



PLAN COMMISSION AGENDA

October 9, 2025 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072

To view the meeting: <https://www.youtube.com/watch?v=IKxxixeuzuc>

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

Public Hearings.

- a. Conditional Use Grant request of applicant Christian Brothers Automotive, to develop an automobile service use. An automobile service use is only permissible through the issuance of a Conditional Use Grant (Section 40.250(10)). This request is located immediately west of Menards and north of Jilly's Car Wash / PWV 0901984006. The proposed development would be part of this 38.72-acre, B-1 Community Business District with a Planned Unit Development Overlay and C-2 Conservancy District split zoned. The property is owned by Meadow Creek Limited Partnership and Applicant is William Bostic d/b/a Christian Brothers Automotive.
2. 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.*

3. Approval of the Minutes:

- a. Plan Commission Meeting – September 11, 2025

4. Old Business.

- a. None

5. New Business.

- a. Review, discussion, and possible action on Conditional Use Grant of applicant Christian Brothers Automotive, to develop an automobile service use. An automobile service use is only permissible through the issuance of a Conditional Use Grant (Section 40.250(10)). This request is located immediately west of Menards and north of Jilly's Car Wash / PWV 0901984006. The proposed development would be part of this 38.72-acre, B-1 Community Business District with a Planned Unit Development Overlay and C-2 Conservancy District split zoned. The property is owned by Meadow Creek Limited Partnership and Applicant is William Bostic d/b/a Christian Brothers Automotive.

- b. Review, discussion and possible recommendation to the Village Board for Planned Unit Development (PUD) Overlay District rezoning (including the underlying building architecture/materials/colors, site layout, exterior lighting, landscaping, fencing, and similar

related plans) for a proposed car wash development to be located at 120 Simmions Avenue. The applicant is MSI General in c/o Cameron McFarland. The property owner is Wylie Group LLC. The 1.08-acre property is zoned B-2 Downtown Business District.

c. Review, discussion, and consultative feedback to applicant Johnson Financial Group regarding a concept to construct a financial institution located at 1194 Capitol Drive / PWV 0903099. The proposed development site is 1.59 acres zoned B-1 Community Business District and owned by McMahon Properties LLC.

6. 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.*

7. 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: September 3, 2025

**Plan Commission Meeting
September 11, 2025 – 6:00 pm
Village Hall
235 Hickory Street, Pewaukee, WI 53072**

https://www.youtube.com/watch?v=M8KnWnvp_Xk

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

President Knutson called the meeting to order at approximately 6:00 p.m.

Plan Commission members present: Comm. Theresa Hoff; Comm. Katie Jelacic; Comm. Brian Belt; Comm. Sam Liebert; Trustee Bob Rohde; and President Jeff Knutson.

Excused: Comm. Mark Grabowski

Also present: Village Attorney, Matt Gralinski; Village Planner, Mark Lyons; Village Administrator, Matt Heiser; and Village Clerk, Jenna Peter.

2. Public Hearings –

a. *This Public Hearing is Continued from August 14, 2025*****

Conditional Use Grant request of applicant Llazar Konda d/b/a Drita's Deli, LLC, to develop a restaurant. A restaurant use is only permissible through the issuance of a Conditional Use Grant (Section 40.265(2)). This request is located at 115 Main Street PWV 0899958, is zoned B-2 Downtown Business District. Property owner is Tollefsen Enterprises, LLC and Applicant is Llazar Konda d/b/a Drita's Deli, LLC – After receipt of any comments, the public hearing will be adjourned for a continued hearing at the September 11, 2025 Plan Commission Meeting.

No Comments.

3. Citizen Comments – None

4. Approval of the Minutes

a. Plan Commission Meeting – August 14, 2025.

Comm. Rohde motioned/seconded by Comm. Belt to approve the August 14, 2025, Plan Commission Meeting minutes as presented.

Comm Hoff Abstained.

Motion carried 5-0.

5. Old Business

a. None

6. New Business

a. Review, discussion, and possible action on Conditional Use Grant request of applicant Llazar Konda d/b/a Drita's Deli, LLC, to develop a restaurant. A restaurant use is only permissible through the issuance of a Conditional Use Grant (Section 40.265(2)). This request is located at 115 Main Street PWV 0899958, is zoned B-2 Downtown Business District. Property owner is Tollefsen Enterprises, LLC and Applicant is Llazar Konda d/b/a Drita's Deli, LLC.

Village Planner Recommendations:

The Village of Pewaukee Plan Commission Approves the Conditional Use Grant Request and Business Plan of Operation for Drita's Deli for the property located at 115 Main Street, subject to the following conditions:

1. That all conditions made by the Plan Commission at their meeting of September 11, 2025 are met.
2. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
3. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
4. Provide televising video showing Sanitary sewer lateral from basement to the main. The lateral needs to be reviewed for structural integrity and potential infiltration. The Village staff or designated representative will review the sewer lateral video and check if the lateral condition is adequate or needs rehabilitation. If the work cannot be completed prior to issuance of permit or occupancy, then posting a \$5,000 financial guarantee is acceptable to allow applicant to proceed. This includes costs for televising and potential work on sewer lateral.
5. Schedule and conduct appointment with the Water Utility Department staff to identify the water service pipe material prior to issuance of permit. If service material is lead, the Applicant will be required to replace the water service from building to the curb stop.
6. A grease trap shall be installed for restaurant uses.
7. Provided details plan, to the satisfaction to the Village of Pewaukee on how garbage handling and collection will be conducted.
8. Confirm number of parking spaces needed and provided.
9. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
10. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses.

11. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
12. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
13. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
14. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
15. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

Comm. Liebert motioned/seconded by Comm. Jelacic to approve the Conditional Use Grant for Drita's European Market with the Planner's Recommendations listed in the packet.

Motion Carried 6-0.

7. Citizen Comments – None.

8. Adjournment

Comm. Belt motioned/seconded by Comm. Liebert to adjourn the September 11, 2025, Regular Plan Commission meeting at approximately 6:04 p.m.

Motion carried 6-0.

Respectfully submitted,

Jenna Peter
Village Clerk

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator, Jenna Peter - Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: October 2, 2025
MTG DATE: October 9, 2025
RE: Christian Brothers Automotive CUG – Conditional Use Grant and Business Site Plan / Plan of Operation for an Automotive Service Use.

BACKGROUND:

1. Petitioner: William Bostic, Christian Brothers Automotive
2. Property Owner: Meadow Creek Limited Partnership
3. Location/Address: Located immediately west of Menards and north of Jilly's Car Wash
4. Tax Key Number: PWV 0901984006
5. Area: Part of the existing 38.72 acres
6. Existing Zoning: B-1 Community Business District with a Planned Unit Development Overlay and C-2 Conservancy District
7. Proposed Zoning: N/A
8. Future Land Use: Community Commercial

OVERVIEW:

The petitioner is requesting approval of a Conditional Use Grant to allow an automotive service use at the subject site. This request is accompanied by a Business Site Plan and Plan of Operations. The Business Site Plan and Plan of Operation includes an approximately 6,300 sq. ft. automotive service business to be developed on approximately 1.50-acres of the existing parcel. The applicant will also require Village Board approval for the proposed use as the existing approved Planned Unit Development stipulates automotive service store shall not be permitted without Village Board approval. The applicants attended a Plan Commission consultation review on June 12, 2025 to discuss the proposed project.

SUBMITTAL:

The enclosed submittal includes the Applications, Site Plan, Building Elevation and Narrative.

PLANNER COMMENTS:

Conditional Use Grant. The Village Code permits automotive service uses by the issuance of a Conditional Use Grant in the B-1 Community Business District. In order for the project to proceed the Village must grant a CUG for the proposed use.

Planned Unit Development Overlay. The subject site is part of a Planned Unit Development Overlay approved in 2004. The PUD approval was granted subject to a number of conditions, including condition #19 – Gas Stations shall be prohibited and automotive service store shall not be permitted without Village Board approval. As a result, the applicant will need Village Board approval for the proposed use in addition to Plan Commission's decision on the Conditional Use.

Site Plan, Traffic & Access. The site plan indicates a 6,300 sq. ft. single-story building along the east side of the development area, with the associated parking lots occupying the majority of the remainder of the development area. The applicant indicates they intend to operate Monday - Friday from 7:00 am - 6:00 pm with an estimated 10 employees. The proposed site plan includes two 24' access points from the private road. Included in the Plan Commission packet is an email the Village received raising concerns with traffic, safety and the current condition of the private road. The site plan includes two parking areas which total 31 parking stalls. Based on the zoning code, 40 parking stalls would be required. As part of the Conditional Use Grant the applicant is asking Plan Commission to approve a reduction in parking from the required 40 to the 31 spaces provided. The applicant has provided a narrative outlining the reasons they feel 31 spaces are sufficient to accommodate the proposed development. Finally, the plan includes a dumpster enclosure at the north end of the parking area.

Landscaping: Section 40.445 requires Street trees as part of the redevelopment when deemed appropriate by Plan Commission. Such trees shall be provided at a rate of not less than one tree every 40 feet of new roadway frontage and located within the road right-of-way at a point ten feet from the right-of-way line unless otherwise required by the plan commission. The species of trees shall be subject to plan commission approval. The applicants plans include 9 trees along the private road, which meets the minimum ordinance requirements. The applicant proposes additional landscaping along the parking areas and dumpster enclosure which meet the ordinances landscaping requirements.

Site Lighting: The applicant has provided a fully code compliant photometric plan with their submittal.

Signage: The applicant has not provided any sign plans as part of their submittal. Code compliant signage plans will need to be submitted and reviewed separately before any sign permits can be issued.

Building Facades: The plans provided include proposed building elevations. The building is predominately a masonry exterior, with elements consisting of multiple different brick and stone features. The elevations meet the requirements of section 40.447. - Architectural requirements and standards.

Land Division: The development's lot as represented in the applicant's submittal does not currently exist. Prior to issuance of any final approvals or permits the applicant will have to complete a code compliant land division for review and approval by Plan Commission to create the lot as indicated herein.

Village Engineer Review:

Engineering plans were supplied and reviewed by the Village Engineer. That report is attached as part of this report. Several conditions are included in the Village Engineers report and have been incorporated into the conditions found within this report. Village Department of Public Works has also reviewed the proposed plans, and additional conditions have been included below.

Considerations:

In evaluating the applicant's request, the Plan Commission may want to consider weighing a number of considerations:

- 1) Compatibility and surrounding land uses – Is the proposed development and conditional use compatible with the surrounding area?
- 2) Parking - Has the applicant demonstrated that the proposed 31 parking spaces are adequate for the development's needs?
- 3) Traffic – Has the applicant sufficiently addressed traffic and access concerns from the private road?

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

CONDITIONAL USE REQUEST FOR AN AUTOMOTIVE SERVICE USE

The Village of Pewaukee Plan Commission **Approves** the Conditional Use Request for an automotive service use for the property located at PWV 0901984006, subject to the following conditions:

1. Any conditions made by the Plan Commission at their meeting of October 2025.
2. Approval of the Village Board allowing an Automotive Service Use per the conditions of the 2004 Planned Unit Development Overlay.

SITE PLAN AND PLAN OF OPERATIONS

The Village of Pewaukee Plan Commission **Approves** the Business Site Plan / Plan of Operations for an automotive service use, subject to the following conditions:

Planning Conditions:

1. That all conditions made by the Plan Commission at their meeting of October 2025 pertaining to development are met.
2. The signage plans be presented to the Village Zoning Administrator and approval by Staff prior to building occupancy.
3. As part of the Conditional Use Grant the site shall be permitted to have only 31 parking spaces.
4. Prior to final approval and issuance of any permits the applicant shall submit a Certified Survey Map for review and approval by Plan Commission.
5. This Site Plan/Plan of Operation approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission. The existing site plan/plan of operation shall remain in effect, except as further restricted or modified herein.
6. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission and Board, Village Engineer and Village Planner for the site plan, and other documentation.
7. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
8. Fire Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village of Pewaukee Fire Department Chief (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village of Pewaukee Fire Department Chief (or designee), if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied

upon by the petitioner or others as proof of fire safety of any structure on the property, or as proof of compliance with any particular fire safety standard that would apply to new construction. The petitioner shall independently determine the fire safety and suitability of all structures on the property for the petitioner's intended uses. Fire department approval following review to ensure any additional fire access requirements for the parking lot as proposed is required prior to building occupancy.

9. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new Business Site Plan approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
10. The Property Owner shall keep the exterior condition of the premises in a neat and orderly condition at all times so the premises will not detract from neighboring premises. There shall be no outside storage of junk, debris, construction material, or other refuse materials within the property and all such materials shall be disposed of promptly and properly.
11. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
12. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
13. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

Engineering Conditions:

14. With the site proposal intending to utilize the existing regional stormwater pond for stormwater management, it shall be noted that due to the current condition of the regional stormwater pond as of September 25, 2025; building permits will not be issued for this site by the Village of Pewaukee until the pond is reconstructed and surveyed verifying the pond is corrected to its original design.
15. If a Wisconsin Department of Natural Resources (WDNR) Construction Site Stormwater Permit (NOI) is required it shall be provided when it is available. Provide confirmation from the WDNR if an NOI permit is not required.
16. As noted on the Site Grading Plan, Earthwork and Grading Note #12 reverse slope (high side) curb shall be installed on the downhill side of parking lot islands to ensure positive drainage to catch basins. Consider callouts and/or showing locations of reverse slope curb segments on the plans to further clarify these locations.
17. Add notes as appropriate or show inlet protection to be provided on all proposed catch basins after installation on the plans.

18. The proposed lot is 1.5 acres of a 43-acre existing lot. Will the remnant acreage be included in the proposed CSM?
19. It is presumed the wetland line is shown based on CSM 11391. The wetland note per this CSM states the wetland was delineated in November 2008. This is substantially outside the standard WDNR 5-year window. A new wetland delineation should be completed, and the wetland dimensioned.
20. The ALTA/NSPS Land Title Survey depicts a storm sewer running through the property, without the benefit of an easement. An easement should be created and maintenance rights determined.
21. There is a 5" change in bearings from CSM 11391, recorded as bearings should be added.
22. Stone tracking pads shall be added at both access points per WDNR construction site erosion and sediment control technical standard 1057. Or provide a stone tracking pad at one site access point, showing the other access point being closed off during construction.
23. Provide silt fence along the east perimeter of the site to prevent erosion onto the adjacent property.
24. Clarify or provide a detail for "DUB DOWN CURB".
25. The drive aisle width in the west parking lot does not meet the minimum width per the Village Code. Revise the westerly parking lot to include a minimum drive aisle width of 25 feet.
26. The northwest corner of the proposed access aisle for the accessible parking stalls is a lower elevation than all surrounding grades promoting a trapped water condition. Revise the grades in this area accordingly to perpetuate drainage to the proposed catch basin to the north.
27. Verify the top of pavement and top of curb grades along the west side of the westerly entrance to the site. The site grading plan shows the top of pavement at a higher elevation than the top of curb in this area.
28. Add additional spot elevations around the proposed dumpster enclosure to further detail the grades in this area. Include spot elevations in this area at the corners/boundaries between bituminous, heavy-duty concrete, and concrete sidewalk surfaces.
29. Label the diameter of the proposed downspouts.
30. Detail the length and slope of all proposed storm and sanitary sewer/laterals.
31. Detail the elevation and slope of the proposed underdrain along the south side of the proposed building.
32. Detail the size and invert elevations of the proposed water service.
33. Label the proposed invert elevation(s) of the sanitary lateral connection to the existing sanitary sewer east of the building. This connection should be completed as a wye connection.
34. Label the invert elevations and slopes of the proposed sanitary lateral at the sand/oil interceptor, bends, and, cleanouts.
35. Label the invert elevations of all proposed storm sewer at bends, cleanouts, catch basins, and connections with the existing storm sewer.

36. Verify the absence of a conflict and appropriate vertical separation between all proposed crossings of the proposed sanitary lateral and building downspout laterals. Label the invert elevations of sanitary lateral and downspout laterals at each proposed crossing.
37. Add a stone tracking pad detail that conforms to WDNR stormwater construction technical standard 1057.
38. Provide an underdrain trench detail.
39. Provide a detail for the proposed sand/oil interceptor and its proposed sanitary sewer connections.
40. Provide a detail for the required sanitary lateral wye connection with the existing sanitary sewer.
41. Provide a detail displaying the proposed connection with the existing storm sewer.
42. Provide a typical section, elevation, and details of any design elements for the proposed retaining wall.
43. Plans shall be signed and sealed by professional engineer licensed in the state of Wisconsin.
44. A response memorandum addressing each of the above comments listed must be included in the next submittal. Note, that these comments are not all encompassing and that further comments may arise during future submittals.

Public Works Conditions:

45. An existing storm sewer pipe crosses this parcel. A new storm sewer easement is needed to be submitted, reviewed, approved, and recorded prior to issuance of building permit.
46. The storm water drainage for this site is to be tributary to the regional pond. Work is occurring at pond. The work needs to be completed, reviewed, and approved prior to approval of this project.
47. Provide televising video showing Sanitary sewer lateral from building to the main. The lateral needs to be reviewed for structural integrity and potential infiltration. The Village staff or designated representative will review the sewer lateral video and check if the lateral condition is adequate or needs rehabilitation. If the work cannot be completed prior to issuance of permit or occupancy, then posting a \$5,000 financial

guarantee is acceptable to allow applicant to proceed. This includes costs for televising and potential work on sewer lateral.

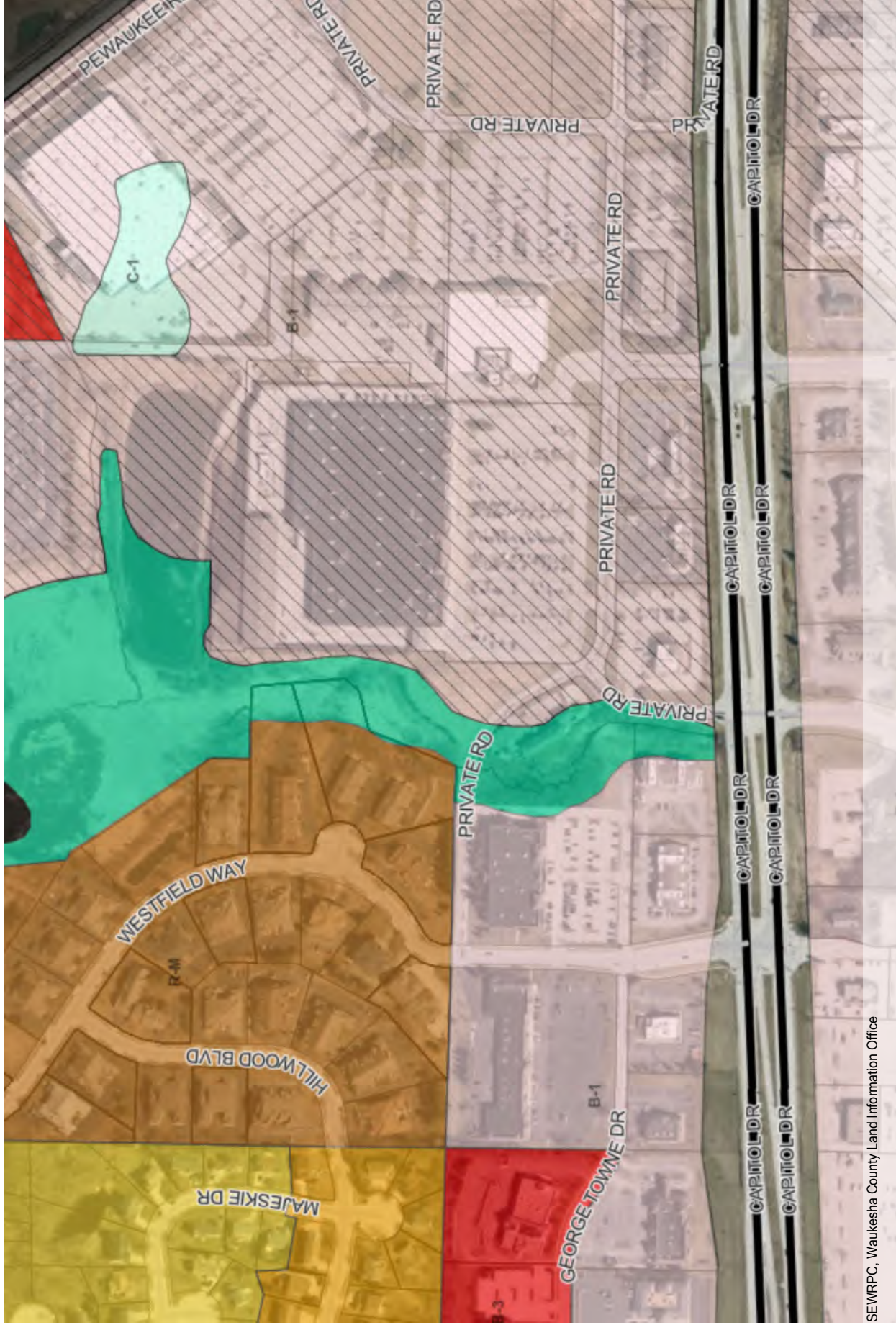
48. Submit specifications for sand/oil interceptor. Prepare maintenance agreement for sand/oil interceptor to be submitted, reviewed, approved, and recorded prior to issuance of building permit.
49. Confirm number of parking spaces needed and provided.
50. What size water service is proposed?
51. The sanitary sewer lateral should not be run into the manhole.
52. The sanitary sewer lines should be connected so utilize one connection to the public main.
53. Add sample tap to use for water sampling in utility room.

EXHIBIT:

- A. GIS Property Location Map
- B. Petitioner Application, plan set, narrative
- C. Village Engineer report
- D. Received public comments



Christian Brother Auto Zoning Map



SEWRPC, Waukesha County Land Information Office

0 150 300 ft
Scale: 1 in. = 480 ft.
1 : 5764



DISCLAIMER: The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072
262-691-5660

Notes



CONDITIONAL USE GRANT APPLICATION FORM

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov— 262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: Capitol Drive, Pewaukee, WI 53072 Tax Key: PWV 0901984006
 Property Owner Name: Meadow Creek Limited Partnership Zoning of Property: B1 Community Business & General Conservancy Zoning

APPLICANT INFORMATION

Applicant Name: Christian Brothers Automotive, Attn: William Bostic Applicant Phone #: (346) 852-1669
 Applicant Address: 17725 Katy Freeway, Suite 200, Houston, TX 77094 Applicant Email: william.bostic@cbac.com
 Applicant Email: _____

DESCRIPTION OF REQUEST (Please be thorough and attach additional pages if needed)

Business Name, If applicable: Christian Brothers Automotive

FEIN, if applicable: 76-0020837

Description of Proposed Use (Restaurant/Retail/Office) Automotive Service, Maintenance, and Repair Facility

DIRECTIONS / NOTES—See page 4 for specific items required

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

Please include the following required items with this application:

- ☐ 1. One paper copy of the submittal, including plans/drawings/applicable attachments in a size 11x17 page size or less. Also provide one full size scale copy if larger than 11x17.
- ☐ 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (USB/Email)
- ☐ 3. Completed Professional Services Reimbursement Form
- ☐ 4. Signatures on page 3
- ☐ 5. Conditional Use for Restaurant/Night Club must be attached if applicable

For Office Use Only

Staff Initials: _____

Date/Time Received: _____

Provide detailed information with your application that addresses the following:

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

MEADOW CREEK LIMITED Partnership
JAMES G. FORESTER

Property Owner Printed Name

Pres. of Corvus, Inc.
 General Partner

[Signature]
Signature of Property Owner

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

William Bostic

Applicant's Printed Name

William Bostic

Signature of Applicant

Return the completed application forms along with the required attachments, **\$190** application fee, and a digital copy of the submittal (plus paper copies if required) to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072.

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



Business Plan of Operation Application

235 Hickory St, Pewaukee WI 53072— villagehall@villageofpewaukeewi.gov— 262-691-5660

Office use only:

Zoning Admin Approval: _____ Date _____

Planner Approval: _____ Date _____

BUSINESS & PROPERTY

Tax Key No. PWV 0901984006

FEIN#: 76-0020837

Business Name: Christian Brothers Automotive

Current Zoning: B1

Business Address: Capitol Drive, Pewaukee, WI 53072

Mailing Address: 17725 Katy Freeway, Suite 200, Houston, TX 77094

Email: William.Bostic@cbac.com

Phone: (346) 852-1669

TENANT INFORMATION

Tenant Name: N/A FEIN#: _____

Mailing Address: _____ Email: _____

List any Special Equipment/Facilities/Requirements we need to know about:

Christian Brothers intends to purchase this property and use it for their business operations.

BUSINESS INFORMATION

Description of Business: Automotive Service Center

Type of business: ☐ Retail ☐ Office ☐ Warehouse/Storage ☐ Industrial ☐ Institutional ☐ Wholesale ☒ Other Automotive

New Use? ☒ YES ☐ NO or Expanded Use? ☐ YES ☒ NO Operation Days and Hours: Monday-Friday, 7am-6pm

Maximum Number of Employees: Full-time ¹⁰ _____ Part-time _____

Expected Customers per Day: ³⁰ _____ Delivery Trucks per day: ¹ _____ Vehicles per day: ³⁰ _____

Available Parking Spaces: ³¹ _____ Loading Spaces: ¹ _____ Overnight Parking: ☐ YES ☒ NO

Outdoor Storage: ☐ YES ☒ NO - If yes, list type: _____

Sewage Disposal: ☐ Public Sewer ☐ Septic Tank / Storm Water Retention/Detention? ☐ YES ☒ NO

Water Supply by: ☒ Public Water ☐ Main ☐ Private Well ☐ Other

Solid Wase ☒ (garbage) Disposal by: Waste Management

List Where any Flammable Substances are stored: _____

Applicant and Property Owner Signature

William Bostic William Bostic & _____
Applicant Signature & Print Name Owner Signature & Print Name Date

Send to Building Services _____ Send to Clerk _____ Save to Property File _____

Commercial & Industrial businesses are required to fill out the below form. The discharge produced must comply with all conditions of the [City of Brookfield Municipal Code Chapter 13.20](#) at www.cityofbrookfield.com

Notice of Intent to Discharge Wastewater

Business Name: Christian Brothers Automotive

Business Address: Capitol Drive, Pewaukee, WI 53072

Mailing Address: 17725 Katy Freeway, Suite 200, Houston, TX 77094

Company Representative: William Bostic Title: Project Manager

Phone: (346) 852-1669 Email: William.Bostic@cbac.com

Description of business:

Automotive Service Center

Number of Employees: Full-time 10 Part-time _____

Operation Days and Hours: Monday-Friday, 7am-6pm # of Shifts: 1

SIC OR NAICS CODE: 7538

Reason for filing survey:

- ☐ Change of occupancy
- ☒ Construction of a new facility
- ☐ Proposing to discharge from a facility where there is currently no discharge or adding a new sewer connection
- ☐ Significantly Altering the volume or characteristics of an existing discharge
- ☐ Applying for reissuance of an existing discharge permit
- ☐ Per request by municipality—discharge ongoing with no expected changes
- ☐ Update previous information

Date when new or altered discharge is expected to begin Fall 2026

Estimated sanitary sewer discharge (report gallons/day):

	Current:	Proposed:
Process wastewater	<u>N/A</u>	<u>N/A</u>
Sanitary wastewater	<u>N/A</u>	<u>24 gallons/day</u>
Cooling water	<u>N/A</u>	<u>N/A</u>

- Note: A review of quarterly water usage bills may be helpful in assigning flow values. Total gal/day (for all uses) = qtr usage (in 1000 gallons) x 1000/# operating days in qtr. This daily total is then distributed into estimated gal/day of process, sanitary, and/or cooling. Process wastewater is any discharge other than sanitary, non-contact cooling or boiler blowdown water. Sanitary flow may be estimated as 20 gal/day/employee.

Use this space to describe the process that will result in the discharge of commercial/industrial process wastewater:

List chemicals/pollutants expected to be present in your discharge:

Describe any wastewater pretreatment and/or facilities to be used:

List toxic organic compounds (solvents, flammable compounds etc:

N/A

How are these toxic organic compounds disposed of:

N/A

Agreement to Abide

I Certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

William Bostic

8/18/2025

William Bostic

Authorized Representative Signature

Date

Printed Name

Comments:

Staff comments:



235 Hickory St, Pewaukee WI 53072 - villagehall@villageofpewaukeewi.gov - (262) 691-5660

APPLICATION PROCESS FOR BUSINESS SITE PLAN APPROVAL REQUESTS

Step 1: Please read through the attached sections of the Village's Development Code that explains the process for requesting site plan approval (Section 40.437 of Land Development Code or web link:

https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTIXSIPLDECR_DIV2SIPLRECOININPAMUREDE).

Contact the Village Planner (see contact information on our website) to discuss your application and determine whether to proceed with a consultation or move directly to a request for action on an application for site plan approval.

The consultation process is intended to allow applicants an opportunity to conceptually discuss their plans with the Plan Commission and receive valuable feedback prior to drafting detailed plans. The Village Planner will assist the applicant in determining what type of conceptual plans, if any, to submit for this process.

Step 2: Submit a fully completed application form along with the required copies of all attachments that you wish to have considered by the Plan Commission as part of your application. Please fold all attachments so that they are 8 1/2" x 11" size and with project name/identification visible. **Incomplete applications and applications submitted without all of the required documents, will not be accepted.**

Please Note: Applications must be submitted to Village Hall four weeks (30 days) prior to the Plan Commission meeting. Plan Commission meetings are held on the second Thursday of each month at 6:00 pm. This four week submittal requirement allows the Village time to review the application, obtain additional information from you if need be and set up a public hearing, if required.

Step 3: The Village Planner and the Village's consulting Engineer will be reviewing your application and will prepare a report for the Plan Commission, which will include recommendations for action.

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



BUSINESS SITE PLAN APPLICATION FORM

235 Hickory St, Pewaukee WI 53072 - villagehall@villageofpewaukeewi.gov - (262) 691-5660

PROPERTY / PROPERTY OWNER INFORMATION ☐

Property Address: Capitol Drive, Pewaukee, WI 53072 Tax Key: PWV 0901984006
 Property Owner Name: Meadow Creek Limited Partnership Zoning of Property: B1 Community Business & General Conservancy Zoning

APPLICANT INFORMATION ☐

Applicant Name: Christian Brothers Automotive, Attn: William Bostic Applicant Phone #: (346) 852-1669
 Applicant Address: 17725 Katy Freeway, Suite 200, Houston, TX 77094
 Applicant Email: william.bostic@cbac.com

DESCRIPTION OF REQUEST (Please be thorough and attach additional pages if needed) ☐

Business Name Corresponding to Site Plan: Christian Brothers Automotive
 FEIN, if applicable: 76-0020837
 Summary of Request (New Construction, Addition, Modification, etc.): Automotive Service, Maintenance, and Repair Facility

DIRECTIONS / NOTES—See page 4 for specific items required ☐

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

Please return Completed Application Forms along with the following:

- ☐ 1. One paper copy of the submittal, including plans/drawings/applicable attachments in a size 11x17 page size or less. Also provide one full size scale copy if larger than 11x17.
- ☐ 2. One digital copy of the submittal, including plans/drawings/applicable attachments. (USB/Email)
- ☐ 3. Signatures on page 3
- ☐ 4. Completed Professional Services Reimbursement Form
- ☐ 5. Conditional Use for Restaurant/Night Club must be attached *if applicable*

For Office Use Only

Staff Initials: _____

Date/Time Received: _____

Provide detailed information with your application that addresses the following:

1. Development Plans of the proposed use in sufficient detail to enable the Commission to evaluate your application such as architectural & landscape treatment, proper placement of the building(s) on the lot, traffic generation & circulation, provision for parking, site grading and drainage, exterior lighting, dumpster location and screening, outside storage of any sort, and manner of control devices (when necessary) to eliminate noise, dust, odor, smoke or other objectionable operating conditions & ensure general compatibility of the proposed use within its surroundings.
2. It is the responsibility of the applicant/owner to ensure that the proposed project complies with the Village's Land Development Code. It is also highly recommended that the applicant/owner review the Village's adopted [Land Use Plan](#) to ensure a proper understanding of the Village's future vision for the area in question.
3. Signage shall be determined through a sign permit process and/or a sign plan approved by the Plan Commission. Permits for individual signs may be applied for with the Village's Code Compliance Officer.

MEADOW CREEK LIMITED Partnership
 by JAMES G. FORSTER
 President of CLANC, Inc.

 Property Owner Printed Name Gen'l. Partner

 Signature of Property Owner

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

William Bostic

Applicant's Printed Name

William Bostic

Signature of Applicant

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



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukee.wi.gov—262-691-5660

PROPERTY INFORMATION

Property Address: Capitol Drive, Pewaukee, WI 53072 Tax Key: PWV 0901984006

Property Owner's Name: Meadow Creek Limited Partnership Phone Number: (262) 790-8888

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

Business Name: Christian Brothers Automotive FEIN: _____

Person Responsible for Payment / Business Contact Name: Christian Brothers Automotive, Attn: Monique Doucette

Mailing Address: 17725 Katy Freeway, Suite 200, Houston, TX 77094

Responsible Party / Contact Phone Number: (281) 675-6142

Responsible Party / Contact Email Address: monique.doucette@cbac.com

AGREEMENT / SIGNATURES - Property Owner signature is required.

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, 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 staff or other expert consultants retained by the Village in order to complete a proper project review 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. 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.

Property Owner Signature: *James G. Forester* Printed Name: JAMES G. FORESTER Date: 8/26/25

Applicant Signature: William Bostic Printed Name: William Bostic Date: 8/18/2025

For Office Use Only

Staff Initials: _____

Date Received: _____



Christian Brothers

A U T O M O T I V E

August 8, 2025

Greetings City of Pewaukee Staff,

On behalf of Christian Brothers Automotive (CBA), I would like to thank you for the opportunity to consider this request. We are grateful and appreciative of your time and consideration.

As a point of reference, most automotive service and repair facilities focus primarily on high-volume and relatively low-profitability items such as tire and fluid replacement. Our primary competitors are not Goodyear, Firestone, Discount Tire, and similar stand-alone facilities that follow those practices. Christian Brothers Automotive has positioned itself to compete with local dealerships while providing the convenience of a neighborhood shop. Our diagnostic equipment, tools, and OEM parts sourcing set us apart from the norm and allow us to operate in a vastly different manner.

Our demographic positioning creates a customer base that relies on us for automotive repair. Our typical client is a working professional who cannot afford a needed repair to become a catastrophic event. They simply bring the vehicle to us, pay a fair price, and get back on the road. We also offer a free shuttle service that can take our customers to work, school, or back to their homes while their vehicle is being serviced or repaired.

In total, an average store will see 18 to 22 cars in a day. However, our Pewaukee location is projected to be a superlative performer based on other Wisconsin stores. Below are some numbers that might help this all make sense and justify our anticipated car count of thirty vehicles serviced per day. This project will have thirty-one spaces after accommodating all other engineering and zoning constraints. We believe this will be sufficient.

A typical CBA location will see an average repair cost of approximately \$520.00. CBA locations are open 240 working days per year. CBA businesses are open only Monday - Friday at 7 am and close no later than 6pm.

A CBA location will average approximately \$2,500,000.00 in revenue after two years of opening. Because of the volume of cars we service during our operating hours, we will need all thirty-one spaces shown to service our customers and to provide an excellent and safe guest experience.

Thank you,

Billy Green Jr.

Director of Land Acquisition & Permitting

billy.green@cbac.com

(281) 675-6192

Nice difference.®



CALL 811 NOTE:
CONTRACTOR TO CONTACT 811
BEFORE ANY EXCAVATION OR
DRAINAGE PRIOR TO CONSTRUCTION.
EXISTING UTILITIES: DIAL 811.

SITE NOTES:

PARKING PROVIDED:	29
STANDARD PARKING:	31
TOTAL SPACES:	60
SEE BLACK	60
EXIST'G W/ID SETBACK:	20
NEAR W/ID SETBACK:	20

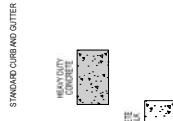
GENERAL NOTES:

1. VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. PROTECT AND MAINTAIN CROSSINGS OF OTHER UTILITIES.
3. REFER TO ALTA SHEET FOR BENCHMARK INFORMATION.
4. ALL MATERIAL, SPECIFICATIONS AND CONSTRUCTION METHODS SHALL BE IN CONFORMANCE WITH ALL APPLICABLE MUNICIPAL AGENCIES.
5. RESTORE ALL STREET SURFACE, DIMENSIONAL CULVERTS, DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DAMAGED OR REMOVED DURING CONSTRUCTION TO ORIGINAL CONDITIONS TO MATCH EXISTING ADJACENT CONDITIONS.
6. CONTRACTOR'S MANAGER AND METHOD OF WORK SHALL BE APPROVED WITH RESPECT TO THE PROJECT AREA. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.

GENERAL SITE LAYOUT NOTES:

1. ALL UTILITIES SHALL BE MAINTAINED AND SHALL BE AS SHOWN TO THE CURRENT RECORD DRAWING. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
2. NO DIMENSION MAY BE SCALED. REFER TO ALL DIMENSIONS TO THE ENGINEER'S STANDARD SPECIFICATIONS FOR CONSTRUCTION.
3. FORTH EMBLEMATION.
4. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
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9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.

PAVEMENT LEGEND:

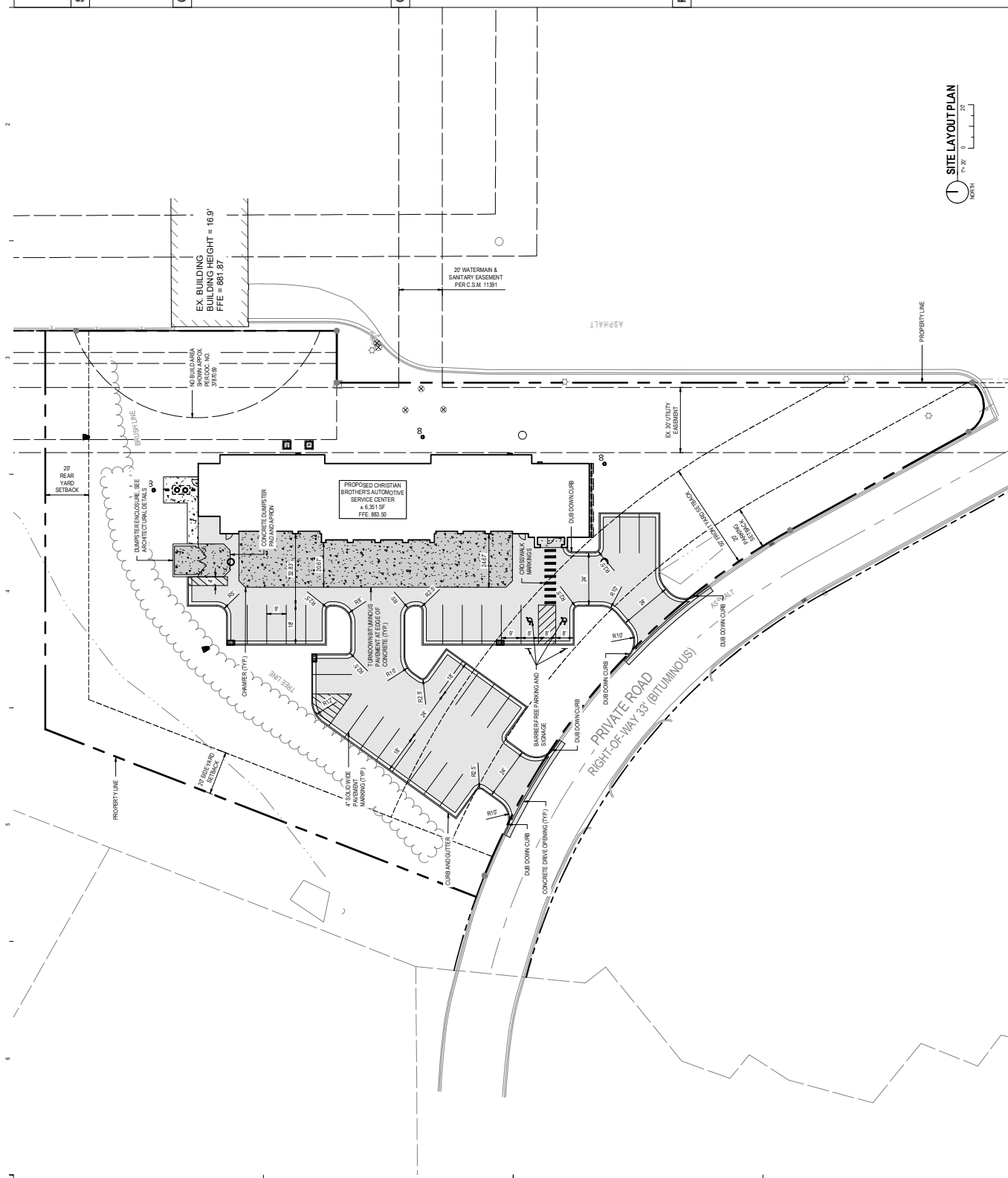


PAVEMENT SECTIONS TO BE PROVIDED ONCE GEOTECHNICAL REPORT IS RECEIVED.

PROJECT NUMBER: A-2001
PROJECT MANAGER: J. M. M. M.
DESIGNER: J. M. M. M.
CHECKER: J. M. M. M.
DATE: 10/1/2020

SITE LAYOUT PLAN
1" = 20'
NORTH

SITE LAYOUT PLAN
C201



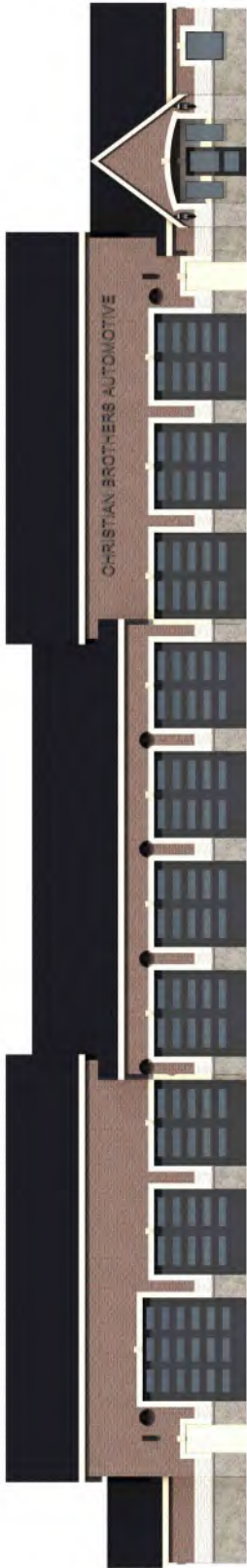


NO.	REVISIONS	DATE



PROJECT FOR: CHRISTIAN BROTHERS AUTOMOTIVE
CAPITOL DR. PEWAKUKE, WI

DRAWN BY: JM
CHECKED BY: JM
JOB # 25115
DATE: 8/12/25
COLORED ELEVATIONS



FRONT RENDERING
SCALE: NTS

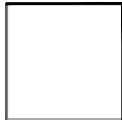


BACK RENDERING
SCALE: NTS



RIGHT SIDE RENDERING
SCALE: NTS

LEFT SIDE RENDERING
SCALE: NTS



NO.	REVISIONS	DATE

ALC collaborative

ARCHITECTURAL
LAW
CONSULTANTS
2008.11.14.277

PROJECT FOR:
CHRISTIAN BROTHERS
AUTOMOTIVE

PERMANUE, VA

CAPITOL DR

DRAWN BY: JM
CHECKED BY: JM
JOB #: 25115
DATE: 8/12/25

RENDERINGS



RENDERING
SCALE: NTS



RENDERING
SCALE: NTS

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— RENDERING
SCALE: NTS



DATE: September 25, 2025

TO: Village of Pewaukee Plan Commission

FR: Jake Scholbe, P.E. – Village Consulting Engineer

CC: Matt Heiser – Village Administrator & Jenna Peter - Village Clerk

RE: Christian Brothers Automotive Site Plan Review – Capitol Drive, Pewaukee, WI 53072

Report

The applicant has applied for a site plan and plan of operation approval for the development of an automotive service, maintenance, and repair facility utilizing 1.5 Acres of tax parcel PWV 0901984006 north of Capitol Drive. A full set of engineering plans were provided.

Site Plan: The site proposes a combination of bituminous (asphalt) and concrete pavement. Parking stall dimensions are met on site. Accessible parking stalls are provided as required by law and meet ADA requirements for dimension, quantity, grade, and signage.

Traffic Access: The site proposes two access points off of the existing private road north of Capitol Drive. Both access points will allow ingress/egress into the site, meeting the Village code for the appropriate width. The aisle for the parking lot on the west side of the site does not meet the minimum width for two-way traffic with 90-degree parking stalls. The aisle for the parking lot along the east side of the site adjacent to the building is adequate and meets the Village code for appropriate width.

Site Grading and Drainage: All stormwater will be captured within the site or through existing storm sewer along the private road. There will be not be any negative effects on adjacent properties.

The development site will have curb and gutter throughout the parking lot and access drives. Site stormwater will be collected in catch basins located in the parking areas. Building stormwater will be conveyed via downspouts, storm laterals, and storm sewer. All stormwater will be conveyed to the existing storm sewer along the southeast portion of the site, which is tributary to the existing regional stormwater pond northeast of the site.

Stormwater Management: Stormwater management is required for the proposed site as it includes over one-half acre of new impervious area per the Village code. A stormwater management plan was not submitted by the applicant; stormwater management for the proposed site will be achieved through the utilization of the existing regional stormwater pond to the northeast. The original design intent of the regional stormwater pond was to receive and treat stormwater runoff from the proposed site with the condition the proposed site consists of no more than 85% impervious area. The site proposal displays approximately 34% impervious area, meeting the regional pond's design criteria.

Sanitary Sewer and Water: The site proposal includes one connection with the Village sanitary sewer system. A sanitary lateral on the south side of the proposed building connecting to the existing sanitary sewer southeast of the building. This lateral will convey all sanitary flows from the building in addition to effluent from the proposed sand/oil interceptor. A water service connection to the existing 12" water main east of the building is proposed. Connection of sewer laterals and water services require a plumbing permit.

Erosion Control: Silt fence is provided along the west and north perimeter of the site. Inlet protection will be provided for existing catch basins within the private road. Inlet protection shall be provided on all proposed catch basins within the project site once they are installed. Trackout control practices (stone tracking pads) are not shown, tracking pads shall be installed on both proposed access points for construction; or one stone tracking pad may be installed with the other site access point closed off during construction.

Recommendation

I recommend approval of the site civil plans (C102-C501) subject to the following comments being addressed prior to final staff approval:

Civil Plans - General

1. With the site proposal intending to utilize the existing regional stormwater pond for stormwater management, it shall be noted that due to the current condition of the regional stormwater pond as of September 25, 2025; building permits will not be issued for this site by the Village of Pewaukee until the pond is reconstructed and surveyed verifying the pond is corrected to its original design.
2. If a Wisconsin Department of Natural Resources (WDNR) Construction Site Stormwater Permit (NOI) is required it shall be provided when it is available. Provide confirmation from the WDNR if an NOI permit is not required.
3. As noted on the Site Grading Plan, Earthwork and Grading Note #12 reverse slope (high side) curb shall be installed on the downhill side of parking lot islands to ensure positive drainage to catch basins. Consider callouts and/or showing locations of reverse slope curb segments on the plans to further clarify these locations.
4. Add notes as appropriate or show inlet protection to be provided on all proposed catch basins after installation on the plans.

ALTA – ALTA/NSPS Land Title Survey

5. The proposed lot is 1.5 acres of a 43-acre existing lot. Will the remnant acreage be included in the proposed CSM?
6. It is presumed the wetland line is shown based on CSM 11391. The wetland note per this CSM states the wetland was delineated in November 2008. This is substantially outside the standard WDNR 5-year window. A new wetland delineation should be completed, and the wetland dimensioned.
7. The ALTA/NSPS Land Title Survey depicts a storm sewer running through the property, without the benefit of an easement. An easement should be created and maintenance rights determined.
8. There is a 5" change in bearings from CSM 11391, recorded as bearings should be added.

Sheet C102 – Demolition, Soil Erosion, and Sediment Control Plan

9. Stone tracking pads shall be added at both access points per WDNR construction site erosion and sediment control technical standard 1057. Or provide a stone tracking pad at one site access point, showing the other access point being closed off during construction.
10. Provide silt fence along the east perimeter of the site to prevent erosion onto the adjacent property.

Sheet C201 – Site Layout Plan

11. Clarify or provide a detail for “DUB DOWN CURB”.
12. The drive aisle width in the west parking lot does not meet the minimum width per the Village Code. Revise the westerly parking lot to include a minimum drive aisle width of 25 feet.

Sheet C301 – Site Grading Plan

13. The northwest corner of the proposed access aisle for the accessible parking stalls is a lower elevation than all surrounding grades promoting a trapped water condition. Revise the grades in this area accordingly to perpetuate drainage to the proposed catch basin to the north.
14. Verify the top of pavement and top of curb grades along the west side of the westerly entrance to the site. The site grading plan shows the top of pavement at a higher elevation than the top of curb in this area.
15. Add additional spot elevations around the proposed dumpster enclosure to further detail the grades in this area. Include spot elevations in this area at the corners/boundaries between bituminous, heavy-duty concrete, and concrete sidewalk surfaces.

Sheet C401 – Site Utility Plan

16. Label the diameter of the proposed downspouts.
17. Detail the length and slope of all proposed storm and sanitary sewer/laterals.
18. Detail the elevation and slope of the proposed underdrain along the south side of the proposed building.
19. Detail the size and invert elevations of the proposed water service.
20. Label the proposed invert elevation(s) of the sanitary lateral connection to the existing sanitary sewer east of the building. This connection should be completed as a wye connection.
21. Label the invert elevations and slopes of the proposed sanitary lateral at the sand/oil interceptor, bends, and, cleanouts.
22. Label the invert elevations of all proposed storm sewer at bends, cleanouts, catch basins, and connections with the existing storm sewer.
23. Verify the absence of a conflict and appropriate vertical separation between all proposed crossings of the proposed sanitary lateral and building downspout laterals. Label the invert elevations of sanitary lateral and downspout laterals at each proposed crossing.

Sheet C501 – Site Details

24. Add a stone tracking pad detail that conforms to WDNR stormwater construction technical standard 1057.
25. Provide an underdrain trench detail.
26. Provide a detail for the proposed sand/oil interceptor and its proposed sanitary sewer connections.

27. Provide a detail for the required sanitary lateral wye connection with the existing sanitary sewer.
28. Provide a detail displaying the proposed connection with the existing storm sewer.
29. Provide a typical section, elevation, and details of any design elements for the proposed retaining wall.

General Comments

30. Plans shall be signed and sealed by professional engineer licensed in the state of Wisconsin.
31. A response memorandum addressing each of the above comments listed must be included in the next submittal. Note, that these comments are not all encompassing and that further comments may arise during future submittals.

Lyons, Mark A

From: Mackenzie Quigley <MQUIGLEY@villageofpewaukee.gov>
Sent: Thursday, September 25, 2025 10:01 AM
To: Matt Heiser; Lyons, Mark A; Village President
Subject: [External] Fw: Christian Brothers Automotive - Pewaukee Automobile Service

Good morning,

Please see the written citizen comment below. I will be sharing a copy with the Commission when I send out the link to the packet on 10/03.

Thank you,

Mackenzie Quigley

Deputy Clerk
Village of Pewaukee
235 Hickory St
Pewaukee, WI 53072
Office hours: 8:00am - 4:30pm
Phone: 262.691.5660 Ext. 224
www.villageofpewaukee.com



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From: Allison Kavanaugh <akavanaugh@villageofpewaukee.gov>
Sent: Tuesday, September 23, 2025 4:26 PM
To: Mackenzie Quigley <MQUIGLEY@villageofpewaukee.gov>
Subject: Fw: Christian Brothers Automotive - Pewaukee Automobile Service

From: james clemens <judenjim463@att.net>
Sent: Tuesday, September 23, 2025 3:23 PM
To: Village Hall <villagehall@villageofpewaukee.gov>
Subject: Christian Brothers Automotive - Pewaukee Automobile Service

Dr. Ms. Quigley,

I am writing to you to give feedback regarding the Christian Brothers Automotive project. My husband and I are long-time residents of Pewaukee (25+ years.) We are open to new businesses coming to the community. We have concerns about the increased traffic that will be on the road that the automotive business will be on. The road (Jilly's Car Wash and Menards) is extremely busy and used by cars AND pedestrians. We are on this road almost every day as we reside in a subdivision on Westfield Way.

There is a hill and very sharp curve when driving from Westfield Way (west to east) to Jilly's and Menards. It is very common for cars to cross over to on coming traffic regardless if coming from the east or west. The road has not been maintained for many years. It has very deep potholes and cars veer to avoid them. The lighting is terrible and has not been addressed or fixed for at least 5 years. There are no sidewalks on either side of the road which forces people to walk in the street. Lastly, when exiting Jilly's you cannot see oncoming traffic coming from the west due to a wooded area with unmaintained trees.

We thought it was important to bring these things to your attention as it relates to the new automotive business. There will be increased traffic which makes for serious concern about the points I mentioned. I hope this input leads to changes on the road. Fixing the potholes, trimming the trees, upgrading the lighting and adding sidewalks would make a significant difference and it would be safer for everyone.

Thank you and the developers for your consideration.

Judith and Jim Clemens
Cell: 414-807-7028

CAUTION: This email originated from outside of Foth. Do not click on links or open attachments unless you recognize the sender and know the content to be safe.

TO: Village of Pewaukee Plan Commission
CC: Matt Heiser – Village Administrator, Jenna Peter - Clerk
FROM: Mark Lyons, Planning Consultant
RPT DATE: October 2, 2025
MTG DATE: October 9, 2025
RE: Bubble's Foam Farm –Planned Unit Development Request

BACKGROUND:

1. Petitioner: Bubbles Foam Farm
2. Property Owner: Wylie Group LLC
3. Location/Address: 120 Simmons Avenue
4. Tax Key Number: PWV 0897984002
5. Area: ~1.08 AC
6. Existing Zoning: B-2 Downtown Business District
7. Proposed Zoning: B-2 Downtown Business District with a Planned Unit Development Overlay
8. Future Land Use: Commercial – Automotive service use (car wash)

OVERVIEW:

The petitioners are requesting approval of a Planned Development Overlay and Site Plan / Plan of Operation for a car wash redevelopment of the subject property.

SUBMITTAL:

The enclosed submittal includes the Rezone application, Planned Unit Development Petition, GIS map and supplemental information for the project.

PLANNER COMMENTS:**Background:**

The applicant attended a consultation meeting with the Plan Commission during its March 13, 2025 meeting. During the meeting the Plan Commission and applicants discussed a number of items related to the potential redevelopment of 120 Simmons Avenue from the current restaurant use to a car wash use. Plan Commission raised concerns with the location and potential traffic the business may generate as well as the business location itself. The applicant answered questions related to its business model, average queue times, type of equipment, recycling water and the applicant businesses support of the local community. Following the consultation meeting the applicant pursued purchase of the property and has subsequently taken ownership of the site. The subject site is bordered by B-5 Light Industrial District with industrial uses to the north and west. The site is bordered by Highway 18 immediately to the east and Capitol Drive to the South. Immediately south across Capitol Drive is a Kwik Trip gas station / convenience store with a car wash zoned B-2 Downtown Business District with a Planned Unit Development Overlay.

Zoning and Comprehensive Plan:

The subject parcel is presently zoned B-2 Downtown Business District with an existing commercial building on site. The building was most recently the home of Four Star Family Restaurant. The applicant is proposing to redevelop the site as a car wash facility. Car wash uses are considered automobile service uses and are not allowed as either permitted or conditional use in the B-2 District. As a result, the applicant is requesting approval of a zone change to add a Planned unit Development Overlay to be allowed to develop the site for the proposed use. The Comprehensive Plans land use section identified the subject parcel as Community Commercial.

Section 40.357 states:

The planned unit development (PUD) overlay district is intended to permit developments that will, over a period of time, be enhanced by coordinated area site planning, diversified location of structures and/or mixing of compatible uses. Such developments are intended to provide a safe and efficient system for pedestrian and vehicular traffic; to provide attractive recreation and open spaces as integral parts of the developments; to enable economic design in the location of public and private utilities and community facilities; and to ensure adequate standards of construction and planning. The PUD planned unit development overlay district under this division will allow for flexibility of overall development design with benefits from such design flexibility intended to be derived by both the developer and the community, while at the same time maintaining insofar as possible the land use density and other standards or use requirements as set forth in the underlying base zoning district.

The Plan Commission will need to consider if the proposed development and requested zone change adding a Planned Unit Development Overlay is consistent with the intent for when a PUD overlay should be utilized. Is the proposed development unique and constitutes the need for Planned Unit Development Overlay?

Site Plan:

The applicant is proposing to redevelop the 1.08-acre site. The project would include demolition of the existing building and associated improvements, then the site would be redeveloped per the plan provided. The applicant is proposing a single, approximately 5,453 sq. ft. building, 440 sq. ft. dumpster enclosure and associated parking and drive aisles. The existing site conditions are approximately 81.5 % impervious area. The applicant is proposing to lower that to approximately 72% impervious area as part of the redevelopment. The B-2 District has minimal building and parking setbacks as it is designed to be utilized on tight urban lots. The proposed development is consistent with required setbacks and offsets.

Traffic, Circulation and Access:

The applicant proposes 16 parking stalls and vehicle stacking capacity for approximately 32 vehicles. The primary vehicle stacking area consists of three lanes that funnels down to a single lane prior to entering the car wash building. The site is proposed to be accessed from a modified

version of the two existing access drives off Simmons Avenue. The southern access point will shift slightly north. Circulation through the site is achieved by a combination of one-way and two-way aisles. The southern access point allows only ingress and one-way traffic through the vehicle queuing area.

Landscaping:

Section 40.445 requires Street trees as part of the redevelopment when deemed appropriate by Plan Commission. Such trees shall be provided at a rate of not less than one tree every 40 feet of new roadway frontage and located within the road right-of-way at a point ten feet from the right-of-way line unless otherwise required by the plan commission. The species of trees shall be subject to plan commission approval. This would result in the applicant needing to provide approximately 16 street trees in total for the subject site. The plan provided indicates 5 street trees being provided with no trees being provided along Capitol Drive. Plan Commission will need to consider if the proposed landscaping is appropriate. The applicant proposes additional landscaping along the parking areas and dumpster enclosure which appears to meet the ordinances landscaping requirements.

Site Lighting:

The applicant has not provided a lighting or photometric plan. A code compliant site lighting plan will be required prior to permitting.

Signage:

The plans provided include a sign within the southwest corner of the subject site. The proposed location does not appear to meet the 10' setback required by section 70.115, however sufficient room is available near the proposed location for the sign to be relocated in compliance with the required setback. The proposed landscaping area around the sign is consistent with the requirements of section 70.113.

Building Facades:

The plans provided include proposed building elevations. The style is described as a modern farmhouse style. Section 40.274 includes specific design standards for the B-2 District. The proposed design is not consistent with the requirements of Section 40.274.

- 1) Acceptable Primary building materials – code requires 70% of the solid portion of any elevation to be clad in a mixture of common size brick, native stone or cedar siding / cement resin siding. The proposed elevations do not meet the 70% requirement and include more than 40% Stucco / EFIS overall with some elevations substantially higher. Specifically, the south, west and east facades include a vast majority of the wall area as these materials.
- 2) Section 40.274(2)(c) allows the use of Stucco as an acceptable wall finishing on upper floors and gables. The proposed elevations include Stucco as a primary building material on the south, west and east facades, which is not consistent with the upper floor and gable only requirement.

Proposed Deviation from the Development Standards:

The applicant has identified and requested the following deviation as part of the request for a Planned unit Development Overlay.

- 1) Sec. 40.267 – Building size/floor area ratio: states the maximum building size shall not exceed 5,000 square feet, unless approved in accordance with the conditional use grant process.
 - a. The proposed building is 5,453 square feet.
- 2) Sec. 40.274. - Building design standards: states that 70% of the building exterior will be a primary material of brick, native stone, or cedar siding. Stucco is allowed as a secondary material and is limited to 30% of the façade.
 - a. The proposed building will have Stucco covering 40% of the façade, the remainder will be cedar-looking siding and brick.
- 3) Sec. 40.274. - Building design standards: list the approved primary and secondary materials for use in the B-2 zoning district. Standing seam metal roofing does not appear on this list.
 - a. The proposed building will have Standing seam metal roofing covering the roof in its entirety.
- 4) Sec. 40.275 – site design standards item (1): states that buildings shall be placed close to the sidewalk.
 - a. The proposed building is setback from the sidewalk, decorative dense landscaping shall be provided to help define the street edge per section 40.275 (6).

During review of the proposed development plans, staff have identified the following additional code deviations would be required for the proposed development.

- 1) Sec. 40.263 – Permitted Uses does not allow automobile service uses (car wash)
 - a. A deviation would need to be granted to allow the proposed use within the B-2 Downtown Business District.
- 2) Sec 40.274 - Acceptable Primary building materials – code requires 70% of the solid portion of any elevation to be clad in a mixture of common size brick, native stone or cedar siding / cement resin siding.
 - a. A deviation would need to be granted to allow any elevation to have less than 70% of the required acceptable primary building materials in the B-2 Downtown Business District.
- 3) Sec. 40.274(2)(c) only permits the use of Stucco on upper floors and gables.

- a. A deviation would need to be granted to allow the use of Stucco as a primary building material on the first-floor elevations.

Village Engineer Review:

Engineering plans were supplied and reviewed by the Village Engineer. That report is attached as part of this report. Several conditions are included in the Village Engineers report and have been incorporated into the conditions found within this report. Village Department of Public Works has also reviewed the proposed plans, and additional conditions have been included below.

Considerations:

In evaluating the applicant's request, the Plan Commission may want to consider weighing a number of considerations:

- 1) Zoning – Is the applicant request to add a Planned Unit Development Overlay consistent with the Village's Intended use for Planned Unit Development overlays?
- 2) Compatibility and surrounding land uses – Is the proposed development and zone change to add a Planned Unit Development overlay compatible with the surrounding area?
- 3) Deviations – Has the applicant demonstrated that the proposed deviations and proposed development plans provide the intended benefits to both the developer and the community for creating a PUD?
- 4) Traffic – Has the applicant sufficiently addressed traffic and stacking concerns as discussed during the consultation review meeting?

STAFF RECOMMENDATION:

Depending on confirmation by the Village of Pewaukee Plan Commission of the above-described comments, the Village of Pewaukee Plan Commission may take the following actions listed below.

The Village of Pewaukee Plan Commission may **recommend approval** of the zone change request to add a Planned Unit Development Overlay to the Village Board as requested by Bubbles Foam Farm for the property located at **120 Simmons Avenue**, subject to the following conditions:

Planning Conditions:

1. That all conditions made by the Plan Commission at their meeting of October 9, 2025 are met.
2. Code deviation to allow an automotive service use (car wash) within the B-2 Downtown Business District.
3. Code deviation to allow a 5,453 sq. ft. building in the B-2 Downtown Business District.
4. Code deviation to allow building elevations with primary building materials less than the code required 70% of solid portion of any elevation to be clad in a mixture of common size brick, native stone or cedar siding / cement resign siding.
5. Code deviation to allow Stucco / EFIS as primary building material on the first-floor elevations.
6. Code deviation to allow the proposed building not to be placed along the sidewalk in conjunction with dense landscaping per section 40.275(6)
7. Approval to using standing seam metal roofing.
8. This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
9. The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission, Village Engineer and Village Planner for the site plan, and other documentation.
10. Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
11. This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a new conditional use approval with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.
12. The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
13. The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
14. The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at

meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.

Engineering Conditions:

15. Proposed signage shall be added to the plan to ensure circulation of the site as intended to deter drivers from navigating the site incorrectly. In addition to adding signage at potential conflict points within the site.
16. Revise the northern access point to meet the minimum driveway width of 22 feet for two-way traffic per the Village code.
17. Spot elevations and grading callouts shall be added to further detail the proposed grading for the site; including but not limited to the following locations:
 - a. Curb geometric points, showing top of pavement/flange grades and top of curb grades.
 - b. Potential grade breaks in proposed pavement and curb and gutter.
 - c. Boundaries between proposed pavement types.
 - d. Match points
 - e. ADA parking stall and accessible aisle which may include a grading detail.
 - f. Building corners
 - g. Site features e.g. the proposed dumpster enclosure.
18. Provide more detail on the grading plan and proposed hydrology exhibit to better depict drainage divides. For example, CB 5 appears to be on-grade, but the drainage divide extends past the inlet.
19. Revise the rainfall file in the WinSLAMM modeling to use Milwaukee rather than Madison. Winter range dates should also be revised consistent with NR 151.12(1)(b).
20. It does not appear that the second step of the "Other Device" is checked on to remove pollutants from off-site areas. Verify that under the Tools -> Program Options tab, that the box stating "If Other Device pollutant load reductions values are set to 1, remove off-site pollutant loads from pollutant load percent reduction calculations" is checked. An additional text line stating this will appear in both the input and output reports once turned on.
21. Pavement and roof areas are modeled as disconnected in WinSLAMM but appear to drain directly to on-site storm sewer via sheet flow across pavement. These areas should be modeled as connected with the next submittal.
22. The Up-Flo Filter input data has not been provided with the WinSLAMM modeling. Submit the modeling information with the next submittal.
23. Provide a detail for the Up-Flo Filter in the civil plans with the next submittal.
24. The pipe run CB 2 – FES 1 does not include any roof area in the storm sewer calculation spreadsheet.

25. Revise with the next submittal or provide an explanation for why there should be no roof area included.
26. Submit .mdb WinSLAMM files and post-drainage basin delineations in CAD or GIS format at the time of final submittal. Include a reference to the horizontal coordinate system used for the basin delineations.
27. The Stormwater Management Memo shall be stamped by a licensed engineer in the State of Wisconsin for the final submittal.
28. A maintenance agreement for storm water management practices will be required. This agreement shall be between the Village and the responsible party to provide maintenance of storm water practices beyond construction completion.
29. Since the project will be disturbing more than one acre, a WDNR Construction Site Stormwater Permit (NOI) is required and should be provided when it is available.
30. The next submittal shall consist of detailed civil engineering plans of the site including but not limited to:
 - a. Proposed erosion control measures.
 - b. Site Details
 - c. Utility Details
 - d. Detailed site and grading plan based on aforementioned comments.
 - e. Material specifications.
31. A response memorandum addressing each of the above comments listed must be included in the next submittal. Note, that these comments are not all encompassing and that further comments may arise during future submittals.

Public Works Conditions:

32. Provide grit removal system to remove dirt, sand, etc. prior to discharge to public sanitary sewer. Submit specifications and maintenance agreement for to be submitted, reviewed, approved, and recorded prior to issuance of building permit.
33. Landscape plan: Some proposed shrubs are shown in public right of way. Move the proposed shrubs on to the private property.
34. In public right of way, any sidewalk panels with cracks, spalling or missing pieces or misaligned panels must be removed and replaced by Applicant. Village Engineering staff or designated representative to mark panels for removal. Show on drawing for review and approval. Based on initial review, there are 8 panels along Simmons Dr and 1 panel along Capitol Drive. There are 13 panels along the back of curb along Simmons that need to be removed and restored with turf. A right of way permit is needed to remove or replace sidewalk and to follow Village sidewalk specification.
35. Provide pdf copy of ALTA Survey.

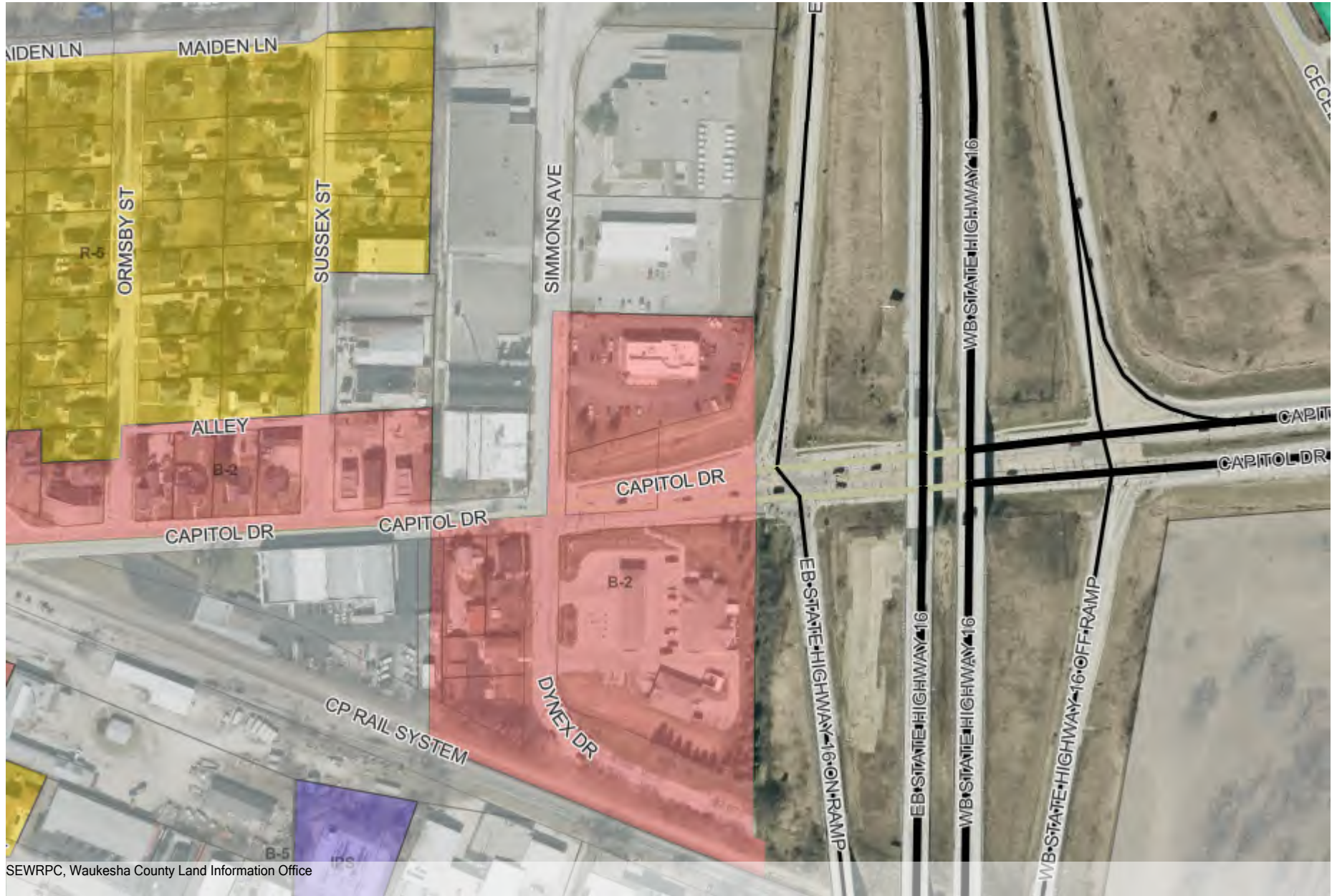
- 36. A storm water permit will be needed.
- 37. Remove unused driveway approaches and restore to full head concrete curb and gutter.

EXHIBIT:

- A. GIS Property Location Map
- B. Petitioner Application, plan set, PUD petition
- C. Village Engineer report
- D. Draft Planned Unit Development ordinance



Bubbles Foam Farm Zoning Map



SEWRPC, Waukesha County Land Information Office

0 50 100
ft
Scale: 1 in. = 288 ft.
1 : 3458



DISCLAIMER: The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072
262-691-5660

Notes



PETITION FOR REZONING APPLICATION

Application is due approximately 4 weeks prior to the
meeting date

235 Hickory St - Pewaukee WI 53072—villagehall@villageofpewaukee.gov—262-691-5660

PROPERTY INFORMATION

_____ hereby petitions the Village of Pewaukee for a change in zoning of the following property:

Address/Parcel no. of property involved: PWV: _____

Please include an exact legal description of the property with your submittal. In the case of a request that involves only a portion of parcel(s), be sure to include a legal description that denotes exactly which portion of the affected parcel(s) is to be considered for rezoning.

Present Use/Zoning of Property: _____

Proposed Use/Zoning of Property: _____

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: _____ Tax Key: PWV _____

Zoning of Property: _____ Property Owner Name: _____

Property Owner Email: _____ Property Owner Phone #: _____

APPLICANT INFORMATION (IF DIFFERENT THAN OWNER)

Applicant Name: _____ Applicant Phone #: _____

Applicant Address: _____

Applicant Email: _____

SIGNATURES

Application will not be processed without a completed Professional Services Agreement.

This signature authorizes the Village of Pewaukee to process the Rezoning Petition for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this Petition. I acknowledge that to proceed with my application a Professional Services Reimbursement agreement is required.

Signature of Property Owner: _____ Date: 7/17/25

Signature of Applicant: _____ Date: _____

DIRECTIONS

Please include the following required items with this application:

- One paper copy of the submittal, including plans/drawings/applicable attachments in a size 11x17 page size or less.
Also provide one full scale copy if larger than 11x17.
- One digital copy of the submittal, including plans/drawings/applicable attachments. (USB/Email) ☐
- Completed Professional Services Reimbursement Form. ☐

For Office Use Only

Staff Initials: _____

Date/Time Received _____



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov—262-691-5660

PROPERTY INFORMATION

☐

Property Address: _____ Tax Key: PWV _____

Property Owner's Name: _____ Phone Number: _____

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

☐

Business Name: _____ FEIN: _____

Person Responsible for Payment / Business Contact Name: _____

Mailing Address: _____

Responsible Party / Contact Phone Number: _____

Responsible Party / Contact Email Address: _____

AGREEMENT / SIGNATURES - Property Owner signature is required.

☐

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, 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 staff or other expert consultants retained by the Village in order to complete a proper project review 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. 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.

Property Owner Signature: _____ Printed Name: _____ Date: _____

Applicant Signature: _____ Printed Name: _____ Date: _____

For Office Use Only

Staff Initials: _____

Date Received: _____



06/24/2025

To the Plan Commission, Village of Pewaukee

We are very excited and honored to propose a new site for Bubble's Foam Farm in the Village of Pewaukee, Wisconsin.

Bubble's is a fast-growing, privately held company focused on customer experience and employee opportunity. Founded in 2020 by two individuals from the Lake Country area of Wisconsin, Bubble's Foam Farm has become the premier car washing retailer in Southeast Wisconsin. With a unique membership model, a professional youth staff from the community, and values in line with the people of Wisconsin, we are extremely excited to bring our business to Pewaukee.

Bubble's Pewaukee is proposing a modern farmhouse-style architecture for a pleasing aesthetic in one of Pewaukee's most prominent areas. Our brand, though visible throughout, will be displayed in a fun yet mature and understated fashion, designed not to overpower the style of the building. Landscaping will be balanced, with new trees added to the site along with shrubberies and grasses. Our grounds will be clean and meticulously maintained, as we believe they are a direct reflection of our company and values.

The proposed Pewaukee location will be what is known as an express car wash. This is a conveyORIZED, semi-automated car wash where the business cleans the exterior, and the customer may choose to detail their interior or drive off after receiving their wash. Washes are commonly sold via single purchases, wash books, or monthly membership plans. We will have three lanes for stacking, three self-serve pay stations, top-of-the-line car wash equipment, and numerous amenities such as towels, window cleaners, and vacuums to finish off the interior. Local staff will be there to welcome, guide, and support customers throughout the process. Hours of operation on 8am-7pm Monday thru Friday and 9am – 5 pm Saturday and Sunday.

In Oconomowoc, Bubble's is known as an environmentally smart alternative to driveway or in-bay car washing, with lower freshwater consumption and controlled discharge of soaps. We plan the same here in Pewaukee and will be installing a water reclamation system with newer technology for more efficient usage and higher capacity.

Currently, our wash uses about 80–90 gallons of water per car, with approximately 30 gallons of this being fresh; the rest is recycled water. This is a compelling reduction in freshwater consumption compared to a touchless in-bay automatic without a reclaim system, which typically consumes over 100 gallons per car. Since the installation of our Oconomowoc site, reclaim systems have further



improved, and with these advancements, we are targeting a 30–40% reduction from Oconomowoc levels—equating to less than 20 gallons of freshwater per car in Pewaukee.

This is also significantly less than at-home car washing, which typically uses 30–50 gallons per car. Furthermore, nearly all used water from professional car washing is returned to the treatment facility or reused, whereas home car wash water has a higher potential to infiltrate the soil, surface water, and groundwater systems.

Bubble's is more than a car wash—it's become a local community member. In Oconomowoc, we employ 31 people, including two full-time managers, four part-time assistant managers, and 26 part-time team members. As a growing company, these numbers fluctuate as we fine-tune our labor model and services. We are also developing digital training videos for our team to better align customer expectations and team performance. All of this will transfer to our proposed Pewaukee location, where we estimate employing just over 40 people. Combined, Bubble's Foam Farm would then employ over 70 people in the Lake Country area.

From a customer perspective, it's not uncommon to see people chatting or reconnecting at the vacuums. Customers talk about their hobbies, cars, kids, and sports. We have the privilege of facilitating this community experience while delivering a protected and shiny car. Customers leave feeling good, knowing one of their largest investments—besides their family and home—is well cared for.

Bubble's doesn't just participate in and host community events; we also give back. Since our inception in December 2020, Bubble's has donated over \$30,000 in cash and hundreds of free washes as fundraising tools for local nonprofits. We annually support Zachariah's Acres, Special Paces, Five O's, the Lions Club, Rotary, and more. In 2023, we donated just over \$9,000 to the Natural Resources Foundation of Wisconsin to support clean water initiatives in Wisconsin.

Bubble's is a business that takes the environment seriously, creates jobs, fosters a family atmosphere, and is quickly becoming a valued part of the community.

We look forward to feedback from the Village and the community and will do our part to make this business and site one that people would be proud to have next door.

Sincerely,



Christopher W. Mullett and William R. Loepfe

Owners



DESIGNBUILD

Since 1957 • Architects • Contractors • Engineers • Leaders

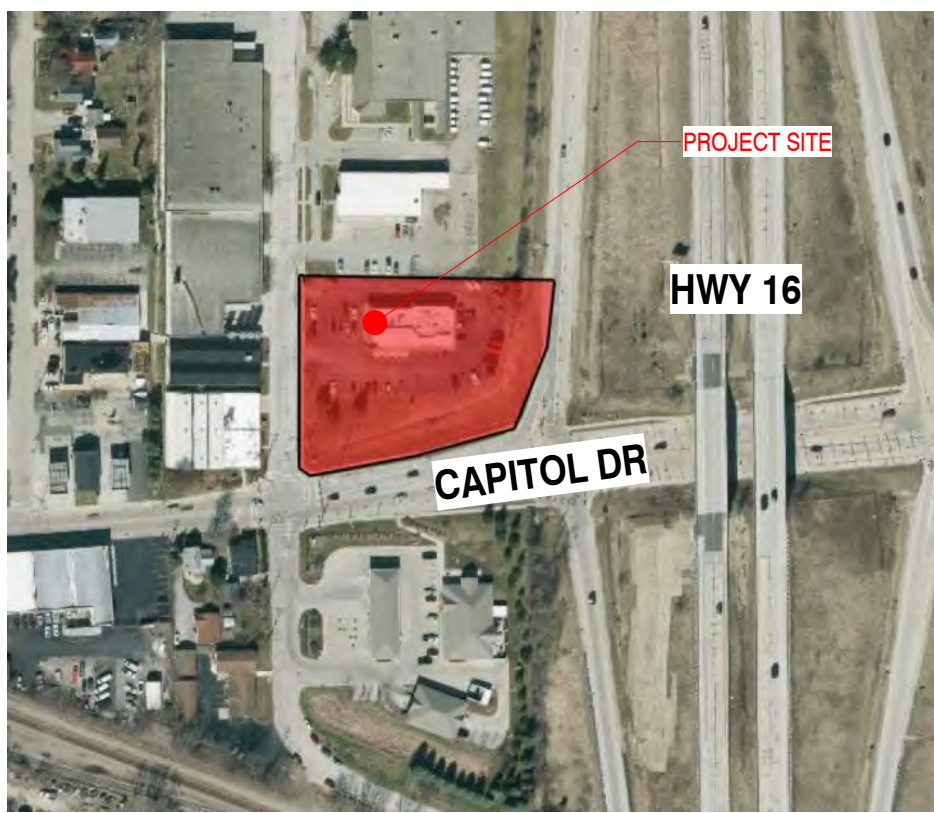
BUBBLES FOAM FARM PEWAUKEE NEW CAR WASH

120 SIMMONS AVENUE
PEWAUKEE, WI 53072

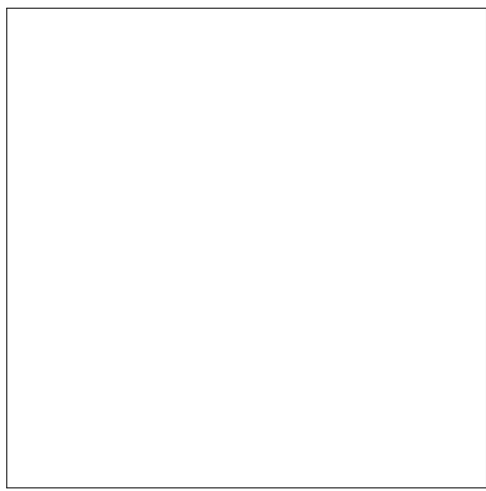


RENDERINGS ARE CONCEPTUAL AND ARE NOT REPRESENTATIVE OF THE FINISHED DESIGN.
ACTUAL INFORMATION ABOUT THE DESIGN IS INTHE CONSTRUCTION DOCUMENT.

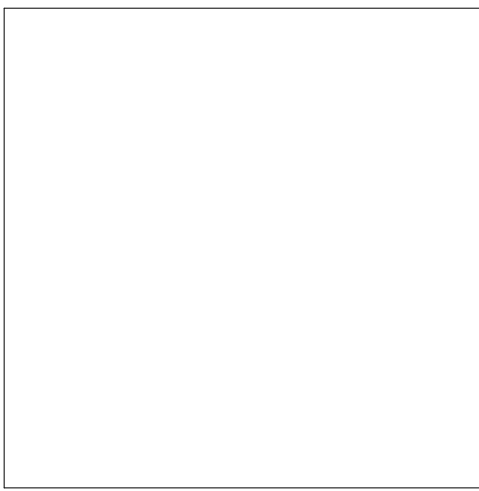
PROJECT INFORMATION				VICINITY MAP		SHEET INDEX				SHEET INDEX			
CODE SUMMARY AND BUILDING INFORMATION													
APPLICABLE CODES AND STANDARDS		MEANS OF EGRESS (IBC CHAPTER 10)											
BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC)		OCCUPANT LOAD (1104.1)		16 TOTAL OCCUPANTS (SEE OCCUPANT LOAD CALCULATIONS ON SHEET G-111)									
PLUMBING CODE: 2015 WISCONSIN PLUMBING CODE - SPS 380 TO 387		EGRESS SIZING (1005)		OTHER EGRESS COMPONENTS									
MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE (IMC)		DOORS		= OCCUP. LOAD X 0.2' / OCC.									
ENERGY CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)		= 8.2 INCHES REQUIRED		= 80 INCHES PROVIDED									
ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE (NEC)		STAIRS		= OCCUP. LOAD X 0.2' / OCC.									
FIRE CODE: 2015 INTERNATIONAL FIRE CODE (IFC)		= N/A INCHES REQUIRED		= N/A INCHES PROVIDED									
ACCESSIBILITY CODE: 2009 ANSI A117.1		MAXIMUM COMMON PATH OF EGRESS TRAVEL		75 FEET									
		MAXIMUM EXIT ACCESS TRAVEL DISTANCE		150 FEET									
PROJECT DESCRIPTION		PLUMBING FIXTURE REQUIREMENTS (IBC CHAPTER 29)		SEE PLUMBING FIXTURE CALCULATIONS ON SHEET G-111									
BUILDING DESCRIPTION AND LOCATION		THERMAL ENVELOPE (IECC)		SEE COMCHECK SUBMITTAL AND OTHER GLAZING INFORMATION PROVIDED									
PROJECT AREA		ROOF INSULATION R-VALUE		R-49 MIN.									
FIRST FLOOR		CONTINUOUS INSULATION R-VALUE		R-NA MIN.									
PROJECT AREA		SLAB/FOUNDATION R-VALUE		R-10 MIN.									
USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 3)		EXTERIOR GLAZING INFORMATION:		BASIS OF DESIGN PRODUCT:									
GROUP/IS:		Basis of Design Product:		PPG SOLAR BRONZE 70X, (2) SOLAR BLUE + CLEAR									
B BUSINESS		VISIBLE LIGHT TRANSMISSION:		42% MINIMUM									
S-1 STORAGE		SUMMER U-FACTOR:		32									
		WINTER U-FACTOR:		33									
		SHGC:		23									
GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)		EXTERIOR GLAZING SYSTEM INFORMATION:		BASIS OF DESIGN PRODUCT:									
CONSTRUCTION TYPE: VB		U-FACTOR:		PITTCO TMS 114T									
BUILDING HEIGHT IN FEET (TABLE 504.3)		SHGC:		35									
BUILDING HEIGHT IN STORIES (TABLE 504.4)				MAXIMUM									
BUILDING AREA PER FLOOR (TABLE 506.2)													
FIRST FLOOR													
ALLOWABLE AREA DETERMINATION (TABLE 506.2):													
SINGLE OCCUPANCY, ONE-STORY BLDG. (506.2.1) A ₁ , A ₂ + (N5 X 1)													
SHOW MATH HERE													
ALLOWABLE AREA INCREASE (TABLE 506.3):													
SHOW MATH HERE													
FIRE RESISTIVE RATING REQ. FOR BUILDING ELEMENTS (IBC CHAPTER 6)													
CONSTRUCTION TYPE: VB													
PRIMARY STRUCTURAL FRAMING:		0		HR									
BEARING WALLS EXTERIOR:		0		HR									
BEARING WALLS INTERIOR:		0		HR									
NON-BEARING WALLS INTERIOR:		0		HR									
FLOOR CONSTRUCTION:		0		HR									
ROOF CONSTRUCTION:		0		HR									
FIRE RESISTANCE RATING FOR EXTERIOR WALLS BASED ON FIRE SEPERATION DISTANCE:		0		HR									
FIRE AND SMOKE PROTECTIONS FEATURES (IBC CHAPTER 7)													
ALLOWABLE AREA OF OPENINGS:													
FIRE SEPERATION DISTANCE:		> 30 FEET											
OPENING PROTECTION:		UNPROTECTED; SPRINKLERED											
ALLOWABLE OPENING AREA:		NO LIMIT											
INTERIOR FINISHES (IBC CHAPTER 8)													
INTERIOR WALL AND CEILING FINISHES:		IBC 2015, TABLE 803.1.1											
NON-SPRINKLERED													
OCCUPANCY		INTERIOR EXIT STAIRWAYS, ETC.		CORRIDORS, ETC.		ROOMS AND ENCLOSED SPACES							
B BUSINESS		CLASS A		CLASS B		CLASS C							
S-1 STORAGE		CLASS B		CLASS B		CLASS C							
FIRE PROTECTION SYSTEM (IBC CHAPTER 9)													
FIRE ALARM SYSTEM PER NFPA 72 2013													



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ARCHITECT SEAL



ENGINEER SEAL



DESIGNBUILD

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LOCAL DESIGN REVIEW SET: 06/25/2025

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CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

NO.	DESCRIPTION	DATE



PROJECT NAME:
**BUBBLES FOAM FARM
PEWAUKEE**

PROJECT DESCRIPTION:
NEW CAR WASH

STREET ADDRESS:
120 SIMMONS AVENUE

CITY / STATE / ZIP:
PEWAUKEE, WI 53072

ALL WORK TO BE COMPLETED AS SHOWN, AND
IN ACCORDANCE WITH THE LATEST EDITION OF
THE MSI GENERAL MASTER SPECIFICATION

PROJECT ARCHITECT ATF	STRUCTURAL ENGINEER DJS	LANDSCAPE DESIGN ANK
DESIGN ARCHITECT ANK	CIVIL ENGINEER ANK	REVIEWED BY BGK

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
G-001

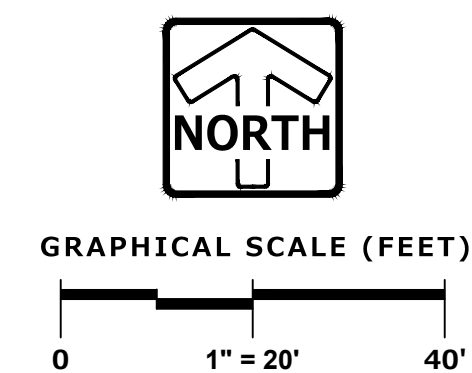
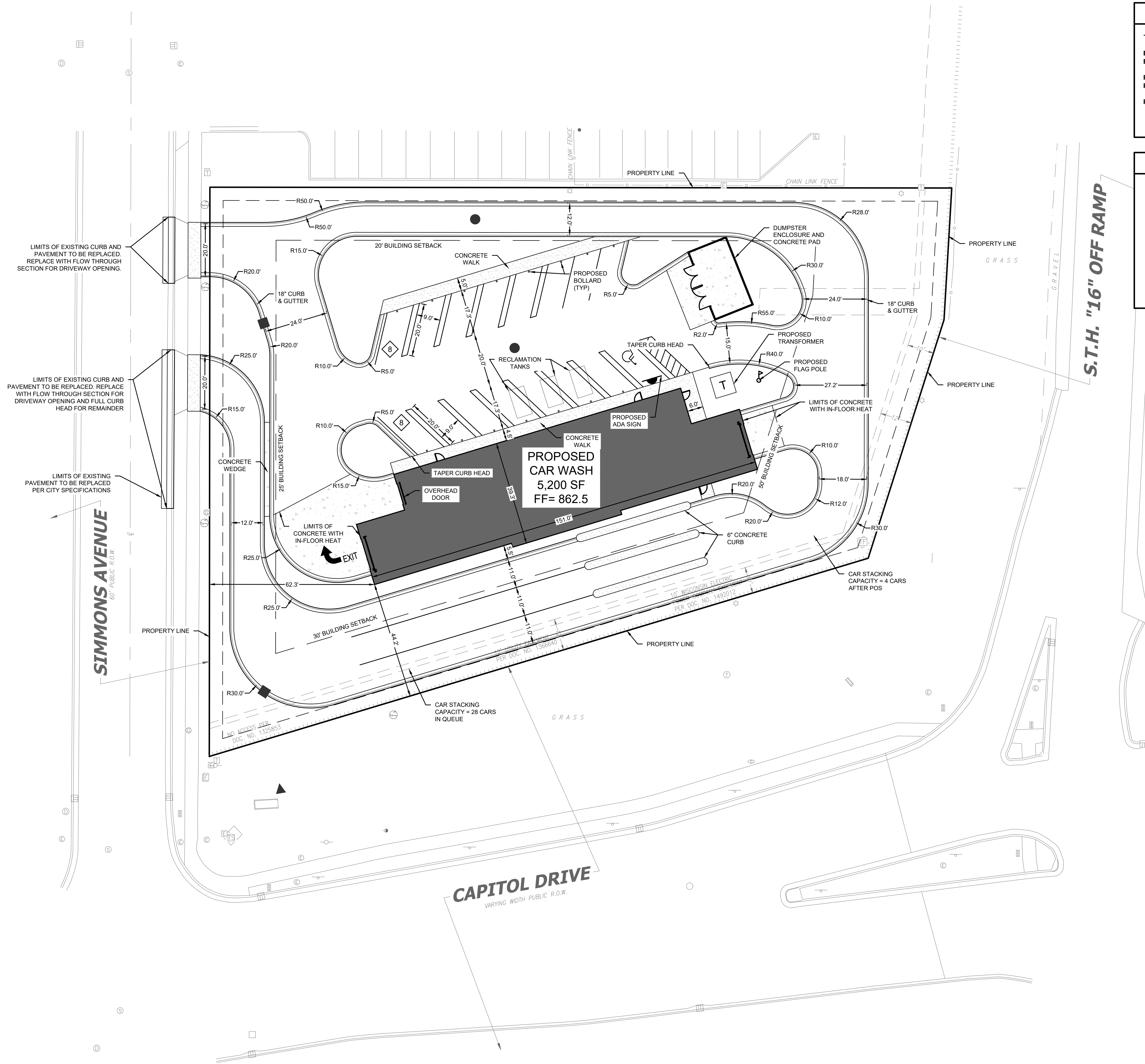
PROJECT NUMBER:
P13761

LEADERS

ENGINEERS






CONTRACTORS

ARCHITECTS



SITE DATA TABLE	
TOTAL PROJECT AREA:	1.08 AC (46,903 SF)
EXISTING IMPERVIOUS AREA:	0.88 AC (38,362 SF)
EXISTING PERVIOUS AREA:	0.20 AC (8,541 SF)
PROPOSED IMPERVIOUS AREA:	0.78 AC (33,787 SF)
PROPOSED PERVIOUS AREA:	0.30 AC (13,116 SF)
PROPOSED PARKING STALL COUNT:	
- SURFACE PARKING:	16 STALLS
- TOTAL SURFACE PARKING:	16 STALLS
	1 ADA STALL

LEGEND

	<p>REGULAR DUTY PAVEMENT (SEE DETAILS SHEET)</p>
	<p>CONCRETE SIDEWALK (SEE DETAILS SHEET)</p>
	<p>CONCRETE PAVEMENT (SEE DETAILS SHEET)</p>
	<p>PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)</p>
	<p>STREET SIGN</p>



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MILESTONE ISSUE DATES

[illegible]

Bubble's
FOAM FARM.
- CAR WASH -



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

BROOKFIELD OFFICE:
20725 W. WATERTOWN ROAD
BROOKFIELD, WI 53186
(262) 754-8888

PEG #6446.00

PROJECT NAME
BUBBLES FOAM FARM -
PEWAUKEE

PROJECT DESCRIPTION

NEW CAR WASH

STREET ADDRESS
120 SIMMONS AVE

CITY/ STATE / ZIP
PEWAUKEE, WISCONSIN 53072

ALL WORK TO BE COMPLETED AS SHOWN, AND
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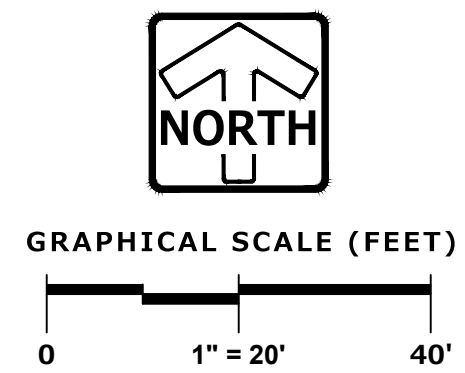
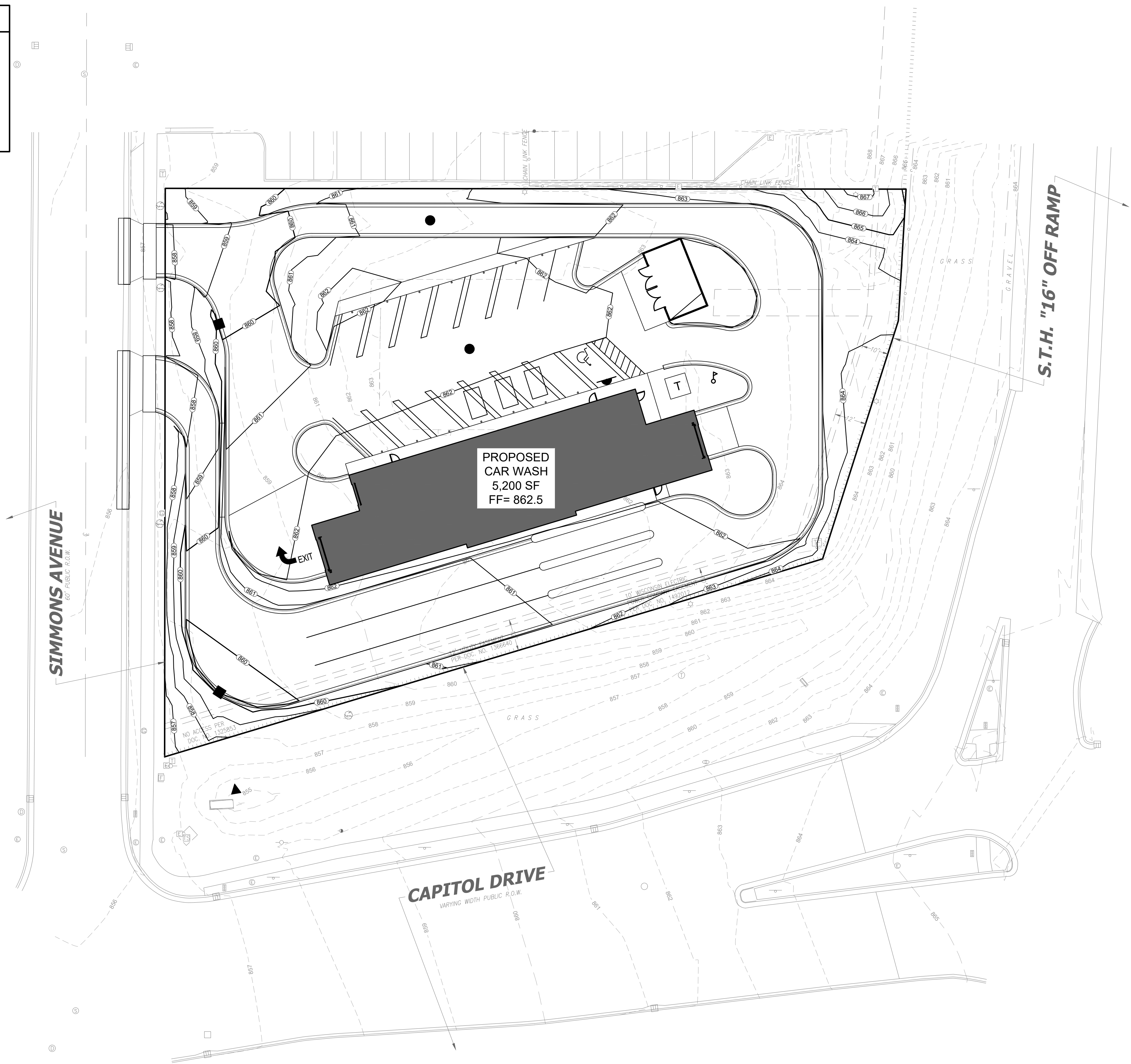
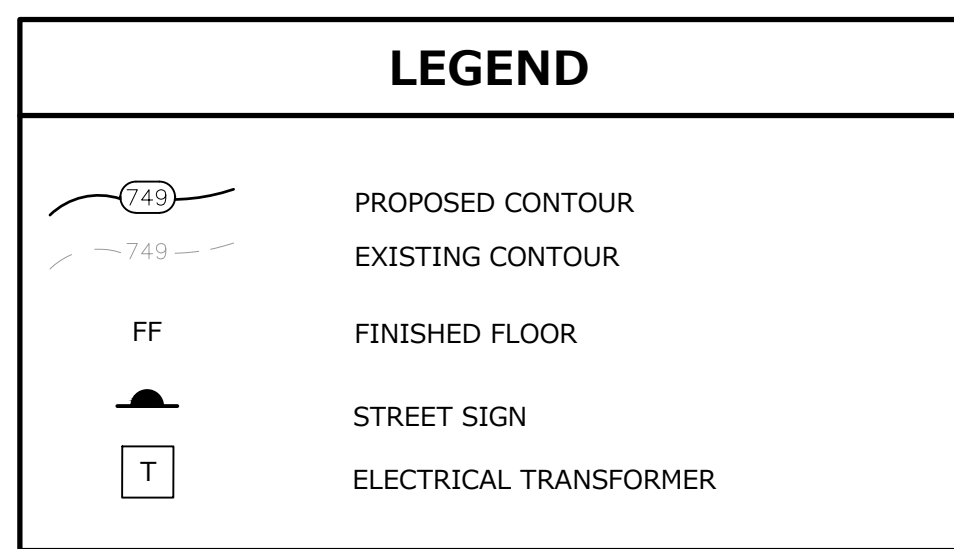
PROJECT ARCHITECT AME	STRUCTURAL ENGINEER DJS	LANDSCAPE DESIGN DB
DESIGN ARCHITECT ANK	CIVIL ENGINEER : AKH	REVIEWED BY BGK

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C-200

PROJECT NUMBER:



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PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:



PEG #6446.00

PROJECT NAME
**BUBBLES FOAM FARM -
PEWAUKEE**

PROJECT DESCRIPTION

NEW CAR WASH

STREET ADDRESS
120 SIMMONS AVE

CITY/ STATE / ZIP
PEWAUKEE, WISCONSIN 53072

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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
AME	DJS	DB
DESIGN ARCHITECT	CIVIL ENGINEER :	REVIEWED BY
ANK	AKH	BGK

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:

C-300

PROJECT NUMBER:

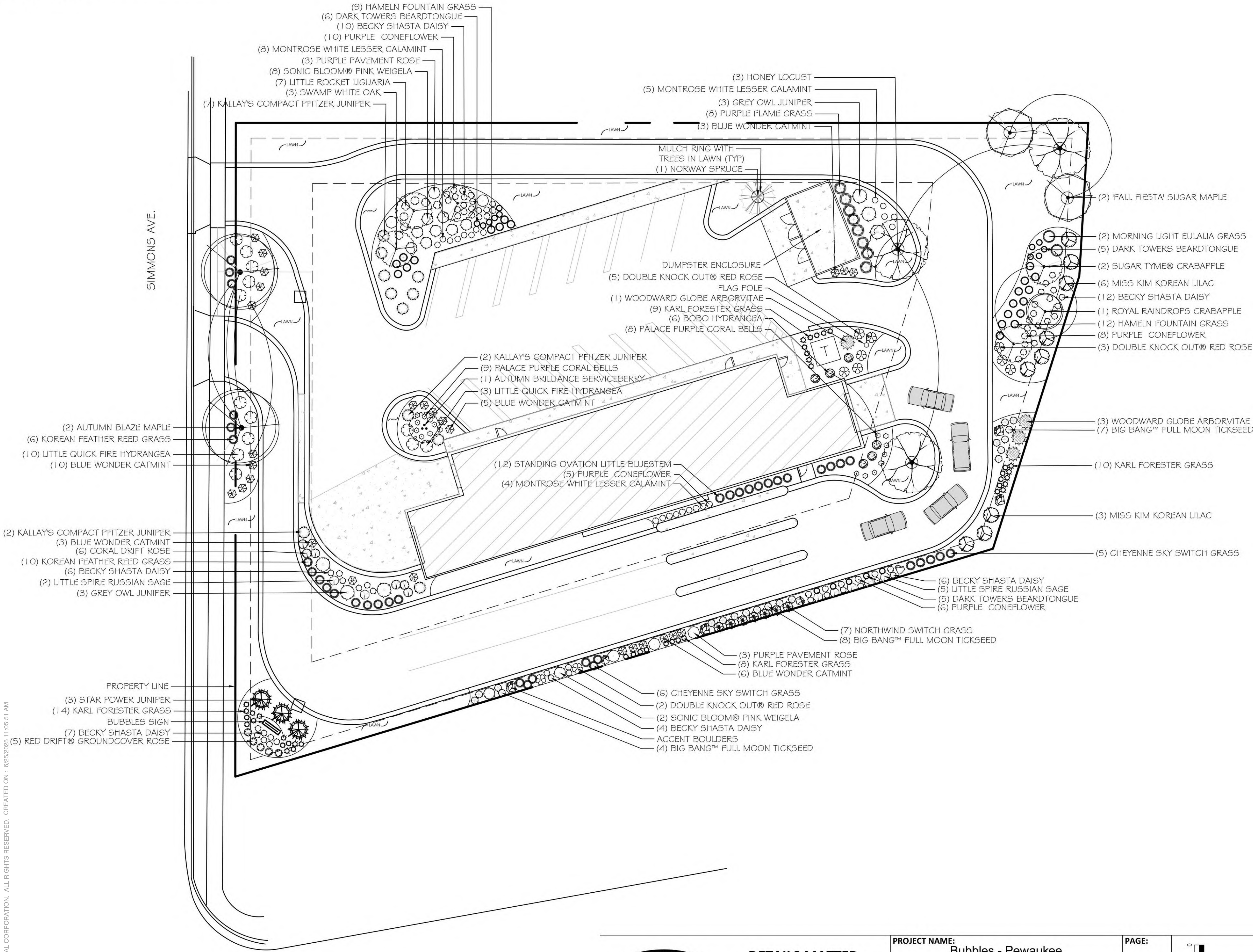


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MALIK

WAUKEE - SUBMITTAL

PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 16'-0"



PLANT SCHEDULE 6-24-25

SYMBOL	COMMON NAME	QTY
TREES		
	'FALL FIESTA' SUGAR MAPLE	2
	AUTUMN BLAZE MAPLE	2
	AUTUMN BRILLIANCE SERVICEBERRY	1
	ROYAL RAINDROPS CRABAPPLE	1
	SUGAR TYME® CRABAPPLE	2
	SWAMP WHITE OAK	3
CONIFEROUS TREES		
	NORWAY SPRUCE	1
	STAR POWER JUNIPER	3
DECIDUOUS TREES		
	HONEY LOCUST	3
SHRUBS		
	BOBO HYDRANGEA	6
	CORAL DRIFT ROSE	6
	DOUBLE KNOCK OUT® RED ROSE	10
	GREY OWL JUNIPER	6
	KALLAY'S COMPACT PFITZER JUNIPER	11
	LITTLE QUICK FIRE HYDRANGEA	13
	MISS KIM KOREAN LILAC	9
	PURPLE PAVEMENT ROSE	6
	RED DRIFT® GROUNDCOVER ROSE	5
	SONIC BLOOM® PINK WEIGELA	10
	WOODWARD GLOBE ARBORVITAE	4
GRASSES		
	CHEYENNE SKY SWITCH GRASS	11
	HAMELN FOUNTAIN GRASS	21
	KARL FORESTER GRASS	41
	KOREAN FEATHER REED GRASS	16
	MORNING LIGHT EULALIA GRASS	2
	NORTHWIND SWITCH GRASS	7
	PURPLE FLAME GRASS	8
	STANDING OVATION LITTLE BLUESTEM	12
PERENNIALS		
	BECKY SHASTA DAISY	45
	BIG BANG™ FULL MOON TICKSEED	19
	BLUE WONDER CATMINT	27
	DARK TOWERS BEARDTONGUE	16
	LITTLE ROCKET LIGUARIA	7
	LITTLE SPIRE RUSSIAN SAGE	7
	MONTROSE WHITE LESSER CALAMINT	17
	PALACE PURPLE CORAL BELLS	17
	PURPLE CONEFLOWER	29



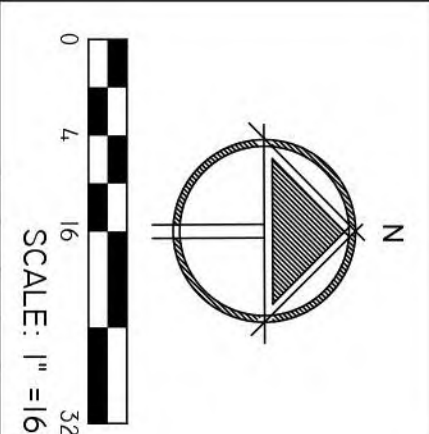
DETAILS MATTER

-LANDSCAPE ARCHITECTURE - CONSTRUCTION -
-HORTICULTURAL CARE -
-LIGHTING - IRRIGATION -
-DECORATIVE MASONRY - CONCRETE -

SEASONALSERVICES.COM
262-392-3444

PROJECT NAME: Bubbles - Pewaukee 120 Simmons Ave Pewaukee, WI 53072	PAGE: 1 of 1
DATE: 5/30/2025 SCALE: 1" = 16'-0"	DRAWN BY: AM, DL, MP
REVISION DATE: 06/24/2025, 06/25/25	

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CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

PROJECT NAME
BUBBLES FOAM FARM
PEWAUKEE

PROJECT DESCRIPTION
NEW CAR WASH

STREET ADDRESS
120 SIMMONS AVENUE

CITY / STATE / ZIP
PEWAUKEE, WI 53072

ALL WORK TO BE COMPLETED AS SHOWN, AND
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PROJECT ARCHITECT	STRUCTURAL ENGINEER	LANDSCAPE DESIGN
ATP	DJS	AMK
DESIGN ARCHITECT	CIVIL ENGINEER	REVIEWED BY
AMK	AMK	BMK

SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:

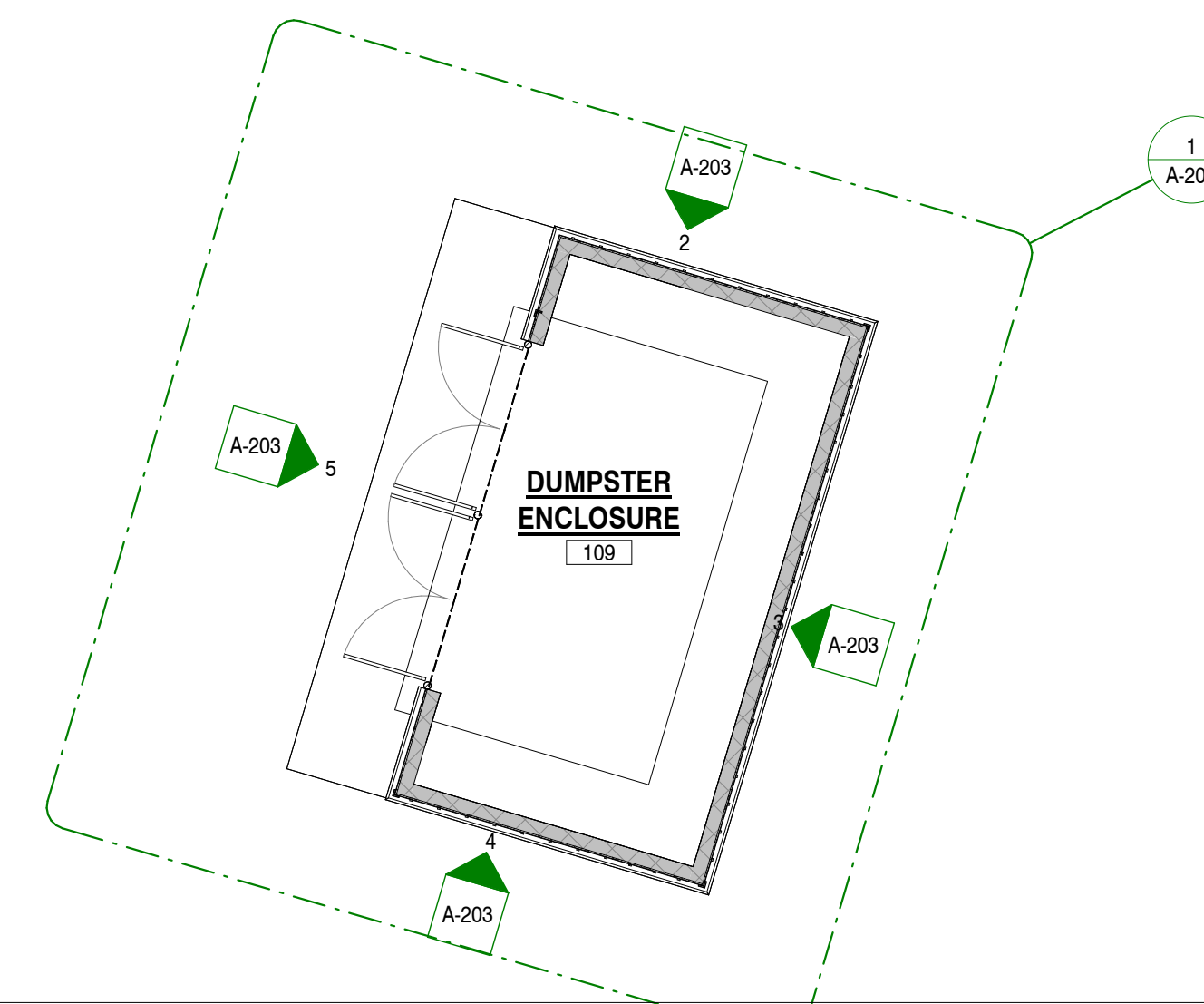
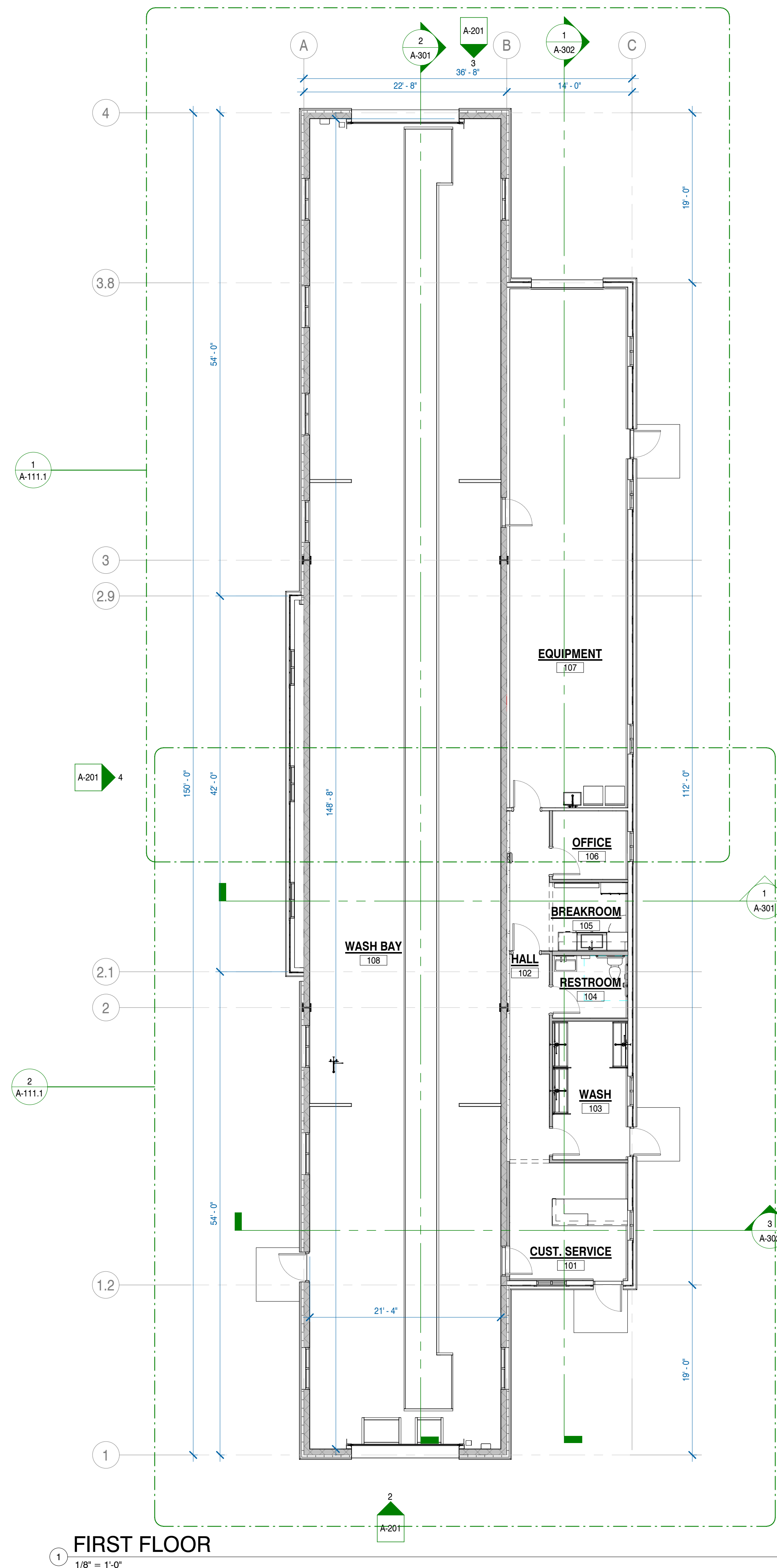
L-100
PROJECT NUMBER: P13761

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



GENERAL NOTES - FLOOR PLAN(S)

- A. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE (BATHROOMS, JANITOR/PLUMBING ROOMS, KITCHENS, ETC. AND EXTERIOR WINDOW AND DOOR HEAD AND JAMB RETURNS)
- B. APPLIANCES, FURNITURE, AND EQUIPMENT BY OWNER, SHOWN FOR REFERENCE ONLY. (UNLESS OTHERWISE NOTED)
- C. ALL WALLS NOT LABELED WITH A WALL TYPE, SHOULD FOLLOW THE TYPICAL TYPE THAT IS CALLED OUT ON PLANS.
- D. PROVIDE BLOCKING IN WALLS WHERE CABINETS, TOILET ACCESSORIES, GRAB BARS, WALL MOUNTED TYES, ETC. ARE SHOWN ON PLANS.
- E. REFER TO SHEET A-601 FOR DOOR AND WINDOW SCHEDULES.
- F. REFER TO SHEET I-601 FOR ROOM, DOOR AND WINDOW FINISHES.

SHEET NOTES - FLOOR PLAN(S)

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION
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REVISIONS:



PROJECT NAME
BUBBLES FOAM FARM
PEWAUKEE

PROJECT DESCRIPTION

NEW CAR WASH

STREET ADDRESS
120 SIMMONS AVENUE

CITY / STATE / ZIP
PEWAUKEE, WI 53072

ALL WORK TO BE COMPLETED AS SHOWN, AND
IN ACCORDANCE WITH THE LATEST EDITION OF
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PROJECT ARCHITECT
ATF

STRUCTURAL ENGINEER
DJS

LANDSCAPE DESIGN
AHK

DESIGN ARCHITECT
ANK

CIVIL ENGINEER
AHK

REVIEWED BY
BGK

SHEET TITLE:
OVERALL FIRST FLOOR PLAN

SHEET NUMBER:

A-110

PROJECT NUMBER:

P13761

LEADERS

ENGINEERS

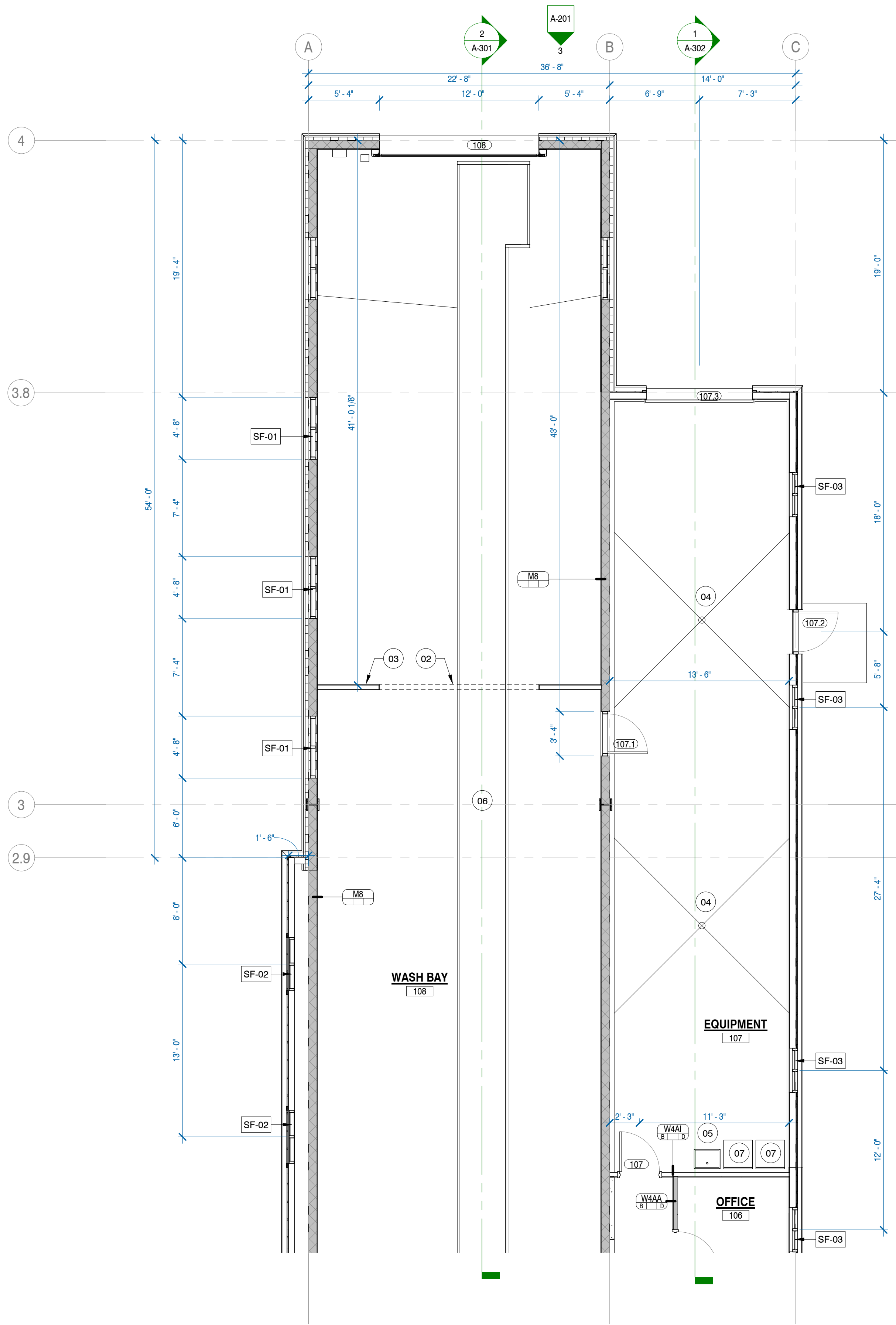
CONTRACTORS

ARCHITECTS

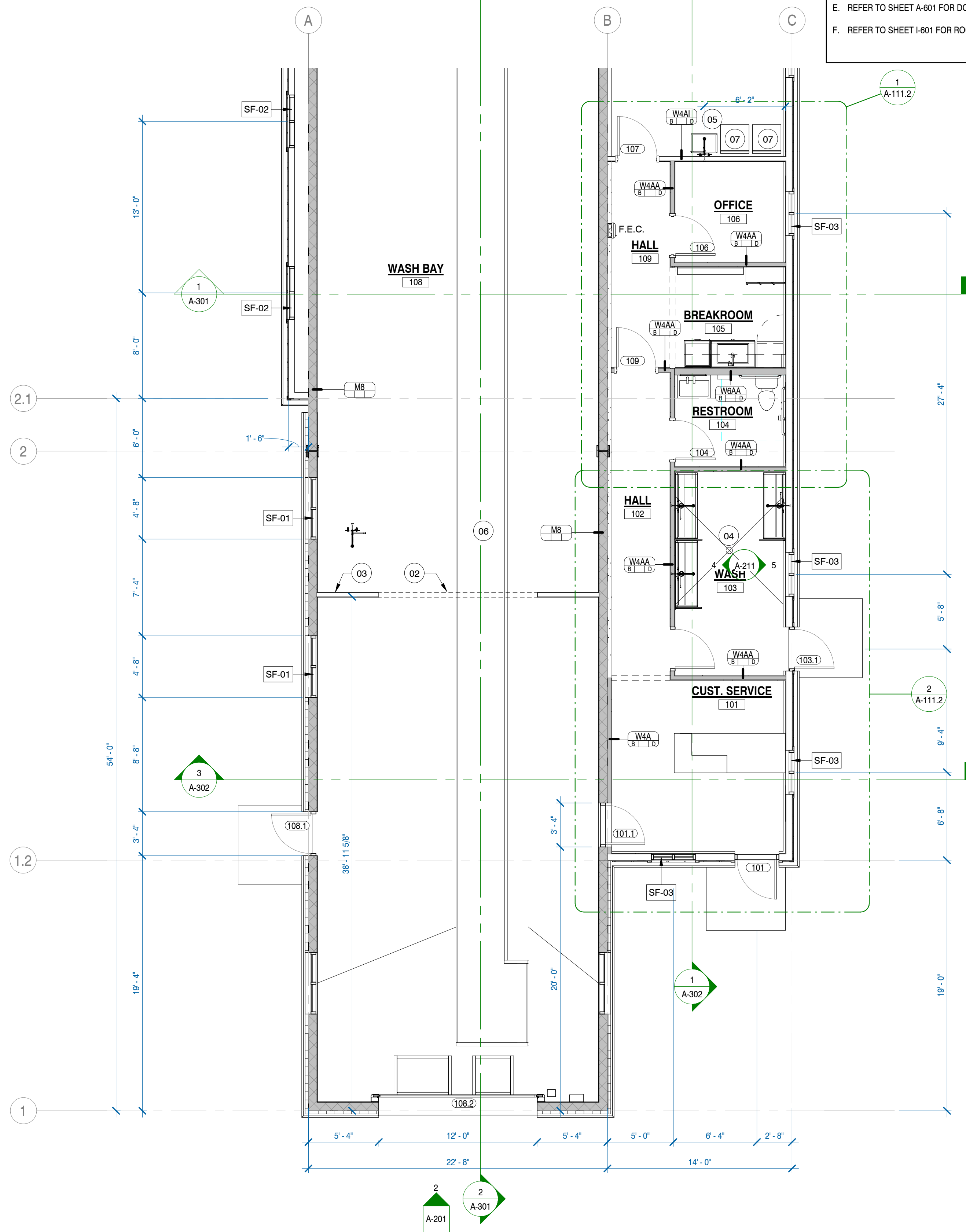


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1 FIRST FLOOR NORTH ENLARGED PLAN
3/16" = 1'-0"



2 FIRST FLOOR SOUTH ENLARGED PLAN
3/16" = 1'-0"

SHEET NOTES - FLOOR PLAN(S)	
NOTE: THESE NOTES APPLY ONLY TO THIS SHEET	
NO.	DESCRIPTION
02	12'-0" W X 10' H OPENING IN WALL
03	WOOD FRAMING WITH PLYWOOD SHEATHING AND 1/2" PVC ON EITHER SIDE. SEE STRUCTURAL FOR MORE INFO.
04	3" DIA. FLOOR DRAIN, SLOPE CONCRETE FLOOR 1/4" PER 1'-0" TO DRAIN
05	WALL MOUNTED LAUNDRY SINK 24"X18" WITH FAUCET
06	TRENCH DRAIN BY EQUIPMENT CONTRACTOR, SLOPE CONCRETE FLOOR PER EQUIPMENT REQUIREMENTS
07	WASHER, BY OWNER

GENERAL NOTES - FLOOR PLAN(S)	
A.	MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE (BATHROOMS, JANITOR/PLUMING ROOMS, KITCHENS, ETC. AND EXTERIOR WINDOW AND DOOR HEAD AND JAMB RETURNS)
B.	APPLIANCES, FURNITURE, AND EQUIPMENT BY OWNER, SHOWN FOR REFERENCE ONLY, (UNLESS OTHERWISE NOTED)
C.	ALL WALLS NOT LABELED WITH A WALL TYPE, SHOULD FOLLOW THE TYPICAL TYPE THAT IS CALLED OUT ON PLANS.
D.	PROVIDE BLOCKING IN WALLS WHERE CABINETS, TOILET ACCESSORIES, GRAB BARS, WALL MOUNTED TVS, ETC. ARE SHOWN ON PLANS.
E.	REFER TO SHEET A-601 FOR DOOR AND WINDOW SCHEDULES.
F.	REFER TO SHEET A-601 FOR ROOM, DOOR AND WINDOW FINISHES.



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REVISIONS:

NO.	DESCRIPTION



BUBBLES FOAM FARM

NEW CAR WASH

STREET ADDRESS

120 SIMMONS AVENUE

CITY / STATE / ZIP

PEWAUKEE, WI 53072

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PROJECT ARCHITECT

ATF

STRUCTURAL ENGINEER

DJS

LANDSCAPE DESIGN

ANK

DESIGN ARCHITECT

ANK

CIVIL ENGINEER

ANK

REVIEWED BY

BGK

SHEET TITLE:

FIRST FLOOR ENLARGED PLAN

SHEET NUMBER:

A-111.1

PROJECT NUMBER:

P13761

ARCHITECTS

CONTRACTORS

ENGINEERS

LEADERS

VILLAGE OF PEWAUKEE - SUBMITTAL

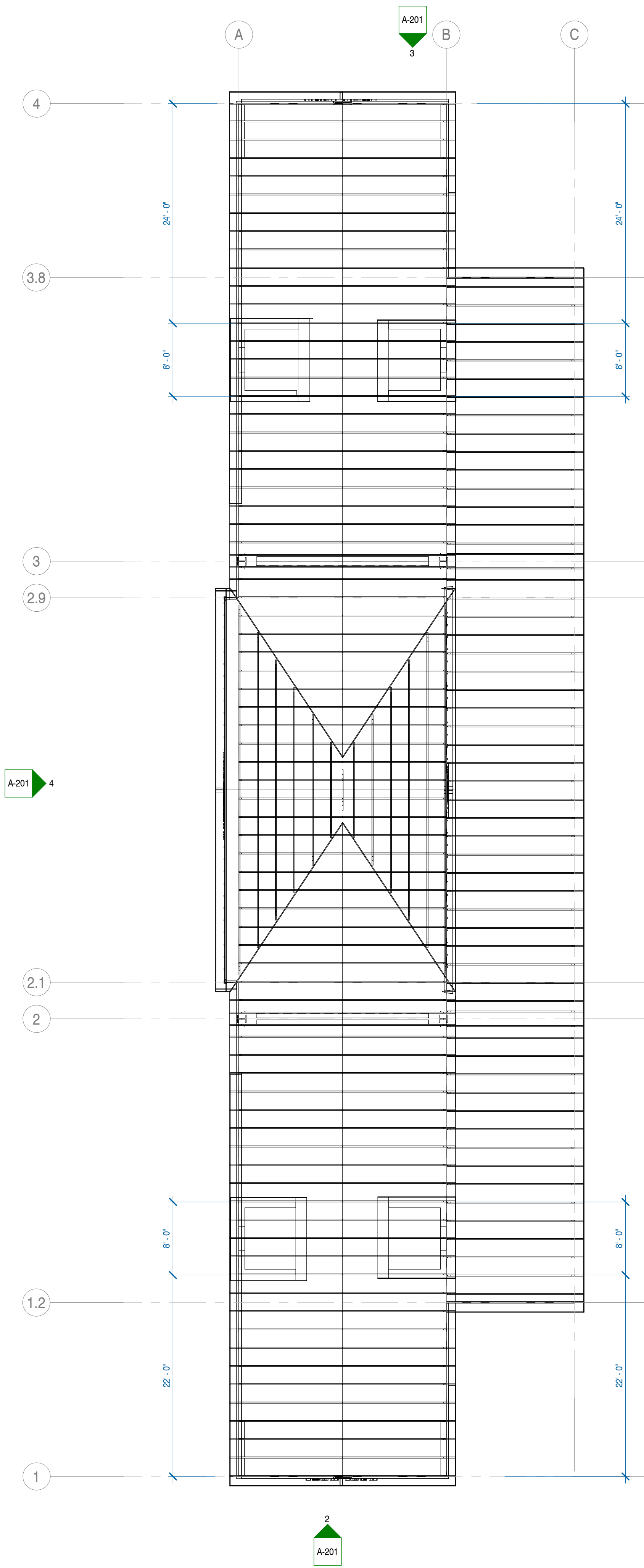
NORTH

3/16" = 1'-0"

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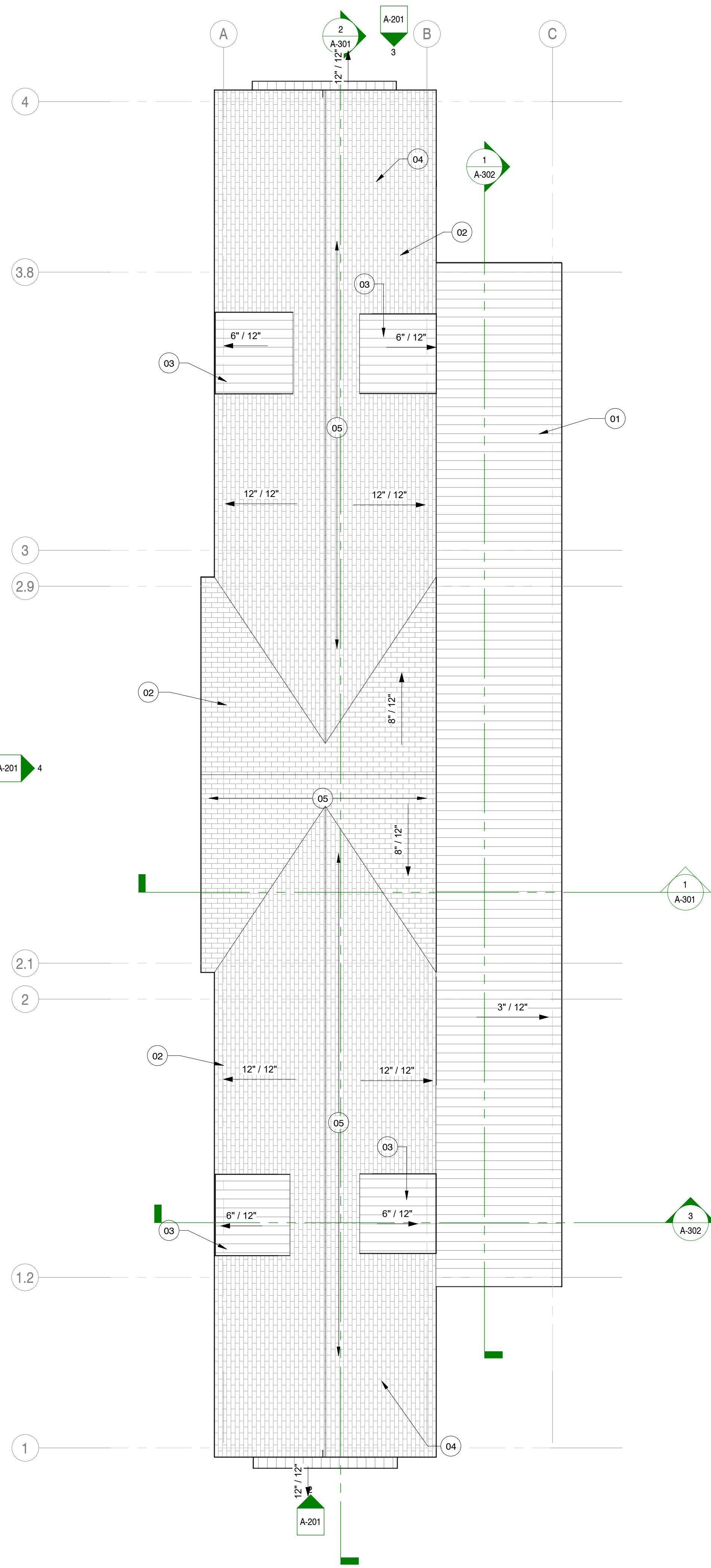
DORMER ROOF PLAN

1/8" = 1'-0"



ROOF

1/8" = 1'-0"



GENERAL NOTES - REFLECTED CEILING PLAN(S)

A. APPLY ICE AND SHIELD ON EACH ROOF EDGE PER MANUFACTURER'S INSTRUCTIONS.

SHEET NOTES - ROOF PLAN	
NOTE: THESE NOTES APPLY ONLY TO THIS SHEET	
NO.	DESCRIPTION
01	STANDING-SEAM METAL ROOF OVER ICE AND WATER SHIELD OVER SHEATHING OVER TRUSSES @ 24" O.C. WITH R-29 MIN. BATT INSULATION OVER VAPOR BARRIER
02	DIMENSIONAL ASPHALT SHINGLES OVER ICE AND WATER SHIELD OVER T&G SHEATHING OVER TRUSSES @ 24" O.C. W/ R-49 MIN. BATT INSULATION OVER VAPOR BARRIER
03	STANDING-SEAM METAL ROOF OVER ICE AND WATER SHIELD OVER SHEATHING OVER 2X OVERFRAMING
04	AWNING W/ STANDING-SEAM METAL ROOF OVER ICE & WATER SHIELD OVER SHEATHING OVER 2X WOOD FRAMING @ 16" O.C. OVER SOFFT
05	RIDGE VENT



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RECORD DRAWING SET:

REVISIONS:

NO.	DESCRIPTION



PROJECT NAME:
BUBBLES FOAM FARM
PEWAUKEE

PROJECT DESCRIPTION:
NEW CAR WASH

STREET ADDRESS:
120 SIMMONS AVENUE

CITY / STATE / ZIP:
PEWAUKEE, WI 53072

ALL WORK TO BE COMPLETED AS SHOWN, AND
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PROJECT ARCHITECT ATF	STRUCTURAL ENGINEER DJS	LANDSCAPE DESIGN ANK
DESIGN ARCHITECT ANK	CIVIL ENGINEER ANK	REVIEWED BY BGK

SHEET TITLE:
ROOF PLAN

SHEET NUMBER:

A-144

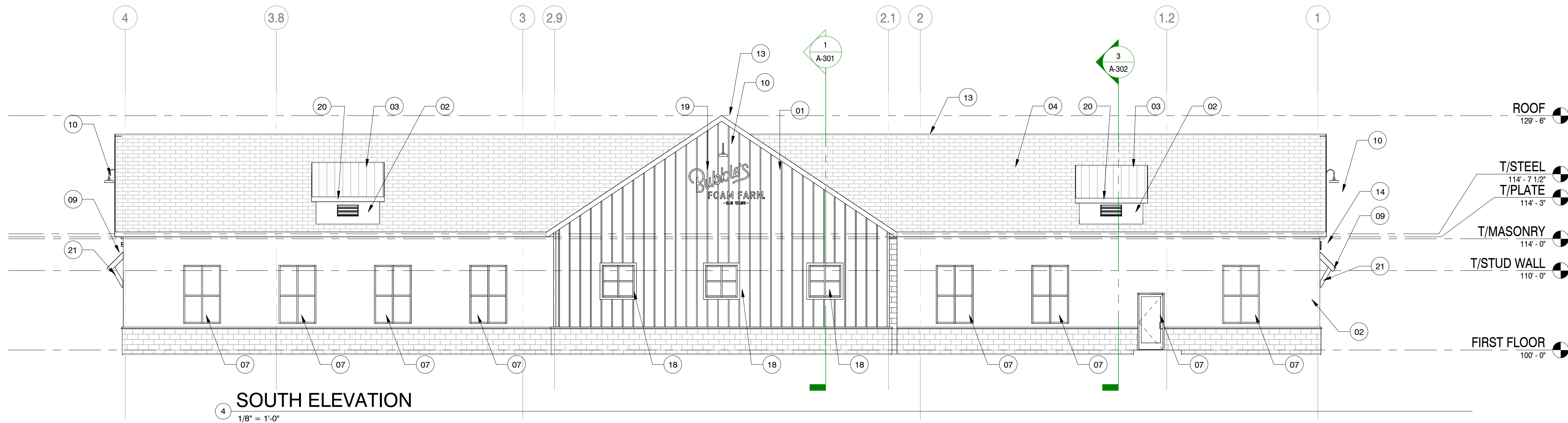
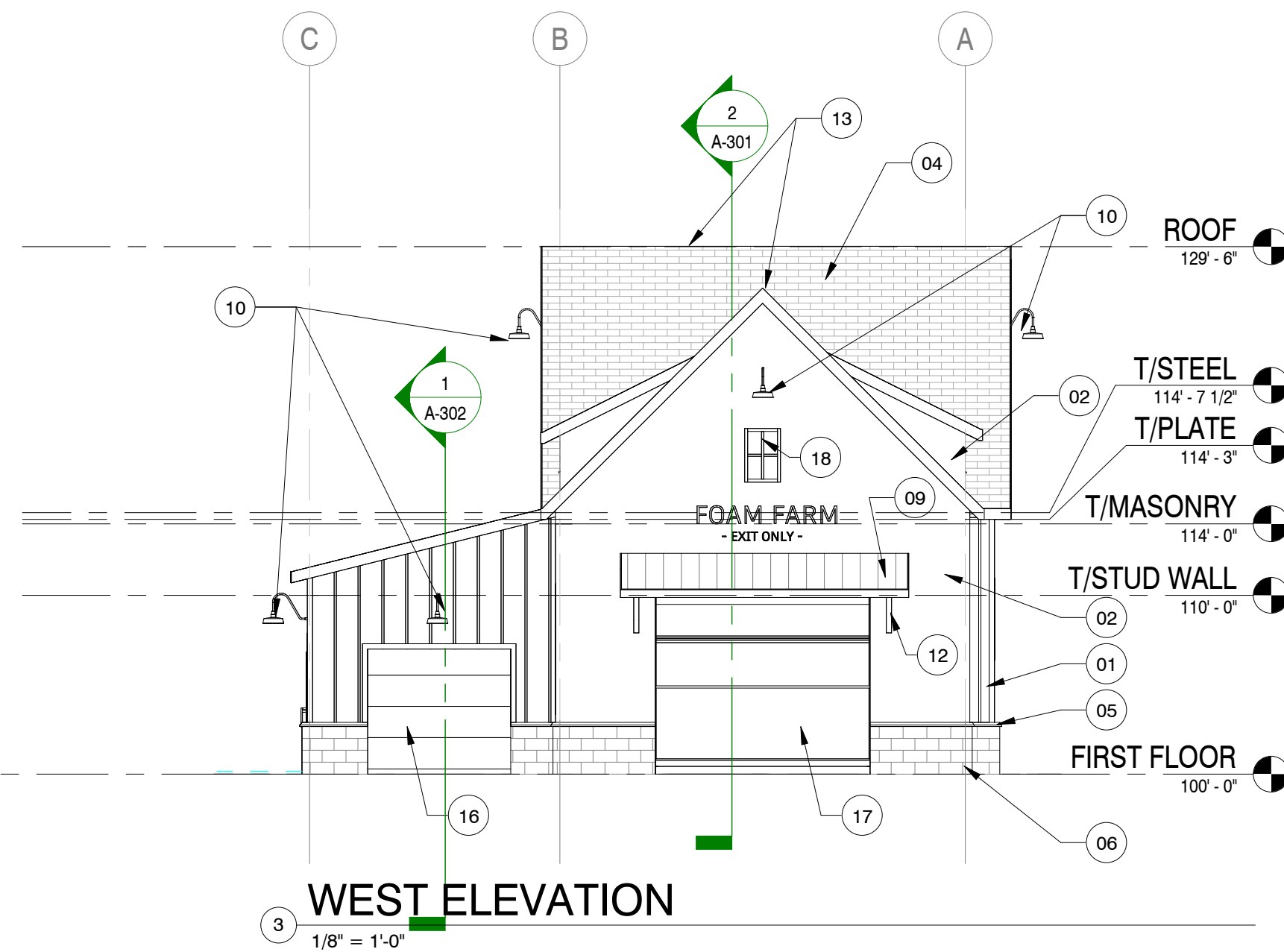
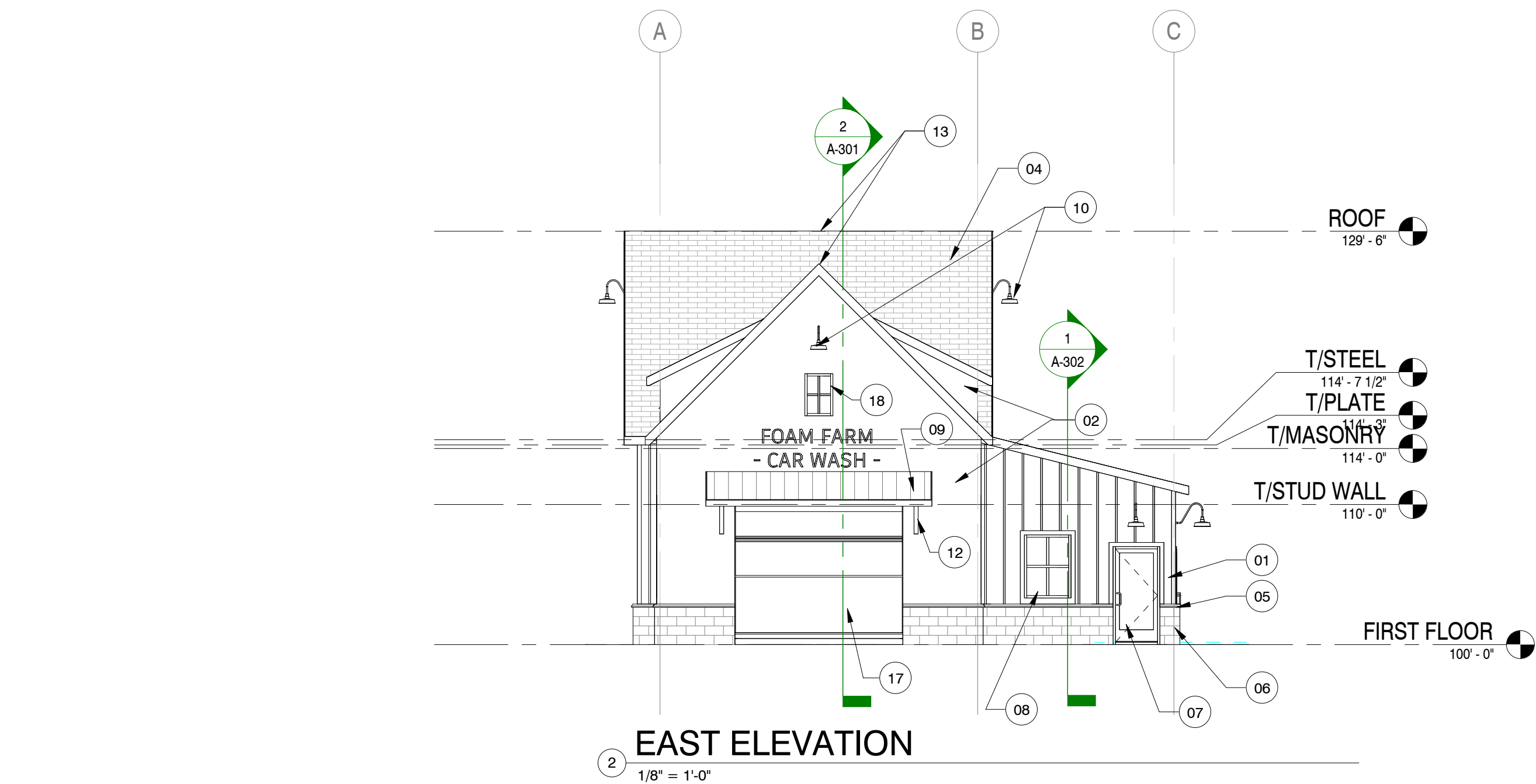
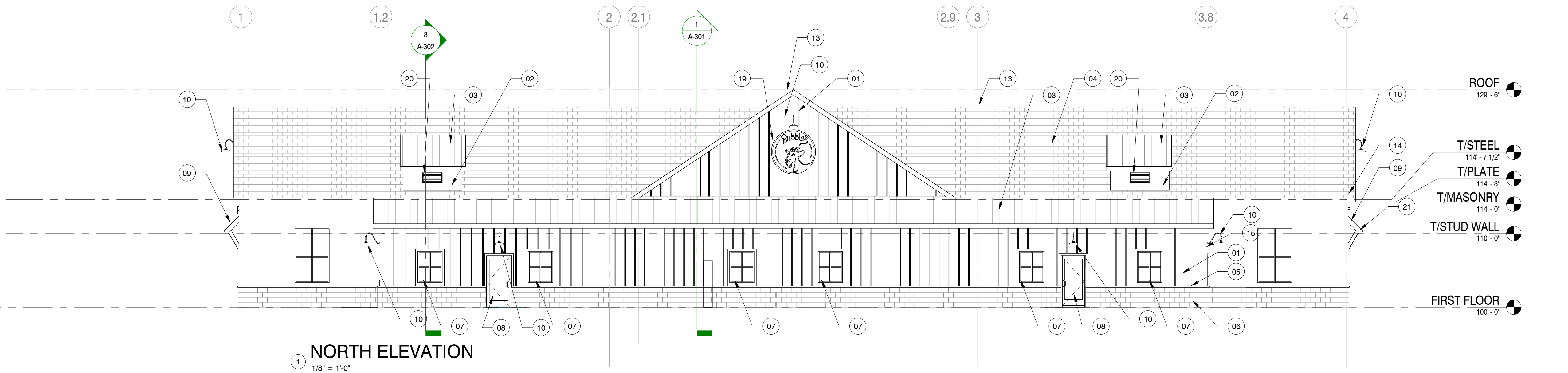
PROJECT NUMBER:

P13761



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GENERAL NOTES - EXT. ELEVATION(S)

SHEET NOTES - EXT. ELEVATIONS

NOTE: THESE NOTES APPLY ONLY TO THIS SHEET

NO.	DESCRIPTION
01	BOARD AND BATTEN LP SMART SIDING
02	EIFS CLADDING
03	STANDING SEAM METAL ROOF
04	ASPHALT SHINGLES
05	STONE CAST SILL
06	SPLIT FACE MASONRY VENEER
07	ALUMINUM FRAME STOREFRONT
08	ALUMINUM FRAME STOREFRONT DOOR
09	OVERHANG STANDING SEAM METAL ROOF
10	GOOSE NECK LIGHT FIXTURE
12	OVERHANG STANDING SEAM METAL ROOF
13	RIDGE VENT
14	PREFINISHED METAL GUTTER
15	LP CORNER BOARD
16	STEEL INSULATED OVERHEAD DOOR 8'-0"W X 7'-0"H
17	OVERHEAD DOOR BY OWNER 12'-0"W X 10'-0"H
18	ALUMINUM STOREFRONT WITH SPANDREL GLASS
19	SIGNAGE BY OTHER
20	METAL FAUX LOUVER
21	METAL BRACKET



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PERMIT SET:

CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

NO.	DESCRIPTION



PROJECT NAME:
**BUBBLES FOAM FARM
PEWAUKEE**

PROJECT DESCRIPTION:
NEW CAR WASH

STREET ADDRESS:
120 SIMMONS AVENUE

CITY / STATE / ZIP:
PEWAUKEE, WI 53072

ALL WORK TO BE COMPLETED AS SHOWN, AND
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PROJECT ARCHITECT ATF	STRUCTURAL ENGINEER DJS	LANDSCAPE DESIGN ANK
DESIGN ARCHITECT ANK	CIVIL ENGINEER ANK	REVIEWED BY BGK

SHEET TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER:

A-201

PROJECT NUMBER:

P13761

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CONSTRUCTION SET:

RECORD DRAWING SET:

REVISIONS:

Bubble's
FOAM FARM.
- CAR WASH -

PROJECT NAME:
BUBBLES FOAM FARM
PEWAUKEE

PROJECT DESCRIPTION:
NEW CAR WASH

STREET ADDRESS:
120 SIMMONS AVENUE

CITY / STATE / ZIP:
PEWAUKEE, WI 53072

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PROJECT
ARCHITECT

ATF

STRUCTURAL
ENGINEER

DJS

LANDSCAPE
DESIGN

ANK

DESIGN
ARCHITECT

ANK

CIVIL
ENGINEER

ANK

REVIEWED BY

BGK

SHEET TITLE:
EXTERIOR RENDERINGS

SHEET NUMBER:

A-210

PROJECT NUMBER:

P13761

P13761

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



CREATIVITY BEYOND ENGINEERING

DATE: September 9, 2025

TO: Village of Pewaukee Plan Commission

FR: Jake Scholbe, P.E. – Village Consulting Engineer

CC: Matt Heiser – Village Administrator & Jenna Peter - Village Clerk

RE: Bubble's Foam Farm Site Plan Review – Capitol Drive, Pewaukee, WI 53072

Report

The applicant has applied for a site plan and plan of operation approval for the redevelopment of the former Four Star Family Restaurant & Sports Pub location to a car wash at 120 Simmons Avenue. A preliminary set of engineering plans was provided.

Site Plan: The site proposes a combination of bituminous (asphalt) and concrete pavement. Parking stall and aisle widths are met on the site. An accessible parking stall is provided as required by law and meets ADA requirements for dimension and signage.

Traffic Access: The site proposes two access points off of Simmons Avenue, similar to the existing condition. The access points will be modified from the existing condition, with the southern access point shifting to the north. The northern access point will allow for ingress/egress into the site and does not meet the minimum width for two-way traffic per the Village code. The southern access point allows only ingress. Circulation through the site is a combination of one-way and two-way parking aisles and driveways; with aisle and driveway widths in both conditions meeting the various minimum width requirements.

Site Grading and Drainage: The existing site grade drops from northeast to southwest. The proposed grades follow a similar pattern. The new building will be approximately 10 inches lower than the existing building's grade. All stormwater will be captured within the site; there will not be any negative effects on adjacent properties.

The redevelopment site will have curb and gutter throughout the parking lot and access drives. Stormwater will be collected in catch basins located in the parking and drive areas of the site. With a portion of the site stormwater being treated for suspended solids removal through a proposed Up-Flo filter and all stormwater being discharged into the existing drainage ditch along the north side of Capitol Drive where it enters the Village's storm sewer system. Impervious surfaces will decrease on the site.

Sanitary Sewer and Water: The existing sanitary sewer lateral and water service will be connected to the new building. The plan indicates that the size and conditions of the existing sewer lateral and water service shall be verified and inspected prior to connection, in addition to ensuring operation of the existing curb stop valve. The contractor should contact the Village water utility to inspect the existing sewer lateral and water service once exposed. Reconnection of the sewer lateral and water service requires a plumbing permit.

Erosion Control: No erosion control measures are shown on the submitted plans.

Recommendation

I recommend approval of the site civil plans (C100-C400) subject to the following comments being addressed prior to final staff approval:

Sheet C-200 Site Plan

1. Proposed signage shall be added to the plan to ensure circulation of the site as intended to deter drivers from navigating the site incorrectly. In addition to adding signage at potential conflict points within the site.
2. Revise the northern access point to meet the minimum driveway width of 22 feet for two-way traffic per the Village code.

Sheet C-300 Grading Plan

3. Spot elevations and grading callouts shall be added to further detail the proposed grading for the site; including but not limited to the following locations:
 - a. Curb geometric points, showing top of pavement/flange grades and top of curb grades.
 - b. Potential grade breaks in proposed pavement and curb and gutter.
 - c. Boundaries between proposed pavement types.
 - d. Match points
 - e. ADA parking stall and accessible aisle which may include a grading detail.
 - f. Building corners
 - g. Site features e.g. the proposed dumpster enclosure.

Stormwater Management Memo dated 06-25-2025, prepared by Pinnacle Engineering Group

4. Provide more detail on the grading plan and proposed hydrology exhibit to better depict drainage divides. For example, CB 5 appears to be on-grade, but the drainage divide extends past the inlet.
5. Revise the rainfall file in the WinSLAMM modeling to use Milwaukee rather than Madison. Winter range dates should also be revised consistent with NR 151.12(1)(b).
6. It does not appear that the second step of the "Other Device" is checked on to remove pollutants from off-site areas. Verify that under the Tools -> Program Options tab, that the box stating "If Other Device pollutant load reductions values are set to 1, remove off-site pollutant loads from pollutant load percent reduction calculations" is checked. An additional text line stating this will appear in both the input and output reports once turned on.
7. Pavement and roof areas are modeled as disconnected in WinSLAMM but appear to drain directly to on-site storm sewer via sheet flow across pavement. These areas should be modeled as connected with the next submittal.
8. The Up-Flo Filter input data has not been provided with the WinSLAMM modeling. Submit the modeling information with the next submittal.
9. Provide a detail for the Up-Flo Filter in the civil plans with the next submittal.
10. The pipe run CB 2 – FES 1 does not include any roof area in the storm sewer calculation spreadsheet. Revise with the next submittal or provide an explanation for why there should be no roof area included.

11. Submit .mdb WinSLAMM files and post-drainage basin delineations in CAD or GIS format at the time of final submittal. Include a reference to the horizontal coordinate system used for the basin delineations.
12. The Stormwater Management Memo shall be stamped by a licensed engineer in the State of Wisconsin for the final submittal.
13. A maintenance agreement for storm water management practices will be required. This agreement shall be between the Village and the responsible party to provide maintenance of storm water practices beyond construction completion. A template for the Village Standard Maintenance Agreement can be provided by:

Dave Buechl, P.E., P.L.S.
Director of Public Works/Engineer
dbuechl@villageofpewaukee.gov

Provide a draft copy of the storm water maintenance agreement for the proposed storm water practices on site with the next submittal.

14. Since the project will be disturbing more than one acre, a WDNR Construction Site Stormwater Permit (NOI) is required and should be provided when it is available.

General Comments

15. The next submittal shall consist of detailed civil engineering plans of the site including but not limited to:
 - a. Proposed erosion control measures.
 - b. Site Details
 - c. Utility Details
 - d. Detailed site and grading plan based on aforementioned comments.
 - e. Material specifications.
16. A response memorandum addressing each of the above comments listed must be included in the next submittal. Note, that these comments are not all encompassing and that further comments may arise during future submittals.

ORDINANCE NO. 20--**ORDINANCE TO CREATE THE PLANNED UNIT DEVELOPMENT OVERLAY
DISTRICT FOR THE DEVELOPMENT REFERRED TO AS BUBBLE’S FOAM FARM .**

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

SECTION I

WHEREAS, the Village of Pewaukee allows Planned Unit Developments (PUD’s) pursuant to Division 18 of Chapter 40 of the Municipal Code of the Village of Pewaukee; and

WHEREAS, the lands/development known as Lot #1 of Certified Survey Map (CSM) #5382 recorded in the Waukesha County Register of Deeds office are presently zoned B-2 Downtown Business District; and

WHEREAS, the Village has received a petition from Bubble’s Foam Farm, hereinafter referred to as the Petitioner, for creation of a PUD hereinafter referred to as the Bubble’s Foam Farm PUD, which PUD will, amongst other conditions and restrictions, permit carwash type use on Lot #1 of CSM #5382; and

WHEREAS, the Petitioner has presented evidence to the Village, including, but not limited to, a Planned Unit Development petition demonstrating the proposed development proposed code deviations; and

WHEREAS, the Petitioner acknowledges that, due its unique characteristics, the proposed development site would benefit from the flexibility in development design provided by a PUD overlay district; and

WHEREAS, the Village Planning Commission did, at a meeting on October 9, 2025, review this proposed planned unit development and made its recommendation to the Village Board including that (1) the proposed development site does present unique characteristics which materially limit the potential development options for this site; (2) the proposed development site would benefit from flexibility of overall development design, providing benefit to both petitioner and the Village; and (3) that this PUD should be created to, amongst other conditions and restrictions, permit the use “automobile service use – car wash” for *only* Lot #1 of #5382, a 1.08-acre parcel located at the northeast corner of Capitol Drive and Simmons Avenue in the Village of Pewaukee; and

WHEREAS, this matter was the subject of a public hearing held before the Village Board on October 21, 2025; and

ORDINANCE NO. 20--**ORDINANCE TO CREATE THE PLANNED UNIT DEVELOPMENT OVERLAY
DISTRICT FOR THE DEVELOPMENT REFERRED TO AS BUBBLE’S FOAM FARM .**

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WHEREAS, the Petitioner has presented evidence to the Village, including, but not limited to, a Planned Unit Development petition demonstrating the proposed development proposed code deviations; and

WHEREAS, the Petitioner acknowledges that, due its unique characteristics, the proposed development site would benefit from the flexibility in development design provided by a PUD overlay district; and

WHEREAS, the Village Planning Commission did, at a meeting on October 9, 2025, review this proposed planned unit development and made its recommendation to the Village Board including that (1) the proposed development site does present unique characteristics which materially limit the potential development options for this site; (2) the proposed development site would benefit from flexibility of overall development design, providing benefit to both petitioner and the Village; and (3) that this PUD should be created to, amongst other conditions and restrictions, permit the use “automobile service use – car wash” for *only* Lot #1 of #5382, a 1.08-acre parcel located at the northeast corner of Capitol Drive and Simmons Avenue in the Village of Pewaukee; and

WHEREAS, this matter was the subject of a public hearing held before the Village Board on October 21, 2025; and

WHEREAS, the procedure for the creation of a PUD Overlay District has been followed in compliance with Division 18 of Chapter 40 of the Village of Pewaukee Municipal Code

SECTION II

The Village Board of the Village of Pewaukee, having reviewed the petition for creation of a PUD and the rezoning of Lot # 1 of CSM #5382 a 1.08-acre parcel located at the northeast corner of Capitol Drive and Simmons Avenue in the Village of Pewaukee to B-2 with a PUD Overlay District, and having considered the recommendation of the Plan Commission as well as the comments of the public made at the public hearing which occurred on October 21, 2025.

NOW THEREFORE, the Village Board hereby finds that the proposed creation of a PUD and rezoning to B-2 with a PUD Overlay District for Lot # 1 of CSM #5382, a 1.08-acre parcel located at the northeast corner of Capitol Drive and Simmons Avenue in the Village of Pewaukee, satisfies the conditions of Section 40.365 of the Village of Pewaukee Municipal Code. Therefore, Lot # 1 of CSM #5382, a 1.08-acre parcel located at the northeast corner of Capitol Drive and Simmons Avenue in the Village of Pewaukee is hereby rezoned from B-2 Downtown Business to B-2 Downtown Business with a Planned Unit Development Overlay as follows:

1. (a) Purpose: The PUD is intended to facilitate a car wash development. The development design flexibility offered by the PUD is necessary due to the unique proposed development site which materially limit available development opportunities. The unique characteristics are partly evidenced in the Planned Unit Development petition submitted by the Petitioner, reviewed by the Village, and attached hereto as Exhibit “x”.

Unless otherwise specified by this ordinance, any standard not listed herein shall be regulated in accordance with the current Zoning Ordinance and underlying B-2 Zoning District.

(b) Boundaries: The boundaries of this PUD are described as follows: Lot # 1 of CSM #5382, a 1.08-acre parcel located at the northeast corner of Capitol Drive and Simmons Avenue in the Village of Pewaukee.

(c) Principal Use: “ automobile service use – car wash” is permitted for **only** Lot # 1 of CSM #5382, a 1.08-acre parcel located at the northeast corner of Capitol Drive and Simmons Avenue in the Village of Pewaukee.

(REMAINING DEPARTURES FROM B-2, broken out as 1-5.)

1. Code deviation to allow a 5,453 sq. ft. building in the B-2 Downtown Business District.
2. Code deviation to allow building elevations with primary building materials less than the code required 70% of solid portion of any elevation to be clad in a mixture of common size brick, native stone or cedar siding / cement resign siding.
3. Code deviation to allow Stucco / EFIS as primary building material on the first-floor elevations.
4. Code deviation to allow the proposed building not to be placed along the sidewalk in conjunction with dense landscaping per section 40.275(6)
5. Approval of using standing seam metal roofing.
6. Plan Documents. Petitioner agrees that the development's architecture, site layout, fencing, landscaping, exterior lighting, grading, drainage, stormwater management and similarly related plans shall be as represented in the plan documents which have been reviewed and approved by the Village Plan Commission and/or Village Board where required by the Village of Pewaukee Municipal Code, marked as Exhibit "A" attached hereto and made a part hereof by reference. No modification or alteration shall be made to the standards represented in said plan documents without the prior review and approval of the Plan Commission.
7. Other Development and Operation Conditions. Any development commenced under this PUD shall be bound by all of the following conditions:
 - 1) That all conditions made by the Plan Commission at their meeting of October 9, 2025 are met.
 - 2) This approval is subject to the Petitioner complying at all times with the plans and documents presented to the Village of Pewaukee Plan Commission.
 - 3) The Petitioner shall satisfy all comments, conditions, and concerns of the Village of Pewaukee Plan Commission, Village Engineer and Village Planner for the site plan, and other documentation.
 - 4) Building Inspection. The Petitioner and/or Property Owner shall comply with any and all recommendations by the Village Building Inspector (or designee) prior to the issuance of an occupancy & use permit for the subject property. Approval by the Village Building Inspector, if granted, shall be solely for the benefit of the Village of Pewaukee, and shall not be relied upon by the petitioner or others as proof of structural integrity or safety of any structure on the property, or as proof of compliance with any particular construction standard that would apply to new construction. The petitioner shall independently determine the suitability of all structures on the property for the petitioner's intended uses.
 - 5) This approval is granted for the express conditions stated herein. Changes or alterations including, but not limited to, a change in use, premises, lands, or ownership of the property in question shall require a modification or amendment consistent with Section 40.366 of the Village code with all the zoning procedures at the time being followed. The allowed uses of the property must at no time be hazardous, harmful, obnoxious, offensive, or a nuisance by reasons of appearance, noise, dust, smoke, odor, or other similar factors. Any use not specifically listed, as permitted, shall be considered to be prohibited, except as may be otherwise specified herein.

- 6) The Property Owner shall allow Village of Pewaukee representatives to inspect the premises following a 24-hour notice for the purposes of determining compliance with this approval.
- 7) The Petitioner and/or Property Owner shall obtain the appropriate permits from the Village of Pewaukee.
- 8) The Petitioner and/or Property Owner shall, on demand, reimburse the Village of Pewaukee for all costs and expenses of any type incurred by the Village in connection with the review and approval of this application, including, but not limited to, the cost of professional services incurred by the Village for the review and preparation of required documents, attendance at meetings or other related professional services as well as to enforce the conditions in this approval due to a violation of these conditions.
- 9) Proposed signage shall be added to the plan to ensure circulation of the site as intended to deter drivers from navigating the site incorrectly. In addition to adding signage at potential conflict points within the site.
- 10) Revise the northern access point to meet the minimum driveway width of 22 feet for two-way traffic per the Village code.
- 11) Spot elevations and grading callouts shall be added to further detail the proposed grading for the site; including but not limited to the following locations:
 - a. Curb geometric points, showing top of pavement/flange grades and top of curb grades.
 - b. Potential grade breaks in proposed pavement and curb and gutter.
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 - d. Match points
 - e. ADA parking stall and accessible aisle which may include a grading detail.
 - f. Building corners
 - g. Site features e.g. the proposed dumpster enclosure
- 12) Provide more detail on the grading plan and proposed hydrology exhibit to better depict drainage divides. For example, CB 5 appears to be on-grade, but the drainage divide extends past the inlet.
- 13) Revise the rainfall file in the WinSLAMM modeling to use Milwaukee rather than Madison. Winter range dates should also be revised consistent with NR 151.12(1)(b).
- 14) It does not appear that the second step of the “Other Device” is checked on to remove pollutants from off-site areas. Verify that under the Tools -> Program Options tab, that the box stating “If Other Device pollutant load reductions values are set to 1, remove off-site pollutant loads from pollutant load percent reduction calculations” is checked. An additional text line stating this will appear in both the input and output reports once turned on.
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- 16) The Up-Flo Filter input data has not been provided with the WinSLAMM modeling. Submit the modeling information with the next submittal.
- 17) Provide a detail for the Up-Flo Filter in the civil plans with the next submittal.

- 18) The pipe run CB 2 – FES 1 does not include any roof area in the storm sewer calculation spreadsheet.
- 19) Revise with the next submittal or provide an explanation for why there should be no roof area included.
- 20) Submit .mdb WinSLAMM files and post-drainage basin delineations in CAD or GIS format at the time of final submittal. Include a reference to the horizontal coordinate system used for the basin delineations.
- 21) The Stormwater Management Memo shall be stamped by a licensed engineer in the State of Wisconsin for the final submittal.
- 22) A maintenance agreement for storm water management practices will be required. This agreement shall be between the Village and the responsible party to provide maintenance of storm water practices beyond construction completion.
- 23) Since the project will be disturbing more than one acre, a WDNR Construction Site Stormwater Permit (NOI) is required and should be provided when it is available.
- 24) The next submittal shall consist of detailed civil engineering plans of the site including but not limited to:
 - a. Proposed erosion control measures.
 - b. Site Details
 - c. Utility Details
 - d. Detailed site and grading plan based on aforementioned comments.
 - e. Material specifications.
- 25) A response memorandum addressing each of the above comments listed must be included in the next submittal. Note, that these comments are not all encompassing and that further comments may arise during future submittals.
- 26) Provide grit removal system to remove dirt, sand, etc. prior to discharge to public sanitary sewer. Submit specifications and maintenance agreement for to be submitted, reviewed, approved, and recorded prior to issuance of building permit.
- 27) Landscape plan: Some proposed shrubs are shown in public right of way. Move the proposed shrubs on to the private property.
- 28) In public right of way, any sidewalk panels with cracks, spalling or missing pieces or misaligned panels must be removed and replaced by Applicant. Village Engineering staff or designated representative to mark panels for removal. Show on drawing for review and approval. Based on initial review, there are 8 panels along Simmons Dr and 1 panel along Capitol Drive. There are 13 panels along the back of curb along Simmons that need to be removed and restored with turf. A right of way permit is needed to remove or replace sidewalk and to follow Village sidewalk specification.
- 29) Provide pdf copy of ALTA Survey.
- 30) A storm water permit will be needed.

31) Remove unused driveway approaches and restore to full head concrete curb and gutter.

5. Any and all changes to this use and/or the related development plans not heretofore approved and requiring approval by the Village Plan Commission and/or Village Board under applicable Village ordinances, the PUD, and/or any development agreement, and/or including but not limited to site, structure, signage, lighting, and landscaping plans for instance, shall require further approval by the Village Plan Commission and/or the Village Board as the case may be.

6. Termination. If a building permit for the development (as defined in the plan documents) is not issued within one year of the approval of this PUD ordinance, this Planned Unit Development Ordinance shall expire and become null and void. The underlying zoning district shall remain in force.

If the Petitioner requires an extension of these time limits, any extension shall be requested by the Petitioner, in writing, explaining the hardship and sent to the Village Administrator not less than 60 days prior to the expiration of this PUD. The Village Board may allow extensions in the sole exercise of its discretion.

7. Amendment. Changes, amendments, or additions to this PUD ordinance may only be permitted pursuant to the Village of Pewaukee Municipal Code Section 40.366.

SECTION III

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

This ordinance shall take effect upon passage and publication as required by law, and the Village Clerk shall so amend the Code of Ordinances of the Village of Pewaukee, and shall indicate the date and number of this amending ordinance therein.

SECTION IV

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

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

PASSED AND ADOPTED by the Village Board this _____ day of _____, 2025.

APPROVED:

Jeff Knutson, Village of Pewaukee President

Countersigned:

Jenna Peters, Village of Pewaukee Clerk

Ballpark Commons Office Building
7044 South Ballpark Drive, Suite 200
Franklin, WI 53132
(414) 336-7900
foth.com

October 2, 2025

TO: Village of Pewaukee Plan Commission

CC: Matt Heiser – Village Administrator, Matt Gralinski- Village Attorney, Jenna Peters – Village Clerk

FR: Mark Lyons – Village Planner

RE: Review, discussion, and consultative feedback to applicant Johnson Financial Group regarding a concept to construct a financial institution located at 1194 Capitol Drive / PWV 0903099. The proposed development site is 1.59 acres zoned B-1 Community Business District and owned by McMahon Properties

The October 9, 2025 Plan Commission meeting includes the above referenced item. The following are the applicable zoning ordinance requirements and required processes should the project move forward. The subject parcel is presently zoned B-1 Community Business District.

Proposed Use

Financial uses are a permitted use within the B-1 Community Business District.

Surrounding Zoning and Land Uses (Zoning Map attached)

The subject site is B-1 Community Business District is presently consists of a Citgo gas station and car wash. The applicant is proposing to redevelop the site into a Johnson Financial Group branch.

The following land uses are adjacent to the subject area:

East – Forest Grove Drive - Multi-tenant commercial development zoned B-1 Community Business District.

South – Quail Ct – Multi-tenant commercial development zoned B-1 Community Business District.

West – Multi-tenant commercial development zoned B-3 Office and Services District

North – Capitol Drive – IPS zoning located across the ~330' wide right-of-way

Project specifics

Should the developer pursue approval for the proposed use, the following approval would be necessary.

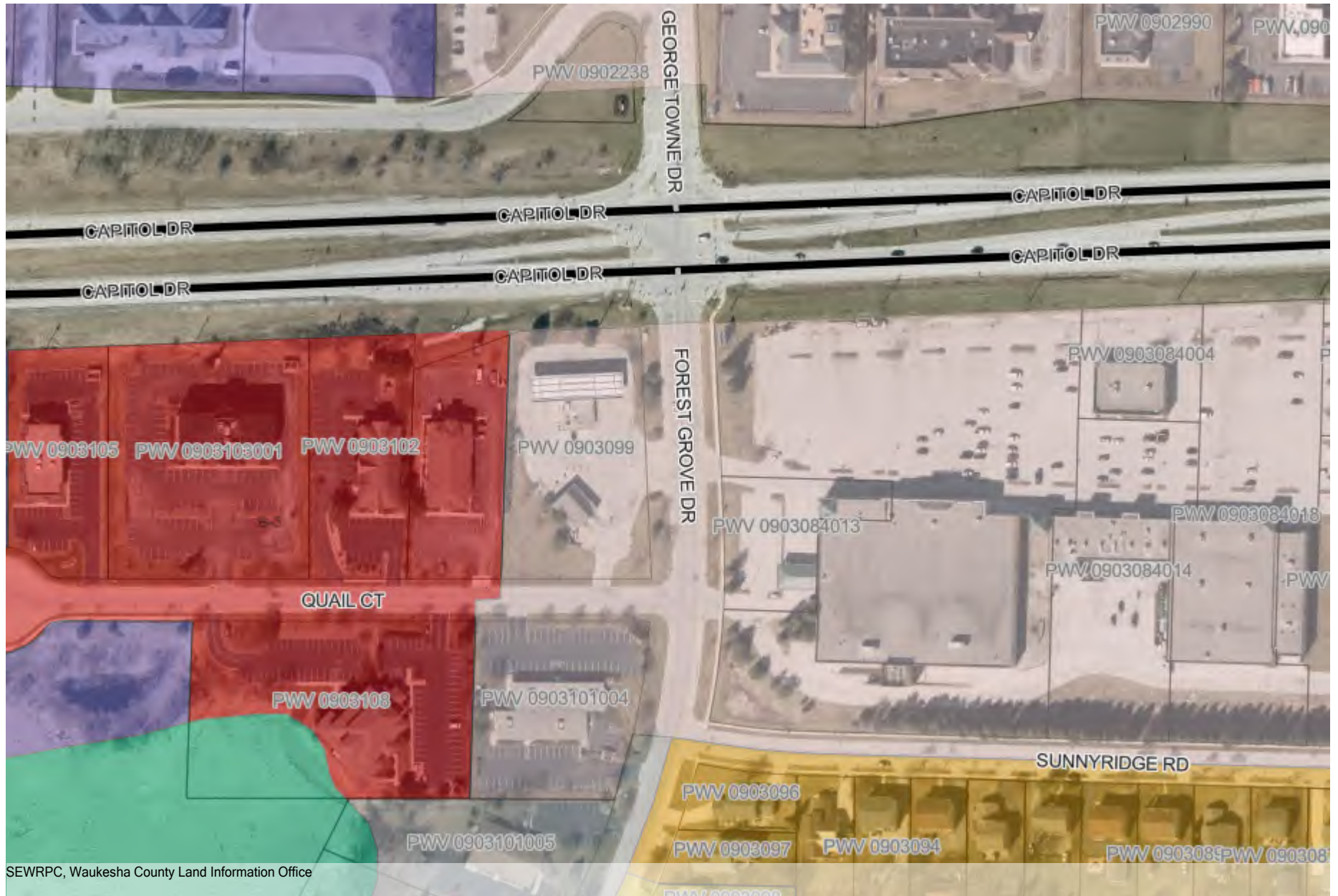
- 1) Business Site Plan / Plan of Operations- All developments in the Village of Pewaukee require approval of a business site plan / plan of operations through Plan Commission.

Attachments

- 1) Zoning Map
- 2) Concept application
- 3) Concept layouts



Johnson Financial Group - 1194 Capitol Drive



0 50 100
ft
Scale: 1 in. = 265 ft.
1 : 3185



DISCLAIMER: The Village of Pewaukee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

Village of Pewaukee
235 Hickory Street
Pewaukee, WI 53072
262-691-5660

Notes



PLAN COMMISSION CONSULTATION APPLICATION

No Application Fee for Consultative Services
Application due approx. 4 weeks prior to meeting.

235 Hickory St, Pewaukee WI 53072 - villagehall@villageofpewaukee.gov — 262-691-5660

PROPERTY / PROPERTY OWNER INFORMATION

Property Address: 1194 Capitol Drive Tax Key: PWV 0903099
Zoning of Property: B-1 Property Owner Name: MCMAHON PROPERTIES LLC
Property Owner Email: patmcmahon45@gmail.com Property Owner Phone #: 414-640-7338

APPLICANT INFORMATION

Applicant Name: Johnson Financial Group (Attn Brent Hess) Applicant Phone #: 262-619-2771
Applicant Address: 555 Main Street, Racine, WI 53403
Applicant Email: bhess@johnsonfinancialgroup.com

PROPOSED USE OF PROPERTY

Business Name, if applicable: Johnson Financial Group
FEIN, if applicable: 39-1141446
Description of Proposed Use (Restaurant/Retail/Office): Proposed 2,800 sf bank branch with remote drive-thru canopy

SIGNATURES

Application will not be processed without the signature of the current property owner.

This signature authorizes the Village of Pewaukee to process the consultation application proposed for my property and further authorizes the Village or its representatives to conduct reasonable and routine inspections of my property for the purposes of evaluating this application.

Signed by: Edward F McMahon Date: 8.11.2025
Signature of Current Property Owner: E4223A00A47A4403...
Signature of Applicant: Brent Hess Date: 8.12.25

DIRECTIONS / NOTES - See Page 2 for Specific Items Required

NOTE: As this is for consultative purposes only, an engineering review will not take place at this time. An engineering review will take place if/when a formal application for approval is submitted.

Please include the following required items with this application:

- One paper copy of the submittal, including plans/drawings/applicable attachments in a size 11x17 page size or less. Also provide one full size scale copy if larger than 11x17.
- One digital copy of the submittal, including plans/drawings/applicable attachments. (USB/Email)
- Completed Professional Services Reimbursement Form
- Reverse of this form completed

For Office Use Only

Staff Initials: _____

Date/Time Received: _____

DETAILED SITE PLAN - Identify/Illustrate the following on plan, if applicable

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Engineer Scale | <input type="checkbox"/> Easements | <input checked="" type="checkbox"/> Site acreage |
| <input checked="" type="checkbox"/> Location/Vicinity Map | <input checked="" type="checkbox"/> Setback and offset dimensions | <input checked="" type="checkbox"/> Sidewalks/pedestrian walkways |
| <input checked="" type="checkbox"/> North Arrow | <input type="checkbox"/> Pond/detention locations | <input checked="" type="checkbox"/> Dumpster/recycling area location |
| <input checked="" type="checkbox"/> Footprint of dimensioned property lines | <input type="checkbox"/> Floodplain and/or wetland boundary | <input checked="" type="checkbox"/> Ground HVAC and/or utility installations |
| <input checked="" type="checkbox"/> Existing and proposed buildings | <input checked="" type="checkbox"/> Sign location | <input type="checkbox"/> Fence location |
| <input checked="" type="checkbox"/> Footprint of adjacent buildings | <input type="checkbox"/> Exterior light location | |
| <input checked="" type="checkbox"/> Driveway location | <input type="checkbox"/> Phasing lines | |
| <input checked="" type="checkbox"/> Parking stalls | <input type="checkbox"/> Floor area ratio | |
| <input checked="" type="checkbox"/> Adjacent public streets | <input type="checkbox"/> Open space ratio | |

DETAILED ARCHITECTURAL PLAN - Identify/Illustrate the following on plan, if applicable

- | | | |
|--|---|---|
| <input type="checkbox"/> Architectural scale | <input type="checkbox"/> Exterior building materials/colors | <input type="checkbox"/> Exposed HVAC equipment |
| <input type="checkbox"/> All building views/elevations | <input type="checkbox"/> Colored rendering | <input type="checkbox"/> Dumpster/recycling area location |
| <input type="checkbox"/> Building height dimensions | <input type="checkbox"/> Dimensioned building façade sign | <input type="checkbox"/> Samples of building materials |
| <input type="checkbox"/> General floor plan dimensions | <input type="checkbox"/> Exterior utility boxes | <input type="checkbox"/> Building mounted lighting fixtures |

DETAILED LANDSCAPING PLAN - Identify/Illustrate the following on plan, if applicable

- | | |
|--|---|
| <input type="checkbox"/> Location of existing/proposed landscaping | <input type="checkbox"/> Species of plantings |
| <input type="checkbox"/> Size of plantings at installation | <input type="checkbox"/> Dumpster/recycling area location |
| <input type="checkbox"/> Calculation confirming Zoning Code compliance | <input type="checkbox"/> Conformance with tree preservation policy manual |

GRADING AND DRAINAGE PLAN - Identify/Illustrate the following on plan, if applicable

- ☐ Existing/proposed two-foot contour lines at local datum (floodplain property should be identified at USGS datum)
- ☐ Pond/detention location
- ☐ Storm-water and erosion control devices

NOTE: Meet with Village Engineer for further direction

SIGNAGE PLAN - Identify/Illustrate the following on plan, if applicable

- ☐ Scaled design drawing of freestanding and/or façade signs
- ☐ Sign specifications and colors (wattage, materials, dimensions)

EXTERIOR LIGHTING PLAN - Identify/Illustrate the following on plan, if applicable

- ☐ Light fixture design and specifications
- ☐ Iso foot-candle lighting dispersion plan (recommended)



PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT

235 Hickory St, Pewaukee WI 53072—villagehall@villageofpewaukeewi.gov—262-691-5660

PROPERTY INFORMATION

☐

Property Address: 1194 Capitol Drive Tax Key: PWV0903099
 Property Owner's Name: MCMAHON PROPERTIES LLC Phone Number: 414-640-7338

RESPONSIBLE PARTY INFORMATION - All invoices will be mailed to this address.

☐

Business Name: Eric Ohlfs FEIN: 39-1239134
 Person Responsible for Payment / Business Contact Name: Eric Ohlfs/The Redmond Company
 Mailing Address: W228 N745 Westmound Drive, Waukesha, WI 53186
 Responsible Party / Contact Phone Number: 262-896-3787
 Responsible Party / Contact Email Address: ehlfs@theredmondco.com

AGREEMENT / SIGNATURES - Property Owner signature is required.

☐

Pursuant to the Village of Pewaukee [Code of Ordinances Sec 40.116\(b\)](#), the Village Board has determined that whenever the services of the Village Attorney, Village Engineer, Village Planner, or any other of the Village's professional staff or other expert consultants are retained by the Village in order to complete a proper project review results in a charge to the Village for that professional's time and services and such service is not a service supplied to the Village as a whole, the Village Treasurer shall charge those service fees incurred by the Village to the applicant/property owner. Also, be advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are the responsibility of the property owner or responsible party.

By signing this form, 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 staff or other expert consultants retained by the Village in order to complete a proper project review 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. 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.

Signed by: Edward F McMahon
 Property Owner Signature: E4223700V47A4403... Printed Name: Edward F McMahon Date: 8.11.2025

Applicant Signature: Eric Ohlfs Printed Name: Eric Ohlfs Date: 8/8/2025

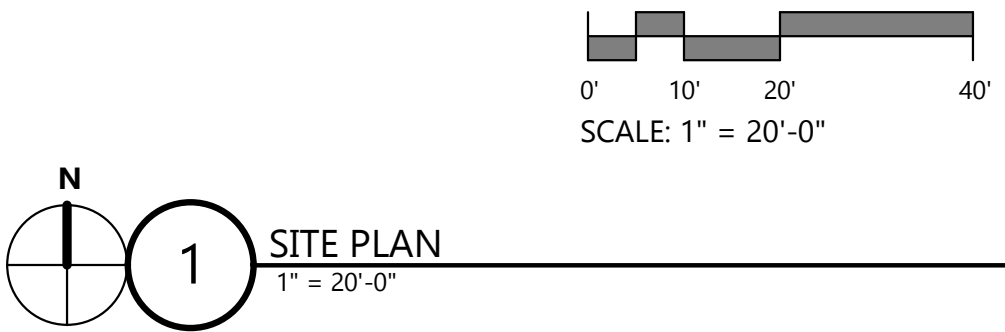
For Office Use Only

Staff Initials: _____

Date Received: _____



ZONING INFO	
1.	ADDRESS: 1194 CAPITOL DR, PEWAUKEE, WI 53072
2.	MUNICIPALITY: VILLAGE OF PEWAUKEE
3.	LOT ZONING: B-1 COMMUNITY BUSINESS DISTRICT
4.	LOT SIZE: 1.5936 AC PER GIS
5.	PERMITTED USE: FINANCIAL SERVICES WITH DRIVE-THRU
6.	LOT AREA: 1 ACRE MIN.
7.	LOT WIDTH: 100' MIN.
8.	BUILDING AREA: 20,000 SF MAX.
9.	BUILDING HEIGHT: 55' MAX. OR 4 STORIES
10.	IMPERVIOUS LOT COVERAGE: 65% MAX.
11.	OPEN SPACE: 35% MIN.
12.	BUILDING SETBACKS
A.	50' FROM R.O.W.
B.	20' FROM SIDE & REAR LOT LINES, 10' FOR ACCESSORY STRUCTURES
13.	PARKING LOT
A.	PAVEMENT SETBACK: 25' MIN. FROM R.O.W.
B.	PAVEMENT SETBACK: 20' FROM SIDE & REAR LOT LINE
C.	PARKING STALL SIZE: 9'X18'
D.	PARKING AISLE WIDTH:
a.	ONE-WAY: 18'
b.	TWO-WAY: 25'
E.	DRIVEWAY (NO PARKING) WIDTH:
a.	ONE-WAY: 12'
b.	TWO-WAY: 22'
F.	PARKING QUANTITY: 1 STALL PER 300 GSF (LEASABLE) PLUS 1 PER EMPLOYEE
a.	2,800 SF BUILDING WOULD REQUIRE ~15-16 STALLS.
b.	(22) STALLS PROPOSED
G.	DRIVE-THRU QUEUEING: CONFIRM # OF CARS
14.	LANDSCAPING
A.	REFER TO ZONING ORDINANCE FOR ADDITIONAL INFO
B.	PLANTING BED EXTENDING 5' FROM SIGNS IS REQUIRED
15.	ARCHITECTURAL DESIGN STANDARDS
A.	"PROPOSED OFFICE AND RETAIL BUILDING DESIGN SHALL REFLECT TRADITIONAL ARCHITECTURAL STYLES WITH GABLED ROOF LINES, INTERESTING FENESTRATION AND HUMAN SCALE."
16.	LIGHTING
A.	HEIGHT: 25' MAX OR THE HEIGHT OF THE ADJACENT BUILDING (WHICHEVER IS LESS)
B.	FULL CUT OFF FIXTURES
C.	CONFIRM HOURS OF LIGHTING. MAY NEED TO BE OFF FROM BUSINESS CLOSE TIME TO DAWN. EXCEPTIONS MADE FOR SECURITY.
17.	SIGNAGE
A.	CONSTRUCTION SIGNS
a.	QTY: (1) PER STREET FRONTAGE (2 MAX).
b.	AREA: 25 SF MAX (NON-ILLUMINATED)
c.	HEIGHT: 7' HEIGHT MAX
d.	SETBACK: 10' FROM LOT LINE
B.	ILLUMINATED SIGNS
a.	SHALL NOT BE ILLUMINATED BETWEEN 11:00PM AND SUNRISE
C.	WALL SIGNS
a.	QTY: (1) PER STREET FRONTAGE
b.	AREA: 40 SF MAX. EA. OR 75% OF BUILDING FRONTAGE (WHICHEVER IS LESS).
c.	SECONDARY ENTRANCE WALL (WALL WITH ENTRANCE) IS ALLOWED (1) SIGN. 20 SF MAX IF ABUTTING A PARKING LOT. 8 SF IF ABUTTING PEDESTRIAN WAY, SERVICE DRIVE OR LOADING AREA.
D.	FREESTANDING GROUND SIGN
a.	QTY: (1) SIGN PER ABUTTING STREET
b.	AREA: 50 SF EA.
c.	SETBACK: 10' FROM LOT LINE OR DRIVEWAY.
d.	LOCATE 50' FROM OTHER FREESTANDING SIGNS
e.	HEIGHT: 10' FROM PRE-CONSTRUCTION GRADE AT BASE



Johnson Financial Group - Pewaukee

Site Presentation Plan



25024

8/6/2025



The following images are of recently completed branches for Johnson Financial Group.

The site design and size of each branch may vary from this project.

West Milwaukee, WI

~4,520 sf



Delafield, WI

~2,800 sf



Sun Prairie, WI

~2,950 sf (currently under construction)



Madison, WI

~4,285 sf (renovation of existing building)

