



PLAN COMMISSION AGENDA

April 14, 2022 – 7:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

1. Call to Order and Roll Call
2. Public Hearings. – None.
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 – March 10, 2022
5. Old Business.
 - a. Review and possible recommendation to Village Board on updates to the Village of Pewaukee Comprehensive Plan – 2035.
 - b. Review and discussion regarding possible updates to the Village’s ‘Off-Street Parking Requirements’ as set forth in Chapter 40, Article VII, Division 2. of the Village Code.
6. New Business.
 - a. Review, discussion and possible approval of a Sign Code Waiver request for Northwoods Marine to place a 56.2 square foot tenant wall sign on the façade of the building at 601 Ryan Street where 30 square feet is permitted by Code. The tenant/applicant is represented in c/o business owner Peter Drees and Pewaukee Signarama. The property owner is Society of St. Vincent DePaul of Waukesha County. This 10-acre site is zoned B-1 Community Business.
 - b. Review, discussion and consultative feedback to the applicant regarding possible exceptions to the rear yard requirement for a limited subset of lots in the Glen at Pewaukee Lake subdivision. The applicant is Cornerstone Development in c/o Joe Orendorf and John Wahlen, and Alan Peters of True Vine Development. This property is zoned Residential Infill-Redevelopment Overlay District.
 - c. Review, discussion and possible recommendation to the Village Board for approval of the Final Plat of The Glen at Pewaukee Lake subdivision. This 14-acre, 46-lot final subdivision plat is zoned Residential Infill-Redevelopment Overlay District. The applicant is Cornerstone Development in c/o Joe Orendorf and John Wahlen, and Alan Peters of True Vine Development.
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: April 8, 2022



3/10/2022 Plan Commission Meeting

Meeting Minutes

PLAN COMMISSION MINUTES
March 10, 2022 – 7:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

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1. Call to Order and Roll Call

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

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

Also present: Village Planner, Mary Censky; Village Attorney, Matt Gralinski; Village Administrator, Scott Gosse; and Deputy Clerk-Treasurer, Jackie Schuh.

2. Public Hearings

a. Project Plan & District Boundary, Tax Increment District No. 4, in the Village of Pewaukee

No comments.

b. Conditional Use Grant request to construct a detached garage building greater than 900 square feet in area (i.e. proposed 1,728 sq. ft.) on the 5-acre property located at 675 Sussex Street. The property is zoned R-2 Single-Family Residential. The applicant/property owner is Edward Brandt.

Edward Brandt at 675 Sussex St. - Mr. Brandt is the owner of the property being discussed tonight and stated the previous structure was blown down in a snowstorm and that the new structure is needed for equipment storage.

3. Citizen Comments – None.

4. Approval of the Minutes:

a. Regular Plan Commission Meeting Amendment – January 13, 2022

Comm. Grabowski motioned, seconded by Trustee Roberts to amend the minutes of the January 13, 2022, Regular Plan Commission meeting with the following:

The motion of Item 6a should read: "Comm. Grabowski motioned, seconded by Comm. Lange to approve the Conditional Use Grant request to locate/operate an automobile service facility..."

Motion carried 3-1-0; Comm. Mantz abstained.

b. Regular Plan Commission Meeting – February 17, 2022

Trustee Roberts motioned, seconded by Comm. Grabowski to approve the minutes of the February 17, 2022, Regular Plan Commission meeting as presented.

Motion carried 3-1-0; Comm. Mantz abstained.

5. Old Business

a. Review and possible recommendation to Village Board on updates to the Village of Pewaukee Comprehensive Plan – 2035.

Trustee Roberts motioned, seconded by Comm. Grabowski to defer Item 5a. to the April, 2022 meeting.

Motion carried unanimously.

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

Comm. Grabowski motioned, seconded by Comm. Mantz to defer Item 5b. to the April, 2022 meeting.

Motion carried unanimously.

6. New Business

a. **Possible Action on Planning Commission Resolution No. 2022-1, Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 4, Recommended Adoption of the Project Plan and Boundaries for Tax Incremental District No. 4 Village of Pewaukee, Wisconsin.**

Administrator Gosse stated the purpose of the TID being created is for a blight elimination district of three parcels under one tax key. The parcels are divided by Riverside Drive and the property was once the location of a nursing home that closed in 2016. It has remained empty since. The property was rezoned to single-family with an infill redevelopment overlay district added which will allow the development of housing with reduced lot sizes and setbacks. Gosse noted that this is a 13-acre site with a proposed 36-lot subdivision. The request for public assistance is for the demolition of the existing building, including asbestos mitigation, and to prepare the entire site for the developer to proceed with the build-out, which includes bringing in fill to elevate the entire site to alleviate the problems of the high water table. The Village Board had asked the developer to provide multiple bids for the project, and the lowest came in at \$1,942,950.00. Discussion followed regarding the amount of fill needed to make it buildable, details of the funding, and tax rates. Gosse stated that a development agreement will stipulate developer guarantees to cover debt service expenses in the case of lean years.

Trustee Craig Roberts motioned, seconded by Comm. Grabowski to forward to the Village Board through the adoption of Planning Commission Resolution No. 2022-1, Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 4, recommending adoption of the Project Plan and Boundaries for Tax Incremental District No. 4, Village of Pewaukee, Wisconsin.

Motion carried unanimously.

b. Review, discussion and possible Conditional Use Grant approval to allow construction of a detached garage building greater than 900 square feet in area (i.e. proposed 1,728 sq. ft.) on the 5-acre property located at 675 Sussex Street. The property is zoned R-2 Single-Family Residential. The applicant/property owner is Edward Brandt.

Per Planner Mary Censky, Section 40.173(1)a. of the Code provides that R-2 Zoned "Properties with a lot area greater than 2.5 acres, may be permitted a detached garage or an accessory storage structure greater than 900 square feet/192 square feet in area respectively if first granted an approval by the Planning Commission as a conditional use." It goes on to say that "Effective screening plans may be required as a condition of CUG to mitigate the impacts of a larger structure." With the addition of the proposed structure, this site would still be in compliance with the minimum required open space (30%) and the maximum first-floor building coverage ratio (20%). The proposed building is 22.25 feet in height at the peak where 15 feet is the R-2 Zoning District standard for accessory buildings. However, under Supplemental Regulations, Section 40.421(d), the Code allows for one (1) additional foot in building height for each one (1) additional foot the building is setback/offset from the lot lines. In this case, the applicant's minimum required setbacks/offsets (i.e. 50 ft. front, 25 ft. rear, 10 ft. sides) are exceeded by well more than 10 feet in each direction so the maximum permitted height for this specific building, as placed based upon the site survey provided by the applicant, is increased to 25 feet. The applicant represents that

this structure may be used not only for the parking of motor vehicles but also for the storage of materials, equipment, and supplies. It is intended to sit at the edge of the existing gravel drive on site. No paving is proposed as would ordinarily be required for a detached garage structure [ref Section 40.173(1)]. Section 40.436(c)(3)c.1. of the Code provides that residential "Accessory structures must conform to the requirements for new construction" (i.e. Non-glass exterior surfaces shall not be made of shiny metal and shall, in general, not exceed a matte or semi-gloss appearance) "and shall match the materials and colors of the primary residence. The primary residence on this site has light gray exterior siding and white trim. The roofing is asphalt shingle in gray/charcoal tone. Discussion followed regarding neighbor support of the project, lighting requirements, and if notices were mailed.

Comm. Mantz motioned, seconded by Trustee Roberts to approve the Conditional Use Grant to allow construction of a detached garage building greater than 900 square feet in area (i.e. proposed 1,728 sq. ft.) on the 5-acre property located at 675 Sussex Street with the following recommendations:

1) The barn and shed depicted on the site plan submitted by the applicant are both fallen down/gone except for the old barn foundation. These should be removed from or labeled accordingly on the site plan. Neither of these structures may be replaced or reconstructed in the future except upon review and confirmation by Village Staff that the building(s) will not result in any Code violation as regards quantity, size or location of accessory buildings in the R-2 Zoning District;

2) Applicant to provide, for Village Staff review and approval prior to issuance of a building permit, the detailed exterior building materials and color detail as to confirm matte vs shiny finish for the proposed storage structure;

3) Applicant acknowledges that no business use may be conducted in this detached accessory building. A provision shall be noted in the CUG that no business use of this building shall be allowed in excess of that permitted by Section 40.173(2) of the Code as to home occupations in the R-2 District;

4) Applicant to secure all required permits, such as but not necessarily limited to, building, electrical,...., prior to the start of any construction in support of this project.

Motion carried unanimously.

c. Review, discussion and consultative feedback to applicant Aaron Matter (d/b/a Matter X LLC) regarding a proposed housing for the elderly project to be developed on the north side of the intersection of Swan Road and STH 164. The 4.6-acre property, owned by BV-Pewaukee Ltd Partnership, is zoned B-3 Office and Service Business District with Housing for the Elderly Overlay.

Planner Censky reviewed details and indicated that the current proposal of the development is compliant as to the number of total units, maximum building floor area ratio, minimum building setback from street right-of-way property lines and side lot lines, minimum open space ratio, and minimum parking lot and drives setback from street right-of-way and side and rear lot lines. Per Censky, the current plan is not compliant as to the maximum permitted number of independent living units and she noted that the proposal does not indicate the building height. She cautioned that the Department of Transportation may have its own requirements as far as any setbacks, too. Contract Engineer Barbeau stated that although current sanitary sewer and water capacity for the development, private laterals may be possible if the DPW and Village Engineer agree. Staff will need to consider the need for turn lanes/by-pass lanes and/or whether a traffic study is necessary. The applicant then made a presentation for the proposed development. Discussion followed regarding floor ratios, height restrictions, the need for a public hearing, the need for a traffic study, delivery traffic, trees and shrubs, and aesthetics of the buildings. The Commission was generally supportive of this type of development for this parcel.

7. Citizen Comments – None.

8. Adjournment

Comm. Grabowski motioned, seconded by Comm. Mantz to adjourn the March 10, 2022, Regular Plan Commission meeting at approximately 8:40 p.m.

Motion carried unanimously.

Respectfully submitted,

Jackie Schuh
Deputy Clerk-Treasurer

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 14, 2022

General Information:

Agenda Item: **5.a.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review, discussion, and possible recommendation to the Village Board regarding an update to the Village of Pewaukee Comprehensive Plan – 2035.

Discussion:

The Planning Commission conducted a public hearing on this matter at their meeting of January 13, 2022. No public comments were received.

Recommendation:

If this copy of the “update” accurately reflects the Planning Commissions intentions based on the previous many months review, it would be appropriate, at this time, to favorable recommend its adoption to the Village Board.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 14, 2022

General Information:

Agenda Item: **5.b.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

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

Further information:

The Village's current Off-Street Parking Requirements section of the Code is available at https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTVIISURE_DIV2OREPARE . Attached here is the excerpt of Section 40.426(j) which specifically recites the number of parking stalls required on a "per use description" basis. Also attached here is a summary listing of all the permitted and conditional uses allowed in the B-1 Community Business and B-3 Office & Service Business zoning districts together with the associated parking stall/spaces requirements for each of the various listed uses.

Discussion:

It may be appropriate, in light of the apparent decline in brick-and-mortar retail shopping and the continuing practice of working remotely-away from brick-and-mortar office environments, to consider updates to the Villages current Code standards as not to over-pave/over-park sites in the Village's business districts which could, in turn, lead to under-development of the available land area.

Notable Sections of the current Code that also bear on the Villages any discussion regarding the provision of adequate on-site parking to serve various types of uses include:

40.426 Parking Requirements.

(g) Flexibility in application. The village recognizes that, due to the particulars of any given development, the inflexible application of the parking standards set forth in this section may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations on adjacent streets as well as unauthorized parking in nearby lots. The latter situation wastes money as well as space that could more desirably be used for valuable development or environmentally useful open space. Therefore, the planning commission may allow deviations from the requirements of this section whenever it finds that the deviation will not adversely impact traffic circulation or public safety.

(h) Space to be set aside for reduced parking. The number of required parking stalls for a proposed use may be reduced by the plan commission and replaced with open space upon a finding that the use does not necessitate such required parking. Such open space shall be in addition to required open space requirements. Sufficient open space shall be provided which, if converted to parking spaces in the future, would provide off-street parking to meet the full requirements of this chapter at the time of application.

(i) Changes in occupancy or intensity of use. When the parking needs of a building, structure or site are increased due to additional employees, expanded gross floor area, expanded seating capacity, or change of occupancy, additional parking spaces shall be provided in the amount necessary to conform to this chapter.

VILLAGE OF PEWAUKEE

40.426(j) Required number of stalls. The following parking standards shall be applied unless deviations have been specifically approved by the planning commission:

(1) Residential uses.

a. Single-family dwellings and two-family dwellings. Two spaces per dwelling unit (excluding garages).

b. Multifamily dwellings.

1. One bedroom = 1.75 enclosed parking spaces per unit.

2. Two bedrooms = 2.0 enclosed parking spaces per unit.

3. Three bedrooms = 2.0 enclosed parking spaces per unit.

4. Guest parking requires one parking stall for every two units.

c. Housing for the elderly. Subject to planning commission approval on a case by case basis.

(2) Hotels and motels. One parking space per room or unit plus one parking space for every two employees plus one space per three persons of maximum capacity of each public meeting and/or banquet room.

(3) Private clubs and lodges. One parking space per lodging room and one parking space per three seats in accordance with seating capacity of the main meeting room plus one parking space per employee.

(4) Schools, institutions and related uses.

a. Elementary schools and high schools. One space per teacher and staff member, one-half space, per classroom, plus one space per six students 16 years of age and older.

b. Colleges, universities and trade schools. One space for each teacher and staff member during the highest class attendance period, plus one space for each two students during the highest attendance.

c. Children's nursery schools or day schools. One space per employee for the work shift with the largest number of employees, plus one space per six students at the highest class attendance period.

d. Churches and temples. One space per four seats based on the maximum capacity of the facility.

e. Libraries. One space per 250 square feet of gross floor area or one space per four seats of maximum capacity, whichever is greater, plus one space per employee for the work shift with the largest number of employees.

f. *Nursing homes.* One space per three patient beds, plus one space per employee for the work shift with the largest number of employees.

g. *Hospitals.* Two spaces per three patient beds, plus one space per employee for the work shift with the largest number of employees.

(5) *Auditoriums, theaters and other places of assembly.* One space per three seats based on maximum capacity of facility.

(6) *Recreational uses (commercial and non-commercial).*

a. *Bowling alleys.* Five spaces for each lane, plus one space per employee for the work shift with the largest number of employees.

b. *Golf courses.* Ninety spaces per nine holes plus one space per employee for the work shift with the largest number of employees.

c. *Golf driving ranges.* One space per tee plus one space per employee for the work shift with the largest number of employees.

d. *Indoor tennis, racquetball and handball courts.* Three spaces per court plus one space per employee for the work shift with the largest number of employees.

e. *Miniature golf courses.* One and one half spaces per hole plus one space per employee for the work shift with the largest number of employees.

f. *Skating rinks, ice or roller.* One space per 200 square feet of gross floor area.

g. *Health and athletic clubs.* One space per three persons that can be accommodated at the same time and one space per employee.

(7) *Retail, entertainment and customer service establishments.* One space per 200 square feet of gross leasable area plus one space per employee, except as specifically set forth below; however, in the B-2 downtown business district, the number of stalls required to be provided for any new construction and/or use conversion of/to retail, entertainment and customer service uses shall be one stall per 300 square feet of gross floor area.

a. *Financial institutions.* One space per 300 square feet of gross leasable area plus one space per employee.

b. *Funeral homes.* One space per three patron seats of maximum capacity or 35 spaces per chapel unit, whichever is greater.

c. *Grocery stores or supermarkets.* One space per 100 square feet of gross leasable area.

d. *Repair services.* One space per 300 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees.

e. *Restaurant, standard.* One space per 100 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees.

f. *Restaurant, fast food/carryout.* One space per 75 square feet of gross floor area plus one space per two employees for the work shift with the largest number of employees. Sufficient space shall be provided for a minimum of five waiting vehicles at each drive-through.

g. *Personal services.* One space per 200 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees.

h. *Convenience grocery store.* One space per 150 square feet of gross floor area. If associated with a gasoline station, gasoline pump parking shall be considered as parking stalls.

i. *Taverns, dance halls, night clubs and lounges.* One space per 100 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees.

j. *Motor vehicle sales establishments.* Two customer parking spaces per salesperson for the work shift with the largest number of employees plus one employee parking space per employee (including salespersons) for the work shift with the largest number of employees.

k. *Motor vehicle repair, maintenance and service stations.* Three spaces per indoor service bay plus one space per employee for the work shift with the largest number of employees.

l. *Animal hospital.* Three patron parking spaces per doctor, plus one space per employee for the work shift with the largest number of employees.

m. *Shopping centers (gross leasable area of at least 30,000 square feet).* Five spaces per 1,000 square feet of gross leasable area.

(8) Offices. Offices, however, in the B-2 downtown business district, the number of stalls required to be provided for a new construction and/or use conversion of/to office use shall be one stall per 300 square feet of gross floor area.

(9) Industry and related uses.

a. *Manufacturing, processing, fabrication and storage operations.* One space per employee for the two consecutive work shifts with the largest number of employees.

b. *Wholesale business.* One space per employee for the work shift with the largest number of employees, plus one space per 2,500 square feet of gross floor area.

c. *Warehouse.* One space per employee for the work shift with the largest number of employees, plus one space per 5,000 square feet of gross floor area.

d. *Miniwarehouse.* One space per ten storage cubicles.

(10) Other uses. Parking spaces for uses not listed shall be provided in accordance with plan commission approval.

B-1 Community Business District

Permitted Uses

- 1) Retail trade and service establishments which supply convenience and specialized goods such as, but not necessarily limited to, groceries, meats, dairy products, baked goods or other convenience goods, drugs, dry goods and notions, and/or services such as but not necessarily limited to health clubs, educational services, dry cleaning, tailor, repair shops (e.g. watches, electronics, etc.), beauty and/or barber shops, photography studio and art galleries.
- 2) Professional office and services including, but not necessarily limited to, accounting, architectural, chiropractic, dental, medical, engineering and legal services.
- 3) Business offices and services including, but not necessarily limited to, advertising agency, management consulting, manufacturing representatives, public relations, stenographic, travel agency and duplicating services.
- 4) Financial, insurance and real estate offices and services including, but not necessarily limited to, financial institutions, security brokers, holding and investment companies, insurance agency, insurance carriers, governmental and public services.
- 5) Bakeries, candy and confectionery shops when engaged primarily in the retail sales of such goods for consumption off site. Bakery, candy and confectionery shops may also include on premises production and/or wholesaling functions of the same or similar goods as are offered for sale on the premises, provided these functions are of a scale considered accessory to the principal retail use.

*GLA= Gross Leaseable Area GFA=Gross Floor Area

Number of Off-Street Parking Stalls Required

Retail generally = min 1/200 sq.ft. GLA*+ 1/emp during max shift; Shopping Centers (GLA* of not < 30,000 square feet) = 5/1,000 sq.ft. GLA*; Grocery Stores or Supermarkets = 1/100 sq.ft. GLA*; Convenience Grocery Store = 1/150 sq.ft. GFA* + if associated with a gas station then the gas pump parking shall be considered as parking stalls; Customer Service Establishments = 1/200 sq.ft.GLA*+1/emp during max shift; Restaurant, standard = 1/100 sq.ft. GFA*+1/emp during max shift; Repair services = 1/300 square feet of gross floor area plus one space per employee for the work shift with the largest number of employees; Health and athletic clubs. 1/3 persons that can be accommodated at the same time + 1/emp.

Medical, dental & similar professional health service offices. 5/doctor + 1/emp during max work shift;
Government, professional & business offices. 1/200 sq.ft. GLA.

Customer Service Establishments = 1/200 sq.ft.GLA*+1/emp during max shift

Government, professional & business offices. 1/200 sq.ft. GLA.

Retail generally = min 1/200 sq.ft. GLA*+ 1/emp during max shift; Shopping Centers (GLA* of not < 30,000 square feet) = 5/1,000 sq.ft. GLA; Wholesale business. 1/emp during max shift + 1/2,500 square feet of gross floor area.

Conditional Uses

1) Public uses including, but not limited to, post offices, schools and local governmental offices and facilities.

Elementary & High schools. 1/ teacher & staff member+ .5/classroom + 1/6 students age 16 years and >;
Colleges, universities and trade schools. 1/teacher & staff member during during max class attendance period +
1/2 students during max attendance; Children's nursery schools or day schools. 1/emp during max shift + 1/6
students at max attendance period; Government, professional & business offices. 1/200 sq.ft. GLA.

2) Restaurants and nightclubs, including outside seating.

Restaurant, standard. 1/100 sq.ft. GLA +1/emp during max work shift; Restaurant, fast food/carryout. 1/75 sq.ft.
GFA + 1/2 emps during max work shift + sufficient space shall be provided for a minimum of five waiting vehicles
at each drive-through; Taverns, dance halls, night clubs and lounges. 1/100 sq.ft. GFA + 1/emp during max work
shift.

3) Cultural activities including, but not limited to, museums, libraries and art galleries.

Libraries. 1/250 sq.ft. GFA or 1/4 seats of max capacity, whichever is > + 1/emp for max shift; Auditoriums,
theaters and other places of assembly. 1/3 seats based on max capacity of facility.

4) Public and/or private utility, transmission and distribution lines, poles and other accessories provided that when the utility proposes a main inter-village transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to Village of Pewaukee staff approval and may be allowed subject to staff imposed conditions regarding, among other things, effective screening from public view.

N/A

5) Religious institutions.

Churches and temples. 1/4 seats at max capacity of the facility.

6) Animal hospitals and kennels.

Animal hospital. 3/doctor + 1/emp during max work shift.

7) Wholesaling establishments.

Wholesale business. 1/emp during max shift + 1/2,500 square feet of gross floor area.

8) General merchandising and department stores.

Retail generally = min 1/200 sq.ft. GLA*+ 1/emp during max shift

9) Indoor or outdoor recreational and entertainment facilities.

Entertainment establishments. 1/200 sq.ft. GLA = 1/emp; Bowling alleys. 5/lane + 1/emp during max work shift; Golf courses. 90/nine holes + 1/emp during max work shift; Golf driving ranges. 1/tee + 1/emp during max work shift; Indoor tennis, racquetball and handball courts. 3/court + 1/emp during max work shift; Miniature golf courses. 1.5/hole + 1/emp during max work shift; Skating rinks, ice or roller. 1/200 square feet GFA.

10) Automobile service facilities including, but not limited to, gasoline sale and automotive repair.

Motor vehicle repair, maintenance and service stations = Min 3 spaces per indoor service bay + 1/emp for during max shift; Convenience grocery store. 1/150 sq.ft. GFA. If associated with a gasoline station, gasoline pump parking shall be considered as parking stalls.

11) Motels and hotels.

Hotels and motels. 1/room or unit + 2/emp + 1/3 persons at max capacity of each public meeting and/or banquet room.

12) Research and development facilities.

Government, professional & business offices. 1/200 sq.ft. GLA; Manufacturing, processing, fabrication and storage operations. 1/emp during max work shift of consecutive work shifts.

13) Child day care facilities.

Children's nursery schools or day schools. 1/emp during max shift + 1/6 students at the highest class attendance period;

14) Buildings greater than 20,000 square feet subject to, among other things, planning commission determination that the building and use furthers the public interest of the immediate area and community.

N/A

15) Satellite dishes greater than two feet in diameter.

N/A

16) State certified adult day care facilities.

17) Clinics.

Medical, dental & similar professional health service offices. 5/doctor + 1/emp during max work shift

18) Thrift shops.

Retail generally = min 1/200 sq.ft. GLA* + 1/emp during max shift

Housing for the Elderly

Housing for the elderly. = Subject to planning commission approval on a case by case basis.

B-3 Office and Service Business District

Permitted Uses

- 1) Professional office and services including, but not necessarily limited to, accounting, architectural, chiropractic, dental, medical, engineering and legal services.

- 2) Business offices and services including, but not necessarily limited to, advertising agency, management consulting, manufacturing representatives, public relations, stenographic, travel agency and duplicating services.

- 3) Financial, insurance and real estate offices and services including, but not necessarily limited to, financial institutions, security brokers, holding and investment companies, insurance agency, insurance carriers, governmental and public services.

Conditional Uses

- 1) Day care facilities.

- 2) Studios for photography, painting, music, sculpture, dance or other recognized fine art.

- 3) Residential quarters for the owner, proprietor, commercial tenant, employee or caretaker located in the same building as the business.

- 4) Research and development facilities.

- 5) Light assembly and/or warehouse if accessory to the principal use.

Number of Off-Street Parking Stalls Required

Medical, dental & similar professional health service offices. 5/doctor + 1/emp during max work shift;
Government, professional & business offices. 1/200 sq.ft. GLA.

Government, professional & business offices. 1/200 sq.ft. GLA.

Financial institutions. 1/ 300 sq.ft.GLA + 1/emp.;

Children's nursery schools or day schools. 1/emp during max shift + 1/6 students at the highest class attendance period.

One bedroom = 1.75 enclosed/per unit.

Government, professional & business offices. 1/200 sq.ft. GLA; Manufacturing, processing, fabrication and storage operations. 1/emp during max work shift of consecutive work shifts.

Manufacturing, processing, fabrication and storage operations. 1/emp during max work shift of consecutive work shifts; Warehouse. 1/emp during max work shift + 1/5,000 sq.ft. GLA.

6) Satellite dishes greater than two feet in diameter.

N/A

7) Public and/or private utility, transmission and distribution lines, poles and other accessories provided that when the utility proposes a main inter-village transmission facility, the utilities shall give notice to the planning commission of such intention and of date of hearing before the public service commission, and before actual construction shall file with the planning commission a map description of the route of transmission line. Public and/or private utility installations less than three feet in height shall be subject only to Village of Pewaukee staff approval and may be allowed subject to staff imposed conditions regarding, among other things, effective screening from public view with season vegetation.

N/A

8) Restaurants.

Restaurant, standard. 1/100 sq.ft. GLA +1/emp during max work shift; Restaurant, fast food/carryout. 1/75 sq.ft. GFA + 1/2 emps during max work shift + sufficient space shall be provided for a minimum of five waiting vehicles at each drive-through.

9) State certified adult day care facilities.

10) Clinics.

Medical, dental & similar professional health service offices. 5/doctor + 1/emp during max work shift

Housing for the Elderly

Housing for the elderly. = Subject to planning commission approval on a case by case basis.

(b) In the Case of Arterial Streets intersecting with any other street, the corner cutoff distances establishing the vision triangle clearance space shall be increased to 50 feet.

(2) **Depiction on Required Site Plan:** Any and all visibility triangles located on a property proposed for development or redevelopment shall be depicted on the site plan required for the development of the property.

Section 17.303 Parking and Loading Standards

These requirements are intended to establish orderly, safe, and efficient vehicular parking, circulation and access on adjoining thoroughfares within developments. The off-street parking and loading standards on this Section shall apply to all parking lots and parking structures accessory to any building constructed and to any use established in every district. The requirements of this section shall apply to all temporary parking lots and parking lots that are the principal use on a site. The off-street parking and loading standards of this Section apply when an existing structure or use is expanded or enlarged, or when there is a change in use. Additional off-street parking and loading spaces shall be required to serve the enlarged or expanded area of the new use, provided that in all cases the number of off-street parking and loading spaces provided for the entire use (pre-existing plus expansion) must equal 100 percent of the minimum ratio established in this Section.

(1) Off-Street Parking Requirements: Properties zoned mixed commercial (MC) are exempt from off-street parking requirements. Unless otherwise expressly stated in this Zoning Ordinance, off-street parking spaces shall be provided as stated below:

Off-Street Parking Requirements Schedule A ("du" = dwelling unit; "sf" = gross square feet)		
Use Category	Use Type	Number of Spaces Required
Residential Uses		
Household Living	All use types not listed below	2/du
	Dwelling, multi-family	1.5/du for one bedroom units 2/du for all other units All projects shall provide 0.25 guest spaces per unit
Group Living	Community living arrangement (up to 8 residents)	1 per two beds plus 1 per
	Community living arrangement (9 or more residents)	100 sf of assembly area
	Elderly housing, assisted living facility	1 per four beds, based upon
	Nursing home, hospice, life care center	maximum capacity
Public, Institutional, and Civic Uses		
Community and Cultural Facilities	Government admn. and civic buildings	1/300 sf
	Social, fraternal lodges	
	Public safety facility	
	Library, museum	
	Places of worship	
	Child care center, nursery school	

Off-Street Parking Requirements Schedule A

("du" = dwelling unit; "sf" = gross square feet)

Use Category	Use Type	Number of Spaces Required
Child Care Facilities	Daycare center in school or religious inst.	1 per 400 sf, and 1 additional space, reserved for pickup and delivery of children per 800 sf. Parking requirements of principal use shall be met if daycare use is accessory
Health Care Facilities	Hospital	1 per two beds, based on maximum capacity, plus 1 per 300 sf of office and administrative area, plus required parking for supplemental uses
	Immediate care facility	1/300 sf
	Medical or dental office/clinic	
	Physical, occupational or massage therapy	
Parks and Open Space	All use types	See Schedule C. Playfields (soccer, baseball, etc.) shall have a minimum of 20 spaces per field
Educational Facilities	College or university	1/300 sf of enclosed floor space
	Elementary or secondary school	1 per six seats in the main auditorium or assembly room, based on maximum capacity, or 1.25 per classroom, whichever is greater
Commercial Uses		
Animal Related Services	All use types	1/300 sf
Financial Services	All use types	1/300 sf (plus stacking spaces if drive-thru is provided)
Food and Beverage Services	All use types not listed below	1/200 sf
	Restaurant, with drive-through	1/300 sf
Lodging Facilities	Bed and Breakfast	1 per guestroom
	Hotel, motel, or lodge	1 per guestroom, plus 1 per 90 sf of meeting or lounge area, plus any supplemental uses
Offices, Business and Professional	All use types	1/300 sf
Personal Services	All use types	1/300 sf
	Sexually orientated business	1/300 sf

Off-Street Parking Requirements Schedule A ("du" = dwelling unit; "sf" = gross square feet)		
Use Category	Use Type	Number of Spaces Required
Recreation and Entertainment Indoor	Art Gallery	1/300 sf
	Movie Theater	1 per 4 seats
	General Indoor Entertainment	1/300 sf
Recreation and Entertainment Outdoor	General outdoor recreation, commercial	1 per 5,000 sf of land area, or 1 per 3 persons capacity (maximum), whichever is greater; playfields (soccer, baseball, etc.) shall have minimum of 20 spaces per field
	Golf course or driving range	Golf course: 4 per green Driving range: 1 per tee
Retail Sales	Greenhouse or nursery, commercial	See schedule B
	Grocery store	
	All other uses	1/300 sf
Vehicles and Equipment	Gasoline Sales	1 per 1,000 sf. of floor area
	Vehicle sales and rental	See schedule B
	Vehicle service and repair	
Industrial Uses		
Industrial Service	All use types	1 per 2 employees
Manufacturing and Production	All use types	1 per 2 employees
Warehouse and freight movement	Mini-storage	1 per 50 units, plus 1 per 300 sf of office area, plus vehicle stacking spaces for security gate. Aisles suitable for temporary loading and unloading may be counted as required parking stalls.
	All other uses	See schedule B
Telecommunications	Tower/antenna of any height	None
Accessory Uses		
Home Occupation		1/du in addition to spaces required for the dwelling

- (2) Schedule B: Uses included in Off-Street Parking Schedule B, shall provide the minimum number of off-street parking spaces listed in the table below. Unless otherwise approved, lots containing more than one (1) activity shall provide parking and loading in an amount equal to the total of the requirements for all activities.

Off-Street Parking Schedule B	
Use	Number of Spaces Required
Offices	1 per 300 square feet
Indoor sales area	1 per 250 square feet
Outdoor sales or display area (3,000 square feet or less)	1 per 750 square feet
Outdoor sales or display area (over 3,000 square feet)	1 per 2,000 square feet
Indoor storage/warehousing/vehicle service/manufacturing area	
1 – 3,000 square feet	1 per 300 square feet
3,001 – 5,000 square feet	1 per 650 square feet
5,001 – 10,000 square feet	1 per 750 square feet
10,001 – 50,000 square feet	1 per 1,250 square feet
50,001 square feet or more	1 per 1,500 square feet

- (3) **Schedule C:** Uses that reference “Schedule C” have widely varying parking and loading demand characteristics, making it impossible to specify a single off-street parking and loading standard. Upon receiving an application for a use subject to Schedule C standards, the Zoning Administrator shall apply the off-street parking and loading standard specific for the listed use that is deemed most similar to the proposed use or establish minimum off-street parking requirements on the basis of a parking and loading study prepared by the applicant. Such a study shall include estimates of parking demand based on recommendations of the Institute of Transportation Engineers (ITE), or other acceptable estimates as approved by the Zoning Administrator, and should include other reliable data collected from users or combinations of uses that are the same as or comparable with the proposed use. Comparability will be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.
- (4) **Maximum Number of Spaces Permitted:** For any use categorized as “Commercial” or “Industrial” in the “Off Street Parking Requirements” table, off-street parking spaces shall not be provided in an amount that is more than 125 percent of the minimum requirements established in this Ordinance. Exceptions to this requirement includes:
- (a) If application of the maximum parking standard would result in less than six (6) parking spaces, the development shall be allowed six (6) parking spaces.
 - (b) For the purpose of calculating parking requirements, the following types of parking spaces shall not count against the maximum parking requirements, but shall count toward the minimum requirement:
 1. Accessible parking
 2. Vanpool and carpool parking
 3. Structured parking, underground parking, and parking within, above, or beneath the building(s) it serves.

- (c) Exceptions to the maximum parking requirements may be allowed in situations that meet all of the following criteria as determined by the Zoning Administrator:
 - 1. The proposed development has unique or unusual characteristics such as high sales volume per floor area or low parking turnover, which create a parking demand that exceeds the maximum ratio and which typically does not apply to comparable uses.
 - 2. The parking demand cannot be accommodated by on-street parking, shared parking with nearby uses, or by increasing the supply of spaces that are exempt from the maximum ratio.
 - 3. The request is the minimum necessary variation from the standards.
 - 4. If located in a mixed-use development, the uses in the proposed development and the site design are highly supportive of the mixed-use concept and support high levels of existing or planned transit and pedestrian activity.
 - 5. Phased construction of parking areas that exceed the maximum parking requirements is encouraged to ensure the maximum amount of parking necessary is constructed.
- (5) Computation of Parking and Loading Requirements:
 - (a) Fractions: When measurements of the number of required spaces result in a fractional number, any fraction shall be rounded up to the next higher whole number.
 - (b) Multiple Uses: Lots containing more than one (1) use shall provide parking and loading in an amount equal to the total of the requirements for all uses.
 - (c) Area Measurements: Unless otherwise specified, all square footage-based parking and loading standards shall be computed on the basis of gross floor area of the use in question. Structured parking within a building shall not be counted in such measurement.
 - (d) Computation of Off-Street Parking: Required off-street loading space shall not be included as off-street parking space computation of required off-street parking space.
 - (e) Parking for Unlisted Uses: Parking requirements for uses not specifically listed within this Section shall be determined by the Zoning Administrator based on the requirements for the closest comparable use, as well as on the particular parking demand and trip generation characteristics of the proposed use. The Zoning Administrator may alternatively require the submittal of a parking demand study that justifies estimates of parking demand and includes relevant data collected from uses or combinations of uses that are the same or comparable to the proposed use in terms of density, scale, bulk, area, type of activity, and location.

- b. When the Plan Commission makes a determination either by observation or by official citizen complaint that a permitted conditional use is or has been apparently violated, the Plan Commission may convene a public hearing as set forth in section 17.1300, giving at least 30 days notice to the holder of the conditional use permit and, advising the permit holder as well as property owners within 300 feet of the conditionally permitted use of the purpose of the hearing, which may be to recommend to the Common Council the altering, rescinding, or reaffirmation of the conditional use permit then in effect. The Common Council, following a recommendation by the Plan Commission, may take action to rescind or alter the conditional use permit then in effect and by doing so direct the City Clerk to take any necessary steps to rescind or alter the covenants or other pertinent documents concerning the conditional use and attached to the property deed held in the office of the County Register of Deeds.
- c. Any conditional use that moves from the premises on which it was originally permitted or that ceases to occupy such premises for a period of three months or as evidenced by legal, authoritative documentation, shall be declared to be no longer a legitimate use of the premises and shall be removed from the list of current conditional uses.

SECTION 17.0600 TRAFFIC, PARKING, LOADING, AND ACCESS

17.0601 PARKING REQUIREMENTS

Except for public streets on which the City Common Council has given special permission to park, no vehicular parking will be allowed on any public street in a 'non-Residential' zoned area and vehicular parking on public streets in areas zoned 'Residential' will be allowed only during the period April 15 to October 31. Off street parking in single-family or two-family zoning districts shall consist of garage and garage apron space. In all other districts and in connection with every use, there shall be provided at the time any use or building is erected, enlarged, extended, or increased, off-street parking stalls or spaces for vehicles in accordance with the zoning district regulations and the following:

- a. The size of each parking space in multi-family, commercial, industrial, institutional and park zoning districts shall be not less than 180 square feet exclusive of the space required for ingress and egress and with the exception of required spaces designated for use by handicapped persons.
- b. The location of off-street parking shall be on the same lot or parcel as the principle use and no industrial, commercial, institutional or park parking stall shall be closer than 50 feet to a residential district lot line, except in residential districts unless the parking stall is completely screened from view by use of a wall, decorative fence or dense evergreen landscape materials, in which case the distance may be reduced to 20 feet.
- c. All open off-street parking areas and driveways located on property located within Multi-family, Business, Industrial or Institutional zoning districts shall be surfaced with at least three (3) inches of bituminous or concrete pavement over a crushed stone base and at least one-half the thickness of such pavement shall be in place prior to occupancy of the principal structure(s). Driveways and off-street parking areas on Single and Two-Family Residential zoned properties shall be paved as stated above within 12 months following the date of occupancy. All other zoned property driveways must maintain a dust and mud-

free surface. Such parking areas shall be graded so as to dispose of all surface waters as set forth in an approved storm water management plan and no significant surface waters shall be allowed to drain across public sidewalks or paths. Such parking areas shall be so arranged and marked to provide for orderly and safe parking and storage of vehicles, and shall be so improved with curbs, wheel stops, or bumper guards to prevent encroachment into adjacent lots, grassed or landscaped areas or public ways. All off-street parking lots which are created or redesigned and rebuilt subsequent to the adoption of this section shall be provided with accessory landscape or decorative fence screening that will block from the view of motorists or pedestrians on adjacent streets of at least the lower one-half of vehicles parked within the off-street parking area. Each such parking area shall be bounded by a grassed or landscaped greenbelt of at least ten (10) feet in width between the parking area and all property boundaries. (Also see district regulations on paving setbacks). The location and elevation of landscape areas, including earthen berms, plant materials, fences and the protection afforded the plantings, including curbing and provision for maintenance, shall be subject to approval by the Plan Commission. All plans for such proposed parking areas shall include a topographic survey showing the grade and location of improvements. Existing trees, shrubs, and other natural vegetation in the parking area should, when possible, be incorporated into the required landscape area.

- d. In light of the foregoing provisions, the following shall be used as a guide in the provision of parking spaces:

EXISTING OR PROPOSED USE

SUGGESTED MINIMUM PARKING

- | | |
|--|---|
| (1) Automobile repair garages and plus service garages. | One (1) space for each regular employee
One (1) space for each 250 square feet of floor area used for repair work. |
| (2) Bowling establishments | Three (3) spaces for each 'alley'. |
| (3) Churches, theaters, auditoriums, community centers, vocational and night schools, and other places of public assembly. | One (1) space for each two (2) seats. |
| (4) Colleges, secondary schools, and elementary schools. | One (1) space for each two (2) employees plus One (1) space for each three (3) students of 16 years of age or more. |
| (5) Financial institutions; business, government, and professional offices. | One (1) space for each 200 square feet of floor space plus one (1) space for each two (2) Employees. |
| (6) Food store | One (1) space for each 150 square feet of floor area, plus one (1) space for each two (2) employees. |
| (7) Funeral homes | Twenty spaces for each viewing room. |

EXISTING OR PROPOSED USE

SUGGESTED MINIMUM PARKING

- | | |
|--|--|
| (8) Fuel stations | Three (3) spaces for each indoor stall or similar facility plus one (1) space for each attendant. Add eight (8) spaces if there is a convenience store. |
| (9) Hospitals, sanitariums, rest and nursing homes | One (1) space for each three (3) beds one (1) space for each three (3) plus one (1) space for each physician. |
| (10) Lodges and clubs | One (1) space for each five (5) members. |
| (11) Manufacturing and processing plants, (including meat and food processing plants, laboratories, and warehouses). | One (1) space for each two (2) employees in 12 hour period. |
| (12) Medical and dental clinics. | Seven (7) spaces for each doctor. |
| (13) Motels, hotels. | One (1) space for each guest room plus one (1) space for each two (2) employees. |
| (14) Motor vehicle sales (new and used). | One (1) space for each 500 square feet of floor area used plus 300 square feet of outdoor display area for each motor vehicle to be displayed. (This requirement does not include service garages – see sub-section 17.0601) |
| (15) Restaurants, bars places of entertainment, repair shops, and retail and service stores. | One (1) space for each two (2) existing or potential seats. |
| (16) Retirement homes, orphanages, convents, and monasteries. | One (1) space per 1,000 feet of principle floor area. |
| (17) Rooming and boarding houses, fraternity and sorority houses, dormitories, and rectories. | One (1) space per bed. |
| (18) Other uses. | As determined practical by the Plan Commission. |

Combinations of any of the above uses should provide the total of the number of stalls for each individual use. The Zoning Administrator shall enforce off-street parking requirements and guidelines as defined in this ordinance.

- e. Commercial vehicles larger than a one-half (1/2) ton pick-up truck shall not be parked overnight on driveways, driveway aprons or parking lots in a residential subdivision, and commercial vans and smaller pick-up trucks shall not be so parked unless such vehicle is the personal family vehicle of the owner of the residence or a member of his family living on the premises. (Also see sub-section 17.0209)

SECTION 17.09

LOADING AND OFF-STREET PARKING

1. LOADING REQUIREMENTS.

- A. An individual loading space shall be at least 10 feet wide by 45 feet long and have a minimum clearance of 14 feet.
- B. The number of such spaces provided shall be based upon the operating characteristics of the individual use and shall be subject to approval by the Plan Commission upon the submittal of building, site and operational plans.
- C. No building for commercial or industrial purposes shall be erected on a lot in a manner requiring servicing directly from the abutting public street.
- D. The use of public streets for the maneuvering of trucks to service industrial or commercial buildings is expressly prohibited. Sufficient on-site space shall be provided for such maneuvering.

2. PARKING REQUIREMENTS.

In all Districts and in connection with every use, there shall be provided at the time any use is converted, relocated, enlarged or moved from one location to another or building is erected, converted, relocated, enlarged, structurally altered or moved from one location to another, off-street parking stalls for all vehicles in accordance with the following:

A. Approval.

All business, institutional, multi-family residential and industrial parking areas plans shall obtain approval of the Plan Commission.

B. Adequate Access.

A driveway access to a public street, road or highway shall be provided for each lot and every driveway access shall be at least 10 feet wide for one and two-family dwellings and a minimum of 22 feet wide for all other land, buildings and structures.

C. Location.

Parking shall be located on the same lot as the principal use unless the Plan Commission specifically approves of parking being located on an adjoining parcel with the recording of appropriate access and parking easements and any necessary maintenance agreements and also providing that all parcels involved meet the requirements of this section.

D. Dimensional Requirement.

Parking spaces, driveways and aisles for access to parking spaces shall have the following minimum dimensions unless specifically varied by the Plan Commission.

Stall Width	9 feet
Stall Depth	20 feet
Parking Aisle Width	
Two-Way Traffic (90°).....	25 feet
One-Way Traffic (60°).....	18 feet
Driveway (no parking stalls)	
Two-Way Traffic	22 feet
One-Way Traffic	12 feet

Section 17.09 2. E.

E. Parking Spaces for Use by Physically Disabled Persons.

Parking spaces for use by physically disabled persons shall be in accordance with State and federal requirements.

F. Surfacing.

All off-street parking areas, and driveways, except parking areas accessory to single-family and two-family dwellings, shall be surfaced with a bituminous or Portland cement concrete pavement. Such parking areas shall be kept free of dust, loose stones, and gravel. Such parking areas shall be so arranged and marked to provide for orderly and safe parking and storage of vehicles and must be completed within one (1) year of issuance of the building and zoning permit.

G. Flexibility in Application.

1. The Town recognizes that, due to the particulars of any given development, the inflexible application of the parking standards set forth in this section may result in a development either with inadequate parking space or parking space far in excess of its needs. The former situation may lead to traffic congestion or parking violations on adjacent streets as well as unauthorized parking in nearby lots. The latter situation wastes money as well as space that could more desirably be used for valuable development or environmentally useful open space. Therefore, the Plan Commission may allow deviations from the requirements of this section whenever it finds that the deviation will not adversely impact traffic circulation or public safety.
2. The site plan must, subject to Plan Commission approval, be designed to provide sufficient open space on the subject site to accommodate the additional parking spaces otherwise required by this section. Such open space shall be in addition to required yards, setbacks, driveways, private streets, loading and service areas and open space requirements. Sufficient open space shall be provided which, if converted to parking spaces, would provide off-street parking to meet the full requirements of this section at the time of application for a deviation from the requirements of this section.
3. The Plan Commission may at any time, at its sole discretion, require that all off-street parking as required by this section be constructed.

H. Changes in Occupancy or Intensity of Use.

When the parking needs of a building, structure or site is increased due to additional employees, gross floor area, seating capacity or due to a change of occupancy, additional parking spaces shall be constructed in the amount necessary to conform to this section, as determined by the Plan Commission.

I. Required Number of Stalls.

The following parking standards shall be applied unless deviations have been specifically approved by the Plan Commission in accordance with §17.09 2. G. or H. of this section.

<u>Type of Use</u>	<u>Number of Stalls</u>
Residential	2 per family
Auditorium	1 per each 3 seats
Church	1 per each 3 seats
Theater	1 per each 3 seats
Retail Business	1 per each 100 sq. ft. of floor area
Nonretail Commercial	1 per each 200 sq. ft. of floor area
Office Building	1 per each 200 sq. ft. of floor area
Customer Service	1 per each 100 sq. ft. of floor area

Section 17.09 2. J.

Restaurant	1 per each 100 sq. ft. of floor area
Tavern	1 per each 100 sq. ft. of floor area
Club	1 per each 100 sq. ft. of floor area
Industrial*	1 per each 200 sq. ft. of floor area
Industrial*	1 per each 2 employees
Other	As determined by the Plan Commission

*Whichever will provide the greater number of stalls.

J. Residential Parking.

Parking of cars, vans, sport utility vehicles and light duty pick-up trucks accessory to a residential use shall be limited to those actually used by the residents or for temporary parking of guests.

K. Parking of Vehicles, Trucks and Equipment.

1. One commercial panel truck or pick-up truck per lot. Such truck and any attached extraneous material shall not exceed 20 feet 6 inches in length, 8 feet in height nor 7 feet in width.
2. No bus, truck or other equipment shall be parked regularly on road rights-of-way.
3. Recreational vehicles shall be kept in a garage or shall have a planting screen, landscaped fence, or wall at least four feet in initial height along a side abutting or fronting a residential district, except for boats in the R-L district.
4. Recreational equipment parked or stored shall not have fixed connections to electricity, water, gas or sanitary sewer facilities and at no time shall this equipment be used for living or housekeeping purposes.
5. If camping or recreational equipment is parked or stored outside of a garage, it shall be parked or stored subject to the following: There shall be a minimum setback of 50 feet when parked or stored adjacent to a public street or highway. It shall be parked or stored in the rearyard of the lot and it shall be parked or stored not closer than 10 feet from a side or rear lot line. Notwithstanding the above, camping or recreational equipment may be parked anywhere on the premises for loading or unloading purposes for a period of not more than 48 hours.
6. There shall be no parking or storage anywhere in a residential zoned District of any equipment which is no longer capable of the use intended or requiring repair over and above ordinary maintenance. All recreational equipment shall be kept in good condition. The ground area under and immediately surrounding where such recreational equipment is stored shall be maintained free of noxious weeds, debris or overgrowth.

L. Screening.

Any off-street parking area, other than that provided for a residence, which abuts or faces a residential district, shall provide a planting screen, landscaped fence or wall at least 4 feet in initial height along the side abutting or fronting on a residential district.

M. Offset.

In any off-street parking area, other than that provided for a residence, which abuts a residential district, no vehicle shall be allowed to park closer than 10 feet to the abutting residential lot line.

N. Setback.

No vehicle shall be parked closer than 10 feet to the base setback line.

Section 17.09 2. O.

O. Lighting.

Lights provided in any parking area shall be hooded or beamed so as not to create undesirable glare or illumination of adjacent residential property.

P. Storage Prohibited.

The unenclosed parking or storage of unlicensed, unregistered, inoperable or junk vehicles is expressly prohibited within the Town. The use of any vehicle for storage purposes is expressly prohibited within the Town.

Q. Driveway Slope (created 12-001)

1. The maximum driveway slope shall be 12%, with the following exceptions:
 - a. Existing driveways that exceed 12% may remain.
 - b. Repair or repaving of existing driveways that exceed 12% shall be allowed; however, shall not increase in slope.
 - c. The Plan Commission may grant a driveway slope variance at the petition of the property owners.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 14, 2022

General Information:

Agenda Item: **6.a.**

Applicant:	Business owner Peter Drees and in c/o Pewaukee Signarama
Status of Applicant:	Prospective tenant occupant
Requested Action:	Sign Code waiver
Current Zoning:	B-1 Community Business
Current Master Plan Classification:	Community Commercial
Surrounding Zoning/Land Use:	North: Hwy. 16 South: Housing for the Elderly use East: B-1 Community Commercial zoning and uses West: Multi-Family Residential use
Lot Size/Project Area:	N/A
Location:	601 Ryan Street

Discussion:

The applicant requests Planning Commission approval of a sign code waiver place a 56.2 square foot tenant identification wall sign on the façade of the building at 601 Ryan Street where 30 square feet is permitted by Code.

Recommendation:

The Planner supports the applicants request as to size of the “Northwoods Marine” sign in light of the specific hardship presented by this sites remote location from the principal public way, Ryan Street (i.e. building is setback over 800 feet from Ryan Street), for visibility and given that the proposed new sign appears to be consistent in scale to other existing signs already/previously in place on this building facade. The scale of the specific section of the building wall where this sign is proposed to be attached is sufficient to handle to the proposed oversized sign.



0 203.11 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: 4/7/2022



Application is due 3 weeks prior to the Meeting Date.



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

Address/Parcel No. of Property Involved: 601 Ryan Street
Zoning of Property: B-1
Current Owner of Property: SOCIETY OF DISTRICT DEPT OF WISCONSIN COUNTY, INC
Applicant – Name: Northwoods Marine - Peter Drees
Address: 601 Ryan Street
Phone: 262-370-5242
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):

Channel Letters

Signature of Property Owner as listed on this Application:

X

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):

235 Hickory Street, Pewaukee Phone: (262) 691-5660 Fax: (262) 691-5664	SIGN PERMIT APPLICATION Village of Pewaukee	Permit#
--	---	---------

Sign Location Address:	Parcel#
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Owner Name:	Email Address:	Telephone#
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Society of St. Vincent De Paul of Waukesha, Co	Info@svdpwaukesha.com	262-544-1850
--	-----------------------	--------------

Mailing Address:	Cell#
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818 W. Sunset Drive Waukesha, WI 53189	
--	--

Tenant Name:	Email Address:	Telephone#
--------------	----------------	------------

Northwoods Marina	Peter@northwoodsmarine.net	262-256-0080
-------------------	----------------------------	--------------

Mailing Address:	Cell#
------------------	-------

601 Ryan St., Pewaukee, WI 53072	
----------------------------------	--

Signarama Pewaukee	Ken@signarama-pewaukee.com	262-691-9994
--------------------	----------------------------	--------------

Mailing Address:	Cell#
------------------	-------

W237N2889 Woodgate Rd, Unit B, Pewaukee, WI 53072	
---	--

TYPE OF SIGN

Freestanding Ground
 Projecting
 Wall
 Awning or Canopy
 Marquee
 Other _____

Illuminated / Non-Illuminated: Brief Description of Sign: Front Lit Channel Letters Temporary: -

DISTANCE FROM SIGN TO LOT LINES: 800' FRONT 275' REAR 384' RIGHT 250' LEFT

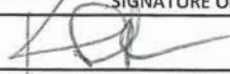
If repairs or replacement contemplated, is the current sign, etc., non-conforming? YES NO NA

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)	ESTIMATED COST
<u>ASAP</u>	<u>56.2 sq. ft.</u>	<u>Approx. 20 ft.</u>	<u>\$6475.00</u>

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.

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.

SIGNATURE OF APPLICANT	PRINTED NAME OF APPLICANT	DATE
	<u>Kenneth Skarke</u>	<u>3-21-2022</u>

PLEASE SUBMIT THE FOLLOWING DOCUMENTS WITH THIS APPLICATION:

SITE SURVEY (must detail location and setbacks to lot lines)
 COLOR RENDERING
 SURETY BOND OR INSURANCE COMPANY ON CERTIFICATE OF ISSUANCE
 (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. 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: _____

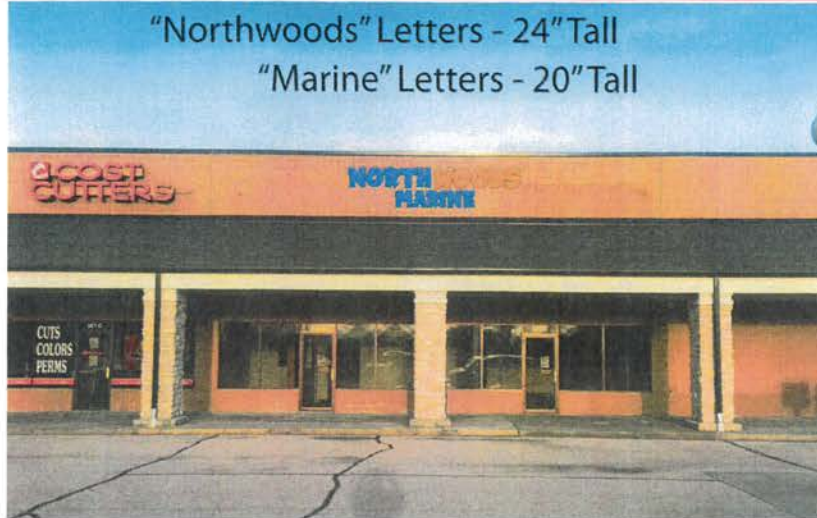
PERMIT APPROVED/DENIED BY: _____ DATE: _____

CUSTOMER INFO:

COMPANY NAME/CONTACT:
ADDRESS:
PHONE#:

SIGNARAMA-PEWAUKEE REQUIRES THAT YOU REVIEW THE ATTACHED PROOF AND ADVISE WHETHER PROOF IS APPROVED FOR PRODUCTION. AN EMAIL REPLY IS REQUIRED TO START PRODUCTION.

PLEASE CHECK ALL SPELLING, PUNCTUATION, FONTS, CAPITALIZATION PHONE NUMBER, WEBSITE, COLOR & SIZE REQUIREMENTS.



**"Northwoods" Letters - 24" Tall
"Marine" Letters - 20" Tall**

Address: 601 Ryan St, Unit A/B

Front illuminated single stroke channel letter - LED Lights

Raceway Mount - Acrylic faces with trim cap

Faces - Blue, Orange, Trim: Black, Returns: Black, Raceway: To match facade

THIS RENDERING IS INTENDED AS A SAMPLE ONLY. COLOR, TEXTURE, MEASUREMENTS, AND ACTUAL APPEARANCE MAY VARY SLIGHTLY FROM COMPLETED WORK AND IS CONSIDERED NORMAL & USUAL. © COPYRIGHT 2014 Signarama, Inc.

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W237 N2889 Woodgate Rd, Unit B
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I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN.

CUSTOMER APPROVAL SIGNATURE: _____

PRINT: _____ DATE: _____

50% DEPOSIT DUE AT TIME OF ORDER (full amount if under \$100) balance due upon time of completion.
I HAVE READ AND AGREE TO ALL TERMS. INITIAL _____

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CUSTOMER APPROVAL SIGNATURE: _____

PRINT: _____ DATE: _____

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I HAVE READ AND AGREE TO ALL TERMS. INITIAL _____

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PHONE#:

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Whole Sign - 184"x 44"

"Northwoods" Letters - 24" Tall
"Marine" Letters - 20" Tall

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Pewaukee Signarama

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Pewaukee, WI 53072
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www.signarama-pewaukee.com • info@signarama-pewaukee.com

I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND THE CONTENT OF WORK TO BE PERFORMED & APPROVE THIS PROJECT TO BEGIN.
CUSTOMER APPROVAL SIGNATURE: _____

PRINT: _____ DATE: _____

50% DEPOSIT DUE AT TIME OF ORDER (full amount if under \$100), balance due upon time of completion.
I HAVE READ AND AGREE TO ALL TERMS. INITIAL: _____

THIS OFFERED, DESIGN, LOGO, OR IDENTIFICATION IS THE PROPERTY OF SIGNARAMA PEWAUKEE INC. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 14, 2022

General Information:

Agenda Item: **6.b.**

Applicant:

Cornerstone Development (d/b/a The Glen at Pewaukee Lake LLC) in c/o Joe Orendorf and John Wahlen, and Alan Peters of True Vine Development

Property Owner:

The Glen at Pewaukee Lake LLC

Requested Action:

Review, discussion and consultative feedback to the applicant regarding possible exceptions to the rear yard offset requirement for a limited subset of 12 lots in the Glen at Pewaukee Lake subdivision

Current Zoning:

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

Current Master Plan Classification:

Single-Family Residential

Requested Master Plan Classification:

Single Family Residential

Surrounding Zoning/Land Use:

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

Lot Size:

14.08 acres

Location:

Near 449 W. Wisconsin Avenue

Discussion:

The applicant requests feedback as to possible rear yard offset requirements for up to twelve specific lots in the Glen at Pewaukee Lake subdivision.

Following is the Residential Infill Redevelopment District Overlay District language of the Village Code with sections pertinent to this discussion highlighted.

Sec. 40.367.1. - Purpose; authority; control.

(1)The residential infill-redevelopment overlay district is intended to permit single-family residential infill and/or redevelopment projects at a slightly higher density (smaller minimum lot size) than the village's standard single-family residential zoning districts and which also permits limited shared/common building walls among residences. Target locations for this overlay district to be applied may include sites where current or previously existing, often times non-single-family-residential type land uses may be/been situated on properties that are closely comingled within existing single-family residential use neighborhoods and where a resumption, modification or intensification of the prior or current non-single-family-use(s) is no longer necessarily desired based upon potential land use incompatibility issues, concerns about impact on available public services and facilities, ...and similar. These prospective infill-redevelopment sites/uses might now be phasing out of their former uses and into development/redevelopment opportunities where the village believes it would be beneficial to incentivize use conversion to single-family residential type use by offering this slightly higher density residential development opportunity in order to promote this option in pursuit of better synergy among land uses.

To that end, this residential infill-redevelopment overlay district purposefully offers greater flexibility of overall development design with the benefits from such design flexibility intended to be derived by both the developer and the community by encouraging greater consistency/compatibility among land uses within the immediately surrounding area.

Concurrent with any request for rezoning to include this overlay district shall be a request for rezoning of the base zoning district to the R-5 single family residential district if this is not already the case.

Sec. 40.367.2. - Permitted uses.

(1)Any permitted use listed in the underlying base zoning district and subject to all of the zoning requirements set forth in that underlying district.

(2)Single-family residential dwellings (i.e. one dwelling unit per building) subject to all of the zoning regulations set forth in this residential infill-redevelopment overlay district.

Sec. 40.367.3. - Minimum project size/area.

Not less than five contiguous, developable, project acres shall be required before the residential infill-redevelopment overlay district may be applied to any project/property.

Sec. 40.367.4. - Permitted accessory uses/structures.

(1)Private garages and paved parking areas as accessory uses/structures shall be allowed provided that no garage may be erected prior to the erection of the principal building to which it is accessory.

Garages shall conform to the following:

a.Each new single-family residential dwelling unit shall have at least one enclosed garage structure not less than 240 square feet in area (i.e. a one-stall garage) and not greater than 740 square feet (i.e. a three-stall garage). No detached garage structure may exceed 500 square feet in area. There shall be no more than one garage structure on any property.

All garages shall have direct and paved driveway access (not less than 8 feet in width) extending to each overhead vehicle access door(s) of the garage from a designated adjacent public or private road or alleyway. All paved parking and/or drive surfaces shall be offset from the side and rear lot lines by not less than three feet. Garages are not to be used for any dwelling, home office, home occupation, or business use of any sort. Driveway paving shall be completed within

12 months of the garage construction being completed.

Detached garages may not be situated closer to the street than the principal residence.

Every lot shall have/have access to not less than two paved, off-street vehicle parking spaces, at least one of which must be enclosed (ref. section 40.367.4.(1)(a) above). The other(s) may be located either onsite or within 100 feet of the lot.

(2) Accessory fences may be permitted in this district subject to the following conditions: Fencing on all lots within a proposed residential infill-redevelopment overlay district development should be uniform or coordinated as to design type, materials, permitted locations, heights and colors. To this end, all project development plans submitted for review/consideration under this overlay district shall include a detailed written and plan(s) based explanation as to fencing intended to be allowed within the development, if any. Without an approved development-wide fencing plan, no fencing is permitted in this overlay district. Section 40.422(c) of the land development code shall not apply to this overlay district.

(3) Swimming pools are not permitted in this overlay district without prior planning commission approval of a development-wide swimming pool permissions and restrictions plan. Section 40.422(e) of the land development code shall not apply in this overlay district.

(4) Home occupations and professional offices which are clearly incidental to the principal residential use and subject to the following conditions:

a. The home occupation shall be carried on wholly within the principal residential building and only by residents occupying the premises.

b. No article or service shall be sold or offered for sale on the premises.

c. The home occupation shall not generate customer or client traffic to the residential premises.

d. Any off-street parking area shall be paved and adequately screened from adjoining residential properties.

e. The home occupation shall not include the conducting of any retail or wholesale business on the premises, nor the removal of sand, gravel, stone, topsoil or peat moss for commercial purposes.

f. The home occupation shall not include outside parking/placement/storage of materials, equipment, vehicles or supplies or any other operational activity resulting in offensive noise, vibration, smoke, dust, odors, heat, glare, visual obstruction/unsightliness or similar adverse impacts which may create a nuisance or be otherwise incompatible with the surrounding residential area.

(5) Non-storage related passive use type accessory structures normally accessory to a residential use (i.e., gazebo, garden arbor, trellis', and similar...), shall be permitted in any yard and shall be setback not less than 20 feet from the front lot line and offset from the side and rear lot lines no less than five feet. Non-storage related active type accessory structures normally accessory to a residential use (i.e. swing-set, jungle gym, game court, and similar...) shall be permitted in the rear yard only and shall be offset from the side and rear lot lines no less than five feet.

(6) Accessory storage structures are not permitted in this residential infill-redevelopment overlay district, except in lieu of a detached garage on the property in which case one accessory storage structure may be permitted in the rear yard, up to 192 square feet in area and offset from the side and rear lot lines not less than five feet. Accessory storage structures are not required to have driveways.

Sec. 40.367.4. - Permitted conditional uses.

Projects which include a mixing of multiple principal uses provided the proposed uses are among those listed, either as permitted or as conditional uses, in the underlying base zoning district and this residential infill-redevelopment overlay district.

Sec. 40.367.5. - Single-family residential density limits.

The minimum required average lot area 1 per single-family residence shall be 8,500 square feet.

The Village may permit an average lot area *1 as low as 7,500 square feet per single-family residence for redevelopment projects. In this instance, redevelopment projects are defined as development projects where all or at least a substantial percentage (as determined by the Village) of the existing improvements value of a property is razed and removed and replaced with new construction. Village approval of the 7,500 square foot average lot size as described above shall not be viewed as a vested right and shall be determined based on a case-by-case assessment of each development proposal and the public interest served by the proposal.

In no case shall any lot be permitted that is less than 7,000 square feet in area.

*1(i.e. Average lot area means the total square footage of the underlying buildable project area, net of all public or private roads/ the total number of lots proposed)

Sec. 40.367.6. - Lot width.

Individual lot widths in this district shall be flexible and subject to the village's review/approval within the context of the overall project plan.

Sec. 40.367.7. - Setbacks and yards.

Setbacks and yards in the residential infill-redevelopment overlay district shall be as follows:

Setback: All principal structures shall be setback not less than 25 feet from any public right-of-way.

Sidyard: The principal residence structure, including any attached garage elements, and detached garages, shall be offset from the side lot lines by not less than ten feet on one side and not less than zero feet on the other side. Principal residence structures including any attached garage elements and permitted detached garages may adjoin (share a common wall) along one side in accordance with this sidyard offset schedule provided such buildings are properly designed and approved by the building inspector as to all applicable building and/or fire safety code standards.

Any detached principal residence structure and any detached garage structure that does not share a common wall with an adjoining principal building shall maintain not less than five-foot side yard offsets.

Rearyard: All buildings shall be offset from the rear lot line by not less than 20 feet.

Sec. 40.367.8. - Minimum open space ratio.

The minimum required open space area shall be 25 percent for all lots.

Sec. 40.367.9. - Maximum building coverage ratio.

The combined total first floor area coverage of all buildings on a lot shall not exceed 35 percent.

Sec. 40.367.10. - Building height.

(1)The height of any dwelling unit in the residential infill-redevelopment overlay district shall not exceed 42 feet

(2)The height of accessory structures shall not exceed 15 feet or the width of the structure, whichever is less.

Sec. 40.367.11. - Dwelling standards.

Single-family dwellings within the residential infill-redevelopment overlay district shall have a 1,100 square foot minimum living area measured from the outside of exterior walls (and excluding basements, open porches, breezeways, garages and other spaces that are not used frequently or during extended periods for living, eating or sleeping purposes). Minimum area required on the first floor is 900 square feet.

Sec. 40.367.12. - Procedure.

(1)Procedure for residential infill-redevelopment overlay district processing/approval shall in accordance with chapter 40, article X. and XI of the Village of Pewaukee Code and also:

a.Pre-application conference. Prior to official submittal of an application for approval of residential infill-redevelopment overlay district project plan, the owner or his agent making such application shall meet with the Village of Pewaukee staff to review/discuss the general concepts of the contemplated development plan.

b.The application. Following the pre-application conference, the owner or his agent may file an application with the planning commission for review and approval of a residential infill-redevelopment overlay district project plan including, among other things as may be required:

1.A legal description of the boundaries of lands included in the proposed residential infill-redevelopment overlay district project plan.

2.The location of public and private roads, driveways and parking facilities.

3.The size, arrangement and location of all individual building sites and an approximate planned building footprint, paving and parking plan for each individual lot.

4.The location of any areas proposed to be reserved or dedicated for public uses such as parks and stormwater management areas.

5.The type, size and location of all proposed structures.

6.General landscaping treatment.

7.Architectural plans, elevations and perspective drawings and sketches illustrating the exterior design and character of proposed structures.

8.The existing and proposed location of public sanitary sewer, storm sewer, and water supply facilities as well as other utilities such as gas, electric, fiber optic, ... and similar.

9.The existing and proposed location of all easements.

10.Characteristics of soils related to contemplated specific uses.

11.A topography topographic map of the site with contours at no greater than two foot intervals based upon National Geodetic Vertical Elevation.

12.Anticipated and existing uses of adjoining lands.

13.If the development is to be staged, a staging plan.

14.Environmental areas (i.e., wetlands, floodplains, environmentally sensitive/conservancy area and similar).

15.The village planning commission and village board may permit waiver or modification of the ordinarily required public and private improvements such as, but not necessarily limited to, street cross-section standards including sidewalk and terrace requirements, street lighting and street tree requirements, and similar... as part of a proposed redevelopment project plan

provided the village shall find that in doing so, the public health, safety and welfare is not diminished as a result and further provided that the village shall have determined that, as a practical matter, the redevelopment project may not be viable without such waiver or modification.

(2) Procedures for conditional uses under this residential infill-redevelopment overlay district and/or uses permitted in the underlying zoning district shall be in accordance with the requirements set forth in chapter 40, article V of the Village Code and/or the underlying base zoning district requirements respectively.

Sec. 40.367.13. - Land divisions.

Any proposed land division which is part of the proposed residential infill-redevelopment overlay district project plan shall be subject to the requirements of article X of this chapter.

Recommendation:

Because this is a consultative discussion, no recommendation is provided at this time.

Application is due 3 weeks prior to the Meeting Date.



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

Address/Parcel No. of Property Involved: PWV 0893013001

Zoning of Property: Planned Development Residential Infill

Current Owner of Property: THE GUN AT PEWAUKEE LAKE, LLC

Applicant – Name: John Wahlen

Address: N63W23849 Main Street, Sussex, WI 53089

Phone: (262) 932-4138

Fax: _____

Type of Request: Check All That Apply

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

- Prelim. Plat Approval:
- Developer's Agreement:

REAR YARD SETBACK REDUCTION REQUEST ON SELECT LOTS
elevations and perspective drawings and sketches illustrating the exterior design and character of proposed structures.

Signature of Property Owner as listed on this Application:

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

Signature of Applicant (if different than Owner):



PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

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

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

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

RESPONSIBLE PARTY & MAILING ADDRESS

The Glen at Pewaukee Lake, LLC

Name of Company and/or Individual

N63W23849 Main Street, Sussex, WI 53089

Street

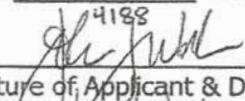
City

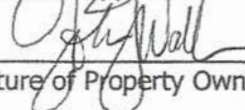
State

Zip

Phone: (262) 932-4188 Fax:

E-Mail: jw@cornerstonedevelopment.com

 3/16/22
Signature of Applicant & Date

 3/14/22
Signature of Property Owner & Date

Village Official Accepting Form & Date

SEND ALL PROFESSIONAL SERVICES INVOICES TO:
(Check One)

Property Owner

Applicant



March 16, 2022

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

Subject: Request to Reduce Rear Setback
The Glen at Pewaukee Lake – Select Lots

Dear Mr. Gosse:

As we start to customize specific home offerings at The Glen at Pewaukee, we are discovering some challenges related to the rear setbacks as we balance what potential buyers are asking for verses what is allowed.

Enclosed is an example to highlight the challenge; on Lot 10 we laid out the Hawthorne which is an 1,888 square foot home with side entry two car garage. The home fits within the setback requirements; however, we are unable to add a deck to rear of this home based on current setback requirements. As we talk with potential buyers, they are asking for outdoor spaces.

So, to maintain competitiveness of what the market is asking for, we request an exemption to the rear yard setback on Lots 2-8, 10, 38-40. At minimum we'd like to extend an additional 10-feet within the rear setback with a deck. The deck will not be enclosed but may have architectural details such as a pergola. All but one of these lots offer a full or partial basement exposure, so a patio off the main floor isn't possible. This neighborhood has approximately 45-feet in elevation difference from the low point to the high point, so as a benefit these outdoor spaces will either be higher or lower than the adjacent rear yard; thus, reducing sight lines from adjacent properties.

Let us know what next steps can be taken to make this adjustment to meet the request of the marketplace.

Respectfully,

Joe Orendorf
Cornerstone Development
(262) 932-4188

Exhibit B - Lot 10 with Hawthorne

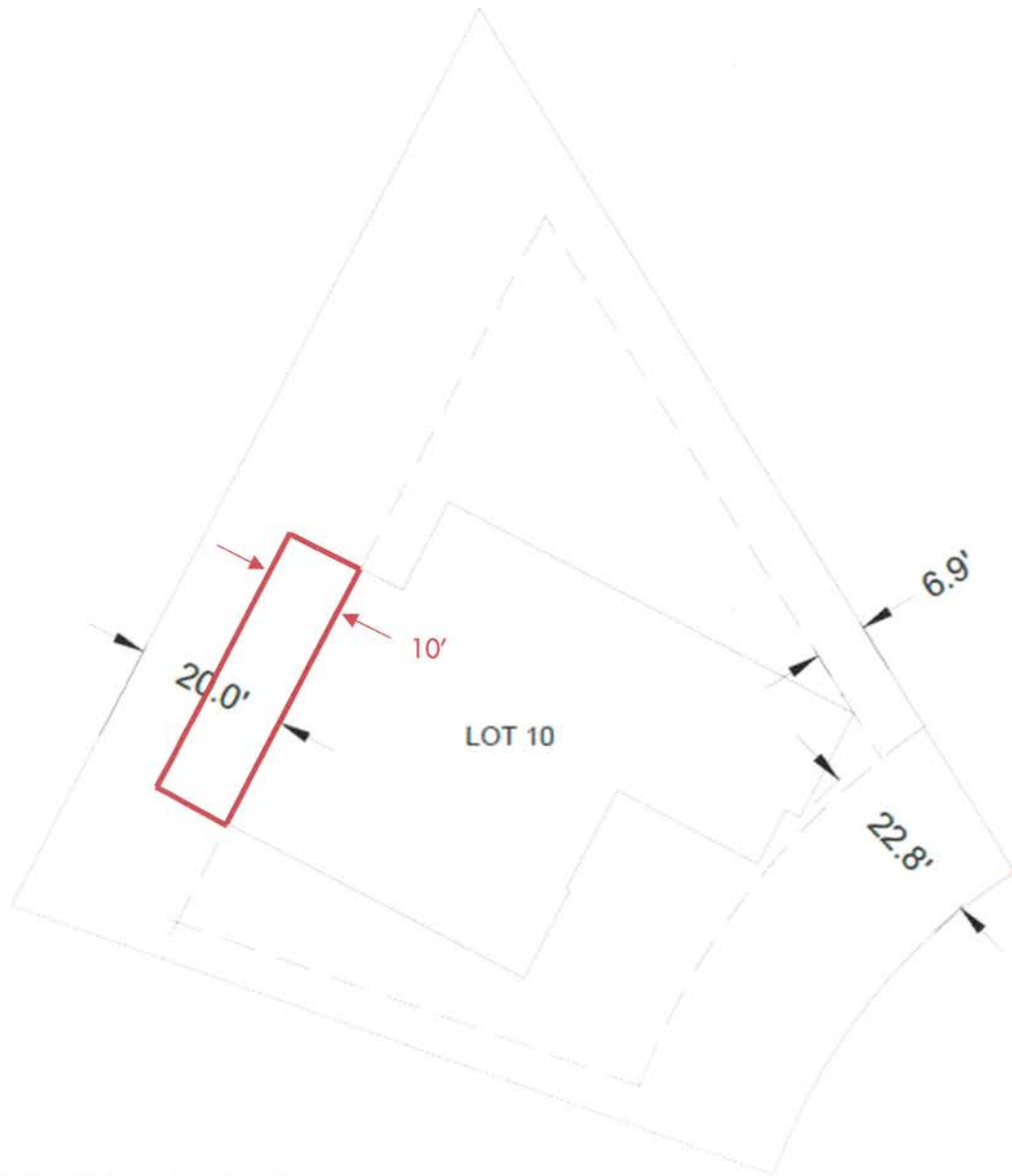


Hawthorne Floor Plan

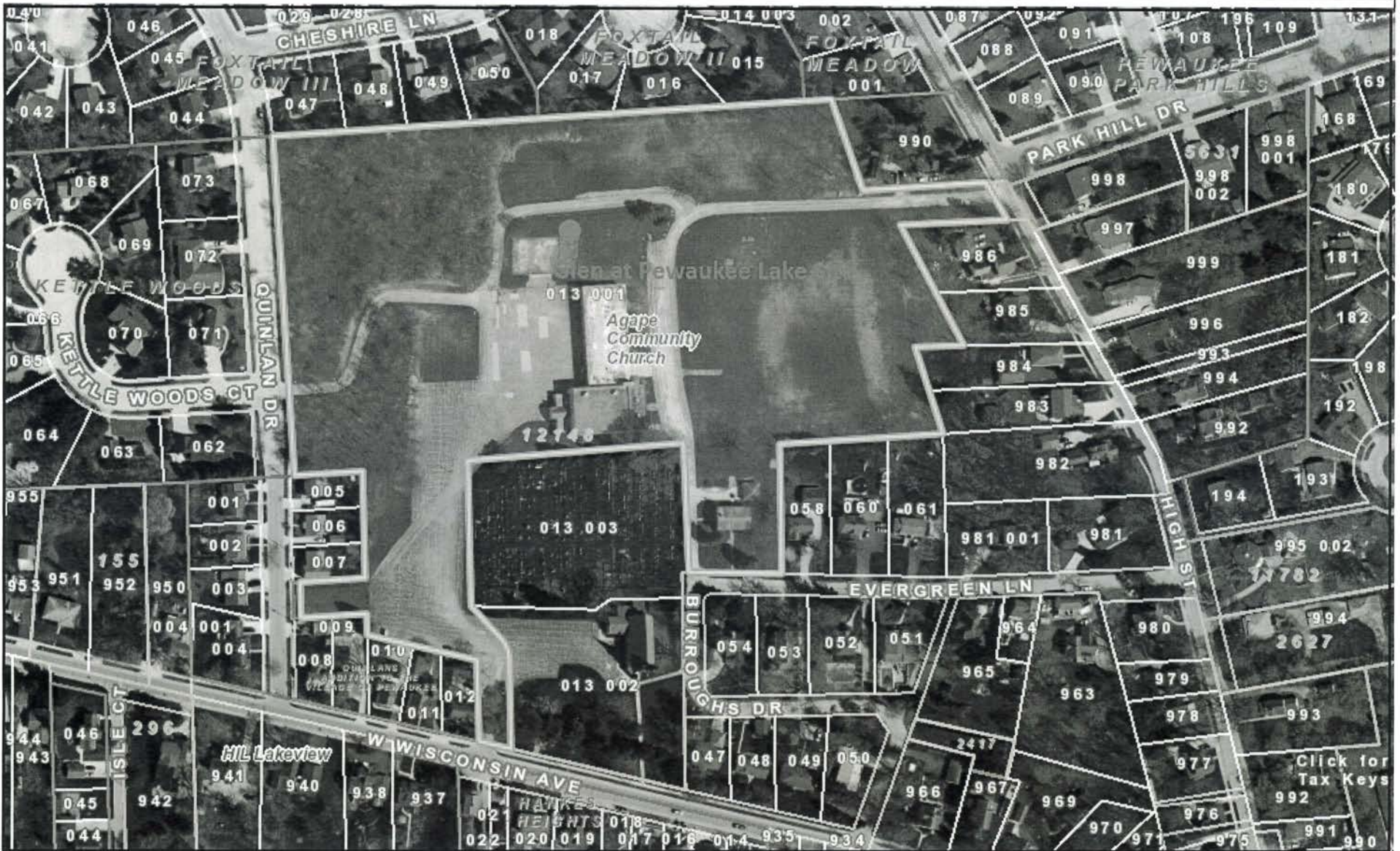


Currently, no space for a deck off the rear of the home.

Exhibit C - Lot 10 Requested Setback



Requesting space for a deck off the rear of the home.



STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 14, 2022

General Information:

Agenda Item: **6.C.**

Applicant:

Cornerstone Development (d/b/a The Glen at Pewaukee Lake LLC) in c/o Joe Orendorf and John Wahlen, and Alan Peters of True Vine Development

Property Owner:

The Glen at Pewaukee Lake LLC

Requested Action:

Review, discussion and possible recommendation to the Village Board of the 46 lot + 7 outlots single-family residential Final Plat for The Glen at Pewaukee Lake Subdivision.

Current Zoning:

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

Current Master Plan Classification:

Single-Family Residential

Requested Master Plan Classification:

Single Family Residential

Surrounding Zoning/Land Use:

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

Lot Size:

14.08 acres

Location:

Near 449 W. Wisconsin Avenue

Discussion:

This final plat is substantially consistent with the preliminary plat approved by the Village back in 2021. As such, the Planner raises no specific objections to the request as presented provided the following conditions are considered for attachment to any recommendation for approval which the Planning Commission may advance to the Village Board:

Recommendation:

- 1) Applicant to comply fully with any/all requirements as set forth by the Wis DOA

- in their review of this plat;
- 2) Applicant to comply fully with any/all requirements as setforth by the Waukesha County in their review of this plat;
 - 3) Applicant to comply fully with any/all requirements as setforth by the Villages Consulting Engineer in his review of this plat;
 - 4) Applicant to fulfill all obligations of the Development Agreement associated with this plat which may be pre-requisites to the final plat approval, and/or prior to placement of Village signatures onto and recording of the final plat.

Village of Pewaukee Plan Commission
Engineer's Report for April 14, 2022

**The Glen at Pewaukee Lake
Final Plat**

Report

1. I have reviewed the final plat for conformance to Village Code requirements and consider the plat to be in substantial conformance with the preliminary Plat, subject to the surveyor addressing the following technical comments:
2. Proper names are provided for the Owner's Certificate
3. The individual lot line distances do not total the overall line distances for the following segments:
 - a. Lot 8 and Outlot 3 along Lifestyle Lane
 - b. The northerly line of Outlot 4 and Lots 11-20
 - c. The right-of-way line along Lots 2 – 6
 - d. The easterly Lines of Lots 31-33
4. There are numerous easements shown on the plat. Those easements should be defined under separate documents and the recorded document number for each easement shown on the plat.
5. Language should be added to the vision corner details stating that the purpose is to provide an area of clear vision at the intersection of two streets. No plantings, trees, fences or other obstruction shall be placed in the triangle that does not provide clear vision.
6. I suggest that the issue related to quit claiming land to Lot 25 be addressed prior to execution of the final plat if at all possible to eliminate any future confusion.
7. There are two notes on Sheet 5 of 6 that indicate Outlots to be fractionally owned. I am not sure of the need for the note related to Outlots 3 and 4 in the first note. If the intent is to state that there is a drainage easement on those lots, I suggest that a separate note be included that states something to the effect of "Outlots 3 and 4 are encumbered by a Stormwater Maintenance Agreement recorded as Document No. _____".

Recommendation

Since the final plat is in substantial conformance with the preliminary plat, I recommend approval of the final plat subject to resolution of all staff comments, and comments from the State and County.

Tim Barbeau
Village Consulting Engineer

April 6, 2022



March 16, 2022

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

Subject: Final Plat
The Glen at Pewaukee Lake

Dear Mr. Gosse:

Enclosed is our final plat for the Glen at Pewaukee Lake. We kindly ask for approval of this plat so we can prepare the lots for sale. We have also submitted this plat to the State and County for review and approval as well

Contact us with any questions, thank you!

Respectfully,

John Wahlen
Cornerstone Development
(262) 932-4188

Paul Farrow
County Executive

Dale R. Shaver
Director



Waukesha County

Department of Parks and Land Use

TO: Wisconsin Department of Administration – Plat Review

NOTICE OF: Conditional Certification of No Objection to Final Plat

DATE OF REVIEW: March 30, 2022

RE: Subdivision Plat known as: **The Glen at Pewaukee Lake
File No. 2051**

LOCATION: Lot 1 CSM No. 12148, Part of the NE ¼ and NW ¼ of the NE ¼ of Section 8, T7N, R19E, Village of Pewaukee

SUBMITTED BY: Wisconsin Department of Administration – Plat Review

SURVEYOR: Keith Kindred, PLS
SEH, Inc
501 Maple Ave.
Delafield, WI 53018

DATE RECEIVED: March 14, 2022

DATE OF PLAT: February 21, 2022

SUBDIVIDER: The Glen at Pewaukee Lake, LLC
N63W23849 Main St.
Sussex, WI 53089

REMARKS: Conditional Certification of No Objection to this Final Plat is based on the following conditions being complied with prior to the recording of the Final Plat:

Planning and Zoning

515 W. Moreland Blvd., Room AC 230 Waukesha, Wisconsin 53188-3878
Phone: (262) 548-7790 Fax: (262) 896-8071 www.waukeshacounty.gov/planningandzoning

1. **Prior to recording the plat, a revised informal copy of the plat addressing the outstanding conditions of this certification letter shall be forwarded to Waukesha County for review.**
2. All easements, such as proposed or existing drainage ways, access, storm sewer, sanitary sewer and/ or utilities easements shall be shown on the plat. Any related recorded documents numbers shall also be noted on the plat.
3. The Outlot notes that describe indivisible fractional ownership on Sheet 5 shall include language similar to the following. "Each individual lot owner shall have an undividable fractional ownership in Outlot(s) No. ___ and Waukesha County shall not be liable for any fees or special assessments in the event they become the owner of any lot or outlot in the subdivision by reason of tax delinquency".
4. General notes No. 5 and No. 6 are in conflict with regard to ownership of Outlots 3 and 4 and shall be clarified. One of the notes states that they are under ownership of all lot owners and the other identifies ownership by only select lot owners.
5. We question the intent of the Developer retaining Outlot 2. Small Outlots are liable to fall into tax delinquency. Please convey the intent of Outlot 2 to Waukesha County.
6. Since variable rights-of-way are shown, the Village should verify that any required dedications are shown correctly on the plat.
7. According to the soil survey of Milwaukee and Waukesha Counties, lots in this subdivision may contain soils with seasonal high groundwater located less than 3 ft. below ground surface. We recommend that soil testing be done on lots containing such soils. Unless the developer can demonstrate by soil tests or other supporting data that conventional basements would clear the highest anticipated groundwater level by one (1) foot, minimum basement floor elevations should be stated on the plat or master grading plan. At a minimum, the following note shall be placed on the plat:

"Although all lots in the Subdivision have been reviewed and approved for development with single-family residential use in accordance with Section 236 Wisconsin Statutes, some lots contain soil conditions that, due to the possible presence of groundwater near the surface, may require additional soil engineering and foundation design with regard to basement construction. It is recommended that a licensed professional engineer design a basement and foundation that will be suitable to withstand the various problems associated with saturated soil conditions on basement walls or floors or that other special measures be taken. Soil conditions should be subject to each owner's special investigation prior to construction and no specific representation is made herein."

In addition, we recommend the following:

8. Consider renaming the south portion of Sandy Circle located between Wisconsin Avenue and the proposed lot 6.

9. If easement access across lots 30-33 is limited to a prescribed number of lot owners, we recommend the Village require signage to prevent use of the easement by unauthorized users.
10. The Village should specify the minimum requirements for private roadways, and we recommend that the Developer's Agreement contain long term maintenance obligations that will be disclosed to all of the lot owners.
11. Given the small lot sizes and sloping terrain, we recommend that the Village require a Master Grading plan for the development.
12. Since part of Lot 25 may be conveyed (per the plat notes), we recommend the Village require a building envelope on Lot 25 to ensure that all future building and structures meet setbacks from any future (modified) lot lines.
13. If the Village has any restrictions relative to the height of plantings, berms, fencing, signs or any other structures within vision corner easements, they shall be specified in the notes.
14. The Waukesha County Park and Open Space Plan calls for bicycle accommodations along Wisconsin Ave. We recommend the Village determine if bicycle accommodations, either now or in the future, should be considered.

SIGNED:

Rebekah Leto

Rebekah Leto, Senior Planner

For information regarding this review, please contact Ben Greenberg at (262) 548-7790 or bgreenberg@waukeshacounty.gov

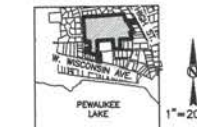
Cc via email: Village of Pewaukee Clerk
Village of Pewaukee Planner
The Glen at Pewaukee Lake LLC, Owner
Keith Kindred, Surveyor
We Energies, Plat Review
AT&T, Plat Review
Waukesha County Register of Deeds
File

THE GLEN AT PEWAUKEE LAKE

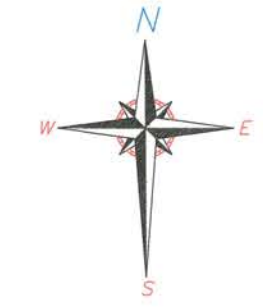
BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12148, BEING PART OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 08, T.07N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL

LOCATION MAP



NE 1/4 SEC 8-T07N-R19E



SCALE: 1" = 60'

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27) GRID NORTH ON THE NORTH LINE OF THE NE 1/4 OF SECTION 8-07-19 AS N89°13'42"E, VERTICAL DATUM BASED ON NAVD88.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LEGEND

- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- 1 1/16" REBAR, 18" LONG, WT. = 1.13 LBS./LIN. FT. SET AT ALL OTHER LOT & OUTLOT CORNERS
- ⊕ - CONCRETE MONUMENT W BRASS CAP FOUND
- ⊙ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)

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

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

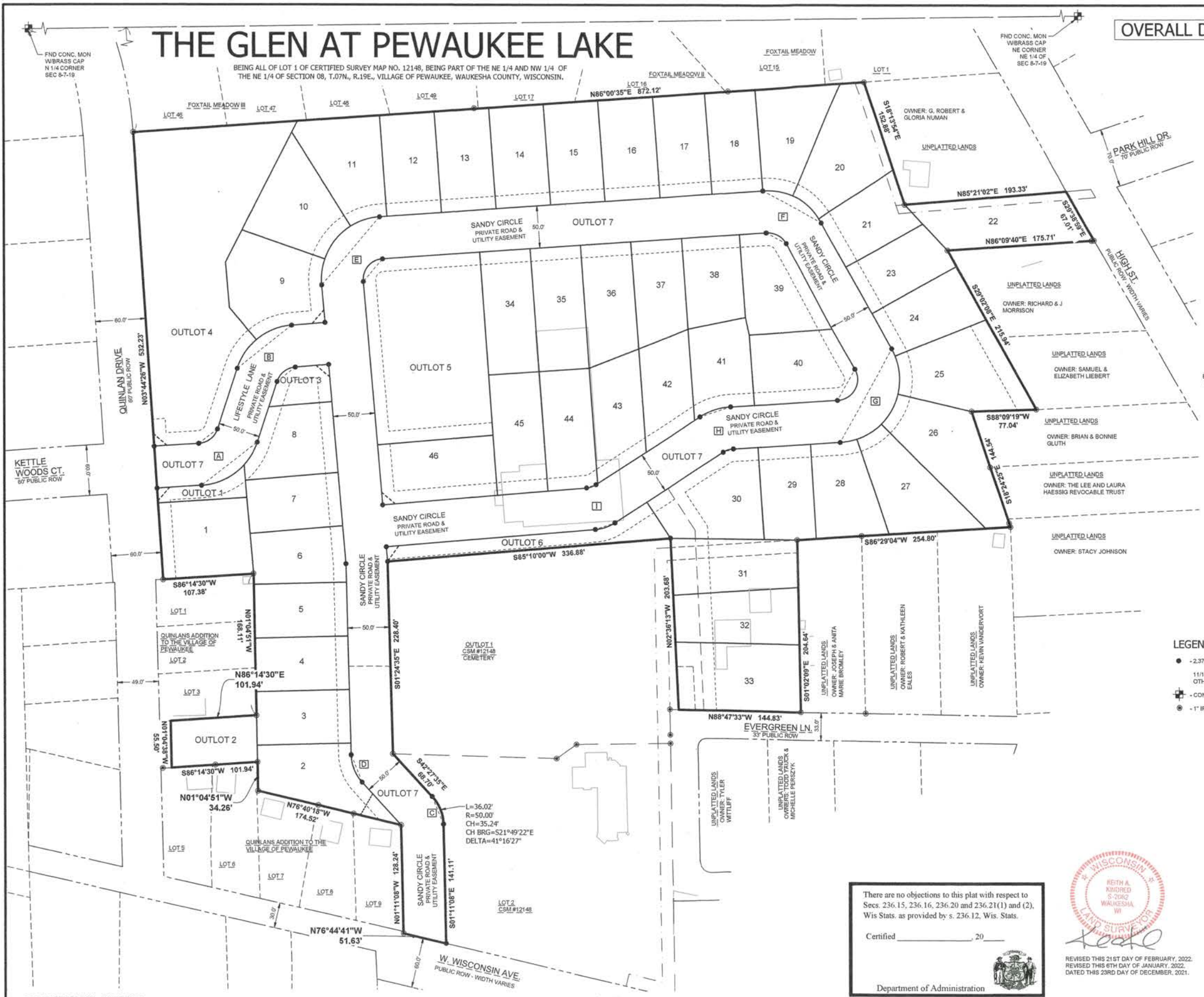


REVISED THIS 21ST DAY OF FEBRUARY, 2022.
REVISED THIS 6TH DAY OF JANUARY, 2022.
DATED THIS 23RD DAY OF DECEMBER, 2021.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20__

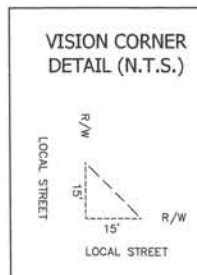
Department of Administration



THE GLEN AT PEWAUKEE LAKE

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12148, BEING PART OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 08, T.07N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL



LEGEND

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

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



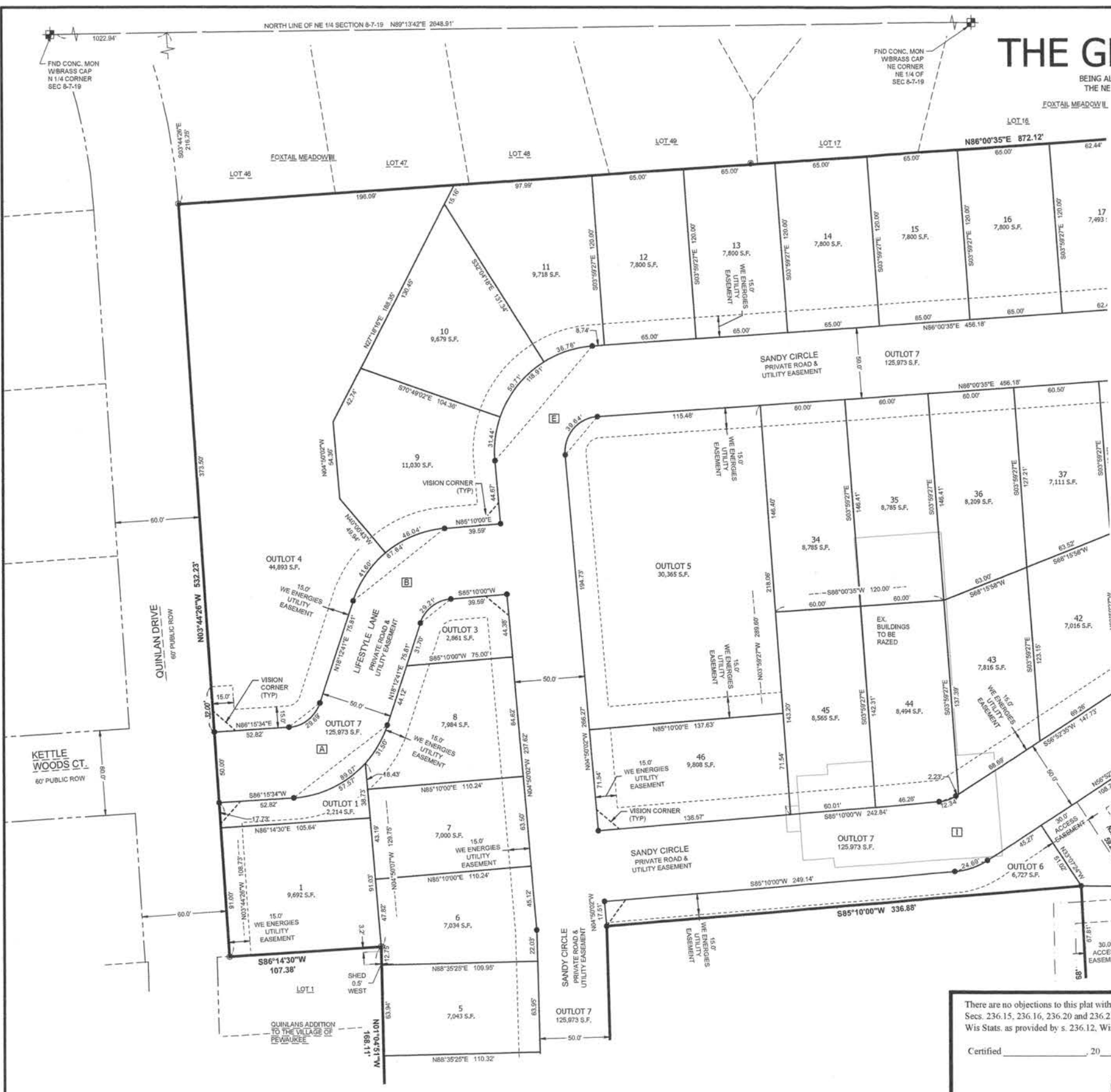
REVISED THIS 21ST DAY OF FEBRUARY, 2022.
 REVISED THIS 6TH DAY OF JANUARY, 2022.
 DATED THIS 23RD DAY OF DECEMBER, 2021.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____ 20__

Department of Administration



THE GLEN AT PEWAUKEE LAKE

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12148, BEING PART OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 08, T.07N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL



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

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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



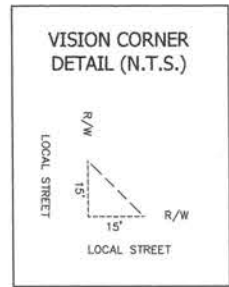
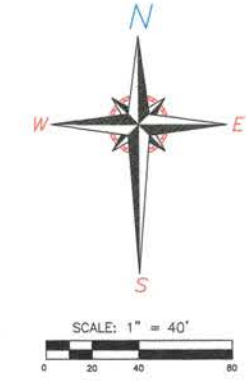
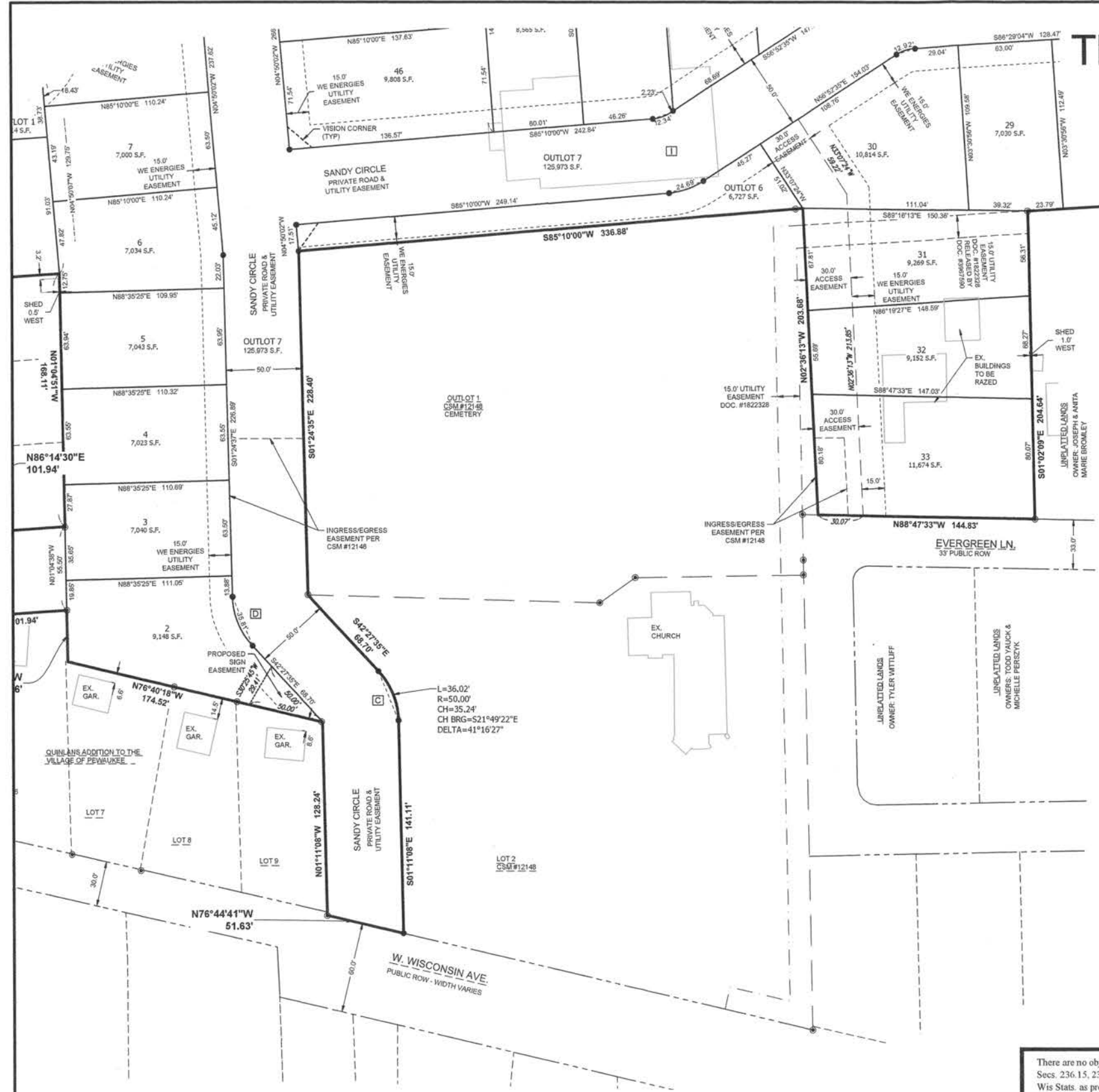
REVISED THIS 21ST DAY OF FEBRUARY, 2022.
 REVISED THIS 6TH DAY OF JANUARY, 2022.
 DATED THIS 23RD DAY OF DECEMBER, 2021.



THE GLEN AT PEWAUKEE LAKE

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12148, BEING PART OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 08, T.07N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

LOT DETAIL



LEGEND

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

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

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



REVISED THIS 21ST DAY OF FEBRUARY, 2022.
 REVISED THIS 8TH DAY OF JANUARY, 2022.
 DATED THIS 23RD DAY OF DECEMBER, 2021.



THE GLEN AT PEWAUKEE LAKE

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12148, BEING PART OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 08, T.07N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

NOTES:

- EASEMENTS SHOWN PER CHICAGO TITLE INSURANCE CO. COMMITMENT NO. WG-318260 DATED DECEMBER 23, 2020.

- ALL LOTS ARE TO BE SERVED BY MUNICIPAL SANITARY SEWER AND WATER MAIN.

- SITE IS IN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5513300184G, EFFECTIVE DATE NOVEMBER 5, 2014.

- TOTAL AREA 612,814 S.F., 14.06 AC.

- OUTLOT 3 AND OUTLOT 4 TO BE FRACTIONALLY OWNED AND MAINTAINED BY LOT OWNERS AND ENCOMPASSED BY A DRAINAGE EASEMENT TO BE USED FOR STORMWATER PURPOSES.

- OUTLOTS 1, 3, 4, 5, 6 AND 7 TO BE FRACTIONALLY OWNED AND MAINTAINED BY LOT OWNERS OF LOTS 2 THROUGH LOTS 21 AND LOTS 23 THROUGH LOTS 46. THERE IS POTENTIALLY A PORTION OF LOT 25 WHICH WILL BE QUIT CLAIMED TO THE ADJACENT LAND OWNER. IN THE EVENT A PORTION OF LOT 25 IS QUIT CLAIMED TO THE NEIGHBORING PROPERTY, THE FRACTIONAL OWNERSHIP OF ANY OUTLOT WILL NOT BE TRANSFERRED AND ANY OBLIGATION FOR THE MAINTENANCE OF THE PRIVATE ROAD WILL NOT BE TRANSFERRED.

- OUTLOT 2 TO BE RETAINED BY THE DEVELOPER.

- OUTLOT 7 IS A PRIVATE ROAD TO BE MAINTAINED BY THE OWNERS OF LOTS 2 THROUGH LOTS 21 AND LOTS 23 THROUGH LOTS 46.

- SANITARY SEWER AND WATER MAIN EASEMENTS WILL BE GRANTED TO THE VILLAGE OF PEWAUKEE.

CURVE TABLE							
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2
A	PRIVATE RD EAST	75.00	68°02'53"	69.07	83.93	N52°14'07"E	N86°15'34"E
	OUTLOT 1	75.00	43°58'57"	57.87	56.17	S64°18'05"W	S86°15'34"W
	LOT 8	75.00	24°03'56"	31.50	31.27	S30°14'38"W	S18°12'41"W
B	PRIVATE RD WEST	25.00	68°02'53"	26.69	27.98	N52°14'07"E	N86°15'34"E
	PRIVATE RD EAST	25.00	66°57'19"	26.21	27.58	S51°41'20"W	S85°10'00"W
	PRIVATE RD WEST	75.00	66°57'19"	67.64	62.74	S51°41'20"W	S85°10'00"W
C	OUTLOT 4	75.00	31°46'35"	41.60	41.06	N34°05'58"E	N18°12'41"E
	LOT 9	75.00	39°10'44"	46.04	45.33	N67°34'38"E	N49°59'16"E
	PRIVATE RD WEST	75.00	39°10'44"	46.04	45.33	N67°34'38"E	N49°59'16"E
D	PRIVATE RD EAST	50.00	41°16'27"	38.02	35.24	N21°49'21"W	N01°11'08"W
	PRIVATE RD WEST	50.00	41°02'58"	35.82	35.06	S21°58'06"E	S01°24'37"E
	PRIVATE RD WEST	75.00	90°50'37"	118.91	108.84	S40°35'17"W	S80°00'35"W
E	LOT 9	75.00	24°00'58"	31.44	31.21	N07°10'27"E	N04°50'02"W
	LOT 10	75.00	36°44'45"	50.71	49.76	N38°33'18"E	N57°55'40"E
	LOT 11	75.00	28°04'54"	36.79	36.39	N71°58'08"E	N57°55'41"E
	PRIVATE RD EAST	25.00	60°50'35"	36.64	35.61	S40°35'19"W	S80°00'33"W
F	PRIVATE RD EAST	75.00	64°57'17"	65.03	60.54	N61°30'47"W	N29°02'08"W
	LOT 19	75.00	27°49'54"	36.43	36.07	S60°04'30"E	N86°00'33"E
	LOT 20	75.00	32°42'59"	42.83	42.26	S49°48'03"E	S33°26'34"E
	LOT 21	75.00	4°24'29"	5.77	5.77	S31°14'21"E	S33°26'34"E
	PRIVATE RD WEST	25.00	64°57'17"	26.34	26.86	N61°30'47"W	N29°02'08"W
G	PRIVATE RD EAST	75.00	115°31'12"	151.22	126.87	N28°43'28"E	N66°29'04"E
	LOT 24	75.00	7°16'24"	9.52	9.51	S25°23'56"E	S29°02'08"E
	LOT 25	75.00	35°08'27"	48.00	45.28	S04°11'31"E	
	LOT 26	75.00	31°43'53"	41.54	41.01	S29°14'39"W	
	LOT 27	75.00	26°20'56"	34.49	34.19	S58°17'03"W	S71°27'31"W
	LOT 28	75.00	15°01'33"	19.67	19.61	S78°56'18"W	S71°27'31"W
H	PRIVATE RD WEST	25.00	115°31'12"	50.41	42.29	N28°43'28"E	N66°29'04"E
	PRIVATE RD SOUTH	25.00	29°36'29"	12.92	12.78	S71°40'49"W	S86°29'04"W
	PRIVATE RD NORTH	75.00	29°36'29"	38.76	38.33	S71°40'49"W	S86°29'04"W
I	PRIVATE RD SOUTH	50.00	28°17'25"	24.89	24.44	S71°01'17"W	S66°52'35"W
	PRIVATE RD NORTH	25.00	28°17'25"	12.34	12.22	N71°01'17"E	N66°52'35"E



REVISED THIS 21ST DAY OF FEBRUARY, 2022.
REVISED THIS 6TH DAY OF JANUARY, 2022.
DATED THIS 23RD DAY OF DECEMBER, 2021.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

SURVEYOR'S CERTIFICATE:

I, Keith A. Kindred, Professional Land Surveyor hereby certify that I have surveyed, divided and mapped all of Lot 1 of Certified Survey Map No. 12148, being part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 08, T.07N., R.19E., Village of Pewaukee, Waukesha County Wisconsin bounded and described as follows:

All of Lot 1 of Certified Survey Map No. 12148,
Contains 612,614 square feet, 14.06 acres

That I have made such survey, land division and plat by the direction of The Glen at Pewaukee Lake LLC, owner of said lands.

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

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

Dated this 23rd day of December, 2021.
Revised this 6th day of January, 2022.
Revised this 21st day of February, 2022.



Keith A. Kindred, PLS S-2082

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

The Glen at Pewaukee Lake, LLC, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

WISCONSIN BELL, INC doing business as AT&T WISCONSIN a Wisconsin corporation, Grantee, and

SPECTRUM MID-AMERICA, LLC, Grantee

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots, also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

THE GLEN AT PEWAUKEE LAKE

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 12148, BEING PART OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 OF SECTION 08, T.07N., R.19E., VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

The Glen at Pewaukee Lake LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

The Glen at Pewaukee Lake LLC, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) Waukesha County Department of Parks and Land Use
- 3) Village of Pewaukee

IN WITNESS WHEREOF, said The Glen at Pewaukee Lake LLC, has caused these presents to be signed by _____ member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____

In Presence of:

_____ member

STATE OF WISCONSIN)

_____ COUNTY) SS

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

Notary Public

_____ County, Wisconsin

My Commission Expires _____

CONSENT OF CORPORATE MORTGAGEE:

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

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____ its President, and countersigned by _____ its Secretary (cashier) at _____ Wisconsin, and its corporate seal to be hereunto affixed this _____ day of _____, 20____

In presence of:

_____ (Corporate Seal)

Corporate Name Countersigned

President Secretary (Cashier)

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20____, the above named _____

President, and _____ Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____ Wisconsin

My commission expires _____

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the plat of The Glen at Pewaukee Lake, in the Village of Pewaukee, The Glen at Pewaukee Lake LLC, owner, is hereby approved by the Village Board.

All conditions have been met as of the _____ day of _____, 20____

Date: _____ Signed _____
Jeff Knutson, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of the Village of Pewaukee.

Date: _____ Signed _____
Cassie Smith, Village Clerk

PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved that the plat of The Glen at Pewaukee Lake, in the Village of Pewaukee, The Glen at Pewaukee Lake LLC, owner, is hereby approved by the Plan Commission.

Approved as of the _____ day of _____, 20____

Date: _____ Signed _____
Jeff Knutson, Chairperson

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Plan Commission of the Village of Pewaukee.

Date: _____ Signed _____
Cassie Smith, Village Clerk

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
_____ COUNTY) SS

I, Kayla Hoack, being the duly appointed, qualified and acting Village Treasurer of the Village of Pewaukee, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land in the plat of The Glen at Pewaukee Lake.

Dated _____
Kayla Hoack, Village Treasurer

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
_____ COUNTY) SS

I, Pamela Reeves, being duly elected, qualified and acting Treasurer of Waukesha County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of The Glen at Pewaukee Lake.

Date _____
Pamela Reeves, County Treasurer