



## PLAN COMMISSION AGENDA

June 8, 2023 – 6:00 pm  
Village Hall  
235 Hickory Street, Pewaukee, WI  
53072

To view the meeting: <https://www.youtube.com/live/8YtIVp-1CBk?feature=share>

1. Call to Order and Roll Call
2. Public Hearings:
  - a. On the Conditional Use Grant request of tenant applicant Brendan Moore, d/b/a Twisted Vine, to develop a seasonal outdoor dining/seating area accessory to his existing wine shop and wine bar use, using three of the public parking stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 145 W. Wisconsin Avenue – Unit/Suite #1. Building/Unit owner is Joseph Grash Development LLC. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.
  - b. On the Conditional Use Grant request to locate a restaurant/tavern use (i.e. Pewaukee Lake Bistro) on the first floor of the existing building located at 115 W. Wisconsin Avenue. The applicant is Pewaukee Lake Bistro LLC. The property owner is Joseph Grash Development LLC. The property is Zoned B-2 Downtown Business District.
3. Citizen Comments: *This is an opportunity for citizens to share their opinions with Commission Members on any topic they choose. However, due to Wisconsin Open Meeting laws, the Commission is not able to answer questions or respond to your comments. All comments should be directed to the Commission. Comments are limited to 3 minutes per speaker. Speakers are asked to use the podium and state their name and address.*
4. Approval of the Minutes:
  - a. Regular Plan Commission Meeting – May 11, 2023
5. Old Business:
  - a. Review, discussion, and possible action/recommendation to the Village Board to amend Sections 40.268, 40.301, 40.319, 40.221, 40.229, and 40.400.1(2)(b) of the Village Code regarding building height regulations, and Section 40.426(j)(1) of the Village Code regarding Residential Parking regulations. This item is Village initiated.
6. New Business.
  - a. Review, discussion, and possible action on the Conditional Use Grant request of tenant applicant Brendan Moore, d/b/a Twisted Vine, to develop a seasonal outdoor dining/seating area accessory to his existing wine shop and wine bar use, using three of the public parking

stalls situated in the W. Wisconsin Avenue right-of-way directly in front of the business located at 145 W. Wisconsin Avenue – Unit/Suite #1. Building/Unit owner is Joseph Grasch Development LLC. Right-of-way is owned by the Village of Pewaukee. Property is Zoned B-2 Downtown Business District.

- b. Review, discussion, and possible action on the Conditional Use Grant request to locate a restaurant/tavern use (i.e. Pewaukee Lake Bistro) on the first floor of the existing building located at 115 W. Wisconsin Avenue. The applicant is Pewaukee Lake Bistro LLC. The property owner is Joseph Grasch Development LLC. The property is Zoned B-2 Downtown Business District.
- c. Review, discussion, and possible action on the request of applicant Jim Forester, d/b/a Good Eats Restaurant, 1405 Capitol Drive, Unit F, to place a 40 square foot, changeable copy/electronic messaging wall sign on the building façade in front of this tenant space. This B-1(PUD) zoned property is owned by Chestnut Limited Partnership.
- d. Review, discussion, and possible site plan approval for a proposed 484 square foot accessory storage building to be constructed/added to the property at 161 W. Wisconsin Avenue. The applicant/property owner is Siepmann Development Company, LP in c/o Chris Siepmann. This property is zoned B-2 Downtown Business District.

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

8. Adjournment

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

Dated: June 2, 2023

**PLAN COMMISSION MINUTES**

**May 11, 2023 – 6:00 pm**

**Village Hall**

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

<https://www.youtube.com/live/mV712mDVXug?feature=share>

**DRAFT – DRAFT – DRAFT - DRAFT - DRAFT**

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

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

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

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

**2. Public Hearings – None.**

**3. Citizen Comments – None.**

**4. a. Approval of the Minutes – Regular Plan Commission Meeting – April 13, 2023.**

**Comm. Grabowski motioned, seconded by Comm. Belt, to approve the April 13, 2023, Regular Plan Commission Meeting minutes as presented. Motion carried 5-0. Comm. Mantz abstained.**

The items below were not presented in order.

**5. Old Business**

- a. Review and discussion regarding density limits for the residential component of mixed-use with multi-family development or straight multi-family development in the Villages Business Zoning Districts (i.e. B-1 Community Business, B-2 Downtown Business, B-3 Office & Service Business, B-4 Business Park, and B-5 Light Industrial), and the existing density limits of the Villages R-M Multi-Family Residential District.**

Planner Censky explained there may be a willingness to consider permitting new multi-family development as park of mixed use or as straight multi-family developments within some of the Business zoned areas of the Village. Multi-Family use is already listed as a conditional use in the B-2 Downtown Business District. Censky stated the current ordinance does not specify the density limits for multi-family developments in business districts like they are in the residential districts and multi-family zoning districts. She reviewed the Oconomowoc and Menomonee Falls Codes as good examples for laying out multi-family residential parking requirements:

- Oconomowoc multi-family residential parking requirements

Parking – All new residential shall be required to install a minimum of (1) on-site parking stall for each (1) bedroom or efficiency units and (2) on-site parking stalls for each (2) bedroom or greater units. Guest parking shall be an additional 0.25 stall per residential unit. Surface parking is encouraged behind buildings. Surface parking is discouraged between the building and primary street frontage.

- Menomonee falls multi-family residential parking requirements

1 space/bedroom with a minimum of 1 space fully enclosed and a maximum of 2 spaces/unit, with 1 additional space/each 2 units for visitors.

Discussion followed regarding parking and building height. Censky reiterated this discussion is directional only. She will put together a draft ordinance with the Commission's final directions and bring it back at a future meeting for action.

- b. **ON THE TABLE - Review, discussion, and possible action/recommendation to the Village Board on the request of Kirkland Crossings, Inc. to modify the language in Chapter 40, Article VI, Division 23. of the Village Code – Housing for the Elderly Overlay (HEO) District as it relates to the percentage of units in a HEO project that may be allocated for independent (vs assisted) living.**

**Comm. Mantz motioned, seconded by Comm. Lange to remove item 5b from the table. Motion carried 6-0.**

**Trustee Roberts motioned, seconded by Comm. Grabowski to defer item 5b until Village staff is prepared to present follow-up information.**

**Motion carried 6-0.**

- c. **ON THE TABLE - Review, discussion, and possible action on the request of property owner Kirkland Crossings, Inc. to develop an 84- unit Housing for the Elderly building project on the vacant ~2.49-acre lot located at the northwest corner of Ryan Street at Quinlan Drive (PWV 0883993200). This site is zoned B-1 Community Business District with Housing for the Elderly Overlay (HEO) District.**

**Comm. Mantz motioned, seconded by Comm. Belt to remove item 5c from the table. Motion carried 6-0.**

**Trustee Roberts motioned, seconded by Comm. Grabowski to defer item 5c until Village staff is prepared to present follow-up information.**

**Motion carried 6-0.**

## 6. **New Business**

- a. **Review, Discussion, and Possible Action on the site plan amendment request of property owner/applicant Eaton Etc LLC in c/o Sean Eaton for parking area expansion on the site of their indoor shooting range business use located at 1228 Hickory Street. This 1.36-acre property is zoned B-5 Light Industrial District.**

Planner Censky explained the applicant proposes to add 22 paved parking stalls at this site – five located along the east side of the main entry drive that enters from E. Wisconsin Avenue and 17 in a new bay to be added directly across from the existing stalls along the south wall of the building. In both cases, the existing land use directly abutting the new parking stall bays is a single-family residence (that is zoned B-1 Community Business). The applicant is proposing to place the 17-stall bay at a 6.3-foot to 7.55-foot offset to the south lot line.

### **Village Planner Recommendations:**

- 1) Planning Commission express consideration and possible approval as to the parking offset waiver (i.e., 6.3-foot to 7.55-foot offset to the south lot line where 20 feet would otherwise be required).
- 2) Applicant to prepare a suitable landscaping/screening plan for installation along the south side of the new 17-stall bay and along the east side of the new 5-stall bay of parking stalls that will minimize the aesthetic conflict between this business use/parking and the existing residential use adjoining. This plan shall be approved by Village Staff prior to

the start of construction on the new parking areas and it shall be fully installed/implemented within 9 months of the date of this approval.

3) Applicant to properly sign/designate the required number of parking spaces on this site for physically disabled persons shall be in accordance with State of Wisconsin and federal regulations.

4) Village Engineer review and approval of all grading, drainage, stormwater management, utility and similar ... plans required in support of this proposal, prior to the start of any construction at the site.

**Village Engineer Recommendations:**

1) Resolution of any zoning matters identified by the Village Planner

2) Submission of digital video that shows the pipe under the building is in sound condition and operational to be able to accommodate the anticipated flows. If pipe is not in sound condition and could compromise flow of the stormwater in the parking lot, the pipe will have to be rerouted around the building, with Village Engineering approval of the plans.

There were concerns that the neighboring houses were not notified of the project.

Administrator Gosse stated the neighbors were not alerted of the project because a public hearing was not needed.

**Comm. Mantz motioned, seconded by Belt to approve the site plan amendment with the Planner's & Engineer's recommendations & approving the requested waiver of the 20ft offset. Motion carried 6-0.**

7. **Citizen Comments** – None.

8. **Adjournment**

**Comm. Mantz motioned, seconded by Comm. Grabowski to adjourn the May 11, 2023, Regular Plan Commission meeting at approximately 6:49 p.m.**

**Motion carried 6-0.**

Respectfully submitted,

Jenna Peter  
Deputy Village Clerk/Treasurer

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 8, 2023

### General Information:

Agenda Item: **5.a.**

Applicant:

N/A

Status of Applicant:

Village initiated item

Requested Action:

Review, discussion possible action/recommendation to the Village Board to amend Sections 40.268, 40.301, 40.319, 40.221, 40.229, and 40.400.1(2)(b) of the Village Code regarding building height regulations, and Section 40.426(j)(1) of the Village Code regarding Residential Parking regulations.

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### Discussion:

The following proposed changes to Village Code have been raised, reviewed and considered by the Planning Commission as a part of discussions related to density limits for multi-family uses that may be proposed in the B-2 Downtown Business District :

- **Residential Parking**

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

**(1) Residential uses.**

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

**b.** Multifamily dwellings.

**1.** One bedroom **or efficiency units** = 1.75 enclosed parking spaces per unit.

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

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

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

**c. Multifamily dwellings in the B-2 Downtown Business District.**

**1. One bedroom = 1.0 enclosed parking spaces per unit.**

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

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

**4. Guest parking requires .25 parking stalls for every residential unit.**

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

- **Building/Structure Height**

**B-2 Downtown Business District 40.268** The height of any structure shall not be less than 1.5 stories nor more than 3 stories by design, and may not exceed 42 feet (up to 45 feet if the building design incorporates a gabled roofline) unless otherwise approved in accordance with the conditional use grant process.

**B-4 Business Park District 40.301** The height of any structure in the B-4 district shall not exceed 42 55 feet...”.

**B-5 Light Industrial District 40.319** The height of any structure in the B-5 district shall not exceed 550 feet...”

**R-6 Plex-Residential District 40.221(a)** The height of the principal structure in the R-6 district shall not exceed 42 feet (up to 45 feet if the building design incorporates a gabled roofline).

**R-M Multi-Family Residential District 40.229** The height of the principal structures in the RM district shall not exceed three stories or 42 feet (up to 45 feet if the building design incorporates a gabled roofline).

**Housing for the Elderly Overlay District 40.400.1(2)(b)** Height of any principal structure shall not ~~to~~ exceed four stories or 52 feet (up to 55 feet if the building design incorporates a gabled roofline).

**Recommendation:**

If the Commission is satisfied with the changes as presented above, the next step/action would be to recommend these changes to the Village Board for consideration and possible adoption.

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 8, 2023

### General Information:

Agenda Item: **6.a.**

#### **Applicant/Property Owner:**

Brendan Moore, d/b/a Twisted Vine. Building owner is Joe Grasc Development LLC. Right-of-way is owned by the Village of Pewaukee.

#### **Requested Action:**

Conditional Use Grant approval to add an incidental, accessory, seasonal, outdoor dining area in the West Wisconsin Avenue right-of-way over three existing, striped parking stalls located directly in front of their wine shop/wine bar use.

#### **Current Zoning:**

B-2 Downtown Business District

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

Community Commercial

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

North: B-2 Downtown Business District

South: B-2 Downtown Business District

East: Pewaukee River

West: Pewaukee Lake

#### **Lot Size:**

N/A

#### **Location:**

145 W. Wisconsin Avenue –  
Unit/Suite #1

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### **Background:**

The applicant seeks Conditional Use Grant approval to use three existing, on-street paved parking stalls to place tables/chairs/umbrellas/similar patio appurtenances/railings/planters/barriers,... in support of an incidental, seasonal outdoor dining opportunity for their Twisted Vine patrons. The proposed manner of barriers is consistent with similar uses approved elsewhere along W. Wisconsin Avenue.



**Recommendation:**

The Planner does not object to the applicants request as submitted but recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined to grant:

- 1) Applicant to return to the Planning Commission (or defer to Staff) for review and approval of the detailed plans explaining how they will close the gaps between barrier panels and what the plans are for tables, chairs, umbrellas, ADA ramping, ... are for the interior of the allocated space;
- 2) Approval is subject to the terms of the attached DRAFT CUG document and related exhibits.

**CONDITIONAL USE GRANT**

To permit the use “**outdoor dining/seating area accessory to their existing, approved wine shop/wine bar, using 3 of the public parking stalls situated in the public road right-of-way in front of the existing business**”.

Before the Planning Commission of the Village of Pewaukee, Waukesha County, Wisconsin, in regard To Premises located at **145 W. Wisconsin Avenue – Unit/Suite #1** in the Village of Pewaukee, Waukesha County, State of Wisconsin, and further defined as follows:

**PWV 0898001003**

RETAIL UNIT 1 BEACHSCAPE LAKE CONDOMINIUMS & THE PERCENTAGE OF INTEREST IN THE COMMON AREAS AS ASSIGNED AND CREATED UNDER DECLARATION RECORDED AS DOC #4441398 :: LOCATED IN LOT 1 CSM #11786 PT NW1/4 SEC 9 T7N R19E

WHEREAS, the Zoning Code and Zoning District Map of the Village of Pewaukee, pursuant to State Statutes, provide that the premises may not be used of right for purposes hereinafter described but that, upon petition, such use may be approved by the municipality as a Conditional Use Grant in particular circumstances as defined by the standards in the Zoning Ordinances; and

Petition therefore having been made, and public hearing held thereon, and the Planning Commission of the Village of Pewaukee having determined that by reason of the particular nature, character, and circumstances of the proposed use, grant of such use upon the terms and conditions hereinafter prescribed would be consistent with the requirements of the Zoning Ordinance.

Now, therefore, IT IS GRANTED, subject to compliance with the terms and conditions hereinafter state that the Premises may be used for the purpose of “outdoor dining/seating area accessory to their existing, approved wine shop/wine bar use, Twisted Vine, using three of the public parking stalls situated in the public road right-of-way in front of the existing business”.

**GRANTED** by action of the Planning Commission of The Village of Pewaukee this 8<sup>th</sup> day of June, 2023.

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Village Planning Commission Secretary  
Cassie Smith

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Planning Commission Chairperson  
Jeffrey Knutson

*Original filed at the Pewaukee Village Hall.*

The **GENERAL CONDITIONS** of this Grant are:

- a. This grant shall become effective upon the execution and recording by the owners of the Premises of an acceptance hereof in such form as to constitute an effective covenant that shall run with the land subject to the provisions contained herein.
- b. This grant shall be void unless, pursuant to the building and Zoning Codes of the Village, the approved use is commenced or the building permit is obtained within twelve (12) months of the date of the Planning Commission approval noted above.
- c. This grant is subject to amendment and termination in accordance with the provision of the Zoning Code of the Village.
- d. Construction and operation of the use granted shall be in strict conformity to the approved site, building, and operations plans filed in connection with the Petition for this Grant, and exhibited hereto.
- e. Construction and operation of the use granted shall be subject to full compliance with any other applicable rules/laws as set forth by any other governmental or quasi-governmental departments/entities with jurisdiction over this site, construction and/or operation such as, but not necessarily limited to, the Village's Building Inspections, Public Works, Police and Fire Departments, Waukesha County, Wisconsin DNR, the State of Wisconsin, ... and similar.
- f. Any of the conditions of this Grant which would normally be the responsibility of tenants of the premises shall be made a part of their lease by the Owner, which lease shall contain provisions for posting of the pertinent conditions to notify employees thereof.
- g. This Grant shall automatically be null and void if this use is discontinued for a period of twelve (12) months.
- h. Failure to allow reasonable and routine inspections of the property constitutes grounds for revocation of the Conditional Use Grant.
- i. **Conditions on the Use/Operations:**
  1. Annual renewal of this CUG is not a condition of the approval but that is based upon the continued willingness of the applicant to work cooperatively with the Village on adjustments to the site/operating plans as the use goes along in the event unforeseen issues or concerns as to safety or suitability should arise.
  2. The permitted seasonal period of use for the right-of-way shall be March 1 to October 31 annually.
  3. Outdoor music and/or PA may be permitted as a part of this outdoor dining/seating area use. The hours for such music and/or PA shall be limited to the actual open hours of the principal use and no later than 11pm daily.
  4. Days/Hours of use for this right-of-way dining/seating area shall be limited to days/hours that the principal use Twisted Vine is actually open but in no case later than 1 am daily.
  5. On the three non-sidewalk sides of the area, the applicant must install barriers utilizing the concrete base (not less than 10' x 10') and railings as shown in the attached Exhibit A which is attached hereto and made a part hereof by reference. The sidewalk side of the area, as delimited on the attached site plan, shall be separated from the public by weighted stanchions with rope/chain (or similar) or by a continuation of the fencing.
  6. As to both seasonal and permanent cessation of operations, the right-of-way area shall be immediately returned to its original state by the applicant - as it was before the street dining use was approved and implemented.

7. All parts of the proposed right-of-way dining appurtenances shall be bound within the approved area as depicted in Exhibit "A" and shall not spread onto the street, sidewalk or curbs surrounding.
8. In the event an outdoor dining area is approved adjacent to this one, the common line between the two may be separated by weighted stanchions with rope/chain (or similar) vs the barriers utilizing the concrete base (not less than 10' x 10') and railings.
9. The public markings on the surface of the right-of-way (i.e. the stall striping) shall not be washed away or permanently covered over in the course of this use.
10. Director of Public Works approval, prior to installation, as to the manner of attachment of anything that is proposed to be affixed to any public object and/or the public way.
11. Electric and/or water service to the outdoor dining area may not be run on grade across the sidewalk. Any alternate plans for electric and/or water service to the outdoor dining area shall be subject to review and approval by Village Staff prior to implementation.
12. Any substantiated material adverse impacts upon surrounding properties or the Village generally resulting from this use (including, though not necessarily limited, to noise, odor, litter, animal infestation, loitering, glare, public safety, illegal activity,...) shall be the responsibility of the owner/applicant to correct timely upon notice from the Village and failure to do so may result in revocation of this conditional use grant amendment or portions thereof.
13. Village Staff final review and approval, prior to placement, of all appurtenances (such as but not necessarily limited to tables, chairs, umbrellas, planters, heaters, fire tables, trash receptacles, serving tables,... and similar) proposed to be placed in the right-of-way area(s) ref Exhibit A attached.
14. The only food and/or beverage that may be consumed within this specific right-of-way seating space shall be limited to that emanating from the adjacent, approved use, Twisted Vine.
15. A clear public sidewalk aisle-way not less than 5 feet wide shall be maintained at all times throughout the frontage of this lot.
16. The right-of-way dining area shall comply fully with any/all applicable requirements attendant to handicapped accessibility and ADA requirements.
17. The final placement/location of the proposed ADA accessible ramp shall be subject to review/approval of the Village's Engineer. This ramp may not impede the flow of water to the stormwater inlet in the gutter.
18. Recording of the Conditional Use Grant (CUG) prior to the start of any right-of-way occupancy.
19. Village Board approval of a right-of-way access/occupancy/use permit and agreement prior to recording of the Conditional Use Grant Amendment – the date and terms of such approval to be memorialized in the Village's CUG record/file for this property for the duration of time that this use is permitted.
20. Prior to recording the CUG, execution of a hold harmless and indemnity agreement satisfactory to the Village Attorney and approved by the Village Board for construction and operation of the use herein granted, the date and terms of such agreement to be memorialized in the Village's CUG record/file for this property for the duration of time that this use is permitted.
21. Prior to occupying the public right-of-way for this street dining use, provision of general liability and property damage insurance naming the Village of Pewaukee as an additional insured shall be provided to the Village Attorney for review and approval as to adequacy – evidence of the final and approved insurance documents to be retained on file in the Village's CUG record for this property for the duration of time this use is permitted.

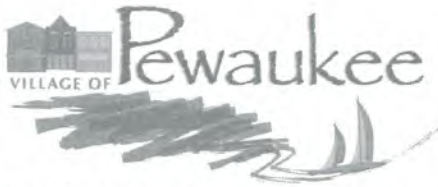
22. Any new/extra lighting proposed for this right-of-way seating area use shall be subject to review and approval by Village Staff prior to implementation.
23. No signage is requested or approved as a part of this CUG. Any future signage shall be subject to review under the Village Sign Code prior to placement at the site.
24. The Village Board shall make the final determination as to who has precedence in terms of the right-of-way use on any dates/times where use of this specific right-of-way space may have been requested by multiple parties/special events. During special events in the downtown area, the permit holder shall refer to the Village Administrator for the priority determination as may have been set forth by the Village Board in regard to this specific right-of-way space and shall abide by those specific instructions.

**j. Conditions on the Existing Structures, Existing Site and Existing Outdoor Dining/Seating Area:**

- a. All per existing conditions and approvals.

**k. Other:** None.

**SEE EXHIBIT "A" ATTACHED BELOW**



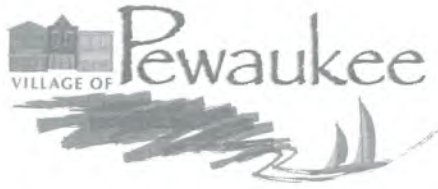
# CONDITIONAL USE GRANT APPLICATION FORM

*Will Email Elect. Copy 5/15/23*

Complete all items entirely:

<b>Property Address:</b>	145 W. Wisconsin Ave <i>Ste 1</i>
<b>Property Tax Key:</b>	PWV <i>0818001003</i>
<b>Zoning of Property:</b>	<i>B-2</i>
<b>Property Owner Name:</b>	<i>Joseph Grasch</i>
<b>Property Owner Mailing Address:</b>	<i>145 W. Wisconsin Ave #1</i>
<b>Property Owner Phone:</b>	<i>414-406-2001</i>
<b>Property Owner Email:</b>	<i>jgrasch@ncipropertieswi.com</i>
<b>Applicant - Name:</b>	<i>Brendan Moore</i>
<b>Applicant Mailing Address:</b>	<i>145 W. Wisconsin Ave #1</i>
<b>Applicant - Email:</b>	<i>brendan@twistedvineshop.com</i>
<b>Applicant - Phone:</b>	<i>414-350-0803</i>
<b>Description of Request (Please be thorough and attach additional pages if needed)</b>	<ul style="list-style-type: none"> <li>• On-street dining</li> <li>• Utilize 3 street spots for extension of outdoor dining</li> </ul>

*5/15*



**Provide detailed information with your application that addresses the following:**

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

*Joseph T. Grand*

Property Owner Printed Name

Signature of Property Owner

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

*Brendan Moore*

Applicant's Printed Name

Signature of Applicant

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

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



6/18/23



# PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

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

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

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

Complete the information below:

<b>Responsible Party Name</b>	Brendan Moore
<b>Mailing Address</b>	145 W. Wisconsin Ave #1
<b>City, State and Zip</b>	Pewaukee, WI 53072
<b>Email:</b>	brendan@twistedvineshop.com
<b>Phone:</b>	414-350-0803

**ENTER EMAIL TO SEND INVOICES:**

brendan@twistedvineshop.com

Joseph T. Grassl

Property Owner Printed Name

Brendan Moore

Applicant Printed Name

[Signature]

Signature of Property Owner/Date Signed

[Signature]

Applicant Signature/Date Signed

[Signature] 5/15/2023  
Village Staff Acceptance - Date



# TWISTED VINE

*Shop Wine Eat*

On-Street Dining Proposal  
Owner: Brendan Moore  
Address: 145 W. Wisconsin

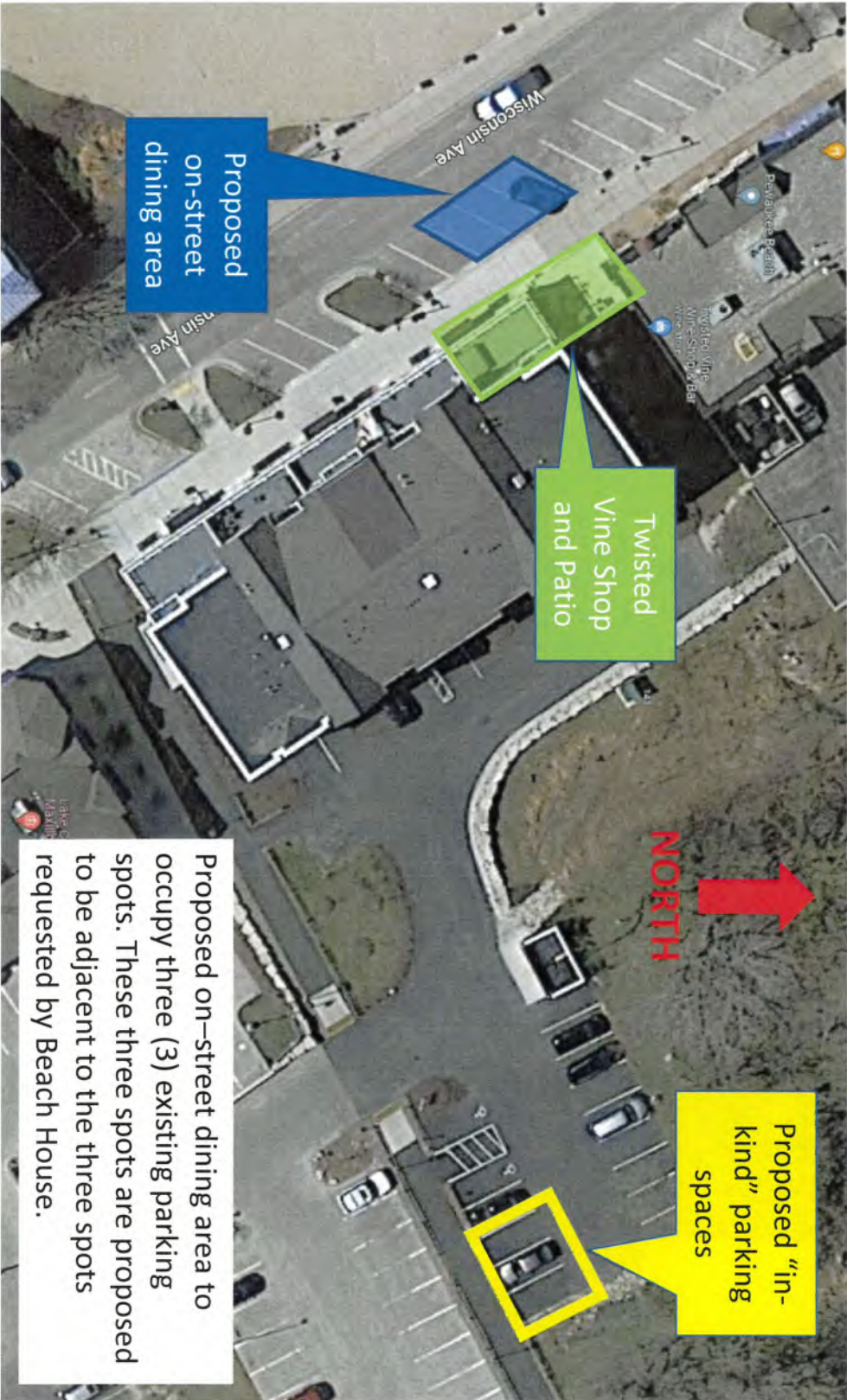


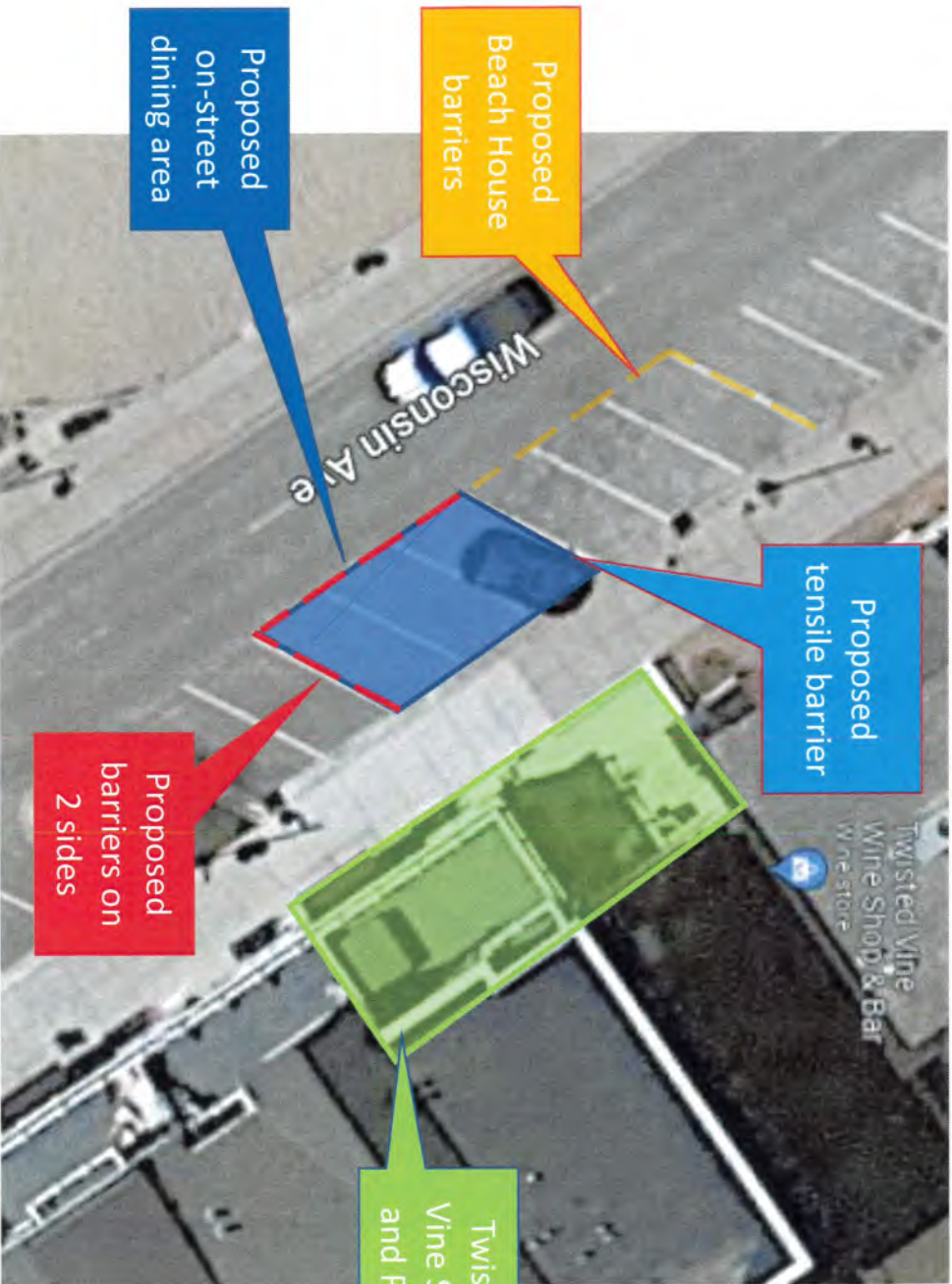


# TWISTED VINE

Shop WINE Bar

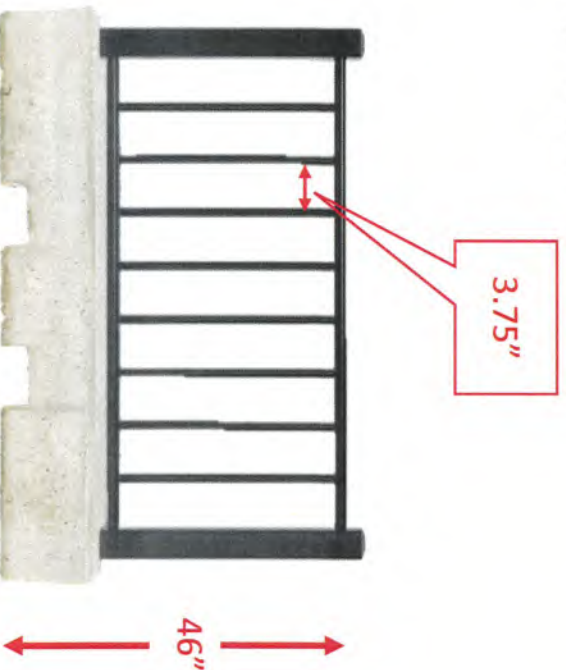
On-Street Dining Proposal  
Owner: Brendan Moore  
Address: 145 W. Wisconsin







Railings to be consistent with existing temporary delineation structures at Handlebar, Artisan 179, and Chocolate Factory. Structure will consist of a black metal picket-style rail mounted to a concrete curb block. Any gaps greater than 4" between structures will be filled with complimentary material.



# TWISTED VINE

*Shop Wine. Stay.*

On-Street Dining Proposal  
Owner: Brendan Moore  
Address: 145 W. Wisconsin







**Legend**

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



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:** Street Dining

Printed: 6/2/2023

## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 8, 2023

### **General Information:**

**Agenda Item: 6.b.**

**Applicant/Property Owner:**

Joseph Grasch Development LLC  
d/b/a Pewaukee Lake Bistro

**Requested Action:**

Conditional Use Grant approval to locate a restaurant/tavern use (i.e. Pewaukee Lake Bistro) on the first floor of the existing building.

**Current Zoning:**

B-2 Downtown Business District

**Current Master Plan Classification:**

Community Commercial

**Surrounding Zoning/Land Use:**

North: B-2 Downtown Business District

South: B-2 Downtown Business District

East: B-2 Downtown Business District

West: B-2 Downtown Business District

**Lot Size:**

~.16 acres

**Location:**

115 W. Wisconsin Avenue

---

### **Discussion:**

The proposed new restaurant/tavern use would have seating for up to 65 patrons – 15 at the bar and the remainder in general dining space.

No outdoor dining use is proposed at this time. No restaurant/tavern related use on the second floor of this existing building is proposed at this time.

The applicant does not propose to modify any aspect of the exterior of this existing building at this time. No new/modified exterior lighting, landscaping, or signage plans are provided in support of this request at this time. There is no location or design shown for dumpster(s) to be placed/screened on the site.

Proposed hours of operation are 11 a.m. to midnight daily.

Pursuant to Section 40.426(j)(7) of the Code, and assuming approximately 2,620 square feet of gross first floor area, onsite parking provided should total not less than nine stalls plus 1 stall/employee during the highest work shift. The applicant has seven onsite stalls available to

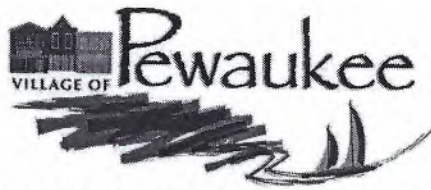
support the use at this time and suggests in his submittal that he will be able to lease an additional 10 stalls from an adjoining neighbor whose stalls are typically only occupied during the off-hours of the proposed new restaurant.

**Recommendation:**

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

- 1) Applicant to provide the following plans and details for review, consideration and possible approval by the Planning Commission prior to drafting, execution, and recording of the Conditional Use Grant document:
  - Full four-sided architectural plan or rendering set depicting the existing building in all elevations so the Commission can properly review the current circumstances and determine if any changes would be required;
  - Proposed location and manner of screening for dumpster(s) to be stored on this site;
  - A summary of the staffing demands expected to occur during the busiest shift as well as a summary of current/ongoing second floor use of the building and any parking demands it raises.
  - A copy of the signed agreement for shared parking access to at least 10 additional Stalls adjacent to this site, and including a statement of the days/hours during which the Pewaukee Lake Bistro will have exclusive use of them;
  - An exterior lighting plan detailing the existing lighting proposed to remain as is and/or any changes to be made;
  - A landscaping plan detailing the existing landscaping proposed to remain as is and/or any changes to be made.
- 2) Applicant to secure all necessary sign, building and/or electrical permits prior to the start of construction or installation in support of the proposed Pewaukee Lake Bistro use at this site.





## CONDITIONAL USE GRANT APPLICATION FORM

Complete all items entirely:

<b>Property Address:</b>	115 W. Wisconsin Ave
<b>Property Tax Key:</b>	PWV 0898011
<b>Zoning of Property:</b>	B2
<b>Property Owner Name:</b>	Joseph Grasch Development, LLC
<b>Property Owner Mailing Address:</b>	W284 N3234 Lakeside Rd <sup>Pewaukee</sup> 53072
<b>Property Owner Phone:</b>	414-406-2001
<b>Property Owner Email:</b>	captainjtg@gmail.com
<b>Applicant - Name:</b>	Pewaukee Lake Bistro, LLC
<b>Applicant Mailing Address:</b>	W284 N3234 Lakeside Rd <sup>Pewaukee</sup> 53072
<b>Applicant - Email:</b>	captainjtg@gmail.com
<b>Applicant - Phone:</b>	414-406-2001
<b>Description of Request (Please be thorough and attach additional pages if needed)</b>	See Attached

5-16-23

## CONDITIONAL USE GRAND APPLICATION FORM

### DESCRIPTION OF REQUEST:

Pewaukee Lake Bistro will be an upscale bar and restaurant featuring craft cocktails and fine dining to serve the lake country area. We will also be featuring outdoor seating in the summer months. Please note that our outdoor seeing plan will be addressed at a future time.

Hours of operation will be from 11am to midnight Monday through Sunday.

Parking will include the 7 spaces included on property and approximately 10 spaces east of the property that will be leased from Don Droegkamp. Total parking will be 17 spaces plus off-street parking.

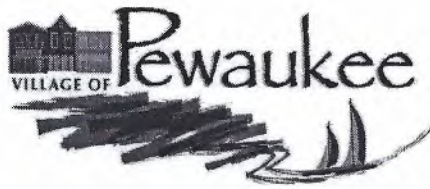
The restaurant will feature interior dining and bar for 68 patrons plus outside patio seating which is still being determined. Additional considerations are in process to determine whether the second level should be used as a party room or another use. No determination has been made regarding this at this time. We understand that we may need to modify our CU in the future depending on what we decide.

The building will be totally remodeled with new infrastructure to include, upgraded power, 4-inch water service, new sanitary line, new gas service and new parking lot once all items have been complete.

At this time we are not looking to change the exterior of the structure. We may consider altering the exterior in the future and understand that a planning commission submittal will be required at that time.

As part of this project, a full liquor license will be required.





**Provide detailed information with your application that addresses the following:**

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

Joseph T. Grasch  
Property Owner Printed Name

[Signature]  
Signature of Property Owner

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

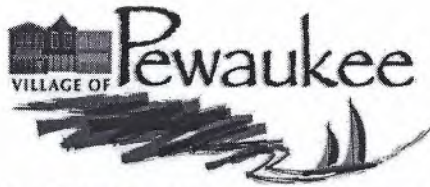
Joseph T. Grasch  
Applicant's Printed Name

[Signature]  
Signature of Applicant

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

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





# PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

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

By signing this form, I, the undersigned, have been advised that pursuant to the Village of Pewaukee Code of Ordinances, if the Village Attorney, Village Engineer, Village Planner, or any other Village professional staff or other expert consultants retained by the Village in order to complete a proper project review provides services to the Village because of my activities, whether at my request or at the request of the Village, I shall be responsible for the fees incurred. In addition, I have been advised that pursuant to the Village of Pewaukee Code of Ordinances, certain other fees, costs, and charges are my responsibility.

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

Complete the information below:

Responsible Party Name	Joseph Grasch
Mailing Address	W 284 N 3234 Lakeside Rd
City, State and Zip	Pewaukee, WI 53072
Email:	captainjtg@gmail.com
Phone:	414-406-2001

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

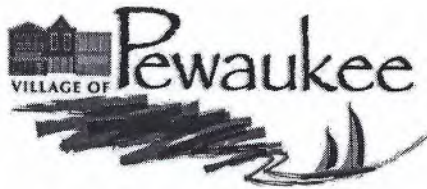
Joseph Grasch  
Property Owner Printed Name

Joseph Grasch  
Applicant Printed Name

[Signature]  
Signature of Property Owner/Date Signed

[Signature]  
Applicant Signature/Date Signed

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



## CONDITIONAL USE GRANT CHECKLIST

\* ALL ITEMS BELOW MUST BE PROVIDED

### Applicant Steps:

#### 1. CONDITIONAL USE GRANT APPLICATION FORM

- Completed Application
- Signature of Property Owner
- Signature of Applicant
- Detailed site, architecture, landscaping, exterior lighting, grading, drainage, stormwater management, utility, and similar plans *NA*

#### 2. PROFESSIONAL SERVICES REIMBURSEMENT NOTICE

- Completed Application
- Signature of Property Owner
- Signature of Applicant
- Designation of responsible party
- Email of where bills should be emailed

#### 3. ADDITIONAL INFORMATION REQUIRED

- Digital copy (include application in digital copy)
- 11 Folded paper copies if **large** (i.e., larger than 11" x 17") plans
- \$100 Fee Paid

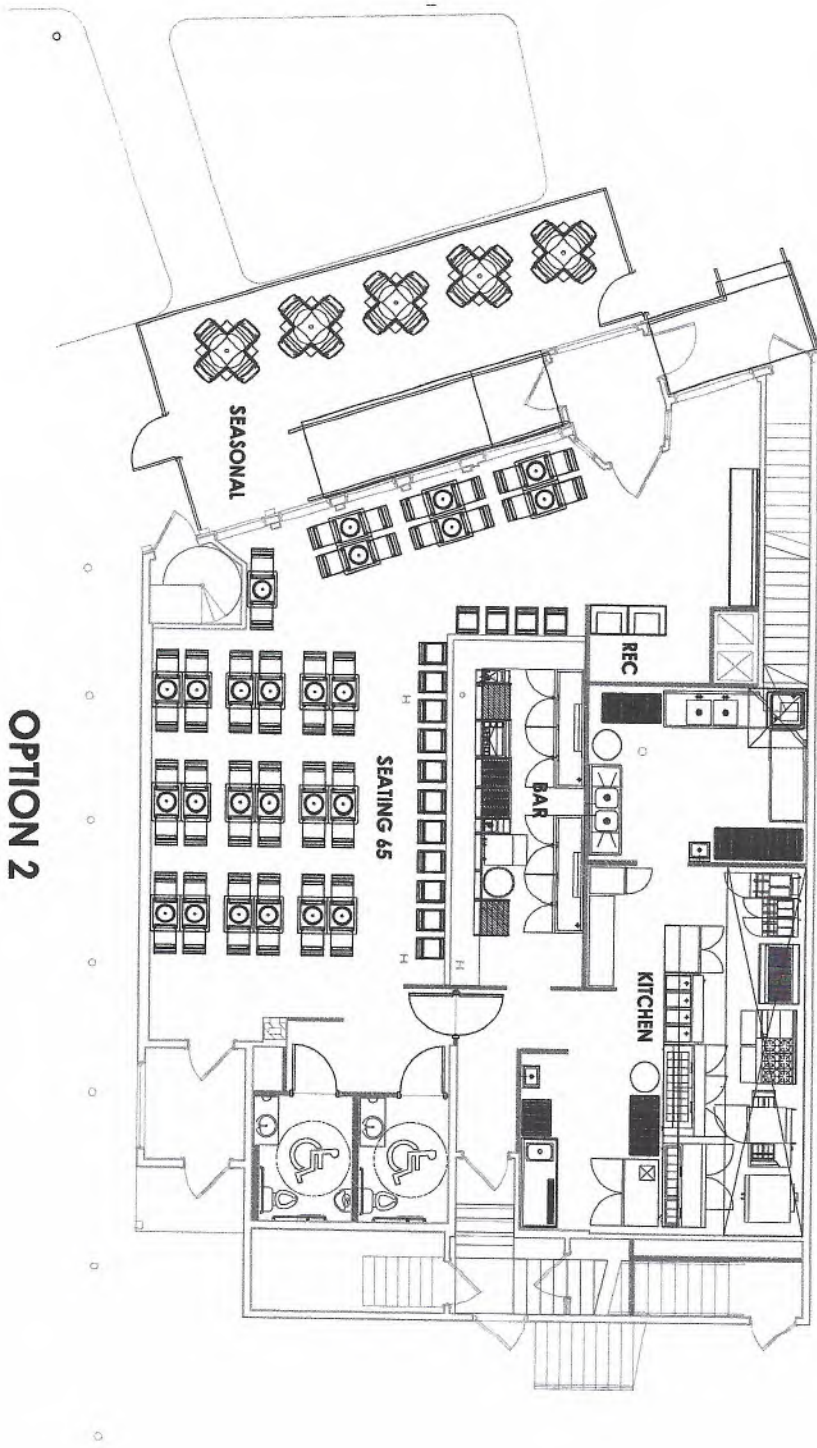
### Office Staff Use Only:

- \_\_\_ Ensure all the above has been submitted
- \_\_\_ Save the digital file to Shared Drive under the property file
- \_\_\_ Create a folder for the application submittal
  - \_\_\_ Email to Planner and Engineer
  - \_\_\_ Copy into Agenda Packet (Digital Copy)

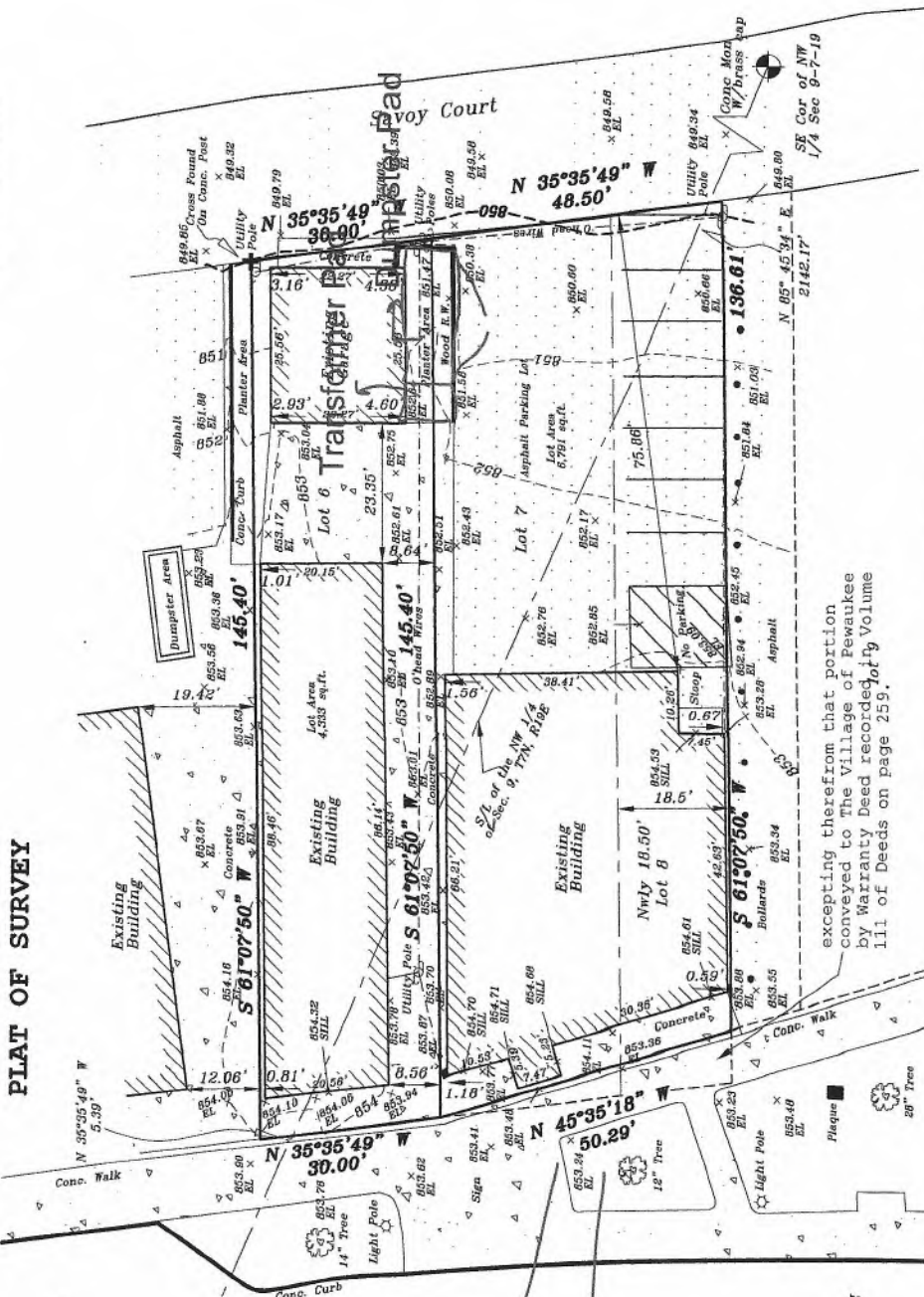
Receipt number: \_\_\_\_\_

Date: \_\_\_\_\_





**OPTION 2**



**PLAT OF SURVEY**

Cons. Mon. W/ brass Cap  
SW Cor of NW 1/4 Sec 9-17-19  
Remainder Corner

Lot 6

**LOCATION:** 119A West Wisconsin Avenue, Pewaukee, Wisconsin

**LEGAL DESCRIPTION:**  
Lot 6 in Block 1 in SAVOY'S SUBDIVISION, of the West half (W 1/2) of Section 9, Township 7 North, Range 19 East, Village of Pewaukee, Waukesha County, Wisconsin.

Lot 7 & Nwly 18.50' Lot 8

**LOCATION:** 115 West Wisconsin Avenue, Pewaukee, Wisconsin

**LEGAL DESCRIPTION:**  
All of Lot 7 and the Northwesterly 18.50 feet of Lot 8 in Block 1 in SAVOY'S SUBDIVISION, of the West half (W 1/2) of Section 9, Township 7 North, Range 19 East, Village of Pewaukee; excepting therefrom that portion conveyed to The Village of Pewaukee by Warranty Deed recorded in Volume 111 of Deeds on page 259.

September 20, 2022

**METROPOLITAN SURVEY SERVICE, INC.**

**PROFESSIONAL LAND SURVEYORS**

9415 West Forest Home Avenue, Suite 202

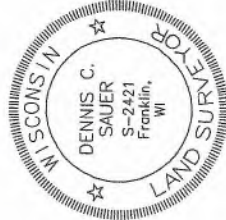
Hales Corners, Wisconsin 53130

PH, (414) 529-5380

survey@metropolitansurvey.com

www.metropolitansurvey.com

- ⊙ — Denotes Iron Pipe Found
- — Denotes Iron Pipe Set
- + — Denotes Cross Found/Set
- △ — Denotes PK Nail Set



SIGNED  
*Dennis C. Sauer*  
Dennis C. Sauer  
Professional Land Surveyor S-2421

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF, AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND THE BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS, AND THE LOCATION OF ANY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENT, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE HERETO WITHIN ONE (1) YEAR FROM THE DATE HEREOF.

excepting therefrom that portion conveyed to The Village of Pewaukee by Warranty Deed recorded in Volume 111 of Deeds on page 259.





**Legend**

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

0 50.78 Feet

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**Notes:** Pewaukee Lake Bistro

Printed: 6/2/2023





## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 8, 2023

### General Information:

Agenda Item: **6.C.**

**Applicant:**

Jim Forester d/b/a Good Eats

**Status of Applicant:**

Tenant occupant with consent of property owner Chestnut Limited Partnership

**Requested Action:**

Electronic Changing Message Sign Approval

**Current Zoning:**

B-1 Community Business with Planned Unit Development (PUD) Overlay

**Current Master Plan Classification:**

Community Commercial

**Surrounding Zoning/Land Use:**

North: B-1 (PUD) shopping center  
South: B-1 (PUD) shopping center  
East: Shopping Center parking lot  
West: B-1 (PUD)/Menards

**Lot Size/Project Area:**

4.6 +/- acres

**Location:**

1405 Capitol Drive, Unit F

---

### Discussion:

The applicant requests approval to install a 40 square foot changeable copy/electronic messaging sign on the front of their tenant space façade.

This sign meets the Code requirement as to wall sign size in a multi-tenant building in the B-1 Zoning District.

Sec. 70.115(d)(7) of the Village's Sign Code provides that *any* changeable copy message sign (whether manual or electronic) shall only be allowed with prior planning commission approval. It goes on to say that in reviewing the permit request the planning commission may approve or deny any application based upon, but not limited to, architectural design, size, interference with surrounding development, area, shape, height, manner or intensity of lighting, location,

pedestrian and vehicular traffic safety. It is noteworthy that this tenant space is situated over 800 feet back from the southbound driving lane of Hwy 164, the nearest public way.

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 of the changeable copy sign in this case, the Planner recommends the following conditions be considered for attachment thereto:

- 1) The type and intensity of sign lighting shall be subject to review and approval by the Village Staff prior to issuance of a Sign Permit;
- 2) Applicant agrees that any substantiated adverse/nuisance issues arising with respect to this sign in the future, such as but not necessarily limited to noise, type, intensity, or hours of illumination, and similar, ... are the applicant's responsibility to correct timely upon written notice from the Village;
- 3) Applicant to secure all necessary permits, such as but not limited to Sign Permit, Building Permit, Electrical Permit,... prior to placement/installation of the sign at the site.

Application is due 3 weeks prior to the Meeting Date.



**Planning Commission  
Miscellaneous Approval Application Form**

*Return Completed Form along with 11 copies of all materials to be reviewed as well as a digital copy of any attachments submitted.*

Address/Parcel No. of Property Involved: 1405 CAPITOL DR UNIT F

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

Current Owner of Property: Chestnut Limited partnership.

Applicant - Name: Good Eats

Address: 1405 CAPITOL DR UNIT F

Phone: 262 6959999

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

Email: goodeatsplace@gmail.com

Type of Request: Check All That Apply

Sign Plan Approval:

Prelim. Plat Approval:

Final Plat Approval:

Developer's Agreement:

Certified Survey Map:

Other (Describe Below):

Signature of Property Owner as listed on this Application:

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

Signature of Applicant (if different than Owner):

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

<b>Sign Location Address:</b>		<b>Parcel#</b>
<b>Owner Name:</b>	<b>Email Address:</b>	<b>Telephone#</b>
Chestnut Limited Partnership		262 7908888
<b>Mailing Address:</b>		<b>Cell#</b>
3190 Gateway rd Brookfield WI		
<b>Tenant Name:</b>	<b>Email Address:</b>	<b>Telephone#</b>
Good Eats	GoodEatsPlace@gmail.com	262 8959999
<b>Mailing Address:</b>		<b>Cell#</b>
1405 Capitol Dr unit F		
<b>Sign Company Name:</b>	<b>Email Address:</b>	<b>Telephone#</b>
<b>Mailing Address:</b>		<b>Cell#</b>

**TYPE OF SIGN**

Freestanding Ground  
  Projecting  
  Wall  
  Awning or Canopy  
  Marquee  
  Other Electronic

Illuminated / Non-Illuminated Brief Description of Sign: \_\_\_\_\_ Temporary: -

DISTANCE FROM SIGN TO LOT LINES: 310 FRONT   185 REAR   230 RIGHT   165 LEFT

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

<b>NAME OF SURETY BOND OR INSURANCE COMPANY ON CERTIFICATE OF ISSUANCE</b> (attach bond or certificate with hold harmless clause to the Village on this application)	
--	--

DATE SIGN TO BE ERECTED	SIGN SQUARE FOOTAGE	SIGN HEIGHT (above grade)	ESTIMATED COST
A9AP	40	15 ft	

Application is hereby made for a permit to erect / alter a sign as described herein or shown in accompanying plans or specifications where sign is to be located as shown on the accompanying plan. The information which follows and the accompanying plan and specifications with the representations contained herein are made part of this application in reliance upon which the building inspector is requested to issue a building permit.

It is understood and agreed by this applicant that any error, misstatement or misrepresentation of material fact, either with or without intention on the part of this application such as would operate to cause a refusal of this application or any material alteration or changed in the accompanying plans, specifications or structure made subsequent to the issuance of a permit in accordance without the written approval of the building inspector shall constitute sufficient grounds for the revocation of such permit.

<b>SIGNATURE OF APPLICANT</b> 	<b>PRINTED NAME OF APPLICANT</b> James Forrester	<b>DATE</b> 5/16/23
-----------------------------------	---	------------------------

**PLEASE SUBMIT THE FOLLOWING DOCUMENTS WITH THIS APPLICATION:**

SITE SURVEY (must detail location and setbacks to lot lines)  
 COLOR RENDERING  
 SURETY BOND OR INSURANCE COMPANY ON CERTIFICATE OF ISSUANCE  
 (IF APPLICANT IS A TENANT) NOTARIZED DOCUMENT FROM PROPERTY OWNER AUTHORIZING PROPOSED USE OF PROPERTY

**APPROVAL CONDITIONS**      This permit is issued pursuant to the following conditions. Failure to comply may result in suspension or revocation of this permit or other penalty.    See attached for conditions of approval.

Building & Electrical Permits may be applied for through the Building Services Department located at the Pewaukee City Hall, W240N3065 Pewaukee Road.

<b>OFFICE USE ONLY</b>	<b>DATE RECEIVED:</b>	<b>STAFF INITIALS:</b>
(AREA x \$2.50/sq ft) \$ _____ + \$50.00 (BASE FEE) = \$ _____	DATE PAID _____	RECEIPT# _____
FAILURE TO OBTAIN PERMIT WILL RESULT IN THE TOTAL FEES DOUBLING <b>TEMPORARY SIGN EXPIRATION DATE:</b> _____		

**PERMIT APPROVED/DENIED BY:** \_\_\_\_\_      **DATE:** \_\_\_\_\_





GOOD x EATS  
CAFE

GOOD x EATS  
CAFE

GOOD x EATS  
CAFE

GOOD x EATS  
CAFE

GOOD x EATS  
CAFE



w 180"

GOOD EATS  
CAFE





















h 66"







**Legend**


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



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**Notes:** Good Eats

Printed: 6/2/2023



## STAFF REPORT

To: Village of Pewaukee Plan Commission

By: Mary Censky

Date Prepared: June 8, 2023

### **General Information:**

Agenda Item: **6.d.**

**Applicant:**

Siepmann Development Company,  
LP

**Status of Applicant:**

Property owner/applicant

**Requested Action:**

Site and Building Plan Amendment approval to construct a 400 sq.ft. detached accessory storage building.

**Current Zoning:**

B-2 Downtown Business District

**Current Master Plan Classification:**

Community Commercial

**Surrounding Zoning/Land Use:**

North: B-2 Downtown Business District

South: B-2 Downtown Business District

East: Railroad right-of-way

West: Pewaukee Lake

**Lot Size:**

3.32 acres

**Location:**

161 West Wisconsin Avenue

---

### **Background:**

The proposed detached accessory storage building will support the accessory storage needs of the property owner and/or their tenants. No other use of this proposed building is requested or included in this review.

The proposed location of the building results in loss of one existing paved parking stall on the site plus approximately 300 sq.ft. of greenspace.

The proposed offset and overall building height are Code compliant.

The applicant represents that building materials and colors will match the existing building on this site.

### **Recommendation:**

The Planner does not object to the applicants request as submitted but recommends the following conditions be considered for attachment to any approval the Planning Commission may be inclined to grant:

- 1) Colored samples of all the proposed building materials shall be submitted for Planning



Commission review and approval;

- 2) Any new/modified lighting attendant to this project shall be submitted to Village Staff for review and approval as to fixture type and dispersion plan prior to implementation at the site;
- 3) No signage is considered or approved as a part of this review/action;
- 4) Issuance of all required building, construction and related permits prior to the start of any work on the proposed project;
- 5) Village Engineer review and approval of all grading, drainage, utility, erosion control and related plans prior to start of any work on the proposed building project.

Village of Pewaukee Plan Commission  
Engineer's Report for June 8, 2023

**Siepmann Storage Building**  
**161 W. Wisconsin Ave.**

**Report**

The application is for a separate storage building to be located adjacent to the parking lot east of the building at 161 W. Wisconsin Avenue. The approximate 20' x 20' building will require the removal of one parking stall and removal and replacement of some curb and gutter and asphalt pavement. The building has been placed such that it is not located in wetland, floodway or the flood fringe and therefore, is not subject to floodplain code requirements. Silt fence is shown on the drawings along the low end of the site area for erosion control.

**Site Drainage**

The nearby 100-year floodplain is at an elevation of 849.6 feet. The proposed building floor elevation will be 851.8. The northeast corner of the building will have an exposed foundation wall. The building will be used for storage and not be inhabited. Most of the stormwater runoff from the building will follow the existing drainage pattern to the north and east. Some stormwater drainage will get into the new gutter and flow to the south. Overall, drainage of the site will not be negatively affected by this building.

**Recommendation**

I recommend approval of the civil engineering drawings Sheets 1 of 2 and 2 of 2 of the plans prepared by Pinnacle Engineering, dated 3/23/20.

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

# STORAGE BUILDING

161 W. Wisconsin Avenue

May, 2023

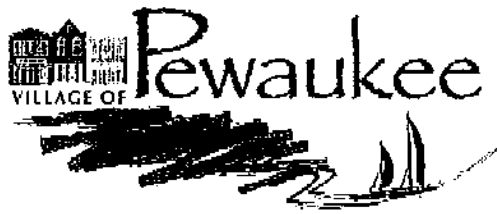
Site & Building Proposal

Owner: Siepmann Development Company, LP

Contact: Chris Siepmann

(262) 650-9700





**Business Site Plan  
Application Form**

Address/Parcel No. of Property Involved: 161 W Wisconsin Avenue / Tax Key #0898954002

Zoning of Property: B-2

Current Owner of Property: Siepmann Development Company, LP

Applicant – Name: Siepmann Development Company, LP

Address: W240 N1221 Pewaukee Road, Waukesha, WI 53188

Phone: (262) 650-9700

Fax: (262) 650-9700

Email: (262) 650-9700

Name of Business that Corresponds to Site Plan: Storage

Summary of Request (New Construction, Addition, Modification, etc.):

Construction of a 20' x 20' storage building for Tenants of Old Main Street.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

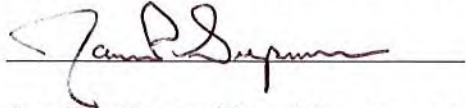
Provide detailed information with your application that addresses the following:

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.

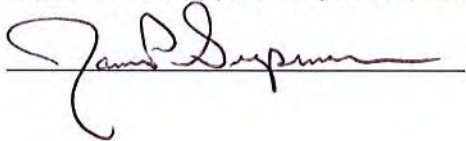
3. Signage shall be determined through a sign permit process and/or a sign plan approved by the Plan Commission. Permits for individual signs may be applied for with the Village's Code Compliance Officer.

Signature of Property Owner as listed on this Application:

A handwritten signature in cursive, appearing to read "James P. Dupont", written over a horizontal line.

**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 Site Plan 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):

A handwritten signature in cursive, appearing to read "James P. Dupont", written over a horizontal line.

Please return Completed Application Forms along with **11 copies** of all attachments (**as well as a digital copy**) you wish to have considered by the Plan Commission as part of your application to Pewaukee Village Hall, 235 Hickory Street, Pewaukee, WI 53072. If you have any questions, please call Village Hall at (262) 691-5660.



## **PROFESSIONAL SERVICES REIMBURSEMENT NOTICE**

Pursuant to the Village of Pewaukee Code of Ordinances, 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**

## **Siepmann Development Company**

Name of Company and/or Individual

W240 N1221 Pewaukee Rd

Pewaukee, WI 53188

Street

City

State

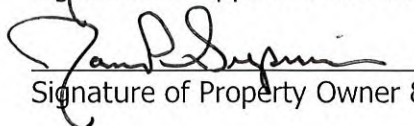
Zip

Phone: 262-650-9700

Fax: N/A

E-Mail: chris@siepmannrealty.com

 5-17-23  
Signature of Applicant & Date

 5-17-23  
Signature of Property Owner & Date

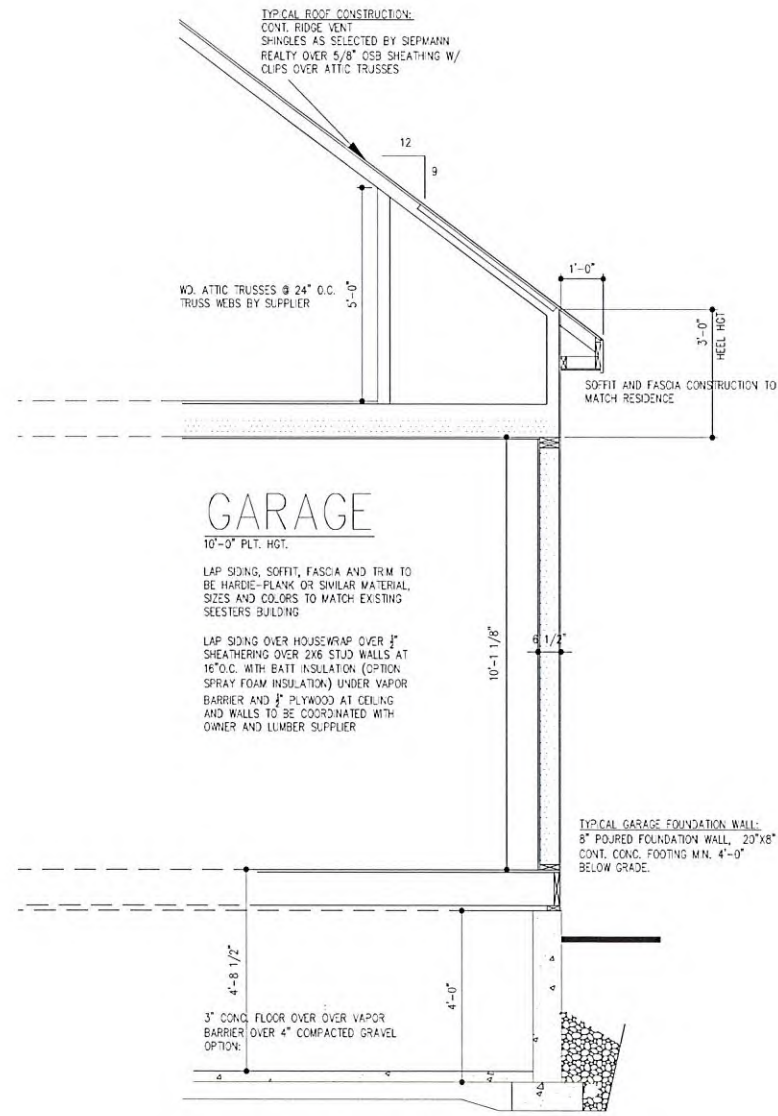
Village Official Accepting Form

SEND ALL PROFESSIONAL  
SERVICES INVOICES TO:  
(Check One)

Property Owner

Applicant

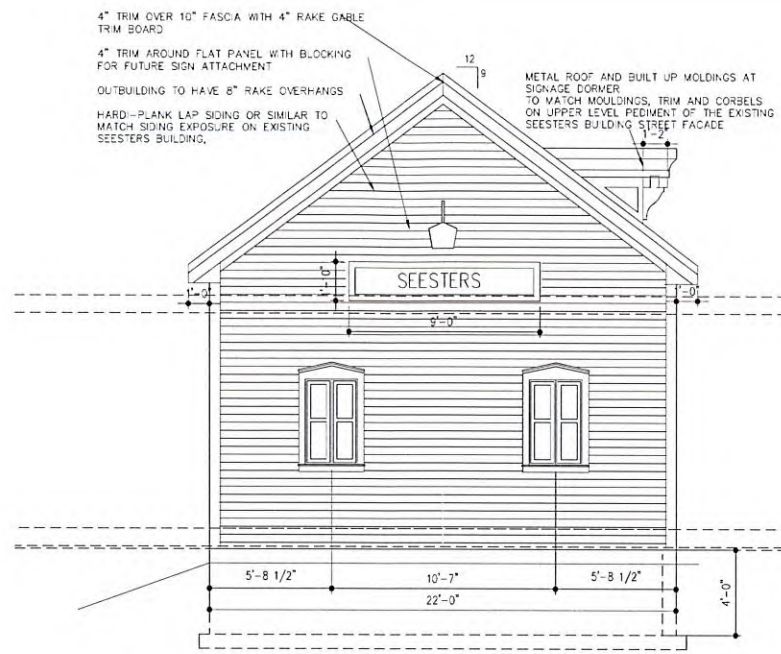




TYPICAL OUTBUILDING SECTION

NOTE:  
SUPPLIER TO SIZE ALL STRUCTURAL MEMBERS  
ALL TRUSS DRAWINGS TO BE REVIEWED BY DESIGNS GALORE, LLC PRIOR TO ORDER.

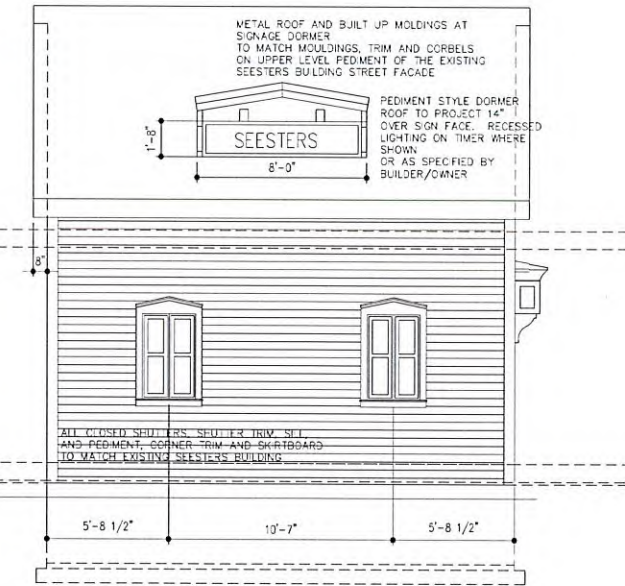
1/2" = 1'-0"



NORTH OUTBUILDING ELEVATION

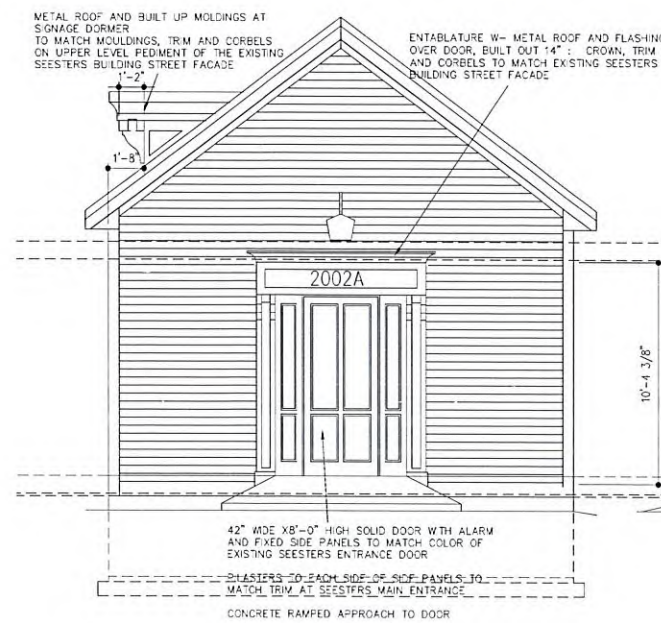
1/4" = 1'-0"

EXTERIOR MATERIALS AND COLORS TO MATCH EXISTING SEESTERS BUILDING SELECTIONS TO BE COORDINATE WITH BUILDER AND OWNER



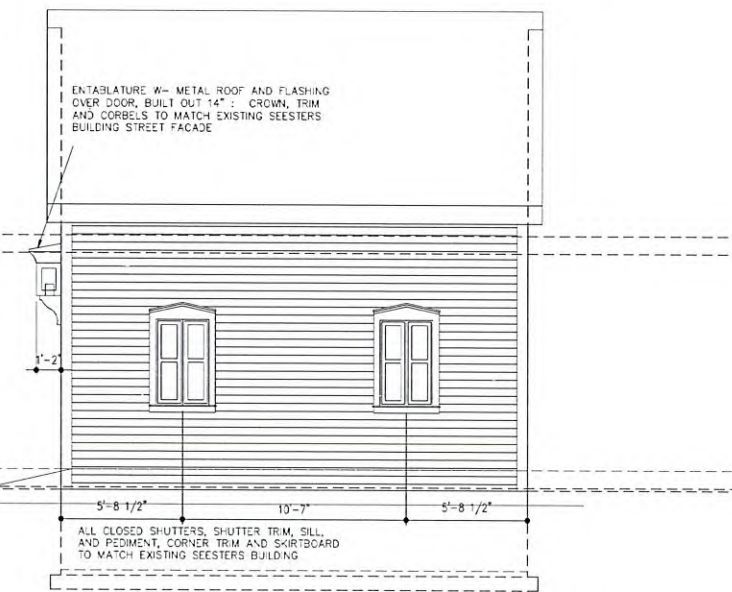
WEST OUTBUILDING ELEVATION

1/4" = 1'-0"



SOUTH OUTBUILDING ELEVATION

1/4" = 1'-0"



EAST OUTBUILDING ELEVATION

1/4" = 1'-0"

DESIGNS GALORE, LLC  
1000 W. WISCONSIN AVE. SUITE 100  
MILWAUKEE, WI 53233  
TEL: 414-224-7224  
WWW.DESIGNSGALORE.COM

SEPMANN REALTY  
BUILDING SOLUTIONS  
SEESTERS RESTAURANT PARKING LOT  
PENNAUERE

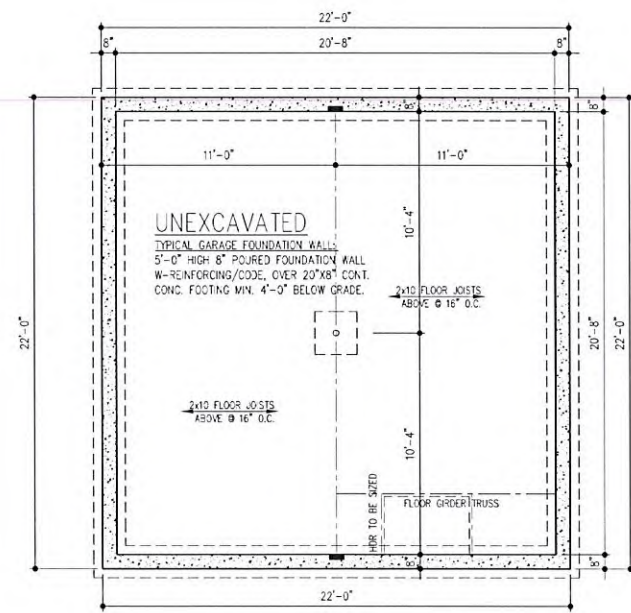
ELEVATIONS  
SCALE

PROJ. NUMBER  
PROJ. #  
DATE  
4.18.23  
REVISED DATES  
00.00.00

GAL

1

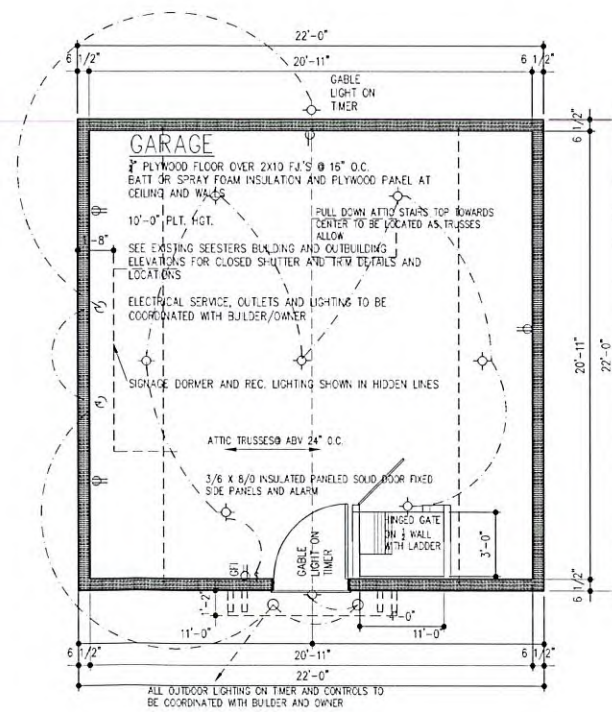




OUTBUILDING FOUNDATION PLAN

VERIFY GARAGE FLOOR ELEVATION WITH OWNER

1/4" = 1'-0"



OUTBUILDING PLAN

484 SQUARE FEET

1/4" = 1'-0"

NOTE:  
TRUSSES TO BE REVIEWED BY DESIGNS GALORE, LLC PRIOR TO ORDER  
ALL EXTERIOR WALLS HIGHER THAN 10'-1 1/8" TO BE TIMBERSTRAND

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
	FLUORESCENT FIXTURE - 2' OR 4' UNITS (SURFACE OR RECESSED CEILING MOUNT)
	FLUORESCENT FIXTURE - LAMP ONLY (BELOW CABINET MOUNT - TYPICAL)
	RECESSED MOUNTED CEILING FIXTURE
	DIRECTIONAL, RECESSED MOUNTED, CEILING SPOT FIXTURE
	SURFACE MOUNTED CEILING FIXTURE
	SURFACE MOUNTED, PENDANT, CEILING FIXTURE
	EXHAUST FAN
	EXHAUST FAN AND LIGHT FIXTURE UNIT (CEILING MOUNTED)
	EXHAUST FAN, HEAT LAMP, AND LIGHT FIXTURE UNIT (CEILING MOUNTED)
	SINGLE GANG SWITCH @ 42" AFF.
	THREE WAY SWITCH @ 42" AFF.
	FOUR WAY SWITCH @ 42" AFF.
	DUPLEX OUTLET @ 16" AFF UNLESS NOTED OTHERWISE.
	DUPLEX OUTLET, SWITCH TOP OUTLET - @ 16" AFF UNLESS NOTED OTHERWISE.
	GROUND FAULT INTERRUPT DUPLEX OUTLET - WEATHER PROTECTED. PUT ON GFI BREAKER, WEATHERPROOF COVER, SPEC GRADE - @ 16" AFF (U.C.N.).
	JUNCTION BOX
	SMOKE DETECTOR
	PANEL BOARD - DESIGNATED, MOUNT AS SHOWN ON DRAWINGS







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www.pinnacle-engr.com

**LEGAL DESCRIPTION:**

Parcel 2 of Certified Survey Map No. 9251, as recorded in the Register of Deeds office for Waukesha County as Document No. 2712507, being a part of the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 7 North, Range 19 East, Village of Pewaukee, Waukesha County, Wisconsin.

**GENERAL NOTES:**

- Field work completed on MARCH 11, 2020.
- Easements shown based on Chicago Title Insurance Company Commitment No. 1131010 dated FEBRUARY 7, 2002. Additional easements may affect the subject property.
- Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
- At the time of this survey the subject property contained snow covered ground conditions. Pinnacle Engineering Group, LLC takes no responsibility for any improvements that can not be located based on a reasonable visual observation.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the north meander corner for the southwest corner of the Northwest 1/4 Section 9, Town 7 North, Range 19 East. Elevation = 856.14.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20200901575 with a clear date of FEBRUARY 28, 2020. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC, does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
- The center line of the Pewaukee River is subject to change due to natural causes and it may or may not represent the actual location of the limit of title.

CURVE DATA				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	344.20'	5688.40'	S71°09'00"E	344.15'



GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1983). The west line of the Northwest 1/4 of Section 9, Township 7 North, Range 19 East has a bearing of S00°07'26"E.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

- |  |  |  |
|--|--|--|
| <ul style="list-style-type: none"> <li>⊕ SANITARY MANHOLE</li> <li>⊕ STORM MANHOLE</li> <li>⊕ STORM INLET</li> <li>⊕ CLEANOUT</li> <li>⊕ CATCH BASIN</li> <li>⊕ LATERAL</li> <li>⊕ UNKNOWN MANHOLE</li> <li>⊕ WELL</li> <li>⊕ HYDRANT</li> <li>⊕ WATER VALVE</li> <li>⊕ DOWNSPOUT</li> <li>⊕ SPRINKLER VALVE</li> <li>⊕ WATER SHUT OFF</li> <li>⊕ STANDPIPE</li> <li>⊕ WATER MANHOLE</li> <li>⊕ FLOOD LIGHT</li> <li>⊕ LIGHT POLE</li> <li>⊕ TRAFFIC SIGNAL</li> <li>⊕ UTILITY POLE</li> <li>⊕ GUY WIRE</li> </ul> | <ul style="list-style-type: none"> <li>⊕ FIBER OPTIC MANHOLE/VAULT</li> <li>⊕ TELEPHONE PEDESTAL</li> <li>⊕ TELEPHONE MANHOLE/VAULT</li> <li>⊕ TELEPHONE MANHOLE</li> <li>⊕ TRANSFORMER</li> <li>⊕ ELECTRIC METER/PEDestal</li> <li>⊕ ELECTRIC MANHOLE/VAULT</li> <li>⊕ CABLE TV RISE/BOX</li> <li>⊕ CABLE TV MANHOLE/VAULT</li> <li>⊕ GAS VALVE</li> <li>⊕ GAS METER</li> <li>⊕ GAS MARKER</li> <li>⊕ AIR CONDITIONING UNIT</li> <li>⊕ VENT</li> <li>⊕ DIRECTIONAL ARROW</li> <li>⊕ DUMPSTER</li> <li>⊕ HANDICAP STALL</li> <li>⊕ SPOT ELEVATION</li> </ul> | <ul style="list-style-type: none"> <li>— SIGN</li> <li>— MAIL BOX</li> <li>— FLAG POLE</li> <li>— BASKETBALL HOOP</li> <li>— BOLLARD</li> <li>— CROSS CUT</li> <li>— IRON PIPE</li> <li>— IRON REBAR/COR</li> <li>— SET VAG NAIL</li> <li>— SECTION MONUMENT</li> <li>— BENCH MARK</li> <li>— CONIFER TREE</li> <li>— DECIDUOUS TREE</li> <li>— BUSH</li> <li>— WETLAND SYMBOL</li> <li>— CL. — CENTER LINE</li> <li>— CONC. — CONCRETE</li> <li>— EL. — ELEVATION</li> <li>— EXT. — EXISTING</li> <li>— INV. — INVERT</li> <li>— MON. — MONUMENT</li> <li>— P.O.B. — POINT OF BEGINNING</li> <li>— P.O.C. — POINT OF COMMENCEMENT</li> <li>— R.O.W. — RIGHT OF WAY</li> <li>— SEC. — SECTION</li> <li>— SQ. FT. — SQUARE FEET</li> <li>— W. — WIDTH</li> <li>— (R) — RECORDED AS</li> <li>— (D) — DECEDED AS</li> </ul> |
|--|--|--|

**161 WEST WISCONSIN AVENUE**

PARCEL 2 OF C.S.M. NO. 9251, IN THE SW 1/4 OF THE NW 1/4, SEC. 9, T7N, R19E, VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

**EXISTING SURVEY**

**REVISIONS**

NO.	DATE	DESCRIPTION

REG. JOB NO. 1985-00  
 REG. PIN. ASK  
 DATE 03/23/2020  
 SCALE 1"=30'

SHEET  
 1  
 2

EXISTING SURVEY

PLAN | DESIGN | DELIVER  
 WWW.PINNACLE-ENGR.COM

**PINNACLE ENGINEERING GROUP**  
 ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
 20725 WATER CORN ROAD SUITE 130  
 BLOOMFIELD, WI 53186  
 (262) 754-8888

CHICAGO OFFICE:  
 1100 N. LAKE ST.  
 CHICAGO, IL 60610



**CONSTRUCTION SEQUENCE:**

1. Install silt fence. Continuous inspections throughout the project. The builder shall inspect erosion and sediment control practices weekly, and within 24 hours after every rain event that produces 0.5 inches of rain or more in a 24 hour period. Written documentation of each inspection shall be maintained at the construction site and shall include the time, date and location of inspection, the phase of land disturbance at the construction site, person conducting the inspection, assessment of control practices, and description of any erosion or sediment control measure installation or maintenance performed in response to the inspection. Use Wisconsin DNR report forms.
2. Strip topsoil.
3. Construct building.
4. Grade disturbed areas.
5. Topsoil, seed and stabilize any remaining disturbed areas with erosion mat.
6. Contractor to remove and dispose of all temporary erosion control measures once the site is 80% stabilized.

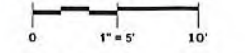
Estimated Disturbed area = 1,272 S.F. (0.03 AC.)

**NOTES:**

- A. All construction practices shall comply with the Village of Pewaukee and the Wisconsin DNR Technical Standards.
- B. All disturbed areas shall be topsoiled (4" thick), seeded and stabilized with Wisconsin DOT Class I, Type B erosion mat per Wisconsin DNR Technical Standard 1052. September 15th is the deadline for permanent seed. Any areas exposed after September 15th and before October 15th shall be temporarily seeded with winter wheat at the rate of 50 lbs/acre. This temporary cover shall be fertilized at the same rate and mixture as permanent seed. Any disturbed areas not stabilized by October 15th should be stabilized by placing topsoil, dormant seed and Wisconsin DOT Class I, type B erosion mat or seeded with dormant seed, covered with straw and staked biodegradable netting. Temporary stabilization is required for any area that will not be worked for 14 days or more.
- C. Any stockpile left inactive for more than seven days shall be seeded and mulched using agricultural rye with a seeding rate of 3lbs/1000 square feet. Any stockpiles placed after October 15 shall be seeded with dormant seed and either stabilized with Wisconsin DOT Class I, type B erosion mat or seeded with dormant seed, covered with straw and staked biodegradable netting.
- D. All construction traffic is to enter/exit the site from West Wisconsin Avenue and stay on the paved areas.
- E. The permanent seed mixture shall be Wisconsin DOT seed mixture No. 40 and sown at a rate of 4 lbs/1000 square feet. Seed mixture No. 40 consists of 35% kentucky bluegrass, 20% red fescue, 20% hard fescue and 25% improved fine perennial ryegrass.
- F. Fertilize soil with 10 lbs/1000 square feet of 20-0-10 fertilizer. The fertilizer used for restoration shall be free of any phosphorous.

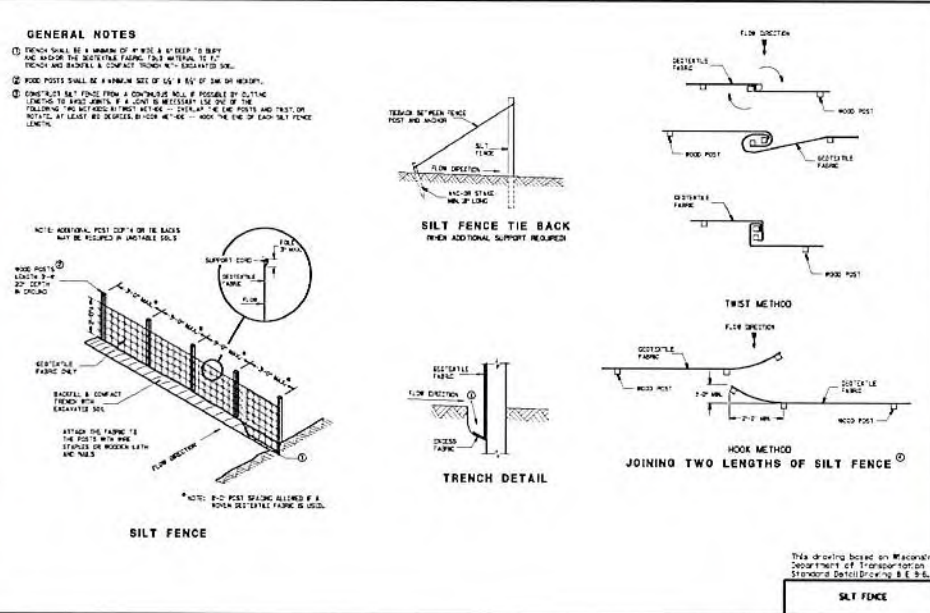


GRAPHICAL SCALE (FEET)



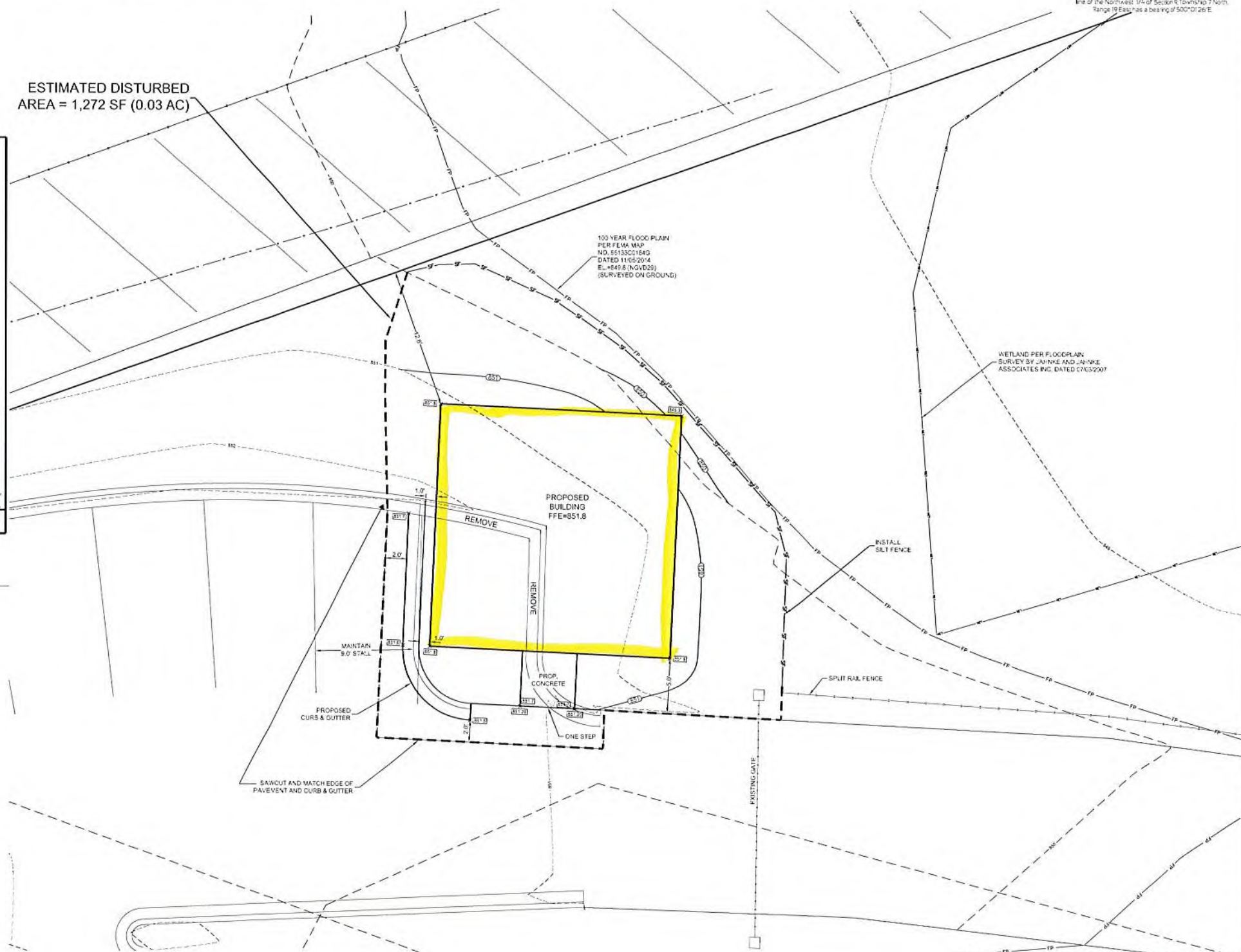
Bearings are based on the Wisconsin State Plane Coordinate System, South Zone NAD 83. The west line of the Northwest 1/4 of Section 9, Township 7 North, Range 19 East has a bearing of S00°01'26"E.

ESTIMATED DISTURBED AREA = 1,272 SF (0.03 AC)



**LEGEND OF SYMBOLS & ABBREVIATIONS**

⊙ SANITARY MANHOLE	▲ FIBER OPTIC MARKER	⊕ SIGN
⊙ STORM MANHOLE	⊙ FIBER OPTIC MANHOLE/VAULT	⊕ MAIL BOX
⊙ STORM INLET	⊕ TELEPHONE PEDESTAL	⊕ FLAG POLE
⊙ CLEANOUT	⊕ TELEPHONE MANHOLE/VAULT	⊕ BASKETBALL HOOP
⊙ CATCH BASIN	⊕ TELEPHONE MARKER	⊕ BOLLARD
⊙ LATERAL	⊕ TRANSFORMER	⊕ CROSS CUT
⊙ UNKNOWN MANHOLE	⊕ ELECTRIC METER PEDESTAL	⊕ IRON PIPE
⊙ WELL	⊕ ELECTRIC MANHOLE/VAULT	⊕ IRON REBAR/ROD
⊙ HYDRANT	⊕ GAS TV RISER BOX	⊕ SET MAG NAIL
⊙ WATER VALVE	⊕ CABLE TV MANHOLE/VAULT	⊕ SECTION MONUMENT
⊙ DOWN SPOUT	⊕ GAS VALVE	⊕ BENCH MARK
⊙ SPRINKLER VALVE	⊕ GAS VETER	⊕ CONIFER TREE
⊙ WATER SHUT OFF	⊕ GAS MARKER	⊕ DECIDUOUS TREE
⊙ STANDPIPE	⊕ AIR CONDITIONING UNIT	⊕ BUSH
⊙ WATER MANHOLE	⊕ VENT	⊕ WETLAND SYMBOL
⊙ FLOOD LIGHT	⊕ DIRECTIONAL ARROW	⊕ CENTER LINE
⊙ LIGHT POLE	⊕ DUMPSTER	⊕ CONCRETE
⊙ TRAFFIC SIGNAL	⊕ HANDICAP STALL	⊕ ELEVATION
⊙ UTILITY POLE	⊕ SPOT ELEVATION	⊕ EXISTING
⊙ GUY WIRE		⊕ EXISTING
— SANITARY SEWER		⊕ HAZARD
— STORM SEWER		⊕ MACHINIST
— WATER MAIN		⊕ POINT OF BEGINNING
— FIBER OPTIC LINE		⊕ POINT OF COMMENCEMENT
— TELEPHONE LINE		⊕ RIGHT OF WAY
— ELECTRIC LINE		⊕ SECTION
— OVERHEAD WIRES		⊕ SQUARE FEET
— CATV		⊕ WIDTH
— GAS MAIN		⊕ RECORDED AS
— WETLANDS		⊕ SEEDED AS
— TREE LINE		
— NO ACCESS		



PLAN | DESIGN | DELIVER  
www.pinnacle-engr.com

**PINNACLE ENGINEERING GROUP**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE  
23725 WATER TOWER ROAD SUITE 300  
BROOKFIELD, WI 53150  
(262) 754-8888

**161 WEST WISCONSIN AVENUE**  
PARCEL 2 OF C.S.M. NO. 9251, IN THE SW 1/4 OF THE NW 1/4, SEC. 9,  
T7N, R19E, VILLAGE OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

**GRADING & EROSION CONTROL PLAN**

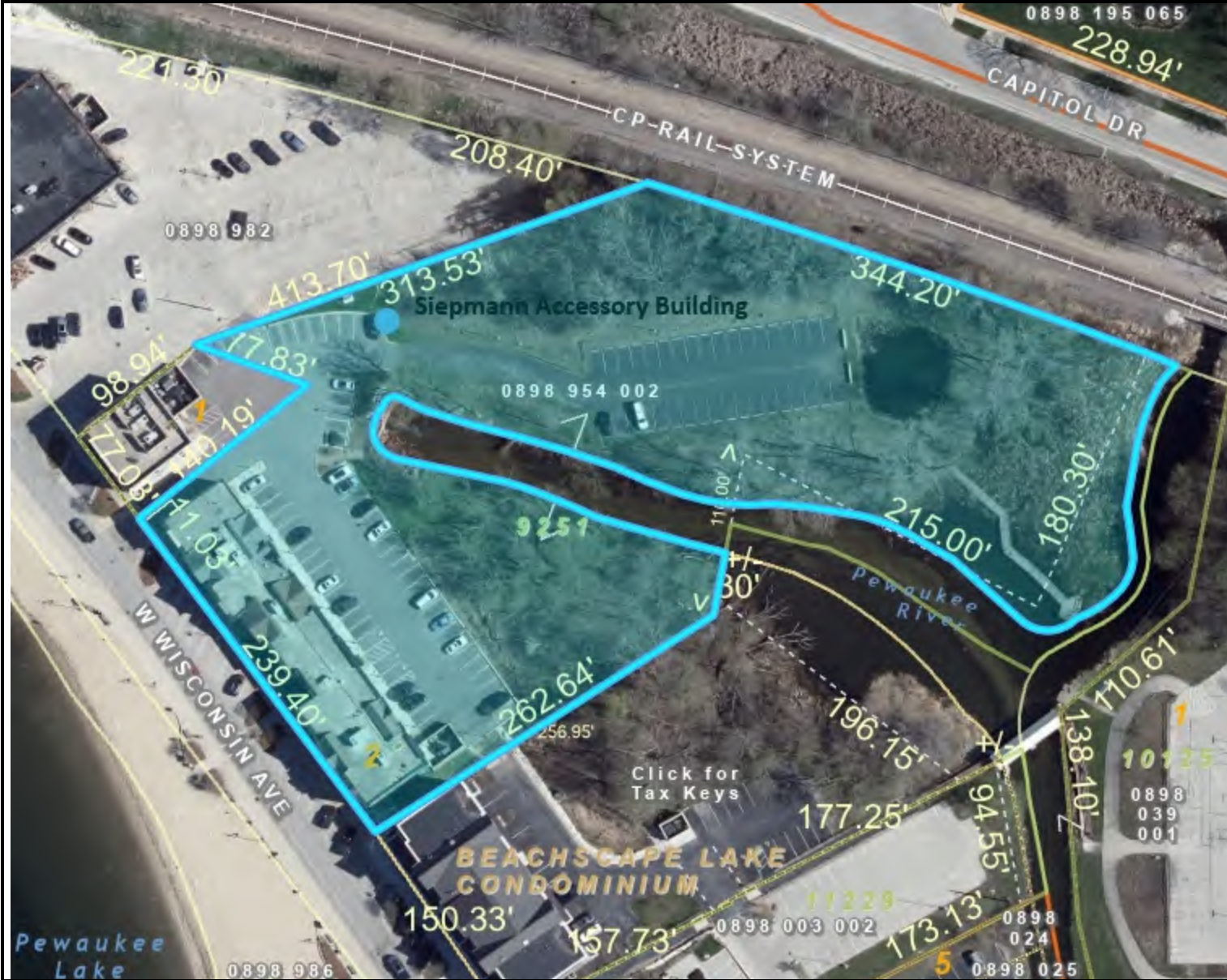
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO. 1905-00  
PLG PM: ASK  
DATE: 03/23/2020  
SCALE: 1"=5'

SHEET  
2  
2  
2





**Legend**

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

0 101.56 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:** 161 W. Wisconsin Ave

Printed: 6/2/2023

