



## PLAN COMMISSION AGENDA

November 9, 2023 – 6:00 pm  
Village Hall  
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/live/dRo3dDrDzf4?si=PIXga9r6bm5bjChq>

1. Call to Order, Roll Call, Pledge of Allegiance, & Moment of Silence.
2. Public Hearings:
  - a. Conditional Use Grant request of applicant Matthew Backhaus, d/b/a Streetworks, to add the accessory use ‘vehicle sales/display’ to his existing automobile service facility use located at 600 Hickory Street. This 1.88-acre, B-5 Light Industrial zoned property, is owned by Road Runner Venture LLC .
  - b. Conditional Use Grant request of Village of Pewaukee, in c/o Christopher Epstein of Ruckert & Mielke, Inc., to add a utility building next door to the existing Well #4 Pump Station building located along College Avenue on the Waukesha County Technical College (WCTC) Campus at 800 Main Street. This IPS Institutional & Public Service zoned campus is owned by WCTC.
3. Citizen Comments: *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
  - a. Regular Plan Commission Meeting – October 12, 2023
5. Old Business. – None.
6. New Business.
  - a. Review, discussion, and possible action on the Conditional Use Grant request of Village of Pewaukee, in c/o Christopher Epstein of Ruckert & Mielke, Inc., to add a utility building next door to the existing Well #4 Pump Station building located along College Avenue on the Waukesha County Technical College (WCTC) Campus at 800 Main Street. This IPS Institutional & Public Service zoned campus is owned by WCTC.
  - b. Review, discussion, and possible action on the Conditional Use Grant request of applicant Matthew Backhaus, d/b/a Streetworks, to add the accessory use ‘vehicle sales/display’ to his existing automobile service facility use located at 600 Hickory Street. This 1.88-acre, B-5 Light Industrial zoned property, is owned by Road Runner Venture LLC
  - c. Review, discussion, and possible action on the Sign Code waiver request of Jim Himmelstein of Signarama Menomonee Falls, to install an oversized wall mounted front

façade sign for tenant Amy Kohl d/b/a We Rock the Spectrum, at 690 Westfield Way-Suite F. This 4.4-acre, B-1 Community Business zoned property is owned by 690 Westfield Way LLC.

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

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: November 3, 2023

**Plan Commission Meeting  
October 12, 2023 – 6:00 pm  
Village Hall**

**235 Hickory Street, Pewaukee, WI 53072**

<https://www.youtube.com/live/XWblgxPCx4?si=YnpkChPsxzNrmshz>

**DRAFT – DRAFT – DRAFT – DRAFT – DRAFT**

**1. Call to Order and Roll Call, Pledge of Allegiance, & Moment of Silence**

President Knutson called the meeting to order at approximately 6:01 p.m.

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

Excused – Comm. Ryan Lange.

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

**2. Public Hearings –**

- a. **Public Hearing on the Conditional Use Grant request of property owner Kirkland Crossings, Inc. to develop a 77- unit Housing for the Elderly building project on the vacant land (approximately 2.4 acres) located at the northwest corner of Ryan Street at Quinlan Drive (PWV 0883993200). This site is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District. – No Comments.**

**3. Citizen comments – None.**

**4. Approval of the Minutes –**

- a. **Regular Plan Commission Meeting – September 14, 2023.  
Comm. Hoff motioned/seconded by Comm. Grabowski to approve the September 14, 2023 Regular Plan Commission minutes as presented.  
Motion carried 5-0. Comm. Mantz abstains.**

**5. Old Business – none.**

**6. New Business**

- a. **Review, discussion, and possible action on the request of applicants/property owners, Jeff and Brenda Wistl, for architectural plan approval to remodel/refinish the exterior of an existing detached accessory building on their .2-acre, B-2 Downtown Business zoned property located at 521 Capitol Drive.**

Planner Censky explained the applicant is seeking to remodel/refinish the exterior of an existing detached accessory building on the property. The footprint of the building will not change; however, there is an awning feature proposed to be added along the south elevation. The applicant – Jeff Wistl provided a sample of the building material and asked if he would need to come back to a meeting when he remodels the house on the property. Censky stated that if the finishings match the samples provided, that may not be necessary.

**Village Planner Recommendations:**

1. Applicant to secure all required building, electrical, and similar permits prior to the start of

- any remodel/refinish work on this existing building;
2. Prior to issuance of any permits in support of this project, Village staff to review and confirm that the current legal nonconforming condition as to setback of this building from Sussex Street is not made any more nonconforming by the overhang element depicted on the plan. Such confirmation shall be made a part of the Village's permanent record as to this conditional approval.

**Comm. Belt motioned/seconded by Comm. Grabowski to approve the architectural plans as presented with the Village Planner's recommendations.**

**Motion carried 6-0.**

- b. Review, discussion, and possible action on the Sign Code waiver request of Wayne Palmer of Prodigy Lighting & Sign, to install an oversized wall mounted front façade sign for tenant Groff Insurance d/b/a Allstate, at 690 Westfield Way-Suite B. This 4.4-acre, B-1 Community Business zoned property is owned by 690 Westfield Way LLC.**

Censky explained the applicant is requesting to place a 49 square foot tenant wall sign on the main entry/south facing façade of their tenant space. The maximum is 30 square feet set forth by Code. Comm. Mantz asked what the largest sign the Village has allowed in this district. Censky said Dollar Tree has a 57 square foot sign. President Knutson would like to look into staff approval of similar sign code waivers in the future. Censky reminded Commissioners that this particular building has had Sign Code waivers issued in the past based upon its very long setback from Capitol Drive and even from the intervening private drive by Applebee's. Further, the building has a Westfield Way address but doesn't face Westfield Way.

**Village Planner Recommendation:**

1. Applicant to secure all necessary permits, such as but not limited to Sign Permit, Electrical Permit,... prior to placement/installation at the site.

**Comm. Mantz motioned/seconded by Comm. Hoff to approve the sign code waiver request (based upon the very difficult visibility for businesses in this multi-tenant building) as presented with the Village Planner's recommendation.**

**Motion carried 6-0.**

- c. Review, discussion, and possible action/recommendation to the Village Board on the request of property owner Kirkland Crossings, Inc. for certified survey map approval to combine two lots located at the northwest corner of Ryan Street at Quinlan Drive (PWV's 0883993200 & 0883992), into one. The 11.76-acre lot (i.e., PWV 0883992) is zoned IPS Institutional and Public Service District. The 2.5-acre lot (i.e., PWV 0883993200) is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District.**

Censky explained the existing lots are both owned by Kirkland Crossings. The applicant is seeking to combine the lots, resulting in a single, 14.32-acre lot.

**Village Planner's Recommendations:**

1. Replace the Village Administrator with the Village Clerk as a signatory to the map;
2. Village Engineer review and approval of the CSM as to technical accuracy and closure in the legal description.

**Village Engineer's Modifications:**

1. Addition of street names on location map
2. Including the sanitary sewer and access/utility easement that were created through previously approved CSMs.
3. Addition of a vision easement at Ryan Street and Quinlan Drive.
4. Modification of the signature line in the Village Board certificate for the Village Clerk.

Roberts questioned how the Village can have two separate zoning districts on one lot. Censky clarified that the preexisting lot is already fully developed and operates as one continuous campus under IPS zoning with a Conditional Use Grant. She stated that the new development is being reviewed/considered through Conditional Use Grant Amendment, having being reviewed under and fully located upon, the B-1 Community Business with HEO Housing for the Elderly Overlay zoned portion of the new, combined lot.. Administrator Gosse further clarified that both parcels will be under one common Conditional Use Grant which goes with the land.

**Comm. Grabowski motioned/seconded by Comm. Mantz to recommend to the Village Board the Certified Survey Map with the Planner's and Engineer's recommendations.**

**Motion carried 6-0.**

- d. **Review, discussion, and possible action on the Conditional Use Grant request of property owner Kirkland Crossings, Inc. to develop a 77- unit Housing for the Elderly building project on the vacant land (approximately 2.4 acres) located at the northwest corner of Ryan Street at Quinlan Drive (PWV 0883993200). This site is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District.**

Censky explained the ratio of independent to assisted units is Code compliant with a ratio of 75% independent and 25% assisted. There will be 77 parking spaces under the building and 17 surface stalls. Censky and the applicant feels this is an adequate amount of parking to support the use. The maximum allowed building floor area ratio is 40% and the proposed is 78-79% as to this phase alone. The maximum building height allowed in the HEO District is 52 feet – B-3 District is 55 feet. The proposed height is 54'8" feet as measured along the Ryan Road frontage and 63'8" as measured along the Quinlan Drive frontage. Minimum required parking lot and drive setback from the street right-of-way/front property lines is 25 feet. In the proposed plan they will be compliant along Quinlan Drive and noncompliant along Ryan Road.

**Village Planner Recommendations:**

1. Fire Department review and approval as to the serviceable of this project from a public safety standpoint;
2. Village Engineer review and approval of all grading, drainage, stormwater management, erosion control, street access, and utility plans offered in support of this project prior to issuance of any permit to begin site preparation and/or construction work on this site;
3. Issuance of a Sign Permit(s) prior to placement at the site;
4. Village Staff review and approval of the exterior lighting plans for this site and building, such approved plans to be incorporated into the Conditional Use Grant by exhibit;
5. Village Staff review and approval of HVAC location and screening plans when the locations and fixtures have been settled upon by the developer and prior to placing the HVAC at the site;
6. Village Staff final review and approval of the detailed schedule of building materials and colors, consistent with the renderings offered;
7. Planning Commission to provide express acknowledgement as to any areas where exception from the Code standards is requested and may ultimately be approved;
8. Drafting, full execution, and recording of the Conditional Use Grant and related Land Covenant documents memorializing the terms of any approval granted, prior to issuance of any construction permits in support of this project.
9. **(Added by Censky at the meeting) Certified Survey Map combining the two lots should be recorded in advance of the Conditional Use Grant being finalized.**

Barbeau stated he identified some missing technical information in the Stormwater Management Report and has made the engineer on the project aware of those items.

**Village Engineer Recommendations:**

1. Approval of Civil Engineering drawings shown on Sheets C001, CO01A, C002, C002A, C100, C100A, C200, C200A, C300, C300A and C400 through C404, plotted September 12, 2023;
2. Stormwater management plan dated February 22, 2023 subject to addressing any new information heard at the public hearing and satisfaction of all technical comments provided in the letter to Christopher Carr of The Sigma Group dated October 4, 2023.

**Trustee Roberts motioned/seconded by Comm. Mantz to approve the Conditional Use Grant presented specifically waiving the maximum floor area ratio based on the unified lot, waiving the provision for maximum building height and waiving the parking set back off of Ryan Road; with the Village Planner and Village Engineer's recommendations and adding #9 to the Planner's recommendations.**

**Motion carried 6-0.**

- e. **Review, discussion, and possible action/recommendation to the Village Board on the request of Richard Yezzi, d/b/a Alltrux Holdings, LLC, to amend Section 40.316 of the Village Code to include a limited opportunity, through conditional use, for the use 'medium and heavy-duty truck sales' to be considered for approval in the B-5 Light Industrial zoning district.**

Censky provided the narrowly drafted Code amendment reading as:

*(6.b.) 'Medium-Heavy Duty Truck' sales/display use (not to exceed one (1) outdoor vehicle parking or display space, as a subordinate and accessory use conducted in support of an approved principal conditional use "Automobile service facility". 'Medium-Heavy Duty Truck shall be defined as vehicles 8,000 pounds or greater gross vehicle weight and eligible to be licensed by WDOT as a 'Heavy Truck', excluding motor trucks used as a motor home with a slide-in camper unit (dual-purpose vehicle)*

President Knutson suggested the weight limit be changed to 14,000 pounds.

**Comm. Belt motioned/seconded by Comm. Hoff to recommend to the Village Board to amend Sec. 40.316 Conditional uses specifically (6.b.) as presented by the Village Planner with the weight limit to be changed from 8,000 pounds to 14,000 pounds.**

**Motion carried 6-0.**

**7. Citizen Comments – None.**

**8. Adjournment**

**Trustee Roberts motioned/seconded by Comm. Grabowski to adjourn the October 12, 2023, Regular Plan Commission meeting at approximately 6:56 p.m.**

**Motion carried 6-0.**

Respectfully submitted,

Jenna Peter  
Deputy Clerk/Treasurer

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: November 9, 2023

### General Information:

Agenda Item: **6.a.**

**Applicant:**

Village of Pewaukee in c/o P.E. Chris Epstein w/ Ruekert & - Mielke

**Property Owner:**

Waukesha County Technical College (WCTC)

**Requested Action:**

Site and Building plan approval to add a utility building next door to the existing Well #4 Pump Station building.

**Existing Zoning:**

IPS Institutional and Public Service

**Surrounding Zoning/Land Use:**

North: Pewaukee School District Campus  
South: B-3 Office and Service Business  
East: WCTC campus and S.T.H. 16  
West: City of Pewaukee – single family residential

**Master Plan Classification:**

Institutional

**Location:**

800 Main Street (Southeast area of WCTC Campus close to College Avenue.

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### Discussion:

The Village of Pewaukee proposes to construct a 1,810 square foot accessory building to house necessary filtration equipment needed in support of Well #4 located in an adjacent accessory building. The proposed new 53' x 34', 16' tall building, will be faced in a brick product and will include steel doors and glass block windows.

### Recommendation:

The Planner raises no specific objections to this request as presented but recommends the following conditions be considered for attachment to any approval the Planning Commission may inclined toward granting:

- 1) Final exterior building and door colors to be presented for Village Staff review and approval prior to issuance of the building permit for this project.
- 2) Final landscaping plan, to include at least three pine trees (not less than 6' tall, balled, burlapped

and staked at planting) to be planted along the west/south side/corner of the building within 12 months of completion, such plan being subject to review and approval by Village Staff prior to installation/placement of the plants at this site.

- 3) Final exterior lighting plan to be presented for Village Staff review and approval prior installation of exterior lights in support of the new building.

Village of Pewaukee Plan Commission  
Engineer's Report for November 9, 2023

**Pewaukee Well No. 4 CUG/Site Plan**

**Report**

The Village is proceeding with a building to accommodate a Hydrous Manganese Oxide (HMO) treatment filter to remove radium in the water and provide space for a standby generator. The building size is approximately 1,800 square feet, so it does not trigger the need for storm water management.

**Site Drainage/Grading**

Minimal land will be disturbed to construct the building. Currently storm runoff sheet flows from north to south to the ditch along CTH SS. The proposed building will be set slightly higher than the existing grade. Shallow swales are indicated on the grading plan that direct water around both sides of the building and then south to the existing grade. Silt fence surrounds the entire site for erosion protection. Minor corrections are needed on the plan to indicate proper contour elevations.

**Access**

Access to the site will be via the existing entrance into WCTC and an existing driveway into Well No. 4. The construction of the building does not negatively affect the operation of the WCTC entrance.

**Sanitary Sewer**

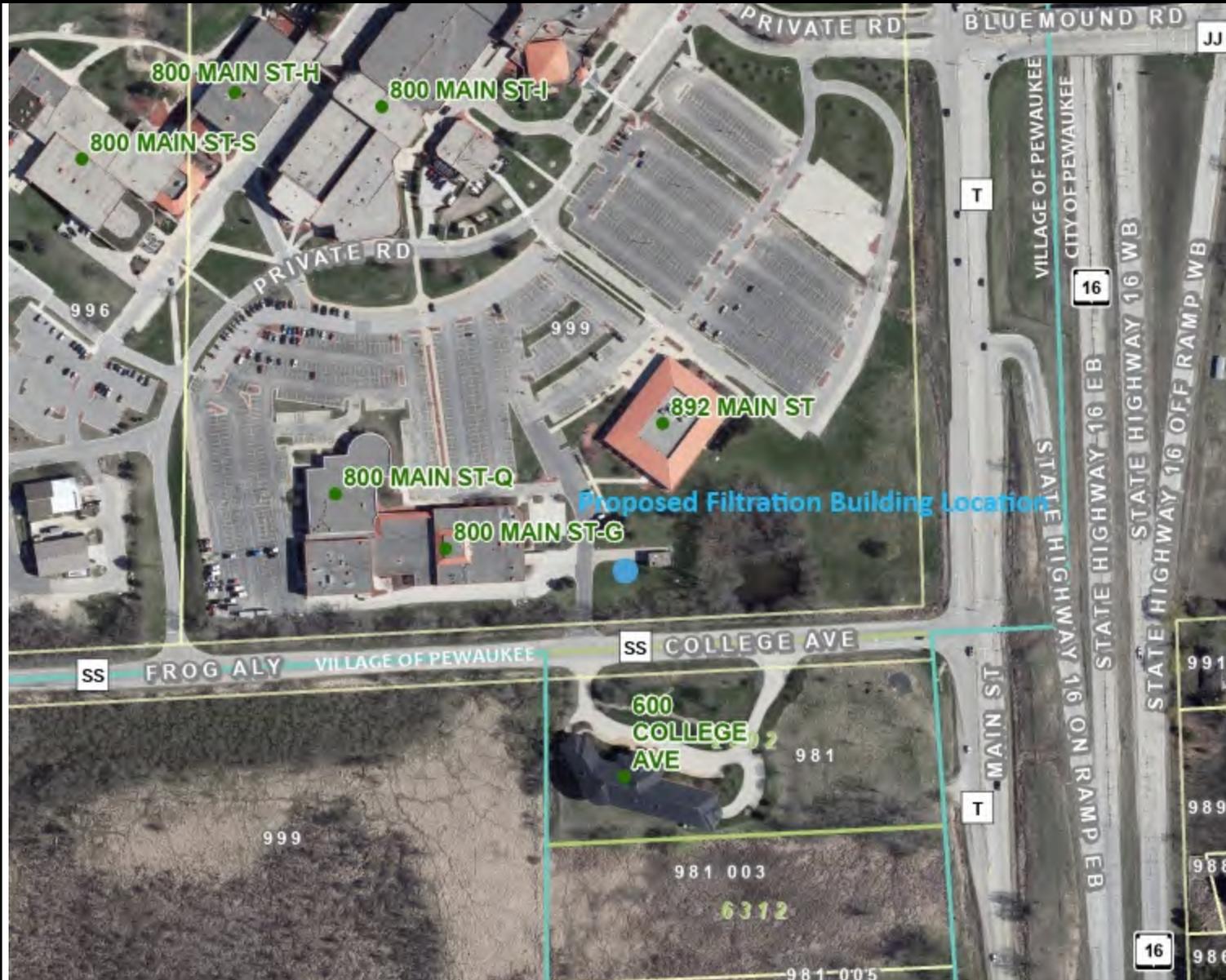
A sanitary sewer pipe will be extended from the manhole along CTH SS, north to the new building. The sewer lateral will have to pass through wetlands that are in the roadside ditch. The engineer should procure any WDNR permits for said work.

**Recommendation**

I recommend approval of the site plan sheet C001, dated October 2023, subject to satisfaction of the following items:

- Correction of the contour line labels south of the proposed building.
- Design engineer procuring the proper permits for construction through the wetlands.
- Provision and acceptance of Sheet C002, which includes details.

Tim Barbeau, P.E., P.L.S.  
Village Consulting Engineer  
October 31, 2023



- Legend**
- Address Points
  - Municipal Boundary\_2K
  - Parcel\_Dimension\_2K
  - Note\_Text\_2K
  - Lots\_2K
    - Lot
    - Unit
    - General Common Element
    - Outlot
  - SimultaneousConveyance
    - Assessor Plat
    - CSM
    - Condominium
    - Subdivision
  - Cartoline\_2K
    - EA-Easement\_Line
    - PL-DA
    - PL-Extended\_Tie\_line
    - PL-Meander\_Line
    - PL-Note
    - PL-Tie
    - PL-Tie\_Line
    - <all other values>
  - Railroad\_2K

0 289.75 Feet

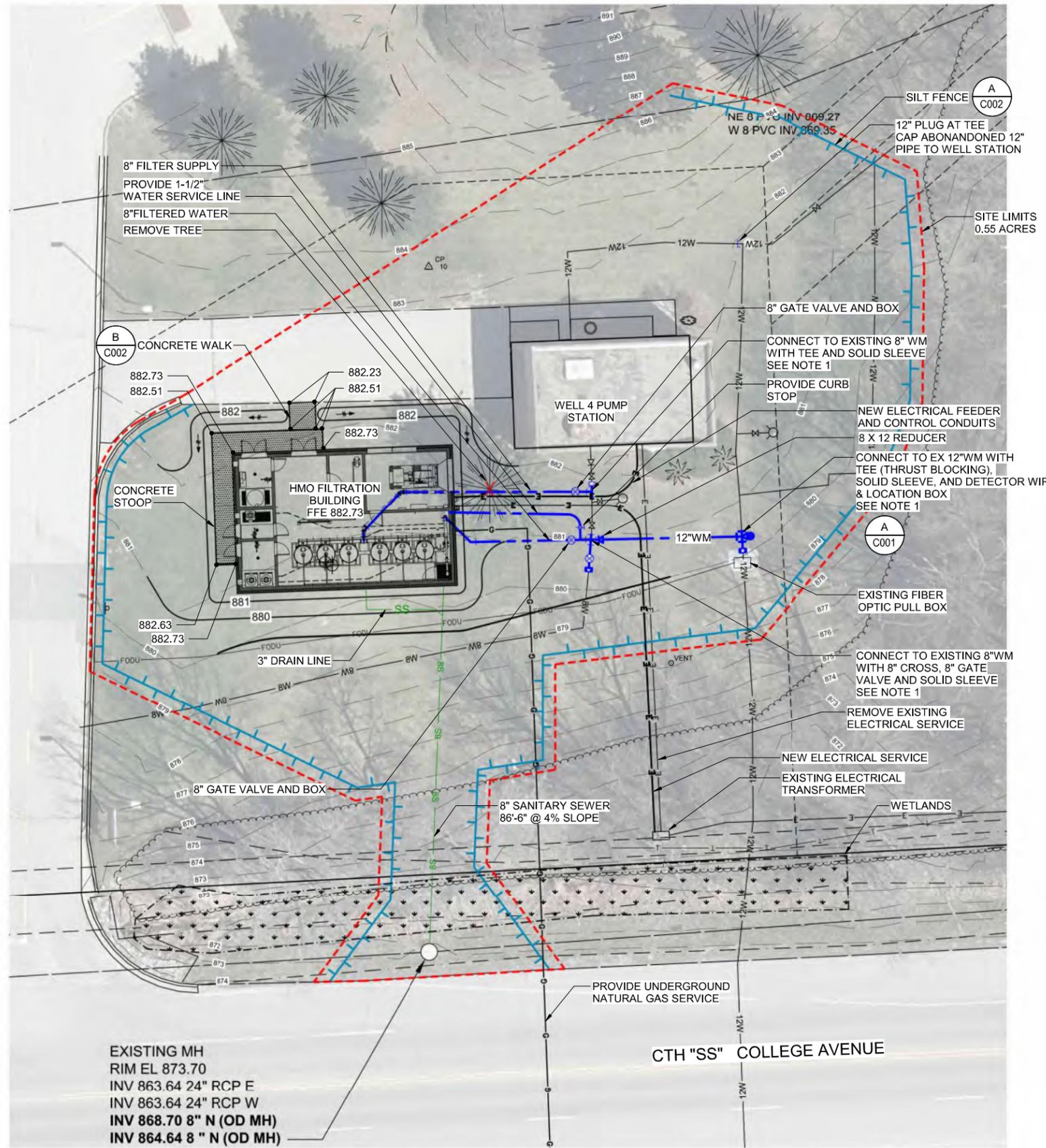
The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, 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: 11/2/2023



Autodesk Docs://Pewaukee Well No. 4 HMO Treatment/Pewaukee Well No. 4 HMO Treatment.rvt  
10/13/2023 1:13:47 PM



EXISTING MH  
RIM EL 873.70  
INV 863.64 24\"/>

**SITE PLAN**  
SCALE: 1" = 15'-0"



NOTE:  
1. FIELD VERIFY LOCATION AND ELEVATION OF CONNECTION.

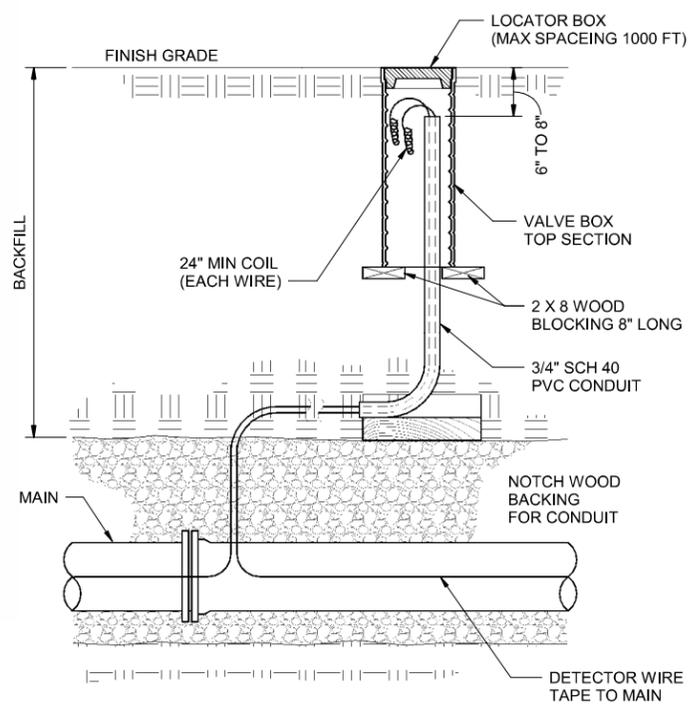
**EROSION CONTROL NOTES:**

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE APPLICABLE DNR TECHNICAL STANDARDS.
- INSPECTIONS OF ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE DONE ONCE PER WEEK AND AFTER EVERY PRECIPITATION EVENT OF 1/2-INCH OR GREATER.
- CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE CONSTRUCTION SEQUENCE, AND FOR MAINTAINING AND REPAIRING EROSION AND SEDIMENT CONTROL DEVICES WITHIN 24 HOURS AFTER AN INSPECTION.
- ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES NOT SHOWN ON THIS PLAN MAY BE NECESSARY AS A RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND PRACTICES OR AS DIRECTED BY OWNER AND/OR ENGINEER.
- CONTRACTOR SHALL SWEEP PAVED AREAS AT THE END OF EACH DAY AND AS DIRECTED BY OWNER OR ENGINEER.
- EROSION AND SEDIMENT CONTROL DEVICES SHALL BE PROPERLY INSTALLED AND MAINTAINED AT THE END OF EACH DAY.
- DEWATERING ACTIVITIES SHALL COMPLY WITH DNR TECHNICAL STANDARD 1061 DEWATERING. CONTRACTOR SHALL UTILIZE SILT BAG(S) AND/OR PROPERLY SIZED SETTLING DEVICES(S). MEASURES EMPLOYED FOR DEWATERING SHALL NOT BE PLACED IN LOCATIONS THAT BLOCK SITE DRAINAGE, OR VEHICLE/PEDESTRIAN TRAFFIC. IF WELLS ARE USED, CONTRACTOR SHALL MONITOR DEWATERING EFFLUENT AND TAKE NECESSARY ACTION TO MAINTAIN CLEAR EFFLUENT. DEWATERING DISCHARGE SHALL BE DIRECTED ONTO GRASS AREAS WHERE POSSIBLE AND NOT IMPACT ADJACENT STRUCTURES, PRIVATE PROPERTY, WETLANDS OR BE DIRECTED TO SANITARY SEWERS.
- AREAS PLANNED TO BE INACTIVE FOR 30 DAYS OR LONGER SHALL BE TEMPORARILY STABILIZED FOLLOWING DNR TECHNICAL STANDARD 1059 SEEDING. THESE AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING INACTIVE.
- AREAS BROUGHT TO FINAL GRADE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS.
- CONTRACTOR SHALL MAINTAIN SITE DRAINAGE AT ALL TIMES DURING CONSTRUCTIONS.
- EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED ONCE THE AREA TRIBUTARY HAS ACHIEVED STABILIZATION. CONTRACTOR SHALL OBTAIN OWNER AND ENGINEER APPROVAL PRIOR TO REMOVING THE MEASURE(S).
- CONTRACTOR SHALL PROVIDE INFORMATION REGARDING ALL FILL AND BORROW SITES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL NECESSARY PERMITS. CONTRACTOR IS SOLELY RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES ON THOSE SITES.

**CONSTRUCTION SEQUENCE:**

- INSTALL EROSION CONTROL MEASURES INCLUDING SILT FENCE, INLET PROTECTION ON EXISTING INLETS, AND ALL OTHER EROSION SEDIMENT CONTROL DEVICES PRIOR TO ANY LAND DISTURBING ACTIVITIES, AS SHOWN ON DRAWINGS.
- CLEAR AND GRUB VEGETATION AND TREES AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.
- BEGIN CONSTRUCTION ACTIVITIES AS SHOWN ON DRAWINGS AND SPECIFICATIONS.
  - INSTALL UTILITIES
  - EXCAVATE AND CONSTRUCT FOOTINGS AND FOUNDATION WALLS
  - GRADE SWALES AND SITE
- INSTALL FINAL VEGETATIVE RESTORATION OF ALL DISTURBED AREAS.
- REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER 80% GROWTH DENSITY HAS OCCURRED IN 100% RESTORATION AREAS. RESTORE DISTURBED AREAS AROUND REMOVED DEVICES AND CLEAN OUT STORM WATER STRUCTURES. CLEAN SITE.

PURSUANT TO WISCONSIN STATUE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURE, CONDUIT, AND PIPES HAS BEEN SHOWN ON THE MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR VARIOUS FACILITIES BY "DIGGERS HOTLINE" (TICKET NO. 20130801566 AND 20130801569) AND SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.



**DETECTOR WIRE & LOCATION BOX**  
NTS



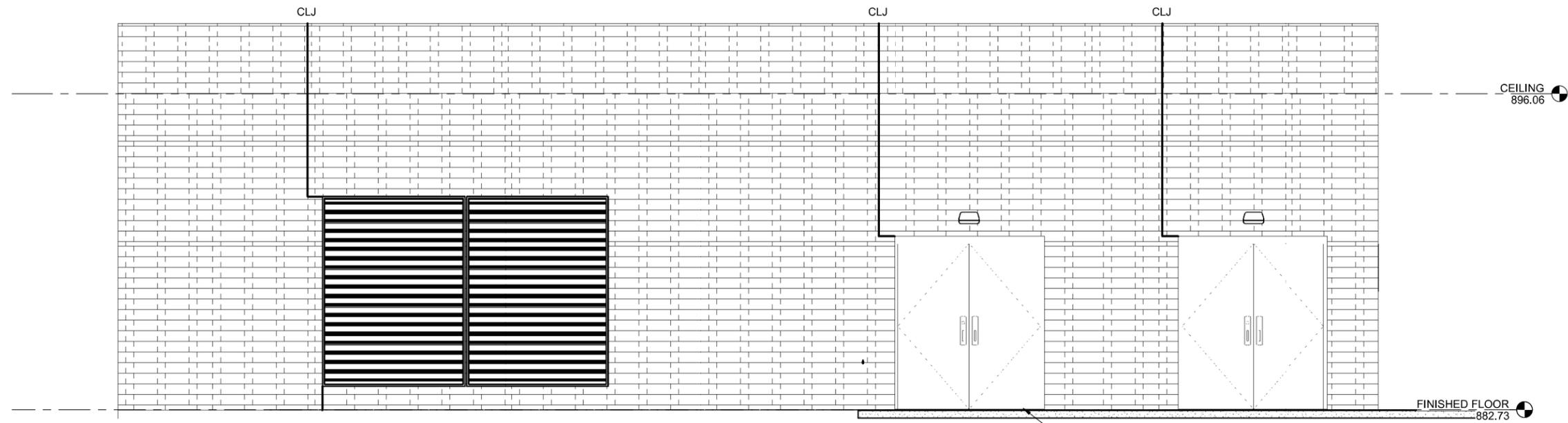
0 1/2" 1" IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT FULL SCALE

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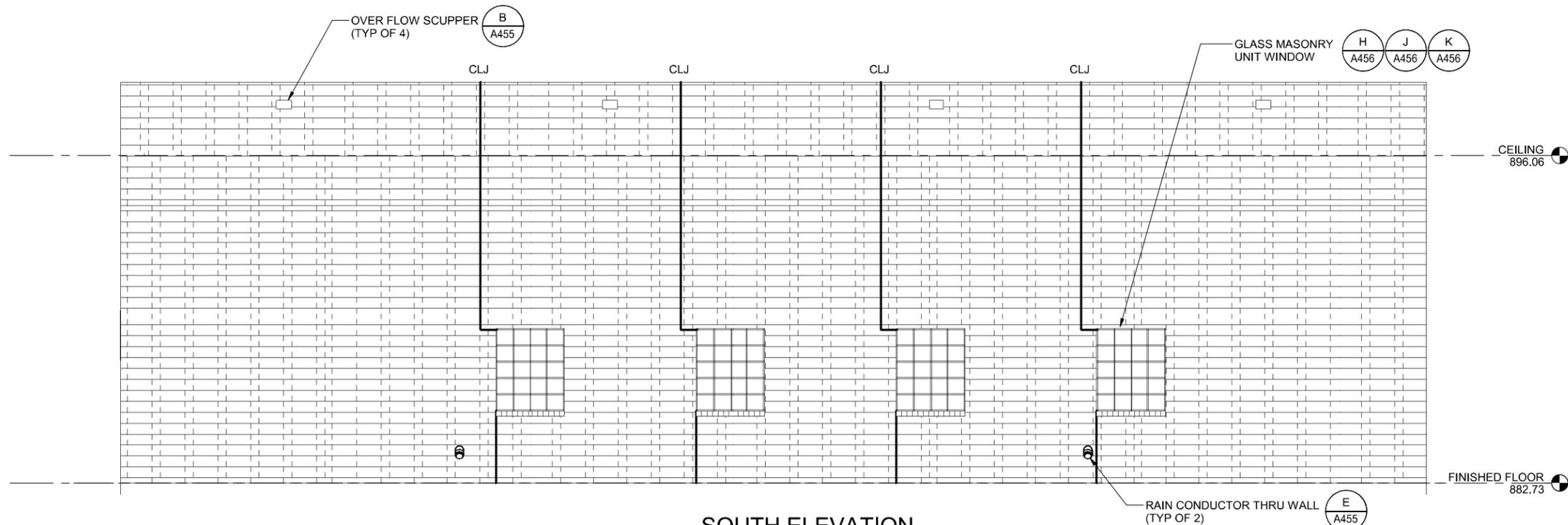
**WELL NO. 4 HMO TREATMENT**  
**SITE PLAN**  
**VILLAGE OF PEWAUKEE**  
**WAUKESHA COUNTY, WISCONSIN**

© COPYRIGHT RUEKERT & MIELKE INC.  
 DESIGN BY: **CLE**  
 DRAFTED BY: **WCB**  
 CHECKED BY: **DJH**  
 DATE: OCTOBER, 2023  
 FILE NO. **8034-10022**  
 DRAWING NO. **4**  
 SHEET NO. **C001**

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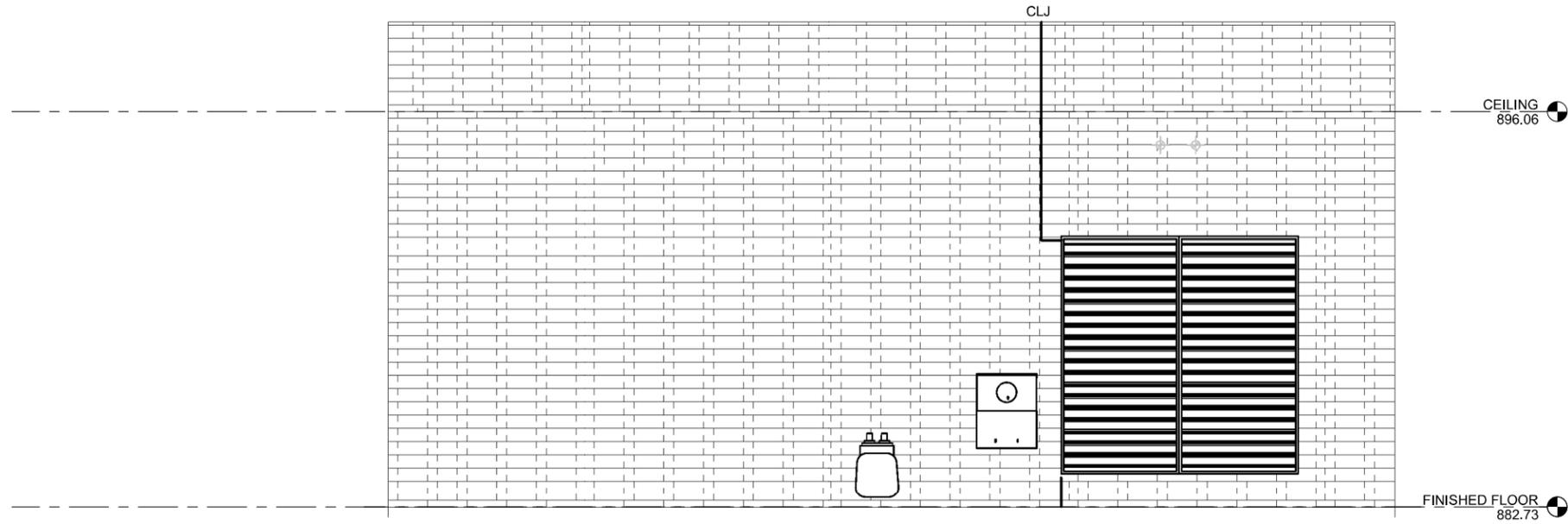
**NORTH ELEVATION**  
SCALE: 3/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 3/8" = 1'-0"

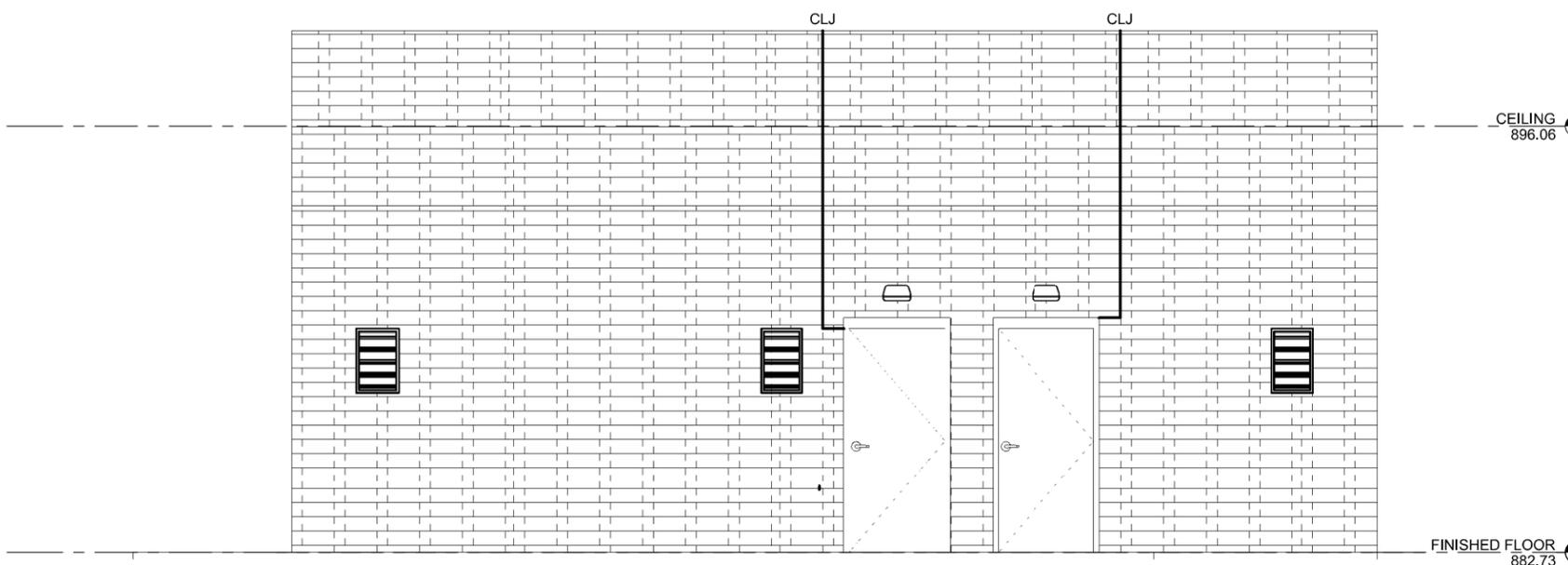


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**EAST ELEVATION**

SCALE: 3/8" = 1'-0"



**WEST ELEVATION**

SCALE: 3/8" = 1'-0"

NO.	REVISIONS
1	
2	
3	
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**Ruekert • Mielke**  
 Waukesha • Kenosha • Madison  
 Global Water Center • Fox Valley  
[www.ruekertmielke.com](http://www.ruekertmielke.com)

WELL NO. 4 HMO TREATMENT  
 FILTER BUILDING ELEVATIONS - 2  
 VILLAGE OF PEWAUKEE  
 WAUKESHA COUNTY, WISCONSIN

© COPYRIGHT  
 RUEKERT & MIELKE INC.

DESIGN BY: **CLE**

DRAFTED BY: **WCB**

CHECKED BY: **DJH**

DATE: OCTOBER, 2023

FILE NO.  
**8034-10022**

DRAWING NO.  
**15**

SHEET NO.  
**A452**



[www.ruekertmielke.com](http://www.ruekertmielke.com)



# CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

<b>Property Address:</b>	
<b>Property Tax Key:</b>	PWV
<b>Zoning of Property:</b>	
<b>Property Owner Name:</b>	
<b>Property Owner Mailing Address:</b>	
<b>Property Owner Phone:</b>	
<b>Property Owner Email:</b>	
<b>Applicant - Name:</b>	
<b>Applicant Mailing Address:</b>	
<b>Applicant - Email:</b>	
<b>Applicant - Phone:</b>	
<b>Description of Request (Please be thorough and attach additional pages if needed)</b>	



**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 your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted [Land Use Plan](#) to ensure a proper understanding of the Village's future vision for the area in question.

\_\_\_\_\_  
**Property Owner Printed Name**

\_\_\_\_\_  
**Signature of Property Owner**

The 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.

\_\_\_\_\_  
**Applicant's Printed Name**

\_\_\_\_\_  
**Signature of Applicant**

Return the completed application forms along with the required attachments, \$100 application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

If you have any questions, please call Village Hall at (262) 691-5660.



# PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), 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 or other expert consultants are retained by the Village in order to complete a proper project review 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 Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. 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.

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

Complete the information below:

<b>Responsible Party Name</b>	
<b>Mailing Address</b>	
<b>City, State and Zip</b>	
<b>Email:</b>	
<b>Phone:</b>	

**ENTER EMAIL TO SEND  
INVOICES:**

---

\_\_\_\_\_  
**Property Owner Printed Name**

\_\_\_\_\_  
**Signature of Property Owner/Date Signed**

\_\_\_\_\_  
**Applicant Printed Name**

\_\_\_\_\_  
**Applicant Signature/Date Signed**

\_\_\_\_\_  
**Village Staff Acceptance – Date**

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: November 9, 2023

### General Information:

Agenda Item: **6.b.**

**Applicant/Property Owner:**

Matt Backhaus d/b/a StreetWorks Exotics  
with consent of underlying property owner  
Road Runner Venture LLC

**Requested Action:**

Conditional Use Grant approval to add the  
accessory use ‘vehicle sales/display’ to his  
existing automobile service facility use.

**Existing Zoning:**

B-5 Light Industrial District

**Proposed Zoning:**

Same

**Surrounding Zoning/Land Use:**

North: Railroad tracks  
South: B-5 Light Industrial use and zoning  
East: B-5 Light Industrial use and zoning  
West: WEPCO transformer substation

**Existing Master Plan Classification:**

Industrial-Business Park

**Proposed Master Plan Classification:**

Same

**Location:**

600 Hickory Street

**Lot Size:**

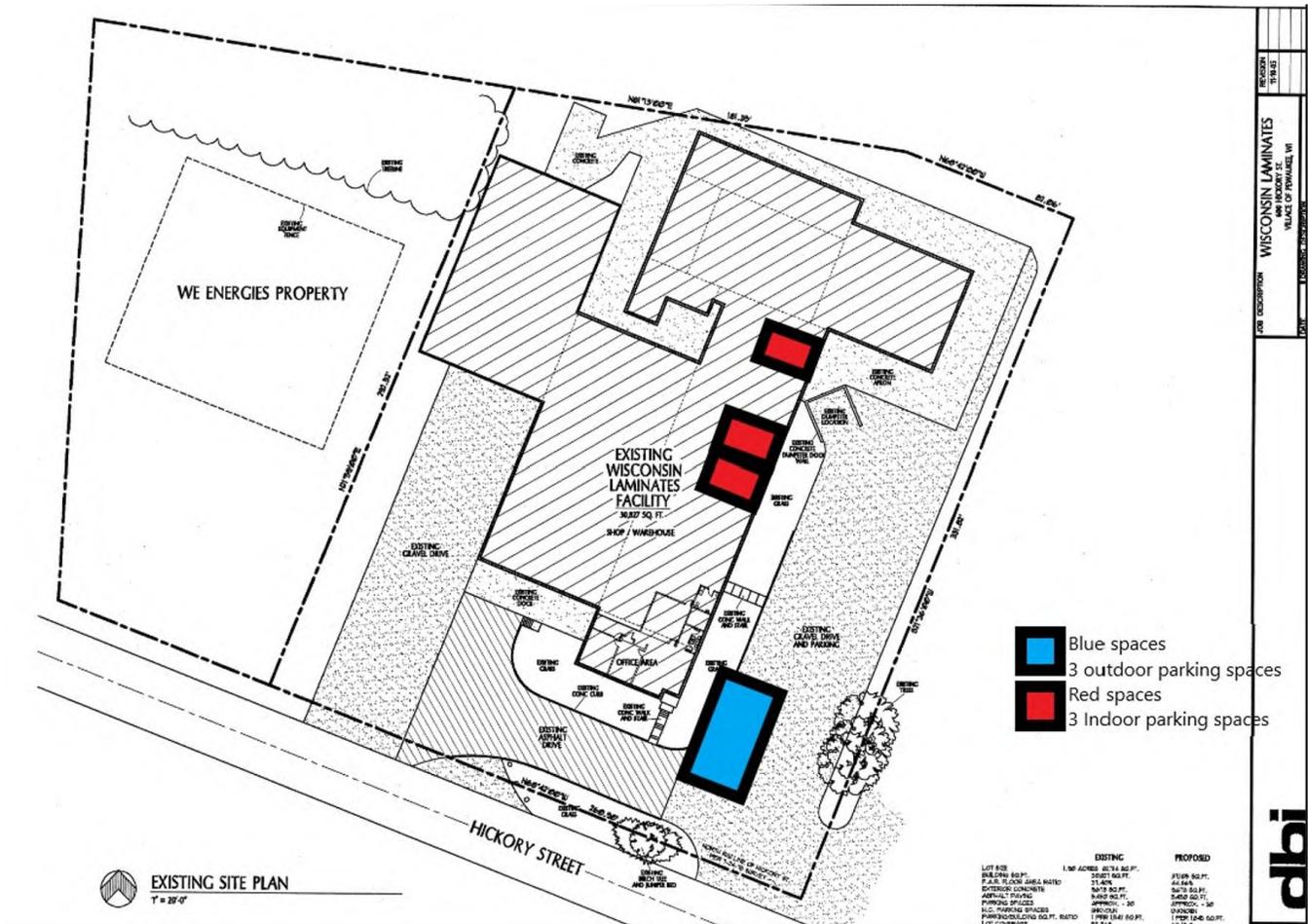
1.88 acres

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### Discussion:

The applicant currently operates an “automobile service” (i.e. StreetWorks Exotics restoration and preservation of classic vehicles including related manufacturing, assembly, and fabrication thereof) “not including new and/or used vehicle sales/display for sale at any time” through Conditional Use Grant approval. They are requesting to add vehicle sales and display use at this site as well, as an accessory use, subordinate and incidental to the existing principal use restoration and preservation of classic vehicles including related manufacturing, assembly, and fabrication. This limited vehicle sales and display use was recently added as a prospective conditional use that may be considered for approval in the B-5 Light Industrial District.

The applicant depicts on the site plan, and describes in his application, the location of three spaces inside of the existing building, and three spaces in the existing parking lot outdoors, where up to three vehicles that are for sale may be parked/displayed at any given time.



This request is in compliance with the limitations set forth in the Code which provides that ‘Regular Automobile’, ‘Light Truck’, and ‘Motorcycle’ sales/display use (not to exceed up to three (3) outdoor vehicle display spaces and/or up to three (3) indoor vehicle display spaces), may be permitted as a subordinate and accessory use conducted in support of an approved principal conditional use “Automobile service facility”.

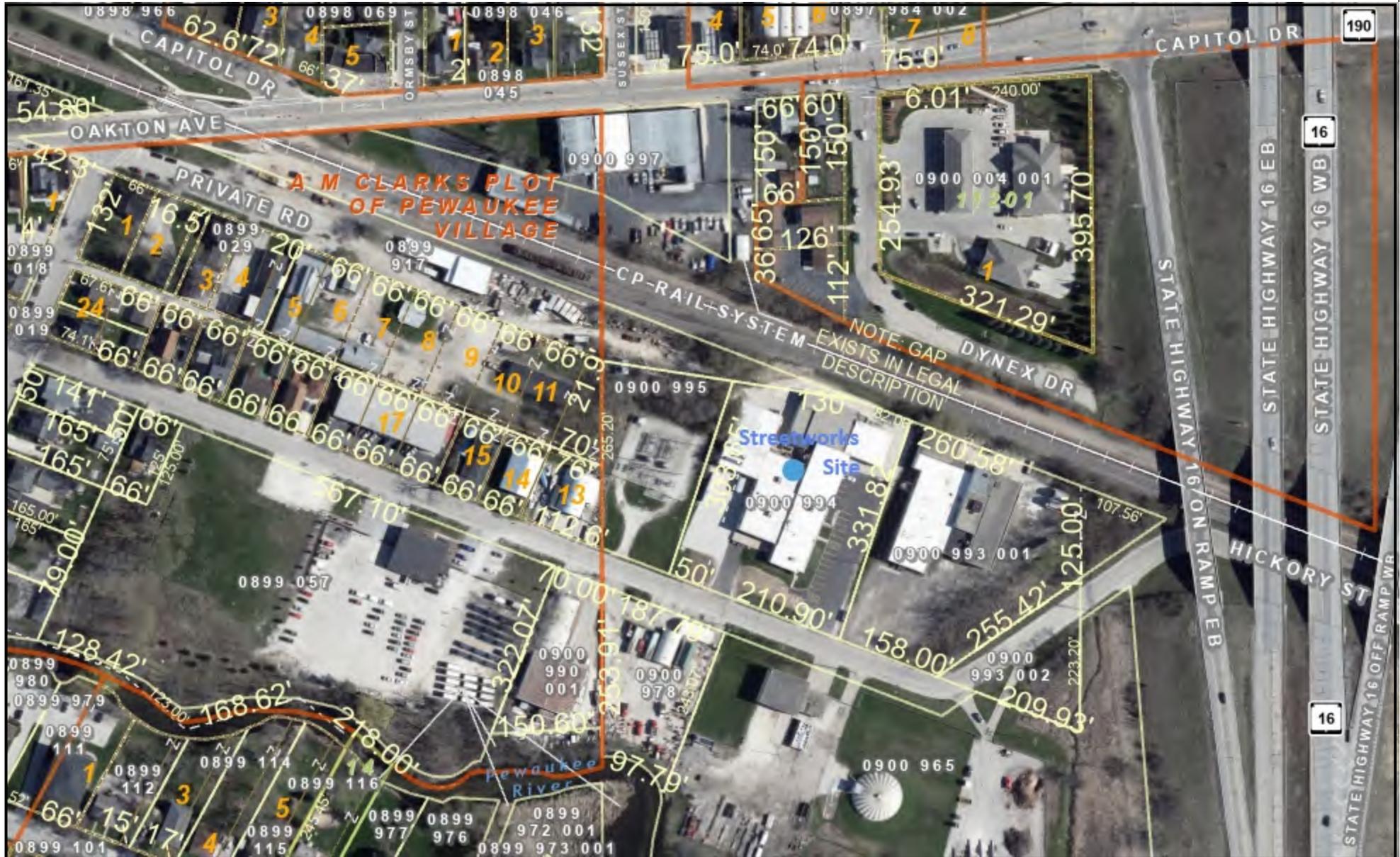
**Recommendation:**

The Planner does not raise any specific objections to the applicants request as presented. If the Planning Commission is inclined toward approving this Conditional Use Grant Amendment request, I would recommend the following conditions be considered for attachment:

- 1) Only the following described vehicle types may be parked or displayed for sale in these identified spaces:
  - a. ‘Regular Automobiles’ defined as autos, including vans and sport utility vehicles, when more than 50% of the internal capacity is dedicated to seating, and eligible to be licensed by the State of Wisconsin Department of Transportation (WDOT) as a ‘Regular Automobile’, ‘Light Trucks’ defined as a motor truck with original manufacturers design features intended to facilitate carrying cargo and pulling loads and eligible to be licensed by WDOT as a ‘Light Truck’, and ‘Motorcycles’ defined as two or three-wheeled motor vehicle steered by a handlebar from a saddle-style seat, having a gross vehicle weight of less than 1,500 pounds and eligible to be licensed by WDOT as a ‘Motor Cycle’ or ‘Moped’.
- 2) Vehicles may only be parked/displayed for sale in these identified outdoor spaces during actual ‘open for business’ hours of the Streetworks Exotics principal use at this site.
- 3) Vehicles parked or displayed for sale, may not be parked or displayed anywhere else on this site except in the specifically identified spaces.

- 4) In the event the principal automotive service use at this site 'StreetWorks Exotics restoration and preservation of classic vehicles including related manufacturing, assembly, and fabrication thereof' shall cease operations at this site, this subordinate and accessory use permission for vehicle sales/display shall, concurrently, become void.
- 5) Full execution of the Conditional Use Grant document and related Land Covenant prior to start of the vehicle parking display for sale use in the identified spaces.

# Streetworks Exotics Site



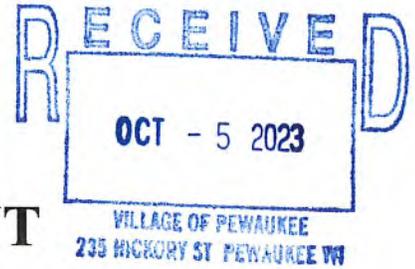
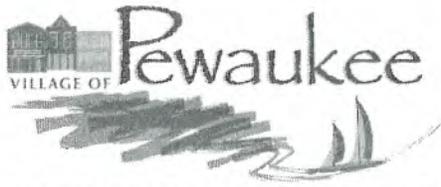
0 193.33 Feet

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: 600 Hickory Street

Printed: 9/7/2023

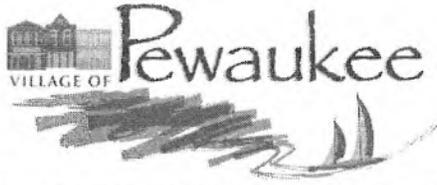




## CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

<b>Property Address:</b>	600 Hickory St. Pewaukee, WI, 53072
<b>Property Tax Key:</b>	PWV
<b>Zoning of Property:</b>	B5 Light Industrial
<b>Property Owner Name:</b>	Matthew Backhaus
<b>Property Owner Mailing Address:</b>	600 Hickory St. Pewaukee, WI, 53072
<b>Property Owner Phone:</b>	(262) 547-0052
<b>Property Owner Email:</b>	Streetworkshoptrads@gmail.com
<b>Applicant - Name:</b>	Matthew Backhaus
<b>Applicant Mailing Address:</b>	600 Hickory St. Pewaukee, WI, 53072
<b>Applicant - Email:</b>	(262) 547-0052
<b>Applicant - Phone:</b>	Streetworkshoptrads@gmail.com
<b>Description of Request (Please be thorough and attach additional pages if needed)</b>	I add Car Sales to Conditional Use.



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

Complete the information below:

<b>Responsible Party Name</b>	Matthew Backhaus
<b>Mailing Address</b>	600 Hickory St.
<b>City, State and Zip</b>	Pewaukee, WI, 53072
<b>Email:</b>	Streetworkshotroads@gmail.com
<b>Phone:</b>	(262) 547-0052

<b>ENTER EMAIL TO SEND INVOICES:</b>  Streetworkshotroads@gmail.com
---

Matthew Backhaus

**Property Owner Printed Name**

Matthew Backhaus

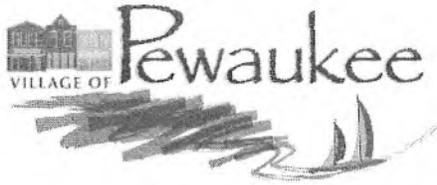
**Applicant Printed Name**

[Signature]

**Signature of Property Owner/Date Signed**

**Applicant Signature/Date Signed**

Jenna Pelto 10/5/23  
**Village Staff Acceptance – Date**



**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 your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted Land Use Plan to ensure a proper understanding of the Village's future vision for the area in question.

Matt Backhaus

**Property Owner Printed Name**

A handwritten signature in black ink, appearing to read "Matt Backhaus", written over a horizontal line.

**Signature of Property Owner**

The 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.

Matt Backhaus

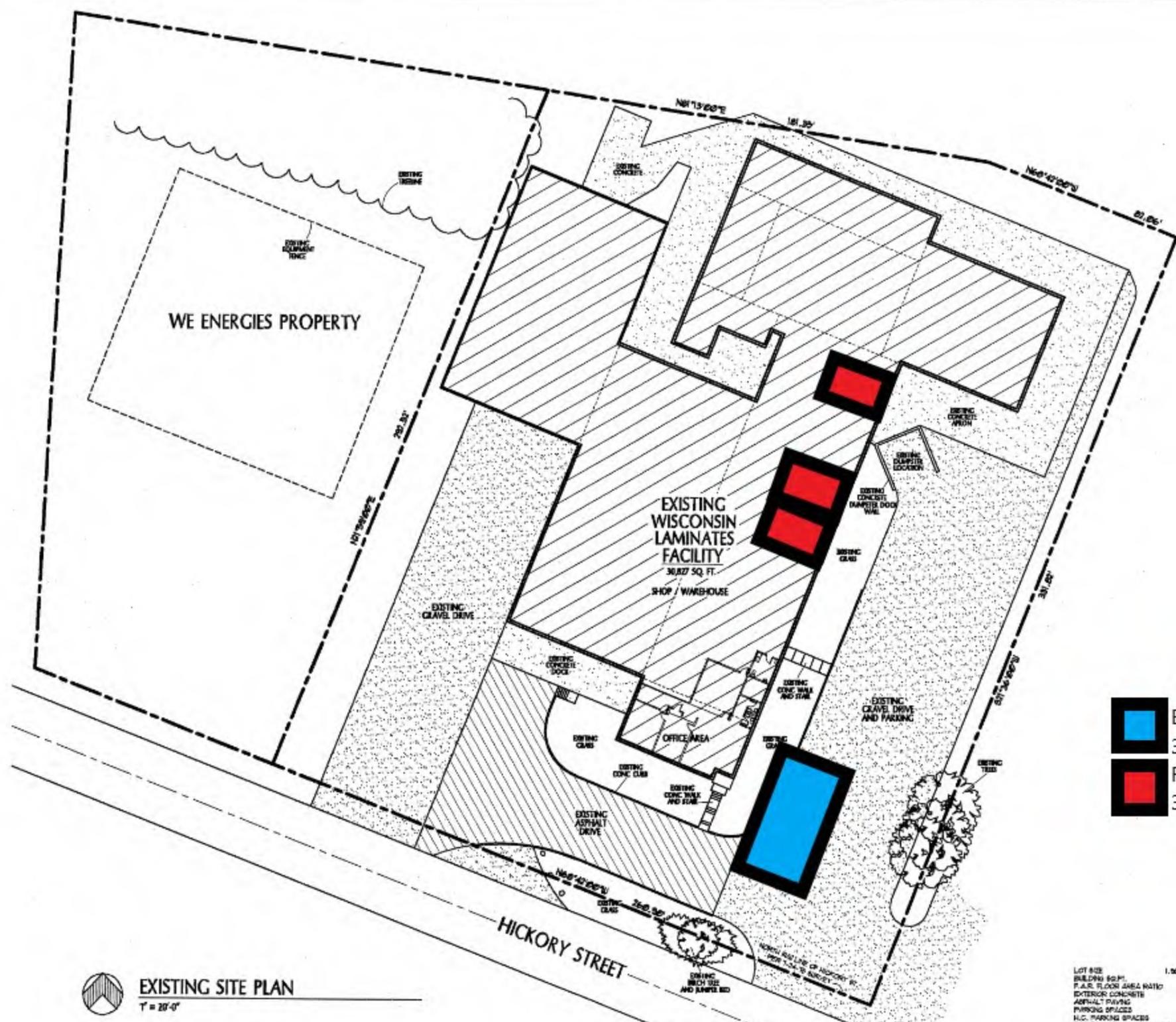
**Applicant's Printed Name**

A handwritten signature in black ink, appearing to read "Matt Backhaus", written over a horizontal line.

**Signature of Applicant**

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If you have any questions, please call Village Hall at (262) 691-5660.



WE ENERGIES PROPERTY

EXISTING WISCONSIN LAMINATES FACILITY  
30,827 SQ. FT.  
SHOP / WAREHOUSE

HICKORY STREET

- Blue spaces
- 3 outdoor parking spaces
- Red spaces
- 3 Indoor parking spaces



EXISTING SITE PLAN  
T = 20'-0"

	EXISTING	PROPOSED
LOT SIZE	1.96 ACRES 85,714 SQ. FT.	
BUILDING SQ. FT.	30,827 SQ. FT.	31,608 SQ. FT.
P.A.R. FLOOR AREA RATIO	31.40%	44.64%
EXTERIOR CONCRETE	5,675 SQ. FT.	5,675 SQ. FT.
ASPHALT PAVING	8,493 SQ. FT.	3,483 SQ. FT.
PARKING SPACES	APPROX. - 30	APPROX. - 33
N.C. PARKING SPACES	UNKNOWN	UNKNOWN
PARKING/BUILDING SQ. FT. RATIO	1 PER 1,541 SQ. FT.	1 PER 1,046 SQ. FT.
LOT COVERAGE	35.56%	40.15 %
PERF. AREA	30,700 SQ. FT.	30,594 SQ. FT.

REVISION	11-19-03
JOB DESCRIPTION	WISCONSIN LAMINATES 440 HICKORY ST. VILLAGE OF FERRISBURG, WI
DATE	11-19-03



## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: November 9, 2023

### General Information:

Agenda Item: **6.C.**

**Applicant/Property Owner:**

Amy Kohl d/b/a We Rock the Spectrum, in c/o Jim Himmelstein of Signarama, w/ consent of underlying property owner 690 Westfield Way LLC.

**Status of Applicant:**

Tenant occupant

**Requested Action:**

Sign Code waiver

**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:**

609 Westfield Way-Suite F

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### Discussion:

The applicant requests Planning Commission approval of a sign code waiver to place a 172 square foot tenant wall sign on the main entry/south facing façade of their tenant space in the building at 690 Westfield Way, where 30 square feet maximum is set forth by Code.

The sign plan depicts multiple individual signs/sign elements making up the “smallest regular polygon that fits around them”, cumulatively. The Planning Commission has generally guided away from this approach to wall signage, maintaining that the permitted square footage is best spent in a direct, least cluttered manner.

Commissioners are familiar with this site from the standpoint of its visibility disadvantages given the substantial setback from Capitol Drive, and having an address on Westfield Way but not actually facing that street directly.

we rock the spectrum diebond sign - 19" x 120" / red copy / black border  
 KID'S GYM " raceway ( make in 2 Pcs. ) 30" x 169" / white cans, yellow faces, black trim  
 for all kids cloud sign - 19" x 120" / diebond sign / red copy / black trim  
 LITTLE GUY - cloud sign - 48" x 55" / decorated lexan face with translucent vinyls / white can / black trim

**Pewaukee Location / 690 Westfield Way**



**351.6**

**building facia  
643.5 sq. ft.**

Box Measurements:  
210.76" x 117.58" = 172.09 Sq Ft

19" x 120"

30" x 169"

19" x 120"

48" x 55"  
55" Tall x 48" wide  
18 sq. ft.

**raceway - SW 6054 Canyon Clay**

**We Rock The Spectrum®**

diebond sign ( 2 ) @ 9" x 120" / mounted to brick wall  
white with red lettering / black border

**For All Kids - Pewaukee**

**TO the SIGN GUYZ**

**KID'S GYM**

raceway style sign 31" tall x 272" in length  
white cans / yellow faces / black trim / LED  
UL Listed / service switch  
make in 2 pcs.



**CLOUD SIGN**  
lexan face with  
translucent vinyls  
LED / UL Listed  
Service switch  
48" wide x 55" tall

option 3 - revised on 9-28-23 for customer approval

" KID'S GYM " - raceway / with 1 cloud cabinet / 2 diebond signs

art saved jimstuffwerockpewaukee

**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:**

If the Planning Commission supports the applicants request as to the cumulative size of this sign in light of the specific hardship presented by this site's substantial setback location from the principal public way (i.e. building is setback over 500 feet from Capitol Drive) for visibility, and the fact that the scale of the specific section of the building wall where this sign is proposed to be attached may be considered sufficient to handle to the proposed oversized sign, the Planner recommends the following conditions be considered for attachment thereto:

- 1) Applicant to secure all necessary permits, such as but not limited to Sign Permit, Electrical Permit,... prior to placement/installation at the site.



**Legend**

- Municipal Boundary\_2K
- Parcel\_Dimension\_2K
- Note\_Text\_2K
- Lots\_2K
  - Lot
  - Unit
  - General Common Element
  - Outlot
- SimultaneousConveyance
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K
  - EA-Easement\_Line
  - PL-DA
  - PL-Extended\_Tie\_line
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
  - <all other values>
- Railroad\_2K

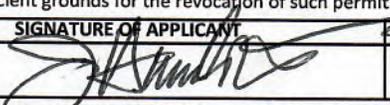
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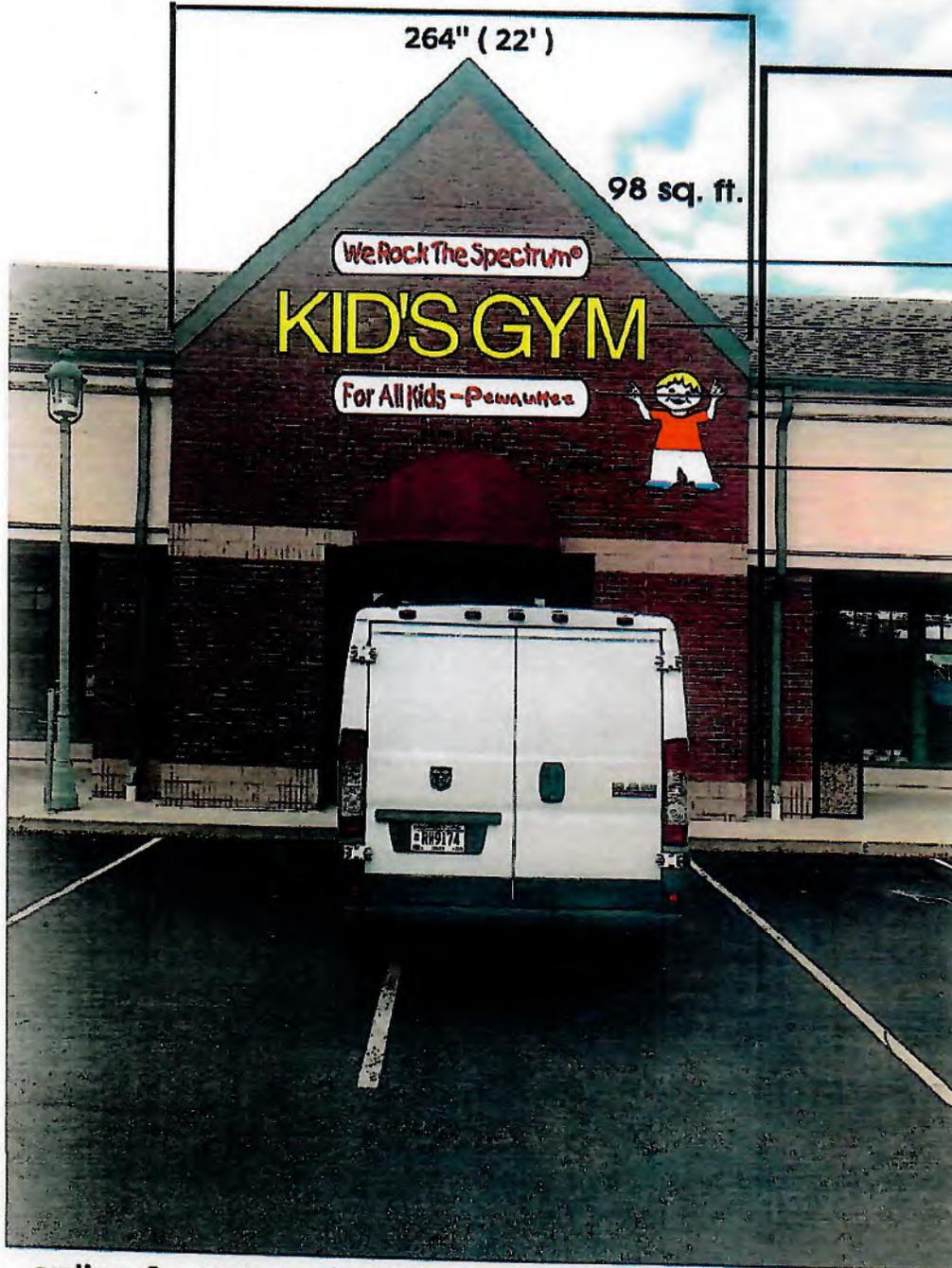
**Notes:**

Printed: 10/5/2023



235 Hickory Street, Pewaukee Phone: (262) 691-5660 Fax: (262) 691-5664	<b>SIGN PERMIT APPLICATION</b> Village of Pewaukee	Permit#
Sign Location Address: <u>690 Westfield Way Pewaukee, WI 53072</u>		Parcel# <u>F</u>
Owner Name: <u>SAF SARICH</u>	Email Address: <u>SAF @ thekenmoregroup.com</u>	Telephone# <u>773-383-5040</u>
Mailing Address: <u>4043 N. DAVENSWOOD Ave, Suite 219 Chicago, IL 60613</u>		Cell# <u>SAME</u>
Tenant Name: <u>Amy Kott</u>	Email Address: <u>merck@the-spectrum-washington-county.com</u>	Telephone# <u>262-334-1045</u>
Mailing Address: <u>690 Westfield Way Pewaukee, WI 53072</u>		Cell# <u>SAME</u>
Sign Company Name: <u>SIGNARAMA</u>	Email Address: <u>JIM @ signswithimpact.com</u>	Telephone# <u>262-257-4300</u>
Mailing Address: <u>N 84 W 15787 Menomonee Ave, MF WI 53057</u>		Cell# <u>262-424-8747</u>
<b>TYPE OF SIGN</b>		
<input type="checkbox"/> Freestanding Ground <input type="checkbox"/> Projecting <input checked="" type="checkbox"/> Wall <input type="checkbox"/> Awning or Canopy <input type="checkbox"/> Marquee <input type="checkbox"/> Other _____		
Illuminated / Non-Illuminated Brief Description of Sign: <u>RACEWAY SIGN / CLOUD SIGN</u> Temporary: <u>-</u>		
DISTANCE FROM SIGN TO LOT LINES: <u>25'</u> FRONT <u>60'</u> REAR <u>300'</u> RIGHT <u>45'</u> LEFT		
If repairs or replacement contemplated, is the current sign, etc., non-conforming? <input type="radio"/> YES <input checked="" type="radio"/> NO		
NAME OF SURETY BOND OR INSURANCE COMPANY ON CERTIFICATE OF ISSUANCE (attach bond or certificate with hold harmless clause to the Village on this application)		
DATE SIGN TO BE ERECTED	SIGN SQUARE FOOTAGE	SIGN HEIGHT (above grade)
<u>11-1-23</u>	<u>98 sq ft.</u>	<u>16.25</u>
ESTIMATED COST <u>10K</u>		
<p>Application is hereby made for a permit to erect / alter a sign as described herein or shown in accompanying plans or specifications where sign is to be located as shown on the accompanying plan. The information which follows and the accompanying plan and specifications with the representations contained herein are made part of this application in reliance upon which the building inspector is requested to issue a building permit.</p> <p>It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this application such as would operate to cause a refusal of this application or any material alteration or changed in the accompanying plans, specifications or structure made subsequent to the issuance of a permit in accordance without the written approval of the building inspector shall constitute sufficient grounds for the revocation of such permit.</p>		
SIGNATURE OF APPLICANT 	PRINTED NAME OF APPLICANT <u>Jim Himmelstein c/o SAR</u>	DATE <u>10-11-23</u>
<b>PLEASE SUBMIT THE FOLLOWING DOCUMENTS WITH THIS APPLICATION:</b>		
<input checked="" type="checkbox"/> SITE SURVEY (must detail location and setbacks to lot lines) <input checked="" type="checkbox"/> COLOR RENDERING <input type="checkbox"/> SURETY BOND OR INSURANCE COMPANY ON CERTIFICATE OF ISSUANCE <input type="checkbox"/> (IF APPLICANT IS A TENANT) NOTARIZED DOCUMENT FROM PROPERTY OWNER AUTHORIZING PROPOSED USE OF PROPERTY		
APPROVAL CONDITIONS	This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty. <input type="checkbox"/> See attached for conditions of approval.  Building & Electrical Permits may be applied for through the Building Services Department located at the Pewaukee City Hall, W240N3065 Pewaukee Road.	
OFFICE USE ONLY	DATE RECEIVED:	STAFF INITIALS:
(AREA x \$2.50/sq ft) \$ _____ + \$50.00 (BASE FEE) = \$ _____	DATE PAID _____	RECEIPT# _____
FAILURE TO OBTAIN PERMIT WILL RESULT IN THE TOTAL FEES DOUBLING TEMPORARY SIGN EXPIRATION DATE: _____		
PERMIT APPROVED/DENIED BY: _____	DATE: _____	

we rock the spectrum diebond sign - 19" x 120" / red copy / black border  
 KID'S GYM " raceway ( make in 2 Pcs. ) 30" x 169" / white cans, yellow faces, black trim  
 for all kis cloud sign - 19" x 120" / diebond sign / red copy / black trim  
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**351.6**  
**building facia**  
**643.5 sq. ft.**

98 sq. ft.

19" x 120"

30" x 169"

19" x 120"

48" x 55"  
 55" Tall x 48" wide  
 18 sq. ft.

**We Rock The Spectrum®**

diebond sign (1) @ 19" x 120" / mounted to brick wall  
 white with red lettering / black border

**For All Kids - Pewaukee**

option 3 - revised on 9-28-23 for customer approval  
 " KID'S GYM " - raceway / with 1 cloud cabinet / 2 diebond signs

art saved jimsstuffwerockpewaukee

Application is due 3 weeks prior to the Meeting Date.

Unit F



**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: 690 Westfield Way Unit F

Zoning of Property: \_\_\_\_\_

Current Owner of Property: SAF SARICH

Applicant – Name: Jim Himmelstein – Signarama ME

Address: N84 W 15787 Menomonee Ave Men Falls, WI 53051

Phone: 262-251-4300

Fax: \_\_\_\_\_

Type of Request: Check All That Apply

Sign Plan Approval:

Prelim. Plat Approval:

Final Plat Approval:

Developer's Agreement:

Certified Survey Map:

Other (Describe Below):

Signature of Property Owner as listed on this Application:

[Handwritten Signature]

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

Signature of Applicant (if different than Owner):

[Handwritten Signature]



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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**

Signarama Menomonee Falls Location

Name of Company and/or Individual

Jim Himmelstein 1184 W. 15787 Menomonee Ave

Street

City menomonee fall State WI Zip 53051

Phone: 262-251-4300 Fax: N/A

E-Mail: Jim@signswithimpact.com

[Signature] 10-11-23  
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



Jim Himmelstein <jim@signswithimpact.com>

**Re: info needed for sign permit**

message

my Kohl <werockwashingtoncounty@gmail.com>  
o: Jim Himmelstein <jim@signswithimpact.com>

Wed, Oct 4, 2023 at 11:06 A

Jim,  
Here is the information for the landlord/owner.  
Thanks  
Amy

Saf Sarich  
Owner / Managing Broker  
**The Kenmore Group, LLC**  
4043 N. Ravenswood Ave., Suite 219  
Chicago, Illinois 60613  
cell: (773) 383-5040  
email: saf@thekenmoregroup.com  
web: www.thekenmoregroup.com

On Wed, Oct 4, 2023 at 8:59 AM Jim Himmelstein <jim@signswithimpact.com> wrote:

Amy,

I need from you, your landlords name, address and phone number for the sign permit, thanks! so much, JIM

Amy Kohl

Owner

**We Rock The Spectrum - Washington County**

1331 W Paradise Dr.

West Bend, WI 53095

262-334-1045

www.werockthespectrumwashingtoncounty.com

@werockwashingtoncounty.com

#wrtswashingtoncounty

we rock the spectrum diebond sign - 19" x 120" / red copy / black border  
 KID'S GYM " raceway ( make in 2 Pcs. ) 30" x 169" / white cans, yellow faces, black trim  
 for all kis cloud sign - 19" x 120" / diebond sign / red copy / black trim  
 LITTLE GUY - cloud sign - 48" x 55" / decorated lexan face with translucent vinyls / white can / black trim

**Pewaukee Location / 690 Westfield Way**



**351.6**

**building facia  
643.5 sq. ft.**

Box Measurements:  
210.76" x 117.58" = 172.09 Sq Ft

19" x 120"

30" x 169"

19" x 120"

48" x 55"

55" Tall x 48" wide  
18 sq. ft.

**raceway - SW 6054 Canyon Clay**

**We Rock The Spectrum®**

diebond sign ( 2 ) @ 19" x 120" / mounted to brick wall  
white with red lettering / black border

**For All Kids - Pewaukee**

**TO the SIGN GUYZ**

**KID'S GYM**

raceway style sign 30" tall x 169" in length  
white cans / yellow faces / black trim / LED  
UL Listed / service switch  
make in 2 pcs.



**CLOUD SIGN**  
lexan face with  
translucent vinyls  
LED / UL Listed  
Service switch  
48" wide x 55" tall

option 3 - revised on 9-28-23 for customer approval

" KID'S GYM " - raceway / with 1 cloud cabinet / 2 diebond signs

art saved jimstuffwerockpewaukee



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Name: Jodi Van Zile

Phone Number: 262-251-4300 Email: Jodi@signswithimpact.com

File: We Rock Pewaukee 2 Box Measurements.fs

Date: 10/31/2023

Time: 2:39:02 PM

**N84W15787 Menomonee Ave, Ste 1 Menomonee Falls, WI 53051**