



## PLAN COMMISSION AGENDA

**April 8, 2021 – 7:00pm**

Meeting Available on Zoom.us at the following meeting number:

<https://us02web.zoom.us/j/84494076118>

In lieu of participating via the Zoom website, the alternative telephone only dial-in is:

Dial in: 312-626-6799 844 9407 6118

"Due to the COVID-19 Pandemic and in recognition of the declaration of states of emergency by the President, the Governor and the Village President, this meeting will not be open to the public in an in-person capacity. Those wishing to observe may do so by downloading the ZOOM app to your personal computer, tablet or smart phone and utilizing the above information to join via either computer or telephone. If you wish to communicate in written format with the Commission you may send written comments to the Village Clerk at 235 Hickory St. Pewaukee, WI 53072 or you may email the Clerk at [csmith@villageofpewaukee.com](mailto:csmith@villageofpewaukee.com)."

1. Call to Order and Roll Call
2. Public Hearings.
  - a. Review and discussion on the Conditional Use Grant request of applicant/property owner Jeffrey Krueger to construct a 4,000 square foot accessory storage structure on his 3.97-acre parcel located at 849 Sussex Street. The property is Zoned R-2 Single Family Residential District. **NO ACTION WILL BE TAKEN AT THIS MEETING.**
  - b. Review and discussion on the Conditional Use Grant request of applicants/property owners Jeff and Suzi Ellington to permit side yard offsets and front yard setback less than Code requirement for a new home they propose to construct at 433 Park Avenue. The property is Zoned R-5 (LO) Single Family Residential with Lakefront Overlay District. **NO ACTION WILL BE TAKEN AT THIS MEETING.**
  - c. Review and discussion on the Conditional Use Grant request of applicant is Ken Kreitlow to utilize a 10,000 sq.ft. area within the existing building located at 1045 Hickory Street for indoor parking/storage of boats, boat related accessories and RV's. The property owner is RTE Corporation. The property is Zoned B-5 Light Industrial District. **NO ACTION WILL BE TAKEN AT THIS MEETING.**
  - d. Review and discussion on the Conditional Use Grant request of property owner/applicant 1151 Hickory Street LLC in c/o Ken Kreitlow to develop an outdoor parking/storage area for boats, boat related accessories and RV's on the 2.8 acre lot located north of and adjacent to 1151 Hickory Street. The property is Zoned B-5 Light Industrial District. **NO ACTION WILL BE TAKEN AT THIS MEETING.**
3. Citizen Comments – *This is an opportunity for citizens to share their opinions with Board Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Board is not able to answer questions or respond to your comments. All comments should be directed to the Board. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
  - a. Regular Plan Commission Meeting – March 11, 2021
  - b. Special Plan Commission Meeting – March 16, 2021
5. Old Business
  - a. Review and discussion regarding portions of the Village of Pewaukee Comprehensive Plan update in progress – i.e. Chapter 8 - Transportation and Facilities Element. There may also be discussion regarding its relationship(s)/connectivity to the recently completed Village of Pewaukee Strategic Plan Update.

6. New Business

- a. Withdrawn.
- b. Review and discussion on the Conditional Use Grant request of applicant/property owner Jeffrey Krueger to construct a 4,000 square foot accessory storage structure on his 3.97-acre parcel located at 849 Sussex Street. The property is Zoned R-2 Single Family Residential District. **NO ACTION WILL BE TAKEN AT THIS MEETING.**
- c. Review and discussion on the Conditional Use Grant request of applicants/property owners Jeff and Suzi Ellington to permit side yard offsets and front yard setback less than Code requirement for a new home they propose to construct at 433 Park Avenue. The property is Zoned R-5 (LO) Single Family Residential with Lakefront Overlay District. **NO ACTION WILL BE TAKEN AT THIS MEETING.**
- d. Review, discussion and possible action on the Sign Code Waiver request of applicant Courtney Fryatt d/b/a Venture Wellness to install a wall sign on her tenant space façade in excess of the Code maximum as to size. The property is located at 690-G Westfield Way. It is zoned B-1 Community Business District. The property owner is 690 Westfield Way LLC.
- e. Review, discussion and possible recommendation to the Village Board to modify the language of Section 40.424 of the Municipal Code regarding Vision Clearance Triangles at intersections. Village initiated.
- f. Review, discussion and possible recommendation to the Village Board to modify Section 40.204 of the Municipal Code adding the use “Private Neighborhood-Based Clubhouse with or without Indoor and/or Outdoor Recreational Facilities” as a conditional Use in the R-5 Single Family Residential Zoning District. Village initiated.
- g. Review, discussion and possible recommendation to the Village Board of the 46 lot single-family residential Preliminary Plat for The Glen at Pewaukee Lake Subdivision. The applicant is John Wahlen of Cornerstone Development (d/b/a The Glen at Pewaukee Lake). The property owner is Queen of Apostles and/or Village of Pewaukee. The property is zoned R-5 Single-Family Residential District with Residential Infill-Redevelopment Overlay District.
- h. Review, discussion and consultative feedback regarding the concept development plan of Tammy Ott d/b/a The Zone in c/o Tim Knepprath d/b/a Wellspring Construction for a ~40,000 sq.ft., indoor, multi-sports and recreation/entertainment facility to be constructed on a lot that would be split out of the south west corner of 227 Sussex Street. The property owner is 230 Sussex Street LLC. The property is zoned B-5 Light Industrial District.
- i. Review, discussion and possible recommendation to the Village Board to modify Section 40.316 of the Municipal Code adding the use “Indoor or Outdoor Recreational and Entertainment Facilities.” as a conditional Use in the B-5 Light Industrial Zoning District. The applicant is Tim Knepprath d/b/a Wellspring Construction.
- j. Review and discussion on the Conditional Use Grant request of applicant Ken Kreitlow to utilize a 10,000 sq.ft. area within the existing building located at 1045 Hickory Street for indoor parking/storage of boats, boat related accessories and RV’s. The property owner is RTE Corporation. The property is Zoned B-5 Light Industrial District. **NO ACTION WILL BE TAKEN AT THIS MEETING.**
- k. Review and discussion on the Conditional Use Grant request of property owner/applicant 1151 Hickory Street LLC in c/o Ken Kreitlow to develop an outdoor parking/storage area for boats, boat related accessories and RV’s on the 2.8 acre lot located north of and adjacent to 1151 Hickory Street. The property is Zoned B-5 Light Industrial District. **NO ACTION WILL BE TAKEN AT THIS MEETING.**
- l. Discussion and possible action on scheduling a Special Meeting for possible action on the Conditional Use Grant Application Items.

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

8. Adjournment

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

Dated: April 2, 2021

**VILLAGE OF PEWAUKEE  
PLAN COMMISSION MINUTES  
March 11, 2021**

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

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

President Knutson called the meeting to order at approximately 7:01 p.m.

Plan Commission members present: Comm. Jim Grabowski, Comm. Cheryl Mantz, Comm. Eric Rogers, Comm. Joe Zompa, Comm. Ryan Lange, Trustee Craig Roberts and President Jeff Knutson.

Also present: Village Planner Mary Censky; Village Engineer Tim Barbeau; Village Attorney Mark Blum; Village Administrator Scott Gosse; Deputy Clerk-Treasurer Jackie Schuh;

**2. Public Hearings**

**a. To utilize the second-floor space as an “indoor entertainment facility” through “mixing of multiple principal uses” at the Chiropractic & Wellness on Pewaukee Lake building located at 221 W. Wisconsin Avenue. The applicant is Dr. Tad Diciaula and Sarah Diciaula d/b/a The Loft on the Lake. The property owner is Jade Reef Properties LLC. The property is Zoned B-2 Downtown Business District. NO ACTION WILL BE TAKEN AT THIS MEETING.**

None.

**b. To utilize the space at 1463 Capitol Drive-Suite A for a tropical smoothies and sandwich’s type dine-in and fast-food restaurant. The applicant is Danijela Milic d/b/a Tropical Smoothie Cafe. The property owner is REI Equity Partners 6 LLC. The property is Zoned B-1 Community Business District with Planned Unit Development (PUD) Overlay. NO ACTION WILL BE TAKEN AT THIS MEETING.**

John Bennett @ 211 S Ritter Ave, Indianapolis, IN 46219 - Mr. Bennet introduced himself as representing Tropical Smoothie Cafe. He wanted the Commission to know he is there for any questions they may have.

**3. Citizen Comments –**

Susan Caveney @ N59W24755 Quail Run Ln, Sussex - Ms. Caveney briefly spoke in favor regarding the signs for item 6(f). She was there representing Holy Apostles Anglican Church as the applicant.

**4. Approval of the Minutes:**

**a. Regular Plan Commission Meeting – February 11, 2021**

Comm. Grabowski motioned, seconded by Comm. Mantz to approve the minutes of the February 11, 2021 Regular Plan Commission Meeting as presented.

Motion carried by roll call vote 6-0-1 with Comm. Zompa abstaining.

**b. Special Plan Commission Meeting – February 16, 2021**

Comm. Mantz motioned, seconded by Comm. Rogers to approve the minutes of the February 16,

**2021 Special Plan Commission Meeting as presented.**

**Motion carried by roll call vote 5-0-2 with Comm. Lange and Comm. Zompa abstaining.**

## **5. Old Business**

**a. Review, discussion and feedback to staff regarding portions of the Village of Pewaukee Comprehensive Plan update in progress – i.e. Chapter 7-Land Use. There may also be discussion regarding the relationship(s)/connectivity of the material in these chapters to the recently completed Village of Pewaukee Strategic Plan Update.**

Planner Censky reminded the Commission that there are three areas left that have not been addressed. The Commission previously decided that two would be taken out of the Strategic Plan as there are proposed project developments pending for both 449 W. Wisconsin Avenue and 321 Riverside Drive. The third and final is the farmland on both sides of Sussex Street at Ole Dairy Road. Challenges for this area include getting water and sanitary sewer to the property. Land Use is currently single family residential with a zoning classification of R-1 Single Family Residential with (OA) Agricultural Overlay. Comm. Zompa believes it represents a perfect opportunity for residential development as it is located close and could possibly even connect to Simmons Park. He feels higher-end homes could easily fit there although the challenges do remain as far as services are concerned. Per Roberts, the lot sizes allowed in the R-1 district are 1-acre and services could possibly extend through existing developments. Discussion followed regarding how to get services to the area, possible septic and well service and the sewer service boundary impacts of any decisions. The Commission favored leaving the area as R-1 single family residential for now.

## **6. New Business**

**a. Discussion and Possible Action on Concurring with Sale of Future Village Property at 449 W. Wisconsin Avenue  
sale of school, gymnasium and rectory.**

Administrator Gosse reviewed State Statutes that indicate that the Village Board shall refer to the Plan Commission the sale of the property "for its consideration and report before final action is taken" by the Village Board.

**Comm. Grabowski motioned, seconded by Comm. Rogers to concur with the sale of approximately 14 acres of land to be owned by the Village after closing on the purchase of the St. Mary's property to Cornerstone Development.**

**Motion carried by roll call vote 7-0.**

**b. Review, discussion and possible recommendation to the Village Board of a certified survey map proposed to consolidate and reconfigure the existing 8 contiguous lots at and surrounding 449 W. Wisconsin Avenue into 2 lots plus 1 outlot. The applicant/property owner is Village of Pewaukee on behalf of Queen of Apostles Congregation respectively. The property is currently zoned IPS, Institutional and Public Service District and R-5, Single Family Detached Residential District.**

Planner Censky reviewed the proposed certified survey map and the configuration of parcels. Per Censky, each of the lots/outlots has direct public road frontage and are code compliant as to minimum size and width. She noted that Lot 1 will have 2 principal buildings on it at the time of recording this map. Engineer Barbeau explained that details of the 50-ft wide access easement to the westerly side of the cemetery (Outlot 1) will need to be memorialized as part of a separate document that is recorded at



the same time as this CSM, and therefore, the CSM document number will need to be inserted on the Easement at that time. Barbeau recommended approval of the CSM dated March 2, 2021.

**Comm. Grabowski motioned, seconded by Comm. Rogers to recommend to the Village Board the certified survey map proposed to consolidate and reconfigure the existing 8 contiguous lots at and surrounding 449 W. Wisconsin Avenue into 2 lots plus 1 outlot with the following recommendations:**

- 1) In order to comply with Sec. 40.418 of the Village Code, a provision should be noted on the map or a similar commitment memorialized, agreeing that at least one of the two existing principal buildings located on Lot 1 will be razed/removed within 12 months of recording the CSM;**
- 2) Village Attorney review and approval of the easement documents prior to recording the CSM and related easements;**
- 3) Village Engineer review and approval as to the technical accuracy of the CSM and closure in its legal description.**
- 4) Acknowledgement that the access easement document(s) must be prepared and recorded concurrent with the CSM.**

**Motion carried by roll call vote 7-0.**

**c. Review, discussion and consultative feedback to applicant John Wahlen of Cornerstone Development (d/b/a The Glen at Pewaukee Lake) regarding his concept plan to develop 46 single family detached condominium homes on the sites of and surrounding old St. Mary School and Rectory properties at approximately 449 W. Wisconsin Avenue and west of 359 Evergreen Lane respectively. The properties are currently zoned IPS, Institutional and Public Service District and R-5, Single Family Detached Residential District. The property owner is Queen of Apostles.**

Per Censky the applicant is looking for feedback from the Commission regarding a conceptual plan of a 46-unit single-family development. She noted that at the time of this plan draft, some lots fall short of the required minimum lot size of 7,000 sq. ft. but that the applicant is working to make adjustments. Mr. John Wahlen of Cornerstone Development described the private-street layout, homes, clubhouse, pickleball and bocce ball courts and varying lot sizes of the development. Per Wahlen there will be a private homeowners' association that will own and maintain the streets, a clubhouse with related recreation and parking facilities and the stormwater and open space outlots. There may also be common services to take care of driveways and lawns. There may be walkways leading from throughout this new neighborhood to both the clubhouse and to the downtown/lakefront area. Of concern to some on the Commission were the private streets and their maintenance, flooding and drainage issues for homes at the bottom of the development and the small size of some of the lots. In general, the Commission responded favorably to the proposed development although they would like adjustments to some of the lot sizes so as to be more in line with the infill district code.

**d. Review and discussion regarding the Conditional Use Grant application to utilize the second-floor space as an "indoor entertainment facility" through "mixing of multiple principal uses" at the Chiropractic & Wellness on Pewaukee Lake building located at 221 W. Wisconsin Avenue. The applicant is Dr. Tad Diciaula and Sarah Diciaula d/b/a The Loft on the Lake. The property owner is Jade Reef Properties LLC. The property is Zoned B-2 Downtown Business District. NO ACTION WILL BE TAKEN AT THIS MEETING.**

Planner Mary Censky reviewed that the second-floor space of the chiropractic services building was originally intended as a yoga studio including a small kitchenette-type feature. The applicant is now seeking to utilize the yoga space as a rentable gathering space for up to 49 people. No food or alcohol

will be served, although lessees may cater their own events or carry-in. The space will only be rented outside of downstairs business office hours. Per Censky, although available parking meets the current code, it may be too little for the size gatherings proposed. Discussion followed regarding parking constraints for the applicants' intended renters, the general public and other area businesses. The Commission, although expressing some concern for the parking constraints and added demands this use may bring, was generally favorable to the idea of the gathering space.

**No action was taken at this meeting.**

**e. Review, discussion and possible recommendation to the Village Board of a certified survey map proposed to combine a vacant ~2.08 acre "land locked" lot which is located in the City of Pewaukee with an 11.43 acre developed parcel of land in the Village of Pewaukee. The applicant and property owner of both lots is Anthony Bryant d/b/a Century Fence. The Village of Pewaukee parcel located at 1300 Hickory Street, is zoned B-5 Light Industrial District.**

Planner Censky reviewed the applicant's desire to combine two parcels, one in the Village of Pewaukee and one in the City of Pewaukee, to create a new parcel that meets the Village's required minimum 1-acre/100 ft. lot size/width for the B-5 Light Industrial District. A petition for detachment of the City lot from the City in 2016 was denied, but the City of Pewaukee Plan Commission and Common Council have approved this CSM being presented. The applicant is looking to expand solely to increase their square footage of outdoor storage. Per Censky, because the only public road and public services access available to serve any future use/development of this City portion of the proposed parcel would be through and using Village of Pewaukee roads/services, she wants to ensure the Village's infrastructure can support the proposed uses of this City portion now and in the future. Engineer Barbeau stated the CSM is compliant and ready for approval from his standpoint. Attorney Blum would like two items addressed: 1) that approval of the CSM does not indicate a willingness to extend sanitary sewer to the site in the future, and 2) any future uses on the City portion of the lot will require Village review and approval of a site plan/plan of operations at that time.

**Comm. Grabowski motioned, seconded by Comm. Lange to recommend to the Village Board the certified survey map proposed to combine a vacant ~2.08 acre land-locked lot which is located in the City of Pewaukee with an 11.43 acre developed parcel of land in the Village of Pewaukee with the following recommendations:**

- 1) Village Engineer review and approval as to the technical accuracy of the map and it's closure in the legal description**
- 2) Village Attorney review and approval of any other documents/agreements/restrictions he may recommend as a condition of this Certified Survey Map approval request**
- 3) Approval of the CSM does not indicate a willingness to extend sanitary sewer to the site in the future**
- 4) Any future uses on the City portion of the lot will require Village review and approval of a site plan/plan of operations at that time**

**Motion carried by roll call vote 7-0.**

**f. Review, discussion and possible approval of a Sign Code waiver to permit a second freestanding sign (i.e. a cross) in the streetyard of their Holy Apostles Anglican Church located at 142 Lake Street. The applicants are Susan Caveney and Fr. John Armstrong on behalf of property owner Anglican Church of the Apostles. The property is zoned IPS Institutional and Public Service District.**

Planner Censky explained that although there is a code-compliant, freestanding sign at this site, the

applicant is requesting to add a second freestanding sign in the form of a cross. Per code, only one freestanding sign is allowed per street frontage unless the Planning Commission would grant a waiver based on the Code provisions. The proposed cross has a face area of 8 sq. ft. The applicant is also proposing to increase the width of their existing freestanding sign by no more than 3 ft. which means it will still be Code compliant as to area.

**Comm. Grabowski motioned, seconded by Comm. Zompa to approve a sign code waiver to permit a second freestanding sign (i.e. a cross) in the streetyard of their Holy Apostles Anglican Church located at 142 Lake Street, and to approve the sign code waiver for increasing the width of their existing sign with the following recommendations:**

**1) No new lighting is proposed or approved as a part of this request. If any is desired in the future it shall be subject to the applicable Code requirements;**

**2) Applicant to secure all necessary permits, such as but not limited to Sign Permit, Building Permit,... prior to placement/installation at the site.**

**Motion carried by roll call vote 7-0.**

**g. Consultative review, discussion and feedback on concept plans received from WCTC (in c/o Jeffrey Leverenz as Director, Facilities & Operations) to construct a new fire training building in the southwest area of campus near the existing fire training building. The property is located at 800 Main Street and it is zoned IPS Institutional and Public Service District.**

Planner Censky explained that the existing brick fire training building located at WCTC is in disrepair after years of use. The extreme temperature changes have caused the brick to dismantle, crack and crumble. She pointed out that the proposed new solution for an all-metal materials design does not coincide with current code. Jeff Leverenz, representing WCTC, walked the Commission through the details of the proposed all-metal building and the reasons for requesting an exception to the code through the CUG process. The proposed building will be 5 stories high and constructed of all metal so as to extend the life of the building as compared to brick. The location of the building on campus is secluded from community view. Per Leverenz, WCTC would like to accept bids for construction in 2023 but needs feedback sooner than that from the Commission that the all-metal construction may not be an issue. Discussion followed regarding the durability of the materials, the location of the proposed building, the need for acceptable training facilities for fire fighters and the look of the facades of the proposed building. The Commission was generally supportive and indicated that this type of building, being such a specialty use, couldn't have been contemplated when the code was established. They don't feel that the all-metal construction should necessarily mean that it be prohibited but rather that it should be evaluated on a case-by-case basis like this.

**h. Review and discussion regarding the Conditional Use Grant application to utilize the space at 1463 Capitol Drive-Suite A for a tropical smoothies and sandwich's type dine-in and fast-food restaurant. The applicant is Danijela Milic d/b/a Tropical Smoothie Cafe. The property owner is REI Equity Partners 6 LLC. The property is Zoned B-1 Community Business District with Planned Unit Development (PUD) Overlay. NO ACTION WILL BE TAKEN AT THIS MEETING.**

Per Planner Censky this is the prior Malabar Coffee location. The proposed use is permitted in the B-1 District and under the Planned Unit Development which no longer has a cap on the number of fast-food restaurants. There are no known parking issues, no outdoor seating proposed or signage proposed at this time. The proposed hours of operation are 8am to 8pm daily. The Commission generally responded favorably to this type of business for that location.

**i. Consultative review, discussion and feedback on concept plans received from property owners Jeffrey and Suzanne Ellington (in c/o Jim Pfeifer of Espire Homes) to replace the existing single-family residence at 433 Park Avenue with a new single-family residence at lesser offsets and setback than the Code requires using Conditional Use Grant request. The property is zoned R-5 Single Family Detached Residential District with (LO) Lakefront Overlay.**

Per Planner Censky, the applicant would like to raze the current structures and replace them with a new home with an attached garage. The lot is legal nonconforming as to both the lot size and lot width at 10,500 sq. ft. and 50 ft. respectively. They are looking for feedback from the Commission regarding their conceptual plans to request a CUG to reduce required setbacks and offsets. The proposed front setback is 14.5 ft. whereas 35 ft. is required, side offset is 7 ft. whereas 8 ft. is required and lake offset is 20.5 ft. whereas 45.5 ft. is required. Discussion followed regarding greenspace requirements, the materials proposed, possible design alternatives, parking issues and rules and regulations of both the village and the DNR. The Commission requested that conceptual plans be amended to more closely follow the code of the Village, and/or take their plan to the Zoning Board of Appeals.

**j. Discussion and Possible Action on Scheduling a Special Meeting for Possible Action on Conditional Use Grant Application Items**

**Comm. Lange motioned, seconded by Comm. Mantz to schedule a Special Plan Commission meeting on Tuesday, March 16, 2021 beginning at 6:00 p.m. via Zoom for possible action on Conditional Use Grant Application Items.**

**Motion carried by roll call vote 7-0.**

**7. Citizen Comments – None.**

**8. Adjournment**

**Comm. Rogers motioned, seconded by Comm. Lange to the adjourn the March 11, 2021 Regular Plan Commission meeting at approximately 9:52 p.m.**

**Motion carried by roll call vote 7-0.**

Respectfully submitted,

Jackie Schuh  
Deputy Clerk-Treasurer

**VILLAGE OF PEWAUKEE  
SPECIAL PLAN COMMISSION MEETING MINUTES  
March 16, 2021**

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

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

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

Plan Commission members present: Comm. Joe Zompa, Comm. Cheryl Mantz, Comm. Eric Rogers, Trustee Craig Roberts and President Jeff Knutson. Comm. Jim Grabowski and Comm. Ryan Lange were excused.

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

**2. Old Business**

**a. Review and possible action regarding the Conditional Use Grant application to utilize the second-floor space as an “indoor entertainment facility” through “mixing of multiple principal uses” at the Chiropractic & Wellness on Pewaukee Lake building located at 221 W. Wisconsin Avenue. The applicant is Dr. Tad Diciaula and Sarah Diciaula d/b/a The Loft on the Lake. The property owner is Jade Reef Properties LLC. The property is Zoned B-2 Downtown Business District.**

Administrator Gosse confirmed that there had been no feedback submitted since the public hearing on March 11, 2021.

**Comm. Mantz motioned, seconded by Comm. Rogers to approve the Conditional Use Grant to utilize the second floor space as an “indoor entertainment facility” through “mixing of multiple principal uses” at the Chiropractic & Wellness on Pewaukee Lake building located at 221 W. Wisconsin Avenue with the following recommendations:**

- 1. The Loft use shall not overlap its gatherings with any other use(s) in the building simultaneously;**
  - 2. Any signage proposed in support of the Loft use shall require proper permits in advance of placement at the site;**
  - 3. Recording of the Conditional Use Grant prior to the start of occupancy for the Loft.**
- Motion carried by roll call vote 3-2, with Comm. Zompa and Trustee Roberts voting no.**

**b. Review and possible action regarding the Conditional Use Grant application to utilize the space at 1463 Capitol Drive-Suite A for a tropical smoothies and sandwich’s type dine-in and fast-food restaurant. The applicant is Danijela Milic d/b/a Tropical Smoothie Cafe. The property owner is REI Equity Partners 6 LLC. The property is Zoned B-1 Community Business District with Planned Unit Development (PUD) Overlay.**

Planner Censky stated she received a call from applicant requesting to add outdoor seating within the context of their pending sign permit application since they were too late with the thought for outdoor seating when they applied for the CUG in the first place. The Commission and staff agree that this is not allowable without going back through the public hearing process with a CUG Amendment.

**Comm. Zompa motioned, seconded by Comm. Rogers to approve the Conditional Use Grant application to utilize the space at 1463 Capitol Drive-Suite A for a tropical smoothies and sandwich's type dine-in and fast-food restaurant with the following recommendations:**

- 1. Provision in the Conditional Use Grant document that any substantiated adverse impacts upon the surrounding neighbors or the Village as a whole which arise as a result of this use shall be the responsibility of the owner to correct timely upon notice from the Village and the owner acknowledges that failure to do so may result in action toward modification and/or termination of the Conditional Use approval;**
- 2. Any signage proposed in support of this use shall require proper permits in advance of placement at the site;**
- 3. Recording of the Conditional Use Grant prior to the start of occupancy for Tropical Smoothie Cafe.**

**Motion carried by roll call vote 5-0.**

### **3. Adjournment**

**Comm. Rogers motioned, seconded by Comm. Mantz to the adjourn the March 16, 2021 Special Plan Commission meeting at approximately 6:10 p.m.**

**Motion carried by roll call vote 5-0.**

Respectfully submitted,

Jackie Schuh  
Deputy Clerk-Treasurer

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 8, 2021

### General Information:

Agenda Item: **6.b.**

**Applicant/Property Owner:**

Jeffrey Krueger

**Requested Action:**

Review, discussion and possible approval of a Conditional Use Grant (CUG) to construct a 4,000 square foot accessory 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: City Pewaukee

South: R-2 Single Family Residential

East: City Pewaukee

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

**Lot Size:**

3.97 acres

**Location:**

849 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. Effective screening plans /implementation 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 building coverage ratio (20%).

The proposed building is 16 feet in height where 15 feet is the Code standard in the R-2 District for accessory buildings.

The applicant represents that this storage structure may also be used, incidentally, for parking of a motor vehicle (i.e. RV for instance) but that it is not, primarily, a garage by definition. No paved driveway is proposed.

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. as to this plan specifically, sheet roofing not allowed on roofs with pitch greater than 2:12; Non-glass exterior surfaces shall not be made of shiny metal and shall, in general, not exceed a matte or semi-gloss appearance) “and match the materials and colors of the primary residence.

This building is proposed to be located “down the hill” from the existing residence on the property and well in excess of the required 50 foot setback and 10 foot offset requirements.

**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 accessory structure but recommends the following conditions, at least, be considered for attachment to any approval that may be granted:

- 1) Applicant to provide, for Planning Commission review and approval prior to issuance of a building permit, the detailed exterior building materials and color specifications and a site plan depicting the final location for the proposed storage structure;
- 2) Applicant to provide, for Village Staff review and approval prior to issuance of a building permit, the detailed building plans (architecture and floor) and a plat of survey depicting the footprint building location at proper setback and offsets;
- 3) Provision 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) Planting of at least 2 coniferous trees and two deciduous trees in a row within 25 feet of the north facing side of the structure in order to screen the view of the building from the north. The deciduous trees shall be at least 2” caliper at chest height at planting and the coniferous trees at least 6 feet tall. The tree species shall be subject to review and approval by Village Staff prior to installation and installation shall occur within 3 months of occupancy approval for the building unless the planting deadline is extended in writing by the Village Administrator for reasons such as weather.



## Planning Commission Report for April 8, 2021

### **849 Sussex Street**

Applicant: Jeff Krueger  
Project: Accessory Building  
Requested Action: Approval of Accessory Building  
Location: 849 Sussex Street

### **Report**

The proposed building is for storage and will not have a need for sanitary sewer or water service.

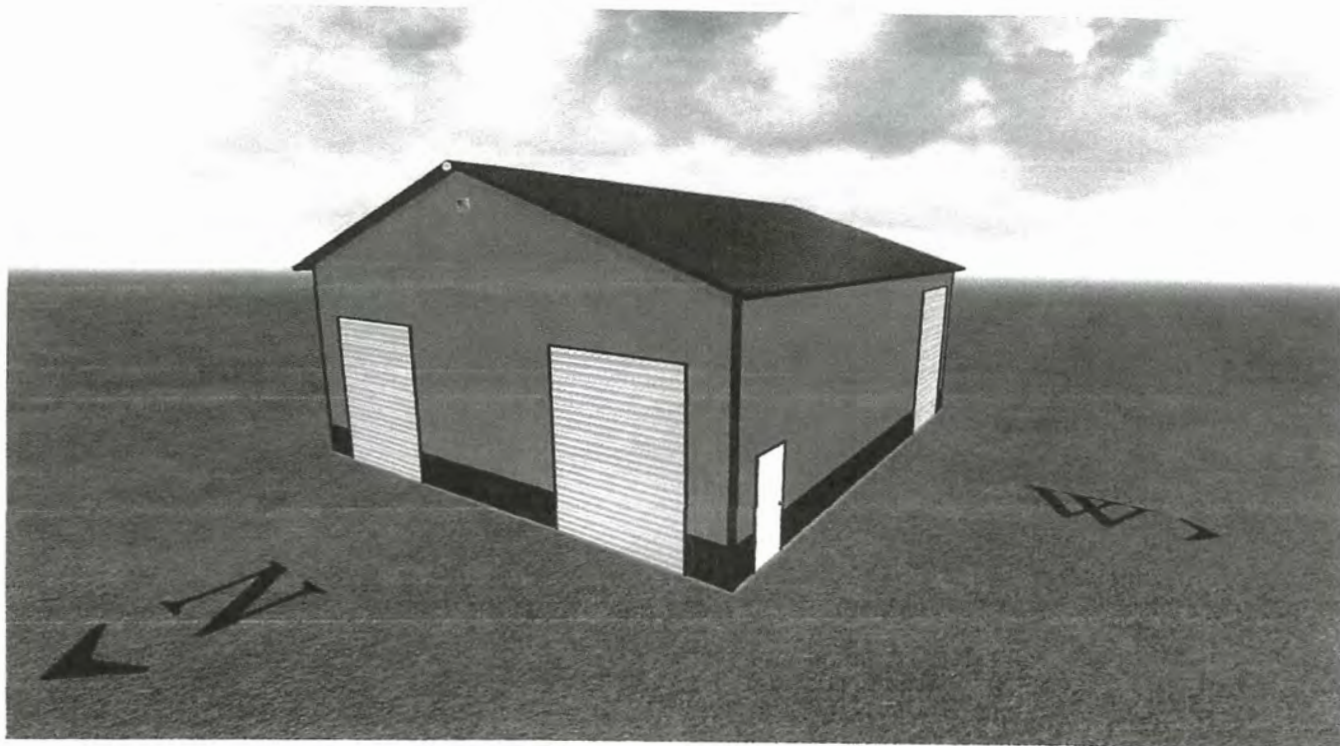
The lot is 3.9 acres. The grade of the lot is such that the existing house sits up on a ridge and the water flows to a kettle in the northeast corner of the property or to low are west of the property. The location of the proposed building should not cause an adverse effect on adjacent property.

### **Staff Recommendation:**

I have no objection to the accessory building as it relates to engineering related issues.

Tim Barbeau  
March 31, 2021

# PINNO BUILDINGS



## Building Specs

Width: 40'  
Length: 48'  
Height: 16'  
Roof Type: Gabled  
Roof Pitch: 4":12"  
Max Truss Spacing: 8ft

## Colors

Roof Color: Terratone  
Wall Color: Ash Gray  
Trim Color: Evergreen  
Wainscot Color: Brandywine

## Wainscot:

Front: Yes  
Right: Yes  
Back: Yes  
Left: Yes

## Interior

Perimeter Walls: None  
Ceiling: None  
Insulation: No

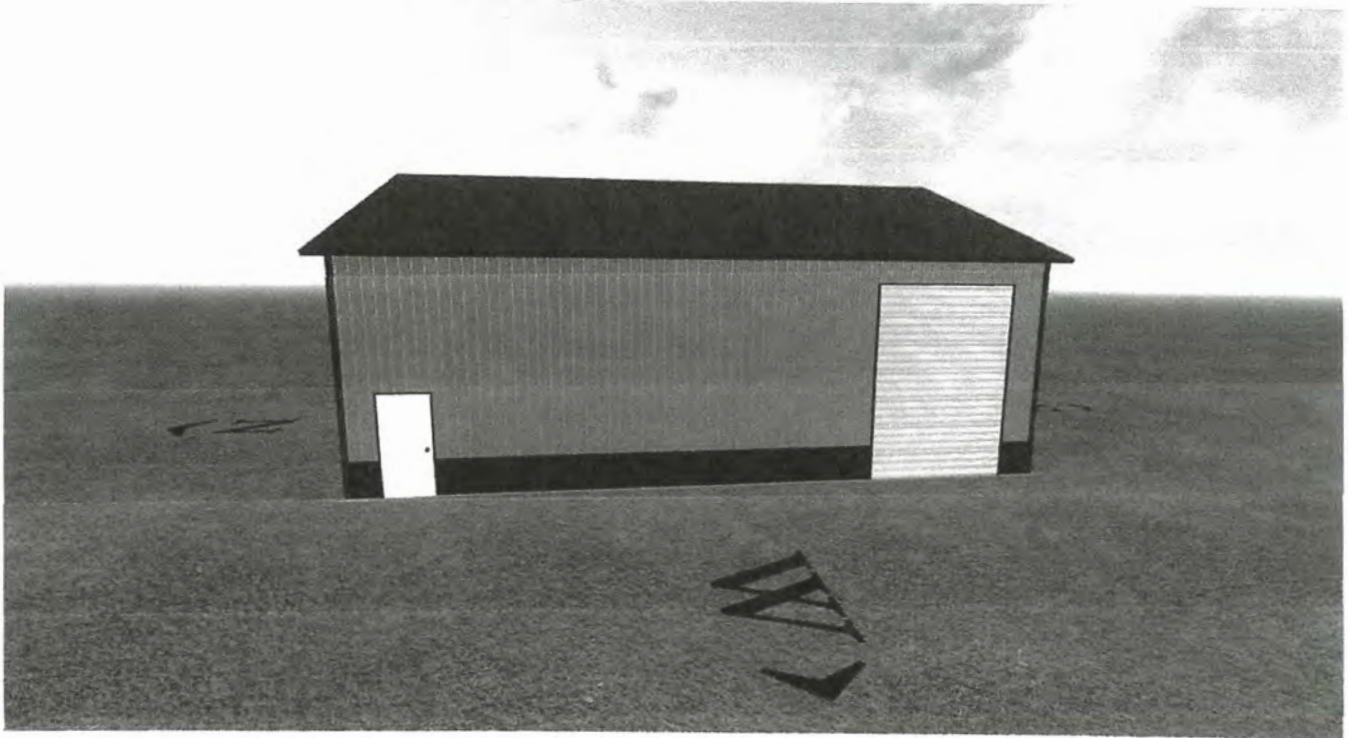
## Windows & Doors

Slider Window Qty: 2  
Walk Door Solid Qty: 1  
Overhead Ribbed Door Qty: 3

### Item Sizes:

Slider Window: w3' x h3'  
Slider Window: w3' x h3'  
Overhead Ribbed Door: w10' x h14'  
Overhead Ribbed Door: w10' x h12'  
Overhead Ribbed Door: w10' x h12'  
Walk Door Solid: w3.5' x h6.7'

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Width: 40'  
Length: 48'  
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Walk Door Solid: w3.5' x h6.7'

[PinnoBuildings.com](http://PinnoBuildings.com)





# Kreuger Property GIS Map



0 154.45 Feet

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**Notes:**

Printed: 4/1/2021



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## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 8, 2021

### General Information:

**Agenda Item:** 6.c.

**Applicant/Property Owner:**

Jeffrey and Suzanne Ellington

**Requested Action:**

Conditional Use Grant approval to construct a new home with lesser setback and offset to the lot lines than required by Code.

**Current Zoning:**

R-5 Single Family Detached Residential District with (LO) Lakefront Overlay.

**Current Master Plan Classification:**

Single-Family Residential

**Surrounding Zoning/Land Use:**

North: Pewaukee Lake

South: R-5 Single-Family Detached Residential East: R-5 Single-Family Detached Residential w/ (LO)

West: R-5 Single-Family Detached Residential w/ (LO)

**Project Area:**

~.14 acres

**Property Location:**

433 Park Avenue

---

### Discussion:

Section 40.210.4 of the Village Code provides that the minimum front setback and side/rear offsets on a legal nonconforming lot in the R-5(LO) District may be reduced below the minimum required if a conditional use grant is approved.

The applicant plans to remove and replace the existing structures on this site in favor of constructing a new home with an attached garage. This lot is legal nonconforming as to both lot size and lot width (i.e. minimum 10,500 sq. ft. and 50 ft. respectively).

They are eligible to request the Planning Commissions consideration through CUG as to their plans as follows:

- Front setback 35 ft. required / 13 ft. proposed
- Side offset 8 ft. required / 7 ft. proposed

All other standards and requirements of the R-5(LO) District must be adhered to by the applicant. The applicant does have the right to request variance from the Board of Appeals based on hardship conditions if there are other elements of the plan that would not meet District standards.

**Recommendation:**

The Planner does not raise any particular objections to the applicants request as presented provided the following conditions are considered for attachment:

- 1) Applicant to remove the depiction of a vehicle and/or driveway space parked on/placed in the public right-of-way from any drawings and exhibits related to this request;
- 2) Recording of the Conditional Use Grant prior to issuance of a building permit for the new house with attached garage.

# Planning Commission Report for April 8, 2021

## **433 Park Avenue**

Applicant: Jeff and Suzi Ellington  
Project: New Home  
Requested Action: Approval of location of new home  
Location: 433 Park Avenue

### **Report**

Based on the submittal, most issues related to zoning setbacks. However, I have looked at the plans as it relates to drainage. In situations where the homes are very close together, I highly recommend that all the gutters and down spouts be connected underground and directed towards the lake, out-letting past any adjacent house onto the grass, so that there is some water quality benefits before it get to the lake. If the owner is inclined to run the water along the side lot lines since they have additional room, swales should be created such that the water runs towards the lake on their own property and is not directed onto an adjacent property. I don't have enough information from the plans and surveys submitted to determine the effects of the drainage (no proposed drainage plan submitted).

### **Staff Recommendation:**

Should the Plan Commission be inclined to approve the request, it should be subject to staff approval of a drainage plan for the property prior to issuance of a building permit.

Tim Barbeau  
March 31, 2021

March 17, 2021

Jeff and Suzi Ellington  
433 Park Avenue  
Pewaukee WI, 53072



Village of Pewaukee Plan Commission  
235 Hickory St  
Pewaukee, WI 53072

Dear Plan Commission Members,

My husband Jeff and I, along with Espire Builders, want to thank you for the time and consideration you have given us with regard to our lot improvement, rebuild of our property on 433 Park Avenue in the Village of Pewaukee.

Jeff and I have listened to your concerns. As much as we really would like a deck, we realize that it is a lot to ask from you all. We have adjusted our set back to satisfy current regulations. We are submitting our new plan to you in hopes that you will see how much our plan improves the current lot for all, especially the safety of us and our neighbors and people that pass by our property on Park Avenue either by foot or by car. We also plan to make this home beautiful with an enchanting access from the street so that it has a beautiful appeal from the street.

It is very important for us to have a home that we can have our family visit. We are building a new home so that access to our home is safer for a disabled family member that has COPD. We want to connect our garage and we have plans for an elevator in our home. We cannot accomplish this without a rebuild.

Jeff and I come before you again and ask that you take a serious look at our bullet points. I hope you see that our proposed improvements will be a win for the village, for our neighbors and for our family.

We look forward to presenting our revised plan to you next month.

Sincerely,

Handwritten signature of Suzi Ellington in blue ink.

Suzi (and Jeff) Ellington  
262-366-2759



Requests for Ellington Site Plan at 433 Park Avenue for the Village of Pewaukee Plan Commission.  
Summary of our requests:

- Exception for setbacks of 7' on each side vs. 8'
- Setback from the road of 13'.
- Exception for non-permeable space - 38% vs. 30%. We know this has to go to the board of appeals.
- Our proposal Fixes the following:
  - o Side Setbacks – On one side we encroach on our neighbor's lot, On the other side we are only 1.5' from the lot line.
  - o Our setback from the lake goes from 30' to 45'
  - o Set back from the road – Today we are 4.25' set back from the road on the east side of our lot, and our garage angles away from traffic coming from the East. Our site plan better aligns the garage with the road and provides space for us to see traffic before we are in the road.
  - o Our current non-permeable space on our lot is >50%. We are dramatically improving it.

Relative to our request for the variance for our non-permeable space, which we know has to go to the Appeals Board:

1. Unnecessary Hardship:
  - o The size of our lot on which we are currently taxed is .1378 acres = 6,002.57 sq ft. By rebuilding we are ceding over 750 sq ft to the Village. This significant reduction in our lot size significantly reduces our non-permeable space allowance, which significantly reduces the size of home we can build. We are only building a 2400 square foot walkout with a 2 car garage, which is not excessive.
2. Unique Property Limitations
  - o Our property slopes significantly away from the street to the lake dropping 15' from the road to the lake. Because of this, we are very limited in the kind of structure we can build while still coming close to meeting the lot set back requirements and non-permeable space requirements.
3. Protection of the Public Interest
  - o Our site / building plan is supported by and is definitely in the best interest of the general public. Our proposed building makes the following improvements:
    - Our current non-permeable space on our lot is >50%. Our proposal reduces it to 33.2% of the current lot size (6,002) or 38% of the lot size assuming part of our lot is dedicated to the Village. This is a dramatic improvement on a very small lot.
    - Side Setbacks – On one side we encroach on our neighbors lot, On the other side we are only 1.5' from the lot line. Our proposal provides a 7' set back on each side.
    - Our setback from the lake goes from 30' today to 45' in our proposal.

- Set back from the road -- Today we are 4.25' set back from the road on the east side of our lot, and our garage angles away from traffic coming from the East. Our site plan better aligns the garage with the road and provides a 10' plus set back from the street allowing us to see traffic before we are in the road.

Reference to Plat on file w/ Waukesha County  
We are being taxed for this lot size

Date September 5, 1983

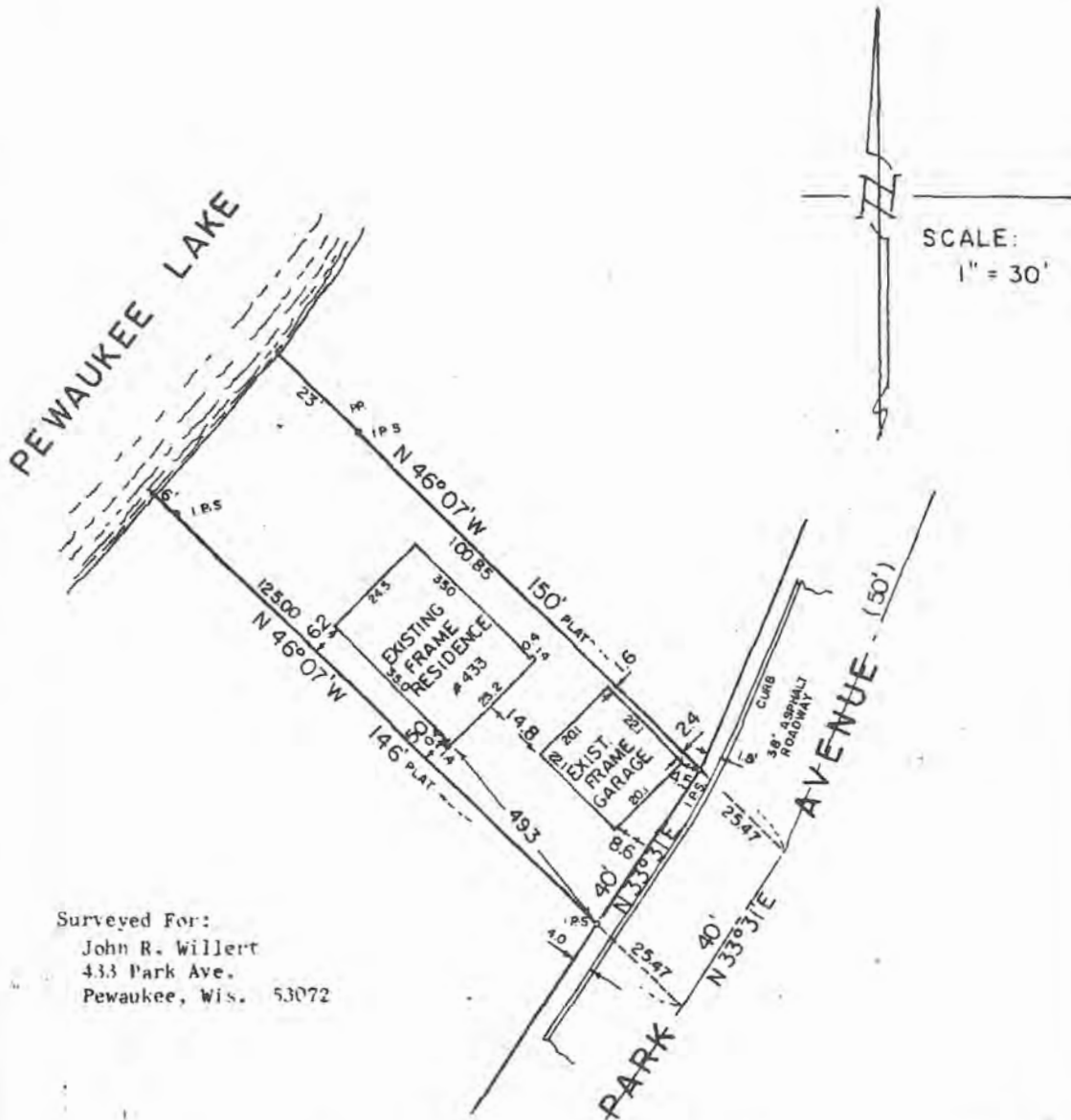
# PLAT OF SURVEY

Job No. PE -2084- W



WCPS0074704

LOT 1, BLOCK 2, DREWS' SUBDIVISION, being a part of the Southeast 1/4 of Section 8, Township 7 North, Range 19 East, in the Village of Pewaukee, Waukesha County, Wisconsin.



Surveyed For:  
John R. Willert  
433 Park Ave.  
Pewaukee, Wis. 53072

**SURVEYED BY**  
**PRUDLOW & BUECHL, INC.**  
233 OAKTON AVENUE  
PEWAUKEE, WISCONSIN 53072

Phone 891-4444

I have surveyed the above described property, and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements, roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the property; also those who purchase, mortgage or guarantee the title thereto, within one year from date hereof, and to them I warrant the accuracy of said survey and map.

REGISTERED LAND SURVEYOR NO. S-1106 - STATE OF WISCONSIN





STREET ELEVATION - ALTERNATE  
SCALE: 1/4" = 1'-0"



STREET ELEVATION  
SCALE: 1/4" = 1'-0"



LAKE ELEVATION  
SCALE: 1/4" = 1'-0"



SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



ESQUIRE HOMES INC.  
537 Highland Dr.  
Madison, WI 53705  
2021-861000

Ellington Lake Home

SCALE: AS NOTED  
DRAWN BY: CJA  
DATE: 5-26-21

1  
2





# Ellington Property GIS Map



**Legend**

- Municipal Boundary\_2K
- FacilitySites\_2K\_Labels
- Lots\_2K
  - Lot
  - Unit
  - General Common Element
  - Outlot
- SimultaneousConveyance
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K
  - <all other values>
  - EA-Easement\_Line
  - PL-DA
  - PL-Extended\_Tie\_line
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
- Road Centerlines\_2K
- Railroad\_2K
- TaxParcel\_2K
- Waterbodies\_2K\_Labels
- Waterlines\_2K\_Labels

6e

0 38.61 Feet

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**Notes:**

Printed: 4/1/2021







ESQUIRE HOMES INC.  
 530 Harbrook Dr.  
 Harland, WI 53029  
 262-746-2000

Ellington Lake Home

SCALE: AS NOTED  
 DRAWN BY: DJA  
 DATE: 3-18-21

1  
2





## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 8, 2021

### General Information:

Agenda Item: **6.d.**

#### **Applicant/Status:**

Courtney Fryatt d/b/a Venture Wellness w/ written consent of the property owner.

#### **Property owner:**

690 Westfield Way LLC

#### **Requested Action:**

Sign Code waiver approval for a 35.73 sq.ft. tenant identification wall sign where the Code provides for 30 sq.ft. maximum.

#### **Current Zoning:**

B-1 Community Business

#### **Current Master Plan Classification:**

Community Commercial

#### **Surrounding Zoning/Land Use:**

North: R-M Multi-Family

Residential

South: B-1 Community Business

East: B-1 Community Business

West: B-1 Community Business

#### **Project Area:**

~4.47 acres

#### **Property Location:**

609 Westfield Way – Tenant Suite G

---

### Discussion:

The applicant represents that the facade of this multi-tenant building is too remote from the surrounding public streets, and even from the shared private drive between this property and the lots to the south where Applebee's and FedEx are located, to make a 30 square foot wall sign sufficiently visible for business purposes. Also, the facade of this building has a stepped style of construction leaving some store fronts less visible from certain angles than others.

Sec. 70.103 of the Villages Sign Code provides as follows:

Appeals. The planning commission may, in its judgment, waive or modify the provisions of this chapter where it would further the public interest and uphold the purpose of this chapter as put forth in section 70.100. Such waiver or modification may be based on, among other things, site-specific hardships such as topographic aberrations, traffic safety, accessibility and visual encumbrances.

Section Sec. 70.100 of the Villages Sign Code provides as follows:

Purpose. The purpose of this chapter shall be to:

- (1) Regulate the size, type, construction standards, maintenance and placement of signs situated within the boundaries of the Village of Pewaukee, Wisconsin.
- (2) Promote the public health, safety, welfare and comfort of the general public by:
  - a. Reducing distractions and obstructions from signs which would adversely effect traffic safety and alleviate hazards caused by signs projecting over or encroaching upon the public right-of-way;
  - b. Discouraging excessive visual competition in signage and ensuring that signs aid orientation and adequately identify uses and activities to the public; and
  - c. Preserving or enhancing the natural beauty and unique physical characteristics of the village as a community in which to live and work by requiring new and replacement signage which is:
    1. Harmonious with the building, surrounding neighborhood aesthetics and other signs in the area;
    2. Appropriate to the type of activity to which it pertains;
    3. Expressive of the village's identity in a manner which will not diminish property values; and
    4. Complementary to the village's architectural character and unobtrusive commercial developments.

**Recommendation:**

If the Planning Commission is inclined toward an approval in this case, the Planner recommends the following conditions be considered for attachment thereto:

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



Application is due 3 weeks prior to the Meeting Date.



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

Address/Parcel No. of Property Involved: 690 Westfield Way, Ste. G

Zoning of Property: B-3 Office and Service Business

Current Owner of Property: ~~The Wellness Group~~ 690 Westfield Way, LLC

Applicant – Name: Courtney Fryatt

Address: 100 Howell Ave. Waukesha, WI 53188

Phone: 262-422-5704

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

Type of Request: Check All That Apply

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

Prelim. Plat Approval:   
Developer's Agreement:

Signature of Property Owner as listed on this Application:

Erika Sarich, member, 690 Westfield Way, LLC

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

Signature of Applicant (if different than Owner):

Courtney Fryatt Courtney Fryatt  
Venture Wellness- owner



**PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

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

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

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

**RESPONSIBLE PARTY & MAILING ADDRESS**

Courtney Fryatt

Name of Company and/or Individual

100 Howell Ave. Waukesha WI 53188

Street 262-422-5704 City State Zip

Phone: 262-422-5704 Fax: E-Mail: cfryatt4@gmail.com

Courtney Fryatt 3/23/2021  
Signature of Applicant & Date

[Signature] 3-23-2021  
Signature of Property Owner & Date

Village Official Accepting Form & Date

**SEND ALL PROFESSIONAL SERVICES INVOICES TO:**  
(Check One)

Property Owner

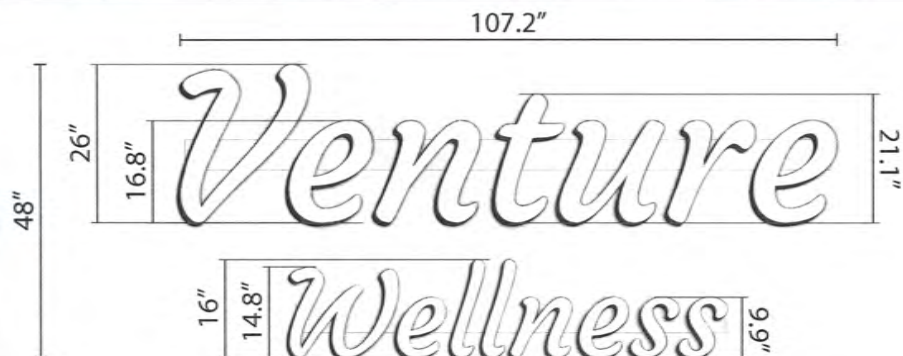
Applicant



2500 South 170th  
New Berlin, Wisconsin  
Proudly Made in the USA!

Web: [www.bauersignusa.com](http://www.bauersignusa.com)  
Phone: 262-784-0500  
Fax: 262-784-6675

File	Venture Wellness
Location	Pewaukee
Client	
Sales rep	Dave Salkin
Date	cb 02/22/21
Revision	cb 03/10/21, cb 03/16/21



Square Footage: 35.73 sq ft.

### SPECIFICATIONS

FABRICATE AND INSTALL (1SET) INTERNALLY ILLUMINATED, RACEWAY MOUNTED CHANNEL LETTERS.

- FACES TO BE #7328 WHITE ACRYLIC
- RETURNS TO BE .050X3" AND BACKS TO BE .063 ALUMINUM
- TRIMCAPS TO BE 1" BLACK
- EXTERIORS PAINTED BLACK
- INTERIORS PAINTED WHITE
- ILLUMINATED WITH WHITE LEDs
- POWERED WITH APPROPRIATE LOAD POWER SUPPLIES
- RACEWAYS TO BE 5"x 3.5" x ?? AND PAINTED SW6112 BISCUIT TO MATCH FACADE



Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.

These drawings are the exclusive property of Bauer Sign Company. Not to be duplicated in any way without expressed written permission!

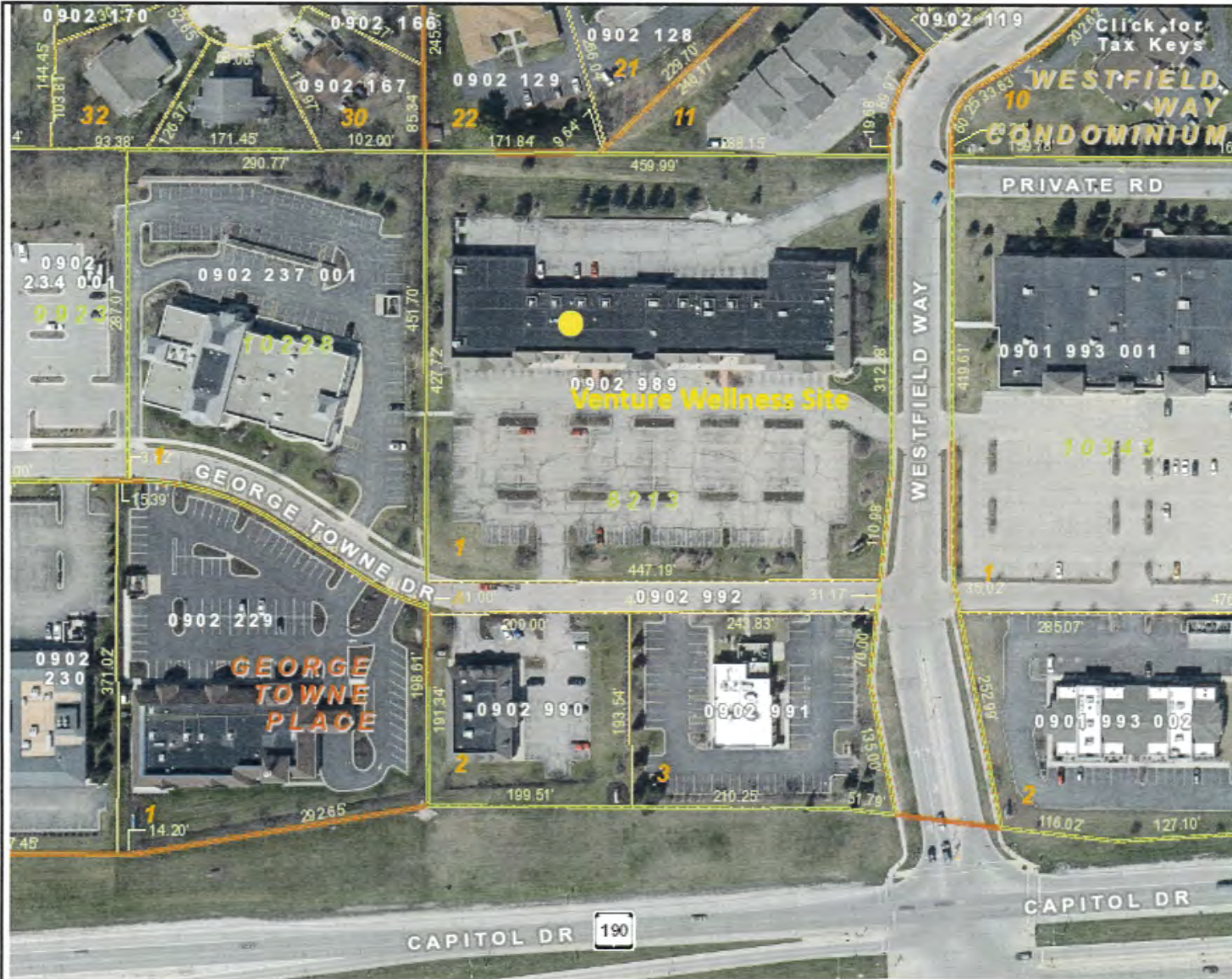
FINAL ELECTRICAL  
CONNECTION IS CLIENT'S  
RESPONSIBILITY

our products are certified by  
Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with the Article 600 of the National Electrical Code and/or the applicable local codes. This includes proper mounting and handling of the sign. Sign shall bear correct UL Label.

Scale: 1/2" = 1'





**Legend**

- Municipal Boundary\_2K
- FacilitySites\_2K\_Labels
- Lots\_2K**
  - Lot
  - Unit
  - General Common Element
  - Outlot
- SimultaneousConveyance**
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K**
  - <all other values>
  - EA-Easement\_Line
  - PL-DA
  - PL-Extended\_Tie\_line
  - PL-Meander\_Line
  - PL-Note
  - PL-Tie
  - PL-Tie\_Line
- Road Centerlines\_2K
- Railroad\_2K
- TaxParcel\_2K
- Waterbodies\_2K\_Labels
- Waterlines\_2K\_Labels

*Handwritten pink initials*

0 154.45 Feet

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**Notes:**

Printed: 4/1/2021



## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 8, 2020

### General Information:

Agenda Item: **6.e.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review, discussion and possible recommendation to the Village Board to modify the language of Section 40.424 of the Municipal Code regarding Vision Clearance Triangles at intersections.

---

### Background/Discussion:

Back in 2016 the Planning Commission did recommend an amendment to the vision clearance triangle standards as follows:

Sec. 40.424. - Traffic visibility requirements.

~~No obstructions greater than three feet in height, except necessary street signs and public utility lines, shall be permitted within the 50-foot vision triangle space of intersecting road rights-of-way (i.e., base setback lines).~~

In order to provide a clear view along intersecting streets to motorists, cyclists and pedestrians there shall be a triangular area of clear vision at the intersection of any two streets; or the intersection of a street and a railroad.

- (1) No obstructions, such as structures, parking, signs or vegetation, shall be permitted in any district between the heights of 30 inches (2 ½ feet) and 8 feet above the plane through the mean curb grades within the triangular space formed by any two (2) existing or proposed intersecting street or alley rights-of-way lines and a line joining points on such lines located a minimum of 15 feet from their intersection as measured along the property lines.
- (2) In the case of intersecting arterial streets, the distances to be used along the property lines to establish the vision triangle clearance space shall be increased to 25 feet.
- (3) In the case of an intersection of any street and a railroad right-of-way, the distances to be used along the property lines to establish the vision triangle clearance space shall be increased to 50 feet.
- (4) In establishing the vision triangle, the planned or ultimate right-of-way widths shall be used.
- (5) The vision clearance requirements may be waived or modified by the Planning Commission on a case-by-case basis if deemed necessary to alleviate site specific design/layout impediments or to enhance site designs, provided the Planning Commission

shall first determine that such waiver/modification will not adversely impact the public safety upon review and recommendation of the plans by the Villages Director of Public Works prior to Plan Commission action.

This proposed change died at the Village Board level.

**Recommendation:**

The Planner still feels that the Village's 50 foot standard across the board is excessive and favors the modifications as set forth above with additional clarification/provisions as follows:

- 1) Arterial streets, for the purposes of this Section would be defined as any street with a speed limit 40 miles per hour or more;
- 2) This Section does not apply to intersecting private streets but it does apply to private streets that intersect with public streets.



## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky  
Date Prepared: April 8, 2020

### General Information:

Agenda Item: **6.f.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review, Review, discussion and possible recommendation to the Village Board to modify Section 40.204 of the Municipal Code adding the use "Private Neighborhood-Based Clubhouse with or without Indoor and/or Outdoor Recreational Facilities" as a conditional Use in the R-5 Single Family Residential Zoning District.

---

### Discussion:

The R-5 Single-Family Residential district does not presently provide for "Private Neighborhood-Based Clubhouse with or without Indoor and/or Outdoor Recreational Facilities" either as a use by right or as a conditional use. The Planner can anticipate developments seeking to incorporate this type of thing in new subdivisions and views it as a favorable addition to neighborhood planning provided its location, layout, architectural design, proposed use characteristics and hours, manner of ownership and care, proposed beneficiaries, ... are determined to be consistent with the character of the surrounding area.

### Recommendation:

The Planner would favor adding this use as a conditional use that can be requested in the R-5 Single Family District. Through conditional use review, the Planning Commission will determine whether the proposed location, layout, architectural design, proposed use characteristics and hours, manner of ownership and care, proposed beneficiaries, ... are consistent with the character of the surrounding area prior to granting any approval.

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 8, 2021

### General Information:

Agenda Item: **6.g.**

**Applicant:**

John Wahlen of Cornerstone Development (d/b/a The Glen at Pewaukee Lake)

**Property Owner:**

Queen of Apostles

**Requested Action:**

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

**Current Zoning:**

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

**Current Master Plan Classification:**

Single-Family Residential

**Requested Master Plan Classification:**

Single Family Residential

**Surrounding Zoning/Land Use:**

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

**Lot Size:**

14.06 acres

**Location:**

Near 449 W. Wisconsin Avenue

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**Discussion:**

The applicants plan depicts 46 lots which are all compliant as to minimum area (i.e. minimum required lot area = 7,000 sq.ft., and minimum required average lot size = 8,500 sq.ft.). There is no specific minimum lot width requirement in the R-5 (RIR) District, rather the lot widths are simply subject to plan review and approval by the Commission and Village Board as a part of the platting/review process.

The plat depicts a compliant "detail" regarding setbacks and offsets except that they propose a 20 setback from the private streets while still maintaining the required 25 foot setback along the public streets.



All interior roads are proposed to be privately owned and maintained. No sidewalks are proposed along the private interior roads. All existing sidewalks along W. Wisconsin Avenue, Quinlan Drive and High Street will be maintained in place and replaced if damaged during the course of construction.

One deciduous tree is proposed to be located within 15 feet of the curb of the private street in each lot's street frontage area. These trees will be at least 2 inch caliper at chest height at planting and the species will be approved by Village staff prior to installation.

Prior to or concurrent with the final plat submission, the applicant will submit a portfolio of sample architectural intentions. They will also provide a plan confirming the buildable footprint within each lot as adequate to meet the minimum home size (i.e. 1,100 minimum total sq.ft. with minimum 900 sq.ft. on the first floor), and confirming the ability to meet the minimum open space ratio (25%) and maximum building coverage ratio (35%).

Street lighting details are not yet settled but at least one street light should be included at the W. Wisconsin Avenue street intersection and at the Quinlan Drive intersection.

The building and other improvements (i.e. clubhouse and related outdoor recreation + parking) in Outlot 4 will require that the use first be added to the R-5 underlying District as a prospective conditional use then properly applied for and ultimately approved by the Planning Commission).

Outlot 7 will be retained by the developer (vs owned by the future homeowners association) as an unbuildable outlot.

There is an easement proposed to serve Lots 31-33 which lies over an easement already granted to "others". The applicant must obtain proper easement approval from the "others" to utilize that space for private driveway/walkway purposes related to this development.

All of the existing buildings underlying this plat must be removed prior to recording the final plat as the buildings will not comply with the setback and offset requirements of the District.

**Recommendation:**

The Planner does not object to the preliminary plat and the related details as described above, on the plat, and in the applicant's submittal materials, but recommends the following conditions be made a part of any recommendation for approval to the Village Board:

- 1) Outlot 3 should be labeled;
- 2) Easement must be obtained for access to Lot 31-33;
- 3) Vision clearance triangles shall be Code compliant and dimensioned at the intersections with existing public streets;
- 4) Applicant to enter into a Development Agreement and Stormwater Management with the Village to memorialize the requirements and responsibilities of the developer as to all required improvements and terms of approval as to this development prior to or concurrent with Final Plat submittal.

## Planning Commission Report for April 8, 2021

### **The Glen at Pewaukee Lake Preliminary Plat**

Applicant: Cornerstone Development/True Vine Development

Project: The Glen at Pewaukee Lake

Requested Action: Approval of Preliminary Plat

Location: 449 W. Wisconsin Ave.

### **Report**

The developer for the former Queen of Apostles Land has submitted a preliminary plat for the 14 acre parcel to be developed as a single family subdivision. I have reviewed the plat for adherence to Village of Pewaukee code requirements and note the following items:

1. The CSM number will need to be added to the final plat for all references to the CSM (several locations)
2. All easements should either be defined with notes on the final plat indicating the purpose, rights granted, to whom those rights are granted to and who is responsible for maintenance of the easement areas, or can be created by separate document and recorded when the final plat is recorded, with the document number of the recorded document noted on the final plat.
3. Soil borings have not been completed, but are required as part of the preliminary plat. The developer shall submit the soils report and boring locations to the Village when completed to determine if any additional notes need to be placed on the original plat (high groundwater, etc.).
4. The distance for the "legs" of the vision corner easements shall be shown on the final plat (15 feet).
5. Proposed centerline grades were not shown on the plat. If the road grades become a concern during the review of the construction plans, the Village may require additional notes to be placed on the final plat to notify owners of potential concerns.
6. Based on preliminary sizing information provided by the developer's engineer, there is adequate space for the stormwater management facilities; however, we reserve the right to add notations to the final plat if needed based on the final stormwater management plan.

### **Staff Recommendation:**

I recommend approval of the Preliminary Plat, subject to satisfaction of the six items noted above and any comments from the Village Planner regarding satisfaction of zoning requirements.

Tim Barbeau  
March 31, 2021



March 18, 2021

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

Subject: Plan Commission | Preliminary Plat  
The Glen at Pewaukee Lake

Dear Mr. Gosse:

Thank you for the feedback and collaboration at Plan Commission earlier this month; it provided our team with great insight. As a result, we have made adjustments to the concept.

We would like to take this to the next step; thus, we have enclosed our Preliminary Plat application. In addition, we included a spreadsheet outlining the square footage of each lot, minimum open space needed, and maximum building coverage that is allowed per lot. We did this as a check to ensure we were in compliance with the zoning ordinance. The only parcel that is a concern is Lot 1, which is land locked. Please review and provide additional input as we craft a neighborhood that is unique to this site.

We look forward to the continued collaboration with the Village as we create this charming neighborhood within a short walk from downtown.

Respectfully,

John Wahlen  
Cornerstone Development  
(262) 932-4188

**Project: The Glen at Pewaukee Lake**

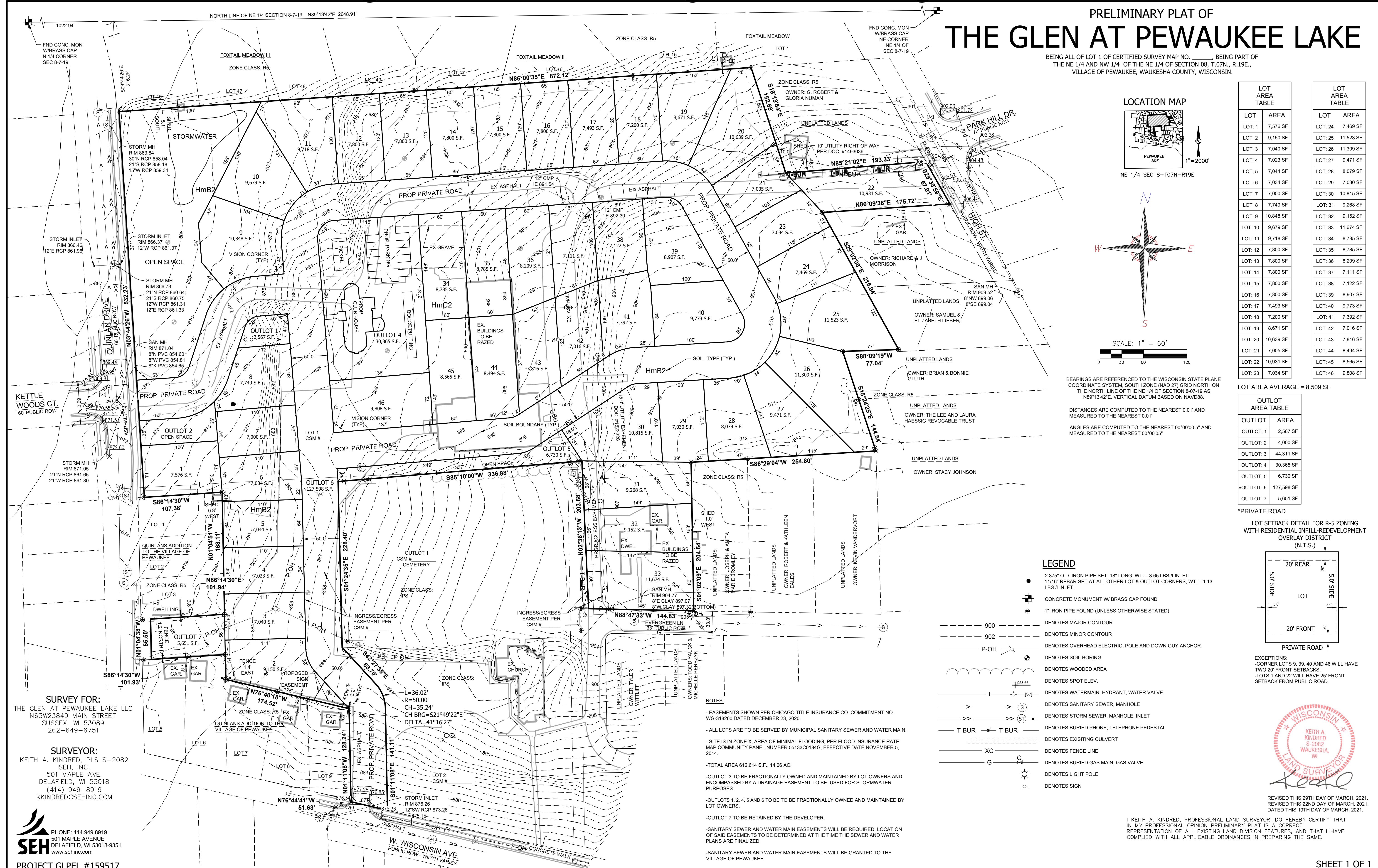
Ordinance Check					
Lot	Square Footage (SF)	Minimum Open Space Needed (SF)	Max Building Coverage (SF)	Dwelling Standards Met?	Comments
1	5,651	1412.75	1977.85	Maybe	Land Locked
2	9,150	2287.5	3202.5	Yes	
3	7,040	1760	2464	Yes	
4	7,023	1755.75	2458.05	Yes	
5	7,044	1761	2465.4	Yes	
6	7,034	1758.5	2461.9	Yes	
7	7,000	1750	2450	Yes	
8	7,749	1937.25	2712.15	Yes	
9	10,848	2712	3796.8	Yes	
10	9,679	2419.75	3387.65	Yes	
11	9,718	2429.5	3401.3	Yes	
12	7,800	1950	2730	Yes	
13	7,800	1950	2730	Yes	
14	7,800	1950	2730	Yes	
15	7,800	1950	2730	Yes	
16	7,800	1950	2730	Yes	
17	7,800	1950	2730	Yes	
18	7,911	1977.75	2768.85	Yes	
19	11,557	2889.25	4044.95	Yes	
20	8,754	2188.5	3063.9	Yes	
21	7,587	1896.75	2655.45	Yes	
22	10,931	2732.75	3825.85	Yes	
23	7,091	1772.75	2481.85	Yes	
24	8,520	2130	2982	Yes	
25	9,752	2438	3413.2	Yes	
26	12,592	3148	4407.2	Yes	
27	10,230	2557.5	3580.5	Yes	
28	7,200	1800	2520	Yes	
29	7,253	1813.25	2538.55	Yes	
30	8,327	2081.75	2914.45	Yes	
31	9,701	2425.25	3395.35	Yes	
32	9,585	2396.25	3354.75	Yes	
33	9,974	2493.5	3490.9	Yes	
34	8,785	2196.25	3074.75	Yes	
35	8,785	2196.25	3074.75	Yes	
36	8,209	2052.25	2873.15	Yes	
37	7,111	1777.75	2488.85	Yes	
38	7,122	1780.5	2492.7	Yes	
39	8,907	2226.75	3117.45	Yes	
40	9,773	2443.25	3420.55	Yes	
41	7,392	1848	2587.2	Yes	
42	7,016	1754	2455.6	Yes	
43	7,816	1954	2735.6	Yes	
44	8,494	2123.5	2972.9	Yes	
45	8,565	2141.25	2997.75	Yes	
46	9,808	2452	3432.8	Yes	
<b>Lot Size Average</b>	<b>8,467</b>				



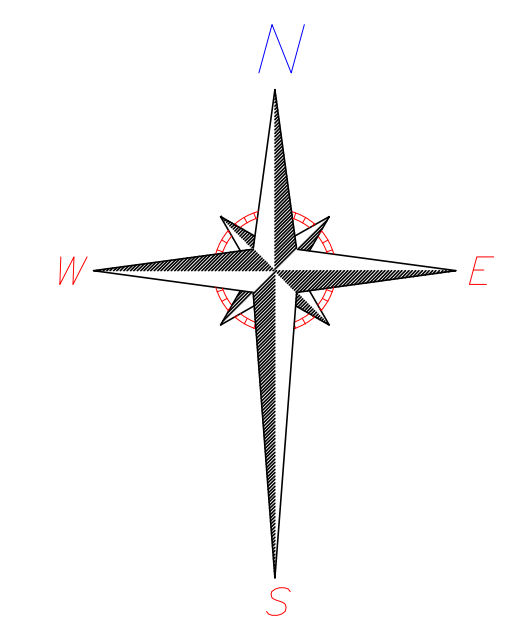
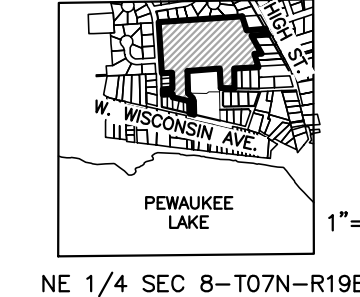
# Item 6.g. to Pewaukee Planning Commission Agenda for 4-8-21

## PRELIMINARY PLAT OF THE GLEN AT PEWAUKEE LAKE

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



LOCATION MAP



LOT AREA TABLE		LOT AREA TABLE	
LOT	AREA	LOT	AREA
LOT 1	7,576 SF	LOT 24	7,469 SF
LOT 2	9,150 SF	LOT 25	11,523 SF
LOT 3	7,040 SF	LOT 26	11,309 SF
LOT 4	7,023 SF	LOT 27	9,471 SF
LOT 5	7,044 SF	LOT 28	8,079 SF
LOT 6	7,034 SF	LOT 29	7,030 SF
LOT 7	7,000 SF	LOT 30	10,815 SF
LOT 8	7,749 SF	LOT 31	9,268 SF
LOT 9	10,848 SF	LOT 32	9,152 SF
LOT 10	9,679 SF	LOT 33	11,674 SF
LOT 11	9,718 SF	LOT 34	8,785 SF
LOT 12	7,800 SF	LOT 35	8,785 SF
LOT 13	7,800 SF	LOT 36	8,209 SF
LOT 14	7,800 SF	LOT 37	7,111 SF
LOT 15	7,800 SF	LOT 38	7,122 SF
LOT 16	7,800 SF	LOT 39	8,907 SF
LOT 17	7,493 SF	LOT 40	9,773 SF
LOT 18	7,200 SF	LOT 41	7,392 SF
LOT 19	8,671 SF	LOT 42	7,016 SF
LOT 20	10,639 SF	LOT 43	7,816 SF
LOT 21	7,005 SF	LOT 44	8,494 SF
LOT 22	10,931 SF	LOT 45	8,565 SF
LOT 23	7,034 SF	LOT 46	9,808 SF

LOT AREA AVERAGE = 8,509 SF

OUTLOT AREA TABLE	
OUTLOT	AREA
OUTLOT 1	2,567 SF
OUTLOT 2	4,000 SF
OUTLOT 3	44,311 SF
OUTLOT 4	30,365 SF
OUTLOT 5	6,730 SF
OUTLOT 6	127,598 SF
OUTLOT 7	5,651 SF

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

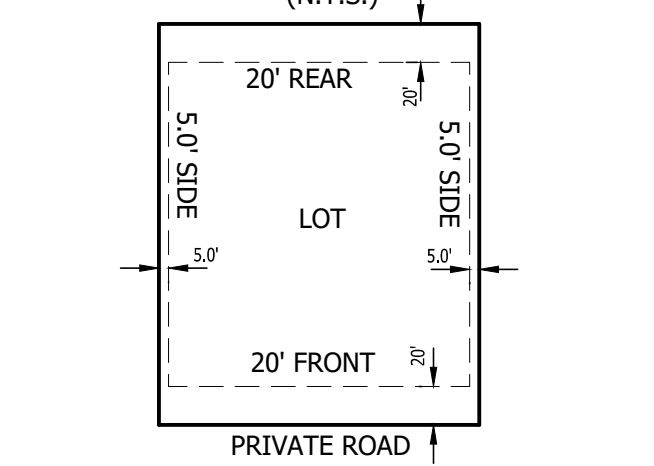
DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

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

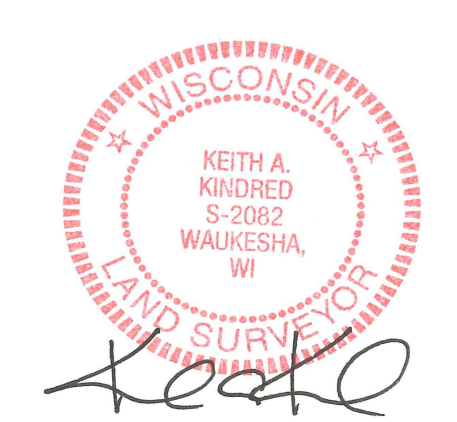
### LEGEND

- 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- 1.1/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- ⊕ 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- 900 --- DENOTES MAJOR CONTOUR
- 902 --- DENOTES MINOR CONTOUR
- P-OH- DENOTES OVERHEAD ELECTRIC, POLE AND DOWN GUY ANCHOR
- DENOTES SOIL BORING
- DENOTES WOODED AREA
- DENOTES SPOT ELEV.
- DENOTES WATERMAIN, HYDRANT, WATER VALVE
- DENOTES SANITARY SEWER, MANHOLE
- DENOTES STORM SEWER, MANHOLE, INLET
- T-BUR- DENOTES BURIED PHONE, TELEPHONE PEDESTAL
- XC- DENOTES EXISTING CULVERT
- G- DENOTES BURIED GAS MAIN, GAS VALVE
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES SIGN

### LOT SETBACK DETAIL FOR R-5 ZONING WITH RESIDENTIAL INFILL-REDEVELOPMENT OVERLAY DISTRICT (N.T.S.)



EXCEPTIONS:  
 -CORNER LOTS 9, 39, 40 AND 46 WILL HAVE TWO 20' FRONT SETBACKS.  
 -LOTS 1 AND 22 WILL HAVE 25' FRONT SETBACK FROM PUBLIC ROAD.



REVISED THIS 29TH DAY OF MARCH, 2021.  
 REVISED THIS 22ND DAY OF MARCH, 2021.  
 DATED THIS 19TH DAY OF MARCH, 2021.

I, KEITH A. KINDRED, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

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

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

PHONE: 414.949.8919  
 501 MAPLE AVENUE  
 DELAFIELD, WI 53018-9351  
 www.sehinc.com

PROJECT GLPEL #159517

- NOTES:
- EASEMENTS SHOWN PER CHICAGO TITLE INSURANCE CO. COMMITMENT NO. WG-318260 DATED DECEMBER 23, 2020.
  - ALL LOTS ARE TO BE SERVED BY MUNICIPAL SANITARY SEWER AND WATER MAIN.
  - SITE IS IN ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 5513300184G, EFFECTIVE DATE NOVEMBER 5, 2014.
  - TOTAL AREA 612,614 S.F., 14.06 AC.
  - OUTLOT 3 TO BE FRACTIONALLY OWNED AND MAINTAINED BY LOT OWNERS AND ENCOMPASSED BY A DRAINAGE EASEMENT TO BE USED FOR STORMWATER PURPOSES.
  - OUTLOTS 1, 2, 4, 5 AND 6 TO BE TO BE FRACTIONALLY OWNED AND MAINTAINED BY LOT OWNERS.
  - OUTLOT 7 TO BE RETAINED BY THE DEVELOPER.
  - SANITARY SEWER AND WATER MAIN EASEMENTS WILL BE REQUIRED. LOCATION OF SAID EASEMENTS TO BE DETERMINED AT THE TIME THE SEWER AND WATER PLANS ARE FINALIZED.
  - SANITARY SEWER AND WATER MAIN EASEMENTS WILL BE GRANTED TO THE VILLAGE OF PEWAUKEE.



# Cornerstone - The Glen at Pewaukee Lake



- Legend**
- Municipal Boundary\_2K
  - FacilitySites\_2K\_Labels
  - Lots\_2K
    - Lot
    - Unit
    - General Common Element
    - Outlot
  - SimultaneousConveyance
    - Assessor Plat
    - CSM
    - Condominium
    - Subdivision
  - Cartoline\_2K
    - <all other values>
    - EA-Easement\_Line
    - PL-DA
    - PL-Extended\_Tie\_line
    - PL-Meander\_Line
    - PL-Note
    - PL-Tie
    - PL-Tie\_Line
  - Road Centerlines\_2K
  - Railroad\_2K
  - TaxParcel\_2K
  - Waterbodies\_2K\_Labels
  - Waterlines\_2K\_Labels

609

0 308.90 Feet

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

**Notes:**

Printed: 4/1/2021





## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 8, 2021

### General Information:

**Agenda Item:** **6.h.**

**Applicant:**

Tammy Ott d/b/a The Zone in c/o  
Tim Kneprath d/b/a Wellspring  
Construction

**Property Owner:**

230 Sussex Street LLC

**Requested Action:**

Review, discussion and consultative  
feedback regarding the concept  
development of a ~40,000 sq.ft.,  
indoor, multi-sports and  
recreation/entertainment facility

**Current Zoning:**

B-5 Light Industrial District

**Current Master Plan Classification:**

Industrial-Business park

**Surrounding Zoning/Land Use:**

North: Vacant (Floodplain &  
Environmental Conservancy)  
South: R-5 Single-Family Detached  
Residential  
East: B-5 Light Industrial District  
West: Residential use with Land Use  
designation of Single Family  
Residential and zoning of B-5 Light  
Industrial District.

**Project Area:**

~8 acres proposed

**Property Location:**

SW corner of the property at 227  
Sussex Street

---

**Discussion:**

The applicant seeks feedback from the Commission on the prospect of splitting the southwest corner of the property off as a new lot for development of a ~40,000 sq.ft., indoor, multi-sports and recreation/entertainment facility.

As presented, the use would be supported by entry/exit points along the existing Maiden Lane at Ormsby and Caldwell. Directly south of these entrances is a single family residential neighborhood. Forty-five parking stalls are shown to support the development. The building would be principally metal wall and roof construction with some masonry enhancements on the south (main entrance) and east walls. The applicant notes that a mezzanine level may also be included in the floor plan for presently unknown purposes.

The use is described as hosting multiple sports activities and also private gatherings, such as for birthday parties, individually and/or simultaneously. The applicant indicates the use may include hosting sports tournaments such as for basketball, volleyball, and soccer for instance.

No kitchen or concessions area is depicted in the plan so it would appear that machine vending would be the only provision of food and/or beverages onsite.

**Recommendation:**

As this is only a consultation, the Planner makes no recommendation at this time but notes the following topics that may be of concern based on the current plan:

- 1) Adequacy of parking supply – can some be set-aside for future parking if/as needed?
- 2) Can entry/exit along Maiden be eliminated in favor of the project being served by an internal drive (possibly with parking) entering and exiting on Sussex Street. Possibly retain a public safety entry point off of Maiden.
- 3) Building architecture - enhance as to wall materials facing the existing residential uses. Make the east side of the building the primary building entry/exit?
- 4) Soundproofing against the noise of baseball bats and sports balls being dribbled or hitting against the walls.



# Planning Commission Report for April 8, 2021

## **The Zone**

Applicant: Nick Wellingstein/Tim Kneprath  
Project: The Zone  
Requested Action: Consultation  
Location: 227 Sussex Street

## **Report**

### Sanitary Sewer and Water Service

Sanitary sewer is located on Caldwell and Ormsby Street and ends in a manhole in Maiden Lane. Water runs east and west along Maiden Lane in a six-inch cast iron pipe. No laterals are extended to the property. All adjacent roads (except Sussex Street) were repaved recently. Staff strongly recommends that if this project moved forward, sewer and water laterals should come off of Sussex Street, so as not to cut into the newly paved roadway. The Village would need to know the demand for sewer and water to determine if they can be adequately served.

### Traffic

Access to and from this site is via two driveways off of Maiden Lane, a residential street. The intersections of Caldwell/Capitol and Ormsby/Capitol are very close together (and close to Capitol/Oakton split) and additional traffic may cause additional delay, back-ups and conflicts in an area that already has challenges. If the project moved forward, I strongly recommend that traffic be directed from the site to Sussex Street. The proposed use is commercial and Sussex Street currently has commercial uses on it.

### Grading

The general slope of the land is from east to west, with the northerly portion of the site sloping towards the northwest. There is not much elevation relief, so substantial grading would not be required. Due to the amount of hard surfaces to be created, they will have to meet stormwater management requirements.

## **Staff Recommendation:**

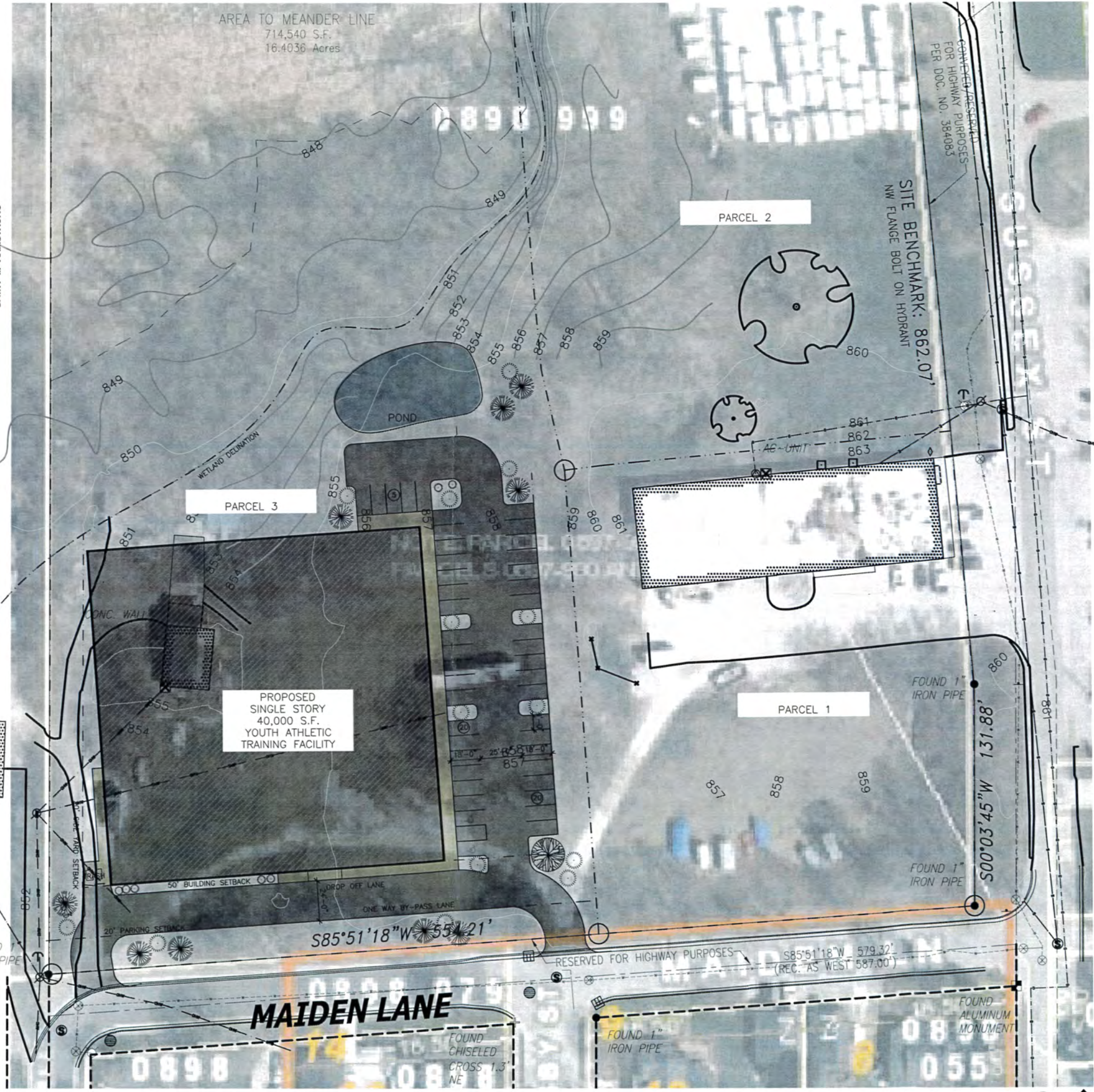
Recommendations as indicated in my comments above.

Tim Barbeau  
March 31, 2021



AREA TO MEANDER LINE  
714,540 S.F.  
16.4036 Acres

UNPLATTED LANDS  
OWNER: TAL M ARMSTRONG AND  
DAWN M ARMSTRONG



**PARCEL 3 INFORMATION**

SIZE: 8.34 ACRES  
363,290 SF

BUILDING COVERAGE:  
ALLOWED: 108,9879 SF (30%)  
PROVIDED: 40,000 SF (11%)

OPEN SPACE:  
REQUIRED: 127,152 (35%)  
PROVIDED: 298955 SF (82.3%)

IMPERVIOUS SURFACE:  
PROVIDED: 64,335 SF (17.7%)

PARKING:  
RATIO: 1 SPACE/3 PERSONS  
+ 1 PER EMPLOYEE  
PROVIDED: 45 SPACES  
(105 OCCUPANTS + 10 EMPLOYEES)

HEIGHT:  
MAXIMUM: 50'  
PROVIDED: 29'-8"

PROPOSED  
SINGLE STORY  
40,000 S.F.  
YOUTH ATHLETIC  
TRAINING FACILITY

**MAIDEN LANE**

FIRST LEVEL FLOOR PLAN  
SCALE: 1/32"=1'-0" (22x34); 1/64"=1'-0" (11x17)



Architect  
259 South Street, Suite A  
WAUKESHA, WI 53186  
p: 833-380-6180  
e: jcb@thrive-architects.com



Contractor  
N5 W31946 Whitetail Run  
Delafield, WI 53018  
p: 262-337-3110  
e: billy@nextstepbuilders.com

Project Info. — 21022

**THE ZONE**

NEW CONSTRUCTION

227 SUSSEX STREET  
PEWAUKEE, WI

Sheet Title

**SITE PLAN**

Drawn by	Checked by
ALS	-

Revisions		
No.	Date	Description
03.16.2021	03.16.2021	Preliminary
03.18.2021	03.18.2021	Consultation

Sheet No.

**SP1.0**

NOT FOR CONSTRUCTION

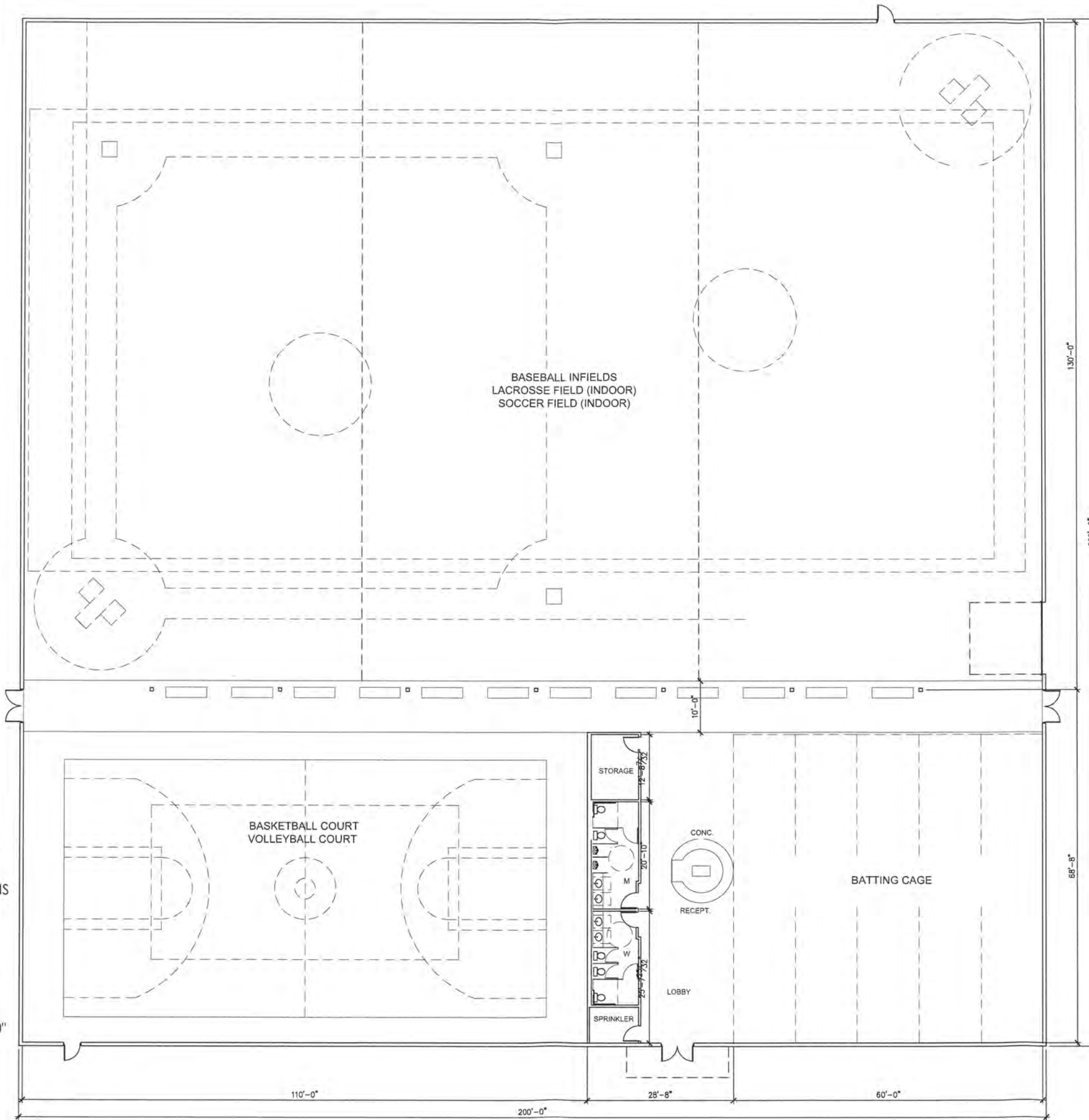


**FLOOR PLAN**

Drawn by	Checked by
ALS	-

Revisions		
No.	Date	Description
03.16.2021	03.16.2021	Preliminary
03.18.2021	03.18.2021	Consultation

NOT FOR CONSTRUCTION



BUILDING INFORMATION

AREA: 40,000 SF (16.5%)  
FULLY SPRINKLERED  
ASSEMBLY (A-4)  
OCCUPANT LOAD: 50 SF PER PERSON = 800 PERSONS  
LIMITED OCCUPANCY: MAX 240 PERSONS

PLUMBING FIXTURES:  
1 PER 75 MALE, 1 PER 40 FEMALE  
PROVIDED:  
MALE: 2 WC, 2 URINAL, 2 LAV  
FEMALE: 3 WC, 2 LAV

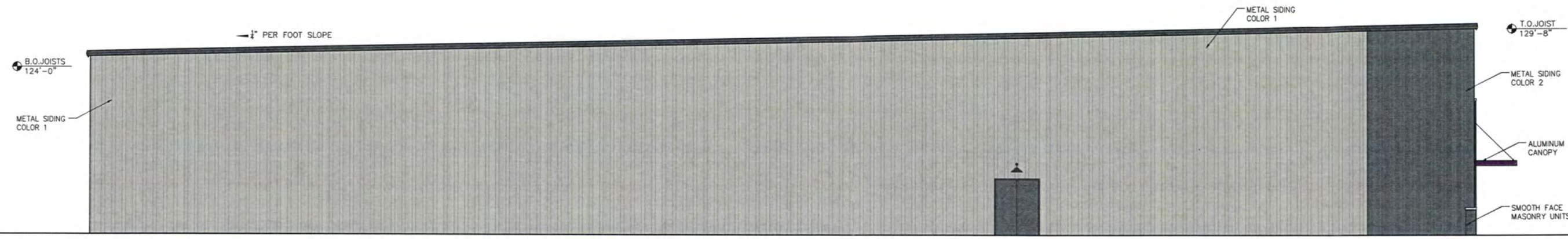
EGRESS WIDTH REQUIRED:  $800 \times 0.15 = 120''$   
EGRESS WIDTH PROVIDED: 272''



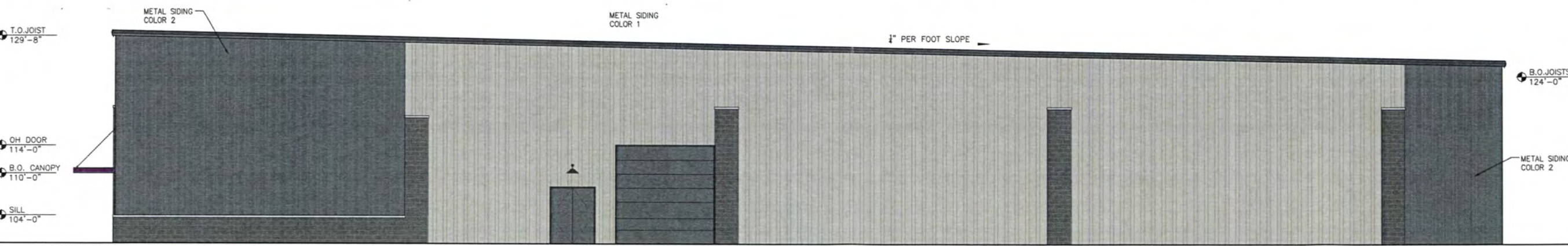




**SOUTH ELEVATION**  
 SCALE: 1/8"=1'-0" (22x34); 1/16"=1'-0" (11x17) ①



**WEST ELEVATION**  
 SCALE: 1/8"=1'-0" (22x34); 1/16"=1'-0" (11x17) ②



**EAST ELEVATION**  
 SCALE: 1/8"=1'-0" (22x34); 1/16"=1'-0" (11x17) ②



**NORTH ELEVATION**  
 SCALE: 1/8"=1'-0" (22x34); 1/16"=1'-0" (11x17) ②

Drawn by	Checked by
ALS	-

Revisions

No.	Date	Description
03.16.2021	03.16.2021	Preliminary
03.18.2021	03.18.2021	Consultation

NOT FOR CONSTRUCTION



# Kneprath/The Zone Consultation



**Legend**

- DNR Wetlands < .25 Acre
- DNR Wetlands > .25 Acre
- FEMA Floodplain**
  - 0.2% Chance Flood
  - 1% Chance Flood (Zone A N)
  - 1% Chance Flood Area (Zon)
  - AE, Floodway
- Municipal Boundary\_2K
- FacilitySites\_2K\_Labels**
- Lots\_2K**
  - Lot
  - Unit
  - General Common Element
  - Outlot
- SimultaneousConveyance**
  - Assessor Plat
  - CSM
  - Condominium
  - Subdivision
- Cartoline\_2K**
  - <all other values>
  - EA-Easement\_Line
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  - PL-Tie\_Line
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- Railroad\_2K**
- TaxParcel\_2K**
- Waterbodies\_2K\_Labels**
- Waterlines\_2K\_Labels**

64

0 154.45 Feet

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**Notes:**

Printed: 4/1/2021





## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky  
Date Prepared: April 8, 2020

### General Information:

Agenda Item: **6.i.**

**Applicant:**

Tim Kneprath d/b/a Wellspring  
Construction

**Status of Applicant:**

Village initiated item

**Requested Action:**

Review, discussion and possible recommendation to the Village Board to modify Section 40.316 of the Municipal Code adding the use "Indoor or Outdoor Recreational and Entertainment Facilities." as a conditional Use in the B-5 Light Industrial Zoning District.

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### Discussion and Recommendation:

The Planner still feels that the use "Indoor or Outdoor Recreational and Entertainment Facilities" can be compatible, in certain locations and circumstances, on properties zoned B-5 Light Industrial District. As with health clubs, this is becoming a more common occurrence in other communities.

The B-1 Community Business and B-2 Downtown Business Districts already list "Indoor or outdoor recreational and entertainment facilities" among the conditional uses that can be considered for approval.

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky  
Date Prepared: April 8, 2021

### General Information:

Agenda Item: **6.j.**

**Applicant:** Ken Kreitlow

**Property Owner:** RTE Corporation

**Requested Action:** Conditional Use Grant approval for indoor parking, storage, sales, and service of boats, RV's, boat trailers and related accessories.

**Existing Zoning:** B-5 Light Industrial District

**Surrounding Zoning/Land Use:**  
North: Railroad tracks  
South: B-5 Light Industrial District  
East: B-5 Light Industrial District  
West: B-5 Light Industrial District

**Existing Master Plan Classification:** Industrial-Business Park

**Lot Size:** 10.07 acres

**Location:** 1045 Hickory St.

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### Discussion:

The applicant requests full consideration and possible approval of his plans for indoor parking, storage, sales, and service of boats, RV's, boat trailers and related accessories through Conditional Use Grant.

The occupancy would be limited to 70,000 square feet (i.e. approximately the middle 1/3 of the building). Of that, approximately 4,000 sq. ft. would serve the sales/retail function.

### Recommendation:

The Planner does not raise any particular objections to the use as requested but recommends the following structure and site conditions be considered for attachment to any approval the Commission may inclined toward granting:

- 1) Prior to the start of construction/build-out of the tenant space and prior to occupancy, the applicant shall return to the Planning Commission with the following plans/details for review and approval:
  - a) Floor Plan;
  - b) Depictions of all architectural elevations where any exterior changes will be made such as for overhead doors, painting, pedestrian access-way, ...;
  - c) Site parking and circulation plan description/depiction;
- 2) There is no outdoor placement/storage of things such as boats, RV's, boat trailers, logs, boat and RV accessories and similar,... proposed or approved on this site at this time;
- 3) No modifications to the existing exterior lighting, landscaping and/or or signage is proposed or approved at this time.



**Conditional Use Grant  
Application Form**

Address/Parcel No. of Property Involved: 1045 Hickory Street Pewaukee

Zoning of Property: B-5

Current Owner of Property: Cooper Power Systems LLC formerly known as RTE Corp.

Applicant - Name: Supreme Marine + RV Matt Kreitlow  
Address: PO Box 453 Pewaukee WI 53072  
Phone: 262-691-8636 262 424-8604 Ken  
Fax: \_\_\_\_\_  
Email: info@suprememarineandrvc.com

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

Boat + RV Storage, Sales and Service  
Sales of Boats, Trailers and accessories  
Detailing and Servicing Boats and RV's  
Pick-up and Delivery of customers Boats and RV's

Provide detailed information with your application that addresses the following:

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

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

Signature of Property Owner as listed on this Application:

X

\_\_\_\_\_ owner will sign by 4-1-21

**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):

Matt Kreitlow 3/18/21 Matt Kreitlow

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.**





## PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

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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**

Supreme Marine + RV Matt Kreitlow  
Name of Company and/or Individual  
P.O. Box 453 / 1045 Hickory Street Pewaukee WI 53072  
Street City State Zip

Phone: 262 691-8636 Fax: \_\_\_\_\_ E-Mail: info@suprememarineandrv.com

[Signature] 3/18/21  
Signature of Applicant & Date

\_\_\_\_\_  
Signature of Property Owner & Date

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

SEND ALL PROFESSIONAL  
SERVICES INVOICES TO:  
(Check One)

\_\_\_\_ Property Owner

Applicant

owner will  
sign by X  
4-1-21



## CONDITIONAL USE FOR 1045 HICKORY STREET PEWAUKEE

March 18, 2021

Supreme Marine & RV would like to occupy approximately 70,000 square feet of 1045 Hickory Street. This is approximately 1/3 of the building. The remaining 2/3 would be available for manufacturing, warehouse, etc. We will be looking to bring as much employment opportunity for Pewaukee as possible. The exact part of the building we will occupy has not yet been determined.

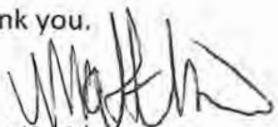
Supreme Marine & RV would need a Conditional Use Grant for:

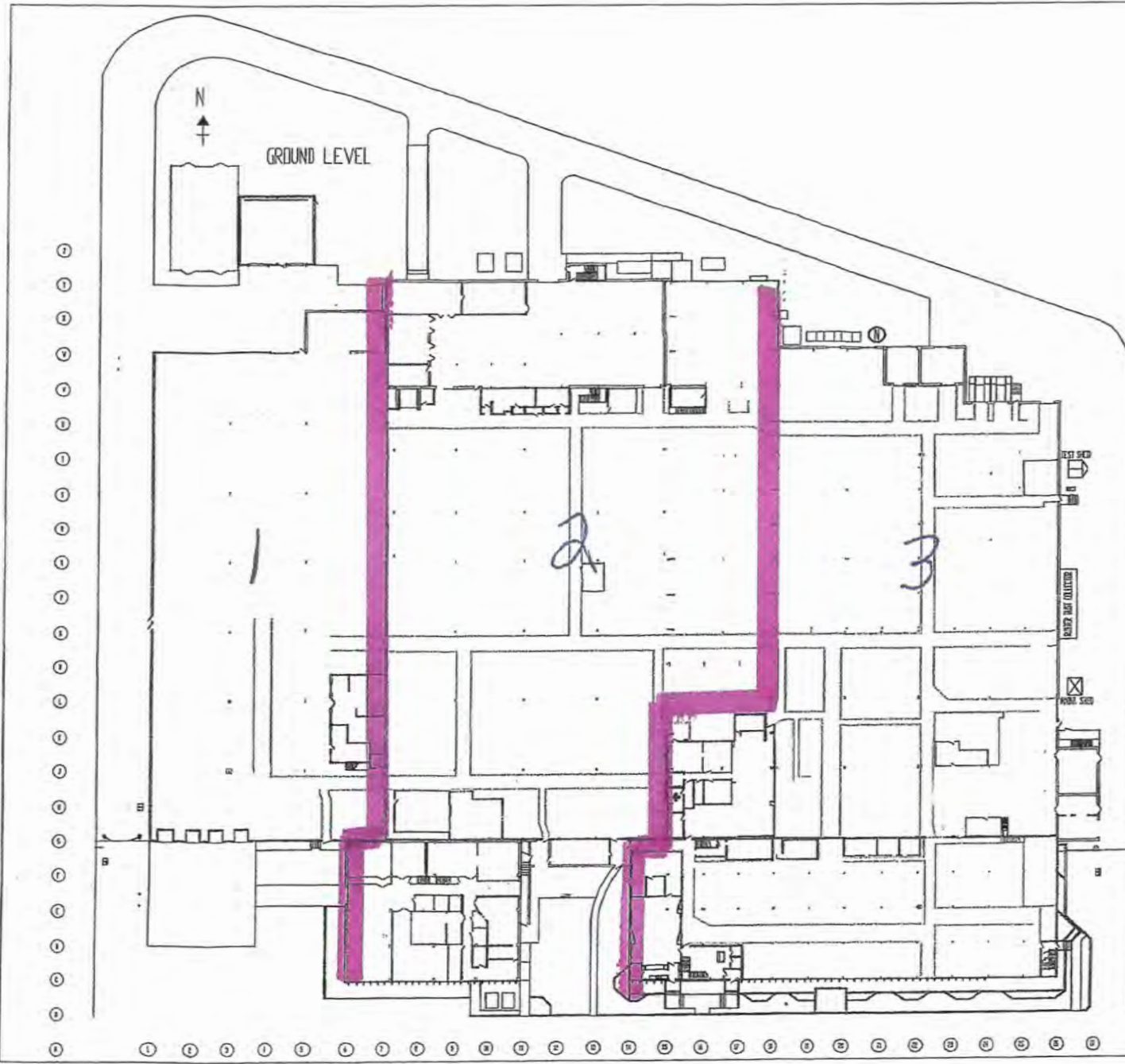
1. Boat/Marine - storage, sales, service, parts, and accessories.
2. Boat Lifts & Dock – sales, service, parts, and accessories.
3. Trailer sales, service, parts and accessories.
4. RV – storage, service, parts and accessories.
5. Retail sales area which would be approximately 4,000 square feet for sales of boat, trailer, dock, and RV accessories.
6. Fenced in outdoor storage would be needed. The proposed location would be at the rear lot of 1151 Hickory Street that we currently own 2.88 acres.

The main business will start out as a Marine & RV storage facility with indoor and outdoor storage. Anticipated occupancy would be May 2021 and would require some renovations to existing building. This would include painting, installation of additional overhead doors, installation of wash bay, service center, retail area, installation of outdoor fence and landscaping. The grand opening of business would not be until spring of 2022. We are very excited and feel this new business will serve the needs of the people who live in the lake country area.

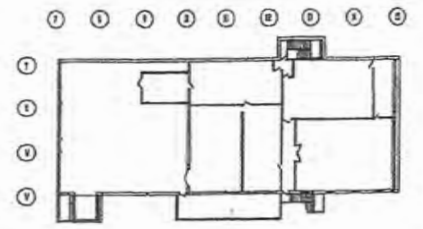
We are currently under contract with Eaton Corporation for the purchase of 1045 Hickory Street, and are looking to get the Conditional Use Grant as soon as possible as that would be the determining factor if we purchase the property or not. We look forward to talk to all board members regarding this great opportunity.

Thank you.

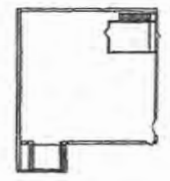
  
Matt Kreitlow



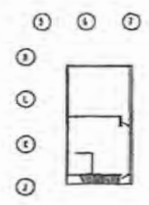
2nd LEVEL MEZZANINE



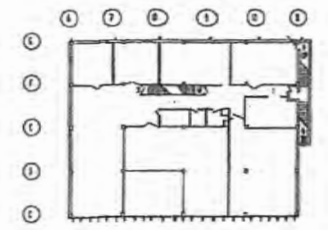
3rd LEVEL MEZZANINE



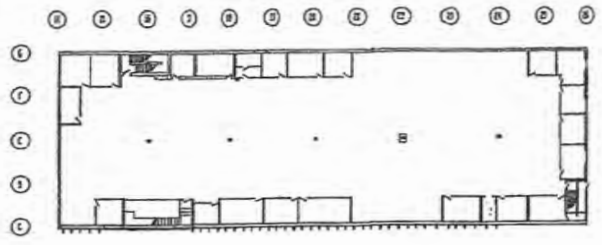
2nd LEVEL INSPECT



2nd LEVEL LINK LAB.



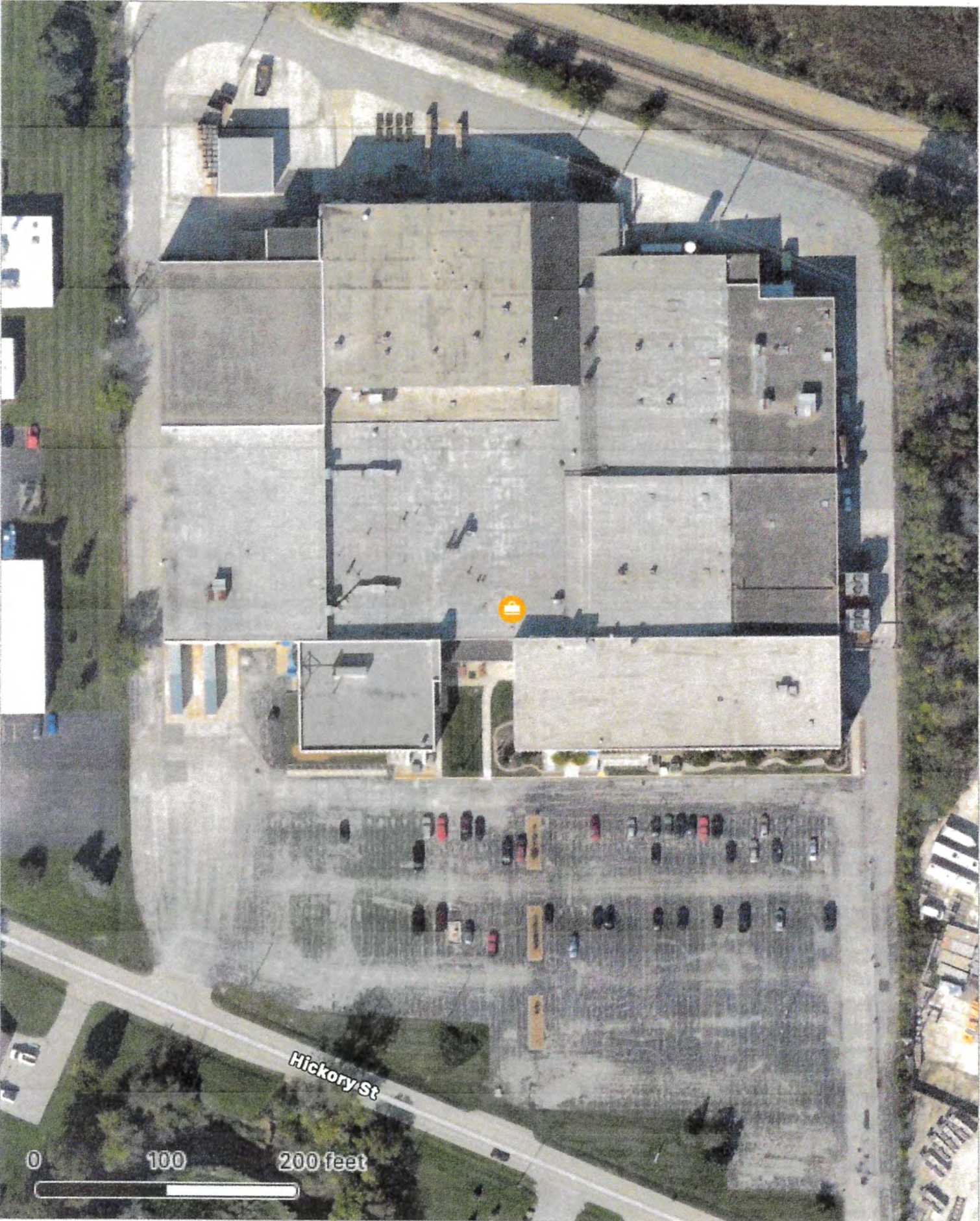
2nd LEVEL OFFICES



**COOPER Power S**  
 CONTRACTS AND PROJECTIVE DRAWING - INC  
 TITLE: PLANT LAYOUT

SCALE: 3/8" = 1'-0"	SHEET: 10
DRAWN: T.L.V.	PLD









0903 107

6534

0903 101 001

0900  
966

0903 996 001

0903 996 007

0903 996 003

0900  
985

0903  
996 013

0903 996 004

125.00' 200.00'

Pond

FOREST GROVE DR



Laj-k



LAND INFORMATION SYSTEMS DIVISION

# Waukesha County GIS Map



Notes:

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Printed: 4/1/2021

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: April 8, 2021

### General Information:

Agenda Item: **6.k.**

**Applicant/Property Owner:**

1151 Hickory Street LLC in c/o Matt Kreitlow d/b/a Supreme Marine & RV

**Requested Action:**

Conditional Use Grant approval of an outdoor storage lot for boats, RV's and related accessories such as docks, lifts, and similar.

**Existing Zoning:**

B-5 Light Industrial District

**Surrounding Zoning/Land Use:**

North: Railroad tracks

South: B-5 Light Industrial District

East: B-5 Light Industrial District

West: B-5 Light Industrial District

**Existing Master Plan Classification:**

Industrial-Business Park

**Lot Size:**

2.86 acres

**Location:**

Vacant lot immediately north of/adjacent to 1151 Hickory St.

---

### Discussion:

This use/site was the subject of a consultation with the Planning Commission on December 10, 2020 (see minutes excerpt below).

The applicant now requests full consideration and possible approval of his outdoor storage lot for boats, RV's and related accessories such as docks, lifts, and similar through Conditional Use Grant.

This lot is not accessible from Forest Grove Drive. It is accessible through the lot to the south (which fronts on Hickory Street), which lot is currently under the same ownership - 1151 Hickory Street LLC. A permanent ingress/egress easement (in addition to the temporary "construction access") shown on the plan, should be provided to serve this use.

The plan calls for a gravel lot (ultimately finished with a compacted recycled asphalt pavement (RAP) surface) to cover the majority of the site. While the Code would call for a 50 foot setback for the fencing from Forest Grove Drive, the applicant is requesting a 20 foot setback. A pre-existing fence along the west lot line is less than 10 offset (as required by Code). Where the proposed new fence ties into this existing fence is also less than 10 foot offset.

Surrounding the lot the applicant proposes to install an 8 foot tall woven metal fence with privacy slats and surrounding on the outside by Colorado Spruce trees planted at 15 feet on-center, 6-8 feet tall at installation. The balance of the greenspace outside of the fence will be maintained as turf. There is one entry/exit gate shown and it faces the west lot line.



No outdoor lighting or signage is proposed at this time.

**Recommendation:**

The Planner does not raise any particular objections to the use as requested but recommends the following structure and site conditions be considered for attachment to any approval the Commission may be inclined toward granting:

- 1) Prior to the start of construction of the proposed new storage lot, the applicant shall draft and record a permanent ingress/egress easement through the lot at 1151 Hickory Street to serve this use. The location, surfacing plan, language and depiction for such easement shall be subject to review and approval by the Village Planning Commission prior to recording. This condition may be removed in the event the applicant sooner combines this lot with the neighboring lot to the west and accomplishes direct access to Hickory Street in that way.
- 2) The fencing and slats shall be black in color and the slats shall be such that at least 90% opacity is achieved;
- 3) The final compacted RAP surfacing shall be completed within 12 months of occupancy approval for the storage lot;
- 4) No things except boats, RV's and related accessories such as docks, lifts, logs and similar may be placed, parked or stored in this lot and all of these things shall be intact and in good repair. No tarping or plastic materials that are ripped/torn, and no boats, RV's and related accessory items that are in a condition of disrepair, shall be visible from the surrounding view;
- 5) Prior to the start of construction, the applicant shall provide Village Staff with evidence of a temporary access easement to Hickory Street for construction purposes;
- 6) No fencing, construction activity or other disturbance may encroach upon or be permanently placed within 10 feet of the delineated wetland;
- 7) Village Engineer review and approval of all grading, drainage, utilities, stormwater management, erosion control, and tracking plans prior to the start of construction at this site;
- 8) No exterior lighting or signage is approved at this time.
- 9) The proposed fencing shall be completed prior to the start of lot use/occupancy;
- 10) The proposed landscaping shall be completed within 3 months of completion of the fencing unless this time would be extended in writing by the Village Administrator due to extenuating circumstances such as weather.

## Planning Commission Report for April 8, 2021

### **Supreme Marine 1151 Hickory Street**

Applicant: Matt Kreitlow

Project: Supreme Marine

Requested Action: Approval of parking lot/site plan/grading plan

Location: 1151 Hickory Street

### **Report**

#### Grading/Stormwater

Prior to recent grading on the site without permits, the general slope of the land was from northwest to southeast, eventually getting into the roadside ditch and storm sewer along Forest Grove Road. The proposed contours follow the same pattern at a slope of approximately 1.5%. The drainage is directed to a stormwater pond located in the southeast corner of the property. We have received and reviewed the stormwater management report and have provided numerous comments back to the design engineer. Until we get the updated design calculations, we are not able to provide a recommendation as to the adequacy of the stormwater management facilities. One item of note is that they are proposing to extend the edge of the pond into the parking area such that in times of the 100-year storm, there will be parking areas that would be inundated with water. This is the first design that we have seen that has used this type of design. The WDNR code and the Pewaukee code does not prohibit nor allow it, but in most cases, the pond is clear of any site improvements.

### **Staff Recommendation:**

If the stormwater management plan comes back and adequately addresses the requirements of the code, I am not opposed to the use of the site for a parking area.

Tim Barbeau  
March 31, 2021





**Conditional Use Grant  
Application Form**

Address/Parcel No. of Property Involved: 1151 Hickory street Pewaukee

Zoning of Property: B-5

Current Owner of Property: 1151 Hickory street LLC.

Applicant - Name: Supreme Marine + RV Matt Kreitlow

Address: P.O. Box 453 Pewaukee WI 53072

Phone: 262-691-8636 262-424-8604 Ken

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

Email: info@suprememarineandrv.com

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

Bear lot 0903 996 007 2.88 Acres 1151 Hickory St.

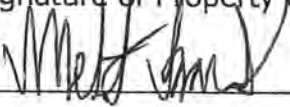
Improve vacant lot for outdoor storage of  
Boats, RV's and Boat pontoon decks and logs

Provide detailed information with your application that addresses the following:

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

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

Signature of Property Owner as listed on this Application:



---

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

Signature of Applicant (if different than Owner):

---

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

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





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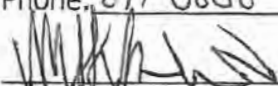
The Village will place fees from unpaid invoices on the real estate tax bill of the property that corresponds to the incurred services.

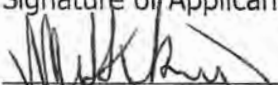
### **RESPONSIBLE PARTY & MAILING ADDRESS**

Supreme Marine + RV Matt Kreitlow  
Name of Company and/or Individual

P.O. Box 453/1151 Hickory street Pewaukee WI 53072  
Street City State Zip

Phone: <sup>262</sup> 691-8636 Fax: E-Mail: info@suprememarineandrv.com

 3/18/21  
Signature of Applicant & Date

 3/18/21  
Signature of Property Owner & Date

Village Official Accepting Form & Date

**SEND ALL PROFESSIONAL  
SERVICES INVOICES TO:  
(Check One)**

Property Owner

Applicant

CONDITIONAL USE FOR THE REAR LOT AT 1151 HICKORY STREET PEWAUKEE  
OUTDOOR STORAGE

March 18, 2021

We had a consultation with the planning commission on December 10, 2020, as stated at that meeting we are under contract with Eaton, which is at 1045 Hickory Street, to purchase the property. At that meeting we expressed the need for outside storage and discussed the property located to the east of Eaton, 1151 Hickory Street, that we currently occupy and now own, as that was our first development choice before Eaton became available. That property is divided into two parcels. The front is 2.02 acres that is fully developed with an existing 10,000 square ft. building. The rear lot is vacant land (landfill) which is 2.88 acres. Right now we would have an opportunity to divide that property combining the rear lot onto the Eaton property. We have provided the land survey for 1151 Hickory Street, which outlines what our outdoor storage lot would look like. The only main issues would be the 50 ft. set back along the east property line along Forest Grove Drive.

We would be asking for a 20 ft. set back off the east property line for the fence, which there would also be a 20 ft. set back along the south property line with 20 ft. of green space and landscape (trees for screening in front of the fence). We will do all storm water management and landscaping required. The only way we could make this proposed land development part of the Eaton property, would be for us to sell off the front lot with the existing building which is 2.02 acres.

We do not want to put it on the real estate market, and take the chance of tying up our working capital. At this time we have a interested developer willing to purchase the front lot and building. They are willing to improve the corner lot with renovating the current building and the lot. This would be a win/win for us and the village giving us our outdoor storage area and a quick sale of the corner lot.

The village would not have an old run down building sitting vacant on the corner. The building would be renovated and the curb appeal would be greatly improved, and employment would be created.

Thank you,



Matt Kreitlow

Miscellaneous Specs and Descriptions  
For 1151 Hickory Street Rear Lot 2.88 Acres

March 18, 2021

Fence:

The fence around the outdoor storage area would be a chain link fence that would be 8 ft. tall, with black privacy slats. There would be a 20 ft. electric entrance gate at the southwest corner of the lot. The existing fence between 1045 Hickory and 1151 Hickory will be removed.

Green Space:

The 20 ft. area between the new fence and property lines will have Colorado green and blue spruce trees planted every 18 ft. The trees will be six to eight ft. in height when installed. The soil between the fence and property line will be seeded and covered with straw erosion blanket. This area will be maintained on a regular basis during the growing season.

Parking Lot:

The parking lot will consist of six inches of 3 inch TB, four inches of 1 ½ inch TB. The finish layer would be recycled asphalt. We would like to have the parking lot settle for approximately 12 months before any paving of the lot.

Lighting:

We will be applying for outdoor lighting of the parking lot.

Thank you,

Matt Kreitlow







**WETLAND DELINEATION REPORT**  
**1151 Hickory St. Pewaukee, WI**

**Delineation # 9.2020**

**August 27, 2020**



**Alice Thompson**  
**Betsy Abert**  
**Thompson and Associates Wetland Services, LLC**  
**1514 Menomonee Ave.**  
**South Milwaukee, WI 53172**  
**(414) 571-8383**  
**[www.thompsonwetlands.com](http://www.thompsonwetlands.com)**



# 1151 HICKORY STREET OUTDOOR STORAGE

PART OF THE SW 1/4 OF THE SE 1/4 SECTION 10, T 7 N, R 19 E

TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



**PROJECT CONTACTS:**

**OWNER/DEVELOPER:** KEN KREITLOW  
1151 HICKORY ST LLC  
129 PARK AVE  
PEWAUKEE, WI 53072

**ENGINEER/SURVEYOR:** JAHNKE AND JAHNKE ASSOCIATES, LLC.  
**OWNER:** JOHN R. STIGLER, R.L.S.  
JOHN FERRIS, P.E.  
711 W. MORELAND BOULEVARD  
WAUKESHA, WI 53188  
TELE: (262) 542-5797  
E-MAIL: jferris@jahnkeandjahnke.com

**REFERENCE BEARING:** THE WEST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 10, TOWN 7 NORTH, RANGE 19 EAST WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF S 00°45'06" W BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE)

**REFERENCE BENCHMARK:** TOP OF THE MONUMENT LOCATED AT SOUTHWEST CORNER OF THE SOUTHWEST QUARTER SECTION 10, TOWN 7 NORTH, RANGE 19 EAST. ELEV: 848.45 DATUM: NAVD 29.

- LEGEND:**
- IRON PIPE SET
  - EX. STORM MANHOLE
  - ⌚ EX. POWER POLE
  - EX. IRON PIPE
  - ⊙ EX. CATCH BASIN ROUND
  - EX. GUY WIRE
  - ⊠ EX. MONUMENT
  - ⊠ EX. CATCH BASIN SQUARE
  - ⊠ EX. TELEPHONE PEDESTAL
  - ⊠ EX. STAKE
  - ⊠ EX. INVERT
  - ⊠ EX. GAS METER
  - ⊠ EX. SANITARY MANHOLE
  - ⊠ EX. ELECTRIC METER
  - ⊠ EX. GAS VALVE
  - ⊠ EX. WATER MANHOLE
  - ⊠ EX. ELECTRIC PEDESTAL
  - ⊠ EX. HYDRANT
  - ⊠ EX. AIR CONDITIONER
  - ⊠ EX. WATER VALVE
  - ⊠ EX. ELECTRIC TRANSFORMER
  - ⊠ EX. LIGHTPOLE
  - ⊠ EX. ELECTRIC MANHOLE

INDEX OF SHEETS	
SHEET	
1	COVER SHEET
2	EROSION CONTROL PLAN
3	GRADING PLAN
4	DETAILS

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN



**CALL DIGGERS HOTLINE**  
811 OR 1-800-242-8511 TOLL FREE  
WS STATUTE 182.0175(1074) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
MILW. AREA 1-414-259-1181

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



SCALE IN FEET  
0 10 20 30

1151 HICKORY ST OUTDOOR STORAGE  
DRAWN BY: C.D.S. | CHECKED BY: J.R.F. | JOB NUMBER: 21-0339 | DATE: MARCH 15, 2021  
FILE NUMBER: XXXXXXXX XXXX | BOOK NUMBER: PEW 18 - PAGE NUMBER: 24  
711 WEST MORELAND BOULEVARD, WAUKESHA, WISCONSIN 53188  
PHONE #: (262) 542-5797 - EMAIL: SURVEY@JAHNKEANDJAHNKE.COM  
WEBSITE: JAHNKEANDJAHNKE.COM

**JAHNKE & JAHNKE ASSOCIATES, I.L.C.**  
ENGINEERING & SURVEYING SOLUTIONS SINCE 1974  
ENGINEERING SOLUTIONS SINCE 1974



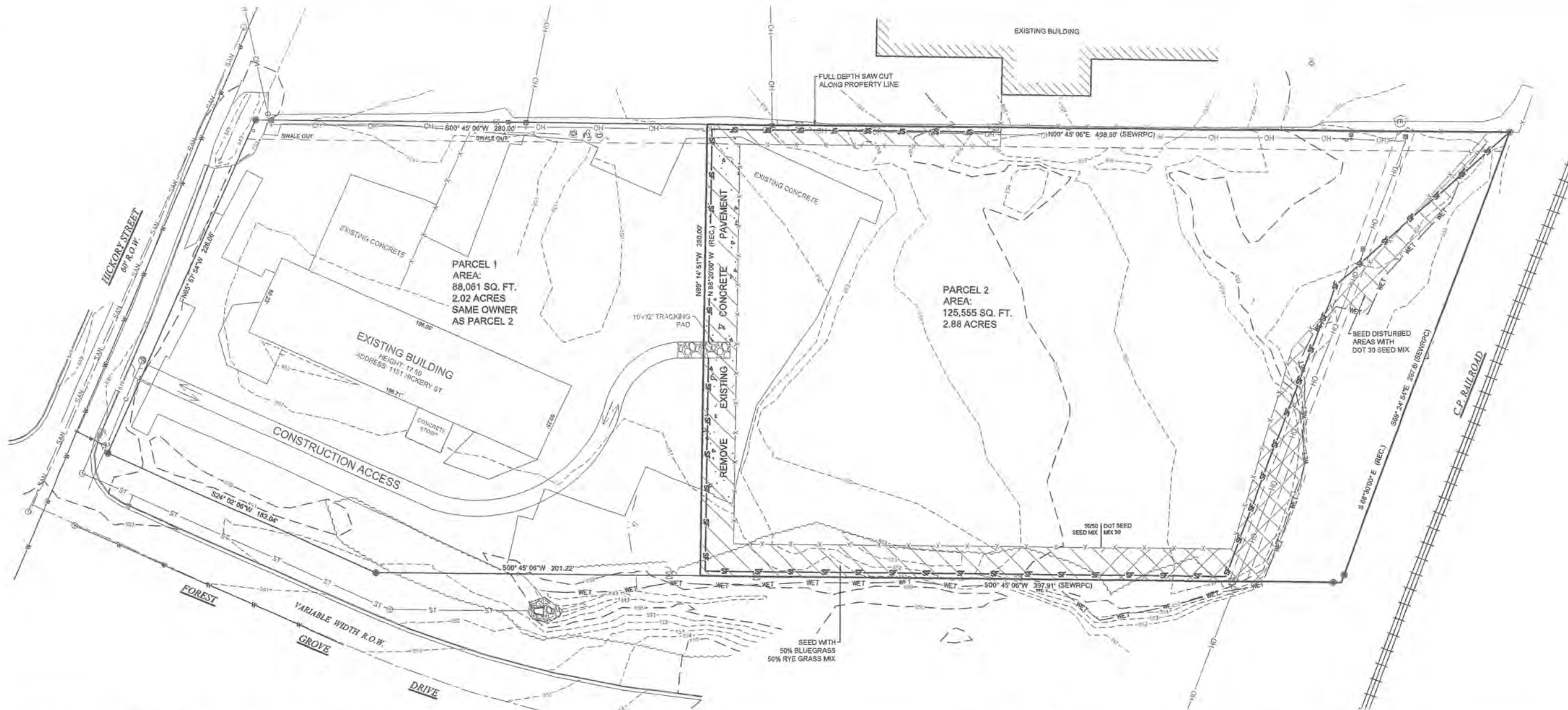
60% DESIGN PLAN

**COVER SHEET**  
ADDRESS: 1151 HICKORY ST.  
PART OF THE SW 1/4 OF SECTION 10, T 7 N, R 19 E  
TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**REVISIONS**

NO.	DESCRIPTION





**1151 HICKORY ST OUTDOOR STORAGE**  
 DRAWN BY: C.D.S. | CHECKED BY: J.R.F. | JOB NUMBER: 21-0038 | DATE: MARCH 15, 2021  
 FILE NUMBER: XXXXXXXX.XXXX | BOOK NUMBER: PEW 16 - PAGE NUMBER: 24  
 711 WEST MORELAND BOULEVARD, WAUKESHA, WISCONSIN 53188  
 PHONE #: (262) 542-5797 - EMAIL: SURVEY@JAHNKEANDJAHNKE.COM  
 WEBSITE: JAHNKEANDJAHNKE.COM

**JAHNKE & JAHNKE ASSOCIATES, LLC**  
 ENGINEERS-ARCHITECTS-SURVEYORS  
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**EROSION CONTROL PLAN**  
 ADDRESS: 1151 HICKORY ST.  
 PART OF THE SW 1/4 OF SECTION 10, T7 N, R19 E  
 TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

**REVISIONS**

NO.	DATE	DESCRIPTION

SHEET: **02 OF 04**

**GENERAL INSTRUCTIONS:** ALL PLANTED AREAS SHOULD HAVE A MINIMUM OF FOUR-INCHES (4") OF TOPSOIL. TOPSOIL WITH NO CLODS OF EARTH LARGER THAN ONE-INCH (1") IN DIAMETER AND BE FREE OF LUMPS, STONES, STICKS OR ANY OTHER FOREIGN MATERIAL. SEEDS SHOULD BE APPLIED AT THE RECOMMENDED RATES AND THEN COVERED WITH EROSION MATTING AS INDICATED ON THE PLAN SHEET OR MULCHED.

**FERTILIZER:** APPLY A 16-6-8 FERTILIZER, OR EQUIVALENT, TO PLANTED AREAS AT A RATE OF SEVEN (7) POUNDS PER 1000 SQUARE FEET.

**50/50 SEEDING:** 50/50 SEED MIX SHOULD BE APPLIED AT A RATE OF FOUR (4) POUNDS PER 1000 SQUARE FEET.

**WISDOT NO.30:** WISCONSIN DOT SEED MIX 30 SHOULD BE PLANTED AT A RATE OF TWO (2) POUNDS PER 1000 SQUARE FEET.

**COVER CROP:** ALL SEED MIXES SHOULD INCLUDE ANNUAL RYEGRASS AS A COVER CROP. ANNUAL RYE GRASS SHOULD BE APPLIED AT A RATE OF ONE HALF OF A (1/2) POUND PER 1000 SQUARE FEET.

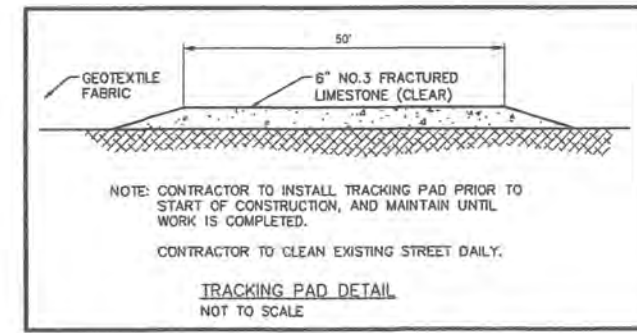
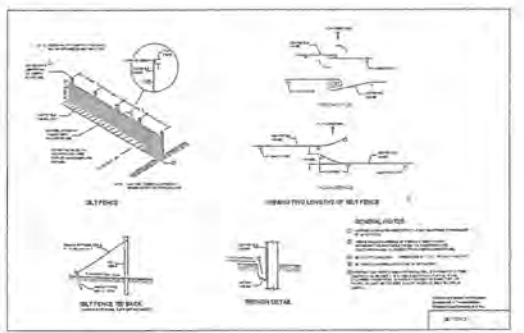
**EROSION MAT:** EROSION MAT SHOULD BE NORTH AMERICAN GREEN ERONET S75 OR EQUAL. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF THE EROSION MAT.

**LATE SEASON STABILIZATION:** FOR SEEDING AFTER SEPTEMBER 15, INCREASE COVER CROP (ANNUAL RYE GRASS, WINTER WHEAT) TO A MINIMUM OF TWO (2) POUNDS PER 1000 SQUARE FEET. FOR PLANTINGS OCTOBER 15-NOVEMBER 15, INCREASE PERENNIAL SEED RATE TO THREE (3) POUNDS PER 1000 SQUARE FEET TO ALLOW FOR WINTER DORMANCY.

**PERIMETER PLANTINGS:** ALL PERIMETER PLANTINGS SHOULD BE OF A DWARF EVERGREEN VARIETY. PLANTING BEDS SHALL CONTAIN A WEED BARRIER WITH APPROXIMATELY 4 INCHES OF WOOD MULCH.

- EROSION CONTROL PLAN:**
- ALL CONSTRUCTION PRACTICES TO COMPLY WITH THE VILLAGES OF PEWAUKEE EROSION CONTROL ORDINANCE (CHAPTER 19).
  - INSTALL TRACKING PAD.
  - INSTALL SILT FENCE.
  - ROUGH GRADE SITE.
  - COMPACT AND PROOF ROLL "NATIVE" SOIL.
  - INSTALL AND COMPACT GRAVEL PAVEMENT BASE.
  - FINISH GRADING BERMS, SETBACK AREAS, AND POND.
  - COMPACT FINISH PAVEMENT OF RECYCLED ASPHALT.
  - SEED AREAS WITH INDICATED SEED MIXES.
  - ALL SEED MIXES SHALL ALSO INCLUDE A COVER CROP.
  - ALL SEEDING AREAS SHALL BE COVERED WITH AN EROSION CONTROL MAT.
  - WATER WEEKLY UNTIL 70% VEGETATED COVER IS ACHIEVED.
- ESTIMATED CONSTRUCTION DATES:**
- EXCAVATION START DATE: MARCH 2021  
 FINAL GRADING/SEEDING: JUNE 2021  
 END OF RESTORATION: SEPTEMBER 2021

- LEGEND:**
- |                        |                            |                          |
|------------------------|----------------------------|--------------------------|
| ● IRON PIPE SET        | ○ EX. STORM MANHOLE        | ⊕ EX. POWER POLE         |
| ○ EX. IRON PIPE        | ⊖ EX. CATCH BASIN ROUND    | — EX. GUY WIRE           |
| ⊖ EX. MONUMENT         | ⊖ EX. CATCH BASIN SQUARE   | ⊖ EX. TELEPHONE PEDESTAL |
| ⊖ EX. STAKE            | ⊖ EX. INVERT               | ⊖ EX. GAS METER          |
| ○ EX. SANITARY MANHOLE | ⊖ EX. ELECTRIC METER       | ⊖ EX. GAS VALVE          |
| ○ EX. WATER MANHOLE    | ⊖ EX. ELECTRIC PEDESTAL    | — SILT FENCE             |
| ○ EX. HYDRANT          | ⊖ EX. AIR CONDITIONER      | ▨ TRACKING PAD           |
| ⊖ EX. WATER VALVE      | ⊖ EX. ELECTRIC TRANSFORMER | ▨ 50/50 SEED MIX         |
| ⊖ EX. LIGHTPOLE        | ⊖ EX. ELECTRIC MANHOLE     | ▨ DOT 30 SEED MIX        |



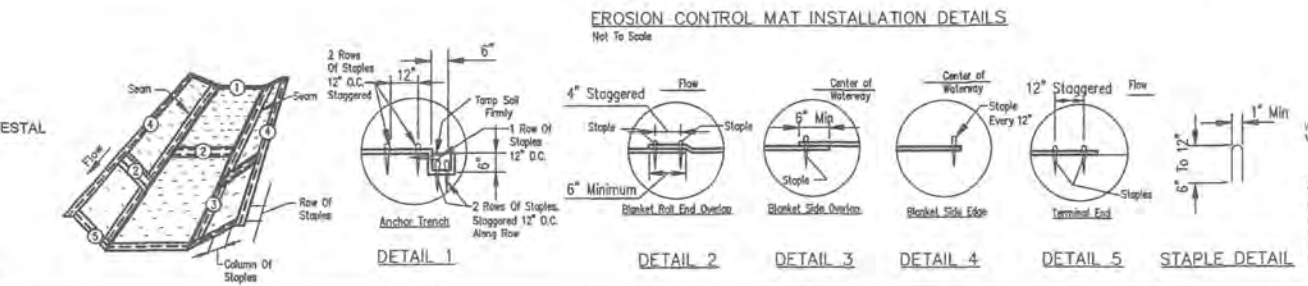
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TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN!



**CALL DIGGERS HOTLINE**  
 811 OR 1-800-242-8511 TOLL FREE  
 WIS. STATUTE 182.017(2)(a) REQUIRES A MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE  
 MILW. AREA 1-414-258-1181

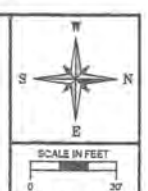
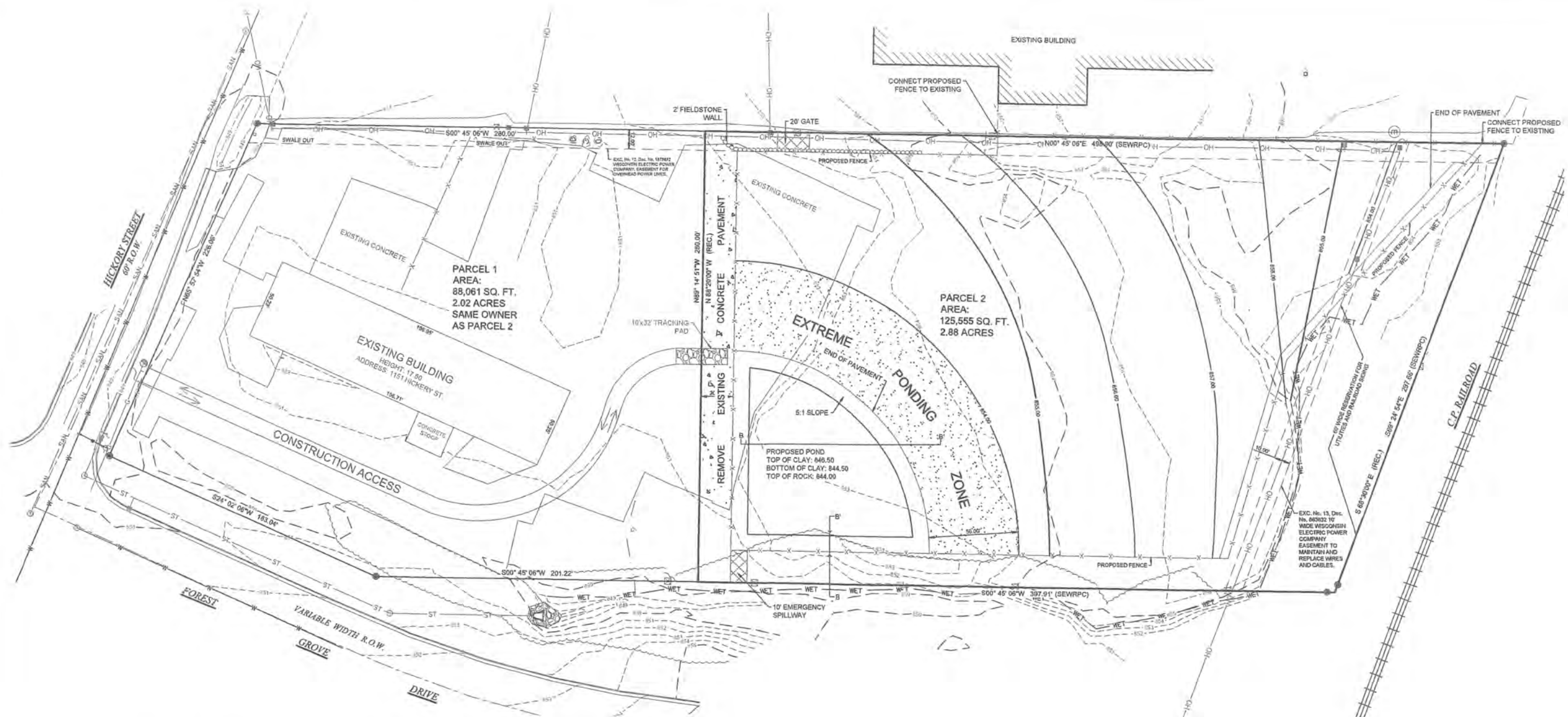
**NOTE:** The location and size of the underground structures and utilities shown herein have been located to a reasonable degree of accuracy, but the Engineer and/or Surveyor does not guarantee their exact location or the location of others not shown. Contact Diggers Hotline, Inc., Etc.



60% DESIGN PLAN

FILE NAME: S:\projects\21-0038\dwg\21-0038.dwg



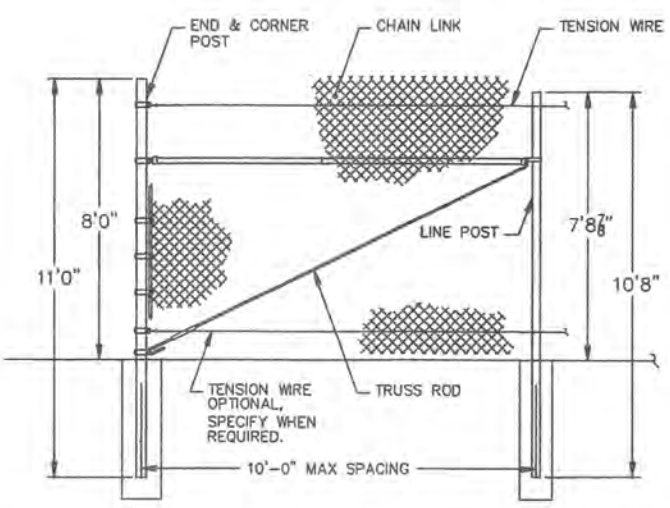


**1151 HICKORY ST OUTDOOR STORAGE**  
 DRAWN BY: C.D.S. | CHECKED BY: J.R.E. | JOB NUMBER: 21-0338 | DATE: MARCH 15, 2021  
 FILE NUMBER: XXXXXXXX.XXXX | BOOK NUMBER: PEW 18 - PAGE NUMBER: 24  
 711 WEST MORELAND BOULEVARD, WAUKESHA, WISCONSIN 53189  
 PHONE #: (262) 545-5797 | EMAIL: SURVEY@JAHNKEANDJAHNKE.COM  
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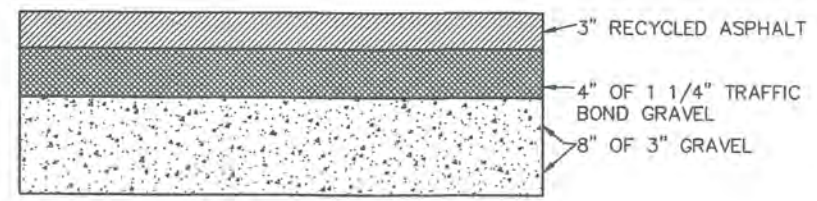
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 ENGINEERS-PLANNERS-SURVEYORS  
 ENGINEERING SOLUTIONS SINCE 1964

**60% DESIGN PLAN**  
**GRADING PLAN**  
 ADDRESS: 1151 HICKORY ST.  
 PART OF THE SW 1/4 OF SECTION 10, T7 N, R19 E  
 TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

REVISIONS  
 SHEET: **03** OF **04**  
 FILE NAME: S:\projects\21-0338\dwg\21-0338.dwg



TYPICAL FENCE SECTION ELEVATION



PAVEMENT DETAIL  
 NOT TO SCALE

**LEGEND:**

- IRON PIPE SET
- EX. IRON PIPE
- ⊕ EX. MONUMENT
- ⊗ EX. STAKE
- EX. SANITARY MANHOLE
- EX. WATER MANHOLE
- ⊕ EX. HYDRANT
- ⊕ EX. WATER VALVE
- ⊕ EX. LIGHTPOLE
- EX. STORM MANHOLE
- ⊕ EX. CATCH BASIN ROUND
- ⊕ EX. CATCH BASIN SQUARE
- ⊕ EX. INVERT
- ⊕ EX. ELECTRIC METER
- ⊕ EX. ELECTRIC PEDESTAL
- ⊕ EX. AIR CONDITIONER
- ⊕ EX. ELECTRIC TRANSFORMER
- ⊕ EX. ELECTRIC MANHOLE
- EX. POWER POLE
- ⊕ EX. GUY WIRE
- ⊕ EX. TELEPHONE PEDESTAL
- ⊕ EX. GAS METER
- ⊕ EX. GAS VALVE
- SILT FENCE
- 8' CHAIN LINK FENCE WITH PRIVACY SLATS
- EXISTING CONTOURS
- PROPOSED CONTOURS
- LIMITS OF PAVEMENT





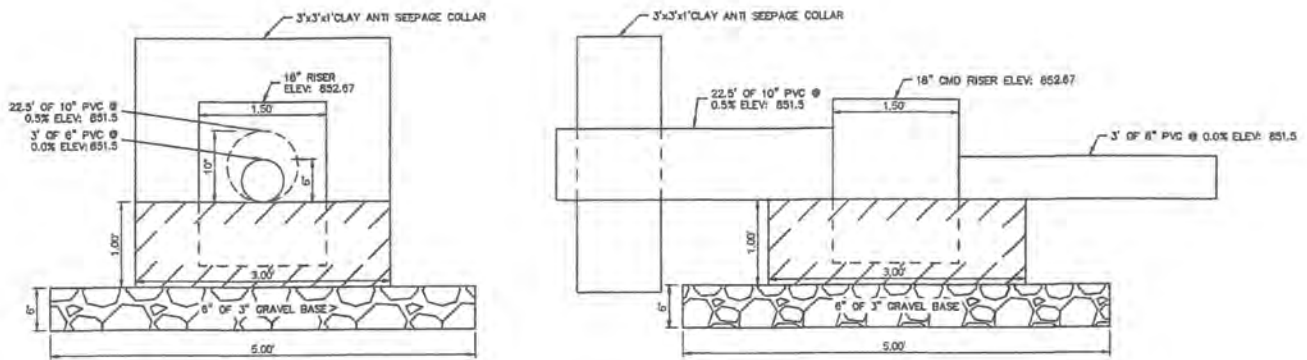
1151 HICKORY ST OUTDOOR STORAGE  
 DRAWN BY: C.D.S. | CHECKED BY: J.R.F. | JOB NUMBER: 21-1033B | DATE: MARCH 15, 2021  
 FILE NUMBER: XXXXXXXX.XXXX | BOOK NUMBER: FEW 18 - PAGE NUMBER: 24  
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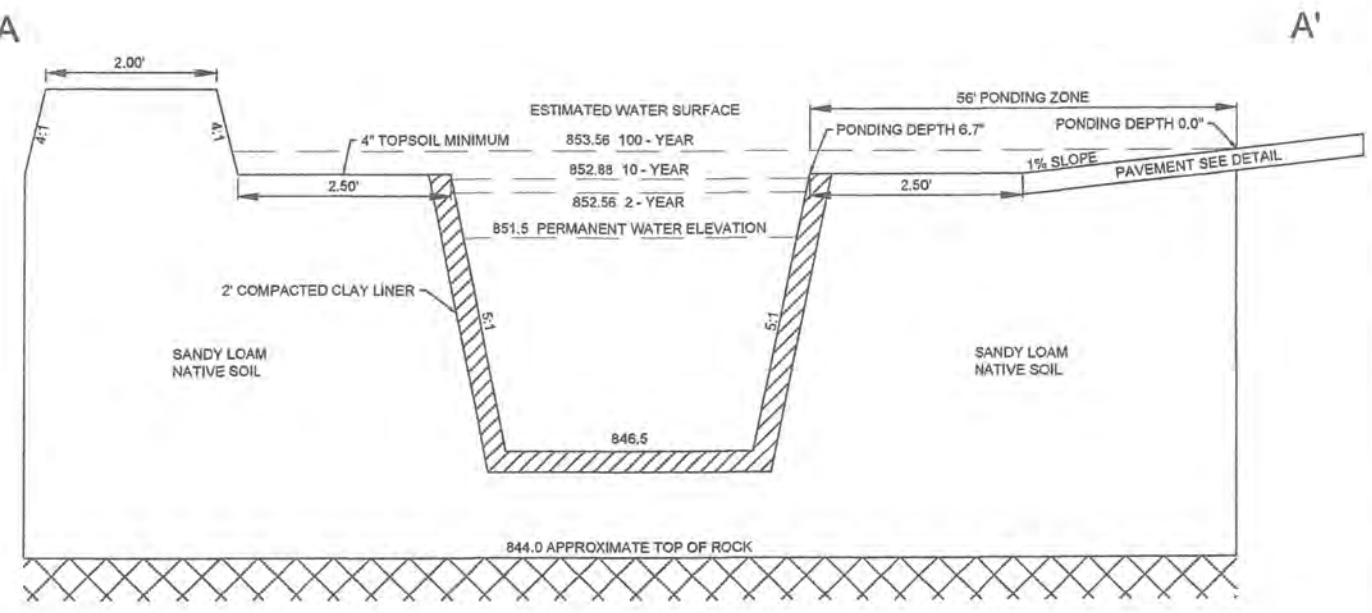
60% DESIGN PLAN  
 DETAILS  
 ADDRESS: 1151 HICKORY ST.  
 PART OF THE SW 1/4 OF SECTION 10, T 7 N, R 19 E  
 TOWN OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

NO.	REVISIONS

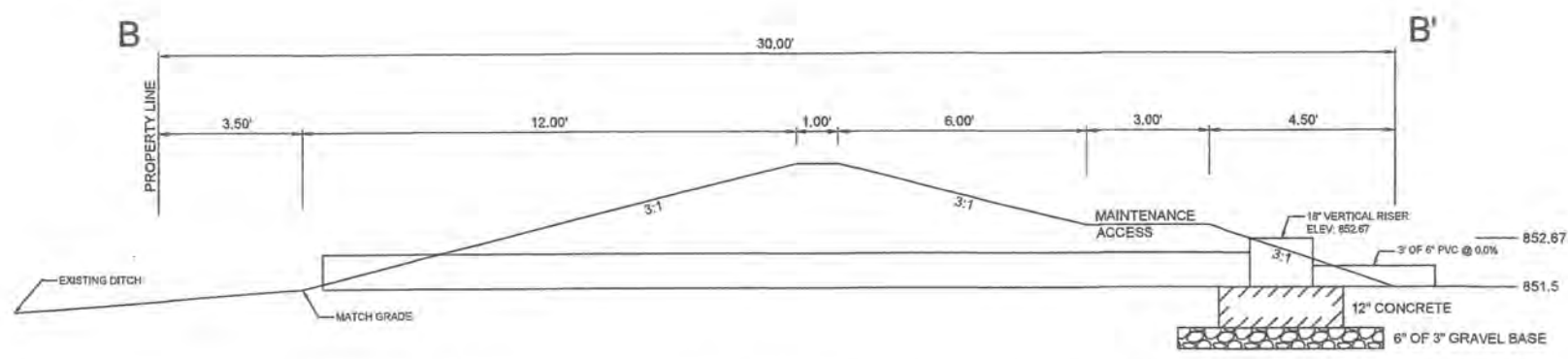
04 OF 04



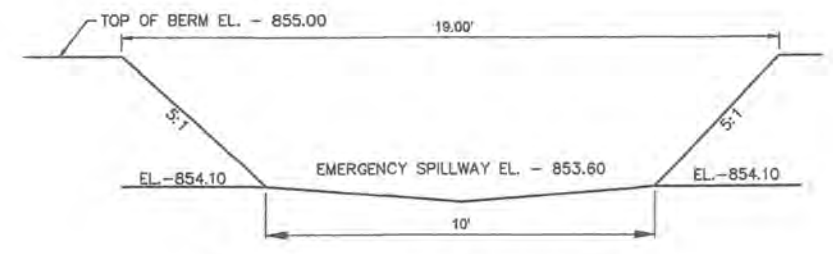
WATER CONTROL STRUCTURE  
 NOT TO SCALE



POND CROSS SECTION A-A'  
 NOT TO SCALE



CROSS SECTION B-B' - DISCHARGE STRUCTURE  
 NOT TO SCALE



NOTE:  
 THE EMERGENCY SPILLWAY TO BE SLOPED FROM THE  
 CREST TO THE BACK OF THE BERM AT 1.00%.  
 TOPSOIL, SEED & MATTED.

DETENTION POND EMERGENCY SPILLWAY DETAIL  
 NOT TO SCALE