



## PLAN COMMISSION AGENDA

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

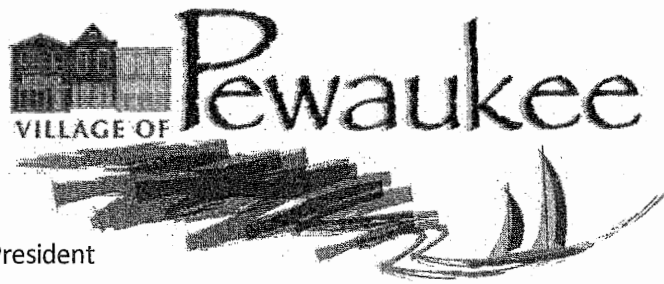
1. Call to Order and Roll Call
2. Public Hearings.
  - a. Project Plan & District Boundary, Tax Increment District No. 4, in the Village of Pewaukee.
  - b. Conditional Use Grant request to construct a detached garage building greater than 900 square feet in area (i.e. proposed 1,728 sq. ft.) on the 5 acre property located at 675 Sussex Street. The property is zoned R-2 Single-Family Residential. The applicant/property owner is Edward Brandt.
3. Citizen Comments – *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
  - a. Regular Plan Commission Meeting Amendment – January 13, 2022
  - b. Regular Plan Commission Meeting – February 17, 2022
5. Old Business.
  - a. Review and possible recommendation to Village Board on updates to the Village of Pewaukee Comprehensive Plan – 2035.
  - b. Review and discussion regarding possible updates to the Village’s ‘Off-Street Parking Requirements’ as set forth in Chapter 40, Article VII, Division 2. of the Village Code.
6. New Business.
  - a. Possible Action on Planning Commission Resolution No. 2022-1, Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 4, Recommended Adoption of the Project Plan and Boundaries for Tax Incremental District No. 4 Village of Pewaukee, Wisconsin
  - b. Review, discussion and possible Conditional Use Grant approval to allow construction of a detached garage building greater than 900 square feet in area (i.e. proposed 1,728 sq. ft.) on the 5 acre property located at 675 Sussex Street. The property is zoned R-2 Single-Family Residential. The applicant/property owner is Edward Brandt.
  - c. Review, discussion and consultative feedback to applicant Aaron Matter (d/b/a Matter X LLC) regarding a proposed housing for the elderly project to be developed on the north side of the intersection of Swan Road and STH 164. The 4.6-acre property, owned by BV-

Pewaukee Ltd Partnership, is zoned B-3 Office and Service Business District with Housing for the Elderly Overlay.

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

Note: It is possible that members and/or possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; action will not be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in the notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. To request such assistance, contact the Village Clerk at 262-691-5660.

Dated: March 4, 2022



To: Jeff Knutson, Village President  
Plan Commission

From: Cassie Smith & Jackie Schuh

Date: March 2, 2022

Re: Agenda Item 3A, Discussion and Possible Action Amending the January 13<sup>th</sup> Minutes

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**BACKGROUND**

After reviewing the January minutes, it was noticed that the motion in 6a referred to a recommendation to the Village Board in error.

**ACTION REQUESTED**

The action requested of the Village Board is to consider amending the motion in 6a to state "Comm. Grabowski motioned, seconded by Comm. Lange to approve the Conditional Use Grant request to locate/operate an automobile service facility.....", thereby omitting the recommendation to the Village Board.

**a. Review, discussion, and possible action on the Conditional Use Grant request to locate/operate an automobile service facility (i.e. StreetWorks Exotics) in the existing building/site located at 600 Hickory Street. The applicant is Matt Backhaus d/b/a StreetWorks Exotics. The property owner is Road Runner Venture LLC in c/o Matthew Quest. The property is zoned B-5 Light Industrial District.**

Planner Censky reviewed the details of the proposal, indicating that Streetworks Exotics describes their use of this site for restoration and preservation of classic vehicles including related manufacturing, assembly, and fabrication thereof. Included with the application was an application for a Wisconsin Used Car Dealer License, which is not allowed by the Code. She recommends the Code be amended before signing off on the used car dealer license. She reviewed the draft of the Conditional Use Grant. Discussion followed confirming the auto sales would be mostly internet sales and housed within the building only. Trustee Roberts requested that the additional language for specific automobile sales be explored and brought back to the Commission and Village Board.

**Comm. Grabowski motioned, seconded by Comm. Lange to recommend to the Village Board on the Conditional Use Grant request to locate/operate an automobile service facility (i.e. StreetWorks Exotics) in the existing building/site located at 600 Hickory Street with the following recommendations:**

**1) Subject to the terms and conditions outlined in the DRAFT Conditional Use Grant as presented;**

**1) No new or used automobile sales are permitted at this site as a part of this approval;**

**2) Recording of the Conditional Use Grant prior to the start of occupancy at this site;**

**3) Applicant to secure all necessary building and/or occupancy permits prior to start of any interior or exterior building modifications at this site.**

**The Planner recommends against Village signatures on the Wisconsin Motor Vehicle Dealers License until such time as new and/or used automobile sales use is expressly added to the Village Code for the B-5 Light Industrial Zoning District and then approved by the Planning Commission for this specific site.**

**Motion carried unanimously.**





## 2/17/2022 Plan Commission Meeting

### Meeting Minutes

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**VILLAGE OF PEWAUKEE  
PLAN COMMISSION MINUTES  
February 17, 2022 – 7:00 pm**

**DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT-DRAFT**

#### **1. Call to Order and Roll Call**

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

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

Also present: Village Planner, Mary Censky; Village Attorney, Matt Gralinski; Village Administrator, Scott Gosse; and Village Clerk, Casandra Smith.

#### **2. Public Hearings – None**

#### **3. Citizen Comments - None**

#### **4. Approval of the Minutes:**

##### **a. Regular Plan Commission Meeting – January 13, 2022**

Comm. Hoff motioned, seconded by Comm. Grabowski to approve the minutes of the January 13, 2022, Regular Plan Commission meeting as presented.

Motion carried 4-0-2, Comm. Belt and President Knutson abstained.

#### **5. Old Business**

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

This item was deferred to a future meeting.

**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 330 +/- unit personal storage development (i.e. Sussex Street Self Storage) in eight buildings proposed to be located immediately north and west of (and adjacent to) 227 Sussex Street. The applicant is Wellspring Construction Group LLC in c/o Tim Kneppath. The property owner is 230 Sussex Street LLC. The 15.8209-acre property is zoned B-5 Light Industrial District and Floodplain Conservancy.**

Planner Censky explained that this item was presented at the last Plan Commission meeting and is now back with minor changes. The layout is consistent with a few units deleted due to compliance standards to satisfy the right-of-way standards according to Engineer Barbeau's request and Fire Department turning radius requirements internally on the site. The building setback along Maiden Lane is planned to be at 48.6' and the code requires 50'. The offset distance from the fence to the interior lot lines has a 3' separation and the plans identify that the fencing will be installed between phases one and two. The landscaping plan has been updated from pine trees to some arborvitae

and shrub-type trees. The PUD speaks to all parts of the project details and the included development agreement will dedicate the public improvements. Planner Censky responded to Trustee Roberts, the offset is short by 1.5' along Maiden Lane and due to the Fire Department needs. The Discussion continued regarding the new landscaping screening and the new plan was generally favored vs. the original plan.

**Comm. Grabowski motioned, seconded by Comm. Lange to Recommend to the Village Board the Proposed Planned Unit Development (PUD) Overlay District rezoning to include the underlying building architecture/materials/colors, site layout, exterior lighting, landscaping, fencing, and similar related plans for 227 Sussex Street as Presented with the Following Conditions:**

- 1) Applicant to enter into a Development Agreement with the Village as to any public improvements required to be installed by the Developer in support of this project.**
- 2) Village Engineer review and final approval of all grading, drainage, stormwater management, utility, and infrastructure plans, including applicant resolution of all technical items identified in a letter from the Village Engineer dated 2-2-22, prior to the start of any land-disturbing activity at this site.**

**Motion carried 6-0.**

**a. Review, discussion and possible recommendation to the Village Board of the Development Agreement as required in support of the Sussex Street Self Storage Planned Unit Development proposed to be located immediately north and west of (and adjacent to) 227 Sussex Street. The applicant is Wellspring Construction Group LLC in c/o Tim Knepprath. The property owner is 230 Sussex Street LLC. The 15.8209-acre property is zoned B-5 Light Industrial District and Floodplain Conservancy.**

Planner Censky stated that this developer agreement is to obligate the public improvements in phase 2 of the project. The document will be updated with the items in 6a as exhibits, in the actual agreement.

**Comm. Roberts motioned, seconded by Comm. Grabowski to Approve the Recommendation to the Village Board Regarding the Draft Regarding the Development Agreement for the Sussex Street Self Storage Planned Unit Development at 227 Sussex Street Subject to the Satisfaction of Exhibits B-E with Staff Review as Presented.**

**Motion carried 6-0.**

**b. Review, discussion, and possible approval of a Sign Code waiver to allow for an oversized street-facing wall sign and an oversized secondary entrance wall sign in support of the First Watch restaurant use located at 1466 Capitol Drive. The property is zoned B-1 with Planned Unit Development (PUD) Overlay. Lora Martinson of Springfield Sign as sign contractor with consent of underlying property owner Meadow Ridge Shops, LLC.**

Planner Censky stated that the Shops at Meadow Ridge's new building will be up and running soon. The code allows for one 40 sq.ft. in area maximum per street frontage and there is a provision that allows for an additional sign up to 20 sq.ft. in area for businesses with a second entrance. The applicant proposes a 59.75 sq.ft. wall sign on the north side of the building and a 33.6 sq.ft. wall sign on the west side of the building. This building is about 135' back from the south edge of the pavement along Capitol Drive.

**Due to the excessive building setback from Capitol Drive and in the interest of handling signs within this development area consistently, Comm. Hoff motioned, seconded by Comm. Belt to approve the Sign Code Waiver to Allow for an Oversized Street Facing Wall Sign and an Oversized Secondary Entrance Wall Sign (maximum sign sizes as described above and subject to Planners condition) and Subject to Planner Recommendations for First Watch Restaurant Located at 1466 Capitol Drive as Requested.**

- 1) Applicant to secure all necessary sign, building and/or electrical permits prior to the start of sign(s) construction or installation**

**Motion carried 6-0.**

**c. Review and general discussion regarding the Village's parking requirements for all business zoning districts as it relates to the apparent decline in brick-and-mortar retail shopping and the continued practice of working remotely-away from brick-and-mortar office environments. Of particular interest is the potential for excessive parking allocations**

**displacing otherwise useable/developable space in the Village's business areas. This item is Village initiated.**

Discussion followed regarding the current parking requirements and how to start the review. The consensus was to start with zoning districts B-1 and B-3 and to look at each of the parking ratios.

**7. Citizen Comments - None**

**8. Adjournment**

**Trustee Roberts motioned, seconded by Comm. Hoff to adjourn the February 17, 2022, Regular Plan Commission meeting at approximately 7:55 p.m.**

**Motion carried unanimously.**

Respectfully submitted,

Cassandra Smith  
Village Clerk

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: March 10, 2022

### **General Information:**

Agenda Item: **5.a.**

**Applicant:**

N/A

**Status of Applicant:**

Village initiated item

**Requested Action:**

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

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### **Discussion:**

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

### **Recommendation:**

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



## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: March 10, 2022

### **General Information:**

**Agenda Item: 5.b.**

**Applicant:**

N/A

**Status of Applicant:**

Village initiated item

**Requested Action:**

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

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### **Further information:**

The Village's current Off-Street Parking Requirements section of the Code is available at [https://library.municode.com/wi/pewaukee/codes/code\\_of\\_ordinances?nodeId=PTIIMUCO\\_CH40LADE\\_ARTVIISURE\\_DIV2OREPARE](https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTVIISURE_DIV2OREPARE).

### **Discussion:**

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

A spreadsheet is attached breaking down the list of uses allowed B-1 Community Business and B-3 Office and Service Business District followed by the applicable current parking requirement of the Code attached to each use.

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

#### **40.426 Parking Requirements.**

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

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

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



To: Jeff Knutson, President  
Plan Commission

From: Scott A. Gosse  
Village Administrator

Date: February 28, 2022

Re: Agenda Items \_\_6a\_\_, Public Hearing and Possible Action on Planning Commission Resolution No. 2022-1, Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 4, Recommended Adoption of the Project Plan and Boundaries for Tax Incremental District No. 4 Village of Pewaukee, Wisconsin

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### **BACKGROUND**

Attached for your review and consideration please find a copy of the draft Project Plan for TID #4. The Project Plan includes the proposed TID boundaries as well as the proposed projects to be funded through the TIF District. The purpose of the public hearing is to solicit public input on the creation of the TIF District as well as the associated project plan. The property owner with property located within the proposed TID (Riverside 321 Partners LLC) was mailed a certified copy of the public hearing notice and notification of their property being included within the proposed TID. The proposed TID would be created as a Blight Elimination TID for the purpose of providing assistance with the elimination of the current blighted conditions to facilitate the redevelopment of the property.

### **ACTION REQUESTED**

The action requested of the Plan Commission after the conclusion of the public hearing is to review the proposed TID No. 4 creation and related project plan and to forward a recommendation to the Village Board through the adoption of Planning Commission No. 2022-1, Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 4, Recommended Adoption of the Project Plan and Boundaries for Tax Incremental District No. 4 Village of Pewaukee, Wisconsin.

### **ANALYSIS**

As noted above, the TID is proposed as a Blight Elimination TID which means that at least 50% of the TID is a blighted area (page 4 of TID #4 Project Plan). The Plan Commission may recall that this property was the subject of a recent redevelopment plan which received preliminary plat approval for a 36-lot subdivision.

Page 5 of the Project Plan notes that the Village anticipates various public improvement project cost expenditures of approximately \$1,942,950 plus financing and interest costs. Expenditures for projects included within the TID can be made within the first 22 years of the life of the TID. The proposed projects are projects that are proposed to assist with blight elimination. Specifically, the Project Plan identifies six projects (pages 10 – 11) for the use of TIF assistance, in addition to financing and interest related expenses. The current cash flow proforma indicates that, based upon current assumptions for the buildout of the proposed development, expenditures related to the TID would be recovered by 2037 through the future growth in tax base.

Please note that even though a project is listed within the project plan does not mean that the project will occur. The project plan can only be amended up to four times over the life of the TID and then only with the final approval of the Joint Review Board.

The attached resolution for consideration by the Plan Commission, if adopted by the Commission, would set forth the Plan Commission's adoption of the proposed project, TID #4 boundaries and establish a finding by the Commission that at least 50% of the real property within the proposed TID is a blighted area and that the District is declared to be a blighted area district under Wisconsin Statutes (the summary of the findings required to be made are outlined on pages 5 – 7 of the attached Project Plan).

Attachments

## PLANNING COMMISSION RESOLUTION #2022-01

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 4

### **RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 4 VILLAGE OF PEWAUKEE, WISCONSIN**

**WHEREAS**, pursuant to Wisconsin Statutes §66.1105 the Village of Pewaukee has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

**WHEREAS**, Tax Incremental District No. 4 (“the District”) is proposed to be created as a “blighted area district” based on findings that that a least 50 percent (by area) of the real property within the District is a blighted area; and

**WHEREAS**, a Project Plan for Tax Incremental District No. 4 has had been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the District;
2. An economic feasibility study;
3. A detailed list of estimated project costs;
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
5. A map showing existing uses and conditions of real property in the District;
6. A map showing proposed improvements and uses in the District;
7. Proposed changes of zoning ordinance, master plan, map, building codes, and Village Ordinances;
8. A statement of the proposed method for relocation of any person to be displaced;
9. A statement indicating how creation of the District promotes the orderly development of the Village;
10. A list of estimate non-project costs;
11. An Opinion of the Village Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

**WHEREAS**, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to Waukesha County, the Pewaukee School District, Waukesha County Technical College which constitutes all of the local governmental entities having the power to levy taxes on property located within the proposed District; and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 10, 2022, held a public hearing concerning the project plan and boundaries and proposed creation of the District providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the District.

**PLANNING COMMISSION RESOLUTION #2022-01**

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 4

**NOW THEREFORE, BE IT RESOLVED** by the Plan Commission of the Village of Pewaukee that:

1. It recommends to the Village Board that Tax Incremental District No. 4, Village of Pewaukee, be created with boundaries as designated by Exhibit A, which is attached and incorporated herein by reference;
2. It recommends to the Village Board that based on the findings that at least 50 percent of the real property within the District is a bighted area, the District is declared to be a blighted area district;
3. It approves the Project Plan as prepared by Robert W. Baird & Co, dated February 18, 2022, which is incorporated herein in its entirety by reference, and recommends its approval to the Village Board;
4. Creation of the District promotes orderly development in the Village; and
5. That the Village Administrator is hereby directed to provide the Village Board with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted this 10th day of March, 2022

**Village of Pewaukee**

By \_\_\_\_\_

Jeff Knutson, Plan Commission Chairman

**CERTIFICATION**

I hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the Village of Pewaukee on the 10th day of March, 2022.

\_\_\_\_\_  
Cassie Smith,  
Village of Pewaukee  
Clerk

**Project Plan & District Boundary**  
**Tax Incremental District No. 4**  
**in the**  
**VILLAGE OF PEWAUKEE, WISCONSIN**



February 18, 2022

Organizational Joint Review Board Meeting Held..... March 8, 2022  
Public Hearing Held..... March 10, 2022  
Adopted by Planning Commission..... March 10, 2022  
Adopted by Village Board..... April 6, 2022  
Approved by Joint Review Board..... April 12, 2022

Prepared by:



Robert W. Baird & Co.  
Public Finance  
777 E. Wisconsin Ave.  
Milwaukee, WI 53202  
800.792.2473

**Village of Pewaukee  
TID #4 Project Plan & District Boundary**

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## Village of Pewaukee Officials

### Village Board

Jeff Knutson	Village President
Heather Gergen	Village Trustee
Ed Hill	Village Trustee
Chris Krasovich	Village Trustee
Craig Roberts	Village Trustee
Bob Rohde	Village Trustee
Kevin Yonke	Village Trustee

### Village Staff

Scott Gosse	Administrator
Cassie Smith	Clerk
Daniel Naze	Director of Public Works/Engineer
Mary Censky	Planner
Mark Blum	Attorney

### Planning Commission

Jeff Knutson (Chairperson)	Theresa Huff
Craig Roberts (Trustee)	Ryan Lange
Brian Belt	Cheryl Mantz
Jim Grabowski	

### Joint Review Board

Jeff Knutson	Village Representative
Andrew Thelke	Waukesha County
Jane Kittel	Waukesha County Technical College
John Gahan	Pewaukee School District
Chuck Nichols	Public Member

## **Introduction and Description of District**

The Village of Pewaukee (the "Village") is located in Waukesha County, approximately 20 miles west of Milwaukee and 60 miles east of Madison. The Village encompasses an area of approximately four square miles and is bordered by Pewaukee Lake, one of the area's largest lakes. State Highways 16 and 190 provide easy access to the Village. The Village provides police and fire protection, municipal water, sanitary sewer and storm sewer services and maintains two large parks and a public beach on Pewaukee Lake. These amenities allow the Village to flourish as a development area for residential, business, commercial retail, office, and industrial development.

The Village has a history of successful economic development programming using Tax Incremental Financing ("TIF") by providing public improvements to encourage and promote industrial, commercial and residential development and redevelopment. The goal is to increase the tax base, to provide for and preserve employment opportunities within the Village, and to create and enhance tourism opportunities with the area and region. The Village works with developers and property owners to provide infrastructure improvements and/or cash grants as incentives for development and/or redevelopment.

Tax Incremental District No. 4 (the "TID") is being created by the Village under the authority provided by Wisconsin Statute Section 66.1105. The TID is created as a "Blight District" based on the findings that at least 50 percent of the TID is a blighted area. A blighted area is property which is by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, lights, air or sanitation, high density of population and overcrowding, or the existence of conditions, which endanger life or property by fire and other causes. The proposed area is a current 13-acre site consisting of three parcels under one tax key number. Two parcels are vacant and the larger parcel is currently improved with a closed nursing home on the site that was originally built in 1963 and ceased operations in April 2016. Due to the advanced age of the building no other health organizations have shown any interest in acquiring the site. The shuttered building is functionally obsolete and has become blighted. The maximum life (absent extension) of the TID is 27 years from the date of adoption.

A developer has proposed to redevelop the entire site into a planned community of single family-homes with open green space. This would be a compatible use for the site to complement the single-family homes to the north and west of the site with additional single-family homes in a similar size to the surrounding homes. The single-family use is consistent with the Village's long-term plan for this area. The area would feature homes averaging 1,800 to 2,900 sf on lots ranging from 1/8 to 1/3 acres with generous green space along the south and east sides protecting the existing adjacent natural areas. These lot sizes and average size homes would blend with the nearby

**Village of Pewaukee  
TID #4 Project Plan & District Boundary**

homes already in the neighborhood. Engineering shows 36 lots are feasible on the larger parcel, leaving the two smaller parcels on the east side of Riverside Drive in a natural state.

The Village anticipates various public improvement project cost expenditures of approximately \$1,942,950 plus financing/interest costs during the TID's 22-year expenditure period. Proposed public project improvements may include, but not limited to infrastructure, importing of site fill, environmental remediation and demolition, storm water detention basin, professional and organizational services, administrative costs, and finance costs. As part of the Project Plan, Developer Incentives may be provided by the Village to developers of property within the TID in the form of Developer Funded Grants".

As a result of the creation of this TID, the Village projects a preliminary and conservative cash flow analysis indicating \$6,708,835 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The Village projects land and improvement values (incremental value) of approximately \$22,396,010 will be created in the TID by the end of 2049. This additional value will be a result of the improvements made and projects undertaken with the TID.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

### **Summary of Findings**

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That the area described herein on the boundary map (page 7) is a blighted area as defined in Section 66.1105(2)(ae), Wisconsin Statutes, that the property substantially impairs or arrests the sound growth of the Village and is in need of redevelopment and that "but-for" the creation of a tax incremental district, redevelopment (1) would not occur, or (2) would not occur in the manner at the value, or within the time frame desired by the Village. In making this determination, the Village has considered the following information:
  - Development within the TID has not occurred at the pace anticipated by the Village. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the Village has concluded that public investment will be required to fully achieve the Village's objectives for these areas.
  - To achieve its objectives, the Village has determined that it must take an active role in encouraging development and redevelopment

**Village of Pewaukee  
TID #4 Project Plan & District Boundary**

- by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of these areas will complement existing venues in the area, promote additional tourism, and benefit, not only the Village, but all overlapping taxing jurisdictions, adjacent communities, and the region. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
- In order to make the area included within the TID suitable for development, the Village will need to make a substantial investment to pay for the costs of some or all of the projects listed in the project plan. Due to the public investment that is required, the Village has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.
2. The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property values, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:
    - As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.
  3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.
    - Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the Village reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.
  4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the TID.
  5. The equalized value of taxable property of the TID plus the value of all existing tax incremental districts in the Village does not exceed 12% of the total equalized value of taxable property within

**Village of Pewaukee  
TID #4 Project Plan & District Boundary**

- the Village.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the Village.
  7. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).
  8. The TID is being created by the Village as a blight district. As described in Finding #1 above, 50% or more of the proposed district's area is a blighted area.

Village of Pewaukee  
TID #4 Project Plan & District Boundary

Map of Proposed District Boundary

Current Map is reflective of the 01/01/2022 parcel list.



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Map Showing Existing Uses and Conditions

Current Map is reflective of the 01/01/2022 parcel list.



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**Preliminary Parcel List and Analysis** - Current list is reflective of the 01/01/2022 parcel list. All parcels are bighted properties.

<b>Tax Key</b>	<b>Street Address</b>	<b>Total Acres/Valuation</b>	<b>Use</b>
		13.844/\$682,500 (\$434,000 Land/\$248,500 Improvement)	Vacant/former River Hills Nursing Home
PWV 0925038	321 Riverside Drive, Pewaukee, WI 53072		
<b>Total Acres/Valuation</b>		13.844/\$682,500	

**Equalized Valuation Test**

The following calculations demonstrate that the Village is in compliance with s.66.1105(4)(gm)4.c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the Village.

**Valuation Test Compliance Calculation**

2021 Equalized Valuation (TID IN)	\$1,128,782,800
Limit for 12% Test	\$ 135,453,936
Increment Value of Existing TIDs	\$ 9,482,700
Projected Base Value of New TID	<u>\$ 682,500</u>
Total Value Subject to Test	\$ 10,165,200
Compliance (\$10,165,200 < \$135,453,936)	Meets Requirement

**Statement of Kind, Number and Location of Proposed Projects**

The Village expects to implement the following public project improvements in conjunction with this TID. Any costs including eligible administrative costs necessary or convenient to the creation of the TID or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.



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IMPROVEMENT #1  
DEMOLITION/ON-SITE RECYCLING OF EXISTING BUILDING  
LOCATION: Entire TID  
TOTAL: \$795,000

IMPROVEMENT #2  
ENVIRONMENTAL REMEDIATION/ASBESTOS ABATEMENT  
LOCATION: Entire TID  
TOTAL: \$167,950

IMPROVEMENT #3  
DEMOLITION – DEWATERING ALLOWANCE  
LOCATION: Entire TID  
TOTAL: \$60,000

IMPROVEMENT #4  
SITE DEMOLITION/FILL ALLOWANCE  
LOCATION: Entire TID  
TOTAL: \$200,000

IMPROVEMENT #5  
SITE EARTHWORK/STABILIZATION OF WET SOILS ALLOWANCE  
LOCATION: Entire TID  
  
TOTAL: \$120,000

IMPROVEMENT #6  
STRUCTURAL FILL IMPORT ALLOWANCE  
LOCATION: Entire TID  
  
TOTSL: \$600,000

FINANCING & INTEREST COSTS, ADMINISTRATIVE/ORGANIZATIONAL FEES,  
COST OF ISSUANCE  
LOCATION: Entire TID  
  
TOTAL: \$788,000

DESCRIPTION: Debt financing and interest costs, Village staff/TID administration/organizational fees, and debt cost of issuance.

Village of Pewaukee  
TID #4 Project Plan & District Boundary

Map Showing Proposed Improvements and Uses with 1/2 mile radius shown



**Detailed List of Project Costs**

Demolition/On-Site Recycling of Existing Building	\$795,000
Environmental Remediation/Asbestos Abatement	\$167,950
Demolition – Dewatering Allowance	\$60,000
Site/Demolition Fill Allowance	\$200,000
Site Earthwork/Stabilization of Wet Soils Allowance	\$120,000
Structural Fill Import Allowance	\$600,000
<b>Subtotal</b>	<b>\$1,942,950</b>
Financing & Interest Costs, Administrative/Organizational Fees, Cost of Issuance	\$788,000
<b>Total</b>	<b>\$2,730,950</b>

All costs are based on current prices and are preliminary estimates. The Village reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between creation of the TID and the time of construction. The Village also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Project Plan. Total project costs are estimated and shall not exceed \$1,942,950 plus financing/interest costs. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Project Plan.

This Project Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Project Plan are estimates based on best information available. The Village retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Village Board, without amending the Project Plan.

The Project Plan authorizes the expenditure of funds for project costs within a 1/2 mile radius of the TID boundary. There are no anticipated projects outside of the TID boundary at this time.

**Economic Feasibility**

The information and exhibits contained within this Project Plan demonstrate that the proposed TID is economically feasible insofar as:

- The Village has available to it the means to secure the necessary financing required to accomplish the projects contained within this Project

**Village of Pewaukee  
TID #4 Project Plan & District Boundary**

Plan. A listing of “Method of Financing and Timing of When Costs are to be Incurred” follows.

- The development anticipated to occur as a result of the implementation of this Project Plan will generate sufficient tax increments to pay for the cost of the projects. This Project Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance to the TID will be sufficient to pay all Project Costs.

In order to evaluate the economic feasibility of TID#4 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID#4. The proforma analyzes expenses including debt service based on project plan costs of TID#4 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID#4 tax increments will be used to fund project costs and implementation of this Project Plan will also require that the Village issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. In 2050, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

**Method of Financing and Timing of When Costs are to be Incurred**

Implementation of this Project Plan will require that the Village issue obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the Village may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of Projects included within this Project Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five-percent of its total equalized value (including increment values).

Board of Commissioners of Public Lands State Trust Fund Loans

The Village may issue State Trust Fund Loans to finance the cost of Projects included within this Project Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five-percent of its total equalized value (including increment values).

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TID #4 Project Plan & District Boundary**

Bonds Issued to Developers (“Pay as You Go” Financing)

The Village may issue a bond to one or more developers who provide financing for projects included in this Project Plan. Repayment of the amounts due to the developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the Village’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the Village and therefore do not count against the Village’s borrowing capacity.

The actual amount of debt issuance will be determined by the Village at its convenience and as dictated by the nature of the projects as they are implemented. It is estimated that debt issuance costs to finance project costs will incur in the year 2022.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage redevelopment of the area. The Village anticipates making total project expenditures of approximately \$1,942,950 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 22 years from the date of adoption of the Creation Resolution by the Village Board. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with cash received in the form of tax increment collections and the issuance of debt. As detailed in Exhibit A, the Village may choose to debt finance projects during the TID expenditure period. Cash flow proforma’s assume debt issued in the year 2022, to finance certain public projects.

Developer agreements between the Village and property owners will be in place prior to making any public expenditure in direct support of development projects. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties. The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The Village reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt

**Village of Pewaukee  
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bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

**If financing as outlined in this Plan proves unworkable, the Village reserves the right to use alternate financing solutions for the projects as they are implemented.**

**Annexed Property**

There are no lands proposed for inclusion within the TID that were annexed by the Village on or after January 1, 2004.

**Proposed Changes in Zoning Ordinances**

The Village anticipates that the TID will require changes in zoning ordinances to implement this project plan. To the extent current zoning of individual parcels is inconsistent with the future uses of land listed in this plan, the Village will rezone those parcels. The District lands are currently zoned Institutional Public Service, the Village will rezone the site as Single Family Residential. The creation of the District does not constitute "newly platted residential development.

**Proposed Changes in Master Plan, Map, Building Codes and Village Ordinances**

The Village anticipates that the TID will not require changes in the master plan, map, and Village ordinances to implement this project plan.

**Relocation**

The Village does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the Village will follow applicable state statutes as required in Wisconsin Statutes chapter 32.

**Orderly Development of the Village**

Creation of the TID will enable the Village to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, creation of the TID promotes the orderly development of the Village.

### **A List of Estimated Non-Project Costs**

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. Examples would include:

- A public improvement made within the TID that also benefits property outside the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- A public improvement made outside the TID that only partially benefits property within the TID. That portion of the total project costs allocable to properties outside of the TID would be a non-project cost.
- Projects undertaken within the TID as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Village does not anticipate any non-project costs for the TID.

### **Village Attorney Opinion**

Exhibit B contains a signed opinion from the Village attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

Village of Pewaukee  
TID #4 Project Plan & District Boundary

EXHIBIT A  
CASH FLOW PROFORMA ANALYSIS

Village of Pewaukee  
Tax Increment District No. 4  
Cash Flow Proforma Analysis

Assumptions					New Issue - Preliminary				
Annual Inflation During Life of TID	2.00%	Total Available G.O. Bonds			\$2,275,000				
2021 Gross Tax Rate (per \$1000 Equalized Value)	\$15.55	Issued G.O. Bonds			Dated July 1, 2022				
Annual Adjustment to tax rate	0.00%	Amount for Projects			\$2,000,000				
Investment rate	0.25%	Capitalized Interest			\$100,000				
		Cost of Insurance (est.)			\$82,125				
		Rounding			\$256				
Data above dashed line are actual									

Year	Background Data					Revenues			Expenditures				TID Status			Year
	(a) TIF District Valuation (January 1)	(b) Inflation Increment	(c) Construction Increment	(d) TIF Increment Over Base	(e) Tax Rate	(f) Tax Revenue	(g) Investment Proceeds	(h) Total Revenues	(i) Principal (1/1)	(j) Interest (1/1 & 1/2)	(k) Debt Service	(l) Combined Expenditures	(m) Annual Balance	(n) Year-End Cumulative Balance	(o) Cost Recovery	
	<b>Base Value \$475,000</b>															
2022	\$475,000	\$0,580		\$0,580	\$15.55	\$0	\$0	\$0				\$0	\$0	\$0		2022
2023	\$488,580	\$0,772	\$2,250,000	\$2,269,352	\$15.55	\$0	\$0	\$0		\$70,704	\$70,954	\$0	\$0	\$0		2023
2024	\$2,748,352	\$54,967	\$5,625,000	\$7,949,319	\$15.55	\$149	\$0	\$149	\$10,815	\$60,611	\$60,611	\$0	\$149	\$149		2024
2025	\$8,428,319	\$168,566	\$5,625,000	\$13,742,885	\$15.55	\$35,292	\$0	\$35,292	\$8,513	\$59,838	\$59,838	\$0	\$35,292	\$35,442		2025
2026	\$14,221,885	\$284,438		\$14,027,323	\$15.55	\$123,626	\$89	\$123,714	\$95,000	\$59,801	\$154,881	\$154,881	(\$31,177)	\$4,265		2026
2027	\$14,506,323	\$290,126		\$14,317,449	\$15.55	\$213,726	\$11	\$213,736	\$160,000	\$57,325	\$217,325	\$217,325	(\$3,589)	\$676		2027
2028	\$14,796,449	\$295,929		\$14,613,378	\$15.55	\$218,149	\$2	\$218,151	\$160,000	\$53,925	\$213,925	\$213,925	\$4,226	\$4,902		2028
2029	\$15,092,378	\$301,648		\$14,915,226	\$15.55	\$222,661	\$12	\$222,673	\$175,000	\$50,109	\$225,109	\$225,109	(\$2,435)	\$2,466		2029
2030	\$15,394,226	\$307,685		\$15,223,110	\$15.55	\$227,263	\$4	\$227,269	\$180,000	\$45,848	\$225,848	\$225,848	\$1,422	\$3,888		2030
2031	\$15,702,110	\$314,042		\$15,537,152	\$15.55	\$231,967	\$10	\$231,967	\$190,000	\$41,220	\$231,220	\$231,220	\$747	\$4,635		2031
2032	\$16,016,152	\$320,323		\$15,857,475	\$15.55	\$236,746	\$12	\$236,757	\$205,000	\$36,081	\$241,081	\$241,081	(\$4,324)	\$311		2032
2033	\$16,336,475	\$326,730		\$16,184,205	\$15.55	\$241,630	\$1	\$241,630	\$210,000	\$30,425	\$240,425	\$240,425	\$1,205	\$1,517		2033
2034	\$16,663,205	\$333,264		\$16,517,469	\$15.55	\$246,611	\$4	\$246,615	\$215,000	\$24,368	\$239,368	\$239,368	\$7,247	\$8,764		2034
2035	\$16,996,469	\$339,929		\$16,857,398	\$15.55	\$251,692	\$22	\$251,714	\$220,000	\$17,950	\$237,950	\$237,950	\$13,764	\$22,528		2035
2036	\$17,336,398	\$346,726		\$17,204,126	\$15.55	\$256,875	\$56	\$256,931	\$230,000	\$11,085	\$241,085	\$241,085	\$15,646	\$38,375		2036
2037	\$17,683,126	\$353,663		\$17,557,789	\$15.55	\$262,162	\$99	\$262,258	\$235,000	\$1,760	\$236,760	\$236,760	\$23,498	\$61,872	Expenditure Exceeded	2037
2038	\$18,036,789	\$360,736		\$17,918,525	\$15.55	\$267,554	\$155	\$267,709				\$0	\$267,709	\$329,561	Expenditure Exceeded	2038
2039	\$18,397,523	\$367,950		\$18,286,475	\$15.55	\$273,054	\$324	\$273,378				\$0	\$273,378	\$603,459	Expenditure Exceeded	2039
2040	\$18,765,473	\$375,310		\$18,661,785	\$15.55	\$278,664	\$1,509	\$280,173				\$0	\$280,173	\$883,631	Expenditure Exceeded	2040
2041	\$19,140,785	\$382,816		\$19,044,600	\$15.55	\$284,386	\$2,209	\$286,595				\$0	\$286,595	\$1,170,226	Expenditure Exceeded	2041
2042	\$19,523,600	\$390,472		\$19,435,072	\$15.55	\$290,223	\$2,926	\$293,149				\$0	\$293,149	\$1,463,375	Expenditure Exceeded	2042
2043	\$19,914,072	\$398,281		\$19,833,354	\$15.55	\$296,176	\$3,658	\$299,835				\$0	\$299,835	\$1,763,210	Expenditure Exceeded	2043
2044	\$20,312,354	\$406,247		\$20,239,601	\$15.55	\$302,249	\$4,408	\$306,657				\$0	\$306,657	\$2,069,867	Expenditure Exceeded	2044
2045	\$20,718,601	\$414,372		\$20,653,973	\$15.55	\$308,443	\$5,175	\$313,618				\$0	\$313,618	\$2,383,484	Expenditure Exceeded	2045
2046	\$21,132,973	\$422,659		\$21,076,632	\$15.55	\$314,761	\$5,959	\$320,719				\$0	\$320,719	\$2,704,204	Expenditure Exceeded	2046
2047	\$21,555,632	\$431,115		\$21,507,745	\$15.55	\$321,205	\$6,761	\$327,965				\$0	\$327,965	\$3,032,169	Expenditure Exceeded	2047
2048	\$21,986,745	\$439,735		\$21,947,480	\$15.55	\$327,778	\$7,580	\$335,358				\$0	\$335,358	\$3,367,527	Expenditure Exceeded	2048
2049	\$22,426,480	\$448,530		\$22,396,010	\$15.55	\$334,483	\$8,419	\$342,901				\$0	\$342,901	\$3,710,429	Expenditure Exceeded	2049
2050						\$341,321	\$9,276	\$350,597				\$0	\$350,597	\$4,061,026	Expenditure Exceeded	2050
						\$5,708,835	\$59,177	\$5,768,012	\$2,275,000	\$431,960	\$2,706,960	\$2,706,960				

Type of TID: Blight Elimination  
2022 TID Inception  
2044 First Year to Incur TIF Related Costs  
2049 Maximum Legal Life of TID (27 Years)  
2050 Final Tax Collection Year

(1) Per Village projections.



**EXHIBIT B**  
**VILLAGE ATTORNEY OPINION**

**EXHIBIT C**  
**TID #4 BOUNDARY LEGAL DESCRIPTION**

Lots 9 through 14 in Block 3 and Lots 2 through 21 in Block 4 and Lots 3 through 14 in Block 5 and all that part of vacated Longacre Road lying between the described Lots in Blocks 4 and 5, and a part of Outlot 15, in Block 5, all being in River Hills Park, a recorded subdivision, being a part of the Northwest 1/4 of the Northwest 1/4 of Section 15 and the Northeast 1/4 of the Northeast 1/4 of Section 16, Township 7 North, Range 19 East, in the Village of Pewaukee, County of Waukesha, State of Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Northwest 1/4 of said Section 15; thence South  $00^{\circ}21'51''$  East along the west line of said Northwest 1/4, 761.10 feet to a point of curvature on the north right-of-way line of Ridgeway Drive and the Point of Beginning; thence northeasterly 110.55 feet along said south right-of-way line and the arc of said curve to the left, whose radius is 459.89 feet and whose chord bears North  $72^{\circ}37'14''$  East, 110.28 feet; thence North  $65^{\circ}44'04''$  East along said south right-of-way line 180.00 feet to the west right-of-way line of Riverside Drive; thence South  $24^{\circ}15'56''$  East along said west right-of-way line 741.21 feet to the south subdivision line of said River Hills Park; thence North  $88^{\circ}31'34''$  East along said south subdivision line, 65.08 feet to the east right-of-way line of Riverside Drive; thence North  $24^{\circ}15'56''$  West along said east right-of-way line 796.41 feet; thence North  $66^{\circ}12'01''$  East 168.05 feet to a point on a meander line along the Pewaukee River; thence South  $08^{\circ}46'20''$  East along said meander line, 261.95 feet; thence South  $67^{\circ}22'10''$  West 98.11 feet to a point on the east right-of-way line of Riverside Drive; thence South  $24^{\circ}15'56''$  East along said east right-of-way line, 295.53 feet; thence North  $64^{\circ}23'47''$  East 110.85 feet to a point on a meander line along the Pewaukee River; thence South  $26^{\circ}47'56''$  East along said meander line, 305.00 feet to the south subdivision line of said River Hills Park; thence South  $88^{\circ}31'34''$  West along said south subdivision line, 769.80 feet; thence South  $86^{\circ}00'34''$  West along said south subdivision line 383.81 feet to the east line of Certified Survey Map No. 381; thence North  $00^{\circ}15'56''$  West along said east line, 221.10 feet; thence South  $89^{\circ}44'04''$  West along said east line, 10.00 feet; thence North  $00^{\circ}15'56''$  West along said east line and east line extended, 380.00 feet to a point on the south right-of-way line of Ridgeway Drive; thence North  $89^{\circ}44'04''$  East along said south right-of-way line 309.80 feet to a point of curvature; thence northeasterly 82.09 feet along said south right-of-way line and the arc of said curve to the left, whose radius is 459.89 feet and whose chord bears North  $84^{\circ}37'14''$  East, 81.98 feet the Point of Beginning. Containing 567,086 square feet (13.0185 acres) of land to the meander line of the Pewaukee River and 598,357 +/- square feet (13.7365 +/- acres) of land more or less to the water's edge.

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# Village of Pewaukee Tax Increment District No. 4 Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	2.00%
2021 Gross Tax Rate (per \$1000 Equalized Value).....	\$15.55
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.25%
Data above dashed line are actual	

New Issue - Preliminary	
<b>\$2,275,000</b>	
Taxable G.O. Bonds Dated July 1, 2022	
Amount for Projects.....	\$2,000,000
Capitalized Interest.....	\$192,589
Cost of Issuance (est.).....	\$82,125
Rounding.....	\$286

Year	Background Data					Revenues			Expenditures				TID Status			Year
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	
	TIF District Valuation (January 1)	Inflation Increment	Construction Increment	TIF Increment Over Base	Tax Rate	Tax Revenue	Investment Proceeds	Total Revenues	Principal (3/1)	Interest (3/1 & 9/1)	Debt Service TIC = 2.88%	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	
	<b>Base Value \$479,000</b>															
2022	\$479,000	\$9,580		\$9,580	\$15.55	\$0	\$0	\$0				\$0	\$0	\$0	\$0	
2023	\$488,580	\$9,772	\$2,250,000	\$2,269,352	\$15.55	\$0	\$0	\$0	\$70,954	\$70,954	\$0	\$0	\$0	\$0	\$0	
2024	\$2,748,352	\$54,967	\$5,625,000	\$7,949,319	\$15.55	\$149	\$149	\$149	\$60,818	\$60,818	\$0	\$0	\$149	\$149	\$149	
2025	\$8,428,319	\$168,566	\$5,625,000	\$13,742,885	\$15.55	\$35,292	\$0	\$35,293	\$60,818	\$60,818	\$0	\$0	\$35,293	\$35,442	\$35,442	
2026	\$14,221,885	\$284,438		\$14,027,323	\$15.55	\$123,626	\$89	\$123,714	\$95,000	\$59,891	\$154,891	\$154,891	(\$31,177)	\$4,265	\$4,265	
2027	\$14,506,323	\$290,126		\$14,317,449	\$15.55	\$213,726	\$11	\$213,736	\$160,000	\$57,325	\$217,325	\$217,325	(\$3,589)	\$676	\$676	
2028	\$14,796,449	\$295,929		\$14,613,378	\$15.55	\$218,149	\$2	\$218,151	\$160,000	\$53,925	\$213,925	\$213,925	\$4,226	\$4,902	\$4,902	
2029	\$15,092,378	\$301,848		\$14,915,226	\$15.55	\$222,661	\$12	\$222,673	\$175,000	\$50,109	\$225,109	\$225,109	(\$2,435)	\$2,466	\$2,466	
2030	\$15,394,226	\$307,885		\$15,223,110	\$15.55	\$227,263	\$6	\$227,269	\$180,000	\$45,848	\$225,848	\$225,848	\$1,747	\$3,888	\$3,888	
2031	\$15,702,110	\$314,042		\$15,537,152	\$15.55	\$231,957	\$10	\$231,967	\$190,000	\$41,220	\$231,220	\$231,220	\$747	\$4,635	\$4,635	
2032	\$16,016,152	\$320,323		\$15,857,475	\$15.55	\$236,746	\$12	\$236,757	\$205,000	\$36,081	\$241,081	\$241,081	(\$4,324)	\$311	\$311	
2033	\$16,336,475	\$326,730		\$16,184,205	\$15.55	\$241,630	\$1	\$241,630	\$210,000	\$30,425	\$240,425	\$240,425	\$1,205	\$1,517	\$1,517	
2034	\$16,663,205	\$333,264		\$16,517,469	\$15.55	\$246,611	\$4	\$246,615	\$215,000	\$24,368	\$239,368	\$239,368	\$7,247	\$8,764	\$8,764	
2035	\$16,996,469	\$339,929		\$16,857,398	\$15.55	\$251,692	\$22	\$251,714	\$220,000	\$17,950	\$237,950	\$237,950	\$13,764	\$22,528	\$22,528	
2036	\$17,336,398	\$346,728		\$17,204,126	\$15.55	\$256,875	\$56	\$256,931	\$230,000	\$11,085	\$241,085	\$241,085	\$15,846	\$38,375	\$38,375	
2037	\$17,683,126	\$353,663		\$17,557,789	\$15.55	\$262,162	\$96	\$262,258	\$235,000	\$3,760	\$238,760	\$238,760	\$23,498	\$61,872	\$61,872	Expenditures Recovered
2038	\$18,036,789	\$360,736		\$17,918,525	\$15.55	\$267,554	\$155	\$267,709	\$0	\$0	\$0	\$0	\$267,709	\$329,581	\$329,581	Expenditures Recovered
2039	\$18,397,525	\$367,950		\$18,286,475	\$15.55	\$273,054	\$824	\$273,878	\$0	\$0	\$0	\$0	\$273,878	\$603,459	\$603,459	Expenditures Recovered
2040	\$18,765,475	\$375,310		\$18,661,785	\$15.55	\$278,664	\$1,509	\$280,173	\$0	\$0	\$0	\$0	\$280,173	\$983,631	\$983,631	Expenditures Recovered
2041	\$19,140,785	\$382,816		\$19,044,600	\$15.55	\$284,386	\$2,209	\$286,595	\$0	\$0	\$0	\$0	\$286,595	\$1,170,226	\$1,170,226	Expenditures Recovered
2042	\$19,523,600	\$390,472		\$19,435,072	\$15.55	\$290,223	\$2,926	\$293,149	\$0	\$0	\$0	\$0	\$293,149	\$1,463,375	\$1,463,375	Expenditures Recovered
2043	\$19,914,072	\$398,281		\$19,833,354	\$15.55	\$296,176	\$3,658	\$299,835	\$0	\$0	\$0	\$0	\$299,835	\$1,763,210	\$1,763,210	Expenditures Recovered
2044	\$20,312,354	\$406,247		\$20,239,601	\$15.55	\$302,249	\$4,408	\$306,657	\$0	\$0	\$0	\$0	\$306,657	\$2,069,867	\$2,069,867	Expenditures Recovered
2045	\$20,718,601	\$414,372		\$20,653,973	\$15.55	\$308,443	\$5,175	\$313,618	\$0	\$0	\$0	\$0	\$313,618	\$2,383,484	\$2,383,484	Expenditures Recovered
2046	\$21,132,973	\$422,659		\$21,076,632	\$15.55	\$314,761	\$5,959	\$320,719	\$0	\$0	\$0	\$0	\$320,719	\$2,704,204	\$2,704,204	Expenditures Recovered
2047	\$21,555,632	\$431,113		\$21,507,745	\$15.55	\$321,205	\$6,761	\$327,965	\$0	\$0	\$0	\$0	\$327,965	\$3,032,169	\$3,032,169	Expenditures Recovered
2048	\$21,986,745	\$439,735		\$21,947,480	\$15.55	\$327,778	\$7,580	\$335,358	\$0	\$0	\$0	\$0	\$335,358	\$3,367,527	\$3,367,527	Expenditures Recovered
2049	\$22,426,480	\$448,530		\$22,396,010	\$15.55	\$334,483	\$8,419	\$342,901	\$0	\$0	\$0	\$0	\$342,901	\$3,710,429	\$3,710,429	Expenditures Recovered
2050						\$341,321	\$9,276	\$350,597	\$0	\$0	\$0	\$0	\$350,597	\$4,061,026	\$4,061,026	Expenditures Recovered
									\$2,275,000	\$431,986	\$2,706,986	\$2,706,986				

Type of TID: Blight Elimination  
 2022 TID Inception  
 2044 Final Year to Incur TIF Related Costs  
 2049 Maximum Legal Life of TID (27 Years)  
 2050 Final Tax Collection Year

(1) Per Village projections.

Robert W. Baird & Co. Incorporated ("Baird") is not recommending any action to you. Baird is not acting as an advisor to you and does not owe you a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934. Baird is acting for its own interests. You should discuss the information contained herein with any and all internal or external advisors and experts you deem appropriate before acting on the information. Baird seeks to serve as an underwriter (or placement agent) on a future transaction and not as a financial advisor or municipal advisor. The primary role of an underwriter (or placement agent) is to purchase, or arrange for the placement of, securities in an arm's length commercial transaction with the issuer, and it has financial and other interests that differ from those of the issuer. The information provided is for discussion purposes only, in seeking to serve as underwriter (or placement agent). See "Important Disclosures" contained herein.



## IMPORTANT DISCLOSURES

Robert W. Baird & Co. Incorporated ("Baird") is not recommending that you take or not take any action. Baird is not acting as financial advisor or municipal advisor to you and does not owe a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934 to you with respect to the information contained herein and/or accompanying materials (collectively, the "Materials"). Baird is acting for its own interests. You should discuss the Materials with any and all internal or external advisors and experts that you deem appropriate before acting on the Materials.

Baird seeks to serve as underwriter in connection with a possible issuance of municipal securities you may be considering and not as financial advisor or municipal advisor. Baird is providing the Materials for discussion purposes only, in anticipation of being engaged to serve as underwriter (or placement agent).

The role of an underwriter includes the following: Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors. An underwriter's primary role is to purchase the proposed securities to be issued with a view to distribution in an arm's length commercial transaction with the issuer. An underwriter has financial and other interests that differ from those of the issuer. An underwriter may provide advice to the issuer concerning the structure, timing, terms, and other similar matters for an issuance of municipal securities. Any such advice, however, would be provided in the context of serving as an underwriter and not as municipal advisor, financial advisor or fiduciary. Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the issuer under the federal securities laws and is therefore not required by federal law to act in the best interests of the issuer without regard to its own financial or other interests. An underwriter has a duty to purchase securities from the issuer at a fair and reasonable price but must balance that duty with its duty to sell those securities to investors at prices that are fair and reasonable. An underwriter will review the official statement (if any) applicable to the proposed issuance in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the proposed issuance.

The Materials do not include any proposals, recommendations or suggestions that you take or refrain from taking any action with regard to an issuance of municipal securities and are not intended to be and should not be construed as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or Rule 15Ba1-1 thereunder. The Materials are intended to provide information of a factual, objective or educational nature, as well as general information about Baird (including its Public Finance unit) and its experience, qualifications and capabilities.

Any information or estimates contained in the Materials are based on publicly available data, including information about recent transactions believed to be comparable, and Baird's experience, and are subject to change without notice. Baird has not independently verified the accuracy of such data. Interested parties are advised to contact Baird for more information.

If you have any questions or concerns about the above disclosures, please contact Baird Public Finance.

IRS Circular 230 Disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that the Materials do not constitute tax advice and shall not be used for the purpose of (i) avoiding tax penalties or (ii) promoting, marketing or recommending to another party any transaction or matter addressed herein.

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: March 10, 2022

### **General Information:**

**Agenda Item: 6.b.**

**Applicant/Property Owner:**

Edward Brandt

**Requested Action:**

Review, discussion, and possible approval of a Conditional Use Grant (CUG) to construct a 1,764 square foot detached garage and storage structure on his residential property.

**Current Zoning:**

R-2 Single-Family Residential District

**Current Master Plan Classification:**

Single-Family Residential

**Requested Master Plan Classification:**

Single Family Residential

**Surrounding Zoning/Land Use:**

North: R-1 Single Family Residential with (OA) Agricultural Overlay  
South: R-1 Single Family Residential with (OA) Agricultural Overlay  
East: R-1 Single Family Residential with (OA) Agricultural Overlay  
West: R-1 Single Family Residential with (OA) Agricultural Overlay

**Lot Size:**

5 acres

**Location:**

675 Sussex Street

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### **Discussion:**

Section 40.173(1)a. of the Code provides that R-2 Zoned “Properties with a lot area greater than 2.5 acres, may be permitted a detached garage or an accessory storage structure greater than 900 square feet/192 square feet in area respectively if first granted an approval by the Planning Commission as a conditional use.” It goes on to say that “Effective screening plans may be required as a condition of CUG to mitigate the impacts of a larger structure.”

With the addition of the proposed structure, this site would still be in compliance with the minimum required open space (30%) and the maximum first floor building coverage ratio (20%).

The proposed building is 22.25 feet in height at the peak where 15 feet is the R-2 Zoning District standard for accessory buildings. However, under Supplemental Regulations, Section 40.421(d), the Code allows for one (1) additional foot in building height for each one (1) additional foot the

building is setback/offset from the lot lines. In this case the applicants minimum required setbacks/offsets (i.e. 50 ft. front, 25 ft. rear, 10 ft. sides) are exceeded by well more than 10 feet in each direction so the maximum permitted height for this specific building, as placed based upon the site survey provided by the applicant, is increased to 25 feet.

The applicant represents that this structure may be used not only for parking of motor vehicles but also for storage of materials, equipment, and supplies. It is intended to sit at the edge of the existing gravel drive on site. No paving is proposed as would ordinarily be required for a detached garage structure [ref Section 40.173(1)].

Section 40.436(c)(3)c.1. of the Code provides that residential “Accessory structures must conform to the requirements for new construction” (i.e. Non-glass exterior surfaces shall not be made of shiny metal and shall, in general, not exceed a matte or semi-gloss appearance) “and shall match the materials and colors of the primary residence.

The primary residence on this site has light gray exterior siding and white trim. The roofing is asphalt shingle in gray/charcoal tone.

**Recommendation:**

The Planner defers to the Planning Commission for their use of discretion under the provisions of Conditional Use to determine the acceptance of this detached accessory structure but recommends the following conditions be considered for attachment to any approval that may be granted:

- 1) The barn and shed depicted on the site plan submitted by the applicant are both fallen down/gone except for the old barn foundation. These should be removed from or labeled accordingly on the site plan. Neither of these structures may be replaced or reconstructed in the future except upon review and confirmation by Village Staff that the building(s) will not result in any Code violation as regards quantity, size or location of accessory buildings in the R-2 Zoning District;
- 2) Applicant to provide, for Village Staff review and approval prior to issuance of a building permit, the detailed exterior building materials and color detail as to confirm matte vs shiny finish for the proposed storage structure;
- 3) Applicant acknowledges that no business use may be conducted in this detached accessory building. A provision shall be noted in the CUG that no business use of this building shall be allowed in excess of that permitted by Section 40.173(2) of the Code as to home occupations in the R-2 District;
- 4) Applicant to secure all required permits, such as but not necessarily limited to, building, electrical,..., prior to the start of any construction in support of this project.



## APPLICATION PROCESS FOR CONDITIONAL USE GRANT REQUESTS

Step 1: Please read through the attached sections of the Village's Development Code that explain conditional use grant regulations (Section 40.152 of Land Development Code or web link:

[https://library.municode.com/wi/pewaukee/codes/code\\_of\\_ordinances?nodeId=PTIIMUCO\\_CH40LADE\\_ARTVCOUS](https://library.municode.com/wi/pewaukee/codes/code_of_ordinances?nodeId=PTIIMUCO_CH40LADE_ARTVCOUS)).

Step 2: Submit a fully completed application form along with **13 copies** (and one digital copy) of all attachments 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.) Please note: Incomplete applications will not be accepted.

Please note: Applications must be submitted to Village Hall by the required submittal deadline (copy of deadlines attached) which is generally three weeks and two days prior to the Plan Commission meeting. Plan Commission meetings are held on the second Thursday of each month at 7:00 p.m. The submittal deadline requirement allows the Village time to review the application, obtain additional information from you if need be and set up/publish the required public hearing. All property owners within 300' of the subject property will be sent a notice of the public hearing.

Step 3: Along with the completed application, the application fee must be paid. The fee for a conditional use grant approval request is **\$100.00**. The fee is collected to offset the cost of required legal notices that must be published in the newspaper and the cost of mailings to neighboring property owners.

Step 4: 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.

Step 5: If your conditional use request is approved, a document will be prepared that contains the approval conditions. That document will need to be signed by the applicant, property owner and the Village. The Waukesha County Register of Deeds will then record the signed document.

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

(Revised 8/16/06; 01/2019; 6/2019)

See Attached





**Conditional Use Grant  
Application Form**

Address/Parcel No. of Property Involved: 675 Sussex St.

Zoning of Property: Agricultural R-1

Current Owner of Property: Edward J Brandt

Applicant - Name: Edward J Brandt

Address: 675 Sussex St

Phone: 262 691-1884

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

Email: brandte48@icloud.com

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

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Provide detailed information with your application that addresses the following:

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



**PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

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

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

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

**RESPONSIBLE PARTY & MAILING ADDRESS**

Edward J Brandt  
Name of Company and/or Individual

675 Sussex St. Pewaukee Wis 5307d  
Street City State Zip

26d  
Phone: 691-1884 Fax: \_\_\_\_\_ E-Mail: brandte48@icloud.com

Edward J Brandt 01-10-2d  
Signature of Applicant & Date

Edward J Brandt 01-10-2d  
Signature of Property Owner & Date

\_\_\_\_\_  
Village Official Accepting Form & Date

SEND ALL PROFESSIONAL SERVICES INVOICES TO: (Check One)	
<input checked="" type="checkbox"/>	Property Owner
<input type="checkbox"/>	Applicant

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

Signature of Property Owner as listed on this Application:

Edward J Brandt

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

Signature of Applicant (if different than Owner):

\_\_\_\_\_

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

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

36448

2/8/2022  
BRANDT, EDWARD  
Doc ID: 6766320220208104957



P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

### Elevations & Floor Plan

## Customer Information

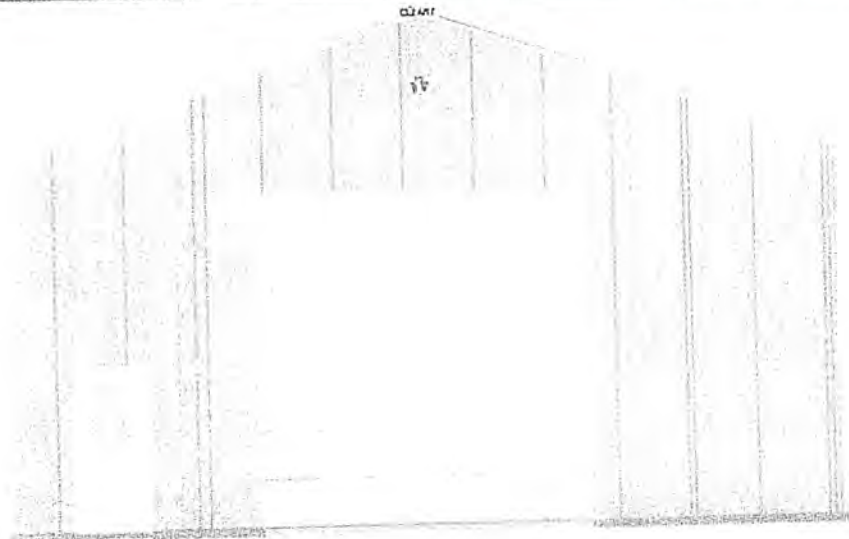
#### Building Specification For:

BRANDT, EDWARD  
675 SUSSEX STREET  
PEWAUKEE, WISCONSIN 53072  
Cell Phone: (262) 691-1884  
Email:

#### Building Site Location:

Location: N/A  
Tenant: N/A  
675 SUSSEX STREET  
PEWAUKEE, WISCONSIN 53072  
County: WAUKESHA

## Elevations for Building 1



East End Wall 1 on Building 1

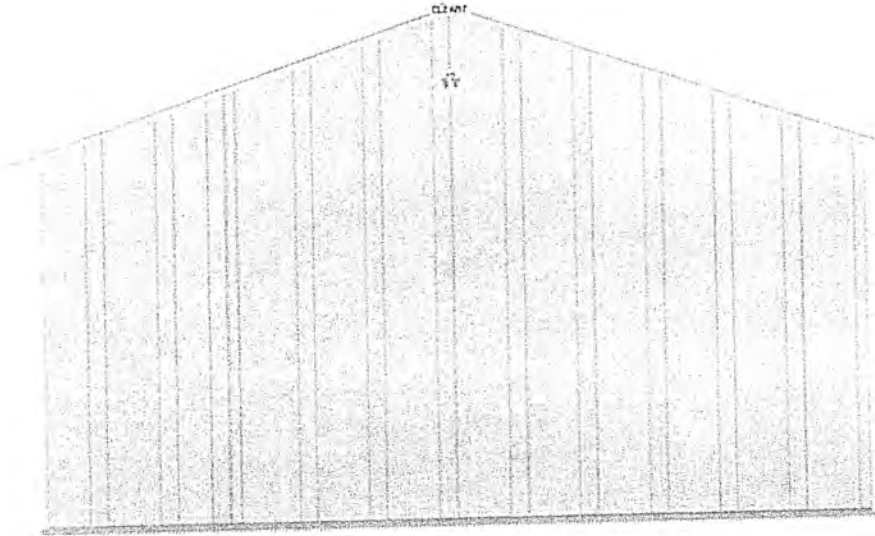
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



P.O Box 930220  
 Verona, WI 53593-0220  
 Phone: (608) 845-9700  
 Fax: (608) 845-7070

2/8/2022  
 BRANDT, EDWARD  
 Doc ID: 6766320220208104957

## Elevations & Floor Plan



**West End Wall 2 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



**South Side Wall 1 on Building 1**

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

2/8/2022  
BRANDT, EDWARD  
Doc ID: 6766320220208104957

## Elevations & Floor Plan



### North Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

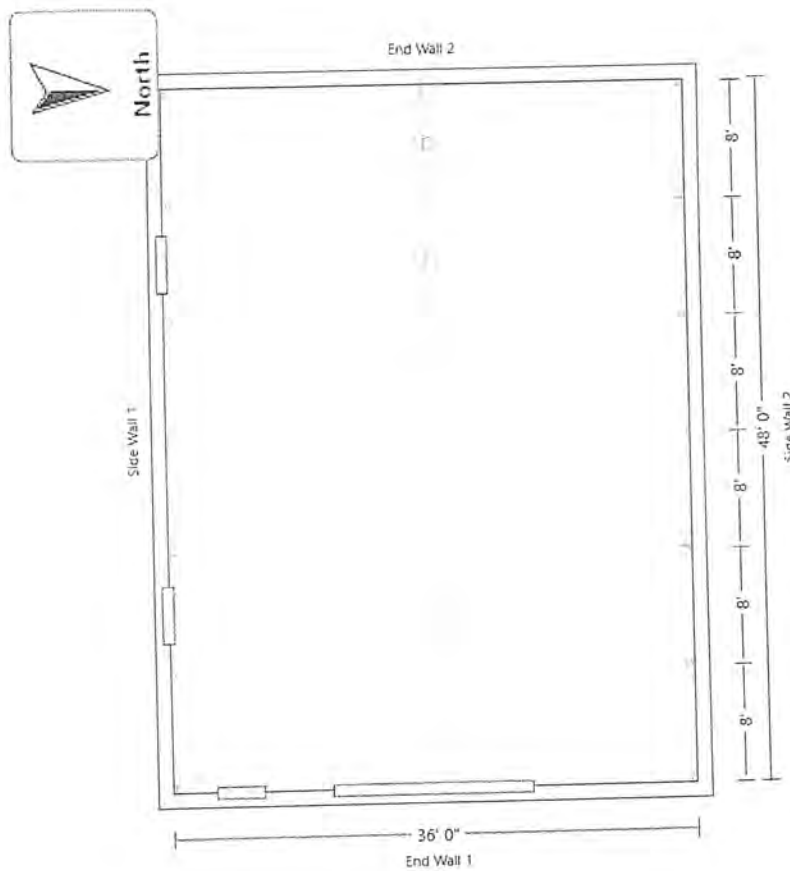


P.O Box 930220  
Verona, WI 53593-0220  
Phone: (608) 845-9700  
Fax: (608) 845-7070

2/8/2022  
BRANDT, EDWARD  
Doc ID: 6766320220208104957

## Elevations & Floor Plan

### Floor Plan





P.O Box 930220  
 Verona, WI 53593-0220  
 Phone: (608) 845-9700  
 Fax: (608) 845-7070

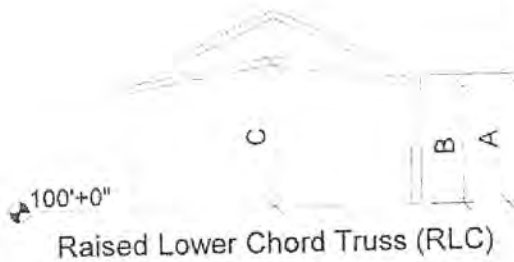
2/8/2022  
 BRANDT, EDWARD  
 Doc ID: 6766320220208104957

## Elevations & Floor Plan

### Truss Type



Note: Clearance may be reduced by finished floor height.



Roof Pitch:	4/12
Roof Peak Height:	22' 4"
"A" = Actual Eave Height:	16' 4"
"B" = Truss clearance at heel:	15' 0"
(Truss clearance = 1'-0" less than nominal eave height, in most cases. If nested purlins are used, truss clearance will be increased by 4".)	
"C" = Truss clearance at center:	17' 1"
(Truss clearance at the center of the bulding with an RLC truss will be greater than the clearance at the heel.) See page PL-6 in the price book for clearances.	

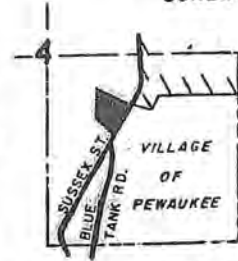
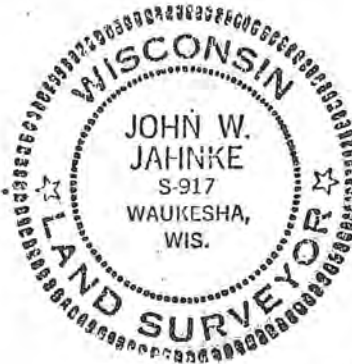


1.13+ lps. per lin. ft.

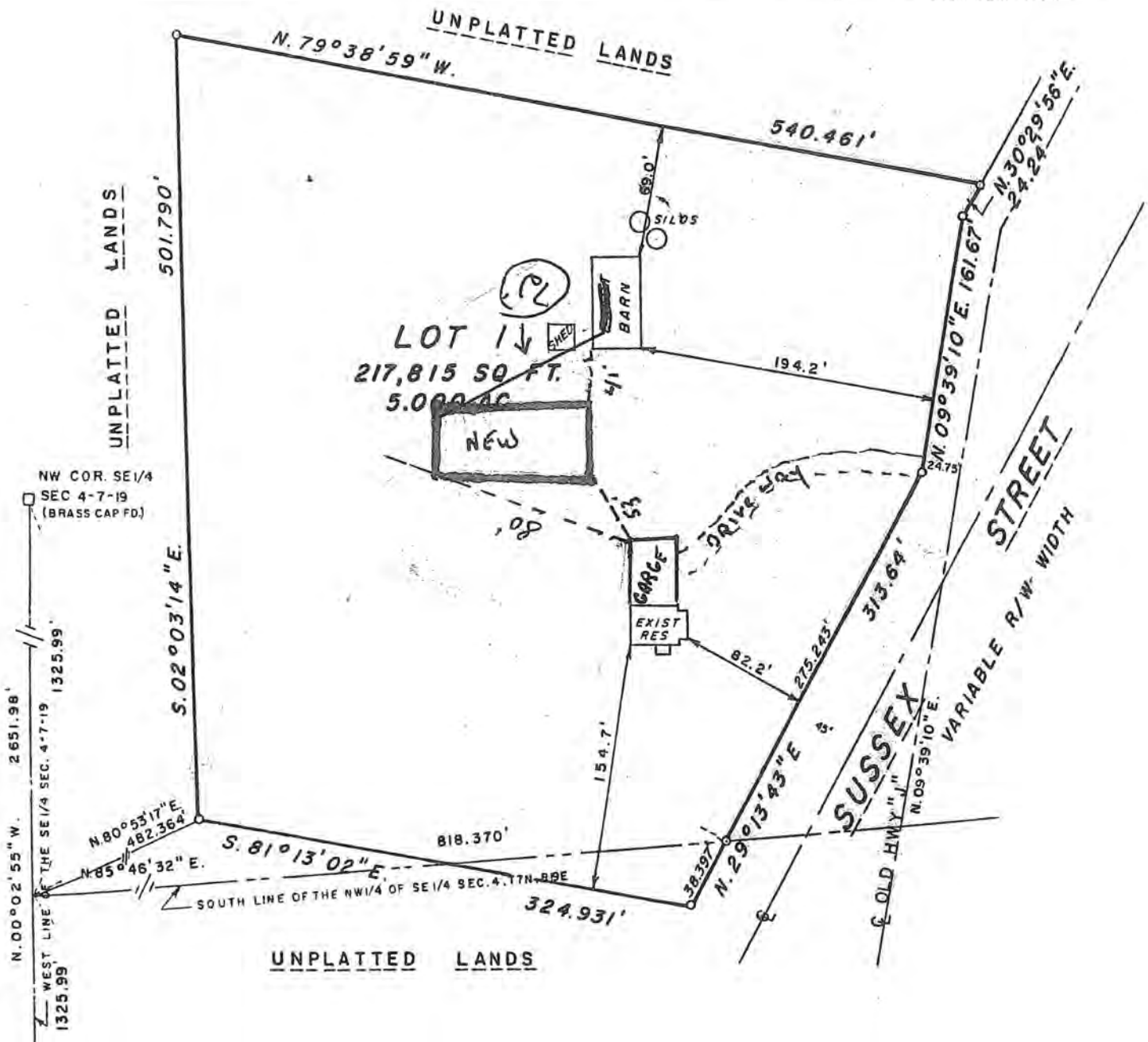
REFERENCE MERIDIAN: The west line of the SE 1/4 of Section 4, T7N, R19E, is used as the Reference Meridian and has a bearing of North 00°02'55" West as referred to the Wisconsin State Plane Coordinate System, South Zone grid.

OWNER: EDWARD BRANDT, ET AL

*John W. Jahnke*  
JOHN W. JAHNKE - Wis. Reg. No. S-917  
Dated this 28<sup>th</sup> day of SEPT., 1989.



VICINITY SKETCH  
SE 1/4 OF SEC. 4, T7N, R19E  
SCALE: 1" = 2640'



Instrument drafted by John W. Jahnke

P.S. Pewaukee 2270

NW COR. SE 1/4  
SEC 4-7-19  
(BRASS CAP FD.)

SW COR. SE 1/4  
SEC 4-7-19  
(R.R. SPIKE FD.)

## Development Plan

The building I am looking to place will be from Cleary Building Corp. The landscape will be grass lawn around the building that will be upkept by me. The building will be at the back of the hill before it drops off. The building will be 227 feet from the road. So that the traffic generated by this building will be minimal and the traffic circulation is on the existing driveway. There is going to be room for parking in front of and on the side of the building. All water will be retained on the 5-acre site where the building will be placed. The lighting for the building will be taken care of by using a yard light on the front outside of the building. The building will be compatible with others around it. ¼ mile to the south there is a steel building at 633 Cecelia Drive by the JHN Company. ¼ mile to the west there is a steel pole building for Schultz Farm. ¼ mile to the north there is another steel pole building at 849 Sussex Street.

## History

The Brandt Farm was started by my Grandparents Frank & Cecilia Brandt in about 1918. They also started Brandt's Dairy. With the dairy they would bottle milk and make cottage cheese. They then delivered the products in the Village and surrounding areas. In the 1940's my father Eugene and mother Grace took over the farm while my uncles Mervin and Clem took over the milk routes. On weekend they sold a lot of products at the Waukesha beach on Pewaukee Lake. Waukesha beach had a roller coaster and rides at the time. I farmed with my dad and brothers when I was old enough in the 1950's. Then in the 1960's I was able to help with the milk routes that my uncle Mervin Brandt had while he was the Village President. After the death of my parents, The Robert Winkelman Family took over running the farming operations. As of now, we are currently crop farming and that is why I am asking for the building. I need the building so that I am able to work on and store farming equipment, wagons and tractors. This building will help to replace an old barn that was my workplace until it was destroyed in a storm. I am now a disabled veteran and belong to both the VFW and American Legion. I was hired in the 1960's by the Village to cut weeds that were on village lots with equipment from our farm.



Roof

- Evergreen
- Dark Brown
- White
- Antique Bronze
- Ash Gray
- True Black
- Cardinal
- Caribbean Blue
- Charcoal Gray
- Classic Burgundy
- Cocoa Brown
- Gallery Blue
- Hartford Green
- Hickory Moss
- Ivory
- Light Gray
- Light Stone
- Patina Green
- Red
- Sierra
- Snow
- Tan
- Crinkle Finish - Charcoal
- Crinkle Finish - Burnished Slate
- Crinkle Finish - Evergreen
- Crinkle Finish - Matte Black
- Crinkle Finish - Ash



[Reset Colors](#)

Colors shown will vary based on your monitor type and settings. The colors shown will not exactly match the colors on the Cleary color chart or steel samples. Actual steel samples are available from your Cleary Building Sales Specialist. Cleary Building Corp. reserves the right to modify the available color selection at any time and without notice. Please discuss color choices with your Cleary Building Sales Specialist to ensure the building is ordered to your specifications.

Note: Garage door, walk door, shutter, and window colors cannot be changed for these examples. There is a limited color selection for garage doors, walk doors and windows. Other color options may be available for the garage doors, walk doors and windows, but this will need to be reviewed with your Cleary Building Sales Specialist during the building design process.

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: March 10, 2022

### General Information:

Agenda Item: **6.C.**

**Applicant:**

Aaron Matter d/b/a Matter X LLC

**Property Owner:**

BV-Pewaukee Ltd Partnership

**Requested Action:**

Review, discussion and consultative feedback on the conceptual plans for a continuum of care/senior living development project.

**Current Zoning:**

B-3 Office and Service Business District with Housing for the Elderly Overlay.

**Proposed Zoning:**

Same

**Current Master Plan Classification:**

Community Commercial

**Surrounding Zoning/Land Use:**

North: City of Pewaukee/Institutional use (i.e. church)  
South: B-1 Community Business zoning and use.  
East: City of Pewaukee/Single - Family Residential use.  
West: B-1 Community Business zoning and use.

**Project Area:**

4.7 acres

**Property Location:**

Northwest corner of Swan Road and Hwy 164.

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### Discussion:

Housing for the elderly as independent living units, assisted living facilities and/or nursing homes is listed among the conditional uses that can be considered for approval in the B-3(HEO) zoning district.

The applicant seeks feedback from the Commission on the concept site plan, architecture and operating plan for a 138 +/- unit continuum of care type senior living development. The unit breakdown is approximately 81 Independent Living Units (~59%), 41 Assisted Living Units (~30%), and 16 Memory Care Units (~12%). Amenities that space is set aside for within the plans include resident care spaces, swimming pool, wellness center, dining, and theatre.

This development is intended for occupancy by persons aged 55 and older. Under the Village Code this means that at least 80 percent of the occupied units must be occupied by at least one person who is 55 years of age or older; the development must publish and adhere to policies and procedures that demonstrate this intent; and that the development must provide for verification of compliance as to these age related restrictions by reliable surveys and affidavits including, for instance, examples of the types of policies and procedures relevant to a determination of compliance with the requirement of clause.

As compared to the Village's basic spatial, bulk and design requirements for a development of this sort:

- Maximum Permitted Overall Density = 20 units per buildable acre with up to a 150 percent increase based upon relief being granted by the Plan Commission if, in considering the following, such an increase is justifiable:
  - Unique site conditions including topography, road access, storm water management use constraints and essential services.
  - Neighboring uses in proximity to single family residential property.
  - Parking managed through underground facilities.
  - Proximity to and reliance upon arterials and limited use of collector streets. Said streets must have a sufficient cross section and turning radii to accommodate the intensity of the use.
  - Does not unreasonably burden existing public infrastructure and services.
  - Is in conformity with the Village's Comprehensive Plan.
  - Must not conflict with the ambiance and character of the use of adjacent lands.
  - The availability of on-site amenities and services to reduce the need for off-site trips.
  - Such other project/development factors as the Village Plan Commission may determine, in the exercise of its reasonable discretion, that may reduce the perceived negative secondary effects of an increase in density above 20 units per buildable acre.

*As to this concept proposal specifically, permitted density at 20 units per buildable acre = ~94 (assuming the entire site is 'buildable').*

*As to this concept proposal specifically, 150% of permitted density = ~141. Proposed total units = 138/compliant.*

- Maximum Permitted Number of Independent Living Units = 50% of total units. *As to this concept proposal specifically, 50% of total units = 69. Proposed independent living units = 81/noncompliant.*
- Maximum Building Floor Area Ratio = 40 percent. *Proposed = 26 percent/compliant.*
- Maximum Building Height = 52 feet. *Proposed = TBD.*
- Minimum Building Setback from Street Right-of-Way/Front Property Lines = 50 feet. *Proposed = Compliant along Swan Road/Exceptions proposed along Hwy. 164.*
- Minimum Building Setback from Side Lot Lines = 20 feet. *Proposed = compliant.*

- Minimum Open space Ratio = 35/30 percent. ***Proposed = 51 percent/compliant.***
- Minimum Parking Lot and Drives Setback from Street Right-of-Way/Front Property Lines = 25 feet. ***Proposed plan = Compliant.***
- Minimum Parking Lot and Drives Setback from Side and Rear Lot Lines = 20 feet. ***Proposed plan = Compliant.***

Accounting for Sections 40.400.1(2) and 40.153 of the Code, the Planning Commission may, but is not compelled, to permit waivers/modifications to building location, floor area ratio, parking, landscaping, lot width, setback, offset, height, building size, lot size and open space regulations.

The building design calls for four occupied stories above grade and a below grade parking structure with space for up to 76 cars. Sixty five (65) parking spaces are provided on-site, on-grade. The stall sizes and aisle widths of the plan comply with the Villages Code requirements. The entry/exit points to the project align directly with the entry/exit points to Swan Road from the Broken Hill Subdivision located across the street. Parking required to serve this use based on the Village Code is TBD.

Architectural concepts are provided by the applicant. Section 40.447 of the Code provides the following as guidelines from which to consider the architectural qualities for new construction of multi-family (as well as commercial, industrial and institutional use) buildings:

- Building scale and mass. The relative proportion of a building to its neighboring existing buildings shall be maintained to the greatest extent possible when new buildings are built.
- Building rooflines and roof shapes. The visual continuity of roofs and their contributing elements (parapet walls, gables, coping, cornices, etc.) shall be maintained in building development or redevelopment. Heating, ventilation, air conditioning and other rooftop mechanical equipment must be appropriately screened from view.
- Materials. New retail and office building construction shall consist of quality materials such as brick, wood, stone and glass. New industrial building construction may also use decorative concrete block in addition to the above listed materials. The plan commission may, however, allow the use of metal building components, exterior finish insulation systems, and concrete block if incidental to the primary building architecture, screened from public view, or if used to reflect existing building architecture.
- Colors. Buildings shall generally reflect earth tone colors. Awnings, trim and window colors are allowed greater color latitude subject to plan commission approval.
- Building design and compatibility. Proposed office and retail building design shall reflect traditional architectural styles with gabled rooflines, interesting fenestration and human scale. Proposed industrial building design shall reflect contemporary standards of quality building design (e.g., Fall's Business Park, Brookfield Lakes Corporate Center, Pewaukee Woods and the Mequon Business Park). Extended expanses of walls shall be broken up with the use of creative pilasters, fenestration, soldier courses or elevation offsets.

In approving or disapproving proposed locations for uses under this overlay district, the Code guides the Planning Commission to give due consideration to the following:

- Character and suitability of the development in relationship to the area;
- Evidence as may be presented regarding traffic generation, heavy vehicular traffic impacts, ground water impact, impact upon existing sanitary sewage disposal system,

existing roads, existing storm water management systems, and existing public water system, utilities limitations, soil limitations and the emission of noise, smoke, dust or dirt, odorous or noxious gases attributed to the proposed use.

To this end, the Code goes on to say that unless specifically waived by the Village Administrator or Planning Commission, all applications shall include among the supporting materials at the time of submittal, specific, expert, detailed impact analysis demonstrating clearly that there will be no adverse impacts upon, or reductions in the levels of service, in the areas as listed above.

Supplemental plans such as landscaping, exterior lighting, dumpster and HVAC location/screening, signage,... are not given at this stage in the project.

**Recommendation:**

As this is only a consultation, the Planner makes no recommendation at this time but points out the following issues for further discussion and consideration:

- 1) Fire Department review and recommendation as to the serviceable of this project from a public safety standpoint;
- 2) Planning Commission to provide guidance - what if any special studies/analysis will the developer be required to submit in support of this project if a future, actionable request is to be submitted (i.e. ref paragraph 7 above);
- 3) Planning Commission to provide guidance as to the areas where exception from the Code requirements may be requested.

Village of Pewaukee Plan Commission  
Engineer's Report for March 10, 2022

**Pewaukee Senior Housing/Matter Development**  
**Swan Road/STH 164**

**Report (for consultation only)**

- **Stormwater:** Stormwater pond will be placed in the northwest corner of the site. It appears that the discharge will be to the north, but needs to be verified as to where the current water flows. There is a 50 foot setback distance between the water elevation of the pond in the 100-year storm and any buildings that have human habitation. The show that the 50-foot setback is not met. They will be requesting a waiver for consideration. Storm sewer is being proposed in the parking lot to be directed to the south and southwest, as well as to the north and west which eventually flows into the stormwater pond.

**Site Grading:** Elevation on Swan Road at the center of the building is 898. The elevation of STH 164 at along the west elevation of the building varies from 893 (south) to 888 (north). West elevation is exposed and at an elevation of 885. East elevation is planned to be 896. So building will be set close to existing grades, but lower than the adjacent road grades. There is parking under the building, so the plans indicate grading land in the northeast corner to accommodate the slope into the underground facility. A 2 to 4-foot berm is being proposed along STH 164, south of the stormwater pond to accommodate a swale for stormwater.

- **Sanitary Sewer and Water:** The site will be served by public sanitary sewer and water. The extension of the service will be from the west side of the road. The site has several fire hydrants on Swan Road and STH 164 from the City of Pewaukee water system. Since there is no need for additional hydrants, it may be possible to allow the developer to install service laterals from the west side to the east side of STH 164 as private laterals (hence, no Village requirement for maintenance), but that needs to be vetted with the Village DPW and Administrator.
- **Access/Traffic:** The entrance driveways line up with the ingress and egress roads of Broken Hill on the east side of Swan Road. Site distance to the entrances appear to be acceptable. Staff will need to consider whether turn lanes/by-pass lanes would be required, as well as longer radii at the entrance corners. Additional information on the anticipated traffic (traffic study?) is needed to determine what improvements would be necessary.

**Recommendation**

Since this is discussion only, I have no specific recommendation. If the Village Plan Commission provides positive feedback such that the development proceeds, I will provide my technical site plan review comments to the engineer for incorporation into a final plan set. Paramount will be the final design of the stormwater ponds, since they will dictate the available space for buildings.

Tim Barbeau, Village Consulting Engineer    March 2, 2022



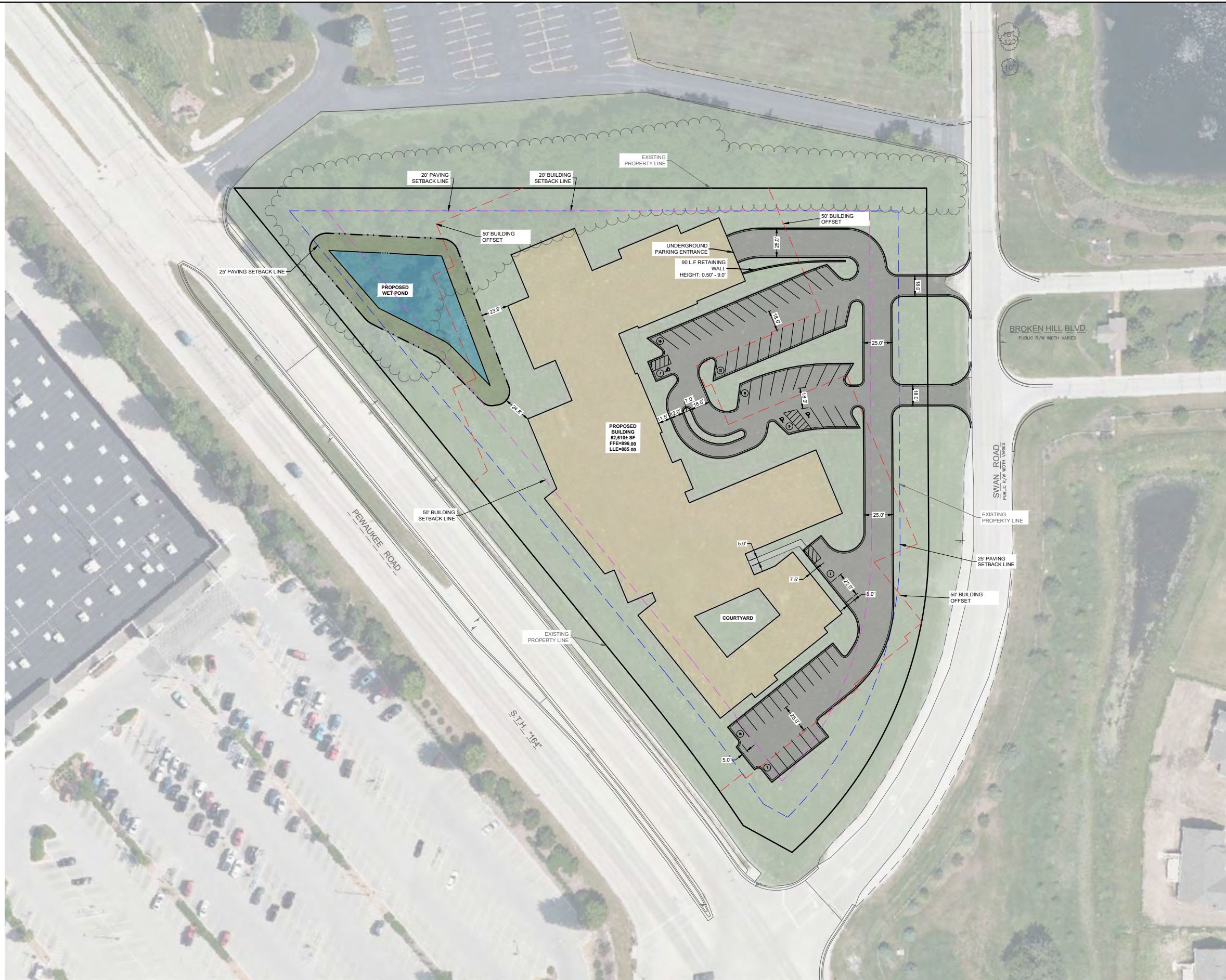


PEWAUKEE SENIOR LIVING

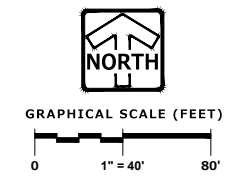


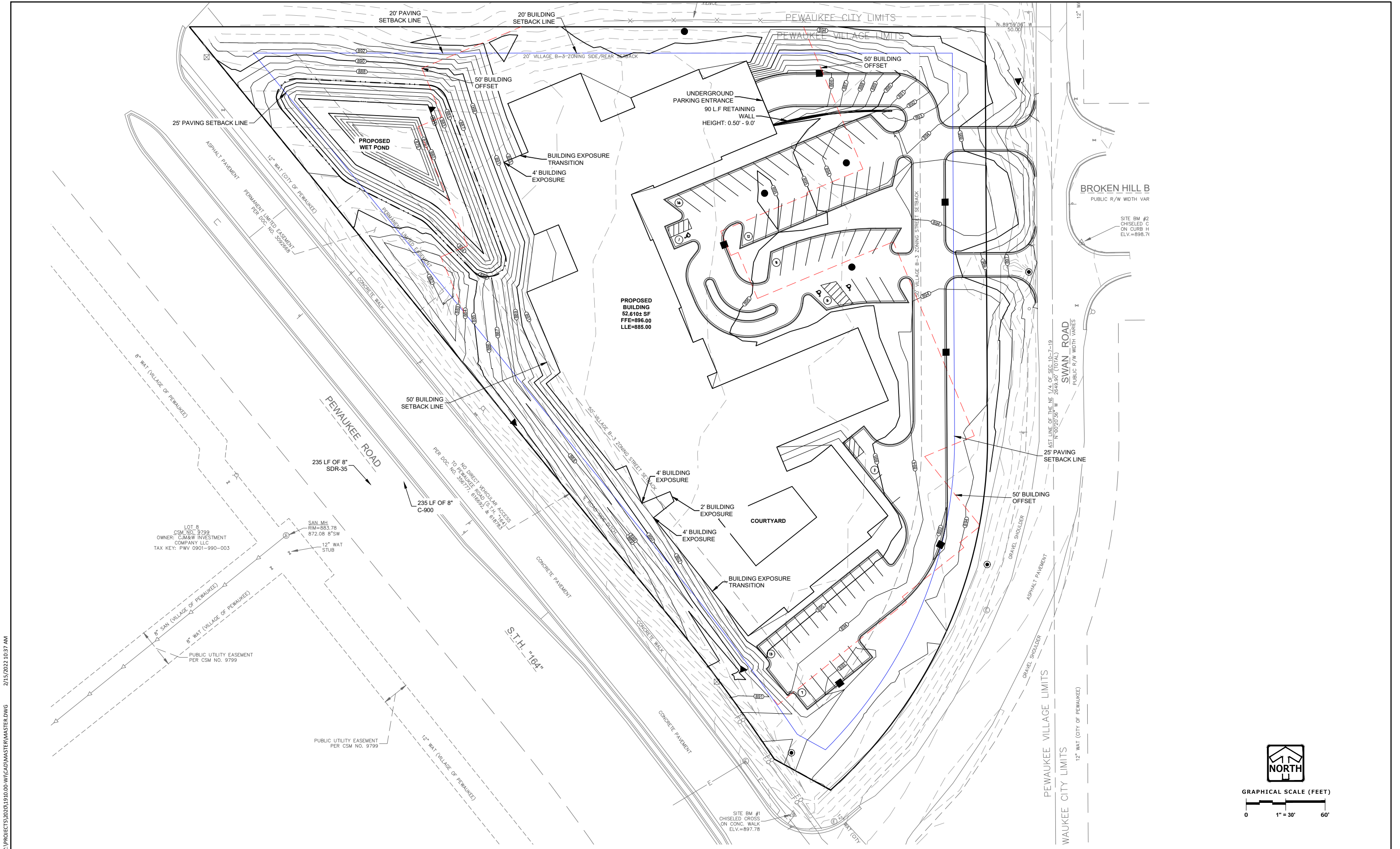
PEWAUKEE SENIOR LIVING

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SITE DATA	
SITE AREA:	4.72 AC
TOTAL DISTURBED AREA:	4.71 AC
PROPOSED CAR PARKING SPACES:	65 SPACES (3 ADA SPOTS)
PROPOSED PAVEMENT AREA:	0.94 AC
PROPOSED TOTAL IMPERVIOUS:	2.29 AC = 49% (65% MAXIMUM)
PROPOSED GREEN SPACE:	2.43 AC = 51% (MINIMUM 35%)
FLOOR AREA RATIO:	1.21 AC = 26% (MAXIMUM 30%)





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# PEWAUKEE SENIOR LIVING GRADING PLAN

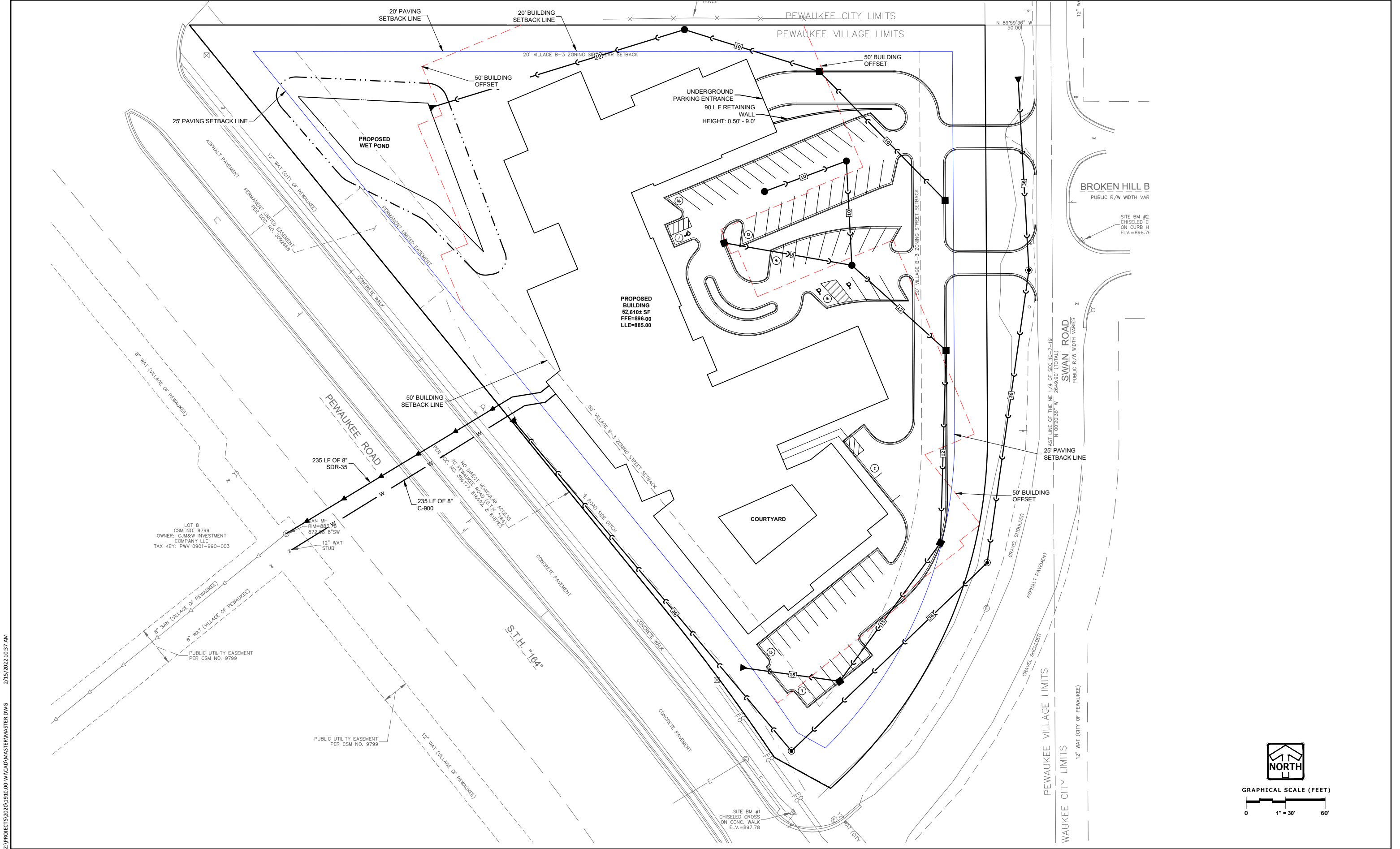
**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

**PLAN | DESIGN | DELIVER**

**PEGJOB# 1910.00**

02/15/22



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# PEWAUKEE SENIOR LIVING UTILITES

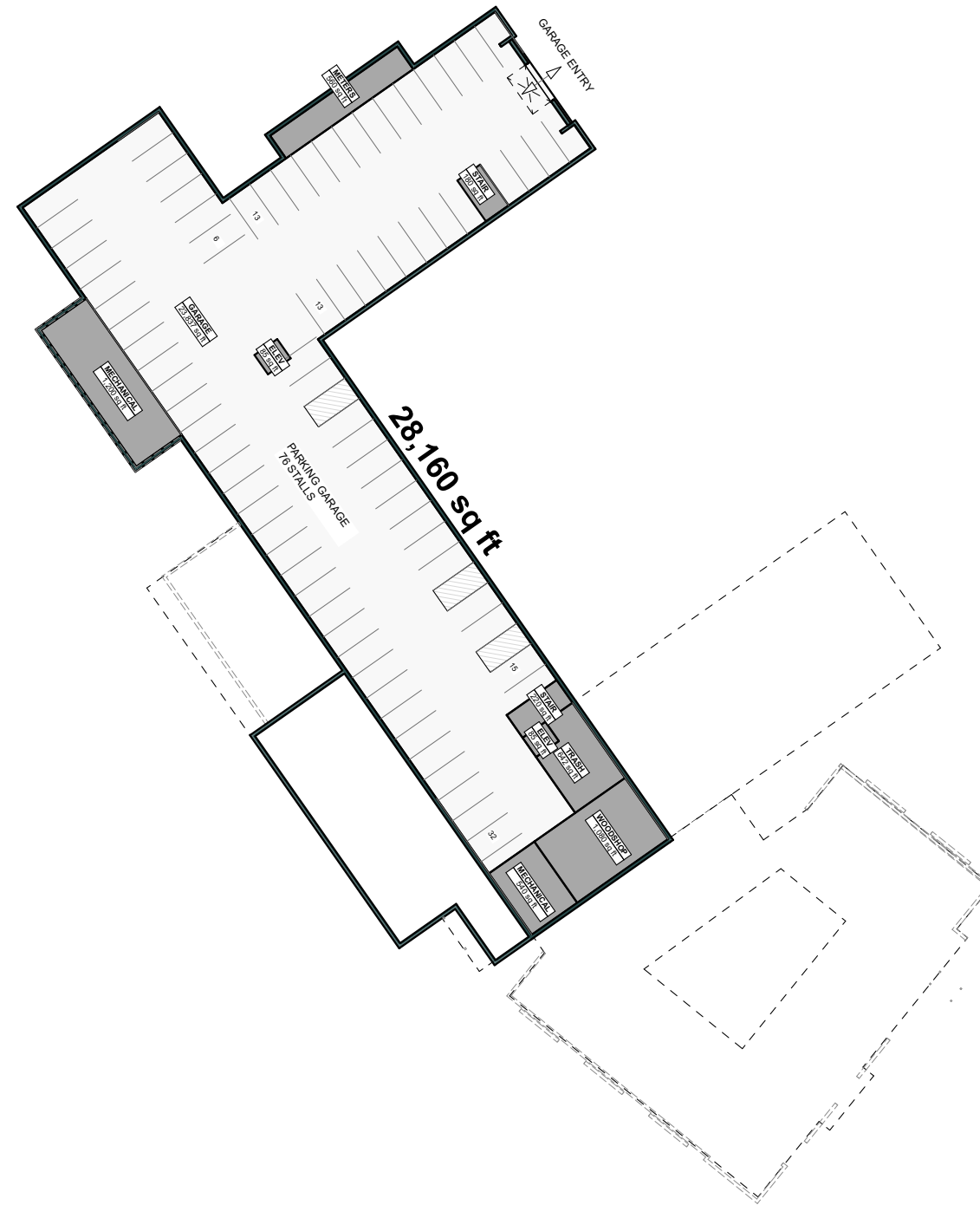
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02/15/22

PLAN | DESIGN | DELIVER

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FIRST FLOOR PLAN  
SCALE: 1" = 60'



PEWAUKEE SENIOR LIVING



# SD102

SECOND FLOOR  
PLAN  
SCALE: 1" = 60'



PEWAUKEE SENIOR LIVING











PEWAUKEE SENIOR LIVING