



Planning Department

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REVISED

PLAN COMMISSION MEETING NOTICE AND AGENDA

Thursday, September 16, 2021

6:00 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road, Pewaukee, WI 53072

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1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of the May 20th, 2021, June 17th, 2021, and July 15th, 2021 Meeting Minutes
 3. Discussion and Action Regarding the Selection of a Plan Commission Secretary
 4. Discussion and Action and Public Hearing for a Rezoning Petition for Jeff Mierow/ Yench LLC to Rezone Vacant Land Located on Yench Road From A-2 Agricultural to Rs-2 Single-Family Residential (PWC 0885996006)
 5. Discussion and Action Regarding a Certified Survey Map for Jeff Mierow/Yench LLC for Vacant Property Located on Yench Road for the Purpose of Creating Four Single-Family Lots (PWC 0885996006)
 6. Discussion and Action Regarding a Certified Survey Map for Klumb Holdings LLC for the Badgerland Supply Property Located at W229 N2450 Homewood Court for the Purpose of Combining Two Existing Properties Into a Single Lot (PWC 0915994001 & PWC 0915994003)
 7. Discussion and Action Regarding a Certified Survey Map for Christian Hansen for Property Located at W226 N4362 Duplainville Road for the Purpose of Building a Home on Lot 2 (PWC 0867994001 & PWC 0867994002)
 8. Discussion and Action and Public Hearing for a Rezoning Petition for Interstate Partners LLC to Rezone Property Located at N18 W22670 Watertown Road from A-2 Agricultural to Rm-2 Multi-Family Residential for the Purpose of Building a Multi-Family Apartment Development (PWC 0958990005 & PWC 0958990006)
 9. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Interstate Partners LLC to Construct a Multi-Family Apartment Development Located at N18 W22670 Watertown Road (PWC 0958990005 & PWC 0958990006)
 10. Adjournment

Ami Hurd
Deputy Clerk

9/15/2021

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the City Planner, Nick Fuchs, at (262) 691-6007 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 2.**

DATE: September 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the May 20th, 2021, June 17th, 2021, and July 15th, 2021 Meeting Minutes

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

5.20.21 Minutes

6.17.21 Minutes

7.15.21 Minutes

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier, C. Wunder, and D. Kiser.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the March 18, 2021 Meeting Minutes

A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the March 18, 2021 meeting minutes. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding Applications for Outdoor Activity on Premises Where Alcoholic Beverages are Consumed

- 3.1 5 O'clock Club
- 3.2 Boomer's Sports Pub & Grill
- 3.3 Curly's Waterfront
- 3.4 Gina's Sports Dock
- 3.5 The Station
- 3.6 Sunset Grill
- 3.7 Waukesha Gun Club
- 3.8 Wonderland Tap

Commissioner Bergman referred to Gina's Sports Dock adding music on Friday and questioned the history. Gina Schwister stated she was simply looking for more options for people to enjoy outdoor music on the weekends.

A motion was made and seconded (D. Kiser, T. Janka) to approve the outdoor activity permits. Motion Passed: 6-For, 0-Against.

4. Discussion and Possible Action Regarding a Revised Conceptual Plan by Interstate Partners for a Proposed Multi-Family Apartment Development Located at N18 W22670 Watertown Road (PWC 0958990005 & PWC 0958990006)

Mr. Fuchs stated this was a revised concept plan and the applicant made some revisions to the plan after initial discussions at the March 18th Plan Commission meeting. The number of buildings has been reduced from 13 to 10, which reduces the units from 237 to 174, for a net density of 6.74 acres. They also included another access point to North Avenue. The driveway is shown connecting the southern and northern portion of the development. DNR approval will be needed for that, but it would allow them to have Elmwood Drive as an

emergency vehicle access only. Mr. Fuchs added that the buildings on the northern portion of the site have been pushed back from the single-family homes to provide even more of a buffer.

Mr. Fuchs also noted that the City Engineer provided some notes, stating: the plan will need County approval on the North Avenue and Watertown Road access; the County is looking to realign the intersection; DNR permits will be needed for the wetland crossing; there will be a required setback for the storm water ponds from the private wells; there are special assessments on the property; sewer and water would need to be extended further east on Watertown Road; and the Fire Chief will need to look at the emergency access off Elmwood Drive.

John Heller with Interstate Partners stated they did reduce the buildings at the Watertown Road and North Avenue intersection to allow for what the County may do as far as realigning the intersection.

Chairman Bierce noted that Commissioner Sullivan was unable to attend the meeting but did send him a note stating he was happy that the number of units were reduced, but he still did not like the multi-family concept in that area. He was also concerned about getting in and out of the development.

Larry Marincic (N30 W22121 Green Road) stated he spoke with an engineer at the County, and he described the proposed intersection project.

Chairman Bierce noted that the City has had a multi-family percentage plan, but he also felt the City needed affordable housing.

Caroline Brzezinski with Interstate Partners noted that these were nicer apartments with an attached garage and are often a step into home ownership.

Commissioner Janka was concerned about the traffic in the area.

Commissioner Bergman appreciated that the project was coming back and they made changes and addressed the issues, but he was concerned about the intersection.

No action was taken.

5. Discussion and Action Regarding the Revised Site and Building Plans for Badgerland Supply Located at W229 N2450 Homewood Court for the Purpose of Enclosing Three Existing Buildings (PWC 0915994001)

Mr. Fuchs stated this item had been before the Plan Commission previously and there were concerns about the proposed metal wall panels enclosing the three existing buildings. The plans were revised to use a hardy panel and siding, which will be white to match existing materials. He recommended approval with the conditions that they combine the two properties via CSM, and that they record a deed restriction to limit the storage to noncombustible materials.

The applicant then discussed the proposed building materials and showed various samples.

Chairman Bierce felt the south elevation of one of the buildings was just an entire run of material and there was nothing to break it up. He felt usually windows are added to break it up and make it look not so industrial.

Commissioner Bergman recommended the overhead door visible from Homewood Court have some sort of windows or lights on one of the panels to break it up. He questioned if anything could be done with the landscaping and suggested improving the eastern half of the cul-de-sac where the mailbox is.

A motion was made and seconded (B. Bergman, C. Wunder) to approve the revised site and building plans subject to staff conditions included in the staff reports and the two conditions regarding landscaping in the cul-de-sac to be approved by City staff and adding windows on the overhead door facing the street to break up the panels. Motion Passed: 6-For, 0-Against.

6. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Zeilhofer Properties, LLC for Property Located at N4 W22540 Bluemound Road for the Purpose of Constructing a New Freestanding Two-Story Storage Building (PWC 0963997)

Mr. Fuchs stated this item was previously discussed at the March 18th Plan Commission meeting, but no action was taken. The biggest concern at that meeting was the extension of public sewer and water. The applicant is returning with the same plans from that meeting and is requesting approval of the plans without the extension of sewer and water. Mr. Fuchs noted there were conditions of approval, including grading and erosion control approval by Engineering, and staff was still recommending the connection of sewer and water. Mr. Fuchs noted a holding tank agreement could be utilized instead of connecting, or a licensed plumber could certify that the septic field is not damaged and is operational following construction.

Chairman Bierce noted that this was only going to be a storage garage, and he was not sure why we would force the applicant to connect.

Commissioner Bergman suggested screening on the east elevation of the back building and having the landscaping carry through in the area. The applicant stated there was an area of natural growth there that he did not want to compete with. Commissioner Bergman then referred to the southeast corner in the front and requested that both trees be kept, as they provide a screen to drive-by traffic. The applicant noted that the two trees currently there are dead, and they were planning on adding one. Commissioner Bergman suggested leaving it up to City staff to make sure it was screened properly.

A motion was made and seconded (S. Bierce, T. Janka) to recommend approval of the conditional use permit and site and building plans contingent on staff recommendations and Commissioner Bergman's recommendations. Motion Passed: 6-For, 0-Against.

It was noted that after the building is built, the applicant is to test to see if the septic still works. If it does not work, they would be required to do a holding tank or connect to public facilities.

7. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for Century Fence to Rezone a 2.07 Acre Portion of Land in the City of Pewaukee Located at Approximately 1300 Hickory Street in the Village of Pewaukee From M-6 Mixed Industrial To M-1 General Wholesale (PWC 0921997003)

Chairman Bierce left the meeting at this point and Commissioner Bergman took over as acting Chairman.

Mr. Fuchs stated Century Fence filed a CSM last year to combine their City property with their Village property to the north. They are looking to utilize the City piece as an outdoor gravel storage area. They are meeting the 40 percent green space ratio on the City property. Mr. Fuchs recommended approval and suggested varying the species of evergreen plants that they are proposing to plant, including three different types. A wetland delineation must also be completed, along with approval of final grading and storm water

management plans prior to land disturbance. He noted it did not appear that they would be disturbing more than an acre of land. Mr. Fuchs stated they would also need permission from the adjacent owner to allow the proposed storm sewer outlet to the adjacent pond.

Commissioner Bergman opened the public hearing at 7:08pm. After hearing no requests to speak, he closed the public hearing at 7:08pm.

Commissioner Kiser referred to the pine trees and felt they would be very small. He wanted to make sure the applicant works with staff and suggested amending the size of the trees to create more screening.

A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the rezoning with the recommendations from staff. Motion Passed: 6-For, 0-Against.

8. Discussion and Action Regarding the Site and Building Plans for Century Fence Company Located at Approximately 1300 Hickory Street for the Purpose of Creating an Outdoor Storage Area (PWC 0921997003)

A motion was made and seconded (D. Kiser, C. Wunder) to approve the site and building plans with the staff recommendations and the landscaping plan to be reviewed by staff. Motion Passed: 6-For, 0-Against.

9. Discussion and Action Regarding a Certified Survey Map for Richard Knutson for Property Located at N28 W26658 Peterson Drive in Order to Divide the Property Into Three Lots and an Outlot (PWC 0930052009)

Mr. Fuchs stated this was a CSM to subdivide an existing vacant parcel into three lots and an outlot. He noted additional information was needed regarding the amount of disturbance that would come with the development of the lots. Mr. Fuchs also noted the Engineering comments that the water main must be extended to the northerly lot line of the CSM, sewer laterals must be extended to the new lots, road work will be needed with an overlay, Chapter 19 ordinances must be met, a berm or drainage swale is needed along the north lot line, and Outlot 1 must have a minimum of 60 feet at the south lot line if there is future development so there would be room for a public drive if needed. There is an option to table the CSM to continue to work with the applicant on the land disturbance, or a condition could be added to the approval to limit each lot to no more than .33 acres of land disturbance. Mr. Fuchs added that the CSM would require a note that if Outlot 1 is developed, the lots would have to go into the stormwater calculations in the future.

Todd Weik with CBC Engineers stated the applicant would be agreeable to the .33 acres of land disturbance. Further discussion took place regarding the possible disturbance and what counts towards the calculations.

A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the CSM based on discussions with the City Engineer to make sure there is a thorough understanding of the minimum disturbance requirements and the requirements set forth in the staff recommendations. Motion Passed: 6-For, 0-Against.

10. Discussion and Action Regarding the Site and Building Plans for Lakewood Baptist Church Located at W274 N1490 Riverland Drive (PWC 0940997002)

Mr. Fuchs stated Lakewood Baptist Church was looking at two building additions on each side of their building. The west side is an 11,842 square foot addition and consists of auditorium space, and the east side is a 6,495

square foot addition of classroom space and offices. There is also the addition of 172 parking spaces, as well as additional landscaping on the north and south side, and lighting. The steeple will be 62 feet in height, which is exempt from the building height requirement of the district. The building height is 46 feet. Mr. Fuchs noted the only condition is Engineering approval of the final grading, erosion control and stormwater management plans.

Commissioner Bergman referred to the additional parking on the east side of the parking lot and noted that there is future additional parking proposed to the east in addition to that. Mr. Fuchs stated they would still meet the 40 percent greenspace requirement, even with the future proposed parking area.

Commissioner Kiser referred to the landscaping and felt it was wide open from Golf Road. He suggested staff work with the applicant to make sure it complies with the Plan Commission's intent.

Discussion then took place regarding the architectural design of the building. Commissioner Janka suggested adding a beltline of stone on the south elevation.

A motion was made and seconded (D. Kiser, T. Janka) to approve the site and building plans with the staff recommendations and the additional ribbon on the building for continuity, to be worked out with staff. Motion Passed: 6-For, 0-Against.

11. Discussion and Possible Action Regarding the Lake Pewaukee Sanitary District Site Plan and Generator Building for LPSD Lift Station No. 10 Located Within Rocky Point Avenue Right-Of-Way

Mr. Fuchs stated this was a generator and enclosure for the Lake Pewaukee Sanitary District lift station on Rocky Point Avenue. They have worked with the adjacent property owners to the north and the south on this project, and the location is where the property owners have requested it to be. Mr. Fuchs stated the approval should be contingent on the City granting an easement for the generator within the right-of-way.

Jared Wagner with Ruekert Mielke stated he was assisting on the design of the property. He stated LPSD was rehabbing the pumps from the generator building, and thus relocating the building on top of the hill, further away from the lake. The generator building will have all the equipment located inside the building.

Mr. Wagner discussed the building materials and colors.

Mr. Fuchs then referred to the easement and stated it was for access, since it is within the City right-of-way.

A motion was made and seconded (D. Kiser, C. Wunder) to approve the site plan for Lake Pewaukee Sanitary District contingent on Engineering and City Attorney review and approval and the easement document. Motion Passed: 6-For, 0-Against.

12. Adjournment

A motion was made and seconded (D. Kiser, D. Linsmeier) to adjourn the meeting at 8:02pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:

Mayor S. Bierce, Alderman B. Bergman, T. Janka, D. Linsmeier, C. Wunder, and D. Kiser.

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action and Regarding a Petition for a Rezoning Public Hearing for Debra Aukofer to Rezone Property Located at N6 W27539 Northview Road from Rs-1 Single-Family Residential to Rs-4 Single-Family Residential (PWC 0983999005)

Mr. Fuchs stated this was related to the certified survey map in item #3, and the rezoning to Rs-4 will give the property owner a lot size with a 20,000 square foot lot minimum. The lots all meet the Rs-4 district standards. Mr. Fuchs stated there were four conditions of approval; the existing barn should be removed as it is an accessory structure or there is the allowance for the owner to keep the barn if a building permit is pulled within 12 months from Common Council approval and a letter of credit provided in an amount sufficient to raze the barn in the event a principal structure is not added to the lot; the applicant must modify the driveway prior to recording the CSM to have a five-foot setback; all lots connect to public sewer, including the existing home on lot 2; and the applicant work with Engineering to make sure there is no more than one acre of disturbance, otherwise storm water management kicks in. Mr. Fuchs noted staff was recommending approval of the rezoning and the CSM.

Chairman Bierce opened the public hearing at 6:02pm.

Brandon Rosner (W275 N364 Arrowhead Trail) stated he was opposed to the rezoning due to safety on Northview Road with the added homes on Northview Road and in Cloverland Farms. He felt a traffic study was needed, particularly around the bend on Northview Road. He was also concerned about the environmental impact as it relates to the outlot in Cloverland Farms. Mr. Rosner stated the outlots need to be redone because of the water runoff, and he felt these additional lots would cause even more runoff with the driveways and housetops.

Mark Ford (W274 N593 Hilltop Drive) stated he was opposed to the request and was concerned that the proper oversight be done so that he does not have another water problem. He questioned if this issue had been looked at, and if there would be stipulations as to how this would be built. Mr. Ford was also concerned with the traffic and the speed limit.

Steve Beres stated he was representing the owner of the property and did not see any issue as far as compliance with Lot 3. He stated they would leave the barn as part of Lot 2 and create a lot out in front for lot 1.

Chairman Bierce closed the public hearing at 6:09pm.

Discussion took place regarding the storm water issue in Cloverland Farms. Ms. Wagner discussed the process of a new home grading plan.

The applicant, Debra Aukofer, stated she wanted to change the CSM and she did not want to raze the barn. She wanted to have the barn on lot 2 with the existing home. Mr. Beres discussed some of the changes the applicant would like to make to the CSM.

A motion was made and seconded (B. Bergman, D. Linsmeier) to table the rezoning and CSM for Debra Aukofer. Motion Passed: 6-For, 0-Against.

3. Discussion and Action Regarding a Certified Survey Map for Debra Aukofer for Property Located at N6 W27539 Northview Road for the Purpose of Dividing the Property Into Three Separate Lots (PWC 0983999005)

Item tabled during Item #2.

4. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Urban Slopes, LLC Located at N35 W23770 Capitol Drive for the Purpose of Operating a Ski Simulator Facility (PWC 0906999006)

Mr. Fuchs stated this was a proposal for a new business within an existing tenant space. The space is about 4,500 square feet and they are proposing to have four ski and snowboarding simulators with restrooms, a bar, storage areas and a lounge. The hours of operation would typically be from 12pm to 10pm but they may have some earlier weekend hours starting at 8am. Mr. Fuchs noted the applicant would like to serve beer, which would require a liquor license, and that would have to be approved prior to serving. He noted staff was recommending approval.

A motion was made and seconded (B. Bergman, D. Kiser) to recommend approval of the conditional use with the staff requirement of a liquor license. Motion Passed: 6-For, 0-Against.

5. Discussion and Possible Action Regarding a Conceptual Plan by Westridge Builders for a Proposed Multi-Use Project Located at W278 N2345 Prospect Avenue on the Gina's Sports Dock Property (PWC 0935987)

Mr. Fuchs stated this was a conceptual plan that includes several properties with some on the lake side and some on the east side of Prospect Avenue. The development is a five-story condominium building with a two-story restaurant on the lake side and a three-story apartment building across the street. Mr. Fuchs noted that there will be some zoning issues to work through related to density, setbacks, green space, and building height.

Carl Tomich of Westridge Builders felt the project would improve the area. He stated the property is the Gina's Sports Dock property and has over 300 feet of frontage. It also includes a home next door, a gravel parking lot next to it and across the street, and two cottages. He then described some of the requirements to make the project work out, such as a water connection and the storm sewer. Mr. Tomich then showed a video of the proposed project.

Mr. Tomich referred to the parking and noted there were 9 spaces of street parking for the restaurant, and another 55 outdoor spaces for guests and the restaurant. The condos have 56 parking spots underground

for the 28 units, so each gets two spots. The apartments also have a spot for each unit, which is on the first floor.

Chairman Bierce felt this project was too big and he felt this was the last spot on the lake where someone could go and enjoy the lake. He felt like this was locking something in for only 40 families and he felt there needs to be a place on the lake for people that are not multi-millionaires.

Commissioner Linsmeier felt the area was difficult for parking, especially with the amount of people that would now be in the area.

Commissioner Janka felt it was an outstanding design and concept, but not for this site. He felt there was not enough parking, especially on a County Highway that is already too narrow. Mr. Janka felt the development was too dense and felt the apartments were the deal killer. He was also concerned about boating in the area with the amount of boat slips proposed.

Commissioner Bergman felt the parking and apartments were a huge issue. He also felt there was no greenspace on this site, and it does not meet the City's requirement.

Discussion then took place regarding the multi-family housing ratio in the City.

No action was taken on this item.

6. Discussion and Action Regarding the Site and Building Plans for the City of Pewaukee to Construct a New Department of Public Works Garage and Recycling Yard Located at W225 N3131 Duplainville Road (PWC 0911993005)

Mr. Klein stated the Trinity Academy site includes 12 acres that the school occupies, as well as a 12-acre farm field to the north, which are both owned by the same owner. The purchase of the land has been approved by the Council to acquire the entire property. Trinity Academy would stay in their current building for one more year, but it is unknown what would happen beyond that with the buildings. If the City acquires the entire piece, the building would be shifted slightly south and west to get further down the slope. The City is also in discussions to acquire some of the adjacent land from Quad Graphics, as the land would be used for a salt shed and fueling island. Mr. Klein stated the current set of plans has just one access and loops around once you get to the Quad land. It was noted that the recycle yard would replace the current yard at City Hall.

Mr. Klein then described the building itself. The large piece of land in the back will be the equipment garage. There will be a repair garage with three bays and an office area.

Norman Barrientos, with Barrientos Design, described the various building materials on the different areas of the building. He stated they wanted to give the building a more civic feel. Discussion took place regarding the design and materials.

Mr. Klein then referred to the salt shed and noted that it would be similar to the current salt shed, but larger. If the City cannot acquire the Quad lands, then the salt shed would be moved and cut into the hill. If the City does acquire the Quad lands, they will be able to install a fuel island.

Chairman Bierce felt he would not approve this site plan without knowing about the Quad property. Mr. Klein stated they would be able to live without the Quad property. Chairman Bierce stated he did not love

the building, and he felt the Commission had to hold itself to the standards that we would hold a private development.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the site and building plans contingent on approval of the rezoning and comp plan amendment and staff comments. Motion Passed: 5-For, 1-Against (Bierce).

7. Discussion and Action and Public Hearing Regarding Proposed Amendments to Chapter 17 of the City of Pewaukee Zoning Ordinance Including Sub-Sections 17.0702f., 17.0706c., 17.0708a., and Section 17.0711, Related to Electronic or Movable Copy Directional Signs and Menu Boards for Restaurants

Mr. Fuchs stated the digital sign question came up stemming from Octane Coffee requesting to have a digital monitor mounted on the wall of their building to direct customers. The amendment would allow a message board as a directional sign limited to nine square feet and would require Plan Commission approval. If it is serving solely as a menu board for a restaurant, it can be used. Mr. Fuchs stated there were concerns that directional sign language opens this up more than what the City may want.

Chairman Bierce opened the public hearing at 7:37pm. After hearing no requests to speak, Chairman Bierce closed the public hearing at 7:37pm.

The Commission was in agreement that they did not want any digital signs.

A motion was made and seconded (D. Linsmeier, B. Bergman) to deny the proposed ordinance amendments. Motion Passed: 6-For, 0-Against.

8. Adjournment

A motion was made and seconded (D. Kiser, T. Janka) to adjourn the meeting at 7:38pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

In attendance:

Mayor S. Bierce, T. Janka, D. Linsmeier, S. Sullivan, C. Wunder, and D. Kiser (arrived at 6:07pm).

Also in attendance:

City Planner & Community Development Director N. Fuchs, Administrator S. Klein, Department of Public Works Director M. Wagner, and Deputy Clerk A. Hurd.

1. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the April 15th, 2021 Meeting Minutes

A motion was made and seconded (T. Janka, S. Bierce) to approve the April 15th, 2021 meeting minutes. Motion Passed: 4-For, 0-Against, 1-Abstention (Linsmeier).

3. Continued Discussion and Action and Regarding a Petition for a Rezoning Public Hearing for Debra Aukofer to Rezone Property Located at N6 W27539 Northview Road from Rs-1 Single-Family Residential to Rs-4 Single-Family Residential (PWC 0983999005) (Tabled at the 6/17/2021 Plan Commission Meeting)

Mr. Fuchs stated this proposal was tabled at the June Plan Commission meeting so the property owner could make some revisions to the certified survey map that is related to the rezoning. The rezoning is proposed from Rs-1 single-family residential to Rs-4 single-family residential, which provides for a smaller lot size in order to divide the property into three separate parcels.

Chairman Bierce opened the public hearing at 6:03pm.

Steve Beres, representing the applicant, stated they had reconfigured the west lot line. At the previous meeting, there was a concern that the barn would be on a vacant parcel without a house. Mr. Beres stated they reconfigured the CSM to exclude the barn from the west property and leave it on the property with the main residence.

Chairman Bierce closed the public hearing at 6:04pm.

Ms. Wagner stated there are two additional sewer assessments that will be added to the new parcels. The existing parcel will need to pay their assessment because of the CSM. She noted there are some edits needed on the grading contours as well.

A motion was made and seconded (T. Janka, S. Sullivan) to approve the rezoning. Motion Passed: 5-For, 0-Against.

4. Continued Discussion and Action Regarding a Certified Survey Map for Debra Aukofer for Property Located at N6 W27539 Northview Road for the Purpose of Dividing the Property Into Three Separate Lots (PWC 0983999005) (Tabled at the 6/17/2021 Plan Commission Meeting)

Mr. Fuchs stated the existing home, barn and structures are on Lot 2, and they would create a lot on either side of Lot 2. All lots meet the Rs-4 zoning district standards. He noted the following conditions of approval; the lots must connect to public sewer, including the existing home on Lot 2, provide a plan showing the anticipated disturbance to ensure it stays under one acre, and revise the Plan Commission Secretary name on the CSM.

A motion was made and seconded (D. Linsmeier, C. Wunder) to approve the CSM with the requirements that were outlined. Motion Passed: 5-For, 0-Against.

5. Discussion and Action Regarding the Woodleaf Reserve Addition #3 Final Plat Located on Weyer Road (PWC 0865139 & PWC 0868998)

Commissioner Kiser arrived at this point (6:07pm).

Mr. Fuchs stated this final plat includes 34 lots and one outlot. All of the lots conform to the Rs-6 district standards and is in substantial conformance with the preliminary plat that was previously approved. Mr. Fuchs noted that the setbacks need to be revised and changes are needed to some of the notes on the plat. Staff was recommending approval.

A motion was made seconded (D. Linsmeier, T. Janka) to approve the Woodleaf Reserve Addition #3 Final Plat. Motion Passed: 6-For, 0-Against.

6. Discussion and Action Regarding a Recommendation to the Common Council for a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Property Located at W225 N3131 Duplainville Road from Floodplains, Lowland & Upland Conservancy and Other Natural Areas, Medium Density Residential, and Government/Institutional to Government/Institutional (PWC 0911993006)

Mr. Fuchs stated this is the property the City recently purchased for the DPW garage and recycling yard. He noted that Tom Nettesheim, neighbor to the property, did have a concern about the location of the recycling yard, but that it was more of a site issue.

A motion was made and seconded (T. Janka, D. Kiser) to recommend approval of the comprehensive master plan amendment. Motion Passed: 6-For, 0-Against.

7. Discussion and Action Regarding a Petition for a Rezoning Public Hearing for the City of Pewaukee to Rezone Property Located at W225 N3131 Duplainville Road from A-2 Agricultural and I-2 Rural Institutional to I-2 Institutional for the Purpose of Constructing a New DPW Garage and Recycling Yard for the City of Pewaukee (PWC 0911993006)

Chairman Bierce opened the public hearing at 6:11pm. After hearing no requests to speak, Chairman Bierce closed the public hearing at 6:11pm.

A motion was made and seconded (D. Linsmeier, D. Kiser) to rezone the property. Motion Passed: 6-For, 0-Against.

8. Conceptual Review of Proposed Building and Sign Modifications for Property Located at W236 N1402 Busse Road (PWC 0955993)

Mr. Fuchs stated there is a company looking to purchase the American Family Insurance building and would like to see what their options are for signage. He noted their preferred option would be to have the sign attached to the pillars on the building. Another would provide a backing attached to the windows. Mr. Fuchs stated some of the options exceed the City's square footage allowance in the sign code. He noted the building currently has a monument sign on the stone wall on the ground, but the applicant wants to maximize the visibility as much as possible.

Discussion took place regarding the various sign locations. The Commissioners were in agreement that they liked the location of the existing sign. Mr. Fuchs noted the applicant would like a larger sign, which would take a sign code change and was not a great likelihood.

The Commissioners were not in favor of the sign changes and wanted to follow the sign ordinance.

9. Adjournment

A motion was made and seconded (D. Kiser, T. Janka) to adjourn the meeting at 6:18pm. Motion Passed: 6-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 3.**

DATE: September 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Selection of a Plan Commission Secretary

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 4.**

DATE: September 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for a Rezoning Petition for Jeff Mierow/ Yench LLC to Rezone Vacant Land Located on Yench Road From A-2 Agricultural to Rs-2 Single-Family Residential (PWC 0885996006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

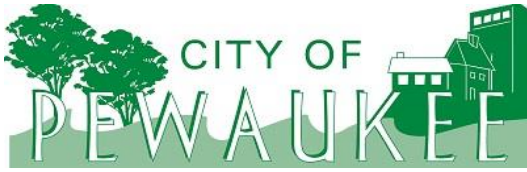
Description

Yench LLC Staff Report

Yench LLC Rezoning Exhibit

Yench LLC Response Letter

Yench LLC Grading & Erosion Plans



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of September 16, 2021

Date: September 9, 2021

Project Name: Yench LLC Rezoning and Certified Survey Map

Project Address/Tax Key No.: Not Assigned/PWC 0885996006

Applicant: Yench LLC

Property Owner: Yench LLC

Current Zoning: A-2 Agricultural District, LC Lowland Conservancy District, and F-1 Floodplain District

2050 Land Use Map Designation: Low Density Residential (> 2 Ac. / D.U.) and Flood Plains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Single-family residential to the north and east, Highway 16 and Yench Road Wildlife Area to the south and single-family residential zoned A-2 to the west

Project Description

Rezoning:

The applicant filed a Rezoning Application requesting approval to rezone portions of the property located along Yench Road bearing Tax Key No. 0885996006. The rezoning request proposes to rezone Lots 1, 2 and 3 of the proposed CSM (discussed below) from A-2 Agricultural District to Rs-2 Single-Family Residential District.

The proposed Lot 4 of the CSM would remain A-2 District, LC District, and F-1 District as represented on the CSM.

The property is designated as Low Density Residential on the City's Year 2050 Land Use/Transportation Plan; therefore, the rezoning is consistent with the City's Comprehensive Master Plan.

Certified Survey Map:

The Certified Survey Map includes subdividing the existing 30.6905 acre property into 4 separate lots. Lot 1, Lot 2 and Lot 3 all have an area of 2.4845 acres. These lots all comply with the Rs-2 District minimum lot size of 2-acres and minimum lot width at the setback line of 220-feet.

Lot 4 has an area of 23.2398 acres and complies with the A-2 District minimum lot size of 10-acres and minimum lot width at the setback line of 250-feet.

Note that these properties will be served by private utilities.

As required by the City's storm water regulations, the applicant has submitted a storm water management plan for review. This plan includes rain gardens for each individual lot that is being created. Final grading and storm water management plans, including maintenance agreements, shall be reviewed and approved by the Engineering Department, prior to recording the CSM with the Waukesha County Register of Deeds.

In addition, City approval of the access location for each lot is required.

It can also be noted that the Plan Commission Secretary will have to be revised once a new secretary is appointed.

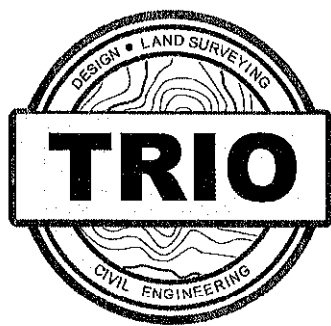
Recommendation

A motion recommending approval of the rezoning request and 4 Lot Certified Survey Map for property located along Yench Road bearing Tax Key No. 0885996006, subject to staff's recommended conditions noted in this report.

REZONING EXHIBIT "A"

BEING A PART OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 11464 LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

SE. CORNER OF THE SE 1/4 SEC. 31-8-19



4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

N. LINE, N.E. 1/4, SEC. 6-7-19
N88°40'11"E 2598.72'
P.O.C., NW. CORNER OF THE NE 1/4 SEC. 6-7-19

LOT 1 CSM 11205 N88°40'11"E 492.00

P.O.B.

PART OF LOT 3
CSM 11464

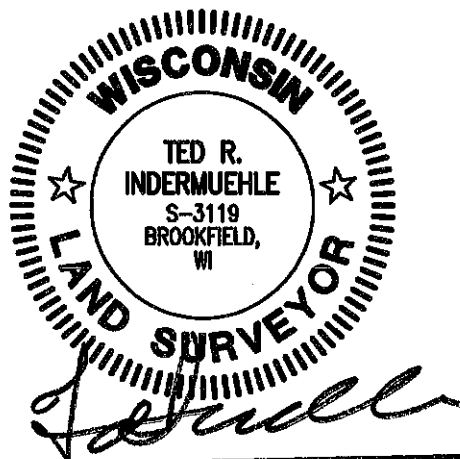
LANDS TO
BE REZONED
FROM "A-2"
TO "Rs-2"

324,674 S.F.
7.4535 Ac.

LOT 2
CSM 11464
N00°21'52"W 660.00

S00°21'52"E 660.00

YENCH ROAD



S88°40'11"W 492.00

PART OF LOT 3
CSM 11464



SCALE: 1"=100'



REZONING EXHIBIT "A" continued

LEGAL DESCRIPTION:

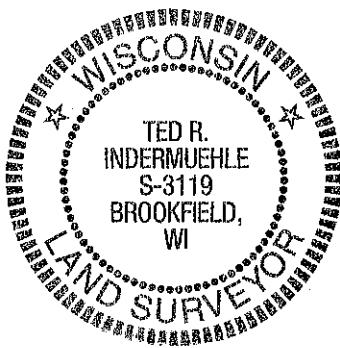
Being a part of Lot 3 of Certified Survey Map Number 11464 located in the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 6, Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Commencing at the Northwest corner of the said Northeast 1/4 Section; Thence North 88°40'11" East along the North line of Said Northeast 1/4 Section, 1286.20 feet to a point on the West Right-of-Way line of "Yench Road" and it's extension; Thence South 00°21'52" East along said West line, 445.01 feet to a point on the North line of said Lot 3 of Certified Survey Map Number 11464 and the place of beginning of lands hereinafter described;

Thence continuing South 00°21'52" East along said West line, 660.00 feet to a point; Thence South 88°40'11" West 492.00 feet to the West line of said Lot 3 of Certified Survey Map Number 11464; Thence North 00°21'52" West along said West line, 660.00 feet to the North line of said Lot 3; Thence North 88°40'11" East along said North line, 492.00 feet to the point of beginning of this description.

The Parcel contains 324,674 Square Feet of land of (7.4535 Acres) of land, more or less.

Date: 2/18/2021



A handwritten signature in black ink, appearing to read "Ted R. Indermuehle", written over a horizontal line.

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

August 9, 2021

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road Pewaukee, Wisconsin 53072
Phone (262) 691-0770
fuchs@pewaukee.wi.us



Attn: Nick Fuchs, Planner & Community Development Director
RE: Trio Engineering Response - Certified Survey Map

Comments and Recommendations:

Below you will find our response to the Project Review for Yench LLC Certified Survey Map for the proposed development application for property bearing Tax Key No. PWC 0885996006.

1. Please provide a Rezoning Exhibit that shows the property boundaries for the properties to be rezoned and notes the existing and proposed zoning.
 - **The Rs-2 rezoning exhibit and legal description are provided herein. The rezoning is from A-2 to Rs-2.**
2. Please provide Sheets 2 through 5 of the CSM for review.
 - **All 4 sheets of the CSM are included in the submittal.**
3. Please revise the listed A-2 District setbacks to be in better accord with the zoning district language.
 - Farm Buildings = 100' on each side, including street
 - Dwellings & Related Accessory Structures = 50' on each side, including street
 - Detached Structures = 25' on each side
 - Detached Farm Buildings = Rear Yard: 50'
 - Other Detached Principal Use Structures = 25' on each side
 - Wetland = 25'
 - 100-Year Floodplain = 75'
 - **The A-2 district requirements are denoted as requested herein on the updated CSM.**
4. Please provide existing and proposed contours per Section 18.0603b.(10) – “A Required Preliminary CSM shall include existing and proposed contours as set forth in Section 18.0601.”
 - **As we discussed, the existing and proposed topography is being shown on the site civil plans that accompany this CSM (delivered to your office as separate plan sheets).**

5. Have soil boring and percolation tests been conducted as no municipal sewer or water is available and well and septic will be needed? Note Section 18.0603b.(8) below.

(8) Location of all Soil Boring and Soil Percolation Tests conducted in accordance with Section H65.06 of the Wisconsin Administrative Code. The written results of such test shall be submitted along with the CSM.

- **Soil septic tests have been completed on all lots within the CSM. The resulting test reports are provided herein and the septic test locations also shown on the supporting site civil plans.**
6. Staff recommends that drainage easements not be restricted to the lots within this CSM as offsite water drains through these lots from the north (beyond this CSM's boundaries). If the drainage easement remain private, staff would consider language that would allow each property owner to access, remove vegetation, grade, and maintain the easement limits by any of the properties.
- **The CSM now identifies this easement as a "30' wide Private Storm Water Drainage Easement to Allow Conveyance of Tributary Storm Water Runoff" to not restrict runoff from only lot areas.**
7. This CSM is being considered a Common Plan of Development in terms of the Storm Water Ordinance. As such, a storm water management plan is required for this CSM as well as the previous CSM's 11205 (2014) and 11464 (2016) (both subdivided after 2004 and by the same owner). Note that a maintenance agreement is required for any storm water features designed and installed to meet City ordinances.
- **A storm water management plan has been prepared as requested and is being submitted to the City as a separate report to accompany and support this CSM. Note that the storm water management plan calls for individual rain gardens on each lot to avoid potential ownership and maintenance conflicts in the future.**
8. Note that access for these lots will require City approval.
- **It is noted that the lot owners will need to obtain City approval of driveway access locations.**

Please feel free to contact me with any questions, comments or to further discuss the CSM and supporting plans.

Sincerely,



Josh Pudelfko, M.S., P.E.
President
Trio Engineering

APPLICABLE ZONING SETBACKS

A-2 ZONING SETBACKS (LOT 4)

- FARM BUILDINGS = 100' EACH SIDE INCLUDING STREET
- DWELLINGS & RELATED ACCESSORY STRUCTURES = 50' EACH SIDE INCLUDING STREET
- DETACHED STRUCTURES = 25' ON EACH SIDE
- OTHER DETACHED USE PRINCIPLE STRUCTURES = 25' EACH SIDE
- WETLANDS = 25'
- 100 YEAR FLOODPLAIN = 75'

RS-2 ZONING SETBACKS (LOTS 1-3)

- FRONT = 45'
- SIDE = 25'
- REAR = 35'
- WETLANDS 25'
- 100 YEAR FLOODPLAIN = 75'

LEGEND:

- 898 - EXISTING CONTOUR
- 910 - PROPOSED CONTOUR
- X - PROPOSED SILT FENCE
- X 910.25 - PROPOSED SPOT ELEVATION
- - PROPOSED FLOW ARROW



12660 W. NORTH AVE.
BROOKFIELD, WI 53005
PHONE: (262) 790-1460
FAX: (262) 790-1461
EMAIL: jpudelko@trioeng.com

PROJECT:
YENCH ROAD PROPERTIES
CITY OF PEWAUKEE, WISCONSIN

BY: YENCH LLC
3055 N. BROOKFIELD RD.
BROOKFIELD, WI 53045

REVISION HISTORY	
DATE	DESCRIPTION
08/10/2021	PLAN COMMISSION
08/31/2021	PLAN COMMISSION

DATE:
AUGUST 31, 2021

JOB NUMBER:
18015

DESCRIPTION:
GRADING, EROSION
CONTROL, POND
PLANS

SHEET

1 OF 4



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-6811

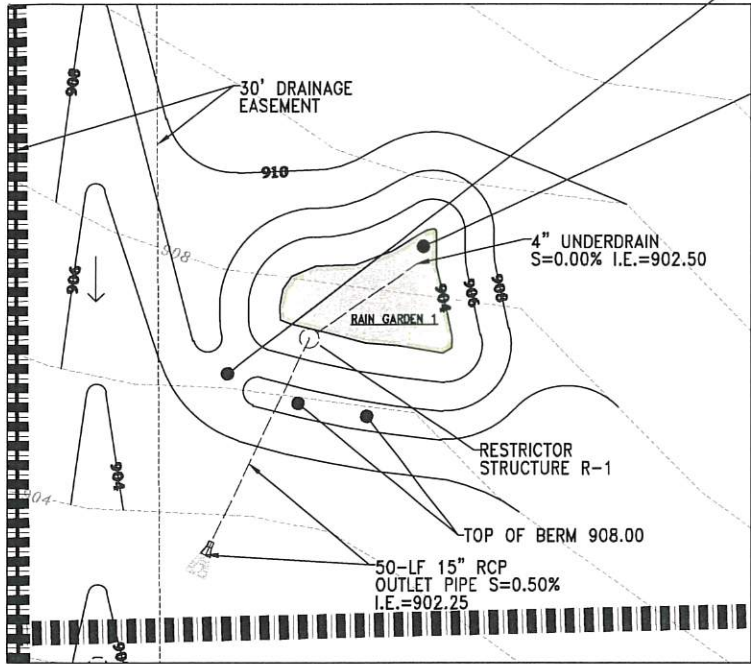
NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

RAIN GARDEN 3
TOP OF BERM - 901.00
10' SPILLWAY - 900.00
TOP OF ENGINEERED SOIL - 897.00
BOTTOM OF ENGINEERED SOIL - 895.00
100-YR = 899.88

RAIN GARDEN 2
TOP OF BERM - 901.00
10' SPILLWAY - 900.00
TOP OF ENGINEERED SOIL - 897.00
BOTTOM OF ENGINEERED SOIL - 895.00
100-YR = 899.97

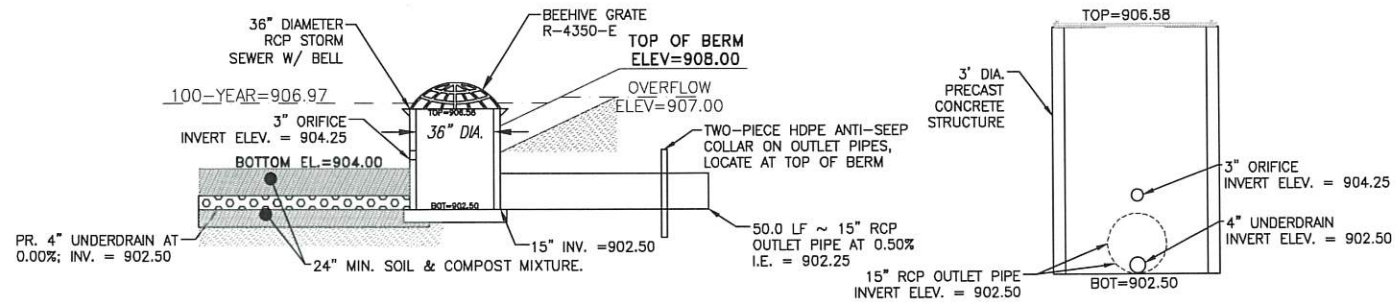
RAIN GARDEN 1
TOP OF BERM - 908.00
10' SPILLWAY - 907.00
TOP OF ENGINEERED SOIL - 904.00
BOTTOM OF ENGINEERED SOIL - 902.00
100-YR = 906.97

0 40 80 160
SCALE: 1" = 80' (22"X34")
SCALE: 1" = 160' (11"X17")



10' WIDE EMERGENCY OVERFLOW, ELEV. = 907.00. LINE OVERFLOW PATH WITH C350 N.A. GREEN EROSION CONTROL BLANKET, INSTALL FROM N.W.L. TO TOE OF SLOPE.

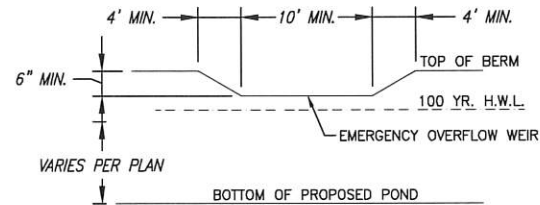
RAIN GARDEN 1
10' WIDE EMERGENCY OVERFLOW = 907.00
TOP OF BERM = 908.00
2-YEAR = 905.90 (1.05 CFS)
10-YEAR = 906.78 (3.91 CFS)
100-YEAR = 906.97 (8.79 CFS)



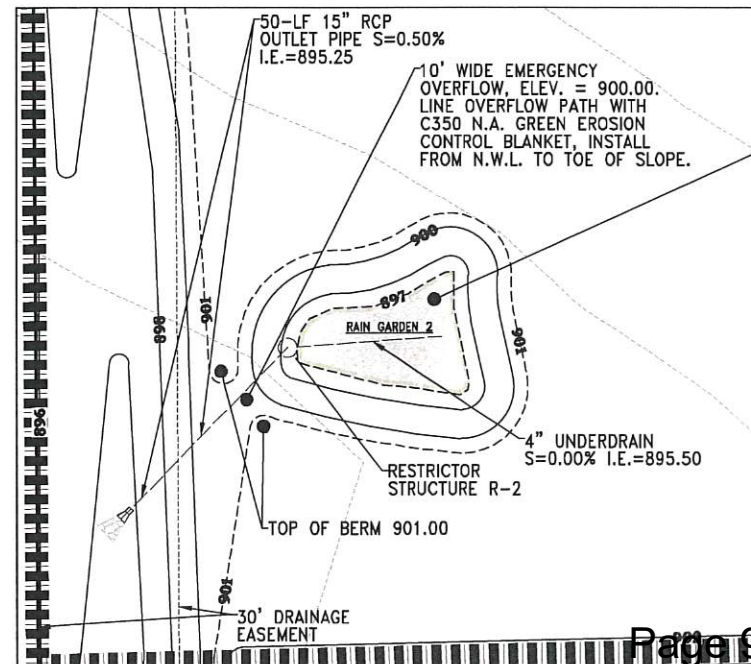
RAIN GARDEN 1 & RESTRICTOR STRUCTURE R-1 DETAIL
NOT TO SCALE

- SOIL & COMPOST MIXTURE SHALL BE BLENDED ON SITE AS FOLLOWS: 75% NATIVE (ON-SITE)
GRANULAR SOIL & 25% COMPOST (IMPORTED)
(BASED ON VOLUME)

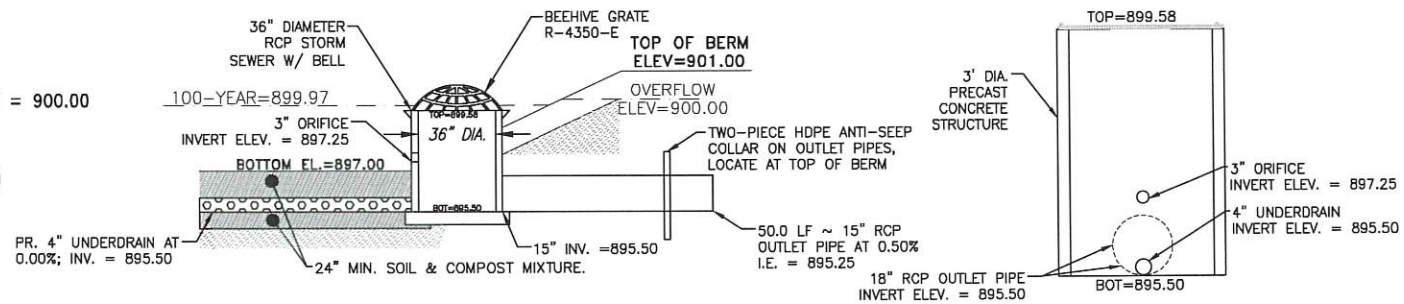
TWO-PIECE ANTI-SEEP COLLAR NOTES:
- ANTI-SEEP COLLAR MATERIAL SHALL MATCH OUTLET PIPE MATERIAL.
- ANTI-SEEP COLLARS SHALL BE 1/4\"/>



EMERGENCY SPILLWAY DETAIL
NOT TO SCALE



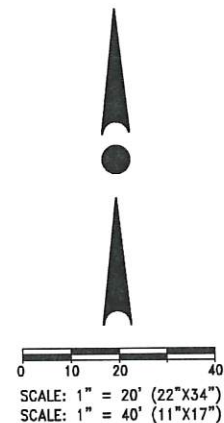
RAIN GARDEN 2
10' WIDE EMERGENCY OVERFLOW = 900.00
TOP OF BERM = 901.00
2-YEAR = 898.91 (1.05 CFS)
10-YEAR = 899.76 (3.87 CFS)
100-YEAR = 899.97 (8.70 CFS)



RAIN GARDEN 2 & RESTRICTOR STRUCTURE R-2 DETAIL
NOT TO SCALE

- SOIL & COMPOST MIXTURE SHALL BE BLENDED ON SITE AS FOLLOWS: 75% NATIVE (ON-SITE)
GRANULAR SOIL & 25% COMPOST (IMPORTED)
(BASED ON VOLUME)

TWO-PIECE ANTI-SEEP COLLAR NOTES:
- ANTI-SEEP COLLAR MATERIAL SHALL MATCH OUTLET PIPE MATERIAL.
- ANTI-SEEP COLLARS SHALL BE 1/4\"/>



NOTE:
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CALL DIGGERS HOTLINE 1-800-242-0511

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12660 W. NORTH AVE.
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PHONE: (262) 790-1460
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EMAIL: jpudelko@trioeng.com

PROJECT:
YENCH ROAD PROPERTIES
CITY OF PEWaukee, WISCONSIN

BY:
YENCH LLC
3055 N. BROOKFIELD RD.
BROOKFIELD, WI 53045

REVISION HISTORY

DATE	DESCRIPTION
08/10/2021	PLAN COMMISSION
08/31/2021	PLAN COMMISSION

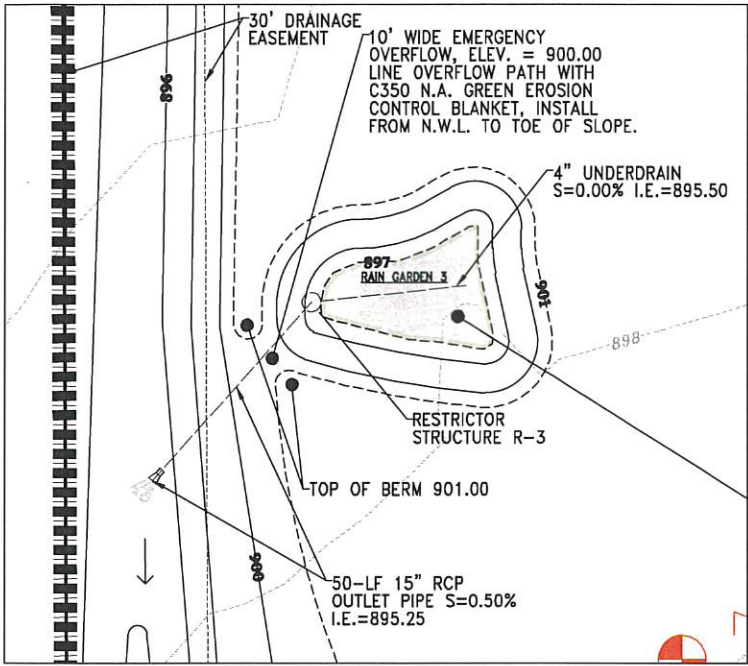
DATE:
AUGUST 31, 2021

JOB NUMBER:
16015

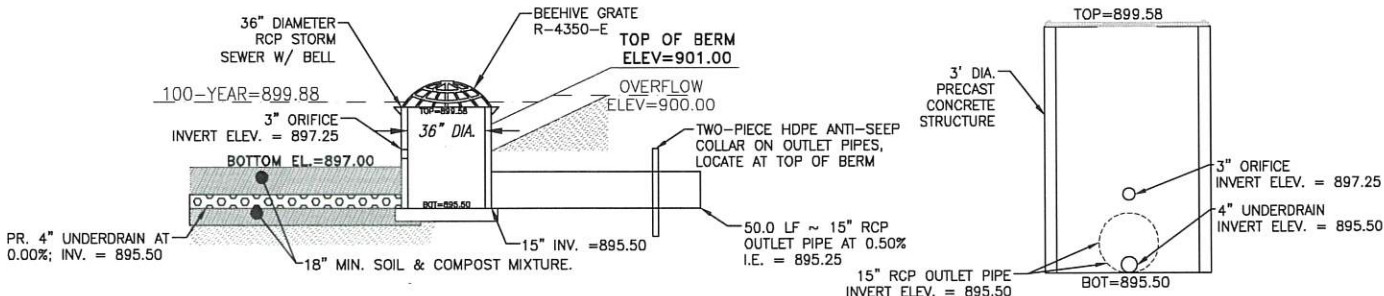
DESCRIPTION:
**GRADING, EROSION
CONTROL, POND
PLANS**

SHEET

2 OF 4

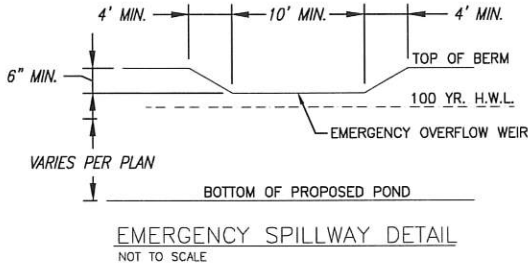


RAIN GARDEN 3
10' WIDE EMERGENCY OVERFLOW = 900.00
TOP OF BERM = 901.00
2-YEAR = 898.55 (0.97 CFS)
10-YEAR = 899.70 (2.45 CFS)
100-YEAR = 899.88 (6.41 CFS)



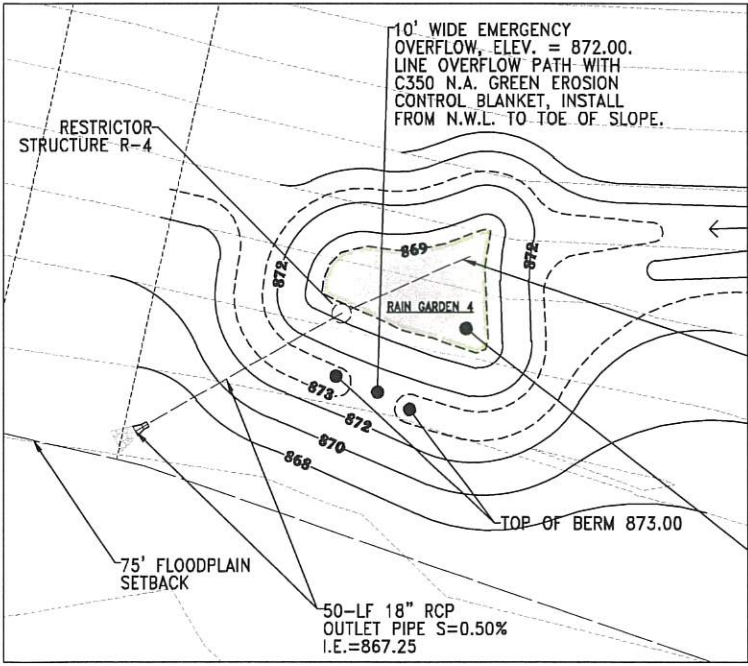
RAIN GARDEN 3 & RESTRICTOR STRUCTURE R-3 DETAIL

- NOT TO SCALE
- SOIL & COMPOST MIXTURE SHALL BE BLENDED ON SITE AS FOLLOWS: 75% NATIVE (ON-SITE) GRANULAR SOIL & 25% COMPOST (IMPORTED) (BASED ON VOLUME)
 - TWO-PIECE ANTI-SEEP COLLAR NOTES:
 - ANTI-SEEP COLLAR MATERIAL SHALL MATCH OUTLET PIPE MATERIAL.
 - ANTI-SEEP COLLARS SHALL BE 1/4\" POLYETHYLENE SHEETS WITH COLLAR FOR PIPE. DIMENSIONS SHALL BE AS NOTED ON THE DETAIL.
 - INSTALL ANTI-SEEP COLLARS PER MANUFACTURER SPECIFICATIONS.

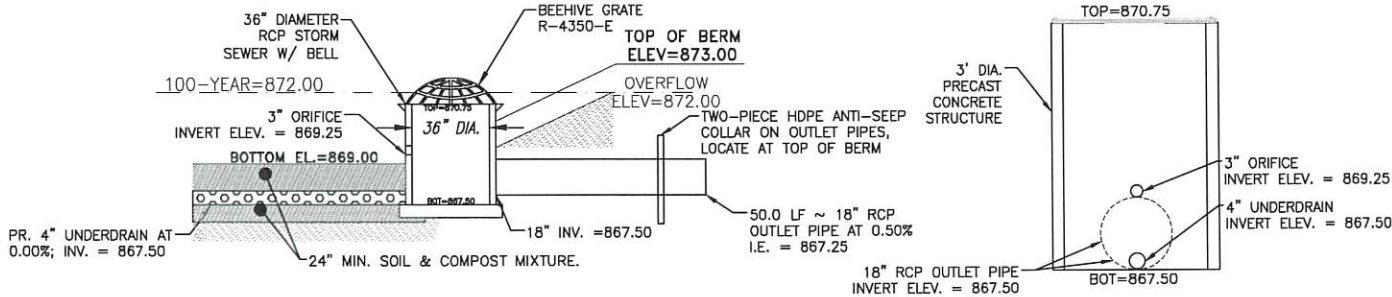


EMERGENCY SPILLWAY DETAIL

NOT TO SCALE

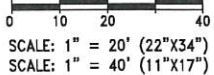


RAIN GARDEN 4
10' WIDE EMERGENCY OVERFLOW = 872.00
TOP OF BERM = 873.00
2-YEAR = 871.02 (1.62 CFS)
10-YEAR = 871.49 (5.16 CFS)
100-YEAR = 872.00 (11.80 CFS)



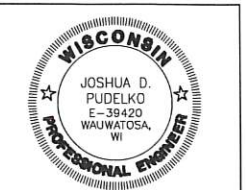
RAIN GARDEN 4 & RESTRICTOR STRUCTURE R-4 DETAIL

- NOT TO SCALE
- SOIL & COMPOST MIXTURE SHALL BE BLENDED ON SITE AS FOLLOWS: 75% NATIVE (ON-SITE) GRANULAR SOIL & 25% COMPOST (IMPORTED) (BASED ON VOLUME)
 - TWO-PIECE ANTI-SEEP COLLAR NOTES:
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 - INSTALL ANTI-SEEP COLLARS PER MANUFACTURER SPECIFICATIONS.



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
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NOTE:
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PROJECT:
YENCH ROAD PROPERTIES
CITY OF PEWAUKEE, WISCONSIN

BY:
YENCH LLC
3055 N. BROOKFIELD RD.
BROOKFIELD, WI 53046

REVISION HISTORY	
DATE	DESCRIPTION
08/10/2021	PLAN COMMISSION
08/31/2021	PLAN COMMISSION

DATE:
AUGUST 31, 2021

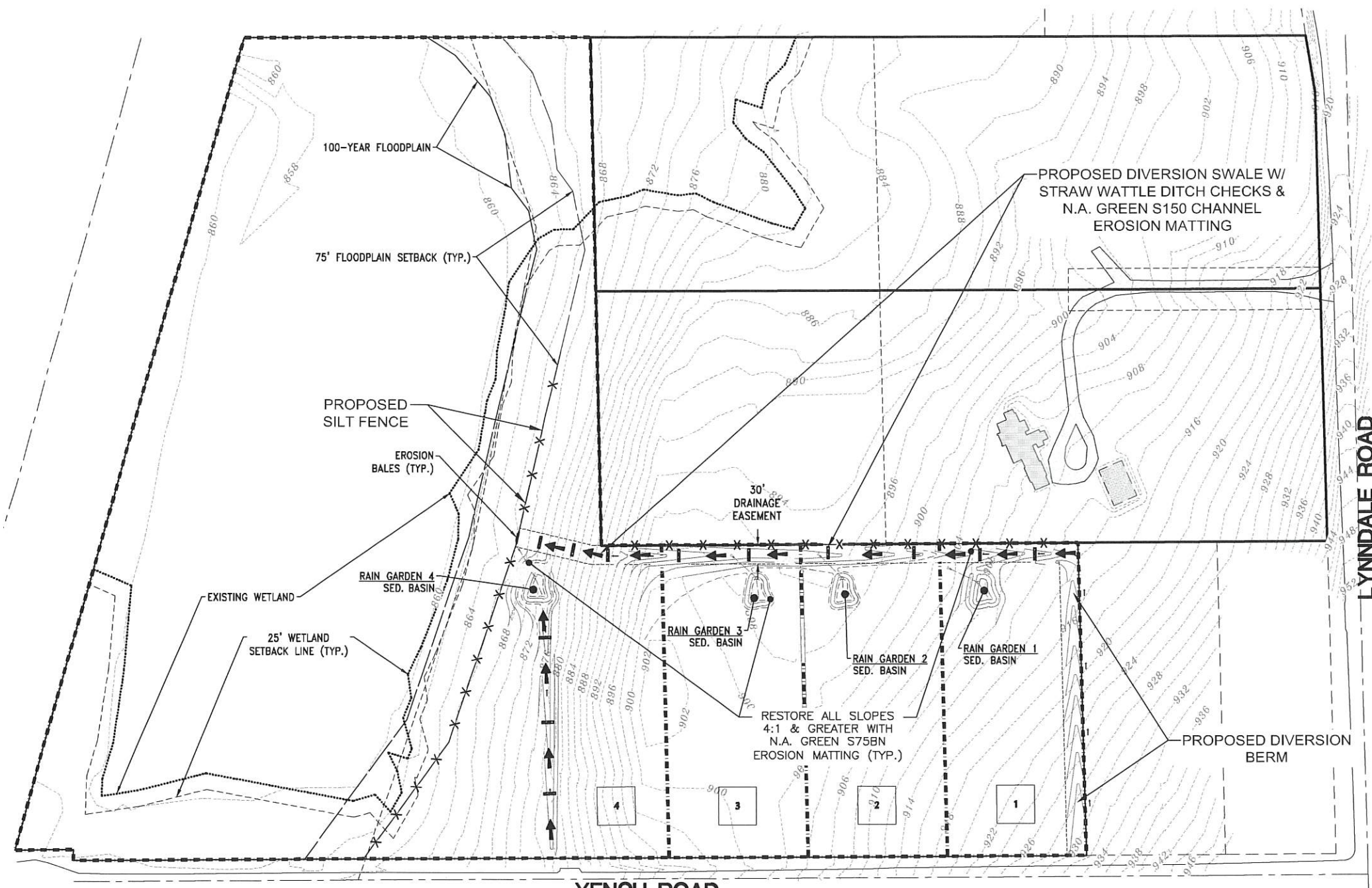
JOB NUMBER:
16015

DESCRIPTION:
GRADING, EROSION CONTROL, POND PLANS

SHEET

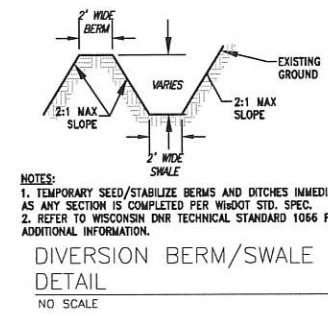
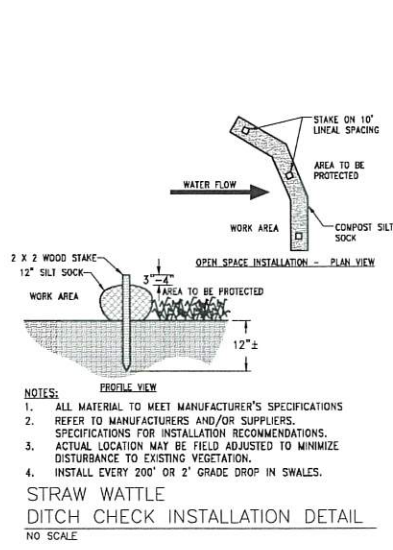
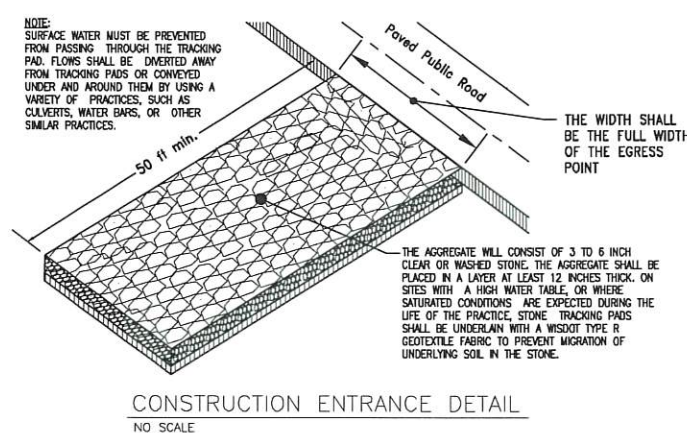
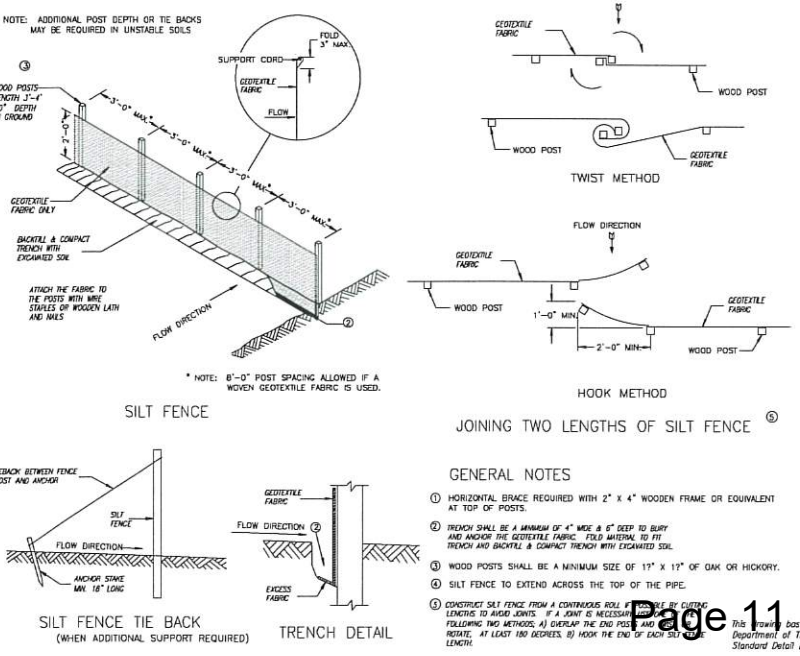
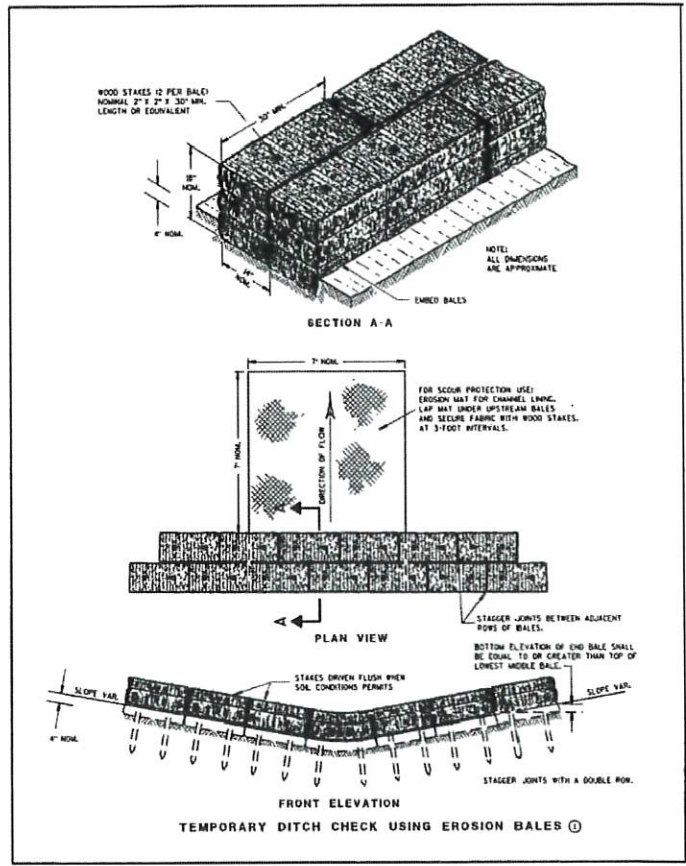
3 OF 4

H:\C400\46716015-01-YENCH ROAD\CONSTRUCTION PLANS.BVG
H:\C400\46716015-01-YENCH ROAD\CONSTRUCTION PLANS.BVG



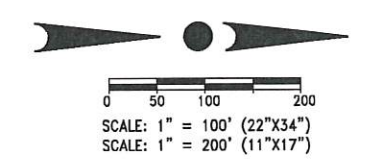
LEGEND:

- 898 - EXISTING CONTOUR
- 910 - PROPOSED CONTOUR
- X X - PROPOSED SILT FENCE
- X 910.25 - PROPOSED SPOT ELEVATION
- - PROPOSED FLOW ARROW



WISCONSIN DEPARTMENT OF NATURAL RESOURCES,
CONSERVATION PRACTICE STANDARD:

1052	- NON-CHANNEL EROSION MAT
1055	- SEDIMENT BALE BARRIER (NON-CHANNEL)
1056	- SILT FENCE
1060	- STORM DRAIN INLET PROTECTION FOR CONST. SITES
1062	- DITCH CHECK
1057	- STONE TRACKING PAD AND TIRE WASHING
1058	- MULCHING FOR CONSTRUCTION SITES
1059	- TEMPORARY SEEDING
1061	- DE-WATERING
1064	- SEDIMENT BASIN



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8511

NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
12660 W. NORTH AVE.
BROOKFIELD, WI 53005
PHONE: (262) 790-1460
FAX: (262) 790-1461
EMAIL: jpudelko@trioeng.com

PROJECT:
YENCH ROAD PROPERTIES
CITY OF PEWAUKEE, WISCONSIN

BY: YENCH LLC
3055 N. BROOKFIELD RD.
BROOKFIELD, WI 53045

REVISION HISTORY

DATE	DESCRIPTION
08/10/2021	PLAN COMMISSION
08/31/2021	PLAN COMMISSION

DATE:
AUGUST 31, 2021

JOB NUMBER:
16015

DESCRIPTION:
GRADING, EROSION CONTROL, POND PLANS

SHEET
4 OF 4

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 5.**

DATE: September 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Jeff Mierow/Yench LLC for Vacant Property Located on Yench Road for the Purpose of Creating Four Single-Family Lots (PWC 0885996006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Yench LLC CSM Rev 8-9-21

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 11464 LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

PREPARED FOR:

YENCH, LLC
3055 N. BROOKFIELD RD.
BROOKFIELD, WI 53005
PHONE: 414-254-0731

PREPARED BY:

TRIO ENGINEERING, LLC
4100 N. CALHOUN RD. SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480
FAX: 262-790-1481

SETBACKS PER A-2 ZONING

LOT 4

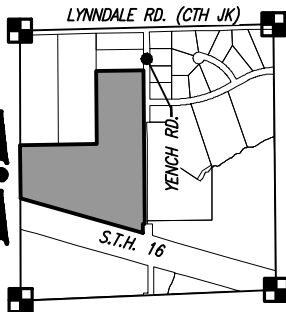
- FARM BUILDINGS = 100' EACH SIDE INC. STREET
- DWELLINGS & RELATED ACCESSORY STRUCTURES = 50' EACH SIDE, INCLUDING STREET
- DETACHED STRUCTURES = 25' ON EACH SIDE
- OTHER DETACHED USE PRINCIPLE STRUCTURES = 25' EACH SIDE
- WETLANDS = 25'
- 100-YEAR FLOOD = 75'

SETBACKS PER RS-2 ZONING

LOTS 1-3

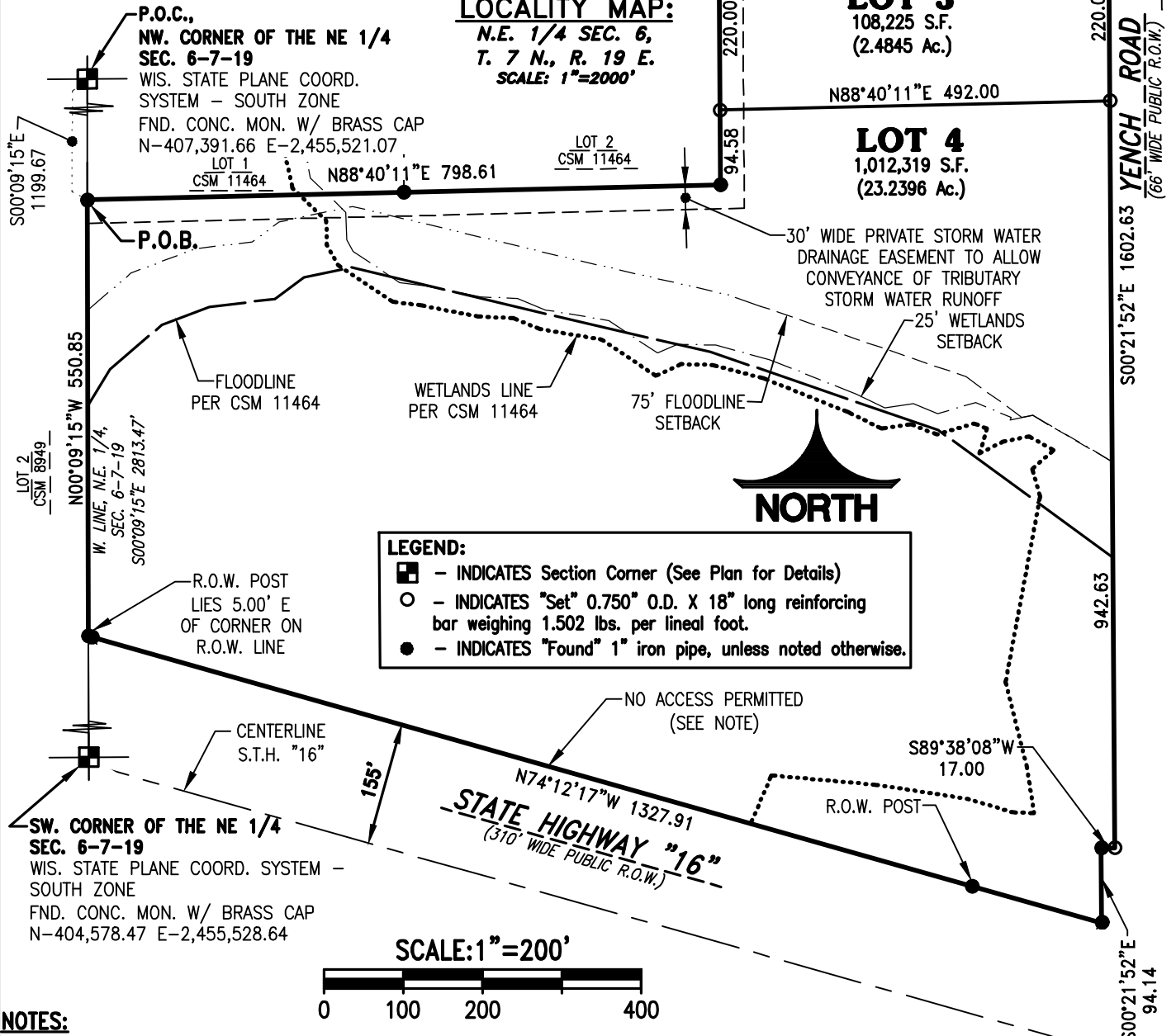
- FRONT = 45'
- WETLANDS = 25'
- SIDE = 25'
- 100-YEAR FLOOD = 75'
- REAR = 35'

30' WIDE PRIVATE STORM WATER DRAINAGE EASEMENT TO ALLOW CONVEYANCE OF TRIBUTARY STORM WATER RUNOFF



LOCALITY MAP:

N.E. 1/4 SEC. 6,
T. 7 N., R. 19 E.
SCALE: 1"=2000'



NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE N.E. 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 19 EAST, BEARS S00°09'15"E.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATION LINES AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.
- WETLANDS AND FLOODLINE SHOWN HEREON ARE FROM CERTIFIED SURVEY MAP NUMBER 11464.
- THERE SHALL BE NO DIRECT VEHICULAR INGRESS OR EGRESS TO STATE HIGHWAY "16" FROM LOT 4. IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO S.236.293 OF THE WISCONSIN STATUTES AND SHALL BE ENFORCED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND WAUKESHA COUNTY.

DRAFTED THIS 4TH DAY OF MARCH, 2021. REVISED THIS 9TH DAY OF AUGUST, 2021.
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

JOB NO. 16-015-467-01
SHEET 1 OF 4

BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 11464 LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

That I have surveyed, divided, and mapped a redivision of Lot 3 of Certified Survey Map Number 11464, located in the Northwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of the said Northeast 1/4 Section; Thence South 00°09'15" East and along the West line of the said Northeast 1/4 Section 1199.67 feet to the South line of Lot 1 of Said Certified Survey Map Number 11464 and the place of beginning of lands hereinafter described;

Thence North 88°40'11" East along said North line and it's extension, 798.61 feet to a point on the East line of Lot 2 of Said Certified Survey Map Number 11464; Thence North 00°21'52" West along said East line, 754.58 feet to a point on the South line of Certified Survey Map Number 11205; Thence North 88°40'11" East along said South line, 492.00 feet to the West Right-of-Way line of "Yench Road"; Thence South 00°21'52" East along said West line, 1602.63 feet to a point; Thence South 89°38'08" West along said West line, 17.00 feet to a point; Thence South 00°21'52" East along said West line, 94.14 feet to a point on the North Right-of-Way line of "State Highway 16"; thence North 74°12'17" West along said North line, 1327.91 feet to a point on the West line of said Northeast 1/4 Section; Thence North 00°09'15" West along said West line, 550.85 feet to the point of beginning of this description.

The Parcel contains 1,336,993 Square Feet of land of (30.6931 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **Yench, LLC**, owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Pewaukee, in surveying, dividing and the mapping the same.

Dated this _____ day of _____, 20_____.

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
4100 N. Calhoun Rd. Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CERTIFIED SURVEY MAP NO._____

**BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 11464 LOCATED IN THE
NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 7 NORTH,
RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.**

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Yench, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Limited Liability Company has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Pewaukee, this _____ day of _____, 20 ____.

Yench, LLC

Jeff Mierow, Owner

David Mierow, Owner

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Jeff Mierow, Member of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Member of said limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Print Name: _____
Notary Public, _____ County, WI
My commission expires: _____

WETLANDS AND FLOODPLAIN PRESERVATION RESTRICTIONS:

Those areas identified as Wetlands and Floodplain on this Plat shall be subject to the following restrictions:

- 1.Grading, filling and removal of topsoil or other earthen materials are prohibited except in connection with the construction of a proposed gravel path, unless specifically authorized by the Municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- 2.The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and Land Use-Planning and Zoning Division. Silvicultural thinning upon the recommendation of a forester or naturalist and with approval from the Municipality in which this land is located and, if applicable, the Waukesha County Department of Parks and land Use-Planning and Zoning Division shall also be permitted.
- 3.Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited.
- 4.The introduction of plant material not indigenous to the existing environment is prohibited.
- 5.Ponds may be permitted subject to the approval of the Municipality in which they are located and, if applicable, the Waukesha County Department of Parks and Land Use, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
- 6.The construction of buildings is prohibited.

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 11464 LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

COMMON COUCIL APPROVAL:

Resolved that the Certified Survey map, in the City of Pewaukee, **Yench, LLC**, owner, is hereby approved and dedication accepted by the City Board of the City of Pewaukee by Resolution No. _____, on this ____ day of _____, 20____.

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

Date: _____

Steve Bierce, Mayor

Date: _____

Kelly Tarczewski, Clerk/Treasurer

PLAN COMMISSION APPROVAL:

APPROVED by the Planning Commission of the City of Pewaukee on this ____ day of _____, 20____.

Steve Bierce, Mayor

Brandon Bergman, Plan Commission Secretary

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 6.**

DATE: September 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Klumb Holdings LLC for the Badgerland Supply Property Located at W229 N2450 Homewood Court for the Purpose of Combining Two Existing Properties Into a Single Lot (PWC 0915994001 & PWC 0915994003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Klumb Holdings LLC CSM

Klumb Holdings CSM Staff Report

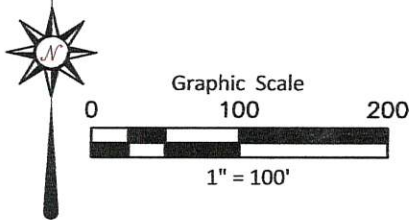
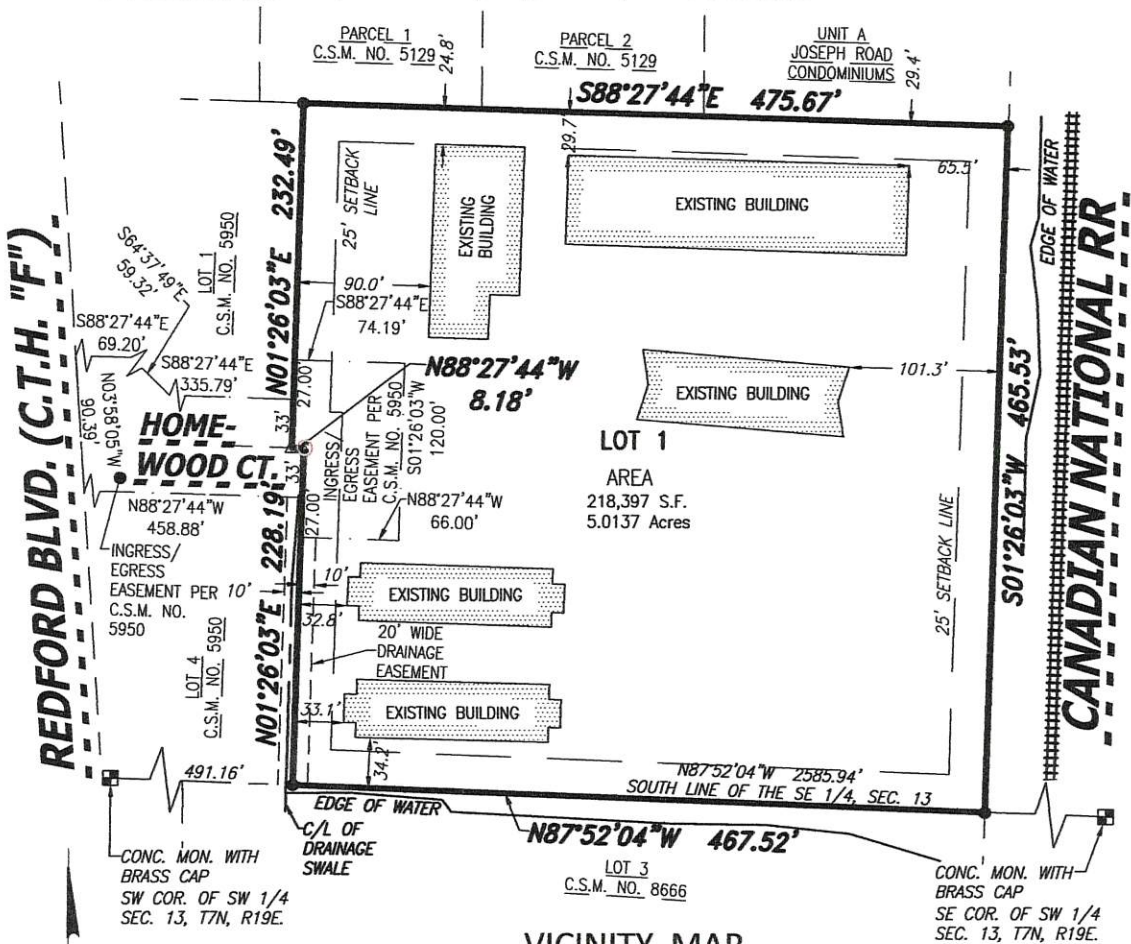
CERTIFIED SURVEY MAP NO. _____

A combination of all of Lot 2W and Lot 3 of Certified Survey Map No. 5950, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin

Owner/Subdivider :
Klumb Holdings LLC
PO Box 1012
Waukesha WI 53187-101

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 27, in which the South line of the Southwest 1/4 of Section 13, Town 7 North, Range 19 East, bears S87°52'04"E.

Zoning: Site is zoned M-2



LEGEND

- Indicates found 3/4" iron rod.
- △ Indicates found nail.
- ⊙ Indicates sanitary sewer manhole, found over corner

NOTE

The City of Pewaukee hereby releases any and all rights to the 66 foot wide reservation for public road purposes, as shown on C.S.M No. 5950.

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316



Date: April 16, 2021
Drawing No. 3761-dmb
SHEET 1 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

A combination of all of Lot 2W and Lot 3 of Certified Survey Map No. 5950, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, combined and mapped a combination of all of Lot 2W and Lot 3 of Certified Survey Map No. 5950, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Southwest corner of said Southwest 1/4 Section; thence South 87°52'04" East along the South line of said 1/4 Section 491.16 feet to the point of beginning of lands hereinafter described; thence North 01°26'03" East along the West line of Lot 4, Certified Survey Map No. 5950 a distance of 228.19 feet to a point on the Northeast corner of said Lot 4; thence North 88°27'44" West along the North line of said Lot 4 a distance of 8.18 feet to the Southeast corner of Lot 1, Certified Survey Map No. 5950; thence North 01°26'03" East along the West line of said Lot 3 a distance of 232.49 feet to a point on the South line of Certified Survey Map No. 5129; thence South 88°27'44" East along said South line and the South line of Joseph Road Condominiums 475.67 feet to a point on the West line of the Canadian National Railroad Right of Way; thence South 01°26'03" West along said West line 465.53 feet to a point on the South line of the Southwest 1/4 of Section 13; thence North 87°52'04" West along said South line 467.52 feet to the point of beginning. Said lands contain 218,397 square feet or 5.0137 acres.

THAT I have made the survey, land combination and map by the direction of Klumb Holdings LLC, owner.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land combination thereof made.

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances in Chapter 18 of the City of Pewaukee in surveying, combining and mapping the same.

April 16, 2021
DATE


DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316



This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: April 16, 2021
Drawing No. 3761-dmb
SHEET 2 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

A combination of all of Lot 2W and Lot 3 of Certified Survey Map No. 5950, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin

OWNER'S CERTIFICATE

Klumb Holdings LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, combined and mapped as represented on this map in accordance with the requirements of the City of Pewaukee.

Klumb Holdings LLC, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Pewaukee.

IN WITNESS WHEREOF, Klumb Holdings LLC, has caused these presents to be signed by the hand of Michael Klumb, Sole Member, on this _____ day of _____, 2021

In the presence of: Klumb Holdings LLC

Michael Klumb, Sole Member

STATE OF WISCONSIN} :SS
WAUKESHA COUNTY}

Personally came before me this _____ day of _____, 2021, Michael Klumb, Sole Member of Klumb Holdings LLC, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires _____
My commission is permanent.



This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: April 16, 2021
Drawing No. 3761-dmb
SHEET 3 OF 4 SHEETS

CERTIFIED SURVEY MAP NO. _____

A combination of all of Lot 2W and Lot 3 of Certified Survey Map No. 5950, being a part of the Southwest 1/4 of the Southwest 1/4 of Section 13, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Pewaukee on this ____ day of _____, 2021.

STEVE BIERCE, MAYOR

AMI HURD, DEPUTY CLERK-RECORDING SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL

APPROVED by the Common Council of the City of Pewaukee in accordance with the Resolution adopted on, this ____ day of _____, 2021

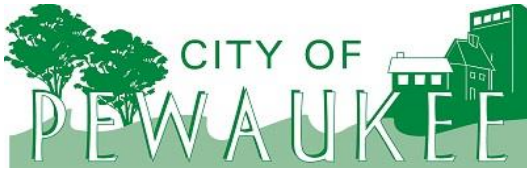
STEVE BIERCE, MAYOR

AMI HURD, DEPUTY CLERK-RECORDING SECRETARY



This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Date: April 16, 2021
Drawing No. 3761-dmb
SHEET 4 OF 4 SHEETS



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of September 16, 2021

Date: September 8, 2021

Project Name: Badgerland Supply Certified Survey Map

Project Address/Tax Key No.: Approximately W229N2450 Homewood Court/PWC 0915994001 & 0915994003

Applicant: Klumb Holdings, LLC

Property Owner: Klumb Holdings LLC

Current Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Industrial properties with outdoor storage (zoned M-2 District) to the north and west, an M-6 District zoned industrial property to the south, and the Canadian National Railroad to the east

Project Description/Analysis

At their May 20, 2021 meeting, the Plan Commission approved a Site & Building Plan Review Application to allow existing buildings located upon two separate properties at approximately W229N2450 Homewood Court to be enclosed and combined as requested by Badgerland Supply.

As these two properties are under common ownership and operate as a single development, staff recommended as a condition of approval that the applicant shall combine the parcels via CSM. As such, the property owner has submitted a Certified Survey Map Application to combine the two existing parcels.

Recommendation

Staff recommends approval of the proposed Certified Survey Map, subject to addressing all comments and questions below to the satisfaction of the City Planner.

1. Please show and label the existing property line to be removed per Section 18.0602, which states, "...property line(s) within the boundaries of the CSM that is proposed to be removed shall be shown on the CSM as a dotted or dashed line and labeled as a 'original or previous lot line – to be removed'.
2. It is difficult to follow, but is the west side property line proposed at 25-feet, except to follow the ingress/egress easement? It would not be recommended to have the setback run through this easement area.

3. In review of CSM, No. 5950, there is a note that states, “Lot 2E and Lot 2W are considered one lot for building purposes. However no building or storage is permitted on Lot 2E.” See link and image below.

Is there any relationship currently between Lot 2E and the subject properties? Lot 2E is listed as owned by Nationwide Limited Partnership. Is that related to Klumb Holdings LLC at all?

Are you aware of anything on the deed for Lot 2W that binds these parcels together?

4. Depending upon the response to this comment, the 2E lot should be part of this CSM or referenced in some way if these properties are no longer owned by the same entity or linked together in any way.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 7.**

DATE: September 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Christian Hansen for Property Located at W226 N4362 Duplainville Road for the Purpose of Building a Home on Lot 2 (PWC 0867994001 & PWC 0867994002)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

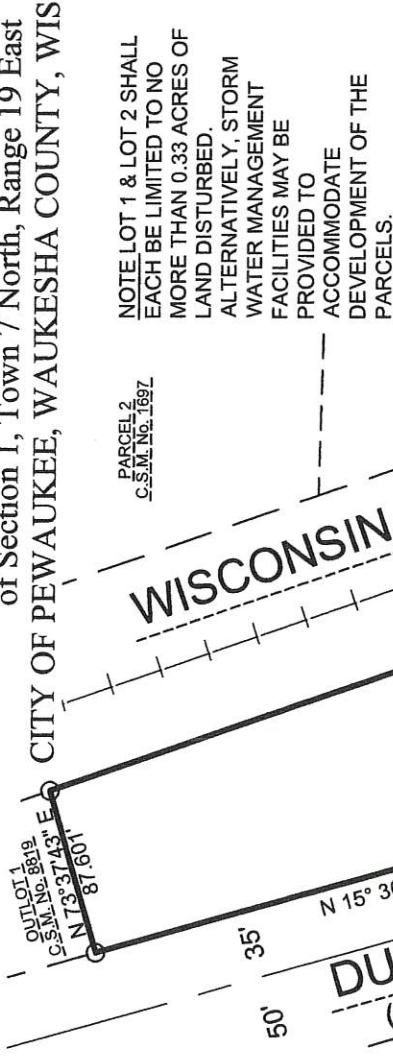
Chris Hansen CSM

Hansen CSM Staff Report

CERTIFIED SURVEY MAP NO. _____
Being a revision of Certified Survey Map No. 10777 and 8819 and 11824
and of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4)
and the Southeast (SE 1/4) of the Northwest Quarter (NW 1/4)

Sheet 1 of 4

of Section 1, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

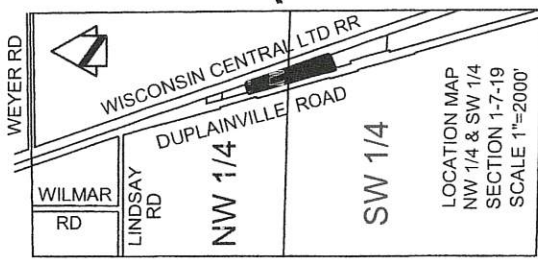


- LEGEND:**
- -IRON PIPE 18" x 1" DIA. (PLACED)
 - -IRON PIPE (FOUND)
 - CONC. MON. (FOUND)

SURVEYOR/ENGINEER:
JOHN R. STIGLER, PLS
JAHNIKE & JAHNIKE ASSOC., LLC
711 WEST MORELAND BLVD.
WAUKESHA, WI. 53188-2479
PHONE: (262) 542-5797

OWNER:
CHRISTIAN E. AND MARK HANSEN
W383 N6450 S WOODLAKE CIRCLE
OCONOMOWOC, WI. 53066-6309

REFERENCE BEARING: THE EAST LINE OF THE SOUTHWEST (SW 1/4) OF SECTION 1, T7N, R19E WAS USED AS THE REFERENCE BEARING AND HAS A BEARING OF SOUTH 00°18'38" EAST BASED ON WISCONSIN STATE PLANE COORDINATE SYSTEM (SOUTH ZONE).



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
DATED this 4TH DAY of JUNE, 2021

INSTRUMENT DRAFTED BY JOHN R. STIGLER

FILE NAME: S:\PROJECTS\119-9017 (S7848)\DWG\S7848 OUTLOT 2 CSM.DWG
P.S. PEWAUKEE 3532

Sheet 2 of 4

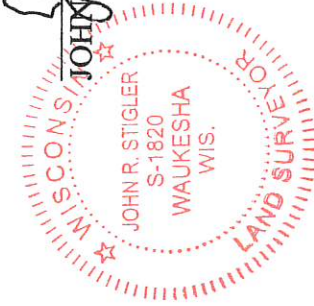
CERTIFIED SURVEY MAP NO. _____
Being a redivision of Certified Survey Map No. 10777 and 8819 and 11824
and of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4)
and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4)
of Section 1, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, John R. Stigler, professional land surveyor, being duly sworn on oath, hereby depose and say that I have surveyed, divided and mapped the following land bounded and described as follows:
Commencing at the Northeast Corner of the Northwest (NW 1/4) of Section 1, Town 7 North, Range 19 East being marked by a concrete monument with Brass Cap; thence South 00°28'02" East 2719.57 Feet along the East line of the Northwest Quarter (NW 1/4) of said Section 1 to the center of Section 1 as stated above; thence North 88°33'46" West 734.29 feet along the North line of the Southwest Quarter (SW 1/4) of said Section 1 to the East right-of-way line of Duplainville Road and to the place of beginning of the lands herein after described; Thence North 15°36'40" West 418.652 feet along the East right-of-way line of Duplainville Road; thence North 73°37'43" East 87.60 feet along the South line of Certified Survey Map No. 8819 to the West right-of-way line of the Wisconsin Central Ltd Railroad line; thence South 19°02'47" East 909.88 feet to the South line of Lot-1 of Certified Survey Map No. 10777; Thence South 67°10'18" West 145.245 feet along said South line to the east right of way line of Duplainville Road; Thence South 74°25'40" West 5.00 feet along the east right of way line of Duplainville Road; Thence North 15°34'40" West along said right of way line 15.00 feet; Thence North 15°36'40" West 70.00 feet along said right of way line; Thence North 74°23'20" East 5.00 feet along said right of way line; Thence North 15°36'40" West 422.28 feet along said east right of way line; Thence North 88°33'40" East 2.092 feet along said right of way line to the place of beginning.

Containing a net area of 106969 square feet or 2.45567 Acres of land.

I further certify that I have made such survey, land division and map by the direction of the owners of said land; that such map is a correct representation of the exterior boundaries of the land surveyed and map thereof made; and that I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes pertaining to Certified Survey Maps (Section 236.34) and the regulations of the City of Pewaukee in surveying, dividing and mapping the same.



John R. Stigler
JOHN R. STIGLER – Wis. Reg. No. S-1820

STATE OF WISCONSIN)^{ss}
WAUKESHA COUNTY)

The above certificate subscribed and sworn to me this 4th day of June, 2021.

My commission expires July 05, 2023.

Peter A. Muehl
PETER A. MUEHL – NOTARY PUBLIC



OWNER: CHRISTIAN E. HANSEN AND MARK HANSEN

Instrument drafted by John R. Stigler

P.S. Pewaukee 3532

CERTIFIED SURVEY MAP NO. _____

Sheet 3 of 4

Being a redivision of Certified Survey Map No. 10777 and 8819 and 11824
and of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4)
and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4)
of Section 1, Town 7 North, Range 19 East
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

CHRISTIAN E. HANSEN AND MARK HANSEN, duly organized and existing under and by virtue of
the laws of the State of Wisconsin, does hereby certify that it caused the land described on this map to be
surveyed, divided and mapped as represented on this map. It also certifies that this Certified Survey Map is
required to be submitted to the following for approval: City of Pewaukee.

CHRISTIAN E. HANSEN - OWNER

MARK HANSEN - OWNER

STATE OF WISCONSIN)^{ss}
WAUKESHA COUNTY)

Personally came before me this _____ day of _____, 2021, the above named
CHRISTIAN E. HANSEN AND MARK HANSEN, of the above named Limited Liability Company, to me
known to be the persons who executed the foregoing instrument and to me known to be such Member, and
acknowledged that they executed the foregoing instrument as such member as the deed of said Limited Liability
Company, by its authority.

My commission expires _____

NOTARY PUBLIC -



John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 4TH day of JUNE, 2021

OWNER: CHRISTIAN E. HANSEN AND MARK HANSEN

Instrument drafted by John R. Stigler

P.S. Pewaukee 3532

CERTIFIED SURVEY MAP NO.

Sheet 4 of 4

Being a redivision of Certified Survey Map No. 10777 and 8819 and 11824
and of the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4)
and the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4)
of Section 1, Town 7 North, Range 19 East

CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

PLAN COMMISSION APPROVAL:

Approved by the Plan Commission, City of Pewaukee, this _____ day of _____, 2021.

STEVE BIERCE – CHAIRMAN

AMI HURD – RECORDING SECRETARY

COMMON COUNCIL APPROVAL:

Approved by the Common Council, City of Pewaukee, this _____ day of _____, 2021.

STEVE BIERCE – MAYOR

KELLY TARCZEWSKI – CLERK/TREASURER

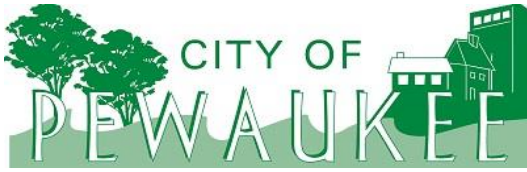


John R. Stigler
JOHN R. STIGLER - Wis. Reg. No. S-1820
Dated this 4th day of JUNE, 2021

OWNER: CHRISTIAN E. HANSEN AND MARK HANSEN

Instrument drafted by John R. Stigler

P.S. Pewaukee 3532



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of September 16, 2021

Date: September 10, 2021

Project Name: Hansen Certified Survey Map

Project Address/Tax Key No.: W226N4362 Duplainville Road / Tax Key Nos. 0867994001 and 0867994002

Applicant: Christian E. Hansen and Mark Hansen

Property Owner: Same

Current Zoning: Rs-2 and Rs-4 Single-Family Residential District

Proposed Zoning: Rs-4 Single-Family Residential District

2050 Land Use Map Designation: Low-Medium Density Residential (1/2 Ac. - 2 AC. / D.U.)

Use of Surrounding Properties: Single-family residential to the north, south and west and agricultural to the east

Project Description

The applicant filed a Certified Survey Map Application requesting to reconfigure two properties located at approximately W226N4362 Duplainville Road (PWC 0867994001 & 0867994002). The applicant is also requesting the City remove the outlot designation of Outlot 1 of CSM 10777 (PWC 0867994002) to create a buildable parcel.

The proposed CSM reduces the size of the existing property at W226N4362 Duplainville Road from 0.8874 acres to 0.4639 acres or 20,205 square feet. This results in the proposed Lot 2 having an area of 1.9918 acres or 86,764 square feet. The applicant has indicated there are no plans to further divide Lot 2 in the future.

Both lots comply with the Rs-4 District minimum lot size of 20,000 square feet and minimum lot width at the setback line of 110-feet. Note that the existing home on Lot 1 will remain as an existing legal nonconforming structure. It can be further noted that the shifting of the property line does not increase any nonconformity of this existing structure. It is nonconforming based upon the street/front yard setback.

As the lot line shift will result in Lot 2 having split zoning between the Rs-2 District and Rs-4 District, the applicant must rezone that portion of Lot 2 to Rs-4 to eliminate the split zoning, prior to recording the CSM with the Waukesha County Register of Deeds.

The applicant has provided preliminary grading plans and has discussed utilities with the Engineering Department; however, plans have not yet been finalized. As such, final grading, storm water

management and utility plans shall be reviewed and approved by the Engineering Department prior to recording the Certified Survey Map.

Below are additional recommended conditions of approval:

1. The City shall review and approve the access location for a new home on Lot 2, prior to issuance of a Building Permit.
2. Building setback lines shall be shown on the CSM per Section 18.0603b.(2) prior to recording the CSM.
3. The Plan Commission recording secretary shall be revised to the current Secretary on Sheet 4 prior to recording the CSM.
4. The well located in the basement of the existing home on Lot 1 shall be abandoned per WDNR standards or a well permit must be obtained from the City, which will require proof that the well complies with WDNR code requirements.
5. The CSM shall be revised to dedicate a minimum of 36-feet of additional right-of-way along the length of both lots and to revise the approval language on Sheet 4 to accept the dedication.
6. Lot 2 shall opt into the Duplainville Road Water Main Extension Assessment, pay the assessment prior to execution of the CSM, and be required to connect to municipal water and sewer when developed.
7. A sanitary sewer extension to serve Lots 1 and 2 of the proposed CSM is required. As such a developer's agreement for its construction shall be provided and approved by the City prior to recording the CSM.
8. The note regarding the limiting of grading shall be removed as this is a continuation of development of the previous lots and storm water management facilities are required.
9. The legal description of the CSM shall be revised as this is not a redivision of CSM's 8819 and 11824.
10. The reference bearing E. Line S/W ¼ 0° 18' 38" shall be called out and labeled on the CSM. The bearing line from the north is mislabeled at the SW ¼ section, but it should be NW. The bearings must be labeled on the north and west reference points.
11. Sheet 2, paragraph 2, Line 7 shall be revised to "the South line of "Outlot 1 of Certified Survey Map No. 8819".

Recommendation

A motion recommending approval of the Certified Survey Map to reconfigure the two properties located at approximately W226N4362 Duplainville Road (PWC 0867994001 & 0867994002) and removal of the outlot designation of Outlot 1 of CSM 10777 (PWC 0867994002) to create a buildable parcel, subject to the conditions of approval noted in this report.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 8.**

DATE: September 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action and Public Hearing for a Rezoning Petition for Interstate Partners LLC to Rezone Property Located at N18 W22670 Watertown Road from A-2 Agricultural to Rm-2 Multi-Family Residential for the Purpose of Building a Multi-Family Apartment Development (PWC 0958990005 & PWC 0958990006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

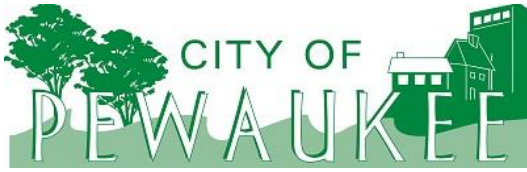
Description

Interstate Partners Staff Report 9.16.21

Interstate Partners Narrative

Interstate Partners Rezoning Map

Interstate Partners Staff Comment Responses



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of September 16, 2021

Date: September 8, 2021

Project Name: Interstate Partners Multi-Family Apartments Rezoning, Conditional Use and Site & Building Plans

Project Address/Tax Key No.: Approximately N18W22670 Watertown Road/PWC 0958990005 & 0958990006

Applicant: Interstate Partners II LLC

Property Owner: Marincic Family LLC

Current Zoning: A-2 Agricultural District and LC Lowland Conservancy District

2050 Land Use Map Designation: Medium Density Residential (6,500 Sq. Ft. – 1/2 Ac./D.U.) and Flood Plains, Lowland & Upland Conservancy, and other natural areas

Use of Surrounding Properties: Single-family residential to the north and east and agricultural land to the south and west

Introduction

The applicant has applied for a Rezoning, Conditional Use and Site & Building Plan Review for a 174-unit multi-family development upon 33.8-acres of land located at the northwest corner of North Avenue and Watertown Road at approximately N18W22670 Watertown Road.

The subject proposal was previously before the Plan Commission for conceptual reviews at their March 18th and May 20th meetings.

The proposal includes 10 two-story buildings, clubhouses and fitness facilities, and associated landscaping, parking, and lighting.

Rezoning

The applicant is requesting to rezone the subject properties from A-2 Agricultural District and LC Lowland Conservancy District to Rm-2 Multiple-Family Residential District and LC Lowland Conservancy District to accommodate the proposed development. The LC District will match the current wetland and environmental corridor area as illustrated on the site plan.

The Rm-2 District allows 9.00 dwelling units per net acre. These properties include approximately 7.4 acres within wetlands and SEWRPC Primary Environmental Corridor. Therefore, with 174 units proposed on about 26.4 net acres, the net density is about 6.60 dwelling units per acre. The gross density is about 5.15 dwelling units per acre.

The land is designated as Medium Density Residential (6,500 SQ. FT. - 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas. Medium Density Residential allows anywhere between 52 units (1/2 acre) to 176 units (6,500 square feet) for this property. As such, the proposed rezoning to the Rm-2 District is consistent with the City's Comprehensive Master Plan.

Conditional Use

The Rm-2 District allows cluster developments as a Conditional Use, subject to the Residential planned unit development standards of Section 17.0415c. The applicant is proposing 15 to 21 unit buildings with a combination of attached garages and surface parking.

Site & Building Plans

The properties are currently used for agricultural purposes. The easternmost property is vacant, and the westernmost property contains a single-family home. The subject properties are bisected by wetlands and a SEWRPC Primary Environmental Corridor. The northern half of the site includes five apartment buildings, a clubhouse attached to Building A4 and a central amenity area.

The southern portion of the site includes five apartment buildings, a clubhouse and patio and a courtyard area. Sidewalks are included around the buildings and along the drives throughout the development.

The plan includes nine dumpster enclosures, which are located adjacent to the apartment buildings. The enclosures are constructed of siding to match the main buildings.

There are two proposed storm water ponds, one on the north side and one on the south side of the development.

Access

The development includes ingress/egress from North Avenue and Watertown Road. The Watertown Road access include a right-in and separate turn lanes exiting the site. A drive extends through the wetland area to connect the north and south portions of the development.

The site plan also includes an emergency access only drive to Elmwood Drive. There is an existing 66-foot-wide strip of right-of-way extending from Elmwood Drive between two existing single-family properties, which was dedicated to the City via CSM No. 9269.

Staff recommends that this drive be revised to a full access drive, opposed to emergency vehicles only.

Environmental

As noted, the property contains wetlands and Primary Environmental Corridor, primarily located within the center of the property and extending north to the rear property boundary. There are also two small pocket wetlands located on the west side of the property. The wetlands were delineated in 2020 by Dave Mayer, who is a WDNR Assured Delineator.

The applicant is proposing to disturb approximately 6,936 square feet of wetland area onsite. This includes filling 3,432 square feet of the larger wetland complex to allow the drive that extends through the entire development, connecting the north and south portions of the site. The applicant is then

proposing to completely fill the two smaller wetlands. The wetland area furthest south is 1,400 square feet and the one to the north of that is 2,104 square feet.

The wetland disturbance will require separate Wisconsin Department of Natural Resources review and approval prior to any land disturbance activities taking place.

Parking

The Rm-2 District requires a total of 435 parking spaces, of which 348 are located within garages. The applicant is proposing a total of 452 parking spaces in compliance with this standard; however, only 174 spaces are within garages.

Parking spaces are 9' x 20' (180 square feet). Note that the Rm-2 District states that parking spaces should be a minimum of 200 square feet; however, Section 17.0601a. states that parking spaces should be a minimum of 180 square feet for multi-family development. Staff does not object to 180 square foot parking spaces.

Lighting

The site contains 34 pole mounted lights throughout the drives and parking areas. Peak light pole and fixture heights shall not exceed a maximum of 20-feet in height.

The buildings will all have low level decorative wall pack lighting adjacent to the entry doors. These lights will not significantly impact the photometric plan provided by the applicant. Light levels are primarily zero or near zero footcandles at the property lines.

Landscaping

The Landscape Plan consists of 320 trees and 24 shrubs throughout the site. This includes about 116 trees within the buffer yard area between the development and the single-family residential along Elmwood Drive.

The foundation landscape plans have not yet been provided. It is recommended that approval be subject to final review and approval of the Landscape Plan by staff, prior to the issuance of a Building Permit.

Architecture

The buildings consist of a mix of composite siding materials and a stone veneer/stone siding material. The siding will include horizontal composite siding on the first floor with board and batten composite siding above. Composite shake style siding will be utilized above areas of stone veneer.

Mechanical Plan

It is anticipated that ground mechanicals will be located adjacent to the buildings. All mechanicals shall be screened from public view as approved by the City Planner.

Signage

A monument sign is shown on the site plan adjacent to Watertown Road. Additional sign details can be found on Sheet A403. The proposed sign has a peak height of 7-feet. The proposed sign area is 4' x 8' (32 square feet). The base of the sign is stone to match the buildings. Unless Plan Commission objects to the proposed signage as shown and requires further review, a Sign Permit shall be submitted and

approved by staff that is in substantial conformance with the sign shown on Sheet A403 and the site plan, prior to installation.

TIA

The applicant has provided a draft Traffic Impact Analysis for Waukesha County and City of Pewaukee review. The memorandum highlights existing conditions, County proposed improvements and traffic impacts expected from the subject development.

The recommendations and conclusions can be found starting on Page 7 of the TIA memorandum and are separated by recommendations based on existing traffic and conditions and then additional recommendations required as a result of the development itself.

It is recommended that the applicant comply with all recommendations within the Traffic Impact Analysis memorandum related to the "Development," unless otherwise directed by the Plan Commission.

Note that a TIA recommendation is to construct the driveway to Elmwood Drive as an emergency vehicle only access. Staff continues to recommend that this drive be a full access drive with no limitations.

Engineering Conditions of Approval

The Engineering Department included several comments related to this development, primarily concerning civil engineering plans, which have not been provided in full detail at this point. As such, staff recommends approval be subject to the following items being addressed, prior to issuance of a Building Permit:

1. Note that final grading, erosion control and storm water management plans will require Engineering Department approval prior to any land disturbance.
2. Approval of a Developer's Agreement and Letter of Credit for sewer extension to serve this development.
3. Waukesha County approval of the access locations at North Avenue and Watertown Road.
4. Waukesha County approval of the utility work within Watertown Road.
5. Approval from the WDNR for grading and wetland disturbances.
6. Engineering Department approval of detailed utility plans.
7. Storm water ponds shall meet setback requirements from any adjacent wells.
8. Check valves shall be provided at the water main connections for the private water main.
9. A sampling manhole will be required on the sanitary sewer.
10. The sewer extension shall extend to the property limits.
11. A detour plan shall be provided for the sewer installation along Watertown Road.

Certified Survey Map

A Certified Survey Map will be needed for this project to combine the two existing parcels into a single lot. The configuration will also change slightly as the County is modifying the intersection at North Avenue and Watertown Road that will impact this property.

The applicant is proposing to return to the Plan Commission and Common Council for CSM approval if the other applications are approved. As such, staff is recommending approval of the Conditional Use

Permit and Site & Building Plan Review Applications be contingent upon approval of a Certified Survey Map to combine the two existing properties located at the northwest corner of North Avenue and Watertown Road.

Recommendation

Staff recommends approval of the subject applications to allow the development of 174 apartment units upon property located at approximately N18W22670 Watertown Road (Tax Key Nos. 0958990005 & 0958990006).



Interstate Partners LLC

N16 W23217 Stone Ridge Drive • Suite 120 • Waukesha, WI 53188 • Tel: 262.506.1000 • Fax: 262.506.1001 • interstatepartners.com

August 5, 2021

City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Request for Plan Review and rezoning of agricultural land located near Watertown Road and North Avenue.

Interstate Partners, a local commercial developer, is requesting the Plan Commission provide a Plan Review and consider our request to rezone an approximately 33.8-acre site located at N18W22670 Watertown Road in Pewaukee. This request follows the two Conceptual Review meetings we conducted with the city in March and May of this year. The requested zoning change is from Agricultural to a medium density multi-family use, which is what is called for in the Pewaukee Comprehensive Master Plan. We have provided a site plan, building renderings and elevations, landscaping and lighting plans.

We have attempted to incorporate comments from the Conceptual Review meetings to improve the effects a rezoning may have on land immediately surrounding the site, and lessen some of the concerns with this site being rezoned to multi-family. This project would be a high end, amenity-rich multifamily development consisting of 174 townhouse style units spread amongst ten 2-story buildings located on approximately 33.8 acres. The project would also offer a large clubhouse, fitness facility and abundant green space. Each unit would have its own private, direct entrance with an attached garage and high end finishes.

The density has been reduced from earlier versions of the plan, and now proposes approximately 6.7 units per acre (when only looking at total units compared to overall acreage without accounting for wetlands – the ratio is 5.15 units per acre). This falls under the medium density designation, which is what is called for in the Pewaukee Comprehensive Master Plan.

The plan incorporates significant amounts of green space, including adding a landscaped berm between this site and homes on Elmwood Drive. As noted on the site plan, the nearest home on Elmwood Drive is now 320 feet away from the nearest proposed residential building.

We are proposing two exit lanes leaving this site onto Watertown Road. This will allow cars leaving the project the ability to queue within the site boundaries in the event there is train traffic, while still allowing others to turn left, or exit or enter the site off a new North Avenue ingress/egress drive. The proposed County modifications to the intersection of North Avenue and Watertown Road are also shown on the site plan.

There are high barriers to entry today when trying to buy a single-family home, including high home purchase prices, lack of inventory and increased costs of raw materials. A new, Class A multifamily development with various price points such as this allows people the ability to live in a community such as Pewaukee until they either choose to purchase a home, or downsize from

a previously-owned home. Each of the proposed units has its own garage and its own private entry, which are both highly sought after in today's rental market.

Given this site's proximity to the train tracks, surrounding commercial uses including the gun club, and the nearby single-family homes, we believe this proposal provides a high-quality transition for all nearby uses. We would also work with the city on the extension of sewer currently located near the bridge on Watertown Road.

Thank you for consideration of this matter. We look forward to continuing our long partnership with the City of Pewaukee.

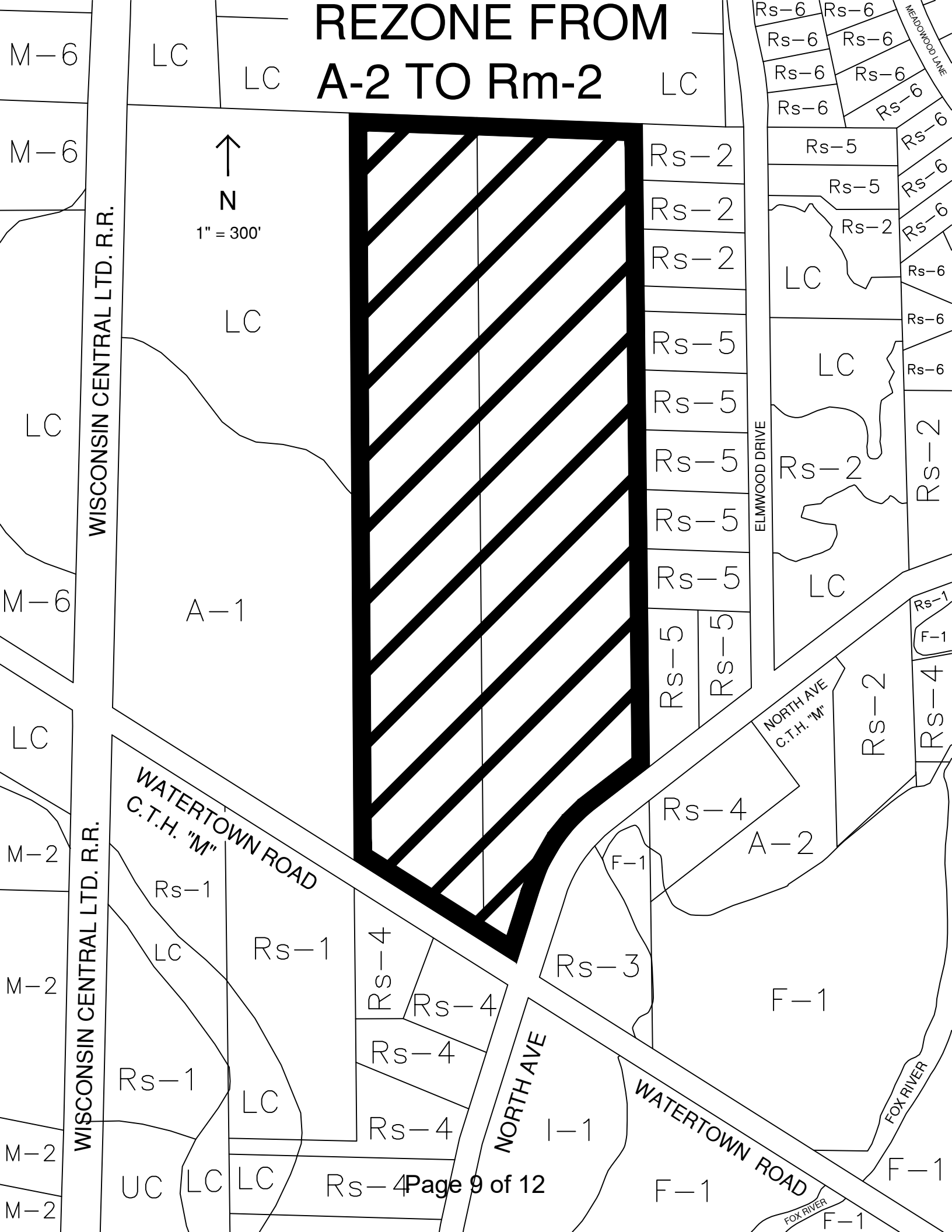
Please feel free to contact Caroline Brzezinski with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "Carli Brzezinski", with a stylized flourish at the end.

Caroline Brzezinski
Vice President, Interstate Partners
262-506-6204
cb@interstatepartners.com

REZONE FROM A-2 TO Rm-2





Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
fuchs@pewaukee.wi.us
Fax (262) 691-1798

Date: August 26, 2021
To: Caroline Brzezinski, Interstate Partners LLC
From: Nick Fuchs, Planner & Community Development Director
RE: Staff Comments – Interstate Partners/Red Sky multi-family development

Comments and Recommendations:

Below are comments and recommendations for the proposed development application for properties located at approximately N18W22670 Watertown Road (PWC 0958990005 & 0958990006).

Responses shown in 'RED':

1. On Sheet EX1.0, please indicate the name of the individual that completed the wetland delineation and the date of the delineation. **Added to sheet EX1.0.**
2. Please include the acreage/square feet of wetland and environmental areas in the site data table on Sheet SP1.1. Also include the total amount of greenspace and impervious surface proposed. **Added to sheet EX1.0.**

Please be aware that when calculating greenspace for the entire development site, “An existing designated wetland or designated 100-year recurrence interval (base flood) floodplain may comprise no more than 20 percent of the total ‘green space’ requirement on any parcel as set forth in (4)(b), above, or no more than two square feet of each required ten square feet.” (17.0210d.(4)(d))

3. Please confirm that all one-bedroom units will be at least 650 square feet and two-bedroom units a minimum of 800 square feet. **Note added to sheets A101 & A102.**
4. Note all bedrooms must be at least 100 square feet in area, exclusive of closets. **Note added to sheets A101 & A102.**
5. Please show the stream and 75-foot OHWM setback on Sheet EX1.0. **Stream and approximate OHWM location added to sheet EX1.0 (to be coordinated/verified with DNR).**
6. Is the 50’ street setback shown a Waukesha County requirement? **Yes, future proposed revised property lines at Watertown Road & North Avenue are per correspondence with Waukesha County.**
7. The Landscape Plan should include a Plant Schedule with scientific and common names of proposed plantings as well as the proposed quantity and planting sizes. If a more detailed plan is not provided by the time of the Plan Commission meeting, staff intends to recommend that any approval be subject to Plan Commission review and approval of a final Landscape Plan. Note that staff will also review the plan in detail and provide comments at that point. However, it is recommended that additional details be provided for the berm area at this time as that is a key element of the site plan and will buffer the development from the existing residential properties along Elmwood Drive. It is also recommended that an increased number of plantings be included along the berm area. Please consider at least two rows of staggered plantings to fully screen the apartments.



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The plantings shown on SP1.1 and the Landscape Plans should be consistent. Otherwise, plantings shown on SP1.1 should be removed to prevent confusion. It is also anticipated that additional plantings will be requested to further screen buildings and parking areas from North Avenue and Watertown Road. **Landscape plans have been revised. Plantings have been removed from sheet SP1.1.**

8. Also, what is the anticipated planting size for the deciduous and evergreen trees within the landscape buffer yard and throughout the site? **Landscape plans have been revised.**
9. Note the final landscape plan must fully screen all ground mechanical areas. **Understood. Detailed enlarged building foundation landscape plans still need to be completed.**
10. Is any building lighting proposed? If so, will this just be low level, decorative style lighting? **Low level, decorative wall pack lighting to be added adjacent to unit entry doors.**
11. It is recommended that the overhead door on the clubhouse be more decorative and contain windows, similar to the doors on the residences. **Decorative overhead door with windows added to sheet A403.**
12. A monument sign is included in the plans. Please illustrate its proposed location on Sheet EX1.0 or SP1.1. Please be aware that the Plan Commission will consider the proposed signage as to the quantity, size, height, and type (17.0210d.(7)). Following Plan Commission approval, signs will require separate sign, footing and electrical permits, as may be necessary, issued through the Building Services Department. **Understood. Proposed monument sign location is shown on sheet SP1.1, east of the site entrance from Watertown Road.**
13. Please confirm that paving is consistent with Section 17.0601c., which requires, in part, that all parking areas and driveways be surfaced with at least three inches of bituminous or concrete pavement over a crushed stone base and at least one-half the thickness of such pavement shall be in place prior to occupancy of the principal structures. **Understood. Civil engineering details to follow municipal approval.**
14. Dumpster enclosure details, such as materials and wall height, must be provided. It is recommended that enclosures be constructed of materials consistent with that of the principal building. **'Typical' trash enclosure elevations and plan added to sheet A403.**
15. It is also recommended that dumpster enclosures be screened from public view. Additionally, staff recommends that the enclosure adjacent to Building #1 be relocated as it currently faces Watertown Road. **Trash enclosure moved from south to north side of Building B1.**
16. Please illustrate the required vision triangle from the proposed property line on the site plans per Section 17.0603 of the City's Zoning Code. **Vision triangles added to sheet SP1.1.**
17. As previously discussed, at this time staff anticipates recommending that a full access drive be extended to Elmwood Drive. As you are aware, this will ultimately be up to the Plan Commission. **Understood.**
18. Note that final grading, erosion control and storm water management plans will require Engineering Department approval prior to any land disturbance. **Understood.**
19. Please dimension a typical parking space size on the site plan. **Typical 9'x20' parking space size (180sf) added to sheet SP1.1.**
20. The shake siding (material #8) is not illustrated correctly on Sheet A402 for the 18-unit building. Please revise accordingly. **Graphic revised on sheet A402.**



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21. It is suggested that sidewalks be extended along drives to the property line/right-of-way adjacent to North Avenue and Watertown Road. Alternatively, an agreement/condition may be included to extend sidewalk connections to any future public sidewalks along North Avenue and Watertown Road if and when they are installed. **Sidewalks extended on sheet SP1.1.**
22. In addition, a sidewalk or trail could be provided along the drive that connects the north and south portions of the site. **Sidewalk added along east side of connection drive on sheet SP1.1.**
23. In accordance with Section 17.0210c.(1), it is recommended to incorporate stone on all building elevations. Particular attention should be focused on the side elevations of buildings B1 and B2 as those face Watertown Road and North Avenue, respectively. **Stone veneer base added to ends of buildings on sheets A401 & A402.**
 - (1) No side or facade of a building or structure is exempt from public view and, consequently, all sides or facades should be visually pleasing and architecturally and aesthetically compatible.
24. It's suggested to orient buildings with the front doors facing North Avenue and Watertown Road, opposed to the garage doors. **We kept Building B1 east/west orientation as-is (except 'flipped in the north/south orientation to move the trash enclosure away from Watertown Road as requested in item #15 above). The building is 'four-sided architecture' and also has unit front entry doors at the garage door side of the building. The building is located about 200' from Watertown Road, so first floor overhead doors will not be very noticeable. Keeping the orientation as-is allows the building to be located further from North Avenue, as we wouldn't need to add a drive aisle between the building and the Clubhouse courtyard. We also much prefer the layout with direct access from the building to the Clubhouse courtyard (without an added drive aisle).**
25. In addition to the Engineering comments made previously for the conceptual review submittals, please also consider the following: **Understood. Civil engineering details to follow municipal approval.**
 - a. The sewer extension will need a developer's agreement and letter of credit.
 - b. County permits will be required for access from North Avenue and Watertown Road.
 - c. County permits will be required for the Utility work within Watertown Road.
 - d. DNR permits will be required for grading and wetland.
 - e. Utilities will need to plan & profile design.
 - f. Developer will need to ensure ponds meet the well setback requirements.
 - g. Check valves will be required at the water main connections for the private water main.
 - h. Sampling manhole will be required on the sanitary sewer.
 - i. Sewer must be extended to the property limits.
 - j. A detour plan will be required for the sewer installation along Watertown Road.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 9.**

DATE: September 16, 2021

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit and Site and Building Plans for Interstate Partners LLC to Construct a Multi-Family Apartment Development Located at N18 W22670 Watertown Road (PWC 0958990005 & PWC 0958990006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Interstate Partners Conditional Use Permit

Interstate Partners Site Plan

Interstate Partners Drawings

Interstate Partners Draft TIA

**A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE**

TAX KEY NUMBER(S) OR PARCEL(S) INVOLVED: **CONDITIONAL USE PERMIT:**
NO. CUP-21-9-1

PWC 0958990005, 0958990006

LEGAL DESCRIPTION:

PWC 0958990005
PT E1/2 NW1/4 SEC 24 T7N R19E; COM NE COR NW1/4;
N87°52'04"W 210.42 FT THE BGN; N87°52'04"W 421.40 FT TO
THE E LI LANDS IN VOL 1011/100; S00°33'28"E 2148.31 FT TO
CTRLI HWY SS; S58°15'59"E 115.68 FT TO CTRLI HWY M;
N16°51'39"E 229.79 FT TO POINT OF CURVE; NELY ALG ARC
OF CURVE 251.57 FT CTR LIES TO SE RADIUS IS 404.599 FT &
CHORD BEARS N34°40'24"E 247.54 FT; N52°29'09"E 144.13 FT;
N00°40'51"W 1682.24 FT TO BGN :: EX S 33 FT FOR ROAD ::
DOC #4339111

PWC 0958990006
PT W1/2 SEC 24 & SW1/4 SEC 13 T7N R19E COM NW COR NE1/4
SW1/4 SEC 24 S00 15'40.56 FT S87 50'E 622.07 FT N13 24'E 46.00
FT N17 59'E 431.58 FT N57 47'W 114.04 FT N00 14'W 2158.28 FT
N87 34'W 328.08 FT S00 00' 2635.29 FT N88 05'W 338.13 FT TO
BGN 20.899 AC EX CSM 2012 DOC# 3112059

**PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING
FOR PERMIT:**

Interstate Partners, LLC

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on September 16, 2021; has reviewed the various elements of the petitioner's proposal; and has recommended that a Conditional Use

Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on October 4, 2021.

NOW, THEREFORE, let it be known that the City Common Council, by its action on October 4, 2021 has, hereby, granted a Conditional Use Permit for the following use(s):

Building a 174-unit multi-family apartment development.

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. The emergency access only drive to Elmwood Drive shall be revised to a full access drive.
2. The applicant shall receive Wisconsin Department of Natural Resources approval for impacts to wetlands, prior to any land disturbance activities.
3. Peak light pole and fixture heights shall not exceed a maximum of 20-feet.
4. A final detailed Landscape Plan shall be reviewed and approved by staff, prior to the issuance of a Building Permit.
5. All mechanical equipment shall be screened from public view as approved by the City Planner.
6. A Sign Permit shall be submitted and approved by staff that is in substantial conformance with the sign shown on Sheet A403 and the site plan, prior to installation.
7. The development plans shall be revised to comply with all recommendations within the Traffic Impact Analysis memorandum related to the "Development", unless otherwise directed by the Plan Commission.
8. Final grading, erosion control and storm water management plans shall be reviewed and approved by the Engineering Department, prior to any land disturbance activities.
9. Approval of a Developer's Agreement and Letter of Credit for sewer extension to serve this development is required prior to issuance of a Building Permit.
10. Waukesha County approval of the access locations at North Avenue and Watertown Road shall be obtained prior to issuance of a Building Permit.
11. Waukesha County approval of the utility work within Watertown Road shall be obtained prior to issuance of a Building Permit.
12. Engineering Department approval of detailed utility plans shall be obtained prior to issuance of a Building Permit.
13. Storm water ponds shall meet setback requirements from any adjacent wells.
14. Check valves shall be provided at the water main connections for the private water main.
15. A sampling manhole shall be required on the sanitary sewer.
16. The sewer extension shall extend to the property limits.
17. A detour plan shall be provided, for Engineering Department approval, for the sewer installation along Watertown Road.
18. Conditional Use approval shall be contingent upon approval of a Certified Survey Map to combine the two existing properties located at the northwest corner of North Avenue and Watertown Road.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2021 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

SITE AREA: - APPROX. 33.8 ACRES (+/-)	
NORTHERN, BUILDINGS/UNITS: - BUILDING A1: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING A2: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING A3: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING A4: (10) 1-BR, (5) 2-BR, 15 TOTAL - BUILDING A5: (11) 1-BR, (7) 2-BR, 18 TOTAL	SOUTHERN, BUILDINGS/UNITS: - BUILDING B1: (14) 1-BR, (7) 2-BR, 21 TOTAL - BUILDING B2: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING B3: (10) 1-BR, (5) 2-BR, 15 TOTAL - BUILDING B4: (10) 1-BR, (5) 2-BR, 15 TOTAL - BUILDING B5: (11) 1-BR, (7) 2-BR, 18 TOTAL
NORTHERN TOTAL: - (54) 1BR (62%) - (33) 2BR (38%) - 87 TOTAL UNITS	SOUTHERN TOTAL: - (56) 1BR (64%) - (31) 2BR (36%) - 87 TOTAL UNITS
NORTHERN PARKING: 139 SURFACE SPACES 87 GARAGE SPACES (1 PER UNIT) 226 TOTAL SPACES (2.60 PER UNIT)	SOUTHERN PARKING: 139 SURFACE SPACES 87 GARAGE SPACES (1 PER UNIT) 226 TOTAL SPACES (2.60 PER UNIT)



PURE architecture studio, llc
735 N Water Street, Suite 1228
Milwaukee, WI 53202
www.pure-arch.com

PROJECT

Pewaukee
Multifamily

OWNER

Interstate Partners /
Red Sky Partners

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REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	21104
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	07.13.2021

SHEET

SITE PLAN CONCEPT

SP1.1



PROJECT:

Pewaukee Multifamily

Pewaukee, WI



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Pewaukee
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INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	21104
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	09.01.2021

SHEET

TITLE PAGE

G000



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ISSUED FOR: MUNICIPAL SUBMITTAL

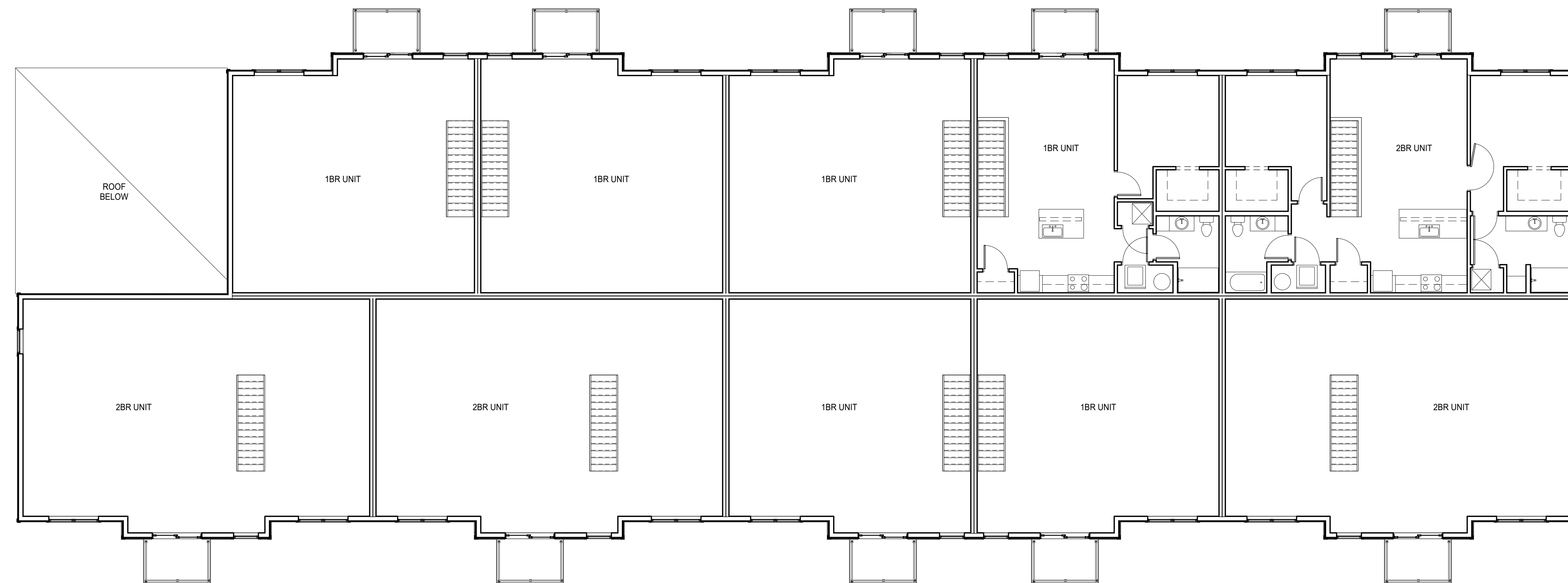
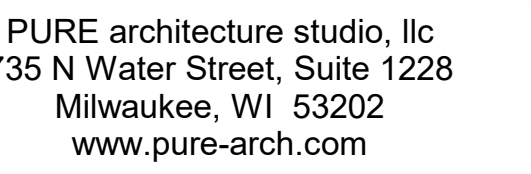
ARCHITECT:

PURE architecture studio, llc

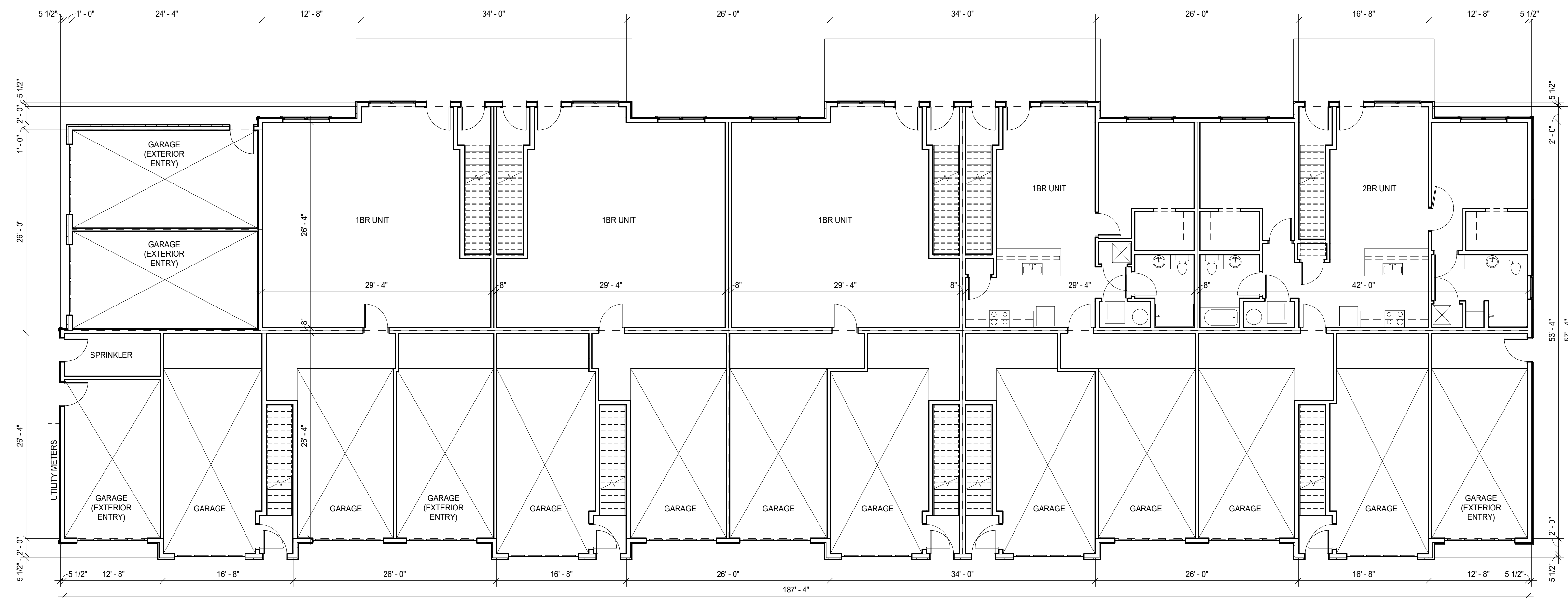
Milwaukee, WI

DRAWING INDEX	
G000	TITLE PAGE
A101	15-UNIT FLOOR PLANS
A102	18-UNIT FLOOR PLANS
A103	CLUBHOUSE FLOOR PLAN
A401	15-UNIT BUILDING ELEVATIONS
A402	18-UNIT BUILDING ELEVATIONS
A403	CLUBHOUSE ELEVATIONS & SCHEMATIC RENDERINGS
A404	SCHEMATIC RENDERINGS
EX1.0	CONCEPTUAL CIVIL PLAN
SP1.1	ARCHITECTURAL SITE PLAN
L100	PRELIMINARY LANDSCAPE PLAN
L200	PRELIMINARY LANDSCAPE PLAN
SL01	SITE LIGHTING PLAN

1. ALL ONE BEDROOM UNITS TO BE OVER 750sf
2. ALL TWO BEDROOM UNITS TO BE OVER 1,050sf
3. ALL BEDROOMS ARE OVER 100sf (EXCLUSIVE OF CLOSETS)



SCALE: 1/8" = 1'-0"



SCALE: 1/8" = 1'-0"



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INFORMATION

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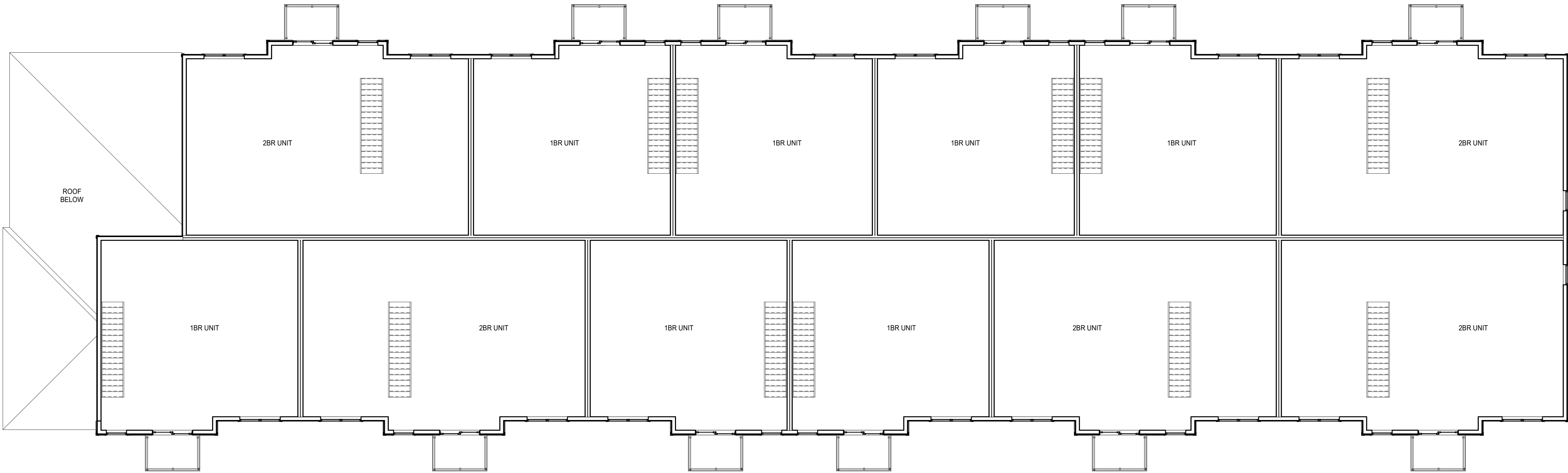
SHEET

18-UNIT FLOOR PLANS

A102

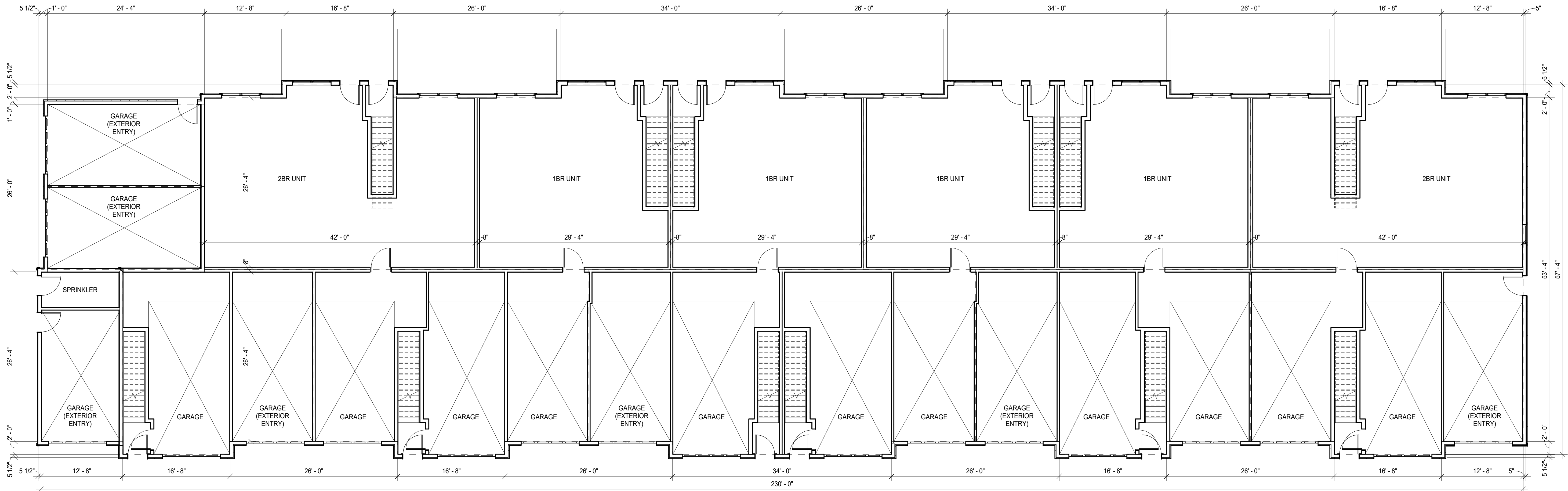
FLOOR PLAN NOTES

1. ALL ONE BEDROOM UNITS TO BE OVER 750sf
2. ALL TWO BEDROOM UNITS TO BE OVER 1,050sf
3. ALL BEDROOMS ARE OVER 100sf (EXCLUSIVE OF CLOSETS)



2 18-UNIT 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



1 18-UNIT 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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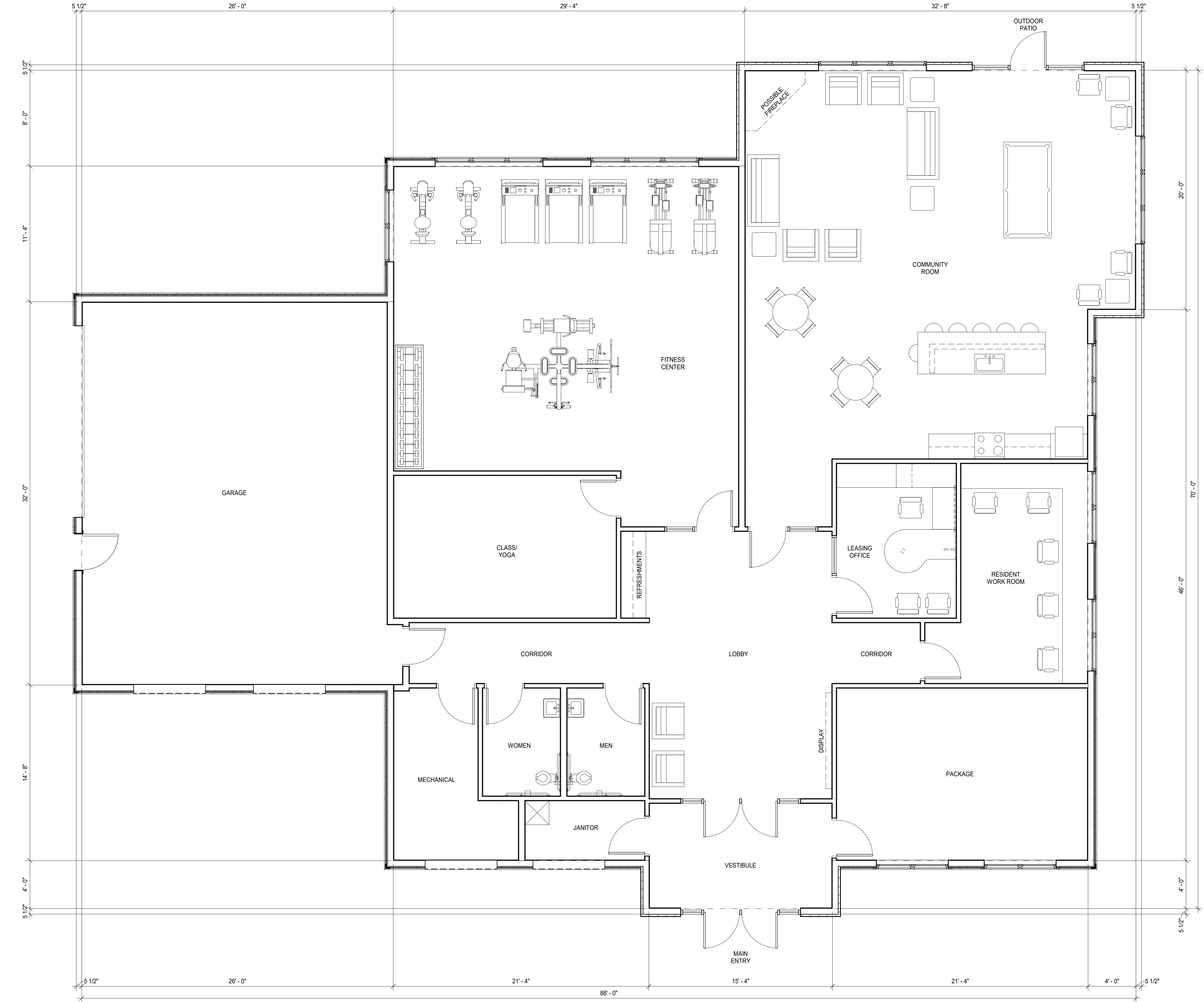
INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	21104
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	09.01.2021

SHEET

CLUBHOUSE FLOOR PLAN

A103



1 CLUBHOUSE
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES	
1) DIMENSIONAL ASPHALT SHINGLE ROOFING	13) 5/4x12 COMPOSITE TRIM BOARD
2) STONE VENEER OR STONE SIDING	14) COMPOSITE VENTED SOFFIT
3) CAST STONE OR STONE SIDING BAND	15) COMPOSITE FASCIA
4) CAST STONE OR STONE SIDING SILL	16) COMPOSITE TRIM BOARD WRAPPED SUPPORT BRACKET
5) CAST STONE OR STONE SIDING LINTEL	17) PREFINISHED METAL GUTTER
6) LOWER HORIZONTAL COMPOSITE LAP SIDING	18) WINDOW SYSTEM
7) UPPER VERTICAL COMPOSITE BOARD & BATTEN SIDING	19) SLIDING PATIO DOOR SYSTEM
8) UPPER ACCENT COMPOSITE SHINGLE/SHAKE SIDING	20) INSULATED FIBERGLASS ENTRY DOOR SYSTEM
9) 5/4x4 COMPOSITE TRIM BOARD	21) PREFINISHED METAL INSULATED OVERHEAD DOOR
10) 5/4x6 COMPOSITE TRIM BOARD	22) PREFINISHED ALUMINUM STOREFRONT/ENTRY SYSTEM
11) 5/4x8 COMPOSITE TRIM BOARD	23) PROPOSED GASELECTRIC METER LOCATION (VERIFY WITH DESIGN/BUILD MEP CONTRACTORS & CIVIL ENGINEER)
12) 5/4x10 COMPOSITE TRIM BOARD	24) PREFINISHED ALUMINUM GUARDRAIL SYSTEM WITH CORNER POSTS



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DATE	09.01.2021

SHEET
15-UNIT BUILDING ELEVATIONS

A401



4 15-UNIT LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 15-UNIT RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 15-UNIT FRONT ELEVATION
SCALE: 1/8" = 1'-0"



1 15-UNIT REAR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES	
1 DIMENSIONAL ASPHALT SHINGLE ROOFING	13 5/4x12 COMPOSITE TRIM BOARD
2 STONE VENEER OR STONE SIDING	14 COMPOSITE VENTED SOFFIT
3 CAST STONE OR STONE SIDING BAND	15 COMPOSITE FASCIA
4 CAST STONE OR STONE SIDING SILL	16 COMPOSITE TRIM BOARD WRAPPED SUPPORT BRACKET
5 CAST STONE OR STONE SIDING LINTEL	17 PREFINISHED METAL GUTTER
6 LOWER HORIZONTAL COMPOSITE LAP SIDING	18 WINDOW SYSTEM
7 UPPER VERTICAL COMPOSITE BOARD & BATTEN SIDING	19 SLIDING PATIO DOOR SYSTEM
8 UPPER ACCENT COMPOSITE SHINGLE/SHAKE SIDING	20 INSULATED FIBERGLASS ENTRY DOOR SYSTEM
9 5/4x4 COMPOSITE TRIM BOARD	21 PREFINISHED METAL INSULATED OVERHEAD DOOR
10 5/4x6 COMPOSITE TRIM BOARD	22 PREFINISHED ALUMINUM STOREFRONT/ENTRY SYSTEM
11 5/4x8 COMPOSITE TRIM BOARD	23 PROPOSED GASELECTRIC METER LOCATION (VERIFY WITH DESIGN/BUILD MEP CONTRACTORS & CIVIL ENGINEER)
12 5/4x10 COMPOSITE TRIM BOARD	24 PREFINISHED ALUMINUM GUARDRAIL SYSTEM WITH CORNER POSTS



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Pewaukee
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Watertown Road, Pewaukee WI

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DATE	09.01.2021

SHEET

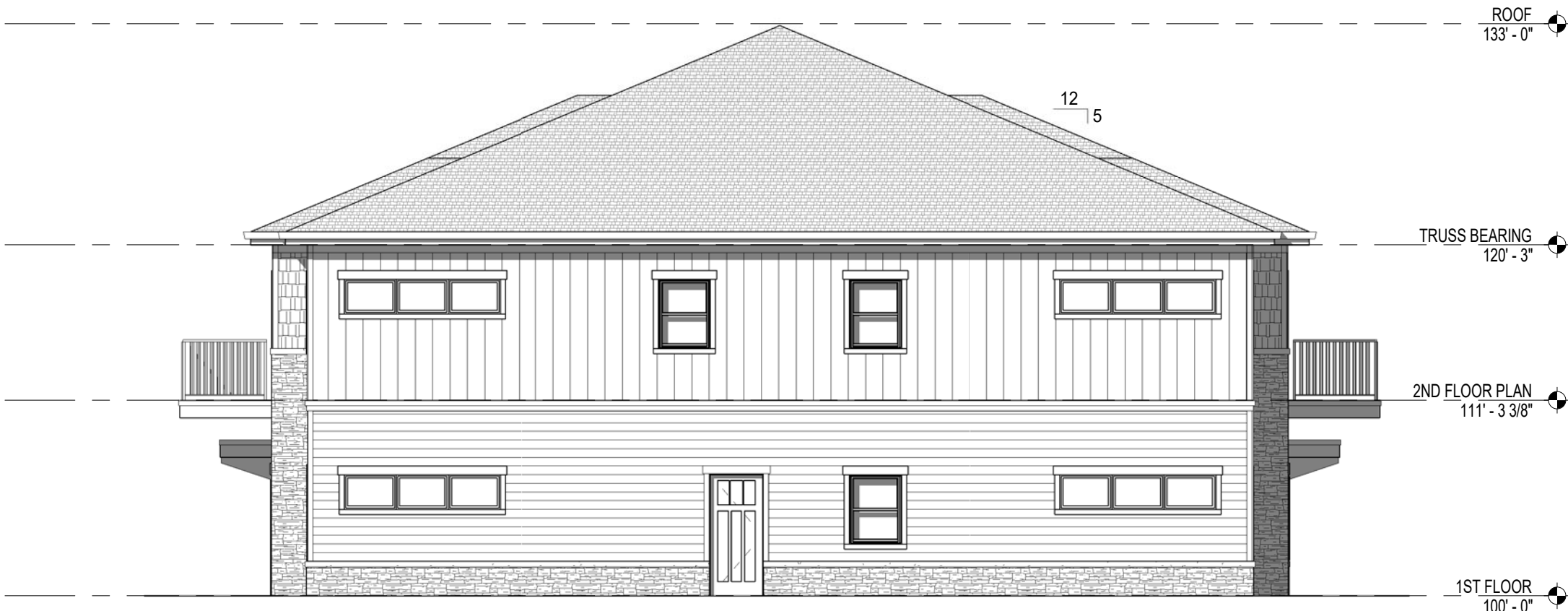
18-UNIT BUILDING ELEVATIONS

A402



4 18-UNIT LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



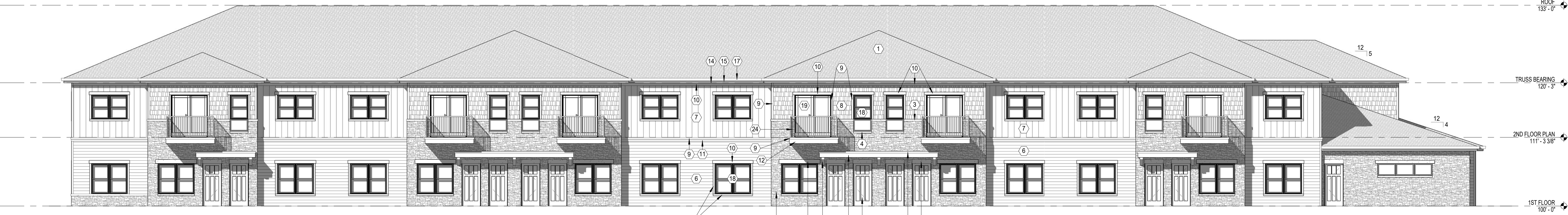
3 18-UNIT RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



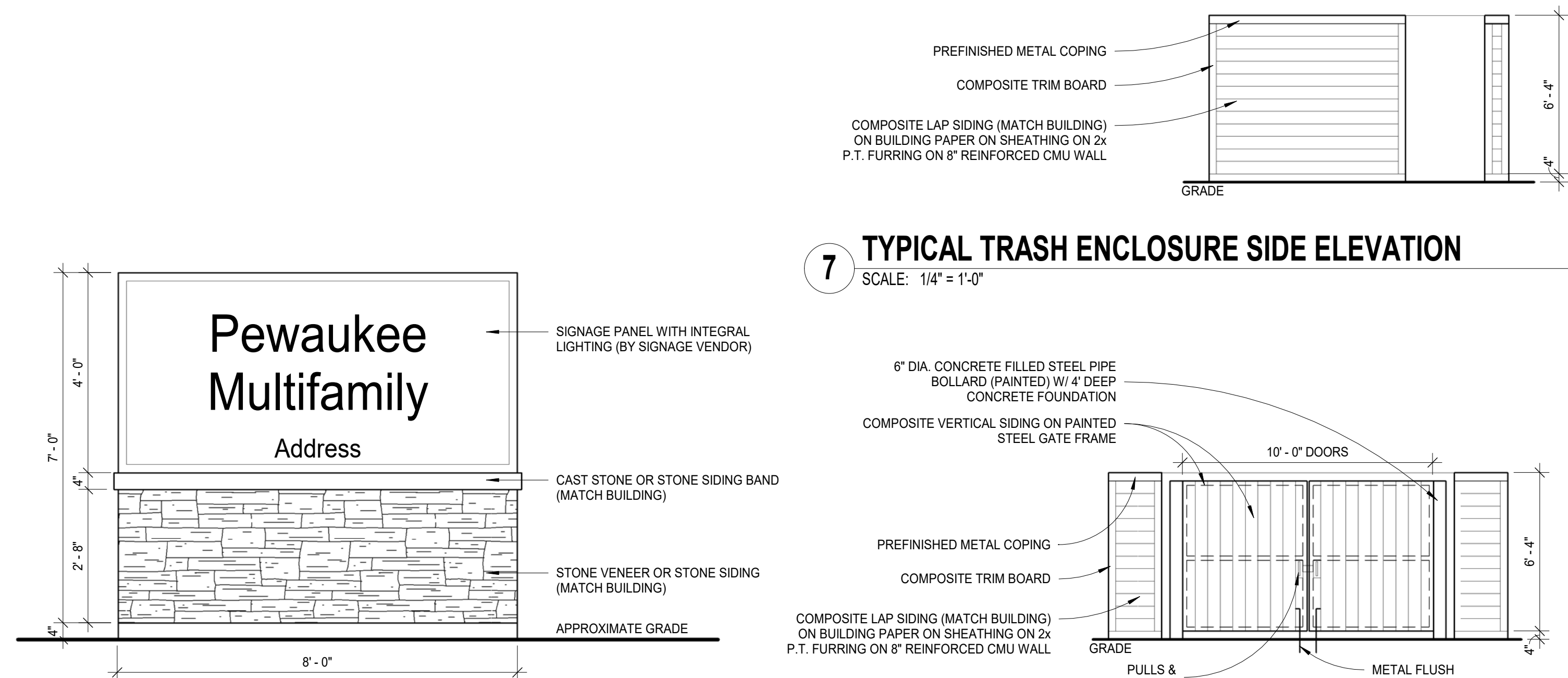
1 18-UNIT FRONT ELEVATION

SCALE: 1/8" = 1'-0"



2 18-UNIT REAR ELEVATION

SCALE: 1/8" = 1'-0"



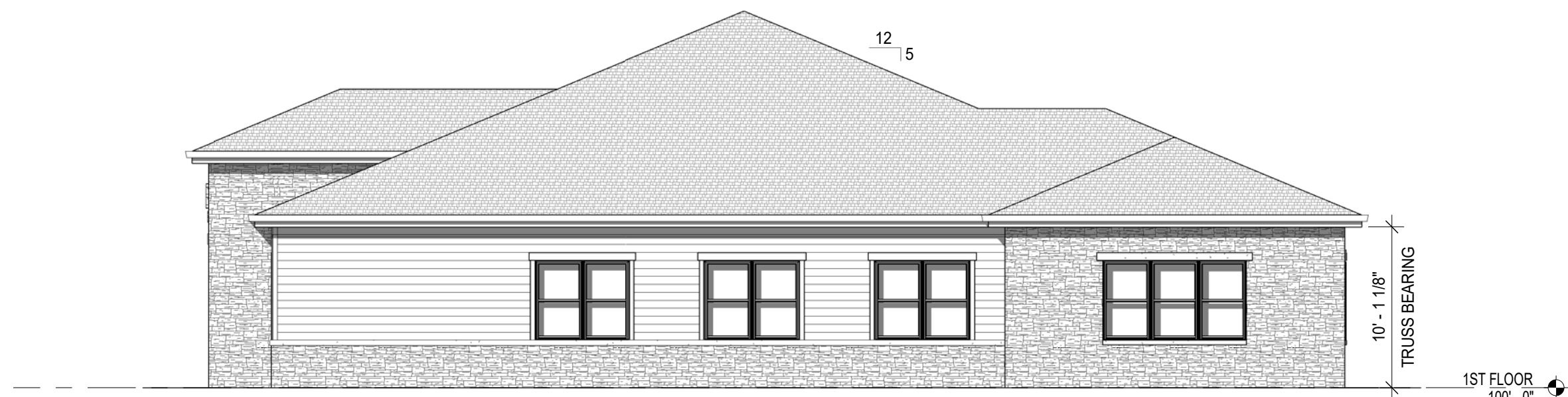
5 MONUMENT SIGN ELEVATION
SCALE: 1/2" = 1'-0"

7 TYPICAL TRASH ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

8 TYPICAL TRASH ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 CLUBHOUSE LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



3 CLUBHOUSE RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



2 CLUBHOUSE REAR ELEVATION
SCALE: 1/8" = 1'-0"



1 CLUBHOUSE FRONT ELEVATION
SCALE: 1/8" = 1'-0"



Pewaukee Multifamily

clubhouse rear perspective
07.28.2021



Pewaukee Multifamily

clubhouse front perspective
07.28.2021

ELEVATION KEYNOTES

- 1) DIMENSIONAL ASPHALT SHINGLE ROOFING
- 2) STONE VENEER OR STONE SIDING
- 3) CAST STONE OR STONE SIDING BAND
- 4) CAST STONE OR STONE SIDING SILL
- 5) CAST STONE OR STONE SIDING LINTEL
- 6) LOWER HORIZONTAL COMPOSITE LAP SIDING
- 7) UPPER VERTICAL COMPOSITE BOARD & BATTEN SIDING
- 8) UPPER ACCENT COMPOSITE SHINGLE/SHAKE SIDING
- 9) 5/4x4 COMPOSITE TRIM BOARD
- 10) 5/4x6 COMPOSITE TRIM BOARD
- 11) 5/4x8 COMPOSITE TRIM BOARD
- 12) 5/4x10 COMPOSITE TRIM BOARD
- 13) 5/4x12 COMPOSITE TRIM BOARD
- 14) COMPOSITE VENTED SOFFIT
- 15) COMPOSITE FASCIA
- 16) COMPOSITE TRIM BOARD WRAPPED SUPPORT BRACKET
- 17) PREFINISHED METAL GUTTER
- 18) WINDOW SYSTEM
- 19) SLIDING PATIO DOOR SYSTEM
- 20) INSULATED FIBERGLASS ENTRY DOOR SYSTEM
- 21) PREFINISHED METAL INSULATED OVERHEAD DOOR
- 22) PREFINISHED ALUMINUM STOREFRONT/ENTRY SYSTEM
- 23) PROPOSED GASELECTRIC METER LOCATION (VERIFY WITH DESIGN/BUILD MEP CONTRACTORS & CIVIL ENGINEER)
- 24) PREFINISHED ALUMINUM GUARDRAIL SYSTEM WITH CORNER POSTS



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PROJECT

Pewaukee
Multifamily

Watertown Road, Pewaukee WI

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Interstate Partners /
Red Sky Partners

REVISIONS

INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	21104
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	09.01.2021

SHEET

CLUBHOUSE ELEVATIONS &
SCHEMATIC RENDERINGS

A403



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Watertown Road, Pewaukee WI

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PROJECT MANAGER	
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DATE	09.01.2021

SHEET

SCHEMATIC RENDERINGS

A404



Pewaukee Multifamily

15-unit front perspective
07.28.2021



Pewaukee Multifamily

18-unit front perspective
07.28.2021



Pewaukee Multifamily

15-unit rear perspective
07.28.2021



Pewaukee Multifamily

18-unit rear perspective
07.28.2021

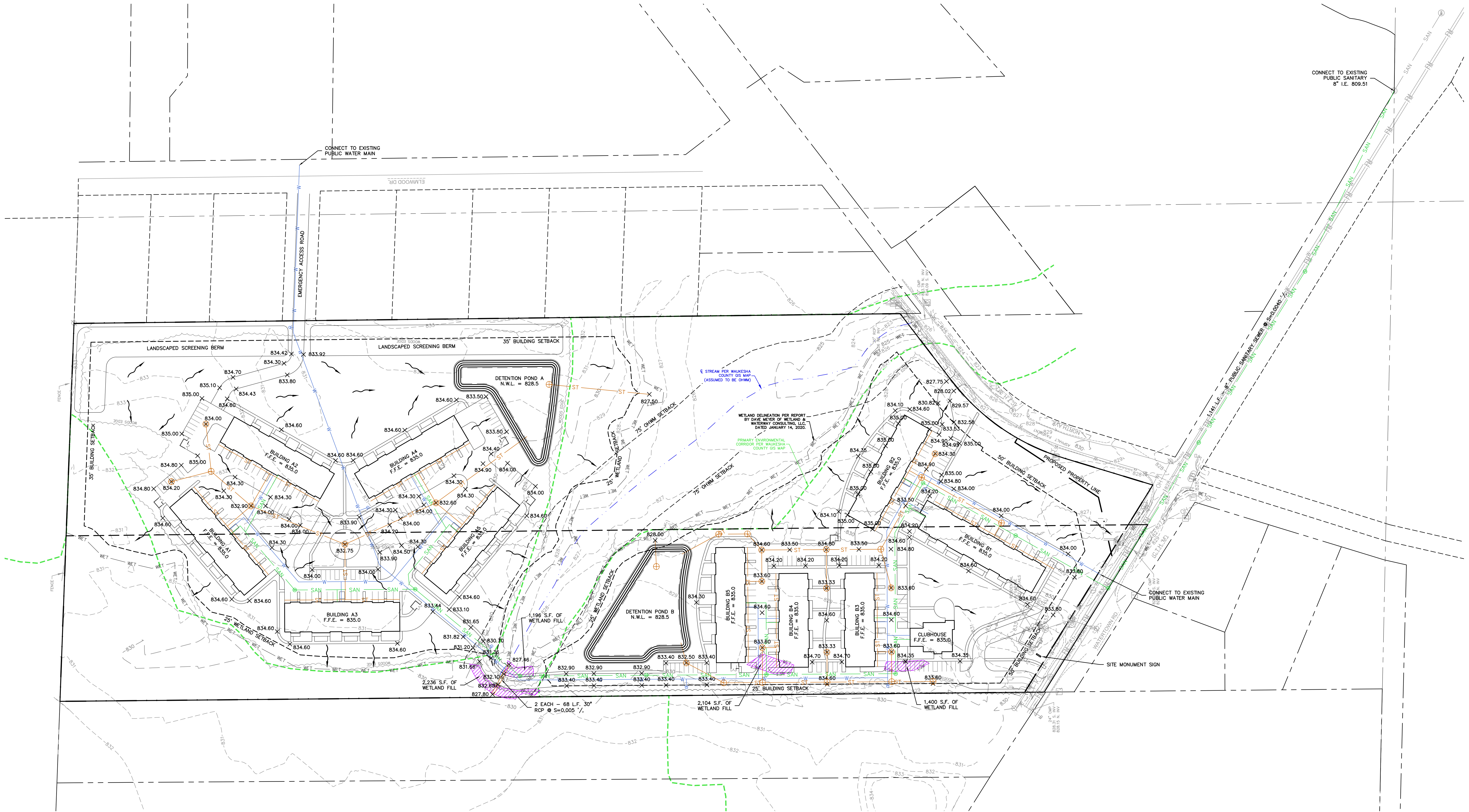
PLAN MODIFICATIONS:		
#	Date:	Description:
1	09-02-21	City Comments
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Designed By: JVS 08-05-21
Reviewed By: RWI 08-05-21
Approved By: RWI 08-05-21

SHEET TITLE:
**CONCEPTUAL SITE
CIVIL PLAN**

SHEET NUMBER:
EX1.0

JSD PROJECT NO: 21-10671

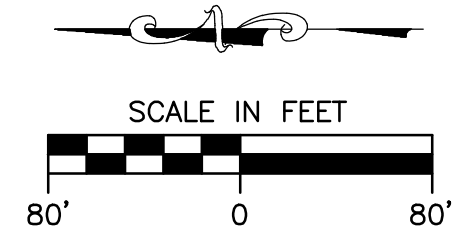


NOTES:

- Vertical Datum: NAVD83
Reference Benchmark: Northeast corner of the Northwest 1/4 of Section 24, Township 7 North, Range 19 East, Concrete monument w/ SEWRPC brass cap, Elevation = 834.26
- Property areas: Tax Key: PWC 0958-990-006
676,377 sq. ft. (15.5275 ac.) GROSS to E of Watertown Rd.
663,469 sq. ft. (15.2312 ac.) NET with 33' R/W taking
Tax Key: PWC 0958-990-006
794,055 sq. ft. (18.2290 ac.)
- Properties are located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per FEMA map panel number 55133C0212G, effective date November 5, 2014.
- Wetland shown on map based on wetland delineation report by Dave Meyer of Wetland & Waterway Consulting, LLC, dated January 14, 2020.
- Primary Environmental Corridor per Waukesha County GIS map.
- Centerline of stream per Waukesha County GIS map. Assumed to be the Ordinary High Water Mark.

AREA CALC.:

	Sq Ft.	Acres	Note
(1) Property after R/W taking	1,443,274	33.133	Final R/W taking TBD after meeting w/ County & Municipality
(2) Wetland	320,330	7.354	Delineation by Wetland & Waterway LLC
(3) 20% Wetland	64,066	1.471	(2) * 0.2
(4) Primary Env. Corridor	434,409	9.973	County GIS
(5) Pr. Env. Cor. outside of Wetland	123,575	2.837	
(6) Site Impervious	392,700	9.015	
(7) "Not Green"	648,964	14.898	(6) + 0.8(2); site impv. + 80% wetland
(8) Green Area	794,310	18.235	(1) - (7); property - "not green"
(9) Green %	55%	55%	(8) / (1)



SITE AREA: - APPROX. 33.8 ACRES (+/-)	
NORTHERN, BUILDINGS/UNITS: - BUILDING A1: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING A2: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING A3: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING A4: (10) 1-BR, (5) 2-BR, 15 TOTAL - BUILDING A5: (11) 1-BR, (7) 2-BR, 18 TOTAL	SOUTHERN, BUILDINGS/UNITS: - BUILDING B1: (14) 1-BR, (7) 2-BR, 21 TOTAL - BUILDING B2: (11) 1-BR, (7) 2-BR, 18 TOTAL - BUILDING B3: (10) 1-BR, (5) 2-BR, 15 TOTAL - BUILDING B4: (10) 1-BR, (5) 2-BR, 15 TOTAL - BUILDING B5: (11) 1-BR, (7) 2-BR, 18 TOTAL
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REVISIONS

NO.	DESCRIPTION	DATE
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INFORMATION

PROJECT ARCHITECT	PA
PROJECT MANAGER	
PROJECT NUMBER	21104
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	09.01.2021

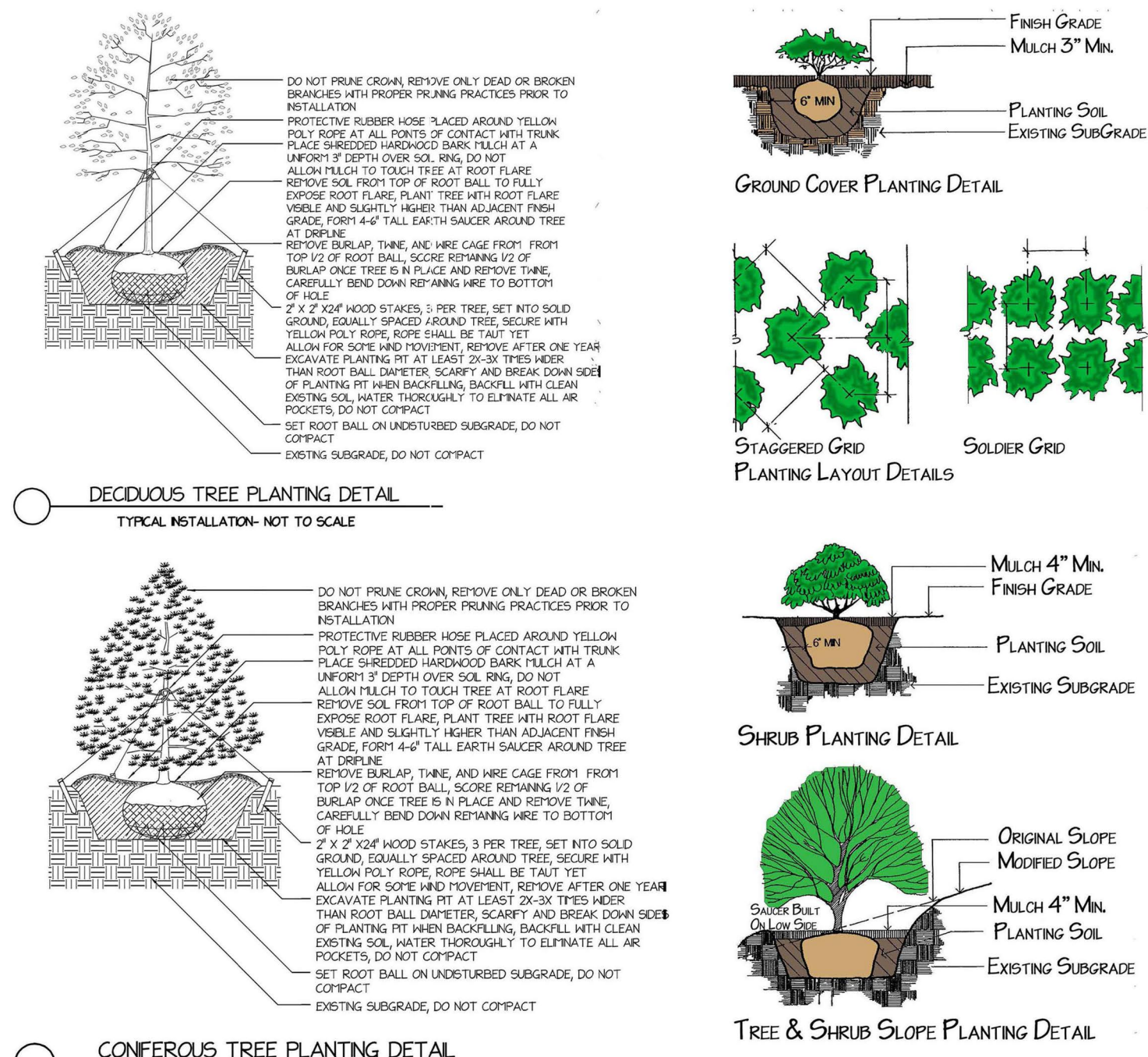
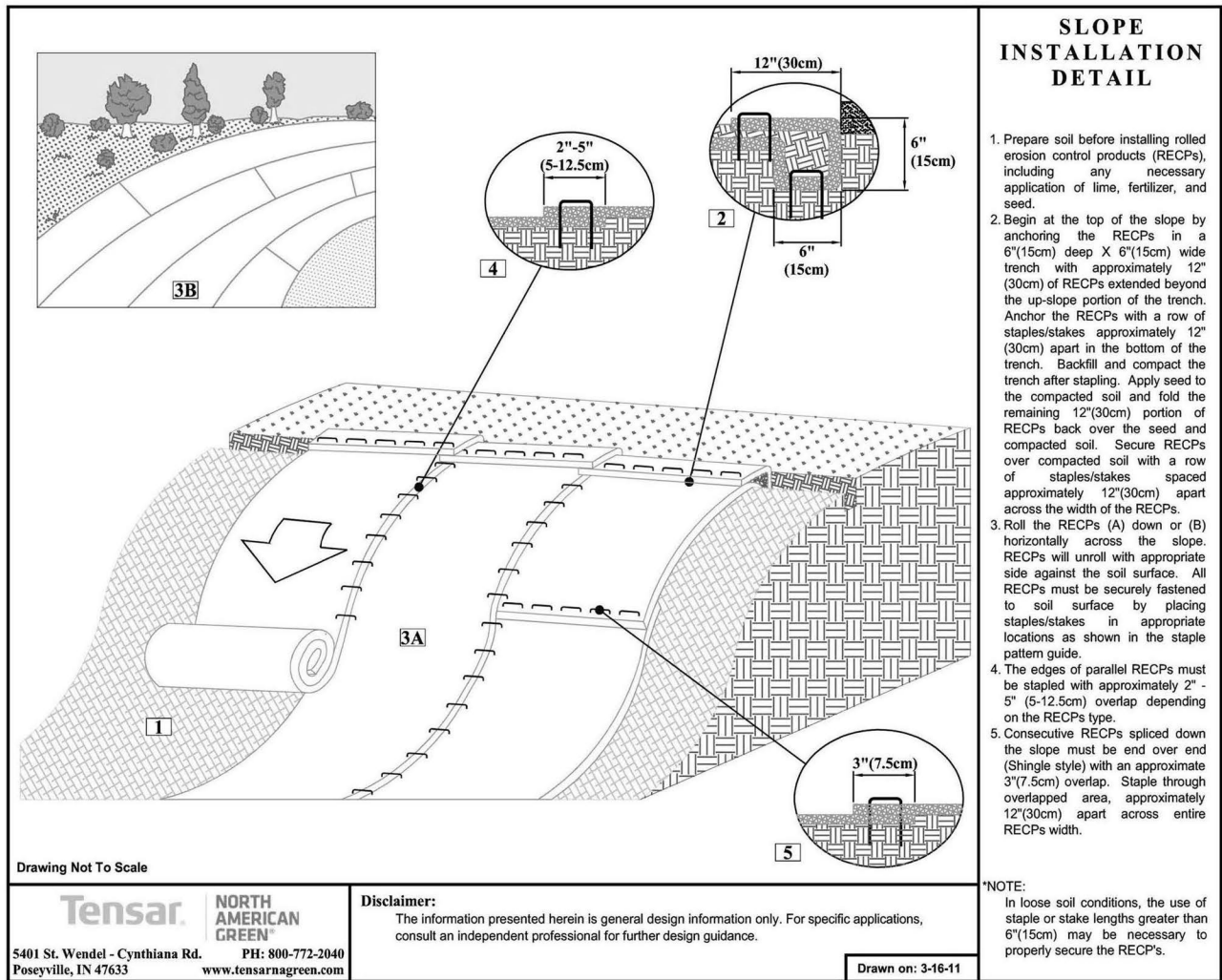
SHEET

SITE PLAN CONCEPT

SP1.1



PLANTING NOTES:
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4) GUY AND STAKE ALL LARGE TREES AND EVERGREENS.
5) ALL PLANTS ARE TO BE BACKFILLED WITH A 50/50 MIX OF PLANT STARTER AND TOPSOIL BLEND AND IS TO BE FREE OF ROOTS, ROCKS LARGER THAN 1" IN DIAMETER, SUBSOIL DEBRIS, AND WEEDS.
6) OPEN AND REMOVE THE TOP BURLAP AND TWINE OR STRING FROM ALL BALLED AND BURLAPPED PLANTS AND SET ALL PLANTS AT FINISHED GRADE.
7) SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD BARK MULCH IN ALL PLANTING BEDS, AND 1-1/2" IN ALL PERENNIAL BEDS. TREAT ALL AREAS WITH A PRE-EMERGENT HERBICIDE (GRANULAR FORM) 'TREPLAN' OR APPROVED EQUAL FOLLOWING ALL MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS PRIOR TO PLACING MULCH.
8) SUPPLY AND INSTALL 3-4" OF SHREDDED HARDWOOD MULCH 1' PAST THE DRIP LINE OF ALL INDIVIDUAL TREES. DO NOT PLACE MULCH AGAINST TRUNK OF TREE.
9) SUPPLY AND INSTALL BLACK VINYL EDGING 'ACE OF DIAMOND' MANUFACTURED BY VALLEYVIEW INDUSTRIES OR APPROVED EQUAL IN ALL PLANTING BEDS THAT ADJOIN TURF AREAS ACCORDING TO THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
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- LEGEND:**
- DECIDUOUS TREE
 - EVERGREEN TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - FLOWERING PERENNIALS
 - ORNAMENTAL GRASSES

Qty	Botanical Name	Common Name	Size/Condition
Trees			
3	Acer miyabei 'Morton'	STATE STREET MYABE MAPLE	2 1/2" b. b.
11	Acer x	RED PONTE MAPLE	2 1/2" b. b.
7	Aesculus glabra var. pallida	OHIO BUCKEYE	2" b. b.
3	Betula nigra	RIVER BIRCH	10" b. b.
5	Carpinus caroliniana var. virginiana	AMERICAN HORNBEAM	2" b. b.
17	Celtis occidentalis	COMMON HACKBERRY	2 1/2" b. b.
13	Cornus mas 'Golden Glory'	GOLDEN GLORY CORNELIAN CHERRY DOGWOOD	2" b. b.
6	Croataegs viridis 'Winter King'	WINTER KING SOUTHERN HANTHORN	2" b. b.
2	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD MADDENHART TREE	2 1/2" b. b.
13	Gymnocladia dioica	KENTUCKY COFFEE TREE	2 1/2" b. b.
4	Liriodendron tulipifera	TULIP TREE	8" b. b.
8	Morus transitoria 'Schmidtlaute'	GOLDEN RANDROPS CUTLEAF GRABAPPLE	2" b. b.
15	Morus x 'Pranifire'	PRANIFIRE FLOWERING CRAB	2" b. b.
33	Picea abies	NORWAY SPRUCE	7" b. b.
5	Picea abies 'Cupressoid'	CUPRESSIANA NORWAY SPRUCE	7" b. b.
15	Picea glauca	WHITE SPRUCE	7" b. b.
25	Picea glauca var. densata	BLACK HILLS SPRUCE	7" b. b.
7	Picea abovata	SEBERIAN SPRUCE	7" b. b.
8	Picea pungens	COLORADO GREEN SPRUCE	7" b. b.
6	Picea pungens 'Fat Albert'	FAT ALBERT COLORADO SPRUCE	6" b. b.
3	Picea pungens f. glauca	COLORADO BLUE SPRUCE	7" b. b.
16	Pinus sylvestris	SCOTCH PINE	7" b. b.
12	Platanus x	EXCLAMATION PLANETREE	2 1/2" b. b.
14	Pseudotsuga menziesii	DOUGLAS FIR	6" b. b.
5	Pyrus calleryana 'Cleveland Select'	CLEVELAND SELECT GALLERY PEAR	2 1/2" b. b.
10	Quercus robur x bicolor 'Long'	REGAL PRINCE(R) OAK	2 1/2" b. b.
5	Quercus rubra	NORTHERN RED OAK	2 1/2" b. b.
7	Salix alba 'Tristis'	NOBE WEEPING WILLOW	2" b. b.
1	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	2" b. b.
8	Tilia americana 'Redmond'	REDMOND AMERICAN BASSWOOD	2 1/2" b. b.
11	Ulmus x 'Morton'	ACCOLADE ELM	2 1/2" b. b.
8	Ulmus x 'Regal'	REGAL ELM	2 1/2" b. b.
Shrubs			
4	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18" b. b.
11	Juniperus x pfitzeriana 'Kallay's Compact'	KALLAY'S COMPACT PFTZER JUNIFER	18" cont.
9	Rosa rugosa 'Frau Dagmar Hostrup'	FRAU DAGMAR HASTRUP JAPANESE ROSE	18" cont.
Ornamental Grasses			
10	Calamagrostis x acutiflora 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	11" cont.
12	Panicum virgatum 'Prairie Sky'	PRAIRIE SKY SWITCH GRASS	11" cont.
Perennials and Annuals			
15	Achillea millefolium 'Summer Berries'	SUMMER BERRIES YARROW	11" cont.
18	Hemerocallis x 'Sailing Water'	SAILING WATER DAYLILY	11" cont.
12	Negella x 'Fossens' Walkers' Low'	WALKERS' LOW CAT TAIL	11" cont.



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🌐 www.nelsonlandscape.com

Sheet Title:
PRELIMINARY LANDSCAPE PLAN

Project:
PEWAUKEE MULTI-FAMILY
WATERTOWN ROAD
PEWAUKEE, WI

Client:

Plan Notes:

Designed By: C. J. N.
Drawn By: C. J. N.
Date: 8-05-21
Revisions: 9-01-21

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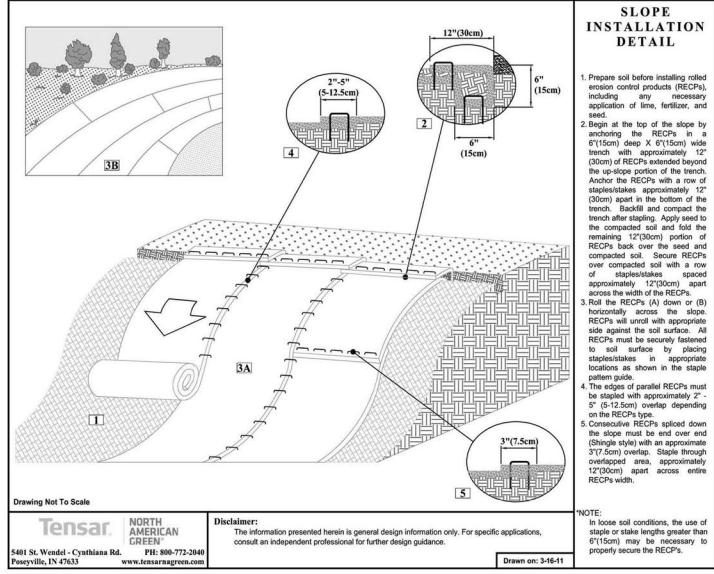
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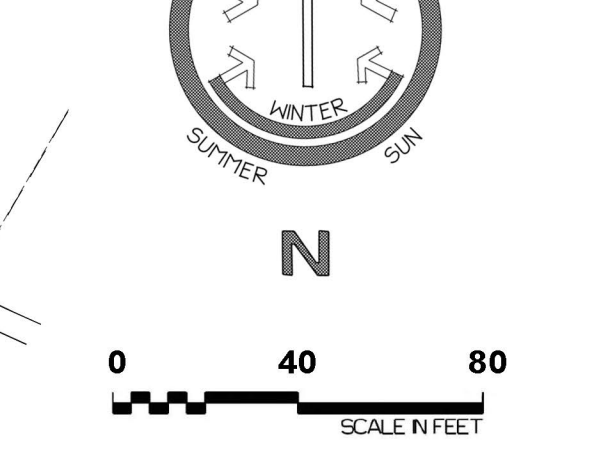
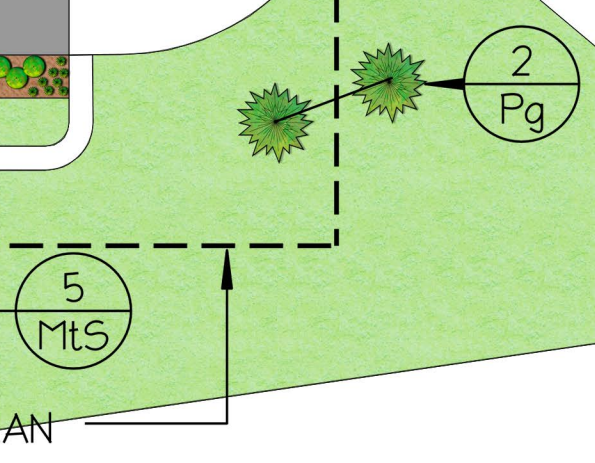
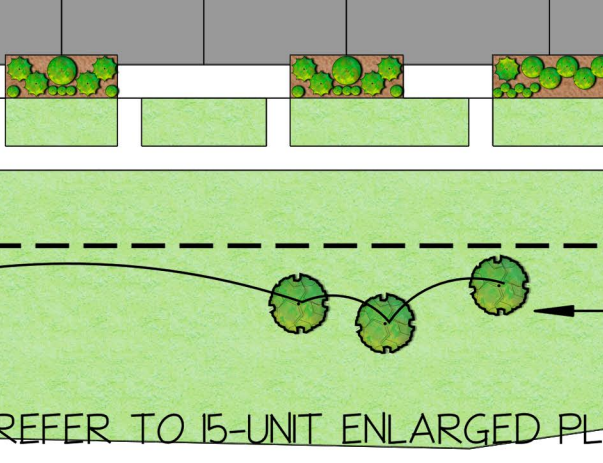
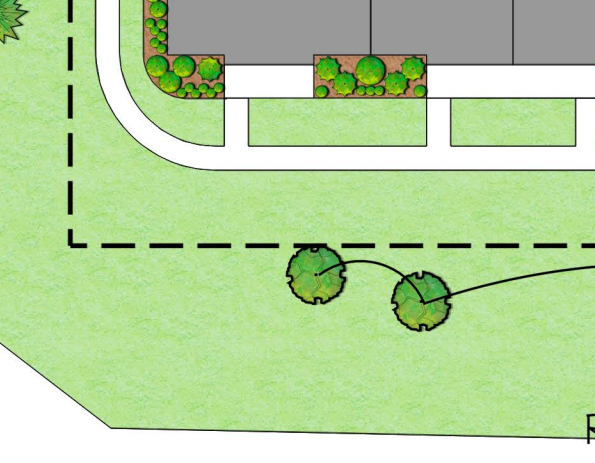
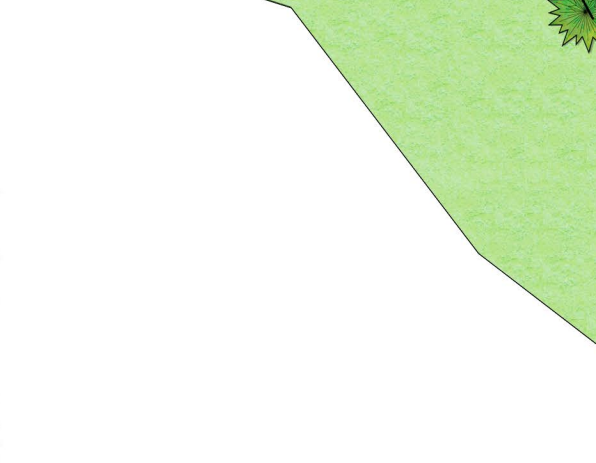
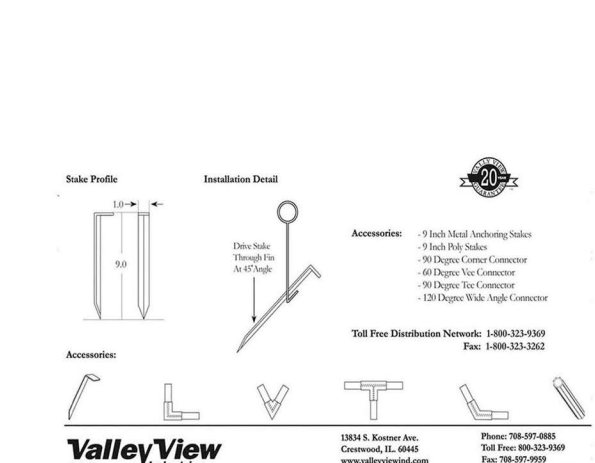
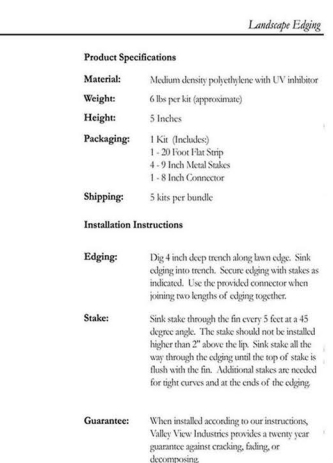
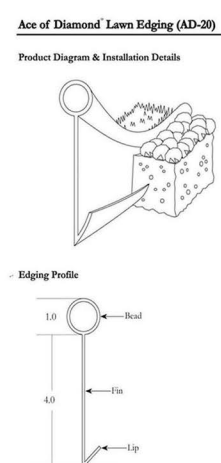
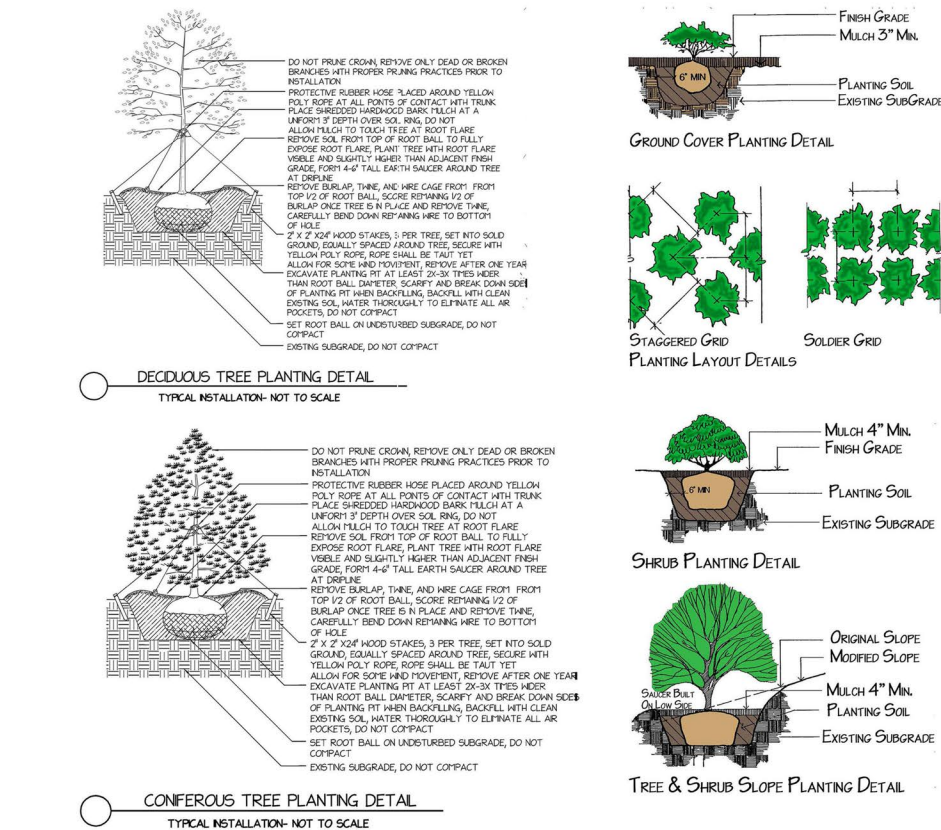


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APPROVED EQUAL FOLLOWING ALL MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS PRIOR TO PLACING
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Qty.	Botanical Name	Common Name	Size/Condition
Trees			
3	Acer nigrum 'Morton'	STATE STREET NYRABE MAPLE	2 1/2"/b. b.
11	Acer x	RED PONTIC MAPLE	2 1/2"/b. b.
7	Aesculus glabra var. pallida	OHIO BUCKEYE	2"/b. b.
6	Betula nigra	RIVER BIRCH	10"/b. b.
5	Carpinus caroliniana var. virginiana	AMERICAN HORNBEAM	2"/b. b.
17	Cornus occidentalis	COMMON HICKBERRY	2 1/2"/b. b.
13	Cornus mas 'Golden Glory'	GOLDEN GLORY CORNELIAN CHERRY DOGWOOD	2"/b. b.
6	Cornus v. 'Winter King'	WINTER KING SOUTHERN HAWTHORN	2"/b. b.
6	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD MAIDENHAIR TREE	2 1/2"/b. b.
13	Gymnocladus dioica	KENTUCKY COFFEE TREE	2 1/2"/b. b.
4	Liriodendron tulipifera	TULIP TREE	8"/b. b.
8	Malus transitoria 'Schmidtlauffe'	GOLDEN RANDRIPS CUTLEAF CRABAPPLE	2"/b. b.
15	Malus x 'Prairie Fire'	PRAIRIE FIRE FLOWERING CRAB	2"/b. b.
33	Picea canadensis	NORWAY SPRUCE	7"/b. b.
5	Picea canadensis 'Expresso'	EXPRESSO NORWAY SPRUCE	7"/b. b.
15	Picea canadensis	WHITE SPRUCE	7"/b. b.
28	Picea canadensis var. densata	BLACK HILLS SPRUCE	7"/b. b.
7	Picea canadensis	SIBERIAN SPRUCE	7"/b. b.
8	Picea pungens	COLORADO GREEN SPRUCE	7"/b. b.
6	Picea pungens 'Fat Albert'	FAT ALBERT COLORADO SPRUCE	6"/b. b.
3	Picea pungens f. glauca	COLORADO BLUE SPRUCE	7"/b. b.
16	Pinus strobus	SCOTCH PINE	7"/b. b.
12	Platanus x	EXCLAMATION PLANTER	2 1/2"/b. b.
14	Pseudotsuga menziesii	DOUGLAS FIR	6"/b. b.
6	Pyrus calleryana 'Cleveland Select'	CLEVELAND SELECT CALLERY PEAR	2 1/2"/b. b.
10	Quercus robur x bicolor 'Long'	REGAL PRINCE(R) OAK	2 1/2"/b. b.
5	Quercus rubra	NORTHERN RED OAK	2 1/2"/b. b.
4	Solidago canadensis	NOBLE KEEPER MALLOW	2 1/2"/b. b.
7	Syringa reticulata 'Vary Silk'	IVORY SILK JAPANESE TREE LILAC	2"/b. b.
8	Tilia americana 'Redmond'	REDMOND AMERICAN BASSWOOD	2 1/2"/b. b.
11	Ulmus x 'Morton'	ACCADE ELM	2 1/2"/b. b.
8	Ulmus x 'Regal'	REGAL ELM	2 1/2"/b. b.
Shrubs			
4	Buxus 'Green Velvet'	GREEN VELVET BOXWOOD	18"/b. b.
11	Juniperus x pfitzeriana 'Kallay's Compact'	KALLAY'S COMPACT PFTZER JUNIPER	18"/cont.
1	Rosa rugosa 'Frau Dagmar Hartung'	FRAU DAGMAR HASTRUP JAPANESE ROSE	18"/cont.
Ornamental Grasses			
10	Calamagrostis x acutiflora Karl Foerster	KARL FOERSTER FEATHER REED GRASS	#1 cont.
12	Panicum virgatum 'Prairie Sky'	PRAIRIE SKY SWITCH GRASS	#1 cont.
Perennials and Annuals			
18	Achillea millefolium 'Summer Berries'	SUMMER BERRIES YARROW	#1 cont.
18	Hemerocallis x 'Saffron Haze'	SAFFRON HAZE DAYLILY	#1 cont.
12	Nepeta x 'Walker's Walkers'	WALKER'S LOW CATMINT	#1 cont.



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Sheet Title:

PRELIMINARY LANDSCAPE PLAN

Project:

PEWAUKEE MULTI-FAMILY
WATERTOWN ROAD
PEWAUKEE, WI

Client:

Plan Notes:

Designed By: C. J. N.
Drawn By: C. J. N.
Date: 8-05-21
Revisions: 9-01-21

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Date: August 25, 2021

Traffic Impact Analysis Memorandum

To: Jason Mayer
Waukesha County

From: Michael May, P.E. PTOE

cc List: Magdelene Wagner, P.E.
City of Pewaukee

Caroline Brzezinski
Interstate Partners, LLC

Subject: Pewaukee Multifamily Development
Pewaukee, Wisconsin

PART A – INTRODUCTION

The Pewaukee Multifamily Development is proposed to be located northwest of the intersection of Watertown Road & North Avenue and west of Elmwood Drive in the City of Pewaukee, Waukesha County. A site location map is shown in [Exhibit A](#). The development conceptual site plan is shown in [Exhibit B](#). A traffic impact analysis (TIA) is required for the development.

TADI performed this TIA to determine and document the expected weekday morning and weekday evening peak hour operating conditions and recommendations at identified study area intersections. This report documents the procedures, findings, and conclusions of the analysis. The analysis identifies recommended modifications based on existing roadway conditions and additional traffic expected to be generated by the Pewaukee Multifamily Development.

PART B – STUDY AREA

The study area includes the following existing intersections. A transportation detail illustrating existing intersection lane configurations and speed limits is shown in [Exhibit C](#).

- Watertown Road & North Avenue (existing intersection, two-way stop control)
- North Avenue & Elmwood Drive (existing intersection, one-way stop control)

Proposed development access points are included as the study area intersections and are described later in *Part C – Project Description*.

Watertown Road is a two-lane east/west highway with rural cross-section a posted speed limit of 45 mph. According to WisDOT, the Year 2018 annual average daily traffic (AADT) volumes on Watertown Road were approximately 6,900 vehicles per day (vpd) east of North Avenue and 13,800 vpd west of Westwood Drive (west of the study area). A railroad crosses Watertown

Road approximately 1,300-feet west of North Avenue (center-center). No pedestrian, bicycle, or transit accommodations were identified. Watertown Road is also designated as County Trunk Highway (CTH) M west of North Avenue.

North Avenue is a two-lane undivided east/west highway with a posted speed limit of 45 mph that curves towards the south to intersect Watertown Road from the north. The south leg of North Avenue is a north/south local road with a posted speed limit of 25 mph. The WisDOT Year 2018 AADT volume was approximately 3,200 vpd east of Elmwood Drive. No pedestrian, bicycle, or transit accommodations were identified. North Avenue is also designated as CTH M north of Watertown Road.

Elmwood Drive is a two-lane undivided north/south road servicing a residential neighborhood with a posted speed limit of 25 mph. Elmwood Drive intersects North Avenue as a tee-intersection from the north. No AADT volume is recorded. No pedestrian, bicycle, or transit accommodations were identified.

The site of the Pewaukee Multifamily Development is currently zoned A-2 Agriculture. The City of Pewaukee Year 2050 Land Use/Transportation Plan shows the planned use as Medium Density Residential (6,500-sf to half-acre per dwelling unit (du)). Surrounding planned future uses include residential development to the north, south, east, and west to the railroad. West of the railroad is planned for manufacturing, fabrication, and warehousing.

PART C – PROJECT DESCRIPTION

The Pewaukee Multifamily Development is proposed to consist of 174-du of multi-family housing. Half of the units will be massed in the northwest corner of the Watertown Road & North Avenue intersection and the other half will be massed on the north side of the site. An environmental corridor separates the two halves. A roadway will connect the two halves of the development on the far west side of the site.

As shown in Exhibit B, three access points are proposed for the development.

- Watertown Road & Driveway is proposed to be located approximately 500-feet west of North Avenue (center-center). This driveway is placed as far west as possible due to property constraints.
- North Avenue & Driveway is proposed to be located approximately 475-feet northeast of Watertown Road and 525-feet southwest of Elmwood Drive (center-center). Due to wetland constraints, this is the furthest northeast of Watertown Road possible.
- Elmwood Drive & Driveway is proposed to be located approximately 1,000-feet north of North Avenue.

TADI was asked to investigate the operations for four scenarios. The scenarios consider operations for Watertown Road & Driveway under full movement access and under right-in/right-out access. Additionally, though the Driveway along Elmwood Drive is proposed to service emergency vehicles only, the scenarios consider operations both without and with full vehicle access. The following list outlines the four scenarios.

- Scenario One: Full access to Watertown Road & emergency vehicle access only to Elmwood Drive.
- Scenario Two: Right-in/out access to Watertown Road & emergency vehicle access only to Elmwood Drive.
- Scenario Three: Full access to Watertown Road & full access to Elmwood Drive.
- Scenario Four: Right-in/out access to Watertown Road & full access to Elmwood Drive.

PART D – TRAFFIC VOLUMES

D1. Year 2021 Existing Traffic Volumes

Intersection turning movement traffic counts were performed at the two existing study area intersections on Monday, July 26th (evening counts) and Wednesday, July 28th (morning counts) of 2021. Based on the counts, the weekday morning and evening peak hours were identified as being 7:15 to 8:15am and 4:45 to 4:45pm. The Year 2021 unadjusted existing traffic volumes are shown in [Exhibit D1](#).

TADI compared the peak hour counts against WisDOT Year 2018 mainline hourly traffic volumes (pre-pandemic). The Year 2021 unadjusted peak hour volumes are substantially less than the WisDOT hourly mainline volumes, which may be due in part to pandemic-related travel activity and/or construction activities along North Avenue at and east of Calhoun Road in Brookfield. The following steps were taken to adjust the peak hour volumes.

- The North Avenue eastbound and westbound weekday morning through volumes east of Elmwood Drive were increased by 93.8% (a factor of 1.938) and the weekday evening through volumes east of Elmwood Drive were increased by 119.0% (a factor of 2.190). The resulting volumes were carried through the North Avenue & Elmwood Drive intersection by adding/subtracting existing turning movements to/from Elmwood Drive.
- The resulting volumes at North Avenue & Elmwood Drive were carried southwest to the Watertown Road & North Avenue intersection. The turning movements to/from Watertown Road from/to North Avenue were adjusted by increasing the volumes proportionally by direction to obtain balance with Elmwood Drive.
- The Watertown Road eastbound and westbound weekday morning through volumes east of North Avenue were increased by 10.2% (a factor of 1.102) and the weekday evening through volumes east of North Avenue were increased by 30.3% (a factor of 1.303). The resulting volumes were carried through the Watertown Road & North Avenue intersection by adding/subtracting the previously-adjusted turning movements at the intersection.

The Year 2021 adjusted existing traffic volumes used in the traffic analysis are shown in [Exhibit D2](#).

D2. Development Traffic

To address potential future traffic impacts at the study area intersection, it is necessary to identify the hourly volume of traffic generated by the Pewaukee Multifamily Development. The traffic

volumes expected to be generated are based on the size and type of the proposed use and on trip rates published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 10th Edition, 2017. The Pewaukee Multifamily Development trip generation is shown below in [Table 1](#).

Table 1
Pewaukee Multifamily Development Trip Generation Table

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak			PM Peak		
				In	Out	Total	In	Out	Total
Multifamily Housing	220	174 Units	1,270	20	60	80	60	35	95
			FCE	(23%)	(77%)	FCE	(63%)	(37%)	FCE
Total New Trips			1,270	20	60	80	60	35	95

FCE = Fitted Curve Equation

Daily FCE: $T = 7.56(x)-40.86$; AM FCE: $\ln(T) = 0.95*\ln(x)-0.51$; PM FCE: $\ln(T) = 0.89*\ln(x)-0.02$

Trip Distribution

West on Watertown Road	50%	640	10	30	30	20
East on Watertown Road	35%	440	5	20	20	10
East on North Avenue	15%	190	5	10	10	5
	100%	1270	20	60	60	35

The trip generation was assigned to the study area network with the estimate that 50% of development traffic will travel to/from the west on Watertown Road, 35% will travel to/from the east on Watertown Road, and 15% will travel to/from the east on North Avenue. The Pewaukee Multifamily Development new trips are shown in the following exhibits.

- [Exhibit E1](#) – Scenario One New Trips
- [Exhibit E2](#) – Scenario Two New Trips
- [Exhibit E3](#) – Scenario Three New Trips
- [Exhibit E4](#) – Scenario Four New Trips

D3. Year 2022 Build Traffic Volumes

The Year 2022 build traffic volumes were determined adding the Year 2021 adjusted existing traffic volumes ([Exhibit D2](#)) to the respective scenario new trips ([Exhibits E1 through E4](#)). The Year 2022 build traffic volumes are shown in the following exhibits.

- [Exhibit F1](#) – Year 2022 Scenario One Build Traffic Volumes
- [Exhibit F2](#) – Year 2022 Scenario Two Build Traffic Volumes
- [Exhibit F3](#) – Year 2022 Scenario Three Build Traffic Volumes
- [Exhibit F4](#) – Year 2022 Scenario Four Build Traffic Volumes

The construction of the development will commence prior to the County reconstruction of Watertown Road & North Avenue. However, as a residential development, it may take a few years for the units to be fully occupied and the full traffic volumes to be realized. That is, traffic to/from the full build-out of the development may not be present for a few years past Year 2022.

PART E – INTERSECTION CAPACITY ANALYSIS

The study area intersections were analyzed based on the procedures set forth in the *Highway Capacity Manual*, 6th Edition. Intersection operation is defined by “Level of Service”. Level of

Service (LOS) is a quantitative measure that refers to the overall quality of flow at an intersection ranging from very good, represented by LOS 'A', to very poor, represented by LOS 'F'. For the purpose of this study, LOS D (35-seconds or less of average vehicle delay at unsignalized intersections, 55-seconds or less at signalized intersections) or better was used to define desirable peak hour operating conditions. LOS E represents the capacity of a movement. LOS F represents overcapacity operations.

The capacity analysis was performed with the following assumptions under all four previously-identified scenarios.

- The Watertown Road & North Avenue intersection was analyzed under three alternatives identified as requested by Waukesha County.
 - The existing lane configuration as shown in [Exhibit C](#).
 - With the County-provided conceptual intersection layout as shown in [Exhibit G](#). This layout includes eastbound/westbound left-turn lanes on Watertown Road at North Avenue, and a dedicated southbound right-turn lane from North Avenue to Watertown Road.
 - With the County-provided conceptual intersection layout plus traffic signal control.
- The Watertown Road & Elmwood Drive intersection was analyzed under the existing lane configuration shown in [Exhibit C](#).
- The Watertown Road & Driveway and North Avenue & Driveway intersections were analyzed using the Waukesha County Type A intersection design shown in [Exhibit H](#) because the multifamily development unit count exceeds 20-du (Waukesha County Ordinance Chapter 15, Section 15-54(c)). A bypass lane or left-turn lane was also included at these two driveways (except under Scenario Two and Scenario Four on Watertown Road due to right-in/right-out driveway) in accordance with Waukesha County Ordinance Chapter 15, Section 15-54(e) which stipulates that a bypass lane shall be required when the mainline highway traffic volume exceeds 2,500-vpd.
- The Elmwood Drive & Driveway intersection was not analyzed under Scenario One and Scenario Two because the driveway is for emergency vehicles only. The driveway was analyzed with shared lanes (no exclusive left-turn or right-turn lanes) under Scenario Three and Scenario Four.

The traffic analysis results, including expected maximum queue lengths, are shown in the following exhibits.

- [Exhibit I](#) – Year 2021 Existing Traffic Operations & Queues
- [Exhibit J1](#) – Year 2022 Scenario One Build Traffic Operations & Queues
- [Exhibit J2](#) – Year 2022 Scenario Two Build Traffic Operations & Queues
- [Exhibit J3](#) – Year 2022 Scenario Three Build Traffic Operations & Queues
- [Exhibit J4](#) – Year 2022 Scenario Four Build Traffic Operations & Queues

As shown:

- Under Year 2021 existing traffic volumes, the North Avenue northbound approach to Watertown Road operates at LOS F conditions during both the morning and evening peak hours and the southbound approach operates at LOS F during the weekday evening peak hour with the existing intersection layout. The LOS F operations are expected to continue for these movements with the County's planned intersection improvements, though some reductions in delays are expected. The intersection is expected to operate with movements at LOS C or better with the installation of a traffic signal.
- Under build traffic volumes, delays are expected to increase at Watertown Road & North Avenue under all three alternatives (existing layout, County's plan, and traffic signal). Only the traffic signal alternative maintains LOS C or better operations. Additionally, Scenarios One and Three, which maintain full access at Watertown Road & Driveway, result in less delay at Watertown Road & North Avenue than Scenarios Two and Four, which include right-in/out access at Watertown Road & Driveway.
- The Driveway southbound left-turn movement to Watertown Road is expected to operate at LOS E conditions under Scenarios One and Three (full access) during the weekday evening peak hour. The movement is expected to service a low volume of approximately 10 vehicle per hour (vph) during this peak hour.
- It is reiterated that the development plan is to provide emergency vehicle access along Elmwood Drive (Scenarios One and Two). Very little change in operations at the study area intersections is expected to be realized if the driveway to Elmwood Drive were to accommodate all vehicles (Scenarios Three and Four).

PART F – WATERTOWN & NORTH SIGNAL WARRANT ANALYSIS

Warrants should be viewed as guidelines to help determine whether traffic signal control may be installed. Meeting warrants does not translate to a legal requirement for their installation. Completed warrant analysis worksheets are included in the [appendices](#).

C1. Signal Warrant Evaluation Methodology

Chapter 4C of the 2009 *Manual on Uniform Traffic Control Devices* (MUTCD) outlines the standards for determining the need for traffic signals at a particular location. For a traffic signal to be installed, the MUTCD stipulates that at least one of the following warrants must be satisfied prior to installing traffic signals. The nine signal warrants are listed below:

- Warrant 1, Eight-Hour Vehicular Volume
- Warrant 2, Four-Hour Vehicular Volume
- Warrant 3, Peak Hour
- Warrant 4, Pedestrian Hour
- Warrant 5, School Crossing
- Warrant 6, Coordinated Signal Systems
- Warrant 7, Crash Experience
- Warrant 8, Roadway Network
- Warrant 9, Intersection Near a Grade Crossing

Warrants 1 and 2 have been evaluated for Watertown Road & North Avenue at the request of Waukesha County. The MUTCD stipulates different threshold criteria based on urban speeds (less than or equal to 40 mph) and rural speeds (greater than 40 mph). The posted speed limit along both Watertown Road and North Avenue is 45 mph. Therefore, the 70-percent vehicular volume thresholds were used in this evaluation.

The warrant evaluation was performed assuming westbound Watertown Road as the major street with one through lane and the Watertown Road eastbound left-turn lane as the minor street with one lane.

The warrant analysis was conducted using a 13-hour turning movement traffic count at Watertown Road & North Avenue in July of 2021. As previously mentioned under *Part D*, the Year 2021 traffic counts appear lower than the WisDOT hourly mainline traffic volumes. Therefore, the traffic volumes used in the warrant analysis were adjusted as follows.

- The morning and afternoon turning movements to/from Watertown Road from/to North Avenue were increased by 65% (a factor of 1.65) and 75% (a factor of 1.75) respectively. These percentages correspond to the approximate increases in traffic realized north of the intersection during the peak hours.
- The morning and afternoon through movements on Watertown Road at North Avenue were increased by 10% (a factor of 1.10) and 30% (a factor of 1.30) respectively. These percentages correspond to the approximate increases in traffic realized eastbound and westbound through the intersection during the peak hours.

The warrant analysis was performed using the Year 2021 adjusted existing traffic volumes and do not include the Pewaukee Multifamily Development.

Based on the warrant evaluation, Warrant 2, Four-Hour Vehicular Volume is currently met based on the Year 2021 adjusted existing traffic volumes. Note that no warrants are met based on the unadjusted existing traffic volumes.

PART G – RECOMMENDATION & CONCLUSION

Modifications for the study area intersections are outlined below, shown in [Exhibit K](#), and split into two categories.

- *Existing Traffic* – These modifications are recommended to accommodate the adjusted existing traffic volumes and are in addition to conditions as they currently exist.
- *Development* – These modifications are recommended to mitigate the additional traffic impact of the Pewaukee Multifamily Development.

Recommended modifications are for jurisdictional consideration and are not legally binding. Waukesha County and the City of Pewaukee reserve the right to determine alternative solutions.

Watertown Road & North Avenue

- *Existing Traffic:*
 - Reconstruct the intersection following the County-provided conceptual layout shown in [Exhibit G](#).

- Traffic signals are warranted under Year 2021 adjusted existing traffic volumes (without the proposed development). Install traffic signal control, including eastbound-to-northbound protected-permitted left-turn indications and southbound-to-westbound permitted-overlap right-turn indications. Operate the southbound right-turn overlap with the eastbound left-turn indication.
- *Development:* No additional modifications. Note that the proposed development does not significantly add traffic to the intersection (<2.5% increase) and warrants are currently met under existing traffic volumes without development. That is, the development does not trigger the need for the traffic signal or modifications at the Watertown Road & North Avenue intersection.

North Avenue & Elmwood Drive

- *Existing Traffic:* No modifications.
- *Development:* No modifications.

Watertown Road & Driveway

- *Existing Traffic:* Intersection does not exist.
- *Development:*
 - Construct the Driveway as far west on Watertown Road as possible due to property constraints. Per Waukesha County Ordinance Chapter 15, Section 15-55(a), “a minimum distance of five hundred (500) feet shall be maintained from the intersection of any federal highway, state highway, country truck highway, or other public or private side road. Such distance shall be measured from the centerline of the access point to the nearest edge of pavement of the [highway or road].”
 - Construct an eastbound-to-northbound left-turn lane and a westbound-to-northbound right-turn lane along Watertown Road. If constructed prior to the County’s project at Watertown Road & North Avenue, consider striping and operating the eastbound approach as a bypass lane until such time as the County’s project moves forward.
 - Construct two lanes on the Driveway southbound approach, including one left-turn lane and one right-turn lane. Install a stop sign to control the southbound approach.
 - The southbound left-turn movement may be expected to operate at LOS E conditions during the weekday evening peak hour. The movement is expected to service a low volume of 10 vph during the hour and, therefore, mitigating this operation on a private driveway approach is not expected to be necessary. Should motorists experience untenable delays during the peak hour they may divert to the North Avenue & Driveway intersection.
 - Intersection sight distance was not checked and should be verified by the site designer.

North Avenue & Driveway

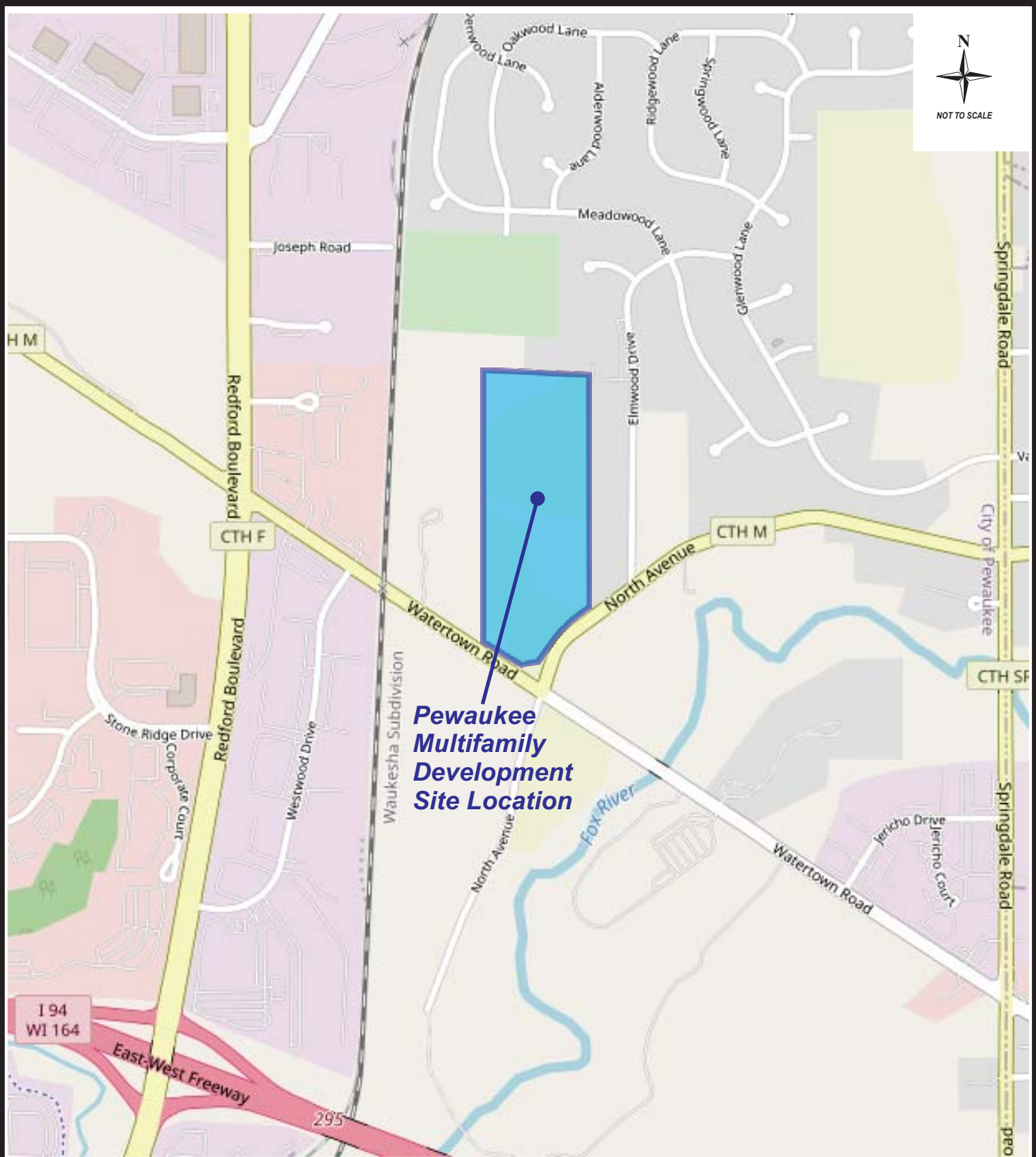
- *Existing Traffic:* Intersection does not exist.
- *Development:*
 - Construct the Driveway approximately half-way between Watertown Road and Elmwood Drive. Per Waukesha County Ordinance Chapter 15, Section 15-55(a), “a minimum distance of five hundred (500) feet shall be maintained from the intersection of any federal highway, state highway, country truck highway, or other public or private side road. Such distance shall be measured from the centerline of the access point to the nearest edge of pavement of the [highway or road].” Due to wetland constraints, the driveway is shown the furthest northeast of Watertown Road possible.
 - Construct an eastbound bypass lane and a westbound-to-northbound right-turn lane along North Avenue.
 - Construct one shared left-turn/right-turn lane on the Driveway southbound approach. Install a stop sign to control the southbound approach.
 - Intersection sight distance was not checked and should be verified by the site designer.

Elmwood Drive & Driveway

- *Existing Traffic:* Intersection does not exist.
- *Development:*
 - Construct the Driveway north of North Avenue as an emergency vehicle only driveway.
 - Dedicated turn lanes are not necessary.

Except where noted, all movements are expected to operate at LOS D or better conditions with the recommended modifications.

Should any questions or comments arise, please feel free to contact Michael May, P.E. PTOE of TADI at 414-807-1912 or mmay@tadi-us.com.



SITE AREA - APPROX. 31.8 ACRES (+/-)	
NORTHERN BUILDINGS/UNITS BUILDING A1 (11) 58K (7) 2.58K 18 TOTAL BUILDING A2 (11) 58K (7) 2.58K 18 TOTAL BUILDING A3 (11) 58K (7) 2.58K 18 TOTAL BUILDING A4 (11) 58K (7) 2.58K 18 TOTAL NORTHERN TOTAL: 74 TOTAL UNITS 138 SURFACE SPACES 138 TOTAL SPACES (74 UNITS + 138 SPACES)	SOUTHERN BUILDINGS/UNITS BUILDING B1 (11) 58K (7) 2.58K 18 TOTAL BUILDING B2 (11) 58K (7) 2.58K 18 TOTAL BUILDING B3 (11) 58K (7) 2.58K 18 TOTAL BUILDING B4 (11) 58K (7) 2.58K 18 TOTAL SOUTHERN TOTAL: 74 TOTAL UNITS 138 SURFACE SPACES 138 TOTAL SPACES (74 UNITS + 138 SPACES)



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PROJECT

Pewaukee
Multifamily

OWNER

Interstate Partners /
Red Sky Partners

REVISIONS

DATE: 07/13/2021

INFORMATION

PROJECT ARCHITECT: PA

PROJECT MANAGER: PA

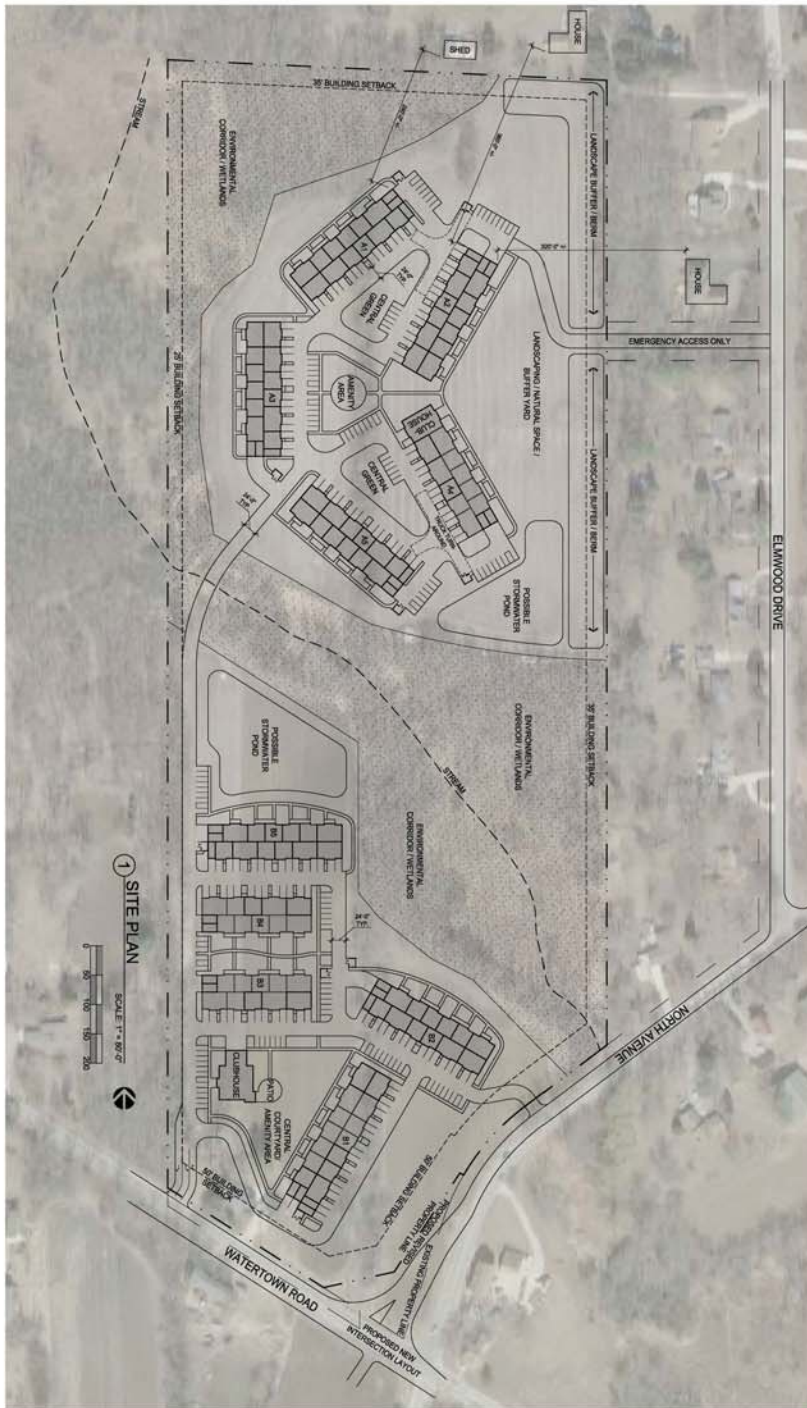
PROJECT NUMBER: REVIEW

DATE: 07/13/2021




SHEET

SITE PLAN CONCEPT

SP.1.1



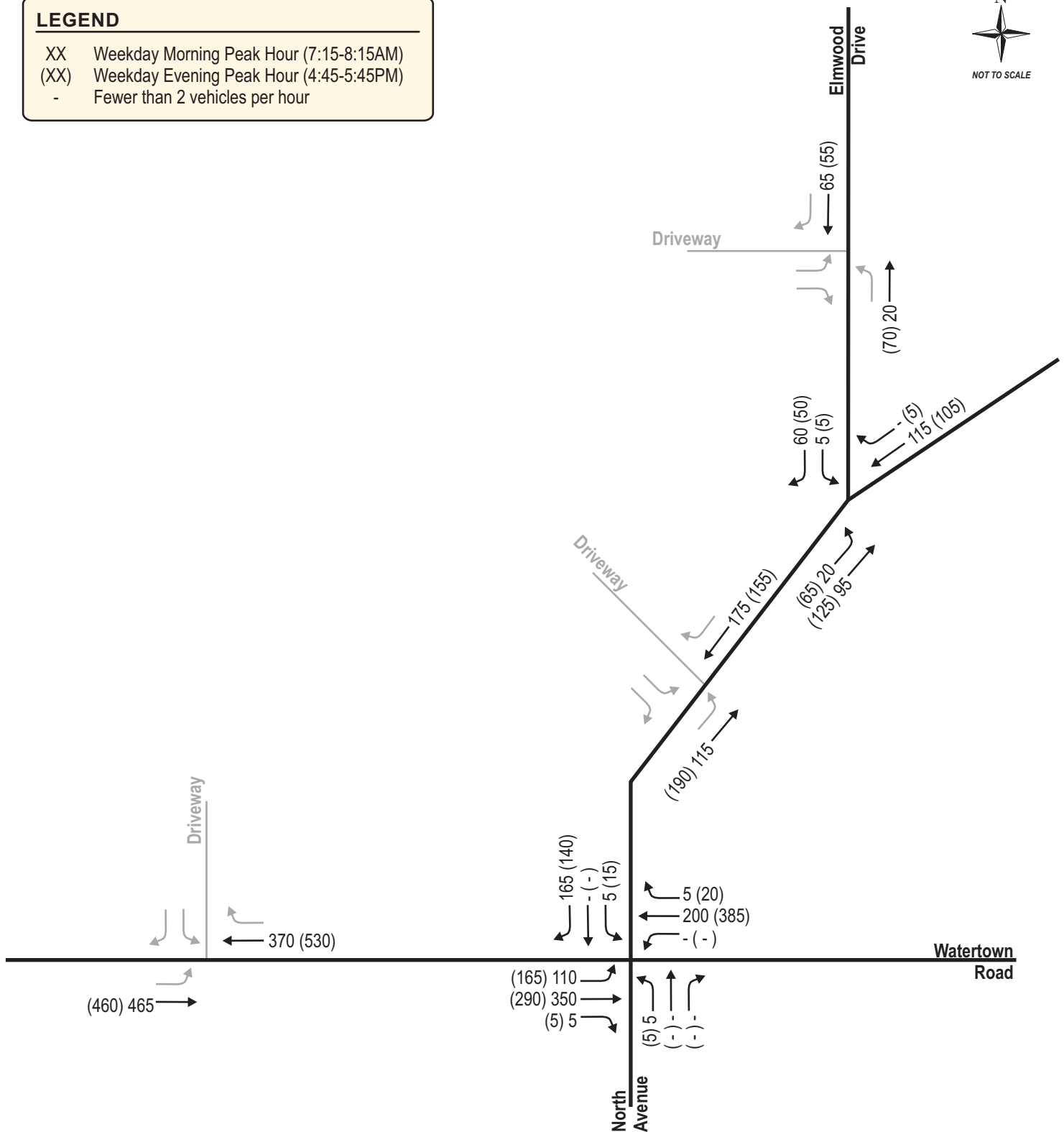
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-  Stop Sign
-  Lane Configuration
-  Distance Between Intersections (C-C, in Feet)



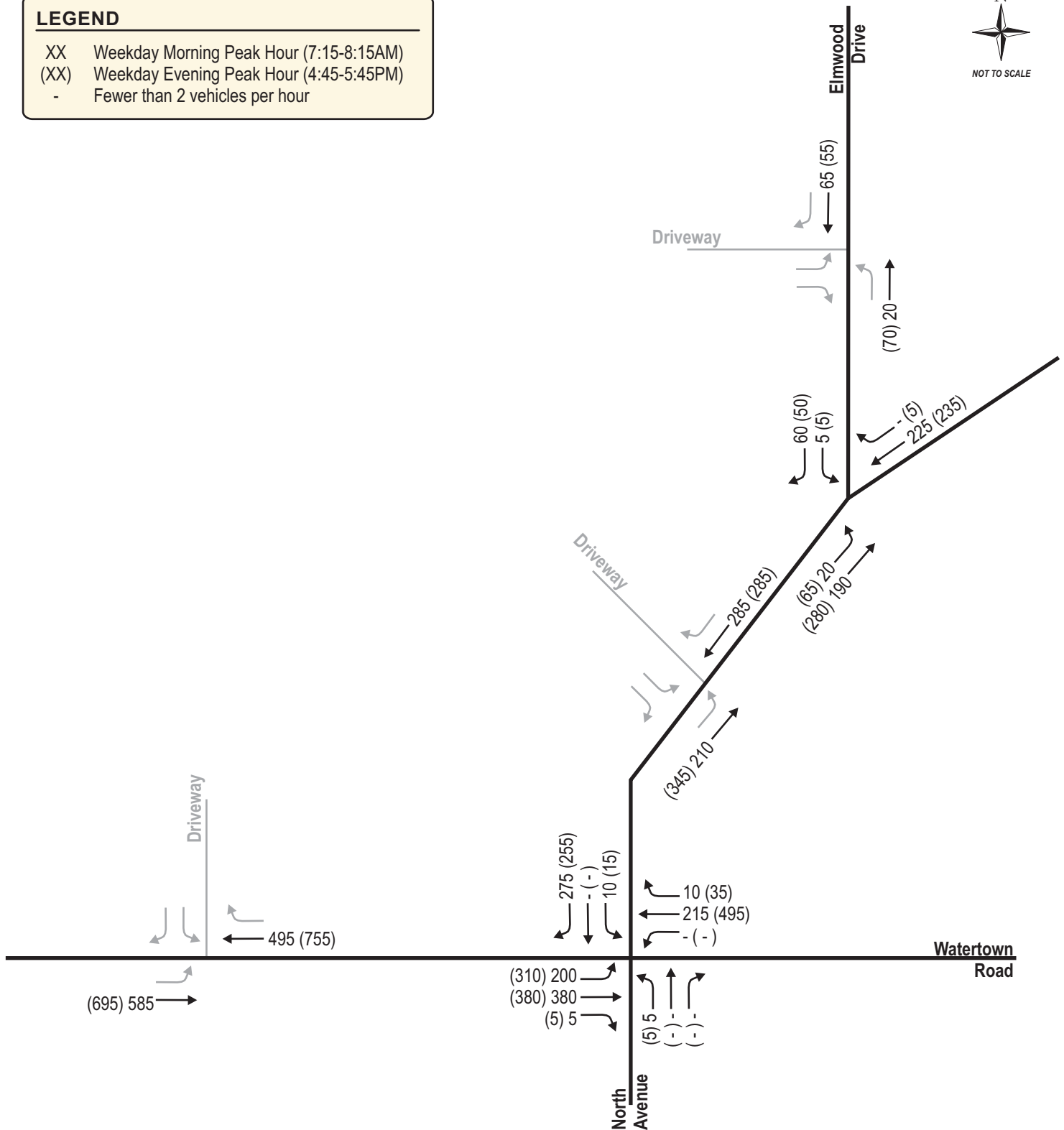
LEGEND

- XX Weekday Morning Peak Hour (7:15-8:15AM)
- (XX) Weekday Evening Peak Hour (4:45-5:45PM)
- Fewer than 2 vehicles per hour



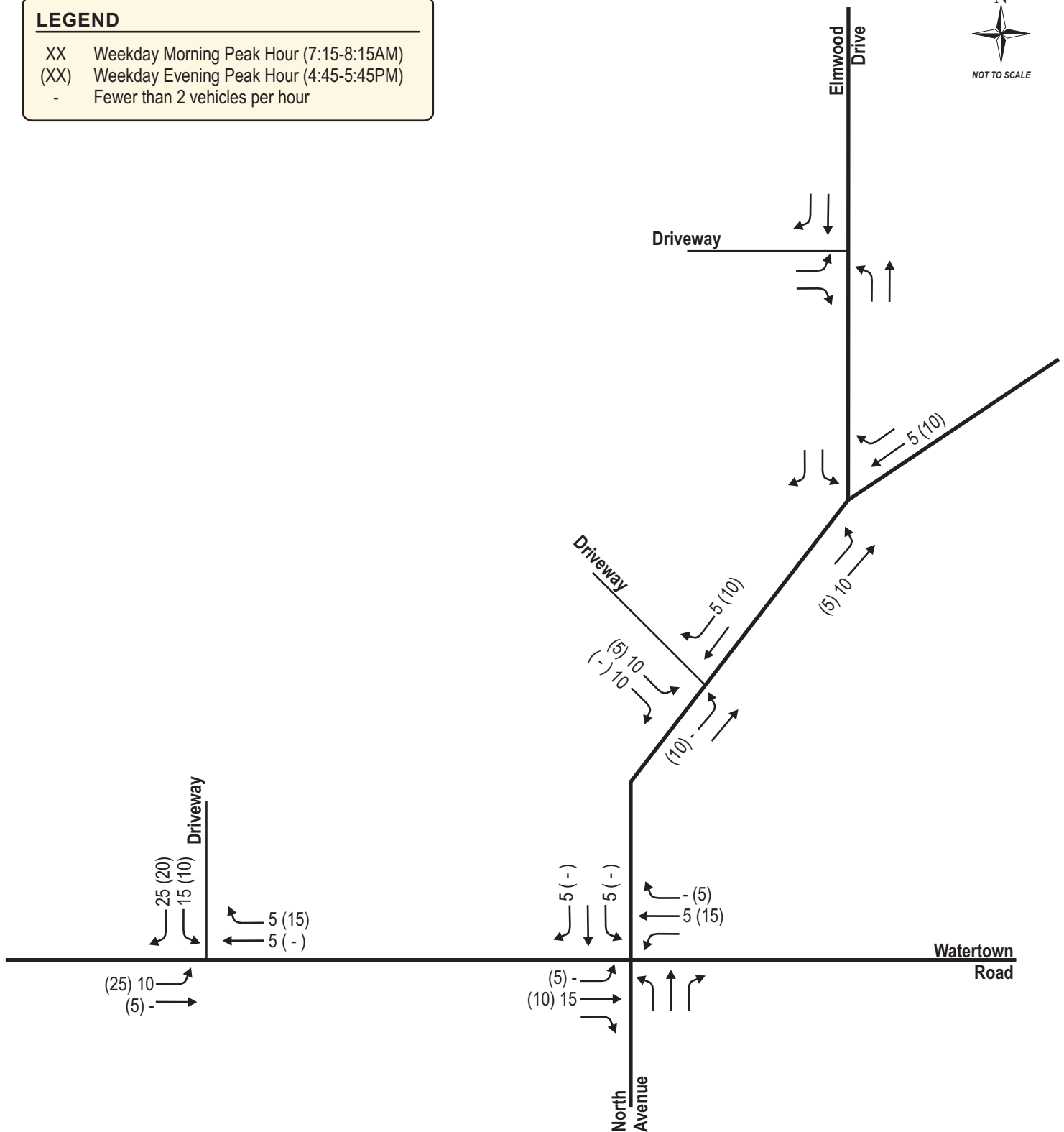
LEGEND

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- (XX) Weekday Evening Peak Hour (4:45-5:45PM)
- Fewer than 2 vehicles per hour



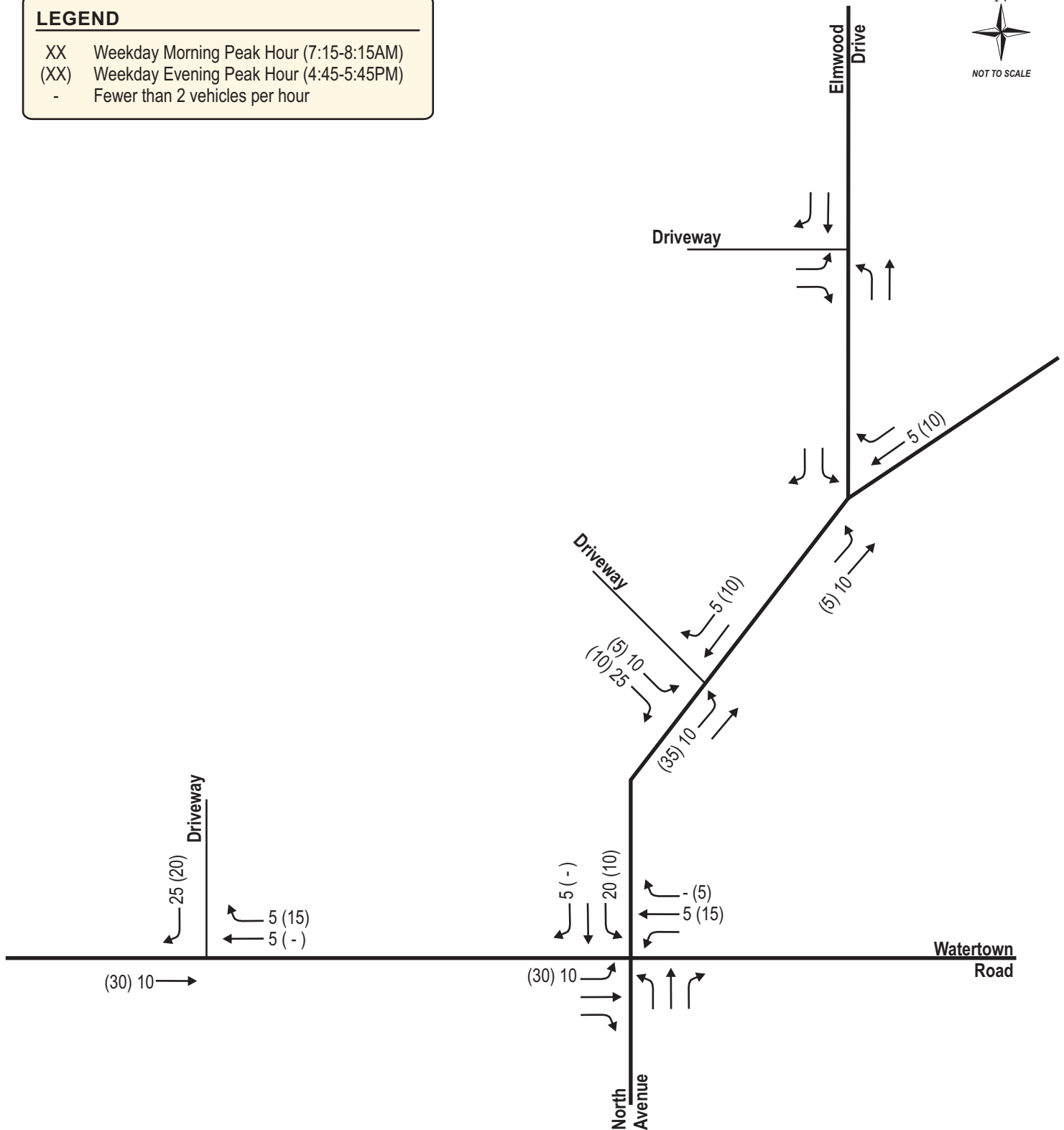
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- (XX) Weekday Evening Peak Hour (4:45-5:45PM)
- Fewer than 2 vehicles per hour



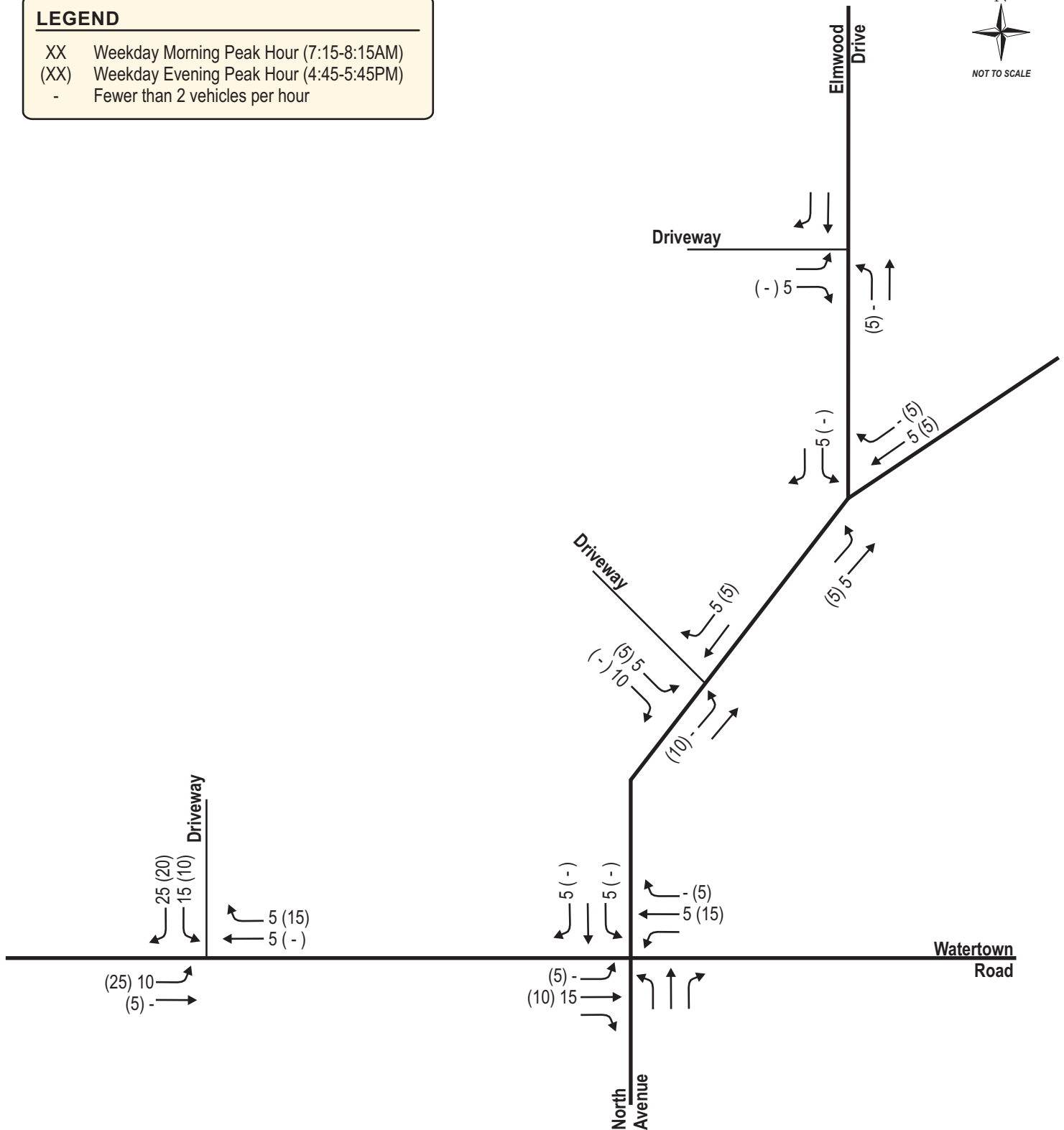
LEGEND

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- (XX) Weekday Evening Peak Hour (4:45-5:45PM)
- Fewer than 2 vehicles per hour



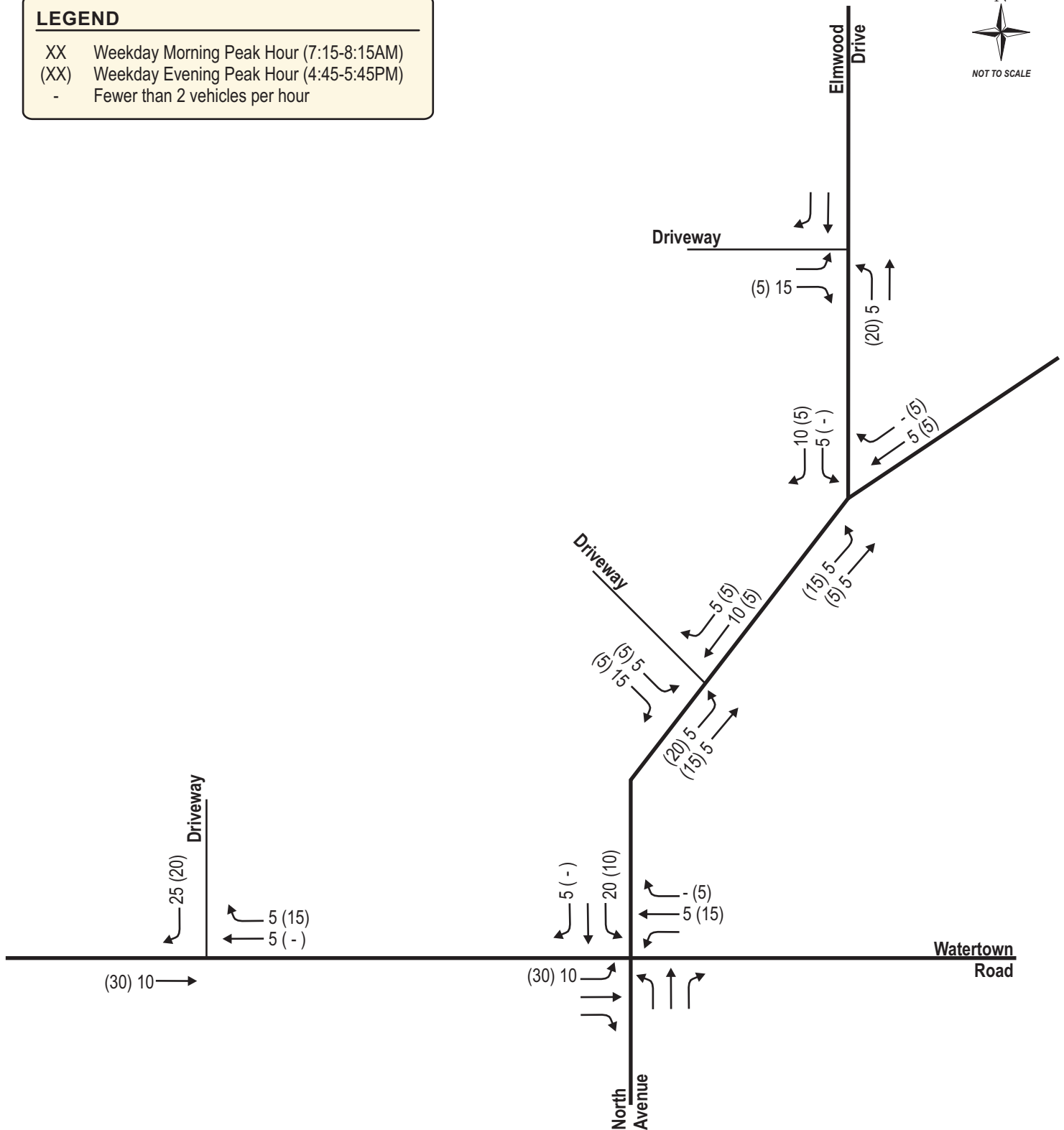
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- (XX) Weekday Evening Peak Hour (4:45-5:45PM)
- Fewer than 2 vehicles per hour



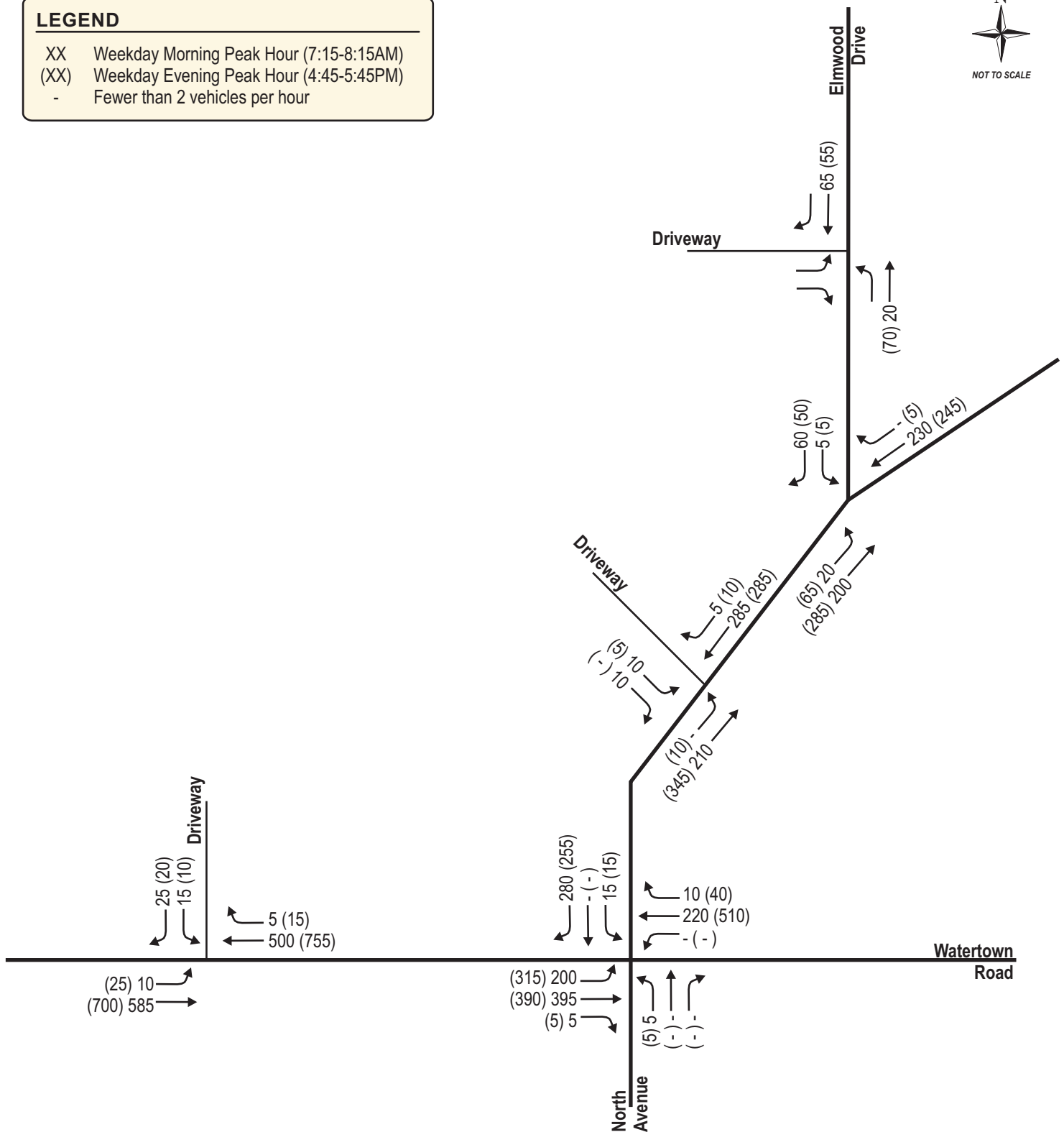
LEGEND

- XX Weekday Morning Peak Hour (7:15-8:15AM)
- (XX) Weekday Evening Peak Hour (4:45-5:45PM)
- Fewer than 2 vehicles per hour



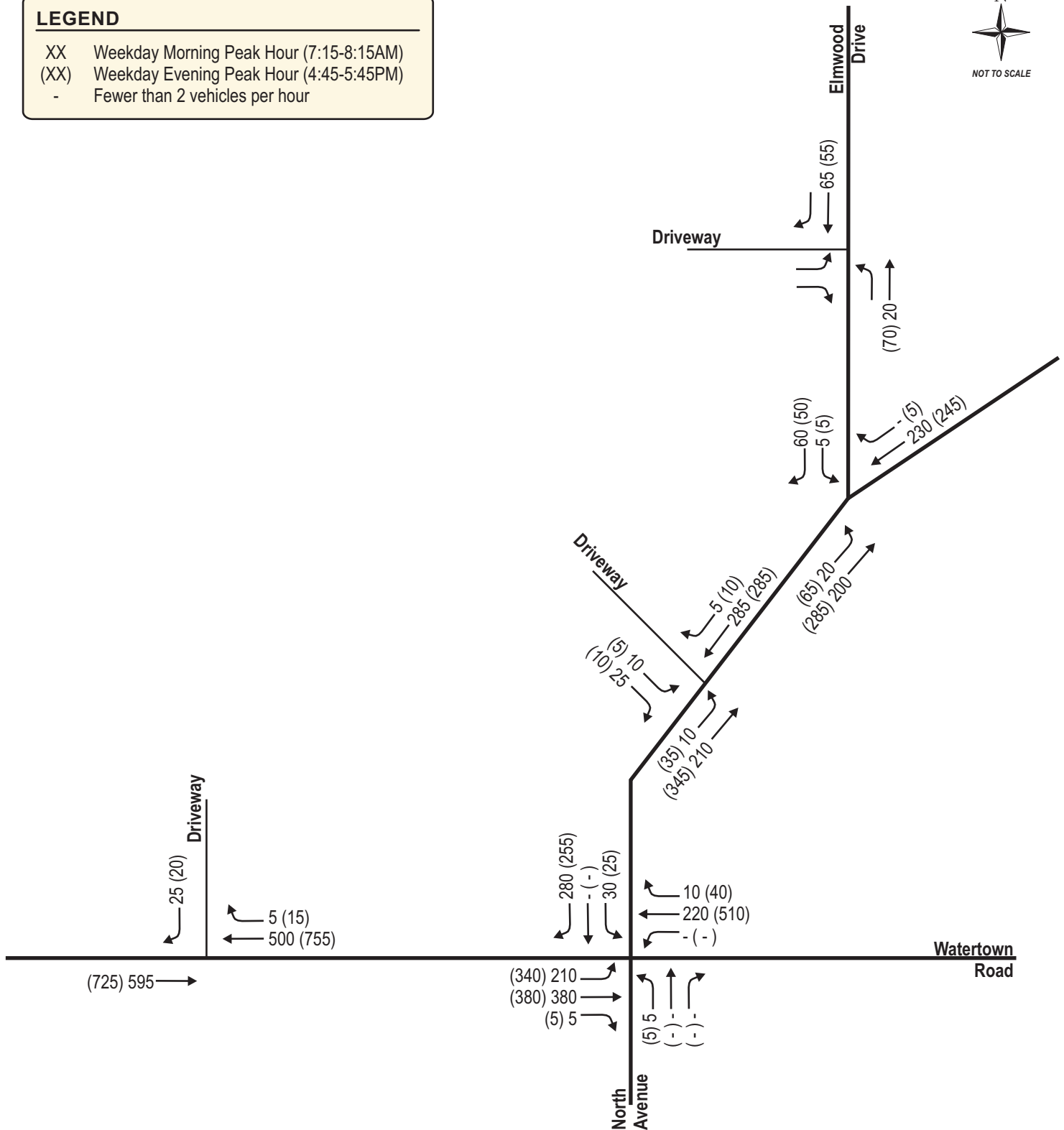
LEGEND

- XX Weekday Morning Peak Hour (7:15-8:15AM)
- (XX) Weekday Evening Peak Hour (4:45-5:45PM)
- Fewer than 2 vehicles per hour



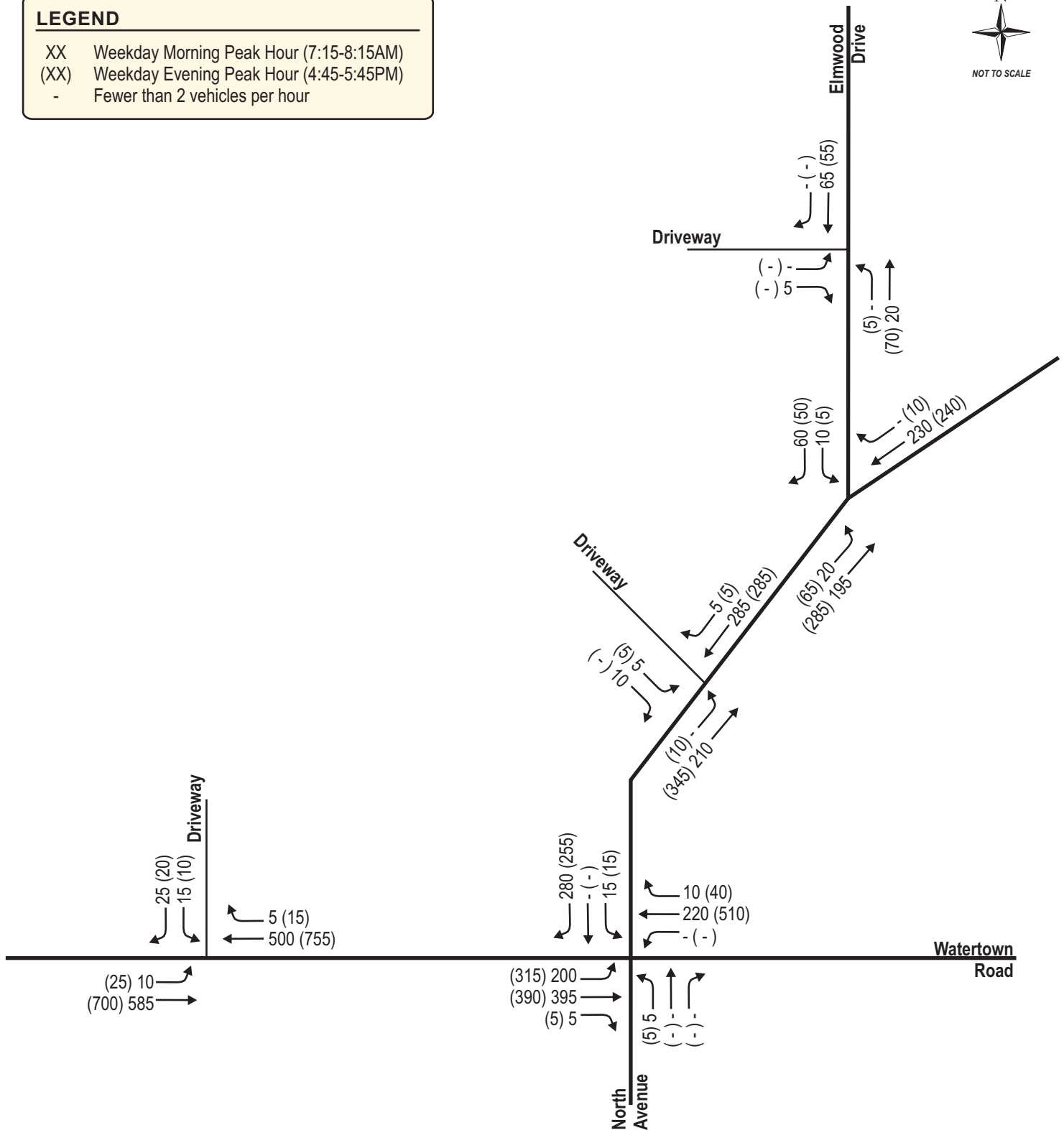
LEGEND

- XX Weekday Morning Peak Hour (7:15-8:15AM)
- (XX) Weekday Evening Peak Hour (4:45-5:45PM)
- Fewer than 2 vehicles per hour



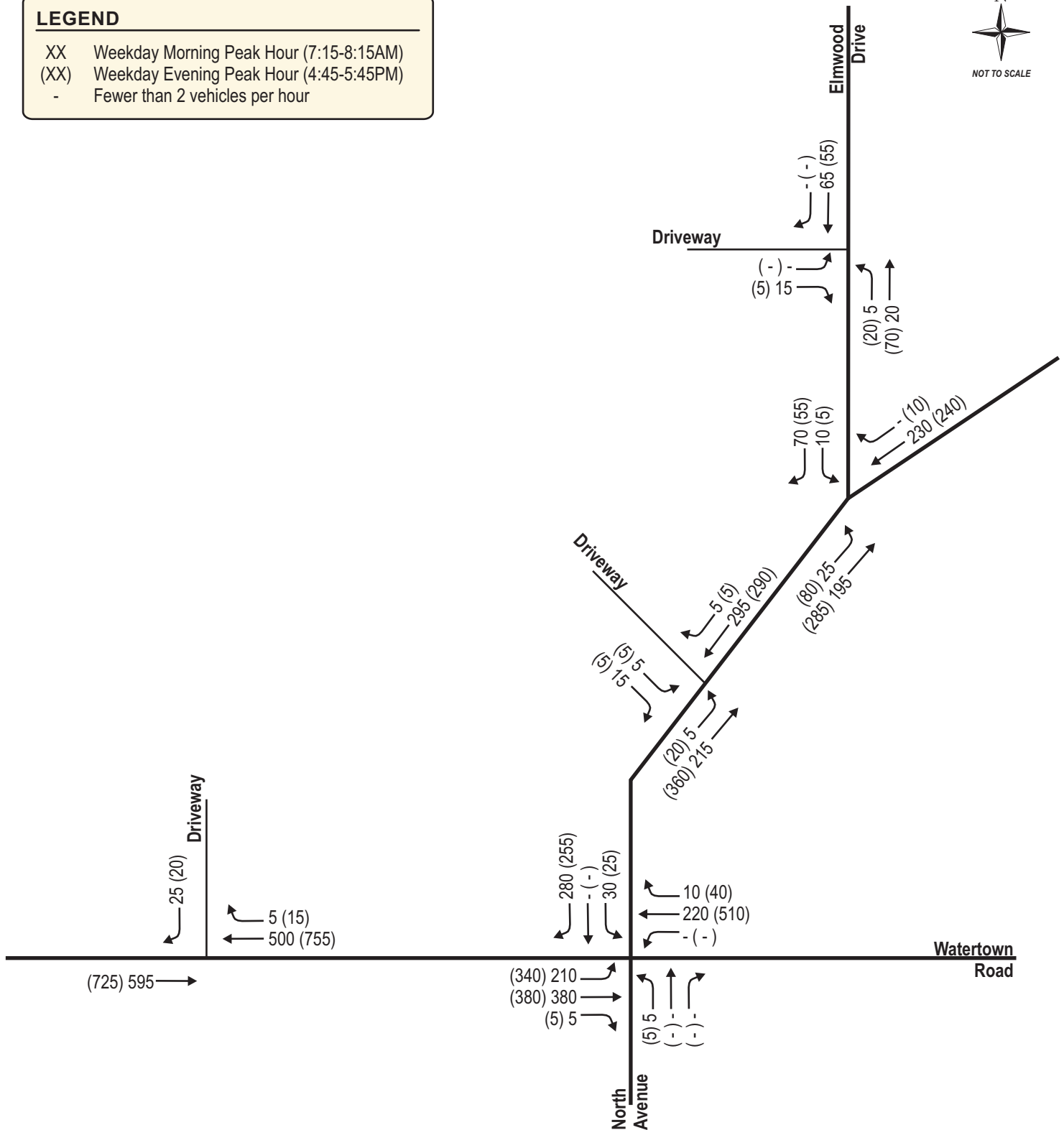
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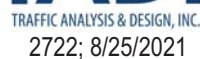
- XX Weekday Morning Peak Hour (7:15-8:15AM)
- (XX) Weekday Evening Peak Hour (4:45-5:45PM)
- Fewer than 2 vehicles per hour



LEGEND

- XX Weekday Morning Peak Hour (7:15-8:15AM)
- (XX) Weekday Evening Peak Hour (4:45-5:45PM)
- Fewer than 2 vehicles per hour

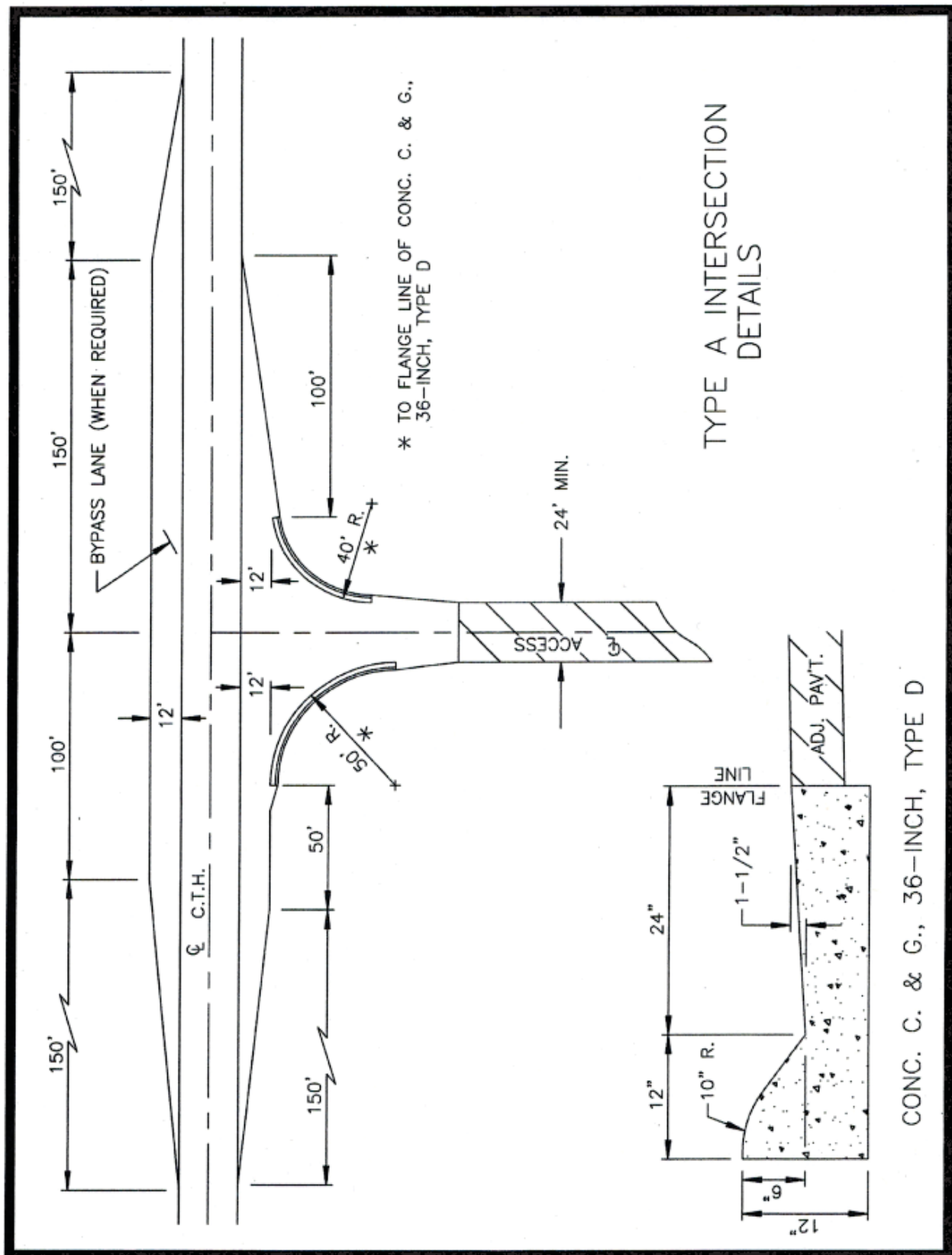




DRAFT

EXHIBIT G

PEWAUKEE, WISCONSIN



**Year 2021 Existing Traffic Peak Hour Operating Conditions
With Anticipated Geometrics and Traffic Control**

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
Watertown Road & North Avenue (Existing Configuration) Stop Sign Control (NB/SB)	AM	Lanes->	1			1			1			1			6
		LOS	A			A			F			C			
		Delay	8			8			59			16			
		Queue	20'			20'			20'			75'			
	PM	LOS	B			A			F			F			13
		Delay	10			8			202			55			
Queue		40'			20'			20'			200'				
Watertown Road & North Avenue (With County Plan) Stop Sign Control (SB)	AM	Lanes->	1	1		1	1		1			1	1		5
		LOS	A	*		A	*		F			D	B		
		Delay	8	*		8	*		55			33	13		
		Queue	20'	*		20'	*		20'			20'	55'		
	PM	LOS	B	*		A	*		F			F	C	7	
		Delay	10	*		8	*		168			93	19		
Queue		40'	*		20'	*		20'			30'	75'			
Watertown Road & North Avenue (With Traffic Signal) Traffic Signal Control	AM	Lanes->	1	1		1	1		1			1	1		9
		LOS	A	A		A	B		B			B	B		
		Delay	8	6		9	13		15			15	12		
		Queue	40'	95'		20'	105'		20'			20'	75'		
	PM	LOS	B	A		A	B		C			C	B	11	
		Delay	10	4		9	16		20			20	16		
Queue		60'	80'		20'	325'		20'			30'	105'			
North Avenue & Elmwood Drive Stop Sign Control (SB)	AM	Lanes->	1	-	-	1	-	-	-	1	-	-	-	1	
		LOS	A	-	-	*	-	-	-	B	-	-			
		Delay	7	-	-	*	-	-	-	10	-	-			
		Queue	20'	-	-	*	-	-	-	20'	-	-			
	PM	LOS	A	-	-	*	-	-	-	B	-	-	1		
		Delay	7	-	-	*	-	-	-	10	-	-			
Queue		20'	-	-	*	-	-	-	20'	-	-				

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement.

(~) indicates a queue is theoretically infinite.

Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

**Year 2022 Scenario One Build Traffic Peak Hour Operating Conditions
With Anticipated Geometrics and Traffic Control**

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S
			Eastbound			Westbound			Northbound			Southbound			LOS & Delay
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
Watertown Road & North Avenue (Existing Configuration) Stop Sign Control (NB/SB)	AM	Lanes->	1			1			1			1			A 6
		LOS	A			A			F			C			
		Delay	8			8			64			19			
		Queue	20'			20'			20'			95'			
	PM	LOS	B			A			F			F			C 15
		Delay	10			8			238			66			
		Queue	40'			20'			25'			225'			
Watertown Road & North Avenue (With County Plan) Stop Sign Control (SB)	AM	Lanes->	1	1		1	1		1			1	1		A 5
		LOS	A	*		A	*		F			E	B		
		Delay	8	*		8	*		59			36	13		
		Queue	20'	*		20'	*		20'			20'	55'		
	PM	LOS	B	*		A	*		F			F	C	A 7	
		Delay	10	*		8	*		193			103	19		
		Queue	40'	*		20'	*		20'			30'	80'		
Watertown Road & North Avenue (With Traffic Signal) Traffic Signal Control	AM	Lanes->	1	1		1	1		1			1	1		A 9
		LOS	A	A		B	B		B			B	B		
		Delay	8	6		10	13		15			15	12		
		Queue	40'	100'		20'	105'		20'			20'	75'		
	PM	LOS	B	A		A	B		C			C	B	B 12	
		Delay	10	4		9	16		21			21	16		
		Queue	60'	85'		20'	355'		20'			30'	105'		
North Avenue & Elmwood Drive Stop Sign Control (SB)	AM	Lanes->	1	-	-	1	-	-	-	-	-	1	-	-	A 1
		LOS	A	-	-	*	-	-	-	-	-	B	-		
		Delay	7	-	-	*	-	-	-	-	-	10	-		
		Queue	20'	-	-	*	-	-	-	-	-	20'	-		
	PM	LOS	A	-	-	*	-	-	-	-	-	B	-	A 1	
		Delay	8	-	-	*	-	-	-	-	-	10	-		
		Queue	20'	-	-	*	-	-	-	-	-	20'	-		
Watertown Road & Proposed Driveway (Full Access) Stop Sign Control (SB)	AM	Lanes->	1	1	-	-	1	1	-	-	-	-	-	-	A 0
		LOS	A	*	-	-	*	*	-	-	-	D	-	B	
		Delay	8	*	-	-	*	*	-	-	-	28	-	12	
		Queue	20'	*	-	-	*	*	-	-	-	20'	-	20'	
	PM	LOS	A	*	-	-	*	*	-	-	-	E	-	C	A 0
		Delay	9	*	-	-	*	*	-	-	-	42	-	15	
		Queue	20'	*	-	-	*	*	-	-	-	20'	-	20'	
North Avenue & Proposed Driveway Stop Sign Control (SB)	AM	Lanes->	1	1	-	-	1	1	-	-	-	1	-	-	A 0
		LOS	A	*	-	-	*	*	-	-	-	B	-	-	
		Delay	8	*	-	-	*	*	-	-	-	11	-	-	
		Queue	20'	*	-	-	*	*	-	-	-	20'	-	-	
	PM	LOS	A	*	-	-	*	*	-	-	-	B	-	-	A 0
		Delay	7	*	-	-	*	*	-	-	-	13	-	-	
		Queue	20'	*	-	-	*	*	-	-	-	20'	-	-	

(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement.

(~) indicates a queue is theoretically infinite.

Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

**Year 2022 Scenario Two Build Traffic Peak Hour Operating Conditions
With Anticipated Geometrics and Traffic Control**

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S
			Eastbound			Westbound			Northbound			Southbound			LOS & Delay
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
Watertown Road & North Avenue (Existing Configuration) Stop Sign Control (NB/SB)	AM	Lanes->	1			1			1			1			10
		LOS	A			A			F			D			
		Delay	8			8			65			29			
		Queue	20'			20'			20'			155'			
	PM	LOS	B			A			F			F			34
		Delay	10			8			269			171			
		Queue	40'			20'			30'			370'			
Watertown Road & North Avenue (With County Plan) Stop Sign Control (SB)	AM	Lanes->	1	1	1	1	1	1	1	1	1	1	1	6	
		LOS	A	*	A	*	F	E	B	A					
		Delay	8	*	8	*	60	43	13	6					
		Queue	20'	*	20'	*	20'	25'	55'	9					
	PM	LOS	B	*	A	*	F	F	C	A					
		Delay	10	*	8	*	225	156	19	9					
		Queue	45'	*	20'	*	25'	30'	80'						
Watertown Road & North Avenue (With Traffic Signal) Traffic Signal Control	AM	Lanes->	1	1	1	1	1	1	1	1	1	1	9		
		LOS	A	A	B	B	B	B	B	B	A				
		Delay	8	6	10	13	15	16	12	9					
		Queue	45'	95'	20'	110'	20'	30'	75'	12					
	PM	LOS	B	A	A	B	C	C	B	B					
		Delay	10	4	9	17	21	22	16	12					
		Queue	75'	85'	20'	360'	20'	40'	105'						
North Avenue & Elmwood Drive Stop Sign Control (SB)	AM	Lanes->	1	-	-	1	-	-	-	1	-	-	-	1	
		LOS	A	-	-	*	-	-	-	B	-	-	-		
		Delay	7	-	-	*	-	-	-	10	-	-	-		
		Queue	20'	-	-	*	-	-	-	20'	-	-	-		
	PM	LOS	A	-	-	*	-	-	-	B	-	-	-	1	
		Delay	8	-	-	*	-	-	-	10	-	-	-		
		Queue	20'	-	-	*	-	-	20'	-	-	-			
Watertown Road & Proposed Driveway (RI/RO Access) Stop Sign Control (SB)	AM	Lanes->	-	1	-	-	1	1	-	-	-	-	-	1	0
		LOS	-	*	-	-	*	*	-	-	-	-	B	-	
		Delay	-	*	-	-	*	*	-	-	-	-	12	-	
		Queue	-	*	-	-	*	*	-	-	-	-	20'	-	
	PM	LOS	-	*	-	-	*	*	-	-	-	-	-	C	0
		Delay	-	*	-	-	*	*	-	-	-	-	-	15	
		Queue	-	*	-	-	*	*	-	-	-	-	20'		
North Avenue & Proposed Driveway Stop Sign Control (SB)	AM	Lanes->	1	1	-	-	1	1	-	-	-	1	-	-	0
		LOS	A	*	-	-	*	*	-	-	-	B	-	-	
		Delay	8	*	-	-	*	*	-	-	-	11	-	-	
		Queue	20'	*	-	-	*	*	-	-	-	20'	-	-	
	PM	LOS	A	*	-	-	*	*	-	-	-	B	-	-	0
		Delay	8	*	-	-	*	*	-	-	-	12	-	-	
		Queue	20'	*	-	-	*	*	-	-	-	20'	-	-	

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(~) indicates a queue is theoretically infinite.

Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue, measured in feet.

**Year 2022 Scenario Three Build Traffic Peak Hour Operating Conditions
With Anticipated Geometrics and Traffic Control**

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S
			Eastbound			Westbound			Northbound			Southbound			LOS & Delay
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
Watertown Road & North Avenue (Existing Configuration) Stop Sign Control (NB/SB)	AM	Lanes->	1			1			1			1			A 6
		LOS	A			A			F			C			
		Delay	8			8			64			19			
		Queue	20'			20'			20'			95'			
	PM	LOS	B			A			F			F			C 15
		Delay	10			8			238			66			
		Queue	40'			20'			25'			225'			
Watertown Road & North Avenue (With County Plan) Stop Sign Control (SB)	AM	Lanes->	1	1		1	1		1			1		1	A 5
		LOS	A	*		A	*		F			E		B	
		Delay	8	*		8	*		59			36		13	
		Queue	20'	*		20'	*		20'			20'		55'	
	PM	LOS	B	*		A	*		F			F		C	A 7
		Delay	10	*		8	*		193			103		19	
		Queue	40'	*		20'	*		20'			30'		80'	
Watertown Road & North Avenue (With Traffic Signal) Traffic Signal Control	AM	Lanes->	1	1		1	1		1			1		1	A 9
		LOS	A	A		B	B		B			B		B	
		Delay	8	6		10	13		15			15		12	
		Queue	40'	100'		20'	105'		20'			20'		75'	
	PM	LOS	B	A		A	B		C			C		B	B 12
		Delay	10	4		9	16		21			21		16	
		Queue	60'	85'		20'	355'		20'			30'		105'	
North Avenue & Elmwood Drive Stop Sign Control (SB)	AM	Lanes->	1		-	-	1		-	-	-	1			A 1
		LOS	A		-	-	*		-	-	-	B			
		Delay	7		-	-	*		-	-	-	10			
		Queue	20'		-	-	*		-	-	-	20'			
	PM	LOS	A		-	-	*		-	-	-	B			A 1
		Delay	8		-	-	*		-	-	-	10			
		Queue	20'		-	-	*		-	-	-	20'			
Watertown Road & Proposed Driveway (Full Access) Stop Sign Control (SB)	AM	Lanes->	1	1	-	-	1	1	-	-	-	-	-	-	A 0
		LOS	A	*	-	-	*	*	-	-	-	D	-	B	
		Delay	8	*	-	-	*	*	-	-	-	28	-	12	
		Queue	20'	*	-	-	*	*	-	-	-	20'	-	20'	
	PM	LOS	A	*	-	-	*	*	-	-	-	E	-	C	A 0
		Delay	9	*	-	-	*	*	-	-	-	42	-	15	
		Queue	20'	*	-	-	*	*	-	-	-	20'	-	20'	
North Avenue & Proposed Driveway Stop Sign Control (SB)	AM	Lanes->	1	1	-	-	1	1	-	-	-	1			A 0
		LOS	A	*	-	-	*	*	-	-	-	B			
		Delay	8	*	-	-	*	*	-	-	-	11			
		Queue	20'	*	-	-	*	*	-	-	-	20'			
	PM	LOS	A	*	-	-	*	*	-	-	-	B			A 0
		Delay	7	*	-	-	*	*	-	-	-	13			
		Queue	20'	*	-	-	*	*	-	-	-	20'			
Elmwood Drive & Potential Driveway Stop Sign Control (EB)	AM	Lanes->	1			-	-	-	1	-	-	1			A 0
		LOS	A			-	-	-	A	-	-	*			
		Delay	8			-	-	-	7	-	-	*			
		Queue	20'			-	-	-	20'	-	-	*			
	PM	LOS	A			-	-	-	A	-	-	*		A 0	
		Delay	9			-	-	-	7	-	-	*			
		Queue	20'			-	-	-	20'	-	-	*			

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Year 2022 Scenario Four Build Traffic Peak Hour Operating Conditions

With Anticipated Geometrics and Traffic Control





Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S
			Eastbound			Westbound			Northbound			Southbound			LOS & Delay
			↗	→	↘	↙	←	↖	↖	↑	↗	↘	↓	↙	
Watertown Road & North Avenue (Existing Configuration) Stop Sign Control (NB/SB)	AM	Lanes->	1			1			1			1			10
		LOS	A			A			F			D			
		Delay	8			8			65			29			
		Queue	20'			20'			20'			155'			
	PM	LOS	B			A			F			F			34
		Delay	10			8			269			171			
		Queue	40'			20'			30'			370'			
Watertown Road & North Avenue (With County Plan) Stop Sign Control (SB)	AM	Lanes->	1	1		1	1		1			1	1		6
		LOS	A	*		A	*		F			E	B		
		Delay	8	*		8	*		60			43	13		
		Queue	20'	*		20'	*		20'			25'	55'		
	PM	LOS	B	*		A	*		F			F	C	9	
		Delay	10	*		8	*		225			156	19		
		Queue	45'	*		20'	*		25'			30'	80'		
Watertown Road & North Avenue (With Traffic Signal) Traffic Signal Control	AM	Lanes->	1	1		1	1		1			1	1	9	
		LOS	A	A		B	B		B			B	B		
		Delay	8	6		10	13		15			16	12		
		Queue	45'	95'		20'	110'		20'			30'	75'		
	PM	LOS	B	A		A	B		C			C	B	12	
		Delay	10	4		9	17		21			22	16		
		Queue	75'	85'		20'	360'		20'			40'	105'		
North Avenue & Elmwood Drive Stop Sign Control (SB)	AM	Lanes->	1		-	-	1		-	-	-	1		2	
		LOS	A		-	-	*		-	-	-	B			
		Delay	8		-	-	*		-	-	-	10			
		Queue	20'		-	-	*		-	-	-	20'			
	PM	LOS	A		-	-	*		-	-	-	B	1		
		Delay	8		-	-	*		-	-	-	10			
		Queue	20'		-	-	*		-	-	-	20'			
Watertown Road & Proposed Driveway (RI/RO Access) Stop Sign Control (SB)	AM	Lanes->	-	1	-	-	1	1	-	-	-	-	-	1	0
		LOS	-	*	-	-	*	*	-	-	-	-	-	B	
		Delay	-	*	-	-	*	*	-	-	-	-	-	12	
		Queue	-	*	-	-	*	*	-	-	-	-	-	20'	
	PM	LOS	-	*	-	-	*	*	-	-	-	-	-	C	0
		Delay	-	*	-	-	*	*	-	-	-	-	-	15	
		Queue	-	*	-	-	*	*	-	-	-	-	-	20'	
North Avenue & Proposed Driveway Stop Sign Control (SB)	AM	Lanes->	1	1	-	-	1	1	-	-	-	1		0	
		LOS	A	*	-	-	*	*	-	-	-	B			
		Delay	8	*	-	-	*	*	-	-	-	11			
		Queue	20'	*	-	-	*	*	-	-	-	20'			
	PM	LOS	A	*	-	-	*	*	-	-	-	B	0		
		Delay	8	*	-	-	*	*	-	-	-	12			
		Queue	20'	*	-	-	*	*	-	-	-	20'			
Elmwood Drive & Potential Driveway Stop Sign Control (EB)	AM	Lanes->	1			-	-	-	1	-	-	1		1	
		LOS	A			-	-	-	A	-	-	*			
		Delay	8			-	-	-	7	-	-	*			
		Queue	20'			-	-	-	20'	-	-	*			
	PM	LOS	A			-	-	-	A	-	-	*	1		
		Delay	8			-	-	-	7	-	-	*			
		Queue	20'			-	-	-	20'	-	-	*			

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LEGEND

-  Traffic Signal
-  Stop Sign
-  Lane Configuration
-  XX' Storage Length (in Feet)

BLACK = Existing Condition

ORANGE = Existing Traffic Recommended Modification

BLUE = Development Traffic Recommended Modification

