



PLAN COMMISSION AGENDA

August 12, 2021 – 7:00 pm

Village Hall
235 Hickory Street, Pewaukee, WI 53072

1. Call to Order and Roll Call
2. Public Hearings.
 - a. On the conditional use grant request of applicant Caven Boggess to have a food truck parked and selling food daily, from 11:30 a.m. to 9 p.m., from April 1 through October 31 annually at Netties Irish Pub – 733 W. Wisconsin Avenue. The property owner is Kevin O Kleczka. The property is Zoned B-1 Community Business District.
 - b. On the conditional use grant request of applicant Supreme Marine & RV in c/o Matt Kreitlow to amend the recently approved conditional use grant for Supreme Marine & RV by adding outdoor storage areas north of the principal building, adding overhead doors on the east building elevation, expanding the retail sales floor area, and adding a salt storage bin north of the building at 1045 Hickory Street. The property owner is RTE Corp... The property is Zoned B-5 Light Industrial 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 – July 8, 2021
5. Old Business
 - a. 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 and possible action on a conditional use grant application to have a food truck parked and selling food daily, from 11:30 a.m. to 9 p.m., from April 1 through October 31 annually at Netties Irish Pub – 733 W. Wisconsin Avenue. The applicant is Caven Boggess. The property owner is Kevin O Kleczka. The property is Zoned B-1 Community Business District.
 - b. Review and possible action on a conditional use grant application to amend the recently approved conditional use grant for Supreme Marine & RV by adding outdoor storage areas

north of the principal building, adding overhead doors on the east building elevation, expanding the retail sales floor area, and adding a salt storage bin north of the building at 1045 Hickory Street. The property owner is RTE Corp., and the applicant is Supreme Marine & RV in C/o Matt Kreitlow. The property is Zoned B-5 Light Industrial District.

- c. Review, discussion and consultation on a possible Land Use Plan Amendment (from existing Community Commercial to proposed Multi-Family Residential) and rezoning (from existing B-1 Community Business District to proposed R-M Multi-Family Residential) for a 3.63 acre parcel located at the northeast corner of Ryan Street and Quinlan Drive. The applicant is Sterling Investment Funds, LLC in c/o Marcus B. Felker. The property owner is Heise Mantsch Development LLC.
- d. Review, discussion and possible recommendation to the Village Board to modify the maximum permitted building height (i.e. Sections 40.253 and 40.283) and maximum permitted floor area ratio (i.e. Sections 40.252 and 40.282) regulations as set forth in the B-1 Community Business and B-3 Office and Service Business Zoning Districts respectively. 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: August 6, 2021

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: July 12, 2021

General Information:

Agenda Item: 5.a.

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: August 12, 2021

General Information:

Agenda Item: 6.a.

Applicant:

Caven Boggess dba Nettie's Irish Pub

Status of Applicant:

Business proprietor w/ property owner,
Kevin O Kleczka, consent.

Requested Action:

Conditional Use Grant Amendment

Existing Zoning:

B-1 Community Business with some Flood
Fringe Overlay

Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: R-M Multi-family Residential
with some Flood Fringe overlay
South: R-6 Plex Residential
East: B-1 Community Business
West: B-1 Community Business with some
Flood Fringe Overlay

Lot Size/Project Area:

Approximately 2.68 acres

Location:

733 West Wisconsin Ave.

Discussion:

The applicant requests Planning Commission approval of an amendment to his conditional use grant as would permit the parking and operation of a food truck in parking lot area along side of/ east of the building. Nettie's is approved as a pub and they offer concession type foods at the bar. The scale of their building does not currently allow for a commercial kitchen. The truck does not require electrical or water service to be provided from Nettie's as it has it's own generator and water supply on-board. The food sales/service will be intended for both tavern/rec patrons of Nettie's as well as the general public. No tables, chairs, will be offered at the truck location so visitors will either take the food truck goods to go, or sit on the existing dining deck at Nettie's. Requested days/hours of operation would be daily, from 11:30 a.m. to 9 p.m., from April 1 through October 31, annually. The truck would be licensed, operable and registered at all times. It will not be parked/stored at this site during the off-season. No signage or lighting is proposed to be added to the premises to serve this use.

Recommendation:

The Planner does not object to the applicants use request as submitted and described above subject to the conditions as setforth in the attached Draft Conditional Use Grant Amendment.



Date: June 10, 2021

To: The Village of Pewaukee Planning Commission

Re: Nettie's Irish Pub request for a Conditional Use Grant for Nikos Gyros and other Food Trucks

Nettie's Irish Pub is requesting your approval for a Conditional Use Grant to place Niko's Gyros Food Truck on our property at 733 W. Wisconsin Ave. We are requesting to have the truck on site from April 1 to October 31 each year from 2021 to 2025. Niko's Gyros is a self-contained food truck with its own water and electricity. Niko's Gyros is licensed in the state of Wisconsin and Waukesha County.

We are submitting this request because Nettie's Irish Pub does not have their own kitchen and we are interested in accommodating our patrons as well as others in the community. We feel it would be a great addition for us and the Village of Pewaukee as they have a very good reputation.

We would position the Food Truck in our parking lot on the Southeast side of our building so they would not be in the front of the building, nor would they be on the street or obstructing the view of any.

The operating hours desired is Monday through Saturday from 11:30am – 9:00pm. Niko's Gyros & Nettie's Irish Pub will be staffing the truck together.

We would also like to have this Conditional Use Grant cover other Licensed Food Trucks that we would bring in when Niko's is at certain fairs during the summers.

Again, we feel Niko's would be a great addition to the community and our patrons at Nettie's Irish Pub, so we thank you in advance for your support.

Cordially,



Caven

Caven Boggess

Nettie's Irish Pub

733 W. Wisconsin Ave.

Pewaukee, WI 53072

Ph: 262-720-6597



**Conditional Use Grant
Application Form**

Address/Parcel No. of Property Involved: 733 W. WISCONSIN AVE - PEWAUKEE

Zoning of Property: COMMERCIAL

Current Owner of Property: KEVIN KLECZKA

Applicant - Name: NETTIE'S IRISH PUB - CAVEN BOGESS

Address: 733 W. WISCONSIN AV. - PEWAUKEE, WI 53072

Phone: 262-695-6417 - CAVEN CELL. 262-720-6597

Fax: NA

Email: NETTIESIRISHPUB@GMAIL.COM

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

DESIRE TO BRING FOOD TRUCKS TO OUR PROPERTY

EACH YEAR DURING THE MONTHS OF APRIL THRU

OCTOBER BEGINNING IN 2021 THRU 2025 AND THEN

REVISIT. ONE LICENSED FOOD TRUCK WOULD BE ON

PROPERTY 1 DAY/WR APRIL THROUGH OCTOBER 31 OPERATING

FROM 11:30 AM TO 9:00PM. THIS WOULD BE NIKO'S BYRDS (SEE ATTACHE
OTHER TRUCK ON SPECIAL OCCASSIONS THROUGHOUT THE YEAR.

Provide detailed information with your application that addresses the following:

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

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

Signature of Property Owner as listed on this Application:

_____

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

Signature of Applicant (if different than Owner):



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

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

**CONDITIONAL USE GRANT AMENDMENT
(Seasonal food truck in parking lot)**

Before the Planning Commission of the Village of Pewaukee, Waukesha County, Wisconsin, in regard to Premises located at 733 West Wisconsin Ave in the Village of Pewaukee, Waukesha County, State of Wisconsin, and as further defined as follows:

PWV 0894997

PT NW1/4 SEC 8 T7N R19E COM N1/4 POST W 150.56 FT THE BGN W 283.47 FT S28°07'W 400.88 FT S61°52'E 250 FT N28°07'E 534.41 FT TO BGN DOC# 3612489 EX DOC# 3803189.

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pewaukee, pursuant to State Statues, provide that the premises may not be used of right for the purpose hereinafter described but that upon petition such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinance; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the Village of Pewaukee having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, **IT IS GRANTED**, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of parking and operation of the a food truck in the side section of the parking lot on the property.

GRANTED by action of the Planning Commission of the Village of Pewaukee this 12th day of August, 2021.

Village Planning Commission Secretary
Cassandra Smith, Village Clerk

Planning Commission Chairperson
Jeffrey Knutson, Village President

Original filed at the Pewaukee Village Hall.

The **CONDITIONS** of this Grant are:

1. This grant shall become effective upon the execution and recording by the owners and operators 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 Planning Commission approval noted above.
3. This grant is subject to amendment and termination in accordance with the provisions 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. 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.
6. This grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
7. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.

8. Conditions on the Operations:

- a. Days/hours of operation: Monday through Saturday from 11:30am - 9:00pm, from April 1 through October 31 of each year;
- b. The truck is intended by the applicant and approved for use by patrons at the Nettie's Irish Pub on-site and/or the general public.
- c. There may never be more than one food truck present at this site.
- d. No lighting and/or signage is proposed or approved in support of this food truck use.
- e. No food truck may be parked or stored outdoors at this site during the months November - March.
- f. The truck shall be parked on the pavement and not occupy more than 2 parking stalls in the parking lot.
- g. There are no tables, chairs, trash bins, fencing, porta-jons,... proposed or approved to be added to the site as a part of this food truck use;
- c. The truck shall not require the provision of utilities such as electric, water and/or sanitary, gas,... rather these services, to the extent needed, shall be provided on-board the truck itself;
- d. Any substantiated material adverse impacts upon surrounding properties resulting from this use (including, though not necessarily limited to noise, loitering, odor, traffic, parking, litter, lighting ...) shall be the responsibility of the owner to correct immediately upon notice from the Village and failure to do so may result in action toward revocation of this conditional use grant or portions thereof;

9. Conditions on the food truck:

- a. The truck/operator shall at all times have current Waukesha County and/or Wisconsin State licensure to operate and prepare/sell their products for consumption in/from this vehicle;
- b. The truck shall at all times be licensed and operable.

10. **Conditions on the site:**

- a. Street access (number, location, design): Per Existing Condition.
- b. Off-Street Parking (location and design including screening thereof): Per Existing Condition.

DRAFT

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: August 12, 2021

General Information:

Agenda Item: **6.b.**

Applicant:	Supreme Marine & RV in C/o Matt Kreitlow
Property Owner:	RTE Corporation
Requested Action:	Conditional Use Grant amendment.
Existing Zoning:	B-5 Light Industrial District
Surrounding Zoning/Land Use:	North: Railroad tracks South: B-5 Light Industrial District East: B-5 Light Industrial District West: B-5 Light Industrial District
Existing Master Plan Classification:	Industrial-Business Park
Lot Size:	10.07 acres
Location:	1045 Hickory St.

Discussion:

The applicant recently received Conditional Use Grant approval to utilize this site/building for indoor parking, storage, sales, and service of boats, RV's, boat trailers and related accessories.

At that time, he was proposing to use just 4,000 square feet of the building interior for the sales/retail function of the business use. He now requests approval to utilize 15,000 – 20,000 square feet for this function.

In certain locations along the north side of this existing building (which backs up to the railroad right-of-way), the applicant would also like to add a 30' x 30' salt storage bin and some general outdoor storage areas.

On the east side of the building the applicant now proposes to add two overhead doors (16' wide x 16' tall).

This use occupancy (cumulatively) is limited to 70,000 square feet (i.e. approximately the east 1/3 of the building).

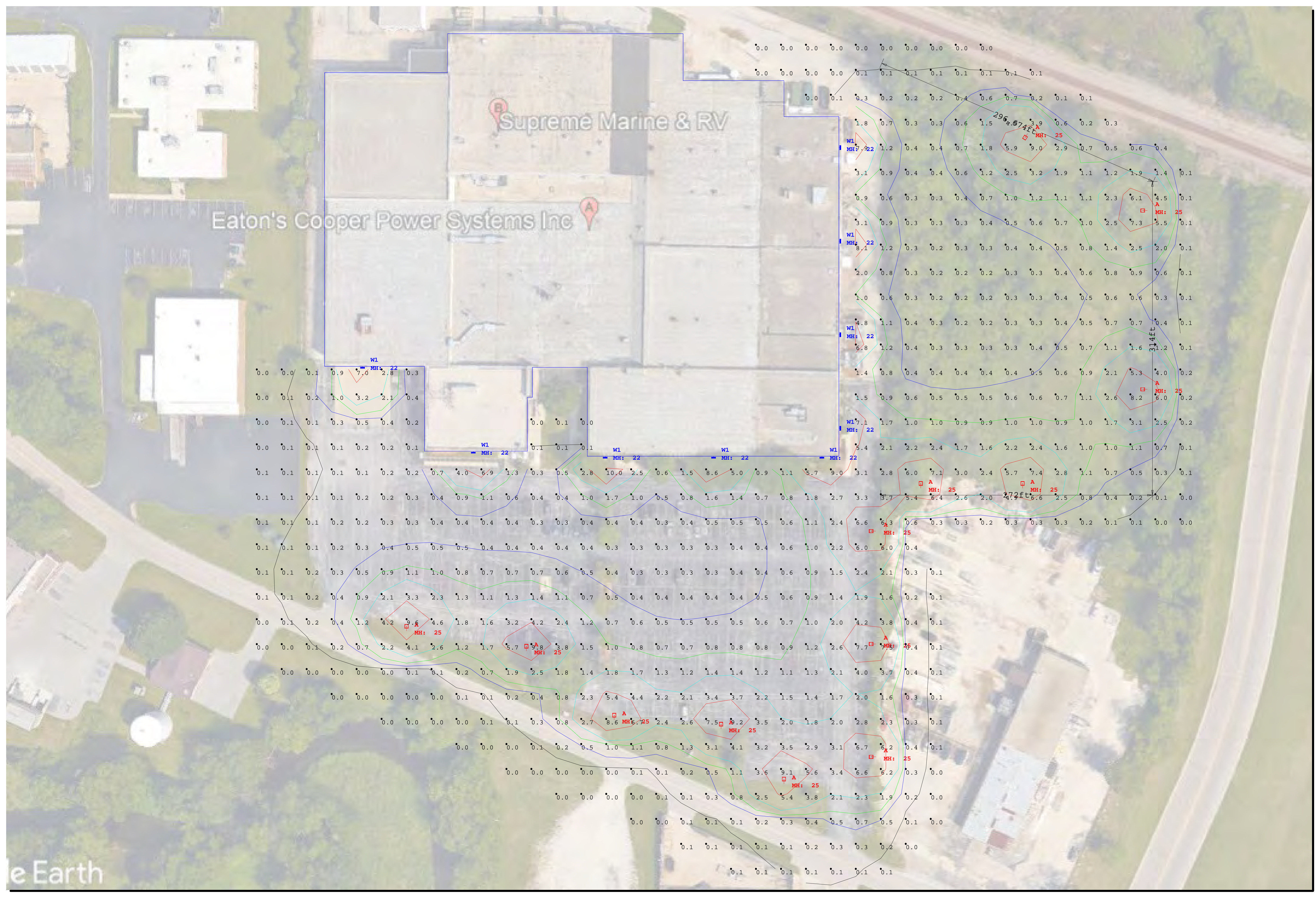
An exterior lighting plan has been submitted that does comply with the requirement for zero footcandles on the ground at the lot line in the dispersion plan. The actual fixture type to be used will need to be provided for review and approval as to cut-off design/placement as well.

The signage information provided does not require review/approval as it consists of changing the copy

content on existing sign structures with no changes as to quantity, height, area, location and similar.

Recommendation:

The Planner does not raise any particular objections to the amendment as requested but recommends that compliance with all the conditions set forth in the DRAFT Conditional Use Grant Amendment (attached) be made a condition of the approval.



The lighting layout, fixture locations, beam spread, and footcandle contours are provided by the lighting designer. These design parameters and information are based on the information provided by the client. The lighting designer is not responsible for the accuracy of the information provided by the client. The lighting designer is not responsible for the accuracy of the information provided by the client. The lighting designer is not responsible for the accuracy of the information provided by the client.

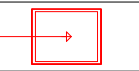

Scale: as noted
Date: 7/20/2021
Filename: Hein RV & Boat.AGI
Drawn By: Andrew Kuehn

Job Name:
RV & Boat
Lighting Layout
Version A

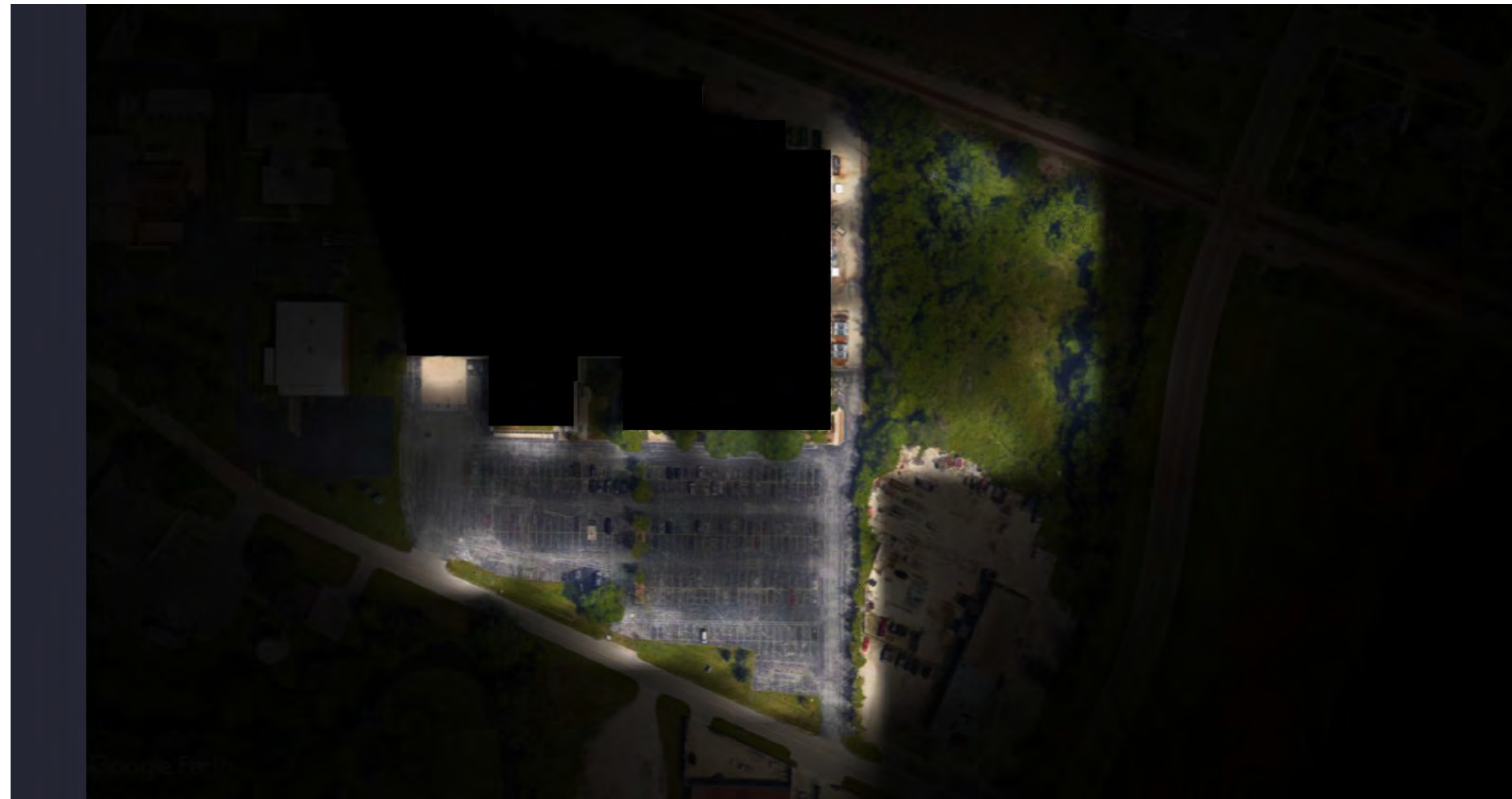
Prepared For:
Hein
Kat Soper



Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Planar_Planar	Illuminance	Fc	1.29	10.0	0.0	N.A.	N.A.	Readings taken at ground	25	25	Normal

Luminaire Schedule											
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts
	13	A	A17-4T300	Single	43356	43356	1.000	Type IV	299.87	299.87	3898.31
	9	W1	W34-150L	Single	14845	14845	1.000	W34-150L	136.4	136.4	1227.6

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A	1108.195	794.735	25	237.529	30
2	W1	920.5	782	22	0	0
3	A	1227.5	719	25	180	30
4	W1	920.5	688.333	22	0	0
5	W1	920.5	594.667	22	0	0
6	W1	443	562.5	22	270	0
7	A	1227.5	540	25	180	30
8	W1	920.5	501	22	0	0
9	W1	554	477.5	22	270	0
10	W1	686	472.5	22	270	0
11	W1	794.5	472.5	22	270	0
12	W1	903	472.5	22	270	0
13	A	1002	442.5	25	90	30
14	A	1104	442.5	25	90	30
15	A	955.5	398	25	180	30
16	A	487	299.5	25	90	30
17	A	955.5	285	25	180	30
18	A	607	279.5	25	90	30
19	A	695	210.5	25	90	30
20	A	802	201.5	25	90	30
21	A	955.5	172	25	180	30
22	A	865	146.5	25	90	30
Total Quantity: 22						



The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

Scale: as noted
 Date: 7/20/2021
 Filename: Hein RV & Boat.AGI
 Drawn By: Andrew Kuehn

Job Name:
 RV & Boat
 Lighting Layout
 Version A

Prepared For:
 Hein
 Kat Stoper



Filename: C:\Users\inside\Sales\Documents\Andrew\AGI\2021\July\Hein RV & Boat.AGI

NOTES:
 * The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

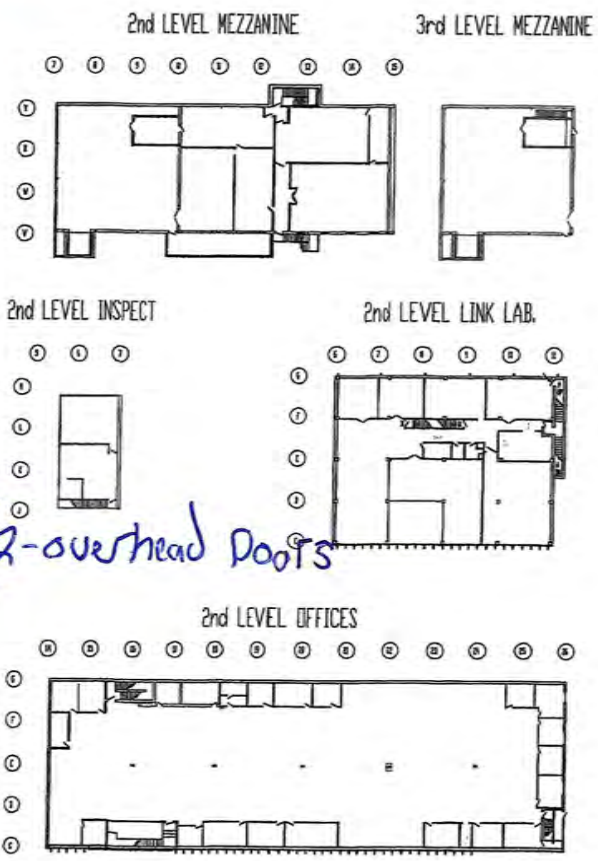
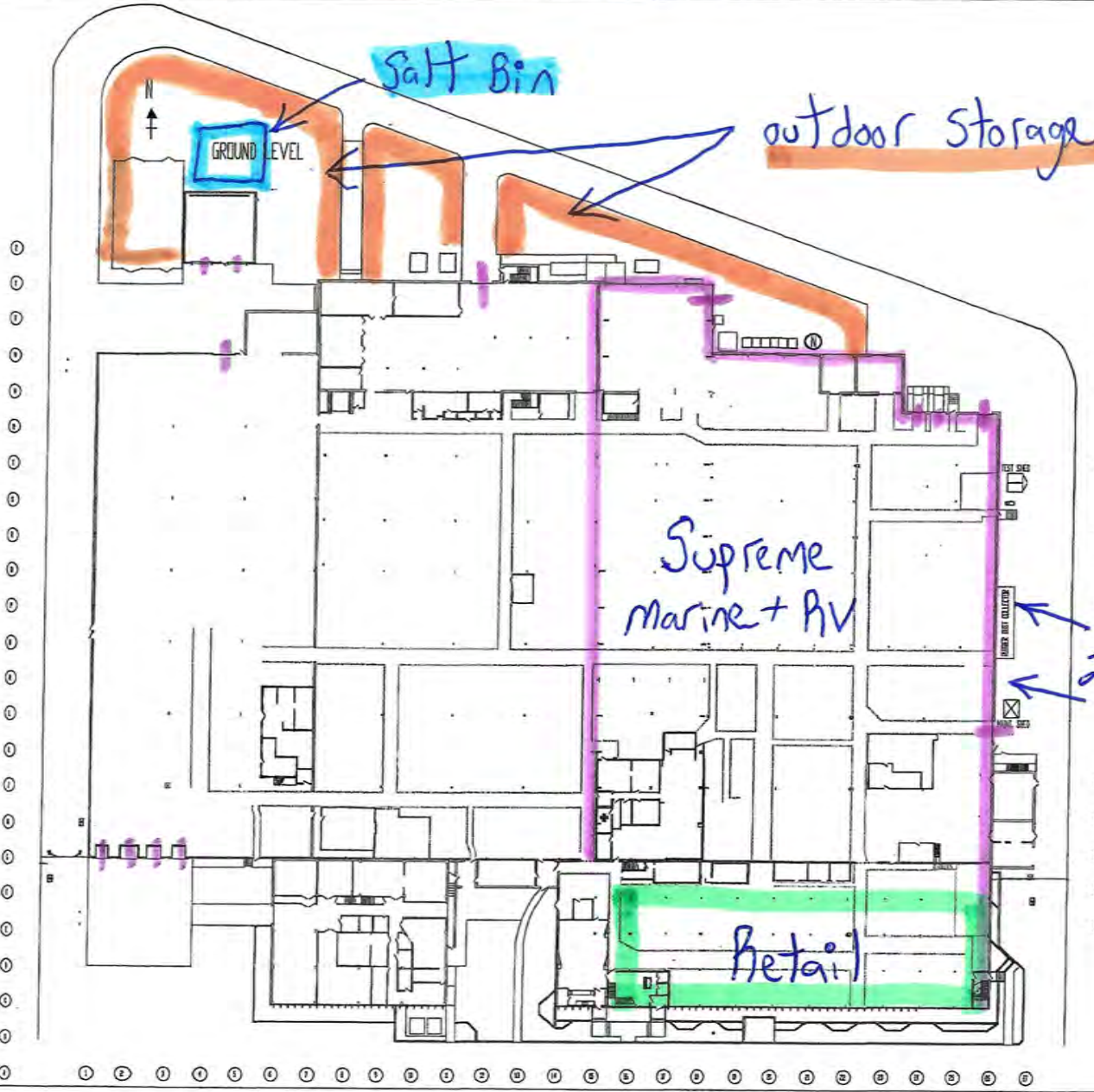
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1045 Hichory st.

North



COOPER Power Systems
 COMPONETS AND PROTECTIVE EQUIPMENT - PEWABEE, WISCONSIN

TITLE: PLANT LAYOUT

SCALE: 3/4" = 1'-0"	NO. 0-100-010
DRAWN: L.A.W.	FILE: P.L.L.A.B.

PROOF A



PROOF B



Customer: Suprem
Colors: As Shown
Sizes: 86" x 46"
212" x 85"

Notes: Covering e:
Proofs are not to s
each other.

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One round of revisio
In your order, any ad
revisions will be bill



- APPROVED
- APPROVED W/ CHANGES
- SEND NEW PROOF

The customer is responsible for the verification of the accuracy of the attached proof any pantone colors, fonts, or sizes, not listed above. By signing this form or replying you are authorizing Modern Ink to proceed with the production of your order.

SIGNATURE _____ DATE _____

This original design and all information contained therein is the property of Modern Ink Signs & Graphics and its use in any way as authorized is expressly forbidden. Artwork remains the property of Modern Ink Signs & Graphics.

Thanks,

Jake Grill
Modern Ink Signs & Graphics
262.548.0055
www.moderninksigns.com

<IMG_2814.JPG>



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Powering Business Worldwide

EATON

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Steve Anderson





0903 107

6534

0903 101 001

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Pond

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966

0903 996 001

0903 996 007

0900
985

0903 996 003

0900
069

0903
996 013

0903 996 004

125.00'

200'

193.00'

55.82'

42.12'

247.96'

759.37'

358.00'
358.00'

282.24'

300.00'

297.66'

739.21'

755'

456.90'

778.90'

4.65'

253.93'

140.00'

185.11'

370.96'

100.02'

356.97'

236.37'

220.00'

226.05'

183.04'

54.45'

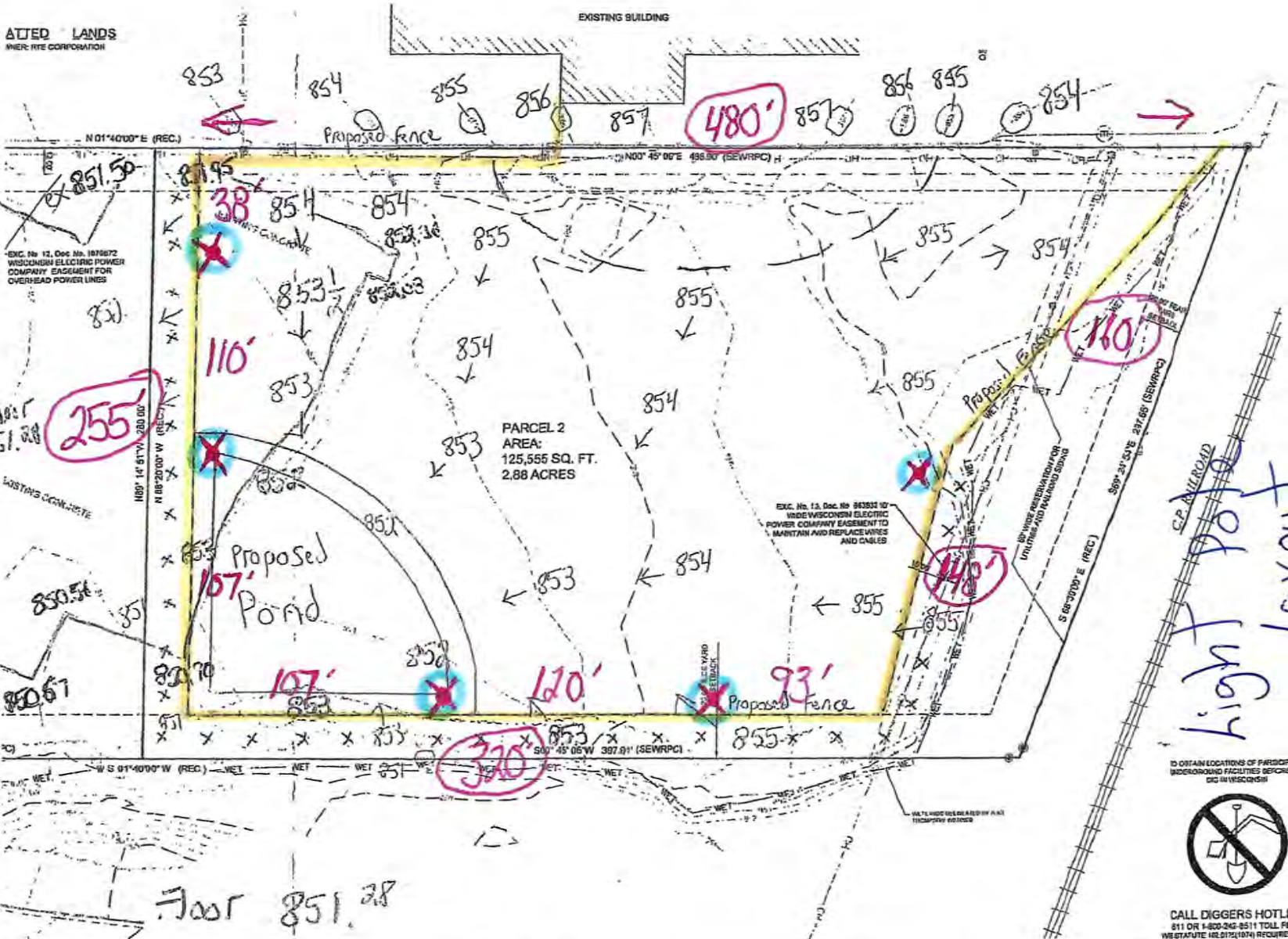
119.04'

ALTERED LANDS
 WHERE: RTE CORPORATION

EXC. No. 12, Doc. No. 1676872
 WISCONSIN ELECTRIC POWER
 COMPANY EASEMENT FOR
 OVERHEAD POWER LINES

EXISTING CONCRETE

agreed by and between Village of Pewaukee and Advance Piped Supply Company, Inc. 4, 1995, in Volume 1114, Page 131, as Document No. 709235.
 a. 709235 ingress and egress easement shall be used for utility and roadway as set forth subject property based on lot description.
 agreement and Easement for Drainage recorded August 11, 1955, in Volume 976 of Deeds, Document No. 421712
 a. description of the three drainage easements document No. 421712 does not affect it.
 b. Declaration and Dedication by the State Highway Commission of Wisconsin of Controlled-Access Highways in Waushara County, Wisconsin recorded September June 856 of Deeds, Page 394, as Document No. 358777
 c. 358777 State Highway Commission of Wisconsin establishes controlled access



PARCEL 2
 AREA:
 125,556 SQ. FT.
 2.88 ACRES

EXC. No. 13, Doc. No. 8638310
 WIDE WISCONSIN ELECTRIC
 POWER COMPANY EASEMENT TO
 MAINTAIN AND REPLACE WIRES
 AND CABLES

TO OBTAIN LOCATIONS OF PARTICIPANT'S
 UNDERGROUND FACILITIES BEFORE YOU
 DIG IN WISCONSIN



CALL DIGGERS HOTLINE
 811 OR 1-800-246-8511 TOLL FREE
 WEATHERS 10/21/2014 REQUIRES 3M
 MARK DAYS NOTICE BEFORE YOU EXCAVATE
 MFLM AREA 1-414-229-1191

NOTE: The location and size of the
 underground structures and utilities shown
 herein have been located to a reasonable
 degree of accuracy, but the Engineer
 and/or Surveyor does not guarantee their
 exact location or the location of others not
 shown. Contact Olgoski Holdings, Inc., Etc

- LEGEND**
- ⊙ IRON PIPS SET
 - EX IRON PIPE
 - ⊖ EX MONUMENT
 - ⊙ EX SANITARY MANHOLE
 - EX WATER MANHOLE
 - ⊖ EX HYDRANT
 - ⊙ EX STORM MANHOLE
 - EX CATCH BASIN ROUND
 - ⊖ EX CATCH BASIN SQUARE
 - ⊙ EX INVERT
 - ⊖ EX ELECTRIC METER
 - ⊙ EX ELECTRIC PENETRAL
 - ⊖ EX AIR CONDITIONER
 - ⊙ EX POWER POLE
 - ⊖ EX CUY WIRE
 - ⊙ EX TELEPHONE PEDestal
 - ⊖ EX GAS METER
 - ⊙ EX GAS VALVE

- SURVEY NOTES**
- 1) DATE OF THE SURVEY FIELD WORK: SEPTEMBER 8, 2020.
 - 2) BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON SHOULD REFER TO THE DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.
 - 3) ALL DIMENSIONS SHOWN ARE IN DECIMAL FEET, US SURVEY UNITS.
 - 4) REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCES TO THE SURVEYOR.
 - 5) UTILITIES HAVE NOT BEEN CERTIFIED, THEREFORE, CONTACT THE UTILITY COMPANY FOR EXACT LOCATION OR REFER TO THE DIGGERS HOTLINE NOTICE SHOWN HEREON.
 - 6) BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
 - 7) NO MEASUREMENTS ARE TO BE ASSUMED UNLESS NOTED.
 - 8) ANY COMMENTS, MODIFICATIONS, ALTERATIONS & REVISIONS TO THIS SURVEY MUST BE BROUGHT TO OUR ATTENTION WITHIN 30 DAYS FROM THE DATE OF

SCALE IN FEET
 0 10 20

RE: BEACHSIDE BOATS

DRAWN BY: J.R.P. CHECKED BY: J.R.S. JOB NUMBER: 20-0216 DATE: SEPT. 22, 2020
 FILE NUMBER: XXXXXXXXXX BOOK NUMBER: PEWAUKEE 163 - PAGE NUMBER: 24
 711 WEST MIDLAND BOULEVARD, WAUKESHA, WISCONSIN 53190
 PHONE # (262) 942-7797 - EMAIL: SURVEY@JAHNKEANDJAHNKE.COM
 WEBSITE: JAHNKEANDJAHNKE.COM

JAHNKE & JAHNKE
 ASSOCIATES, L.L.C.
 ENGINEERS-PLANNERS-SURVEYORS
 ENGINEERING SOLUTIONS SINCE 1964

FOR: KEN KREITLOW

PART OF THE SW 1/4 OF
 SECTION 10, TOWN 7 NORTH, RANGE 19 EAST,
 TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

light pole layout

floor 851.28

CONDITIONAL USE GRANT

To permit the use “indoor and limited outdoor parking, storage, sales, and service of boats, RV’s, boat trailers and related accessories.”

Before the Planning Commission of the Village of Pewaukee, Waukesha County, Wisconsin, regarding the Premises located at 1045 Hickory Street in the Village of Pewaukee, Waukesha County, State of Wisconsin, and further defined as follows:

PWV 0903996001

PT SW1/4 SEC 10 T7N R19E; COM SW1/4 COR; N1°40'E 1254.59 FT TO S R/W OF RR; S68°30'E 247.96 FT THE BGN; S68°30'E 362.24 FT; S1°40'W 778.90 FT; N65°03'W 370.96 FT; N1°40'E 755.17 FT TO BGN :: ALSO COM SW COR; N1°40'E 515.66 FT; N1°40'E 738.93 FT; S68°30'E 247.96 FT; S1°40'W 755.17 FT; N65°03'W 253.93 FT TO BGN :: DOC# 1056503

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pewaukee, pursuant to State Statutes, provide that the premises may not be used of right for purpose hereinafter described but that, upon petition, such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinances; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the Village of Pewaukee having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter stated, that the Premises may be used for the purpose of “indoor and limited outdoor parking, storage, sales, and service of boats, RV’s, boat trailers and related accessories.”

GRANTED by action of the Planning Commission of The Village of Pewaukee on the 12th day of April, 2021 and amended this 12th day of August, 2021.

Village Planning Commission Secretary
Cassandra Smith, Village Clerk

Planning Commission Chairperson
Jeffrey Knutson, Village President

Original filed at the Pewaukee Village Hall.

The **CONDITIONS** of this Grant are:

- a. 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.
- b. 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.
- c. This grant is subject to amendment and termination in accordance with the provision of the Zoning Code of the Village.
- d. 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.
- e. 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.
- f. This Grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
- g. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.
- h. Conditions on the Operations:**
 1. Hours of operation are not specifically limited at this time.
 2. Approved, outdoor parking/storage on this site may only be used only for the boats, vehicles, materials, equipment and supplies used in direct support of the Supreme Marine & RV business operations.
 3. No outdoor business activity, such as but not necessarily limited to boat/vehicle/equipment maintenance and repair for instance, is allowed at this site.
- i. Conditions on the Structures:**
 1. The existing structure shall remain “per existing conditions” in all respects except as provided for in Exhibit “A”, which is attached hereto and made a part hereof by reference, regarding the improvements required to be completed on/to the building prior to the start of use occupancy at this site.
- j. Conditions on the Site:**
 1. The outdoor parking and storage of boats, vehicles, materials, equipment, and supplies used in direct support of the Supreme Marine & RV business operations shall be limited in location to only the areas of the site as depicted and approved on the attached Exhibit “A” site plan;
 2. Exterior lighting shall be in accordance with the plans attached in Exhibit “A” except that all fixtures shall be installed facing directly toward the ground (i.e. no tilting) in order to comply with the provisions of Section 40.448 of the Village Code.
- k. Other:** *(All boxes should be checked as complete by Village Staff prior to releasing the CUG document for signatures and recording.)*
 1. No occupancy of the building or site shall be permitted until the conditional use grant and related land covenant have been fully executed and recorded in the Register of Deeds office.

2. The following items shall be submitted by the applicant for final review and approval by the Village Staff prior to release of the Conditional Use Grant for signatures and recording: *(These documents, once approved, may be incorporated into Exhibit "A" which is attached hereto and made a part hereof by reference, or they shall become a part of the Village's permanent file associated with this CUG)*
 - a. Final principal building materials samples/colors and architectural drawings as to the new overhead doors, salt bin and any other exterior changes to the site or structure;
 - b. Comprehensive building floor plan;
 - c. Site parking and circulation plan description/depiction;
 - d. Dumpster location/screening plan;
 - e. Final location and screening plans for HVAC and utility installations at the site and/or on the building;
 - i. Village Engineer review and approval of any final grading, drainage, stormwater management, erosion control, utilities and similar infrastructure plans in support of the proposed project.
3. Any substantiated, material, adverse impacts 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 a 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 to the extent permitted in accordance with Section 40.154(e) of the Land Development Code.
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. Signage shall be limited to that which can be approved by the Village Staff administratively according to Chapter 70 of the Village Code, and/or use of the existing sign structures located on this site with changes thereto limited to copy content only.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: August 12, 2021

General Information:

Agenda Item: 6.C.

Applicant:

Sterling Investment Funds, LLC in c/o
Marcus B. Felker.

Property Owner:

Heise Mantsch Development LLC.

Requested Action:

Consultative feedback on the possibility of amending the Comprehensive Plan-Land Use Plan Map (from existing Community Commercial to proposed Multi-Family Residential) and rezoning (from existing B-1 Community Business District to proposed R-M Multi-Family Residential).

Current Zoning:

B-1 Community Business

Current Master Plan Classification:

Community Commercial

Surrounding Zoning/Land Use:

North: B-3 Office & Service Business

South: R-6 Plex Residential

East: R-6 Plex Residential and R-M Multi-Family Residential

West: B-1 Community Business

Project Area:

~3.6 acres

Property Location:

Northeast corner of Ryan Street and
Quinlan Drive

Discussion:

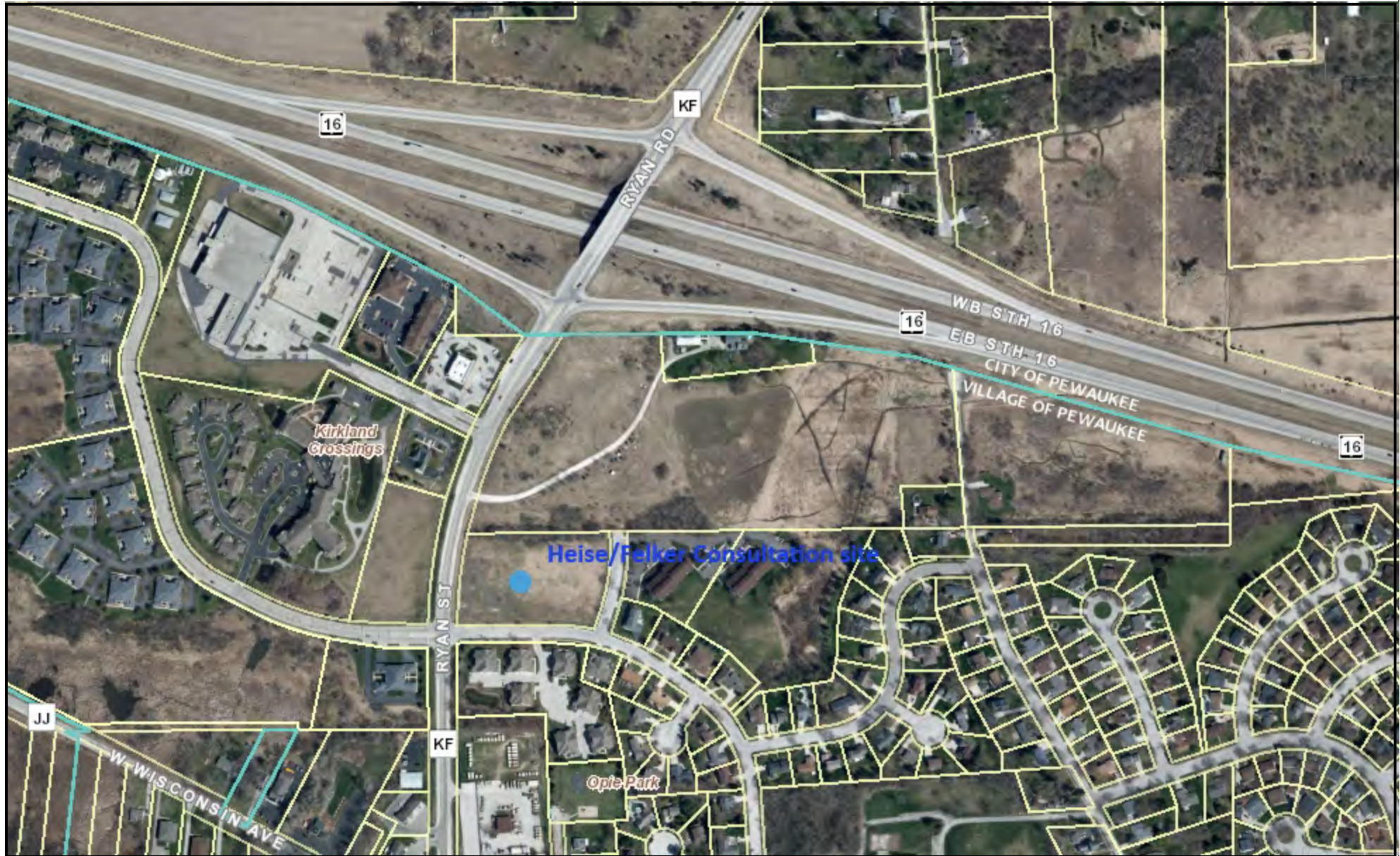
The Village's Multi-Family zoning district permits up to 12 units per acre. The applicant indicates that he'd be targeting a unit count of approximately 40. While this proposed land use and zoning would not be inconsistent with neighboring land uses to the south, east and west, the Village Planning Commission has consistently maintained over the years that this area is not planned/intended for additional multi-family development. Most recent discussions surrounding the update to the Land Use element of the Village's Comprehensive Plan did include some expression of possible willingness to consider multi-family use as a component part of a larger mixed use development plan for this area.

Recommendation:

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



Heise/Felker Consultation GIS Aerial Map View



0 462.34 Feet

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Notes:

Printed: 8/5/2021



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: August 12, 2021

General Information:

Agenda Item: **6.d.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review, discussion and possible recommendation to the Village Board 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.

Material (see below) about the Village's current height and FAR standards, and the approach to these same types of regulation in other area communities, was shared and discussed by the Planning Commission at their meeting of July 8, 2021.

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.

Consensus of the Planning Commissioners at that meeting was to modify B-1 and B-3 Business Districts as follows:

B-1 Community Business District

Sec. 40.252. - ~~Building size/floor area ratio~~ **Maximum Impervious Lot Coverage.**
The ~~building floor area ratio in the B-1 district shall not exceed 30 percent.~~ **Maximum impervious coverage area on a lot in the B-1 District shall not exceed 65% with possibility of up to 70% if the greenspace requirement has been approved for reduction to 30%”.**

Sec. 40.253. - Building height.

The height of any structure in the B-1 district shall not exceed ~~42~~ **52** feet **unless otherwise allowed in accordance with section 40.421.**

B-3 Office and Service Business District

Sec. 40.282. - ~~Building size/floor area ratio.~~ **Maximum Impervious Lot Coverage.**
The ~~building floor area ratio in the B-1 district shall not exceed 30 percent.~~ **Maximum impervious coverage area on a lot in the B-3 District shall not exceed 65% with possibility of up to 70% if the greenspace requirement has been approved for reduction to 30%”.**

Sec. 40.283. - Building height.

The height of any structure in the B-3 district shall not exceed ~~42~~ **52** feet unless otherwise allowed in accordance with section 40.421.

Recommendation:

The Planner supports a move toward incorporating this 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 and building height.