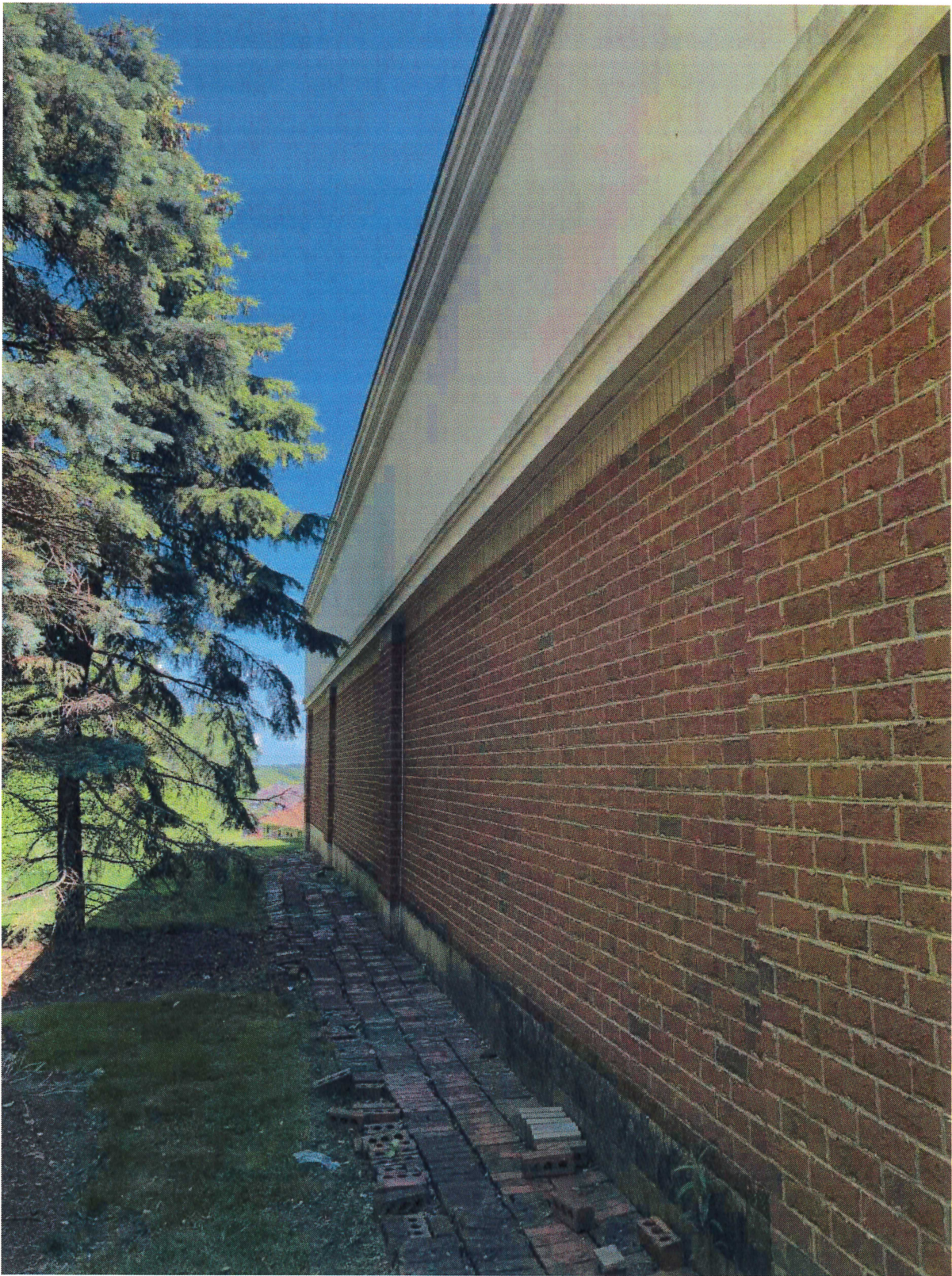
VICINITY MAP



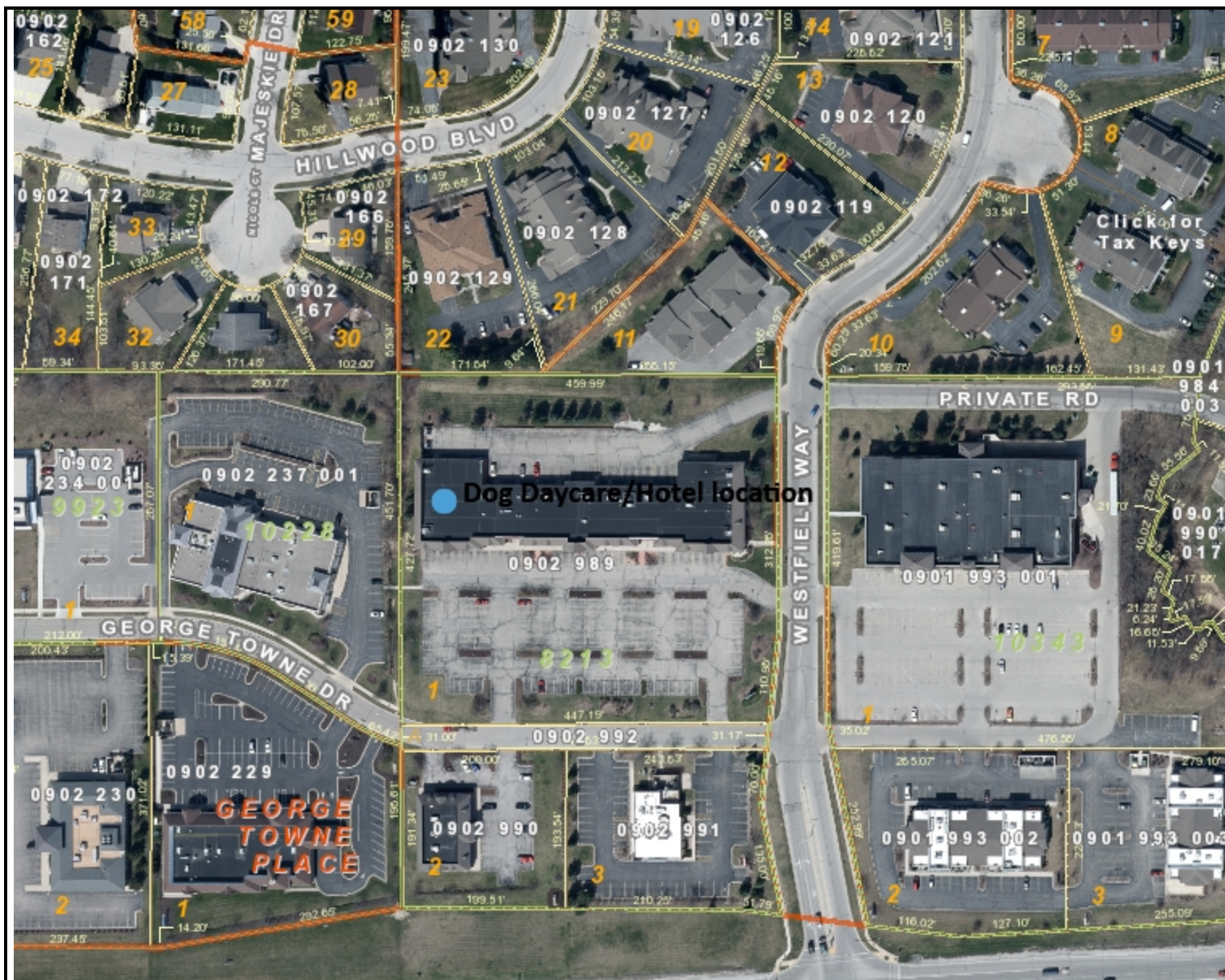
Pewaukee, Wisconsin
Google
Street View







Dog Daycare /Hotel



- Legend**
- Municipal Boundary_2K
 - FacilitySites_2K_Labels
 - Lots_2K**
 - Lot
 - Unit
 - General Common Element
 - Outlot
 - SimultaneousConveyance**
 - Assessor Plat
 - CSM
 - Condominium
 - Subdivision
 - Cartoline_2K**
 - <all other values>
 - EA-Easement_Line
 - PL-DA
 - PL-Extended_Tie_line
 - PL-Meander_Line
 - PL-Note
 - PL-Tie
 - PL-Tie_Line
 - Road Centerlines_2K**
 - Railroad_2K**
 - TaxParcel_2K
 - Waterbodies_2K_Labels**
 - Waterlines_2K_Labels**

0 188.45 Feet

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Notes: 690 Westfield Way

Printed: 6/29/2021



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: July 8, 2021

General Information:

Agenda Item: **6.f.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review and discussion regarding the building height and floor area ratio regulations as set forth in the B-1 Community Business and B-3 Office and Service Business Zoning Districts – Sections

Background/Discussion:

Consistent with guidance from the recently adopted Village of Pewaukee Strategic Plan, and in an effort to minimize unnecessary barriers to business development while still maintaining the high quality and sightly development outcomes the Village strives for, Staff was asked to consider the Floor Area Ratio (FAR) and Building Height restrictions of the B-1 Community Business District and B-3 Office and Service Business District to ensure we aren't constraining quality development unnecessarily.

The Village's standard for Maximum Floor Area Ratio in these districts is 30%.

Maximum Building Height in the B-1 and B-3 Districts is 42 feet.

The Village's standard for Minimum Greenspace in these Districts is 35% (30% possibly, if 150% of required landscape plantings are made a part of the landscaping plan).

A diagram of how these standards inter-relate on a uniform base site plan is included with this report. By that diagram you'll see that minimum parking and minimum open space standards influence the overall outcome in total site use as well.

Floor Area Ratio is calculated as the total square footage of a building (all stories)/the total square footage of a lot (i.e., 12,000 square foot building on a 40,000 square foot lot = 30% FAR).

Examples of how some area communities handle these spatial standards follows:

Village Menomonee Falls:

C-2 Community Business District

Lot coverage ratio. There shall be a maximum of 70 percent coverage of the lot area with impervious surfaces, including but not limited to the building footprint, parking lot, driveways, and sidewalks. A minimum of 30 percent of the lot area shall be greenspace and landscaped in accordance with a plan approved by the architectural control board. The landscape standards section 122-731 shall be used as a minimum requirement. Depending on plan approval jurisdiction, the plan commission, architectural control board, and/or the village board of trustees may require additional landscaping over and above the minimum requirements.

Village Sussex:

B-2 Regional Business District

Lot coverage by buildings, accessory structures, surface parking and loading areas, and driveways shall occupy no more than 75 percent of the lot area. Landscaped open space shall occupy not less than 25 percent of the lot area.

Building height = 45 feet.

City Pewaukee:

B-4 Office District

- (1) No principal building or parts of a principal building shall exceed four (4) stories or 55 feet in height.
- (2) No accessory building shall exceed 18 feet in height.
- (3) The sum total of the floor area of the principal building and all accessory buildings shall not exceed 35 percent of the lot area.

Village Hartland:

B-2 Community Business District

(1) No building or parts of a building shall exceed 45 feet in height.

(2) No individual store or shop shall have a total floor area of less than 450 square feet.

(3) The sum total of the first floor area of all principal and all accessory uses shall not exceed 30 percent of the total lot area.

City Oconomowoc:

General Commercial District

Maximum Lot Coverage 75%.

Maximum Principal Building Height 50 feet.

City Mequon:

B-2 Community Business District and B-3 Office and Service District

Building size/floor area ratio. The building(s) floor area ratio shall not exceed 30 percent.

Open space ratio.

(1) The open space ratio shall not be less than 40 percent except as follows:

- a. Future additions to buildings that were approved by the planning commission prior to August 12, 1994, shall be subject to a 30-percent open space ratio.
- b. Properties which were the subject of planned unit development zoning or

development agreement approval prior to August 12, 1994, shall be subject to the contractual open space ratio approved by the city pursuant to such planned unit development zoning or development agreement.

c. Construction of additional buildings on sites developed prior to August 12, 1994, shall be subject to a 30-percent open space ratio.

d. Proposed redevelopment/reconstruction of sites developed prior to August 12, 1994, shall be subject to the 40 percent open space ratio if the redevelopment razes more than 50 percent of the existing building(s). If the redevelopment does not raze more than 50 percent of the existing building(s), a development shall be subject to a 30-percent open space ratio.

Building height = 42 feet.

Recommendation:

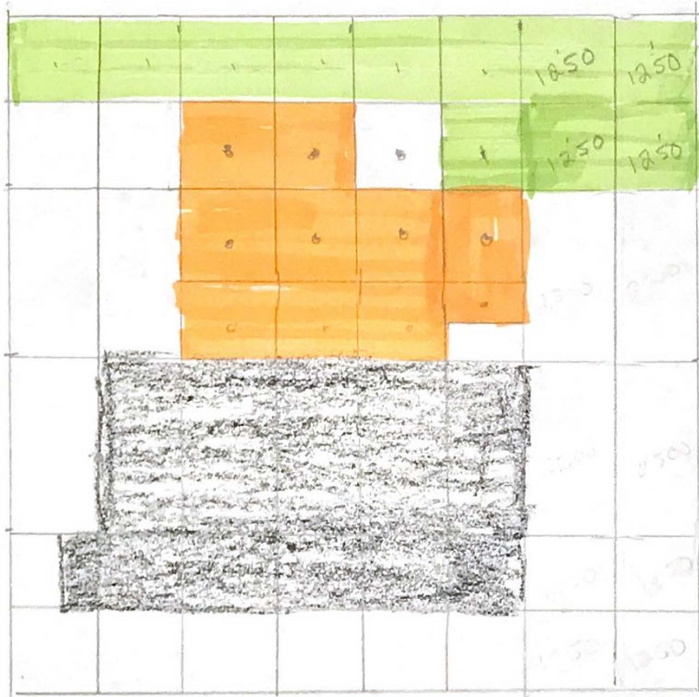
The Planner would support a move toward incorporating the simpler, more straightforward approach of using a maximum impervious area coverage (vs maximum Floor Area Ratio) to compliment our clear intentions as to Minimum Greenspace. Proposed language might read:

“Maximum impervious coverage area on a lot shall not exceed 65% with possibility of 70% if the greenspace requirement has been approved for reduction to 30%”.

Further, with respect to building height, the Planner would support establishing the target/maximum number of stories you’d like to allow, above grade, in these Districts and establish the maximum building height to capture this while also allowing for gabled roofs as called for in the Design Standards of the Code. This might read, for instance:

“Maximum principal building height not to exceed 3-floors/stories above grade and not to exceed 52* feet”. **52 is the max height established in the recently adopted Elderly Housing Overlay District.*

40,000 sq ft lot



$40,000 \times 35\%$ min open space = 14,000

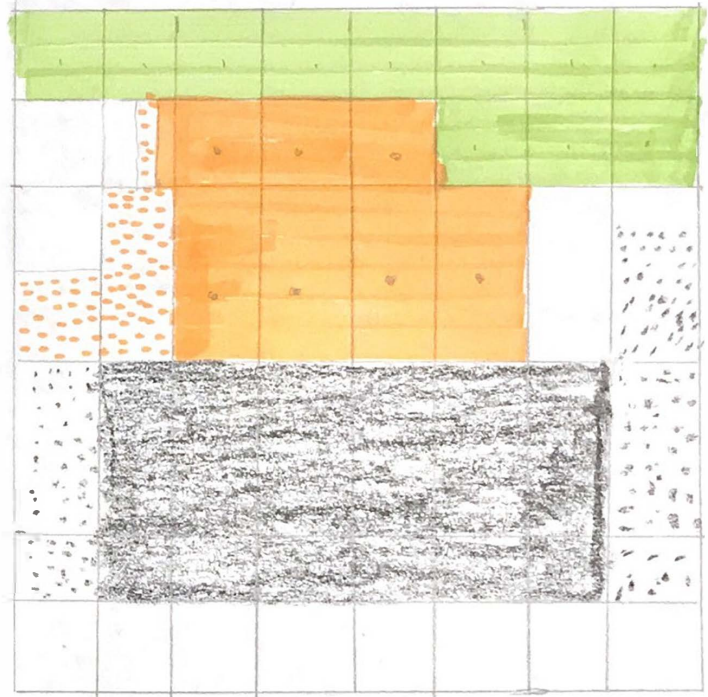
$40,000 \times 30\%$ max Floor Area Ratio = 12,000

(total bldg sq ft ÷ total lot sq ft)

$12,000 \div 200 = 60$ stalls ($9,720 \text{ sq ft} \times 2 = 19,440 \text{ sq ft}$ pavement)

↓
driveways/lanes

40,000 sq ft lot



$40,000 \times 35\%$ min open space = 14,000

$40,000 \times 35\%$ max FAR = 14,000

$14,000 \div 200 = 70$ stalls ($11,340 \text{ sq ft} \times 2 = 22,680 \text{ sq ft}$ paving)

@ 45% max FAR = 18,000

$18,000 \div 200 = 90 \times 162 = (14,580 \times 2 = 29,160 \text{ sq ft})$

↓
driveways/lanes