

Office of the Clerk/Treasurer

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax 691-1798

**COMMON COUNCIL
MEETING NOTICE AND AGENDA**

Monday, April 1, 2024

6:30 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road ~ Pewaukee Wisconsin

-
1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for M&M 2020 / Muhanned Musaitif for Property Located at N20 W22951 Watertown Road Suite 105 (PWC 0958-982-004) for the Purpose of Operating a Multi-Cultural Convenience Store with Tobacco Products [Fuchs]
 4. Discussion and Possible Action Regarding a Certified Survey Map for Yench, LLC for Property Located on the West Side of Yench Road (PWC 0885-996-006) for the Purpose of Subdividing the Existing Property Into Three Lots and One Outlot [Fuchs]
 5. Discussion and Possible Action Regarding a Certified Survey Map for Yench, LLC for Property Located on the West Side of Yench Road (PWC 0885-996-006) for the Purpose of Further Subdividing the Property Into Two Lots [Fuchs]
 6. Discussion and Possible Action Regarding a Certified Survey Map for Ruekert & Mielke for Property Located at W233 N2080 Ridgeview Parkway (PWC 0953-984-002) for the Purpose of Subdividing the Property Into Two Separate Lots [Fuchs]
 7. Discussion and Possible Action to Approve the Accounts Payable Listing Dated April 1, 2024 [Tarczewski]
 8. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
 9. Adjournment

Kelly Tarczewski
Clerk/Treasurer

March 28, 2024

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 Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.**

DATE: April 1, 2024

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding a Conditional Use Permit for M&M 2020 / Muhanned Musaitif for Property Located at N20 W22951 Watertown Road Suite 105 (PWC 0958-982-004) for the Purpose of Operating a Multi-Cultural Convenience Store with Tobacco Products [Fuchs]

BACKGROUND:

At their January 18, 2024, meeting, the Plan Commission unanimously recommended approval of a Conditional Use Permit for a convenience and tobacco store business use at N20W22951 Watertown Road, Suite 105, subject to the staff recommended conditions within the attached staff report.

At the February 5, 2024 meeting, the Common Council took no action, requiring the item to be re-published for public hearing, and directed the applicant to provide additional information regarding the proposed use such as a list of the specific goods sold, a floor plan, and better visuals.

The applicant has provided a revised narrative listing items that will be sold as well as a floor plan. The applicant also indicated that they recently opened a store at 8333 W. Appleton Avenue, Suite 12 in Milwaukee that is similar to this proposed store.

Also attached is a revised Conditional Use Permit with an added condition stating, "No lighting or promotional displays shall be affixed to or displayed on the exterior surface of windows or affixed to the interior surface of windows if visible from the exterior." This was added by staff based upon discussion at the previous Common Council meeting.

Additionally, the City's ordinance regarding the prohibition of the sale of Chemical Synthetic Cannabinoid is attached for Common Council review. This has also been provided to the applicant.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

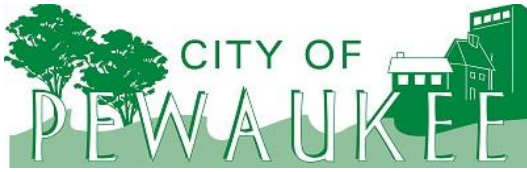
A motion to approve the Conditional Use Permit for a convenience and tobacco store business use at N20W22951 Watertown Road, Suite 105, subject to the staff recommended conditions of approval.

ATTACHMENTS:

Description

Musaitif convenience store staff report 1.18.24

Musaitif convenience store narrative
Pewaukee Crossings site plan
Musaitif convenience store staff comment responses
Musaitif convenience store draft Conditional Use Permit
M&M 2020 Revised CUP Submittal
M&M 2020 Conditional Use Permit 4.1.24
Ordinance No. 10-12



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 January 18, 2024

Date: January 11, 2024

Project Name: Convenience Store Conditional Use Permit Application

Project Address/Tax Key No.: N20W22951 Watertown Road, Suite 105 / PWC 0958982004

Applicant: Mohanned Musaitif

Property Owner: PEWAUKEE RETAIL PARTNERS LLC

Current Zoning: B-6 Mixed Use Business District and LC Lowland Conservancy District

2050 Land Use Map Designation: Retail/Service Commercial

Use of Surrounding Properties: Kwik Trip and Accent On Dance Studios to the north, M-2 zoned property to the south, M-1 zoned property to the east, and County Highway F and vacant land to the west.

Project Description and Analysis

The applicant filed a Conditional Use Permit requesting approval of a convenience and tobacco store business use to occupy existing tenant space located at N20W22951 Watertown Road, Suite 105.

The tenant space has an area of 2,113 square feet. The proposed hours of operations are Monday through Sunday, 9:00 a.m. to 10:00 p.m.

According to the applicant, the business will initially consist of two full-time employees and one part-time employee. The applicant has also indicated that about 30% of sales are anticipated from tobacco sales and about 70% from other goods sold. Note there are no beer or liquor sales proposed.

The applicant is not proposing any exterior site or building modifications other than signage. The site contains about 82 parking spaces, which are shared by all tenants.

The property is zoned B-6 Mixed Use Business District. Note there is also LC Lowland Conservancy District along the rear or south property line.

The B-6 District allows permitted and conditional uses as allowed within the B-4 and B-5 Districts as well as “Any retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission.”

It can also be noted that the B-6 Mixed Use Business District “is intended to provide for the orderly and attractive grouping of buildings which encompass more than one type of nonindustrial business use which are compatible from a traffic, density and general use standpoint.”

The B-4 District generally permits office use. The district intent states:

“The B-4, Office District is intended to provide for Individual or limited office, professional, and special service uses where the office activity would be compatible with neighborhood residential uses and not necessarily exhibit the intense activity of other business districts.”

The B-5 District generally permits auto sales and services type uses as well as building supply stores, motels and hotels, restaurants, transit stations, and commercial kennels. The B-5 District intent is below for review.

“The B-5, Highway Business District is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer service establishments which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.”

It can further be noted that 2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed information related to the proposed business use and staff does not find that the proposed use would have any adverse impacts to the site, other existing uses or adjacent properties, assuming recommended conditions of approval may be met.

(de) Conditional use permits.

1. In this paragraph:

- a.** “Conditional use” means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b.** “Substantial evidence” means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2.

- a.** If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
 - b.** The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
- 3.** Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
 - 4.** Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.
 - 5.** If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

Recommendation

Staff recommends approval of the proposed Conditional Use Permit for a convenience and tobacco store business use within tenant space located at N20W22951 Watertown Road, Suite 105, subject to the following conditions:

1. Applicant shall obtain all other governmental approvals, permits, licenses and the like, required for and applicable to the proposed use and sale of tobacco products, including but not limited to the State of Wisconsin Department of Revenue.
2. Hours of operations shall not extend past 10:00 p.m. without an amendment to this Conditional Use Permit.
3. This Conditional Use Permit shall be subject to periodic review to ensure ongoing compliance with applicable City, County and State standards and regulations.

M&M 2020

N20 W22951 Watertown Road, Suite 105, Waukesha, WI 53186

12/27/2023

City of Pewaukee

W240N3065 Pewaukee Road
Pewaukee, Wisconsin, 53072

Dear City of Pewaukee,

We are writing to express my intent and enthusiasm regarding our proposal to establish a multicultural convenience store, including the sale of tobacco products, within the vibrant community of Pewaukee. Our vision is to contribute to the diversity and accessibility of goods and services available to the residents of Pewaukee, creating a welcoming environment for individuals of all backgrounds.

As prospective business owners, we are deeply committed to fostering inclusivity and addressing the diverse needs of our community. Our proposed multicultural convenience store aims to provide a wide range of products, reflecting the rich tapestry of cultures represented in Pewaukee. From international foods to unique cultural products, we aim to create a space that celebrates diversity and brings people together.

In addition to offering a multicultural selection of goods, our store will include a thoughtfully curated collection of tobacco products. We recognize that this category of products is in demand, and we are dedicated to ensuring responsible sales and adhering to all local regulations and guidelines. Our goal is to provide a comprehensive shopping experience that caters to the preferences and lifestyles of Pewaukee residents.

We understand the importance of community partnerships and engagement, and we are committed to collaborating with local organizations, businesses, and residents to ensure that our store aligns with the values and needs of Pewaukee. We believe that through open communication and collaboration, we can contribute positively to the local economy and enhance the cultural diversity of the city.

In recognizing the significance of health-conscious choices and the desire of many community members to lead healthier lifestyles, we plan to offer a carefully curated range of vitamins and supplements specifically tailored to support smoking cessation.

Our goal is to provide accessible resources for individuals seeking to quit smoking, empowering them to make positive choices and improve their overall well-being.

Thank you for considering our expanded proposal. We look forward to the possibility of contributing to the well-being of Pewaukee and establishing a store that reflects the city's commitment to cultural diversity and community health.

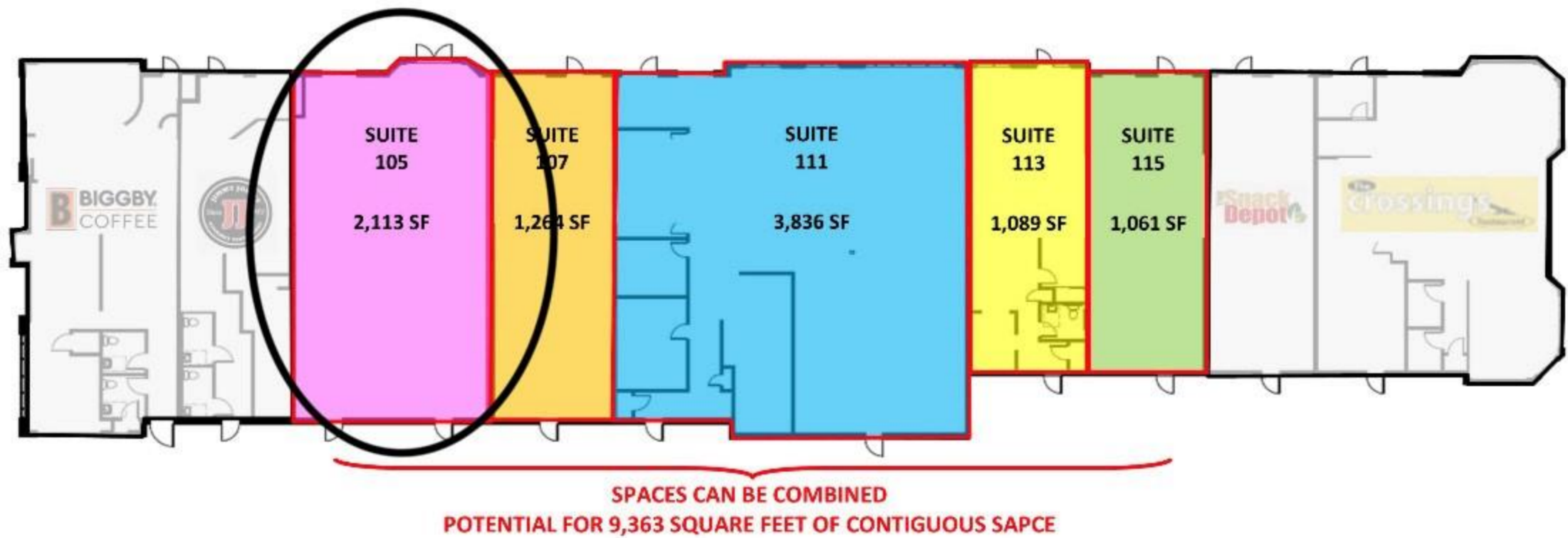
Sincerely,

Khaled Hamed and Mohanned Musaitif

RETAIL FOR LEASE

PEWAUKEE CROSSINGS

N20W22951 Watertown Road, Waukesha, WI 53186



SUITE	TENANT	SIZE (SF)	LEASE TYPE	DESCRIPTION
Suite 105	Available	2,113 - 9,363 SF	Net	Combine for up to 9,363 SF Contiguous
Suite 107	Available	1,264 - 9,363 SF	Net	Combine for up to 9,363 SF Contiguous
Suite 111	Available	3,836 - 9,363 SF	Net	Combine for up to 9,363 SF Contiguous
Suite 113	Available	1,089 - 9,363 SF	Net	Combine for up to 9,363 SF Contiguous
Suite 115	Available	1,061 - 9,363 SF	Net	Combine for up to 9,363 SF Contiguous

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

MATTHEW KLEIN, CCIM
Senior Director Investment Services
O: 651.262.1002
C: 612.382.3403
matt@amkprop.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Date: January 5, 2024
To: Mohanned Musaitif
From: Nick Fuchs, Planner & Community Development Director
RE: Staff Comments - Conditional Use

Comments and Recommendations:

Below are comments and recommendations for the proposed development application for property located at N20W22951 Watertown Road (Tax Key No. PWC 0958982004).

1. What is the area (square feet) of the tenant space?

2113 Square Feet

1. What are the proposed hours of operations?

9:00 AM-10:00 Pm

1. How many full and part-time employees are anticipated?

2 Full Time, 1 Part Time

1. What is the anticipated percentage of sales from tobacco versus other goods sold?

70% other goods versus 30% tobacco

1. Are there any beer or liquor sales proposed or anticipated in the future?

No

1. Is there a specific number of parking spaces allotted to this tenant space? Is parking assigned or is parking shared by all tenants?

There isn't a specific number allotted and parking is shared between all the tenants.

1. Please provide a site plan that identifies the tenant space location.

Attached Below

1. Please confirm there are no exterior building or site changes other than signage.

There will be no site changes or exterior building changes besides signage.

**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-24-1-2**

PWC 0958982004

LEGAL DESCRIPTION:

UNIT 1 PEWAUKEE CROSSINGS CONDOMINIUM & UNDIV
INTEREST IN THE COMMON AREAS CREATED UNDER
DECLARATION RECORDED AS DOC #4436009 :: LOCATED IN
LOT 1 CSM #10295 VOL 97/229 PT NW1/4 & SW1/4 OF NW1/4
SEC 24 T7N R19E

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

M&M 2020/Muhammed Musaitif

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 January 18, 2024; 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 February 5, 2024.

NOW, THEREFORE, let it be known that the City Common Council by its action on February 5, 2024 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a multicultural convenience store with tobacco products.

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

1. Applicant shall obtain all other governmental approvals, permits, licenses and the like, required for and applicable to the proposed use and sale of tobacco products, including but not limited to the State of Wisconsin Department of Revenue.
2. Hours of operations shall not extend past 10:00 p.m. without an amendment to this Conditional Use Permit.
3. This Conditional Use Permit shall be subject to periodic review to ensure ongoing compliance with applicable City, County and State standards and regulations.

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 _____, 2024 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

Business Name: M&M 2020

Owner: Mohammed Musaitif

Executive Summary:

I am planning to open a multicultural convenience store. We will offer a variety of unique products to the public. Some of these products include: chips and snacks from various countries, a variety of chips, oreos, and skittles not normally found in the U.S, and a variety of cereals, candies, and soft drinks. We will also have a small selection of rare tobacco products for our customers. Our goal is to offer products to our customers that are not readily available in our local convenience stores.

Market Analysis:

Our market age group is 21 to 60+ years of age. We realize that we will have competitors in the neighborhood, but we believe that by offering rare and multicultural products, we will easily be able to set ourselves apart and build a strong customer base. We would like to offer an easy and convenient way to offer these products to the local community, which they otherwise may not have access to.

Operational Plans:

We plan to be open daily from nine a.m to nine p.m. We will have a manager on duty and two employees help operate the shop. Prior to opening, we will work with the City of Pewaukee to obtain any licenses and permits required.

Inventory Strategy:

Our goal is to offer many products to our local community. Some of these products include:

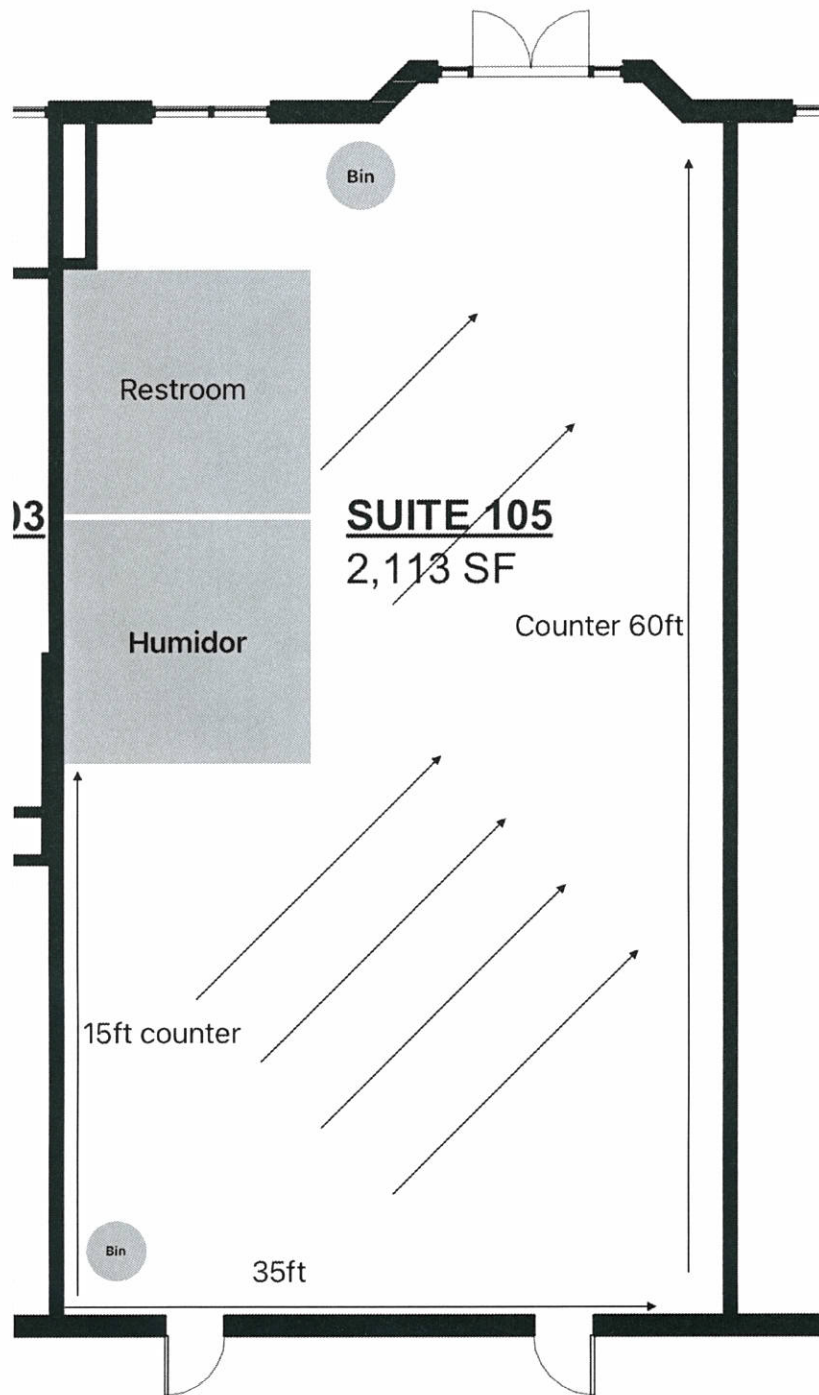
Multicultural Goods

- Chips From Japan
- Chips from China
- Chips from Thailand
- Chips from Vietnam
- Chips from India
- Chips from Middle East
- Oreos from different countries
- Skittles foreign to the United States
- Super rare ramen noodles
- Exotic cereals from different countries such as etc
- Syrups
- Different candies
- Spices foreign to the us
- Freeze dried candies (rare)
- Chocolates rare to the us
- Different exotic drinks super rare

- Fanta
- Coca Cola
- Pepsi
- Canada Dry
- Prime
- Red Bull
- Schweppes
- 7up
- Different flavor pop tarts
- Super rare cotton candy
- Super rare waffles
- Rare anime drinks
- Super rare sodas exclusive to china and Japan
- Olive Oil
- Beef jerky
- Wellness supplements
- Herbal supplements
- Herbal teas
- Vitamins

Tobacco Section

- Premium Cigars with a glass humidor roughly 300-500 sq ft variety of 500 different cigars
- Cigar lighters and torches
- Vapes such as
- Alto Vuse
- Posh
- Breeze
- E Liquid
- E cigarettes
- CBD
- Incense
- Candles
- Sprays
- Sage
- Cigar ashtrays
- Hookahs
- Bag tobacco
- Cigarettes
- Nicotine pouches
- Chewing tobacco



100%

**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-24-1-2**

PWC 0958982004

LEGAL DESCRIPTION:

UNIT 1 PEWAUKEE CROSSINGS CONDOMINIUM & UNDIV
INTEREST IN THE COMMON AREAS CREATED UNDER
DECLARATION RECORDED AS DOC #4436009 :: LOCATED IN
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**PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING
FOR PERMIT:**

M&M 2020/Muhammed Musaitif

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 January 18, 2024; 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 February 5, 2024.

NOW, THEREFORE, let it be known that the City Common Council by its action on February 5, 2024 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a multicultural convenience store with tobacco products.

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

1. Applicant shall obtain all other governmental approvals, permits, licenses and the like, required for and applicable to the proposed use and sale of tobacco products, including but not limited to the State of Wisconsin Department of Revenue.
2. Hours of operations shall not extend past 9:00 p.m. without an amendment to this Conditional Use Permit.
3. This Conditional Use Permit shall be subject to periodic review to ensure ongoing compliance with applicable City, County and State standards and regulations.
4. No lighting or promotional displays shall be affixed to or displayed on the exterior surface of windows or affixed to the interior surface of windows if visible from the exterior.

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 _____, 2024 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd

My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

ORDINANCE NO. 10-12

**AN ORDINANCE TO CREATE SECTION 7.02b(12)
OF THE CITY OF PEWAUKEE MUNICIPAL CODE REGARDING
CHEMICAL SYNTHETIC CANNABINOID PROHIBITED**

WHEREAS, the Common Council has determined that herbal preparations powdered or sprayed with a chemical synthetic cannabinoid are available for sale within the City of Pewaukee that claims to produce intoxicating effects similar to THC or marijuana; and

WHEREAS, while the substances are not yet categorized as illegal controlled substances under Wisconsin or federal law several other countries, states and municipalities have already taken action to prohibit these substances due to increased overdoses and other negative health concerns; and

WHEREAS, while these synthetic cannabinoid substances are often marketed as benign and legal alternatives to marijuana, they are potentially dangerous to users as the substances can create potency from 3 up to 100 times greater than marijuana, produce severe adverse health conditions such as hallucinations, paranoia, seizures and vomiting based on reported emergency room experiences in areas of the country where use is more prevalent and further that long term health effects of use of these substances are not yet known; and

WHEREAS, it has been determined that the effects of these substances are a health, safety and welfare concern to the citizens of the City of Pewaukee.

NOW, THEREFORE, the Common Council of the City of Pewaukee, **DOES HEREBY ORDAIN AS FOLLOWS:**

SECTION 1: Chapter 7 of the City of Pewaukee Municipal Code entitled “Nuisances”, Section 7.02b entitled “Public Nuisances Affecting Health”, and (12) “Chemical Synthetic Cannabinoid Prohibited”, is hereby created to read as follows:

7.02b PUBLIC NUISANCES AFFECTING HEALTH

(12) CHEMICAL SYNTHETIC CANNABINOID PROHIBITED.

- a. POSSESSION, USE AND SALE ARE ILLEGAL. It shall be illegal for any person to use, possess, purchase, attempt to purchase, sell, publicly display or sale or attempt to sell, give or barter, except as provided herein, any one or more of the following chemicals whether under the common street or trade names, label or descriptions as follows:
 1. “Spice”, “K2”, “Genie”, “Yucatan Fire”, “fake” or “new marijuana”;
 2. Salviadinorum or salvinorum A; all parts of the plant presently classified botanically as salvia divinorum, whether growing or not, the seeds thereof, any extract from any part of such plant, and every compound, manufacture, salts derivative, mixture or preparation of such plant, its seeds or extracts;
 3. (6aR)-9 (hydroxymethyl)-6, 6dimethyl-3 (2 methyloctan-2-yl)-6a, 7, 10, 10a-tetrahydrobenzo(c)chromen-1-ol some trade or other names: HU-210;

4. 1-Pentyl-3-(1-naphthoyl) indole-some trade or other names: JWH-018/spice;
5. 1-Butyl-3-(1-naphthoyl) indole-some trade or other names: JWH-073;
6. -1-(3(trifluoromethylphenyl) piperazine-some trade or other names: TFMPP;
7. 2-(3-hydroxycyclohexyl)-5-(2-methyloctan-2-yl)phenol - some trade or other names: CP 47, 497;
8. 1 (2-(4-(morpholinyl)ethyl))-3-(1-naphthoyl) indole - some trade or other names: JWH-200;
9. 1-hexyl-3-(1-naphthoyl)indole - some trade or other names: JWH-019;
10. 1-pentyl-3-(2-methoxyphenylacetyl)indole - some trade or other names: JWH-250;
11. 1-pentyl-3-(4-chloro-1-naphthoyl)indole - some trade or other names: JWH-398;
12. (2-methyl-1-propyl-1H-indol-3-yl)-1-naphthalenyl-methanone - or some trade or other names: JWH-015;
13. Dexanabinol,(6aS,10aS)-9-(hydroxymethyl)-6,6-dimethyl-3-(2-methyloctan-2-yl)-6a,7,10,10a-tetrahydrobenzo[c]chromen-1-ol - or some trade or other names: BU-211.

b. MEDICAL OR DENTAL USE ALLOWED.

The use, possession, purchase or attempt to purchase any of the items in Section (a) is not prohibited when directed or prescribed by a licensed physician, dentist or other medical health professional authorized to direct or prescribe such use provided that the use is permitted by state or federal laws.

SECTION 2: Severability.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 3: Effective Date.

This ordinance shall be effective upon publication or posting as provided by law.

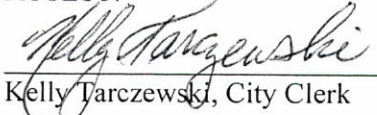
Dated this 20th day of December 2010.

CITY OF PEWAUKEE



Scott Klein, Mayor

ATTEST:



Kelly Tarczewski, City Clerk

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.**

DATE: April 1, 2024

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for Yench, LLC for Property Located on the West Side of Yench Road (PWC 0885-996-006) for the Purpose of Subdividing the Existing Property Into Three Lots and One Outlot [Fuchs]

BACKGROUND:

At their December 21, 2023, meeting, the Plan Commission unanimously recommended approval of the proposed Certified Survey Map.

At the January 15, 2024 meeting, the Common Council tabled this CSM due to storm water management concerns, and directed the applicant to oversize the pond, subdivide the land into less parcels, or find another method of mitigation to compensate for the storm water concerns.

Attached is a revised CSM with a larger outlot and oversized bioretention basin.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Yench LLC staff report 12.21.23

Yench LLC CSM narrative

Yench LLC CSM #1

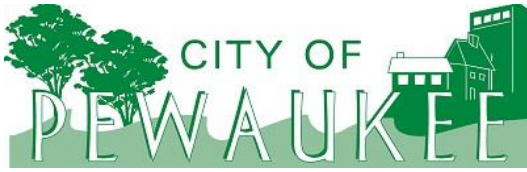
Yench LLC staff comment responses

Yench LLC civil plans

Engineering memo

CSM-1 Rev 2-29-2024

2024-02-28_YENCH ROAD_CIVIL PLANS-22X34



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 December 21, 2023

Date: December 8, 2023

Project Name: Yench LLC Certified Survey Map

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

Applicant: YENCH LLC

Property Owner: YENCH LLC

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

2050 Land Use Map Designation: Low Density Residential (> 2 Ac. / D.U.) and Floodplains, 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/Analysis

The applicant filed two Certified Survey Map Applications requesting to subdivide the existing lot located along Yench Road into a total of four lots and one outlot.

The subject property is approximately 30.7-acres and contains split zoning of Rs-2 Single-Family Residential District and A-2 Agricultural District. The split zoning was a result of a previous Rezoning and Certified Survey Map (CSM) submittal. That CSM, however, did not move forward and was not recorded. Note the property also contains F-1 Floodplain District and LC Lowland Conservancy District.

The property is designated as Low Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas on the City's Year 2050 Land Use/Transportation Plan.

CSM #1: 3 Lots and 1 Outlot

The first CSM that would be recorded consists of three lots and one outlot. Lot 1 has an area of 2.48-acres, Lot 2 has an area of 2.31-acres, and Lot 3 has an area of 25.21-acres. The area of Outlot 1 is about 0.69-acres.

CSM #2: 2 Lots

The second CSM provided is a redivision of Lot 3 noted above. That 25.21-acre lot is proposed to be subdivided into two separate lots. Lot 1 has an area of 2.31-acres and Lot 2 has an area of 22.90-acres.

All lots are planned for single-family residential development. The applicant would like to retain the A-2 District zoning of the larger parcel for the potential of agricultural uses in addition to a single-family residence.

All properties will be served by private utilities and City approval of the access location for each lot is required.

Staff also recommends that Lot 2 of the 2-Lot CSM shall have a minimum width of 220 feet at the setback line in accordance with the Rs-2 District minimum lot size requirements.

Storm Water Management

The applicant has provided a storm water management plan; however, it does not include lands that were previously subdivided as part of this development. It is staff's contention that this is a continuation of development or a common plan of development, and as such, the storm water management plan needs to consider all development that has been completed within the original 56.5-acre property.

Staff recommends resubmittal of a storm water management plan in compliance with Chapter 19 of the City's Municipal Code. 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.

Zoning

The current split zoning of Rs-2 and A-2 does not reflect the boundaries of the newly proposed lots. As such, staff recommends submittal of a Rezoning Application to eliminate any split zoning that would be created by the recording of the subject certified survey maps. Staff recommends that all lots and the outlot be zoned Rs-2 and only the boundary of Lot 2 of the 2-Lot CSM include A-2 zoning. Note the F-1 District and LC District zoning must match the field delineated boundaries of the floodplain and wetland areas onsite.

In addition, confirmation is needed that the wetland delineations are still valid. If not, the site shall be re-delineated, and the boundary revised on the certified survey maps if necessary.

Recommendation

Considering the zoning and storm water management concerns, staff is recommending a motion to table both certified survey maps to allow the applicant to submit a Rezoning Application and provide a storm water management plan in compliance with City regulations.

November 8, 2023

Re: "Yench Road Land Division"
Proposed 4 Lots and Storm water Outlot

Dear City of Pewaukee,

Yench, LLC appreciates the opportunity to bring forward for your approval a series of **two CSM's that will create a total of four (4) lots and one (1) Outlot along the west side of Yench Road, south of Lynndale Road (CTH JK)**. The property is currently zoned Rs-2 with the southern area zoned A-2; the proposed land divisions will conform to the existing zoning. The first CSM will create the two northern Rs-2 lots, an Outlot for storm water management, with the remaining south land as one large lot. The second CSM will further divide the first CSM's southern lot into an Rs-2 lot and a large A-2 lot.

You may recall that this property was before you in 2021, at which time you approved it for a four (4) lot CSM land division. Through this new application we are maintaining the same 4 lot concept, but have added an Outlot for storm water management.

This project has been designed to provide storm water management meeting City and Wisconsin DNR requirements within the extents of the two CSMs. A proposed biofiltration basin situated in the Outlot manages runoff from the proposed lots; this basin discharges through an easement to a large wetland adjacent to STH 16 to the south. The stormwater management plan demonstrates that this design meets City and DNR requirements.

The stormwater management plan for this project does not include other nearby properties or offsite areas that are downhill or not tributary to this site, as is appropriate and consistent with DNR policy. Pete Wood, a lead Water Resources Engineer at the DNR, has stated via email dated July 7, 2023, that this project is not considered a common plan of development with other homes built by others on lots adjacent to this property. Therefore, this project should not be burdened with retroactively creating storm water management facilities for downhill or offsite areas, and is not able to do so.

We herein request that the City Plan Commission and Common Council, as part of our desired approval, note that this project needs to provide stormwater management specific for the subject property.

The enclosures with this CSM application include the two (2) CSMs, site civil plans, and a storm water management plan, all designed per City of Pewaukee requirements.

We thank you for your time and consideration in this minor land division approval, and welcome any questions or discussion.

Sincerely,

Jeff Mierow
Yench, LLC

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

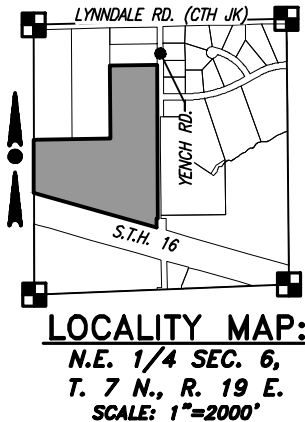
PREPARED BY:

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

SETBACKS PER RS-2 ZONING

LOTS 1-2

FRONT = 45' WETLANDS = 25'
SIDE = 25' 100-YEAR FLOOD = 75'
REAR = 35' EASEMENTS = 5'



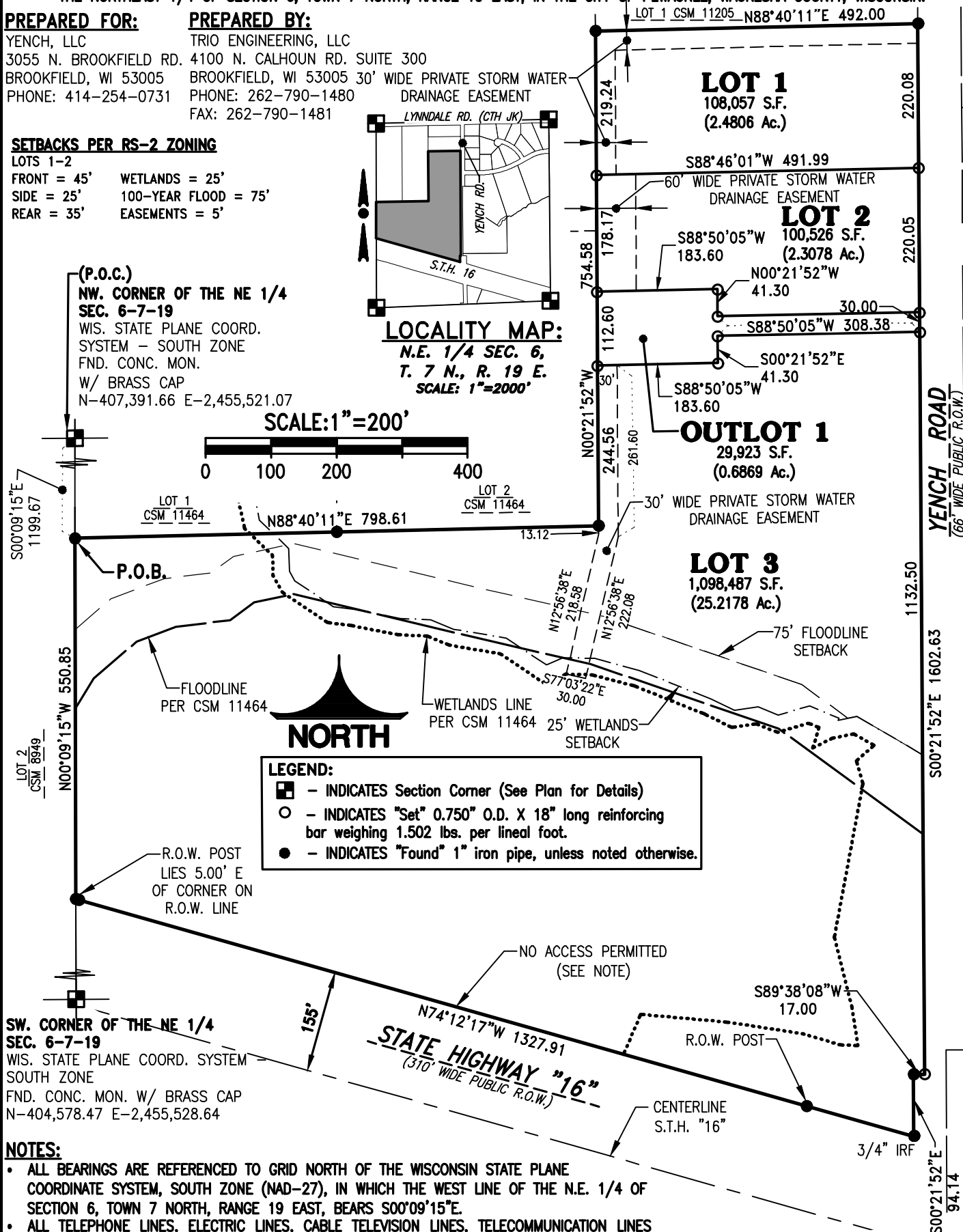
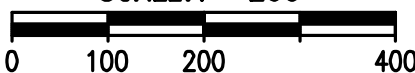
(P.O.C.)

NW CORNER OF THE NE 1/4

SEC. 6-7-19

WIS. STATE PLANE COORD.
SYSTEM - SOUTH ZONE
FND. CONC. MON.
W/ BRASS CAP
N-407,391.66 E-2,455,521.07

SCALE: 1"=200'



LEGEND:

- - INDICATES Section Corner (See Plan for Details)
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 1" iron pipe, unless noted otherwise.

SW CORNER OF THE NE 1/4

SEC. 6-7-19

WIS. STATE PLANE COORD. SYSTEM
SOUTH ZONE
FND. CONC. MON. W/ BRASS CAP
N-404,578.47 E-2,455,528.64

NOTES:

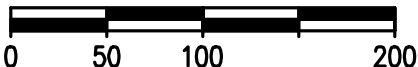
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE N.E. 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 19 EAST, BEARS S00°09'15"E.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATION LINES 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 3. 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.
- OUTLOT 1 IS TO BE MAINTAINED BY THE LOT OWNERS OF THIS LAND DIVISION AND ANY FUTURE LAND DIVISIONS. WAUKESHA COUNTY SHALL NOT BE LIABLE FOR FEES OR SPECIAL CHARGES IN THE EVENT THEY BECOME THE OWNER OF ANY LOT WITHIN THIS LAND DIVISION.
- LOT 3 TO BE RETAINED BY DEVELOPER FOR FUTURE DIVISION.

DRAFTED THIS 3RD DAY OF NOVEMBER, 2023. REVISED 11-22-23.

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

SHEET 1 OF 5

BEING A REDVISION 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.



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DRAFTED THIS 3RD DAY OF NOVEMBER, 2023. REVISED 11-22-23.
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

JOB NO. 16-015-467-01
SHEET 1 OF 5

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.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a redivision of Lot 3 of Certified Survey Map Number 11464, recorded in the office of the Register of Deeds, Waukesha County on June 23rd, 2016 in Book 114 Pages 82-85 of Certified Survey Maps, inclusive as document number 4214210, 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.

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.

Drafted this 3rd Day of November, 2023. REVISED 11-22-23.

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

Job. No. 16-015-467-01

SHEET 4 OF 5

L:\LOBBYS\WPDOCS\DOCUMENT\467\16015-01_YENCH ROAD\530-Certified Survey Map\Yench CSM-1.doc

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.**

PLAN COMMISSION APPROVAL:

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

Steve Bierce, Mayor

Colleen Brown, Plan Commission Secretary

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

November 29, 2023

Nick Fuchs,
Planner and Community
Development Director
City of Pewaukee
W240 N3065 Pewaukee Rd.
Pewaukee, WI 53072



RE: Staff Comments – Yench LLC Certified Survey Maps

Dear Mr. Fuchs:

Enclosed you will find our responses (**BOLD**) to your comments regarding Certified Survey Maps dated November 03, 2023, Civil Plans dated November 03, 2023, and Preliminary SWMP dated October 31 2023 for the proposed Lynndale Road CSM in the City of Pewaukee.

Comments and Recommendations:

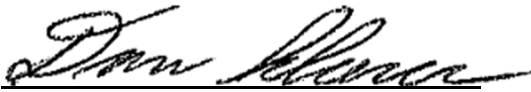
Below are comments and recommendations for the proposed development application for property located at Tax Key No. PWC 0885996006.

1. When were the wetlands delineated?
 - **Wetlands were delineated in 2015 by NES**
2. Note that all on-site soil absorption sanitary disposal systems must be approved by the Waukesha County Health and Human Services Department prior to installation.
 - **Noted**
3. Please revise both CSMs to list the Plan Commission secretary as Colleen Brown, not Brandon Bergman.
 - **Name has been revised.**
4. On both CSMs, please list the Plan Commission approval first and then Common Council approval.
 - **Document has been revised.**
5. Note that access for these lots will require City approval.
6. Below are comments related to the 3 Lot/1Outlot CSM:
 - a) Include A-2 setback information in addition to the Rs-2 setbacks.
 - **Setback information has been included.**
 - b) Please show a 5' setback from all public easements, including the drainage easement.
 - **5' setback has been included on CSMs and plans.**
 - c) Please show the location of all Soil Boring and Soil Percolation Tests in accordance with Section 18.0603b.8. of the City's Land Division Ordinance.
 - **Soil borings included on CSMs.**
7. Below are comments related to the 2 lot CSM:
 - a) Lot 1 requires a minimum width of 220 feet under the Rs-2 District.
 - i. **Lot widths have been revised to comply with zoning ordinances.**
 - b) As the A-2 District setbacks depend on an interpretation of the type of building proposed, it is recommended to remove the building setback line. The note indicating required setbacks will suffice.
 - i. **Setback lines have been removed**

- c) Please show a 5' setback from all public easements, including the drainage easement.
 - i. **5' setback has been included on CSMs and plans.**
- d) Please show the location of all Soil Boring and Soil Percolation Tests in accordance with Section 18.0603b.8. of the City's Land Division Ordinance.
 - i. **Soil borings included on CSMs.**

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

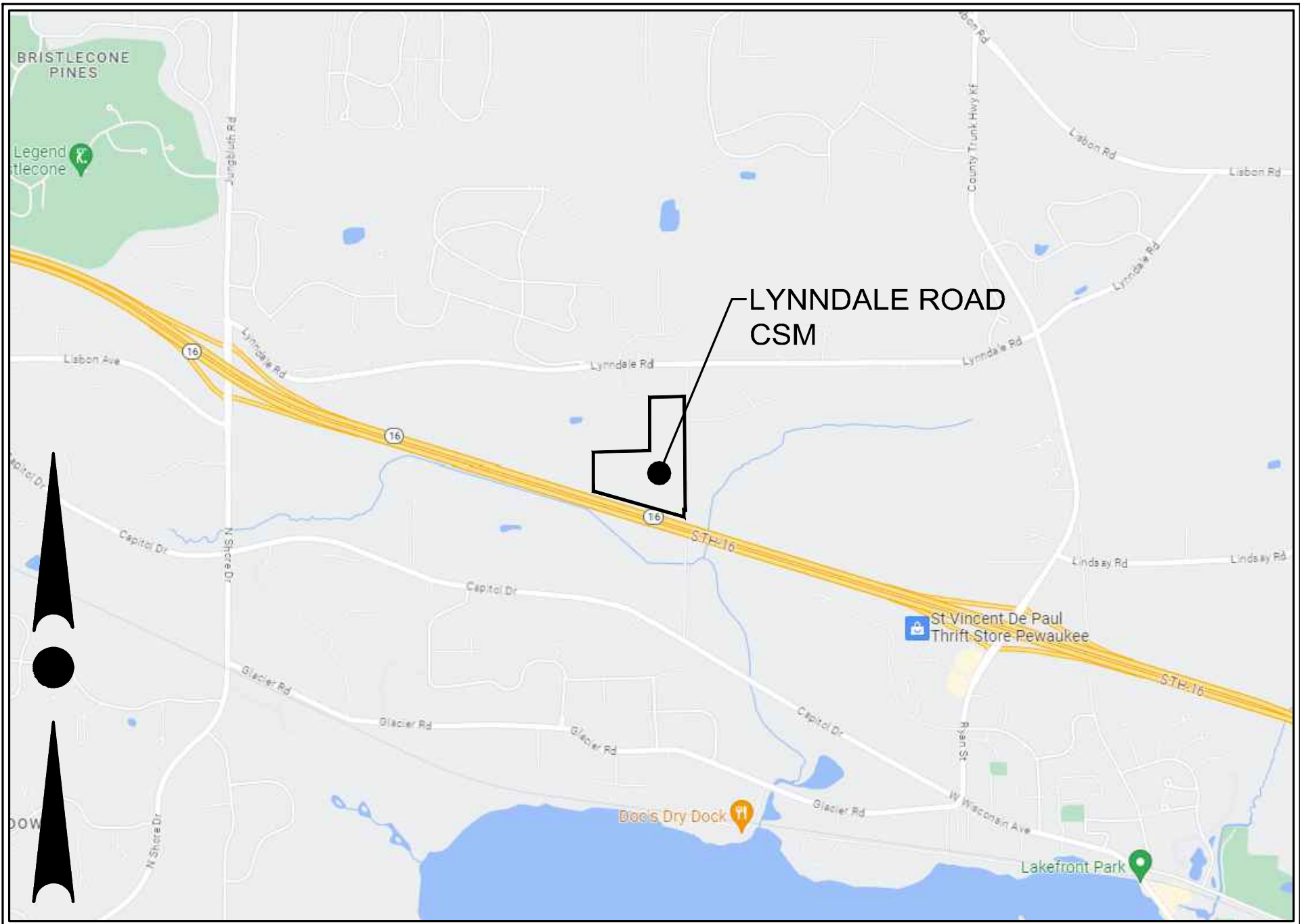
Sincerely,



Dan Scherer, P.E.
Project Engineer
Trio Engineering
(262) 790-1480 ext.108
dscherer@trioeng.com

GENERAL NOTES

- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - CITY OF PEWAUKEE TECHNICAL STANDARDS.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF PEWAUKEE.
- THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF PEWAUKEE SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.



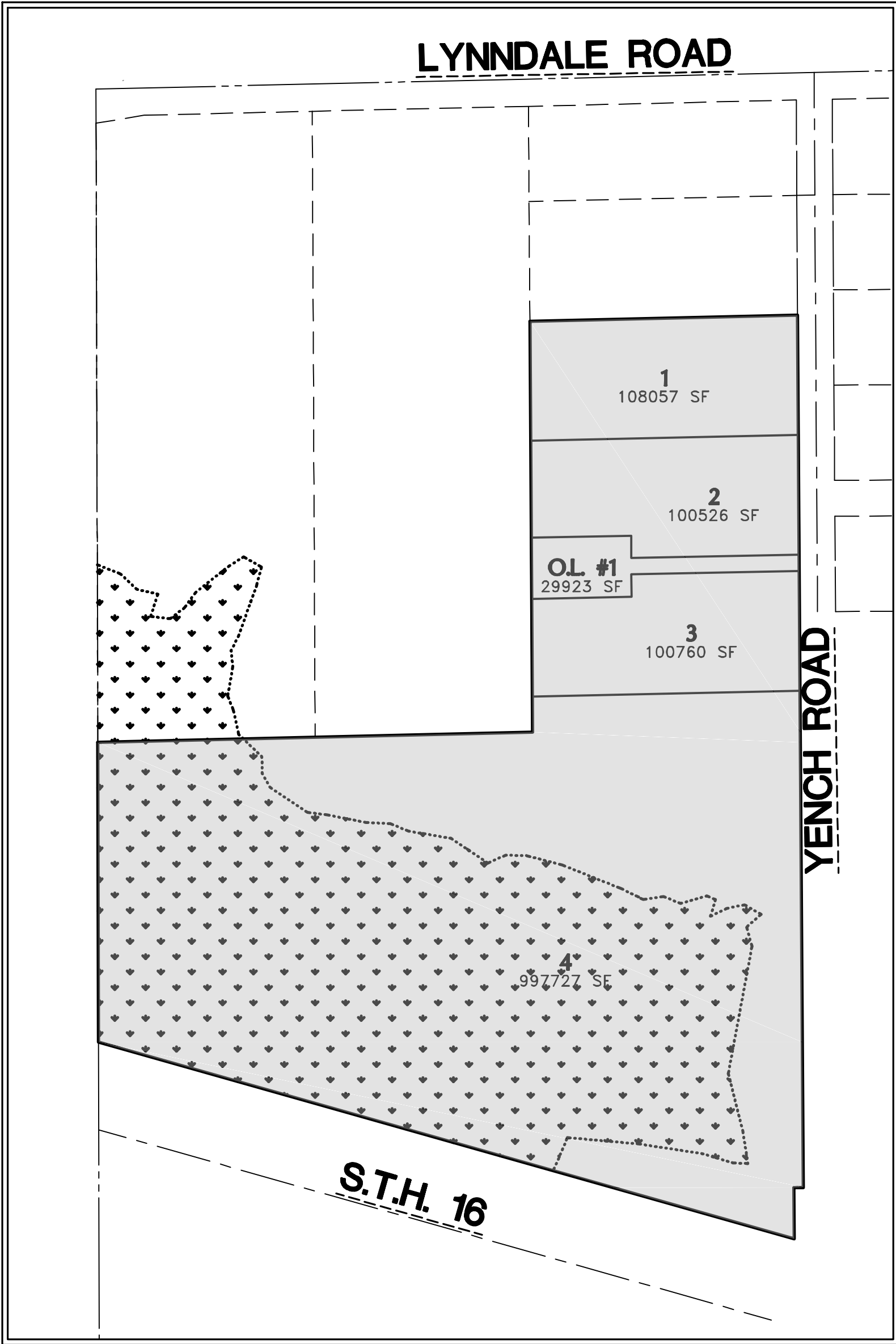
LOCATION MAP
NOT TO SCALE

LYNNDALE ROAD CSM

SINGLE-FAMILY SUBDIVISION

SITE DEVELOPMENT PLANS

CITY OF PEWAUKEE, WISCONSIN



SITE PLAN
SCALE: 1" = 200'

ENGINEER:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MR. DAN SCHERER, P.E.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: dscherer@trioeng.com

SHEET INDEX

CIVIL	
T1	— COVER SHEET
C1.0	— PROPOSED DEVELOPMENT PLAN
C1.1	— EXISTING SITE PLAN
C2.0	— OVERALL GRADING PLAN
C2.1	— GRADING AND DRAINAGE PLAN
C2.2	— POND PLANS AND DETAILS
C3.0	— EROSION CONTROL PLAN
C4.0	— CONSTRUCTION NOTES & DETAILS



PROJECT:
LYNNDALE ROAD CSM
CITY OF PEWAUKEE, WISCONSIN

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

REVISION HISTORY

DATE	DESCRIPTION
11/03/2023	PLAN COMMISSION
11/29/2023	PER REVIEW COMMENTS

DATE:
NOVEMBER 29, 2023

JOB NUMBER:
16015

DESCRIPTION:
COVER SHEET

SHEET

T1

APPLICABLE ZONING SETBACKS

A-2 ZONING SETBACKS (LOT 4)

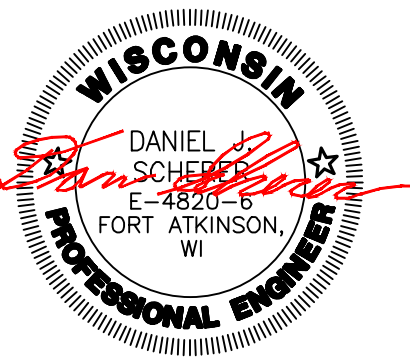
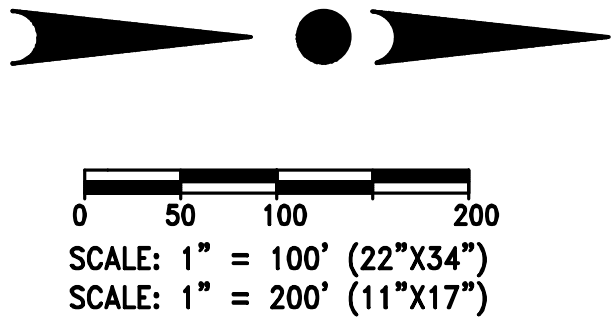
- FARM BUILDINGS = 100' EACH SIDE INCLUDING STREET
- DWELLINGS & RELATED ACCESSORY STRUCTURES = 50' EACH SIDE INCLUDING STREET
- DETACHED STRUCTURES = 25' ON EACH SIDE
- OTHER DETACHED USE PRINCIPLE STRUCTURES = 25' EACH SIDE
- WETLANDS = 25'
- 100 YEAR FLOODPLAIN = 75'

RS-2 ZONING SETBACKS (LOTS 1-3)

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

NOTES:

- BUILDING PADS SHOWN ARE APPROXIMATE AND MAY DIFFER FROM LOCATION SHOWN WHEN LOTS ARE DEVELOPED.
- CONTRACTOR SHALL CONDUCT INFILTRATION TESTING AT THE LOCATION OF THE PROPOSED STORMWATER BASIN. IF RESULTS ARE LESS THEN X.XX IN/HR, THE DESIGNER SHALL BE NOTIFIED AND THE DESIGN SHALL BE ADJUSTED ACCORDINGLY.
- SEPTIC AREAS SHOWN ARE APPROXIMATE AND MAY VARY WHEN LOTS ARE DEVELOPED, BUT SHALL BE PROTECTED DURING SITE GRADING OPERATIONS ASSOCIATED WITH THE STORM WATER DESIGN.



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefio@trioeng.com

PROJECT:
LYNNDALE ROAD CSM
CITY OF PEWAUKEE, WISCONSIN

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

REVISION HISTORY

DATE	DESCRIPTION
11/03/2023	PLAN COMMISSION
11/29/2023	PER REVIEW COMMENTS

DATE:

NOVEMBER 29, 2023

JOB NUMBER:

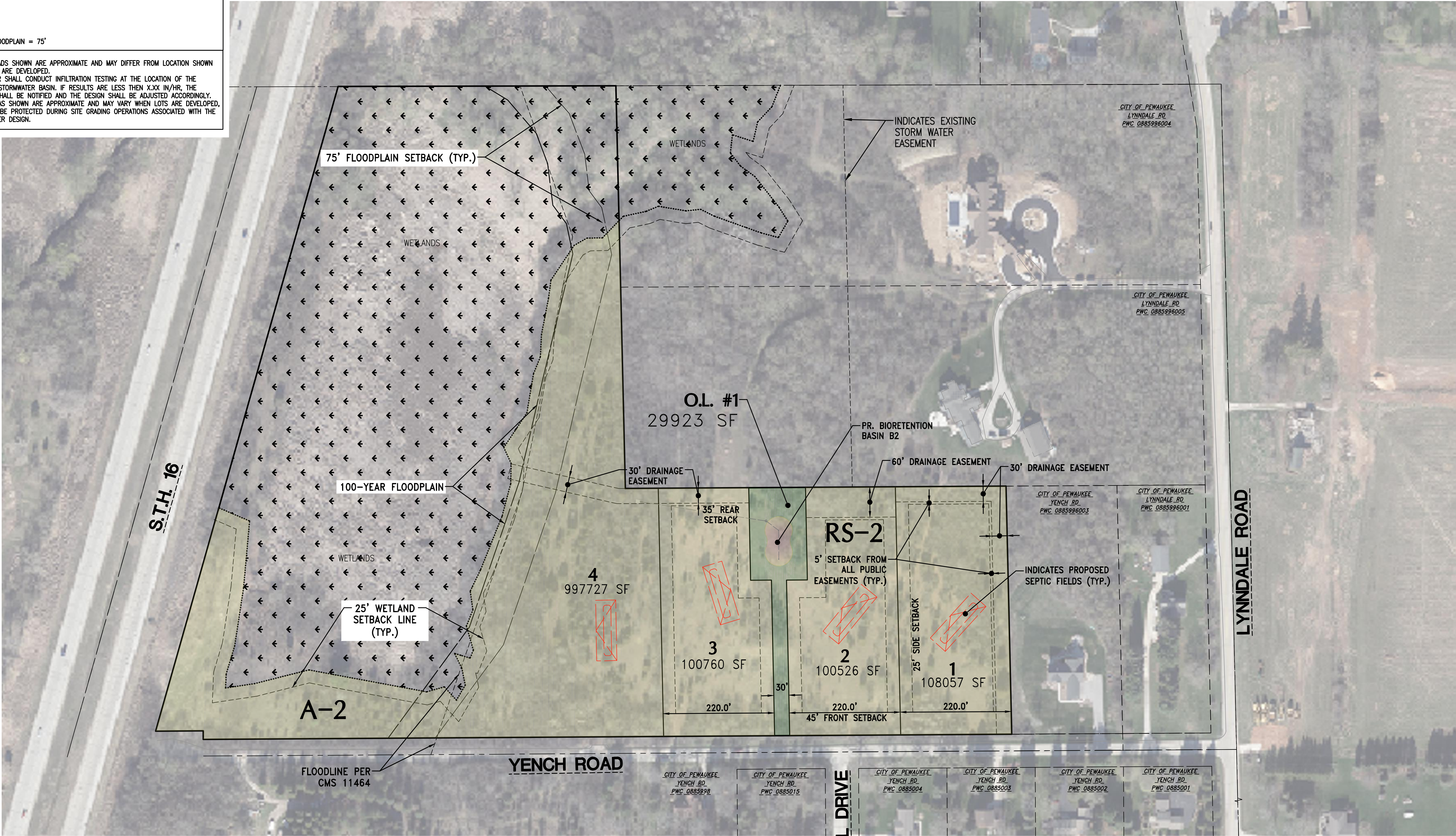
16015

DESCRIPTION:

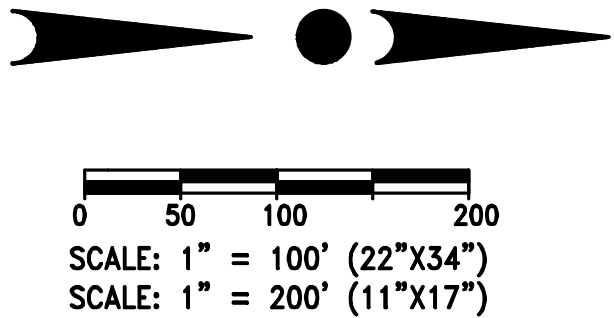
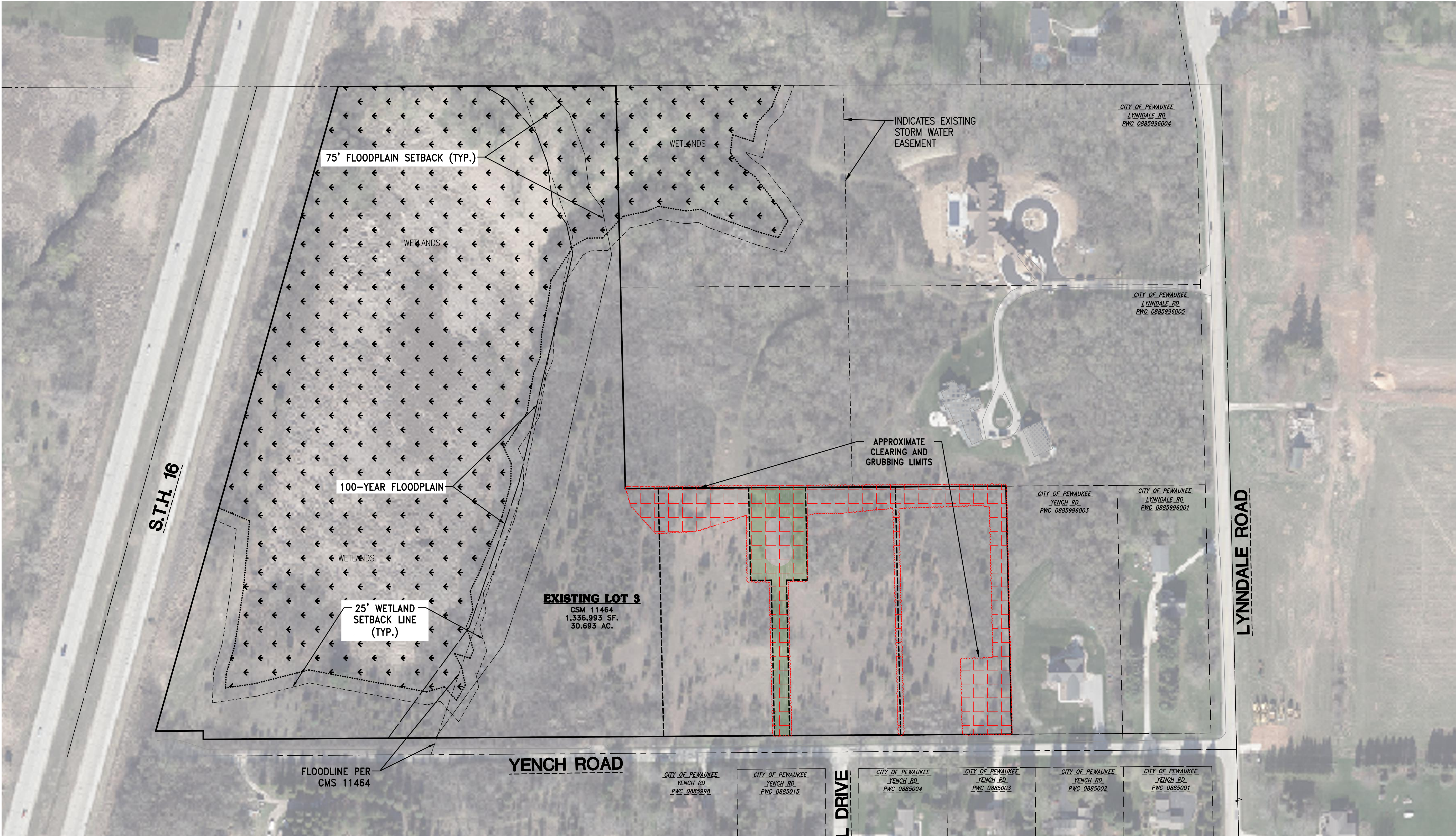
PROPOSED
DEVELOPMENT
PLAN

SHEET

C1.0



H:\C400\467\16015-01-YENCH ROAD\CONSTRUCTION PLANS\YENCH ROAD_CIVIL PLAN SET_22X34.DWG



DANIEL A. SCHELL
E-4820-6
FORT ATKINSON, WI

TRIO

4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefio@trioeng.com

PROJECT:
LYNNDALE ROAD CSM
CITY OF PEWAUKEE, WISCONSIN

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

REVISION HISTORY	
DATE	DESCRIPTION
11/03/2023	PLAN COMMISSION
11/29/2023	PER REVIEW COMMENTS

DATE:
NOVEMBER 29, 2023

JOB NUMBER:
16015

DESCRIPTION:
EXISTING SITE PLAN

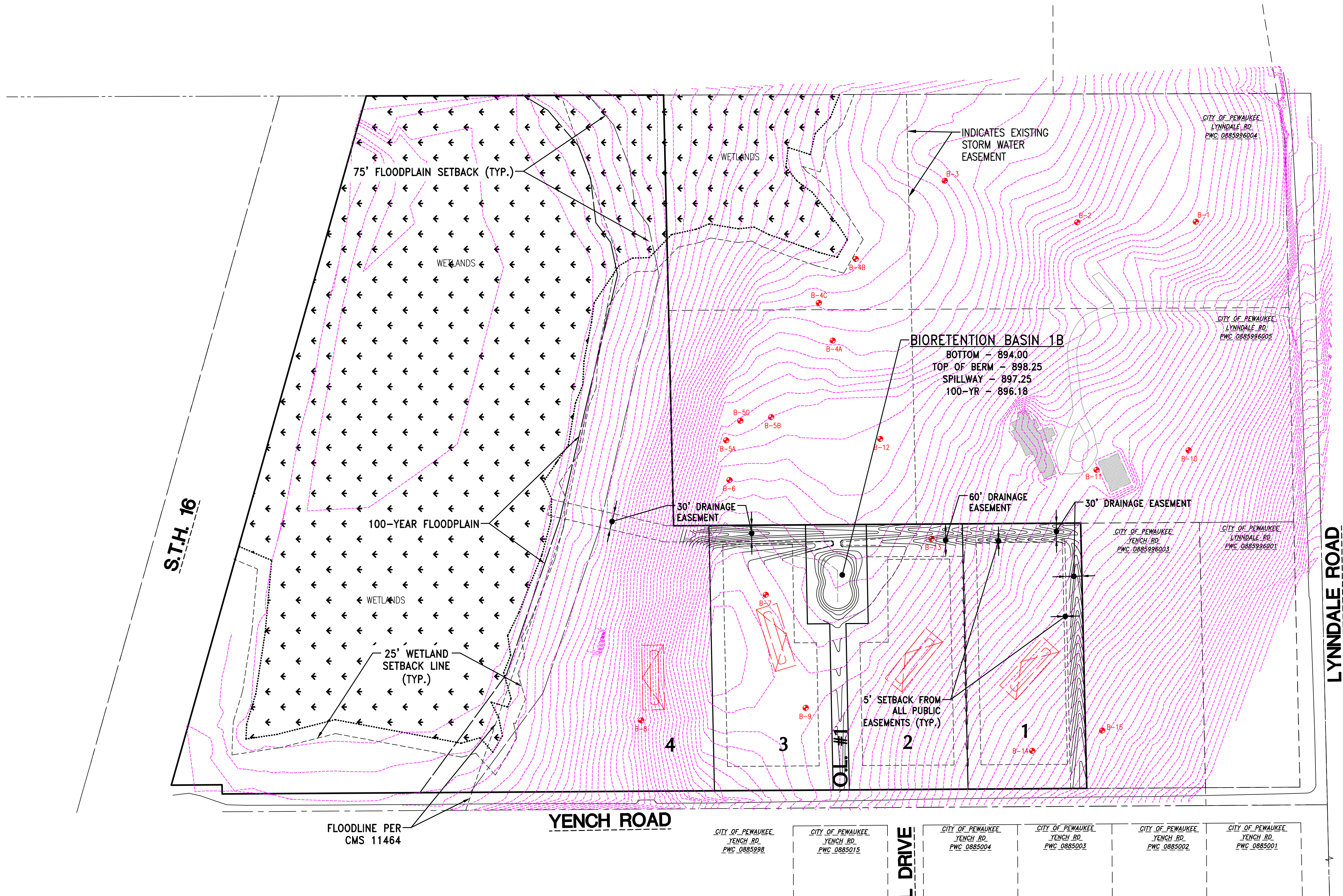
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CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

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.



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BY:
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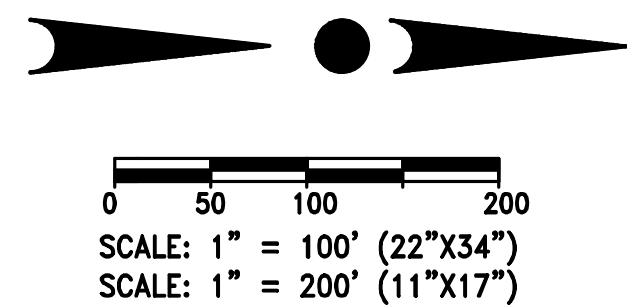
DATE:
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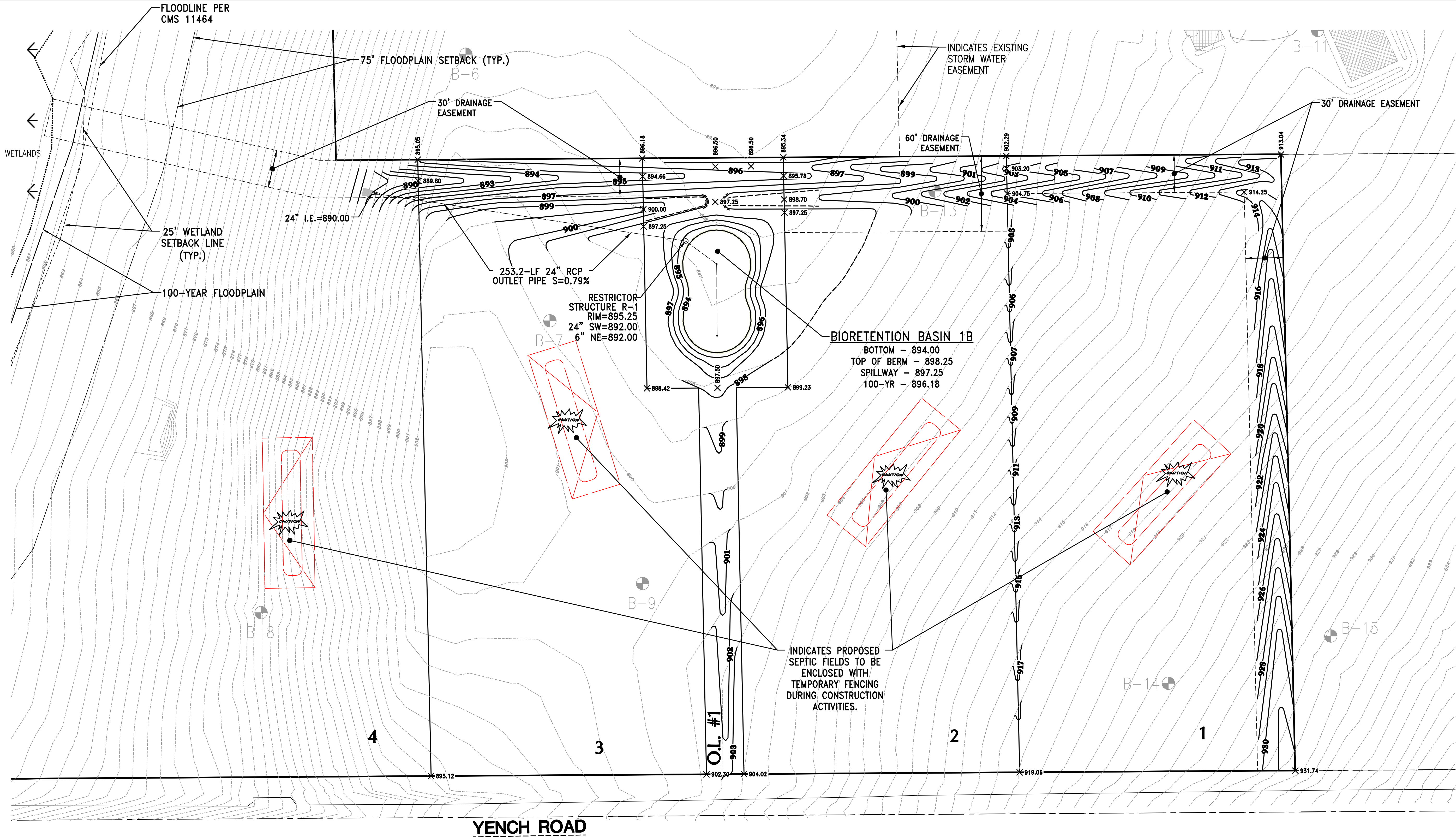
DESCRIPTION:
**MASTER GRADING
& DRAINAGE PLAN**

SHEET

C2.0



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0 20 40 80
SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")



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PROJECT:
LYNNDALE ROAD CSM

CITY OF PEWAUKEE, WISCONSIN

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

REVISION HISTORY

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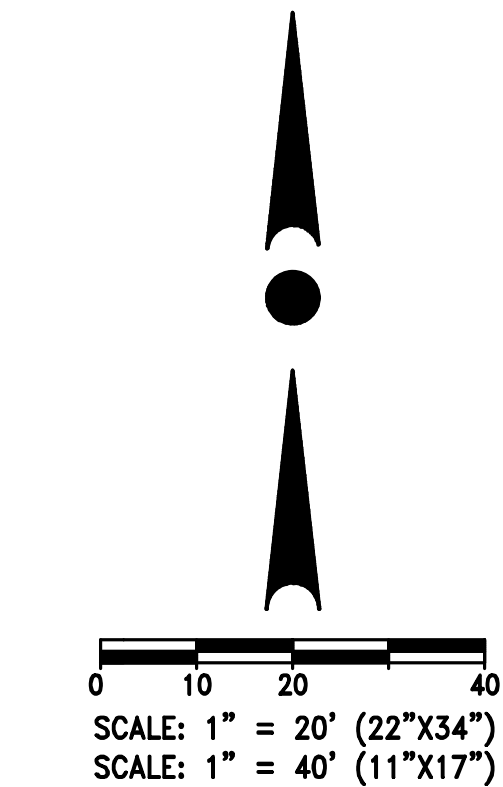
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**MASTER GRADING
& DRAINAGE PLAN**

SHEET

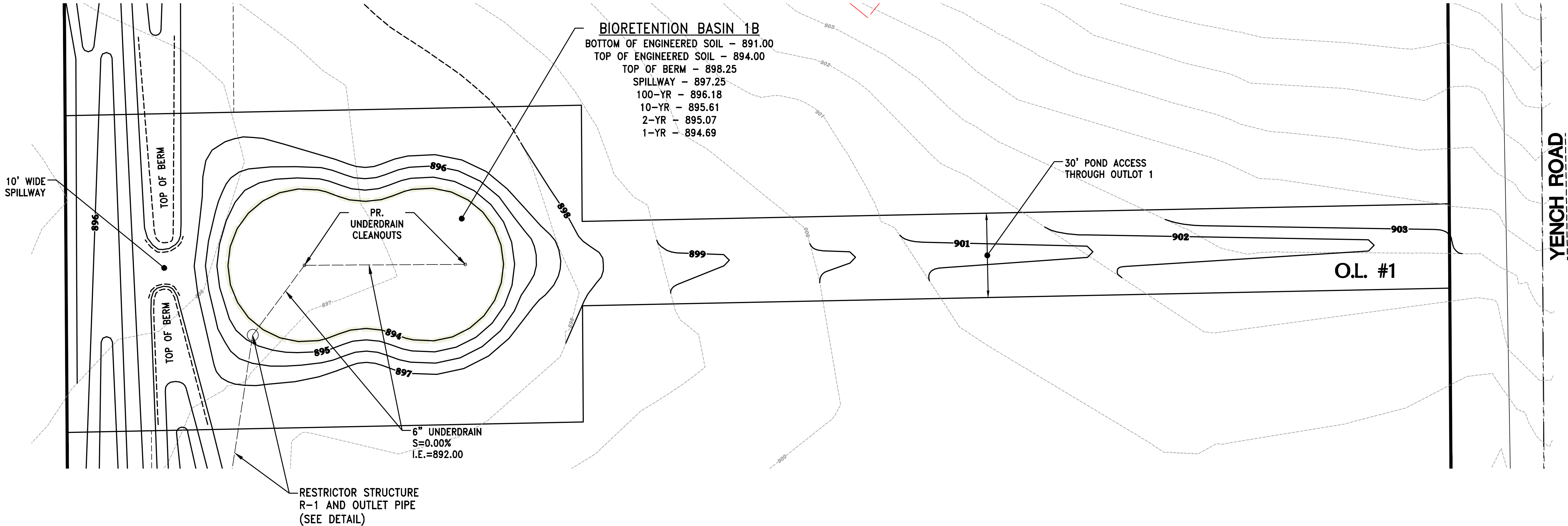
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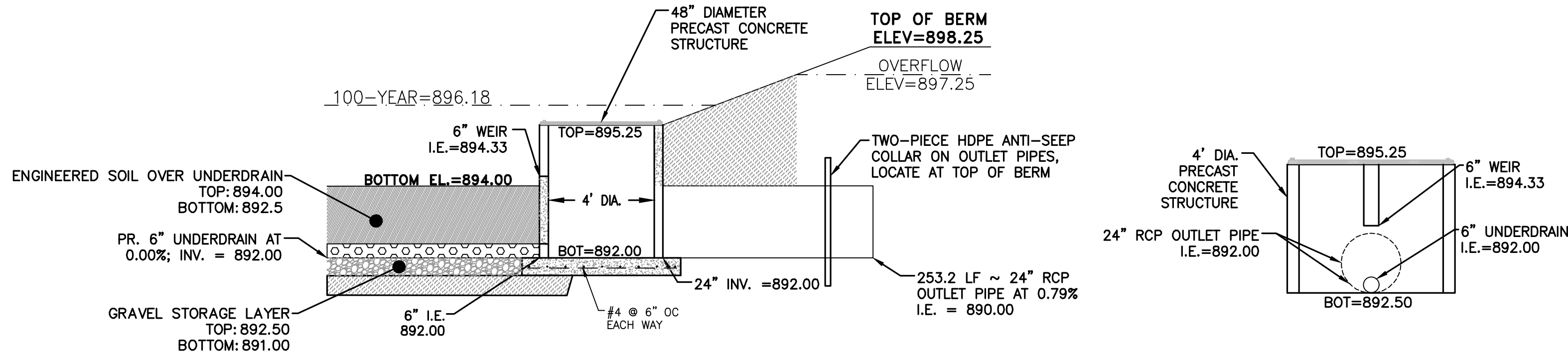


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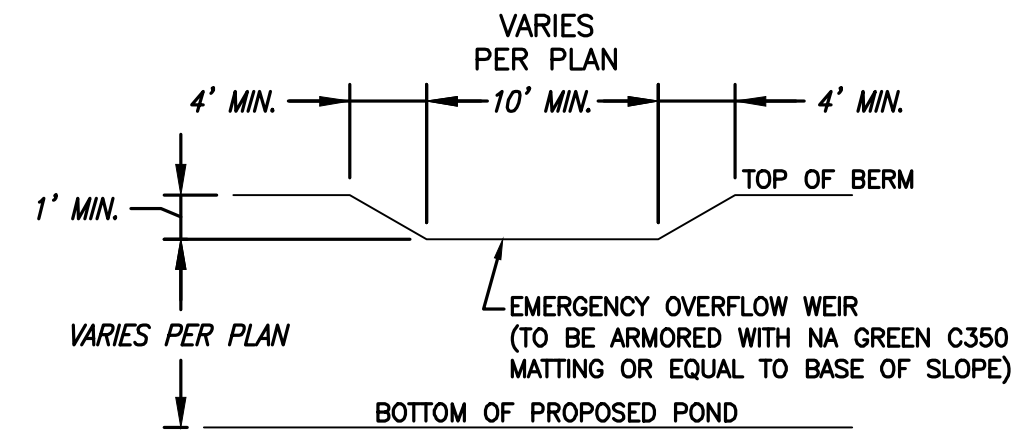


BIORETENTION BASIN 1B
BOTTOM OF ENGINEERED SOIL - 891.00
TOP OF ENGINEERED SOIL - 894.00
TOP OF BERM - 898.25
SPILLWAY - 897.25
100-YR - 896.18
10-YR - 895.61
2-YR - 895.07
1-YR - 894.69

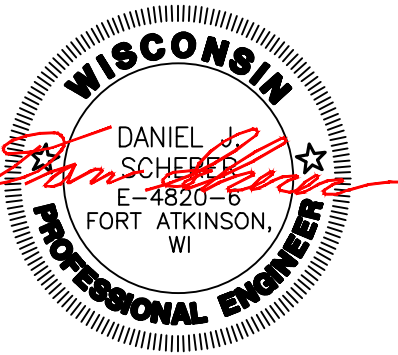


BIORETENTION BASIN 1B & RESTRICTOR STRUCTURE R-1 DETAIL
NOT TO SCALE

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.



TYPICAL EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE
NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.



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CITY OF PEWAUKEE, WISCONSIN

BY:
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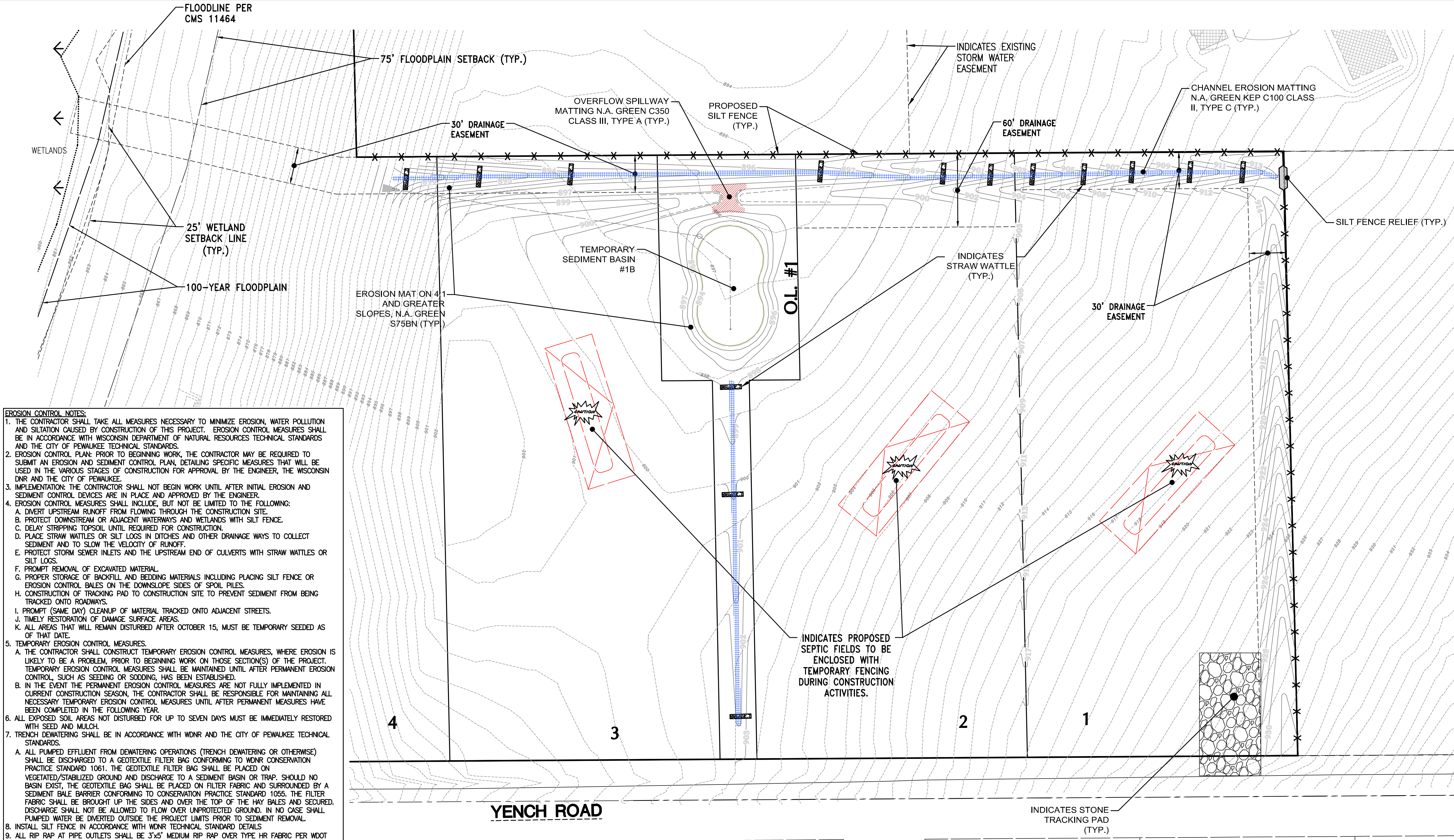
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POND DETAIL

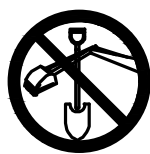
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- EROSION CONTROL NOTES:**
1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
 2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER, THE WISCONSIN DNR AND THE CITY OF PEWAUKEE.
 3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
 4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - D. PLACE STRAW WATTLES OR SILT LOGS IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - E. PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH STRAW WATTLES OR SILT LOGS.
 - F. PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - G. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - H. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - I. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - J. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - K. ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDDED AS OF THAT DATE.
 5. TEMPORARY EROSION CONTROL MEASURES.
 - A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
 6. ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
 7. TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
 - A. ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE FILTER BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
 8. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
 9. ALL RIP RAP AT PIPE OUTLETS SHALL BE 3"x5" MEDIUM RIP RAP OVER TYPE HR FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
 10. EROSION CONTROL INSPECTION AND MAINTENANCE
 - A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
 11. ALL AREAS TO BE SEEDDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.



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TEMPORARY DEWATERING GEOTEXTILE BAG

1. IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
2. REFER TO WDNR TECHNICAL STANDARDS 1061 AND MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
3. CONTRACTOR MAY USE THRACE-LINO, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
4. CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS.
5. MAX FLOW RATE SHALL NOT EXCEED 100GPM

Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz

WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
CONSERVATION PRACTICE STANDARD:
1052 - NON-CHANNEL EROSION MAT
1053 - CHANNEL EROSION MAT
1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
1056 - SILT FENCE
1062 - DITCH CHECK
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING
1061 - DE-WATERING
1064 - SEDIMENT BASIN



0 20 40 80
SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")



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BROOKFIELD, WI 53005
PHONE: (262) 790-1480
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EMAIL: jpudefio@trioeng.com

PROJECT: LYNNDALE ROAD CSM CITY OF PEWAUKEE, WISCONSIN

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

REVISION HISTORY

DATE	DESCRIPTION
11/03/2023	PLAN COMMISSION
11/29/2023	PER REVIEW COMMENTS

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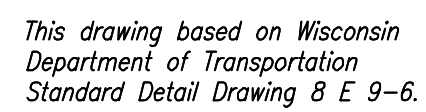
16015

DESCRIPTION:

**EROSION
CONTROL PLAN**

SHEET

C3.0





Department of Public Works

W240N3065 Pewaukee Road

Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

MEMORANDUM

TO: Common Council

FROM: Magdelene Wagner, Director of Public Works

DATE: January 12, 2024

RE: Yench Road LLC CSM

In 2014, Mr. Mierow received approval (PC 6/19/2014 & CC 7/7/2014) to split a 2.4ac parcel off a larger parcel by CSM 11205 creating PWC0885996002 and 0885996003. A single family home was constructed on the 2.4 ac parcel (Lot 1 of the CSM).

In 2016, Mr. Mierow again received approval to further split the lot, but with conditions if he further subdivides the parcels, storm water management would be required. There were discussions on this matter at several PC and CC meetings (see attached). CSM 11464 was ultimately approved for 2-10 ac lots and 1-30 ac lot, but I believe with conditions that any further split of the land must include stormwater management for all lots previously developed. In order to assist with this, the developer placed a storm water easement across the 2-10 ac parcels on the CSM. Unfortunately, he did not define on the CSM who owns the easement or what can be done on this easement.

The developer is now seeking to split the 30 ac lot into 4 lots. He has attempted and claims that he cannot get stormwater management to meet our Chapter 19 ordinances to meet the conditions of the previous CSM approval. The owners of the 2-10ac parcels with the easements are now refusing him access to their properties within the easement area. He has contacted the WisDNR which only requires water quality for the current development with the statement that they still need to meet City Ordinances (I've had discussions with Pete Wood, WisDNR representative, and he concurs his statements do not preclude them from meeting local ordinances).

The plan commission took action on 12/21/2023 to approve the CSM against Staff's concerns regarding the conditions we believe are in place from the previous approvals. We had a long discussion but didn't feel they could deny this further split based on actions from the previous PC/CC action.

I believe the intent was clear in the previous approvals of land division and that the developer would be required to include stormwater management for all these parcels developed post 2003 if he further subdivided the parcel. I would note that all of these land splits occurred under the same developer.

This development is creating 4 single family lots in addition to the 3 already created from this previously large undeveloped lot. Since all these splits are post 2003, the City will be responsible for all the impervious area on these parcels under our MS4 permits (and especially challenging with the TMDL's that are currently being developed). Our ordinance has very few exceptions for developments of parcels without stormwater management. The previous parcels were developed with the contingency that if further development occurs, they will need to meet storm water for all the previous developments as well to ensure compliance with our ordinances. I don't believe that because the drainage easement that the developer recorded was not clear that it eliminates the conditions placed on this further split.

If stormwater management is not required for this development, the City will be required to compensate for this development somewhere in the City to meet our MS4 permit requirements. The City ordinance was passed in 2003 requiring storm water management for all new developments to protect the existing community from paying for the costs of development. This is extremely important for the City as regulations of storm water management are only increasing and land available for cost effective measures to overcompensate for the non-treated development (ie. Ponds) are limited and becoming costly to purchase. I would further note that this area has substantial wetlands nearby which may not be used for water quality and quantity treatment.

If the Council determines to exempt the current development from providing storm water management from the previous land splits, it should be clearly noted that this current development must meet our storm water ordinances. In addition, any further land division must meet City Ordinances even if it is less than 1 acre to minimize any further impacts to the City by this development.

ARCTM
(262) 542-8200

4092512

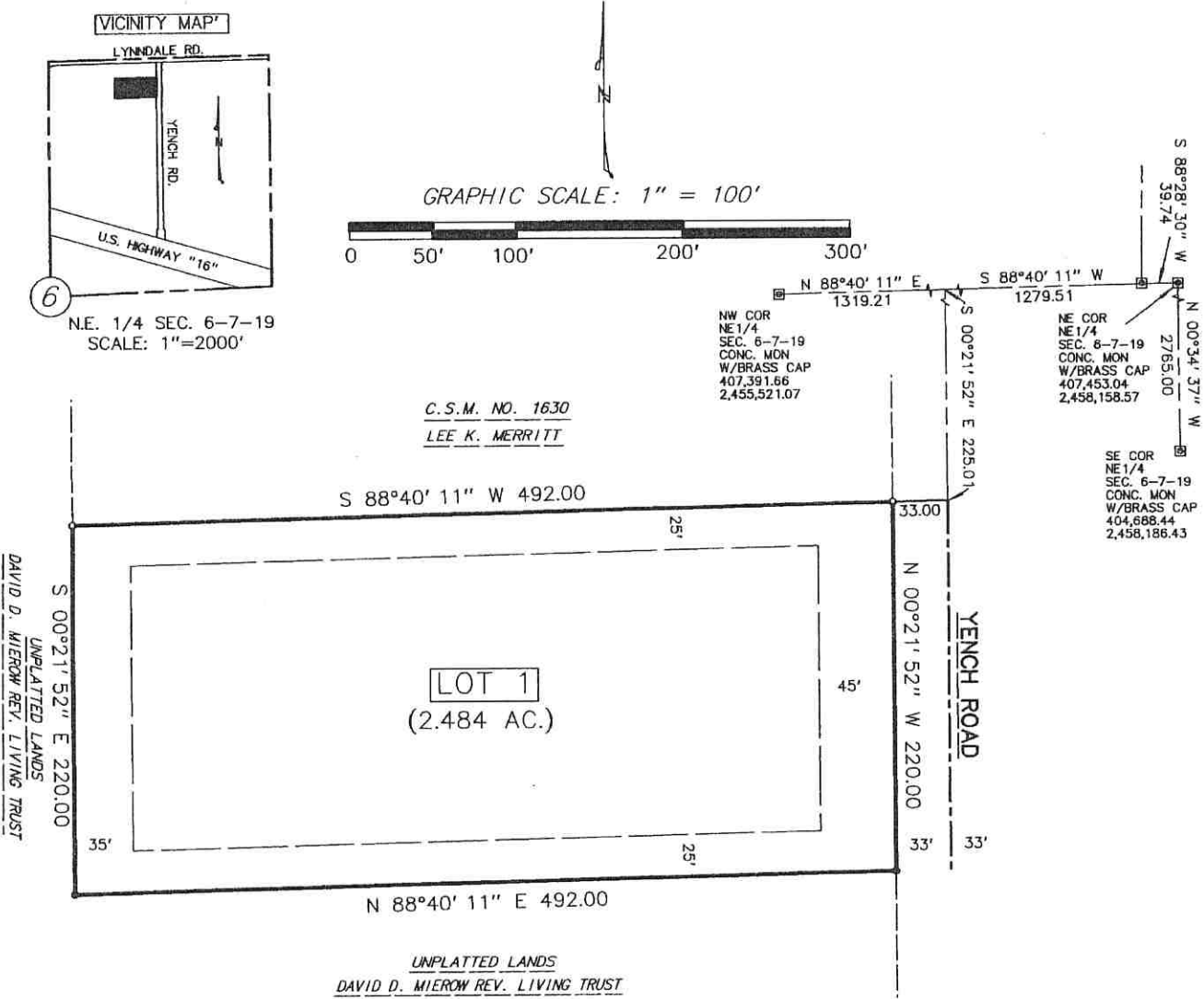


PG #140619-1

FORM ARC-101

CERTIFIED SURVEY MAP NO. 11205

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 7 NORTH
RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY WISCONSIN



LEGEND

- - DENOTES 1-INCH DIA. IRON PIPE FOUND
- - DENOTES 1-INCH DIA. IRON PIPE SET
1.13 LB./LINFT
18 INCHES IN LENGTH
- - DENOTES CONC. MON.
W/ BRASS CAP FND.

SURVEYED FOR:
DAVID D. MIEROW REVOCABLE TRUST
3055 N. BROOKFIELD RD.
BROOKFIELD, WI 53045

SURVEYED BY: MICHAEL W. BUECHL, INC.
233 OAKTON AVENUE
PEWAUKEE, WI 53072
262-691-4444

BEARINGS ARE REFERENCED TO THE WIS. STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927)
WITH THE WEST LINE OF THE NE 1/4 OF SECTION 6
T7N, R19E HAVING A BEARING OF NORTH 00°34' 37" WEST

THIS INSTRUMENT WAS DRAFTED BY MICHAEL W. BUECHL



Michael W Buechl

CERTIFIED SURVEY MAP NO. 11205

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

State of Wisconsin)

Waukesha County)

I, Michael W. Buechl, a registered land surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land being a part of the Northwest 1/4 of the Northeast 1/4 of Section 6, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northeast 1/4; thence South 88°28'30" West, along the North line of said Northeast 1/4, 39.74 feet to a point; thence North 88°40'11" West, along said North line 1279.51 feet to the centerline of Yench Road; thence South 00°21'52" East, along said centerline, 225.01 feet to a point; thence South 88°40'11" West, 33.00 feet to a point on the West line of Yench Road and the place of beginning of the lands to be described; continuing thence South 88°40'11" West, 492.00 feet; thence South 00°21'52" East, 220.00 feet; thence North 88°40'11" East, 492.00 feet to a point of the West line of Yench Road; thence North 00°21'52" West, along said West line, 220.00 feet to the place of beginning.

Containing 108,224 square feet (2.484472 acres) more or less.

That I have made this survey, land division and map by the direction of the owners of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34 and the Regulations of the City of Pewaukee in surveying, dividing and mapping the same.

JUNE 3, 2014
Date

Michael W Buechl
Michael W. Buechl, Registered
Wisconsin Land Surveyor (S-1106)



This instrument was drafted by Michael W. Buechl.

Sheet 2 of 3

ARCTM
(262) 542-8200

FORM ARC-101

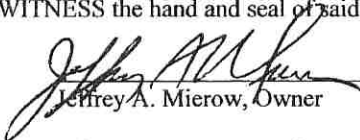
CERTIFIED SURVEY MAP NO. 11205

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, David D Mierow Revocable Trust & Jeffrey A Mierow Et Al, We hereby certify that we have caused the land described in this document to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34) and the Regulations of the City of Pewaukee

WITNESS the hand and seal of said owner this 4th day of June, 2014.


Jeffrey A. Mierow, Owner

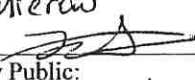

David D Mierow, Owner

State of Wisconsin)

Waukesha County)

PERSONALLY came before me this 4 day of June, 2014, Jeffrey A. Mierow known to be the person who executed the Owner's Certificate and acknowledged the same.
* and David D. Mierow

Notary Public:



Laura Schroeder

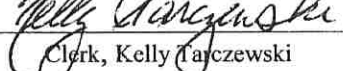
My commission expires: 4/28/17



CERTIFICATE OF APPROVAL

RESOLVED that the above Certified Survey Map which has been filed for approval, be and is hereby approved as required by the Subdivision Regulations and Chapter 236 of Wisconsin Statutes relating to Certified Survey Maps. I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Board of the City of Pewaukee on this 7th day of July, 2014.

Approved: 
Chairman, Scott Klein

Signed: 
Clerk, Kelly Tarczewski



PLANNING COMMISSION APPROVAL

APPROVED by the City of Pewaukee Planning Commission, this 19th day of June, 2014.

Approved: 
Mayor, Scott Klein

Signed: 
Secretary





This instrument was drafted by Michael W. Buechl.

4092512

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

July 31, 2014 02:52 PM
James R Behrend
Register of Deeds
3 PGS
TOTAL FEE: \$30.00
TRANS FEE: \$0.00

Book 110 Page 136-138

Sheet 3 of 3



4214210

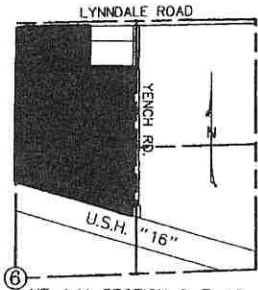
Book 114 Page 82-85



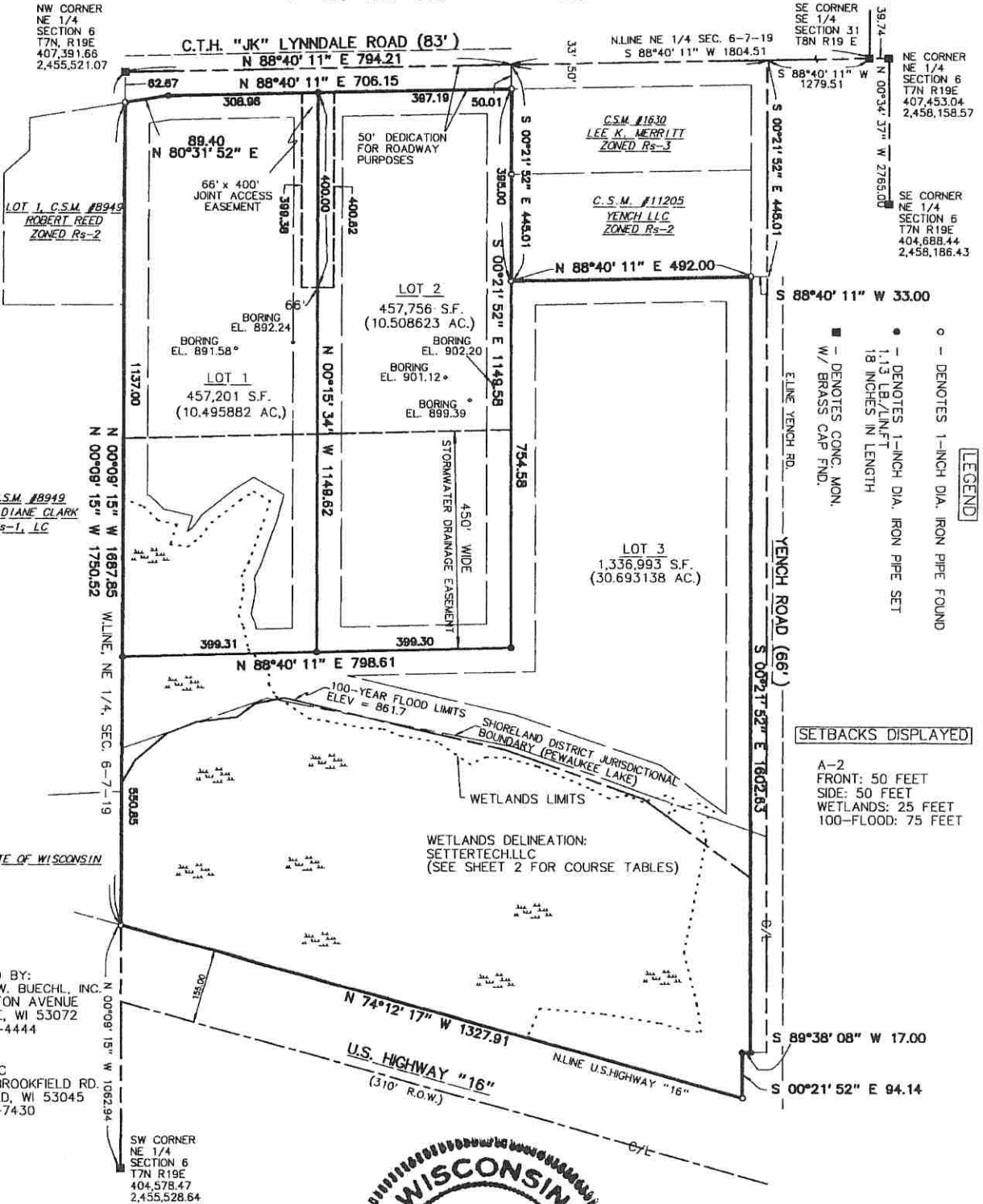
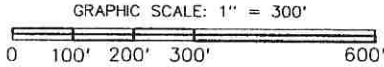
FORM ARC-101

CERTIFIED SURVEY MAP NO. 11404

A PART OF THE NORTHWEST 1/4 AND 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



NE 1/4 SECTION 6-7-19
SCALE: 1" = 2000'
VICINITY SKETCH



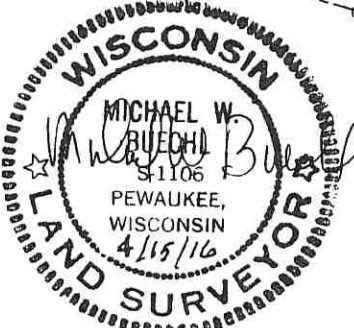
SURVEYED BY:
MICHAEL W. BUECHL, INC.
233 OAKTON AVENUE
PEWAUKEE, WI 53072
262-691-4444

OWNERS:
YENCH LLC
3055 N. BROOKFIELD RD.
BROOKFIELD, WI 53045
262-786-7430

BEARINGS ARE REFERENCED TO THE WIS. STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927)
WITH THE EAST LINE OF THE NE 1/4 OF SECTION 6
T7N, R19E HAVING A BEARING OF NORTH 00°34' 37" WEST

THIS INSTRUMENT WAS DRAFTED BY MICHAEL W. BUECHL

PE-6211-W



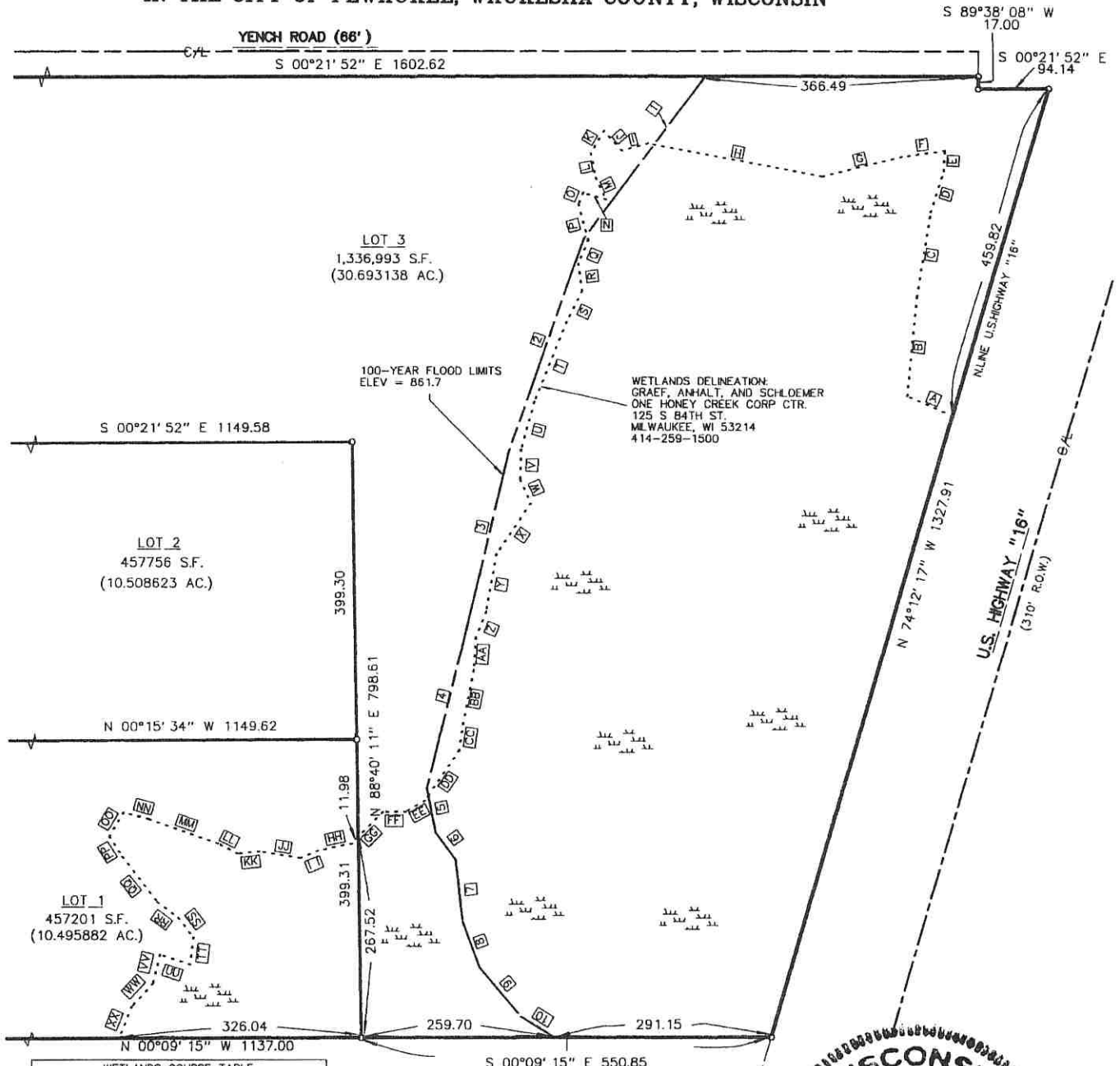
1. F-1 & LC ZONED LANDS SHALL NOT BE FILLED,
EXCAVATED, OR OTHERWISE DISTURBED
IN ANY MANNER.

2. VEHICULAR ACCESS TO C.T.H. "JK" PROHIBITED
EXCEPT THROUGH DESIGNATED JOINT ACCESS
EASEMENT.

SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. 11464

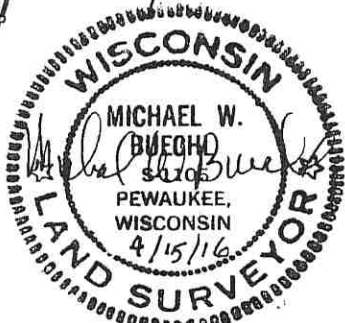
A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 19 EAST
IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



WETLANDS COURSE TABLE	
COURSE	BEARING & DISTANCE
A	N 23°08' 12" E 66.19
B	S 84°51' 33" E 133.64
C	S 81°15' 34" E 116.11
D	S 73°10' 58" E 58.12
E	S 87°33' 17" E 27.69
F	N 08°36' 08" W 58.32
G	N 14°09' 57" W 110.80
H	N 10°32' 38" E 237.87
I	N 16°00' 16" W 36.28
J	N 48°07' 29" E 35.80
K	N 59°52' 48" W 35.05
L	S 78°19' 44" W 34.08
M	S 63°51' 05" W 32.44
N	N 16°30' 08" E 32.09
O	N 67°40' 47" W 17.09
P	S 73°53' 58" W 49.87
Q	N 67°50' 10" W 34.40
R	S 81°36' 53" W 37.50
S	N 64°00' 41" W 46.73
T	N 68°09' 42" W 115.16
U	N 75°13' 52" W 66.50
V	N 88°35' 45" W 39.81
W	S 65°41' 48" W 35.28
X	N 56°11' 23" W 82.10
Y	N 80°25' 53" W 78.54
Z	N 67°53' 38" W 36.40
AA	N 87°07' 23" W 44.61
BB	N 79°00' 05" W 72.01
CC	N 82°14' 50" W 37.36
DD	N 55°14' 12" W 82.65
EE	N 29°29' 12" W 29.00

WETLANDS COURSE TABLE	
COURSE	BEARING & DISTANCE
FF	N 01°06' 33" W 30.85
GG	N 46°03' 03" W 59.32
HH	N 12°19' 14" W 46.55
II	N 22°22' 27" W 26.29
JJ	N 09°27' 06" E 55.46
KK	N 06°07' 28" W 29.10
LL	N 26°49' 11" E 30.20
MM	N 19°37' 40" E 99.17
NN	N 15°00' 18" E 34.77
OO	N 60°05' 46" W 37.72
PP	S 57°34' 41" W 32.50
QQ	S 51°46' 36" W 77.41
RR	S 35°59' 48" W 34.79
SS	S 52°10' 28" W 33.25
TT	N 83°29' 52" W 36.21
UU	N 17°45' 25" E 43.13
VV	N 77°07' 38" W 39.72
WW	N 46°42' 42" W 41.27
XX	N 68°20' 35" W 45.70

100-YEAR FLOOD COURSE TABLE	
COURSE	BEARING & DISTANCE
1	N 53°49' 21" W 272.79
2	N 71°03' 16" W 303.71
3	N 77°02' 58" W 212.10
4	N 76°28' 59" W 252.87
5	S 78°03' 34" W 61.45
6	S 53°19' 50" W 45.45
7	S 83°01' 53" W 83.42
8	S 69°13' 18" W 64.33
9	S 49°21' 12" W 86.24
10	S 31°20' 35" W 53.16



83



CERTIFIED SURVEY MAP NO. 11464

A PART OF THE NORTHWEST 1/4 AND 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

SURVEYOR'S CERTIFICATE

State of Wisconsin)
:
Waukesha County)

I, Michael W. Buechl, a professional land surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land being a part of the Northwest 1/4 of the Northeast 1/4 of Section 6, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northeast 1/4; thence South 88°28'30" West, along the North line of said Northeast 1/4, 39.74 feet to the Southeast corner of the Southeast 1/4 of Section 31, Township 8 North, Range 19 East; thence South 88°40'11" West, along said North line 1279.51 feet to the centerline of Yench Road; thence South 00°21'52" East, along said centerline, 445.01 feet to a point; thence South 88°40'11" West, 33.00 feet to a point on the West line of Yench Road and the place of beginning of the lands to be described; thence along said West line the following 3 courses: South 00°21'52" East, 1602.63 feet; South 89°38'08" West, 17.00 feet; South 00°21'52" East, 94.14 feet to the North line of U.S. Highway "16"; thence North 74°12'17" West, along said North line, 1327.91 feet to the West line of said Northeast 1/4; thence North 00°09'15" West, along said West line, 1750.52 feet to the Northwest corner of said Northeast 1/4; thence North 88°40'11" East, along said North line, 794.21 feet; thence South 00°21'52" East, 445.01 feet; thence North 88°40'11" East, 492.00 feet to the place of beginning.

Excepting the Northerly 50 feet for roadway purposes.

Containing 2,251,949 square feet (51.697643 acres) more or less.

That I have made this survey, land division and map by the direction of the owners of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34 and the Regulations of the City of Pewaukee in surveying, dividing and mapping the same.

APRIL 15, 2016
Date

Michael W Buechl
Michael W. Buechl, Professional
Wisconsin Land Surveyor (S-1106)



ARCTM
(262) 542-8200

FORM ARC-101

CERTIFIED SURVEY MAP NO. 11464

**A PART OF THE NORTHWEST 1/4 AND 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**

OWNER'S CERTIFICATE OF DEDICATION

YENCH, LLC, a limited liability company, existing under and by virtue of the Laws of the State of Wisconsin, as Owner, does hereby certify that said Company caused the land described in this document to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34) and the Regulations of the City of Pewaukee.

WITNESS the hand and seal of said owner this 22nd day of June, 2016.

In the presence of:

Witness _____

Witness: _____

Yench, LLC

Owner Jeffrey Mierow, member

David Mierow, member



State of Wisconsin)

Waukesha County)

PERSONALLY came before me this 22nd day of June, 2016, Jeffrey Mierow*, to me known to be the person who executed the Owner's Certificate and acknowledged the same.

*and David Mierow

Notary Public: Laura Schroeder

My commission expires: 5/28/17

CERTIFICATE OF APPROVAL

RESOLVED that the above Certified Survey Map which has been filed for approval, be and is hereby approved as required by the Subdivision Regulations and Chapter 236 of Wisconsin Statutes relating to Certified Survey Maps. I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Board of the City of Pewaukee on this 20 day of June, 2016.



Approved: _____

Chairman, Scott Klein

Signed: _____

Clerk, Kelly Tarczewski



PLANNING COMMISSION APPROVAL

APPROVED by the City of Pewaukee Planning Commission, this 19 day of May, 2016.

Approved: _____

Mayor, Scott Klein

Signed: _____

Secretary, Brian Clinkenbeard
Steve Bierce

4214210

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

June 23, 2016 01:06 PM
James R Behrend
Register of Deeds

4 PGS
TOTAL FEE:\$30.00
TRANS FEE:\$0.00

Book 114 Page 82-85

This instrument was drafted by Michael W. Buechl.

Sheet 4 of 4

85



Department of Public Works

W240 N3065 Pewaukee Road
Pewaukee, WI 53072

DPW Main Office: (262)-691-0804 Fax: 691-5729
Water & Sewer Division 691-0804 Fax: 691-5729
Street Division 691-0771 Fax: 691-6079
Engineering Division 691-0804 Fax: 691-5729

TO: Plan Commission

FR: Jeffrey Weigel, Public Works Director

DT: October 15, 2015

RE: CSM 151015-1 Yench LLC on Yench Road

We received a copy of the referenced CSM on October 9, 2015 and offer the following review comments:

- 1) It should be noted that last year the petitioners were approved for the lot abutting proposed Lot 4 as a single parcel land division (CSM 11205).
- 2) This year the petitioners presented the Glacier View Estates preliminary plat for approval. Later, the developer withdrew the plans and plat for Glacier View Estates.
- 3) This new proposal involves the development of 4 lots, constituting a Minor Land Division CSM Platting Procedure under City Ordinances (see section 18.0600).
- 4) The Minor Land Division CSM Procedure generally follows the traditional platting procedure. In this case, however, there may be no public infrastructure required for installation, but storm water management elements may be required. The proposed CSM land division creates 4 lots, and under the City Storm Water Ordinance any *development* that will disturb 1 acre or more (total) will require a storm water management plan. It appears that the development of, and building of the four homes or farms on these parcels will most likely disturb more than 1 acre, total. The land disturbances include grading, excavations and even utility installations such as natural gas to the homes.
- 5) One of our concerns is that Lot 4, although being re-zoned as agricultural, appears to be a single family lot of 2.48 acres. The existing topography for this lot, and of the CSM lot created last year is definitively to the south and west, and will cross parts of proposed Lot 2 and proposed Lot 3. One way to address this cross-lot drainage from the improved lands that include impervious surfaces is to design drainage swales to the south, most likely along the common lot lines of Lots 4, 3 and 2 in dedicated easements; however, it should be noted that the site is heavily treed, and as such, the swale excavations may have significant impacts on the trees and natural state of the lots.
- 6) With approximately 800 feet of frontage, proposed Lot 3 may have the potential for additional subdivision, such as with lots similar to the lot created last year under CSM 11205. Under the DNR's application of the *Common Plan* process, such additional land divisions would require



Department of Public Works

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Pewaukee, WI 53072

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Street Division 691-0771 Fax: 691-6079
Engineering Division 691-0804 Fax: 691-5729

the entire site to be designed, retroactively, so that land division process of 1-CSM at a time does not allow the developer to circumvent the State and City storm water management regulations. In other words, if the developer intends that Lot 3 remain as is, without future development then the appropriate deed restrictions should be in place; if the intent is to reserve the opportunity to further subdivide Lot 3 at some time in the future, then a storm water management plan is required for the entire site as a part of this subdivision application.

- 7) With Lots 1, 2 and 3 all exceeding 10 acres, there is a possibility that each of these lots could prepare and incorporate Stormwater management plans individually on each site; however, we need to check with DNR if this would be either allowable or advisable and as previously stated, we have had less than a week to review and comment on this CSM.
- 8) It should be noted and clarified that agricultural activities (farming, etc.) are exempted from the Storm Water Management regulations (but not fees), but lots that are zoned agricultural, but used as non-agricultural (non-farming) are not exempt.
- 9) As proposed, under the A-2 zoning, all of the trees can be removed from these lots without permission from the City and the buildable area completely enclosed by buildings or pavement. This would obviously require storm water management. Alternatively, all of the trees could be removed and the land could be farmed, that would require no storm water management plan. In either case, however, the property will receive an annual storm water bill for all impervious area on the lot.
- 10) Under all scenarios the developer will need to prepare a grading plan for City review that will appropriately convey the storm water run-off through the development. The development of a storm water management plan requirement will be determined after consultation with local DNR staff.
- 11) We recommend that the construction of the drainage system, presumed to be ditches, will be required before the City executes the CSM unless a separate development agreement between the developer/City is in place to define the necessary construction and timing of same.
- 12) Waukesha County must approved the access locaton and construction on CTH JK.

In attendance: Mayor S. Klein, Aldermen S. Bierce, C. Brown, J. Kara, D. Noll, J. Wamser and B. Bergman. Also present were Clerk/Treasurer K. Tarczewski, City Administrator T. LaBorde, DPW Director J. Weigel, Parks, Recreation & Community Services Director K. Woldanski, Fire Chief K. Bierce, HR Director L. Bergersen and Attorney S. Riffle. City Planner H. Clinkenbeard arrived at 6:38 p.m.

1.0 Call to Order and Pledge of Allegiance - Mayor Klein called the meeting to order at 6:02 p.m.

2.0 Public Comment - None.

3.0 Consent Agenda

3.1 Approval of Common Council Meeting Minutes

3.1.1 Meeting Minutes dated October 5, 2015

3.1.2 Meeting Minutes dated October 19, 2015

3.1.3 Special Meeting Minutes dated October 26, 2015

3.2 Accounts Payable Summaries

3.3 Bartender Licenses

3.4 Concur with the Plan Commission to Approve **Ordinance #15-13** to Rezone the property owned by Yench Properties LLC located in the SW Quadrant of the Intersection of Yench Road and Lynndale Road from RS-2 Single-Family Residential to A-2 Agricultural (PWC 0885-996) (**Second Reading**)

3.5 Concur with the Plan Commission to **Approve** Certified Survey Map PC#151015-1 to Divide the Yench LLC Property on Yench Road into no more than four parcels (PWC 0885-996)

3.6 Concur with the Plan Commission to **Approve** Certified Survey Map PC#151015-2 to Combine Two Lots owned by Thomas Hamm located at W277 N2864 Chicago Avenue (PWC 0934091)

Mayor Klein removed Items 3.4 & 3.5 for discussion.

A motion was made and seconded, (S. Bierce, J. Wamser) to approve the remaining items on the consent agenda. Motion Passed: 6-For, 0-Against. Mr. Noll noted he was abstaining from items 3.1.2 & 3.1.3 since he did not attend those meetings.

3.4 Concur with the Plan Commission to Approve Ordinance #15-13 to Rezone the Property owned by Yench Properties LLC located in the SW Quadrant of Intersection of Yench Road and Lynndale Road from RS-2 Single-Family Residential to A-2 Agricultural(PWC 0885-996)

3.5 Concur with the Plan Commission to Approve Certified Survey Map PC#151015-1 to Divide the Yench LLC Property on Yench Road into no more than four parcels (PWC 0885-996)

Mr. Weigel stated the Yench CSM is different from the normal CSMs that come before the Common Council. It will be creating (4) parcels; (2) 10-acre parcels, (1) 28-acre parcel and (1) 2 acre parcel. According to the City's land development code the City should treat this as a minor CSM land division. The creation of these (4)

would require the property owner to follow storm water management regulations. Under agricultural the land can change drastically and there are too many variables. Recommendation, pre-CSM subdivision recording which is similar to a preliminary plat approval; which would say, 'yes we are in agreement with the Plan Commission but we have to work out some details before it can come back for final approval'.

Mr. Weigel stated the Engineering Department recommended to the Plan Commission that they follow the procedure outlined in Section 18.0600 of the City Municipal Code – Minor Land Division (CSM) Platting Procedure.

A motion was made and seconded, (S. Bierce, D. Noll) to preliminarily approve the zoning and certified survey map subdividing the property contingent upon it coming back to the Council for final approval once the City Engineer's concerns have been satisfied. Motion Passed: 6-For, 0-Against.

4.0 Public Hearing Regarding the 2016 Proposed Budget

Ms. LaBorde reviewed the changes that were made to the original budget submitted. She reported these changes would produce a \$3.03 tax rate; resulting in a \$6.97 reduction of taxes on a home assessed at \$250,000. She urged the Council to consider taking less of the surplus funds from the unassigned account to supplement the budget because it would bring our reserve down to 16% and she feared the tax levy restrictions will eventually catch up to City.

Mayor Klein opened the Public Hearing. Keith Kramar (1861 River Lakes Road South-Oconomowoc) General Manager from the Marriott Hotel and Chairman of Pewaukee Tourism Committee spoke of the importance to use tourism funds in the proper manner and that was to promote tourism and hotel stays. He questioned the funds that have been used to fund the Sports Complex. Mayor Klein stated we hope that it would be used for tournaments. Mr. Kramar voiced his concerns about potentially increasing the hotel tax. He said the lower tax rate generates more stays and allows Pewaukee to be more competitive with other communities who are higher.

There was further discussion regarding the control of the tourism funds. Previously the City decided how the 70% of tourism funds were distributed based on the criteria that promoted tourism and development. Now the money should be spent on tourism and tourism development. Attorney Riffle stated effective 1/1/2017 the City will have to relinquish Common Council's determination on how the money will be spent and create a commission that will need to contract for secretarial services. He added there will be no changes for 2016; the City of Pewaukee will still be in control of the funds.

Mr. Kramar asked how the City would spend the extra 2% for the increased hotel tax. Mayor Klein stated he wasn't certain. Ms. LaBorde added that previous request for funds required the City to spend funds over what was anticipated to be received.

Mayor Klein closed the public hearing at 6:44 p.m. when no one else expressed an interest in speaking.

Ms. LaBorde reviewed what was spent out of the contingency account in 2015 and the proposed balance of the unassigned fund in 2016. She reminded them that it is ideal to retain 20 – 25% in our undesignated funds per our finance policy. Ms. LaBorde also repeated the recommendation of Ehlers to increase our levy based on what is allowed per our growth.

The hotel tax issue was revisited. Mayor surveyed the alderman; 4 were against raising the

and should not be signed. The Department of Transportation wants the driveway moved to the newly acquired property. The petitioner is aware of this request and is okay of the change. **A motion was made and seconded, (B. Bergman, J. Wamser) to table this item until the new CSM is received and reviewed by professional staff.** Motion Passed: 5-For, 0-Against.

- 5.10 Approval of **Ordinance 16-20** Regarding the Rezoning of the Yench LLC / Mierow Property Identified as PWC 0885-996 From RS-2 Single Family Residential to A-2 Agricultural

- 5.11 Approval of the Certified Survey Map PC #160519-1 to Divide the Yench LLC / Mierow Property into Three (3) Lots

Mr. Weigel stated there are storm water management issues that need to be addressed. He recommended not approving these items until the engineer has time to review. **A motion was made and seconded, (B. Bergman, J. Wamser) to table Items 5.10 & 5.11.** Motion Passed: 5-For, 0-Against.

- 5.12 Approval of the Conditional Use Permit for PBB Pewaukee I LLC to Operate the Point Burger Bar Restaurant and Tavern Located at W229 N1400 Westwood Drive in the Former American TV Building (PWC 0959-988-004) with Recommended Contingencies

Mr. Weigel noted an important condition was not listed on the conditional use permit as discussed at the Plan Commission meeting. He stated he is requesting payment of Reserve Capacity Assessment (RCA) for sewer and water based on the new use and updating the original use of the building because they will be using more water and sewer than before.

Mayor Klein stated another issue was brought up and needs to be discussed. It was noted that during a fire inspection the petitioner was building a patio which was not discussed previously or approved by the Plan Commission as part of their conditional use. **A motion was made and seconded, (S. Bierce, J. Wamser) to deny the conditional use permit and send the petitioner back to the Plan Commission for further discussion.** Motion Passed: 3-For, 2-Against (Brown, Bergman).

- 5.14 Approval of Woodleaf Reserve Addition No. 1 Final Plat
- 5.14.1 Declaration of Protective Covenants, Conditions, Easements and Restrictions
 - 5.14.2 Amendment No. 1 to Storm Water Management Practices Maintenance Agreement

Jim Doering was present for this item. Mr. Weigel reported the paving for the subdivision was completed on Friday, which was a condition for the final approval of the plat. He also recommended approval of the amendment to the Storm Water Management Practices Maintenance Agreement contingent upon approval of professional staff. **A motion was made and seconded, (B. Bergman, C. Brown) to approve the Woodleaf Reserve Addition No. 1 final plat, the declaration of protective covenants, conditions, easements and restrictions as well as the first amendment to the storm water management practices**

In attendance: Mayor S. Klein, Aldermen B. Bergman, S. Bierce, J. Kara, R. Grosch. C. Brown, J. Wamser were absent and excused. Also present were Clerk/Treasurer K. Tarczewski, DPW Director J. Weigel, Attorney S. Riffle, Fire Chief K. Bierce, and City Planner H. Clinkenbeard.

1.0 Call to Order and Pledge of Allegiance - Mayor Klein called the meeting to order at 7:00 p.m.

2.0 Public Comment – None.

3.0 Consent Agenda – Action

- 3.1 Approval of Common Council Meeting Minutes dated June 6, 2016
- 3.2 Accounts Payable Summaries
- 3.3 Bartender Licenses
- 3.4 Adoption of the City's 2050 Land Use / Transportation Plan for the North Bluemound Neighborhood as Approved and Recommended by the City Plan Commission (PC 6/1/2016)
- 3.5 Approval of the Holding Tank Agreement as Requested by Kave Enterprises for the Property Located at W237 N689 Oakridge Lane (PWC 0967-979-001)
- 3.6 Approval of **Resolution 16-06-07** Related to the DNR Annual Sewer System Compliance Maintenance Annual Report (CMAR)
- 3.7 Approval of **Ordinance 16-19** Regarding the Rezoning of the Jaeschke Property Located at W239 N3368 Pewaukee Road (PWC 0907-997 & PWC 0907-996) from RS-3 Single Family Residential to B-6 Mixed Use Business (*Third reading*)
- 3.8 Approval of Certified Survey Map PC #160519-2 (Revised) to Combine the Janssen Office Property with Two (2) Vacant Lots
- 3.9 Approval of **Ordinance 16-20** Regarding the Rezoning of the Yench LLC / Mierow Property Identified as PWC 0885-996 from RS-2 Single Family Residential to A-2 Agricultural (*Third reading*)
- 3.10 Approval of Certified Survey Map PC #160519-1 to Divide the Yench LLC / Mierow Property into Three (3) Lots

Mayor Klein noted the minutes were not completed as of yet and pulled them from the consent agenda. Mr. Bergman asked that the Items 3.9 and 3.10 be removed for discussion.

A motion was made and seconded, (S. Bierce, R. Grosch) to approve the remaining items on the consent agenda. Motion Passed: 4-For, 0-Against.

- 3.9 Approval of **Ordinance 16-20** Regarding the Rezoning of the Yench LLC / Mierow Property Identified as PWC 0885-996 from RS-2 Single Family Residential to A-2 Agricultural.

- 3.10 Approval of Certified Survey Map PC #160519-1 to Divide the Yench LLC / Mierow Property into Three (3) Lots

Mr. Bergman wanted to verify that the Engineering Department was satisfied with their storm water management plan. Mr. Weigel confirmed everything was submitted properly and they are satisfied.

A motion was made and seconded, (B. Bergman, J. Kara) to approve Ordinance 16-20 and Certified Survey Map PC #160519-1. Motion Passed: 4-For, 0-Against.

4.0 Discussion and Possible Action Regarding the Outdoor Entertainment Permit Requests (PC 5/19/2016)

- 4.1 5 O'Clock Club
- 4.2 Boomer's Sports Pub & Grill
- 4.3 Curly's Waterfront
- 4.4 Duplainville Station
- 4.5 Edgewater of Pewaukee
- 4.6 Gina's Sports Dock
- 4.7 Waukesha Gun Club
- 4.8 Wonderland Tap (PC 6/16/16)

Mr. Bierce stated he noticed that Boomer's wanted to increase the time for their outdoor music. He stated he felt the time should be consistent with the other bars. Mr. Bergman agreed, especially because it was so close to residential areas.

A motion was made and seconded, (S. Bierce, R. Grosch) to approve the outdoor entertainment permits; limiting Boomer's Sports Pub and Grill music permit to 9:00 p.m. during the week (Sunday – Thursday). Taylor Pasdera was present for this item and he stated he only listed those times for the purpose of using lights. He stated he is not planning on having any live music. Motion Passed: 4-For, 0-Against.

5.0 Public Hearing Regarding the Liquor License Applications for the 2016 – 2017 Licensing Period and Possible Action to Issue

Mr. Bierce noted a couple of concerns; he said the Building Inspection Department has been trying to make contact with the Edgewater Bar concerning their remodeling project and no one has been responsive to their attempts. He also said the Point Burger Bar has to go before the Plan Commission again to revise their Conditional Use Permit. He said when it originally went before the Plan Commission there was no discussion regarding a game room or their intention to serve food and alcohol on their patio. Attorney Riffle advised not to table these items, but instead make them contingent upon meeting all City code requirements and appropriate zoning codes. In the instance of the liquor license renewal of Edgewater they could be shut down on July 1st if they fail to meet any of the City codes. A representative from the Point Burger Bar was present. He asked if there would still be a license available if it was tabled to a later date. Attorney Riffle stated the license should be contingent upon them meeting the zoning codes to ensure they get it.

A motion was made and seconded, (S. Bierce, R. Grosch) to approve the liquor licenses with the noted conditions/contingencies. Motion Passed: 4-For, 0-Against.

6.0 Discussion and Possible Action Regarding the City Hall Roof, HVAC Replacement Contract Bids

Mayor Klein explained the scope and phases of the proposed projects. He said the 1st phase consisted of repairing the leaking roof over the City Hall offices, replacing the failing HVAC system and other minor things and the 2nd phase of the project would be to repair the roof over the highway garage, repair the bowing wall and internal remodeling in the garage area. He stated the project has been bid twice due to irregularities related to the form, the low bidder

Chairman Klein read a letter from Mr. Kiser, a citizen who resides in the area, indicating his concerns about various points (see file) and indicated that until there was a more definitive proposal and the people in the neighbor could really see what was being proposed, they were against this rezoning.

Mr. Stollenwerk asked if it was possible to get conceptual approval of this kind of use, rather than a final approval.

At that point, there being no further comments from the audience, Chairman Klein closed the public hearing at 7:30 PM. There was then further discussion. It was pointed out that yes, there is a possibility that they could get conceptual approval in light of the fact that the Plan Commission had talked about changing of the land use plan in this area because of the shallow water table and the fact that it was unlikely that a single-family subdivision could be built on this land. The land was probably best suited for on-slab construction similar to industrial use construction.

It was pointed out that the Plan Commission would either have to approve this tonight or deny it unless the representatives of the two families agreed to ask the City for an extension of this proposal for a period of time. The representatives of the two families indicated that they would be willing to provide an extension if the City would go along with that for some period. There was then some discussion about the amount of time. It was determined that the earliest that any feedback could be had regarding the long range land use plan would be at the February meeting. It was then agreed between the Plan Commission and Mr. Stollenwerk and the Kanters that this proposed rezoning would be brought back up at the February meeting. It was pointed out that at that time, it would have to be determined whether or not there had been enough public input to the plan to make a final determination.

At that point, Chairman Klein asked the Plan Commission members if they had any problems with conceptually approving. The Plan Commission members indicated that probably not.

A motion was made by Mr. Coursin, seconded by Mr. Linsmeier on the request of the petitioners to approve the proposal conceptually but delay any further action or activity on this proposal until the February 2016 meeting of the Plan Commission. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING PUBLIC HEARING FOR YENCH PROPERTIES LLC TO REZONE THEIR PROPERTY IN THE SW QUADRANT OF THE INTERSECTION OF YENCH ROAD & LYNNDAL ROAD FROM RS-2 SINGLE-FAMILY RESIDENTIAL TO A-2 AGRICULTURAL AND CERTIFIED SURVEY MAP PC #151015-1 TO DIVIDE THE YENCH LLC PROPERTY ON YENCH ROAD INTO NO MORE THAN FOUR PARCELS (PWC 0885996)

Mr. Clinkenbeard pointed out the location of the site. Mr. Mierow came forth representing Yench Properties LLC indicating that what they were now proposing was a creation of four lots, two ten-acre lots, a two-acre lot on Yench Road, and then the remainder of the site that would be greater than ten acres. It was noted that the proposed two-acre lot was already zoned Rs-2 so that didn't need to be rezoned. The developable land on the two ten-acre lots and the larger remnant lot are currently

zoned Rs-2 and they were what would be rezoned to A-2 agriculture. Chairman Klein noted that this was one of the first times in a long time that we were being asked to actually ‘down-zone’ land from residential to agriculture. Mr. Mierow indicated that at some future date, probably beyond a five year period, he would probably want to rezone the larger remnant lot, (lot #3) on the certified survey map, into two or three two-acre lots at that time.

Mr. Weigel pointed out that there were a number of stormwater management concerns about this property in light of the fact that it was a very steep property and the water that comes off the land would flow across multiple properties in the area and something would have to be addressed in that regard, not only for this initial division, but also for future divisions of the land.

There was some more discussion after which Chairman Klein opened the public hearing at 8:01 PM and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to this proposed rezoning. There being none, Chairman Klein closed the public hearing at 8:01 PM.

At that point, a motion was made by Mr. Coursin, seconded by Mr. Klein to rezone the developable land on the property, as indicated and shown on the accompanying certified survey map as lots 1, 2 and 3, from Rs-2 to A-2 Agriculture with the understanding that the stormwater issues as pointed out by the City Engineer would have to be addressed and at the very least, easements would have to be provided across properties to accommodate any future drainage and retention/detention pond requirements in the area. There was no discussion regarding this item and the motion passed unanimously.

A motion was made by Mr. Linsmeier, seconded by Mr. Sullivan to offer preliminary approval of the CSM PC #151015-1 dividing the Yench property as indicated into four parcels. It was pointed out again that there needed to be, at the very least, easements placed on the certified survey map to accommodate cross lot flow of stormwater and the location and building of retention/detention ponds in accordance with the City Engineers concerns. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING CERTIFIED SURVEY MAP PC #151015-2 TO COMBINE TWO LOTS OWNED BY THOMAS HAMM LOCATED AT W277 N2864 CHICAGO AVENUE (PWC 0934091)

Mr. Clinkenbeard pointed out that as shown on the aerial photograph they had been provided, Mr. Hamm’s house actually straddles a lot line and Mr. Hamm was simply trying to make the lot conforming to City requirements by combining the lots.

A motion was made by Mr. Coursin, seconded by Mr. Sullivan to recommend approval of the certified survey map PC #151015-2 as submitted. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING PUBLIC HEARING FOR YENCH LLC/JEFF MIEROW TO REZONE PROPERTY LOCATED IN THE SOUTHWEST QUADRANT OF YENCH ROAD & LYNNDAL ROAD FROM RS-2 SINGLE-FAMILY RESIDENTIAL TO A-2 AGRICULTURAL & CERTIFIED SURVEY MAP PC #160519-1 TO DIVIDE THE JEFF MIEROW/YENCH LLC PROPERTY INTO THREE LOTS (PWC 0885996)

Mr. Clinkenbeard pointed out that if the zoning is approved, all of the land would revert to A-2 Agricultural except for the current wetlands and floodplain part of the lands which would remain under Floodplain and Lowland Conservancy zoning.

Mr. Weigel indicated that he saw no problem with the certified survey map, which was also on the agenda for this property.

At that point, Chairman Klein opened the public hearing at 7:27 PM and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to the rezoning of the property. There being none, Chairman Klein closed the public hearing at 7:27 PM.

A motion was made by Mr. Coursin, seconded by Ms. Wunder to recommend the zoning of the property from Rs-2 to A-2 Agricultural and also the approval of the certified survey map dividing off two ten-acre lots on the newly rezoned property. There was no discussion regarding this item and the motion passed unanimously.

At that point, Mr. Coursin recused himself from the Plan Commission due to the fact that the business he worked for was involved in the next item on the agenda.

DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING PUBLIC HEARING FOR AUDREY JAESCHKE/NICHOLAS DELTORTO TO REZONE TWO VACANT PARCELS IMMEDIATELY SOUTH OF THE JANNSEN OFFICE PROPERTY AT THE INTERSECTION OF PEWAUKEE ROAD & CAPITOL DRIVE FROM RS-3 SINGLE-FAMILY RESIDENTIAL TO B-6 MIXED USE BUSINESS FOR THE PURPOSE OF EXPANDING THE JANNSEN OFFICE PROPERTY & CERTIFIED SURVEY MAP PC #160519-2 TO COMBINE THE JANNSEN OFFICE PROPERTY WITH THE TWO VACANT PARCELS TO THE SOUTH (PWC 0907997 & PWC 0907996)

Mr. DelTorto came forward indicating that he was buying the Jannsen building and wanted to add the two vacant parcels to the south to the property. The first phase of his project would be simply to add a parking lot on one of the current properties to the south after it had been combined with the Jannsen property.

Mr. Weigel indicated that there was still a question about whether there would be two accesses to the newly created property or only one and what kind of accesses would be there. Plus, there was a need to finish the work with the applicant regarding storm water management. Mr. DelTorto indicated that in either event, if he was denied the southerly access to the property, he still had the northerly access that could be access to the new parking. He realized that the storm water management situation would have to be finalized.

From: [Jeff Mierow](#)
To: [Wagner, Magdelene](#)
Cc: [Fuchs, Nick](#); [Gabbey, Michaelis](#); [J. Pudelko](#); [Jayme Sisel](#); [Wirtz, Rich](#); [Wood, Peter C - DNR](#)
Subject: Re: Yench LLC CSM
Date: Thursday, November 16, 2023 1:58:15 PM

So I advised those owners when they built to asked the city if they had to do any rain gardens or swales when they built and we're told no by the city because they did not disturb enough area how can you try to tell me I should try to figure out how to make water go uphill. Why did the City require that drainage easement on the back of the property? What was the purpose of that?

On Thu, Nov 16, 2023 at 1:46 PM Wagner, Magdelene <wagner@pewaukee.wi.us> wrote:

Hi Pete,

Thank you for the discussion today regarding the Mierow development called Yench LLC in the City of Pewaukee. We have received a new submittal from the developer and his engineers are stating the site is only required to handle the storm water management from the 4 lots they are creating with this current CSM. From the submittal letter dated November 8, 2023: "The stormwater management plan for this project does not include other nearby properties or offsite areas that are downhill or not tributary to this site, as is appropriate and consistent with DNR policy. Pete Wood, a lead Water Resource Engineer at the DNR, has stated via email dated July 7, 2023, that this project is not considered a common plan of development with other homes built by others on lots adjacent to this property. Therefore, this project should not be burdened with retroactively creating storm water management facilities for downhill or offsite areas, and is not able to do so."

The development of this land (all current and previous CSM's) were from Mr. Mierow with the intent of developing the lots. In addition, it was made very clear to Mr. Mierow with the last CSM that if he were to develop this land further, he would have to retroactively address the storm water management for all past developments. The Plan Commission and Common Council approved the last development with this provision in place. In order to meet the City's ordinances and the approvals from the previous development, this site must include the storm water management for the previous development.

Please confirm that while the DNR regulations may not require the storm water management for the previous development, the development must meet the City ordinances, standards and previous approval requirements.

Thank you,

Maggie

Magdelene Wagner, P.E.

Director of Public Works/City Engineer

[City of Pewaukee](#)

[W240N3065 Pewaukee Road](#)

[Pewaukee, WI 53072](#)

262-691-0804

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From: [Wagner, Magdelene](#)
To: [Jeff Mierow](#)
Cc: [Fuchs, Nick](#); [Gabbey, Michaelis](#)
Subject: RE: Yench LLC CSM
Date: Monday, November 20, 2023 3:19:00 PM
Attachments: [Plan Commission Minutes 2015_10_15 Meeting\(316\).pdf](#)

Jeff,

Please find attached the Plan Commission minutes for your first Yench Road LLC CSM. I've highlighted the language I believe requires storm water management for the current and the previous development.

Thank you,
Maggie

Magdelene Wagner, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072
262-691-0804

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From: Jeff Mierow <jeffmierow@mierowrealty.com>
Sent: Monday, November 20, 2023 11:18 AM
To: Wagner, Magdelene <wagner@pewaukee.wi.us>
Subject: Re: Yench LLC CSM

I will call you at 2.
Thanks
Jeff

On Mon, Nov 20, 2023 at 11:16 AM Wagner, Magdelene <wagner@pewaukee.wi.us> wrote:

Jeff,

I'm only available this afternoon for this week. Would a 2 pm call work for you?

Thanks,

Maggie

Magdelene Wagner, P.E.

Director of Public Works/City Engineer

City of Pewaukee

W240N3065 Pewaukee Road

Pewaukee, WI 53072

262-691-0804

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From: Jeff Mierow <jeffmierow@mierowrealty.com>

Sent: Monday, November 20, 2023 9:06 AM

To: Wagner, Magdelene <wagner@pewaukee.wi.us>

Subject: Re: Yench LLC CSM

Maggie -

Can we please connect over the phone this week to discuss this? Let me know your availability.

Thanks!

On Thu, Nov 16, 2023 at 1:57 PM Jeff Mierow <jeffmierow@mierowrealty.com> wrote:

So I advised those owners when they built to asked the city if they had to do any rain gardens or swales when they built and we're told no by the city because they did not disturb enough area how can you try to tell me I should try to figure out how to make water go uphill. Why did the City require that drainage easement on the back of the property? What was the purpose of that?

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the DNR, has stated via email dated July 7, 2023, that this project is not considered a common plan of development with other homes built by others on lots adjacent to this property. Therefore, this project should not be burdened with retroactively creating storm water management facilities for downhill or offsite areas, and is not able to do so.”

The development of this land (all current and previous CSM’s) were from Mr. Mierow with the intent of developing the lots. In addition, it was made very clear to Mr. Mierow with the last CSM that if he were to develop this land further, he would have to retroactively address the storm water management for all past developments. The Plan Commission and Common Council approved the last development with this provision in place. In order to meet the City’s ordinances and the approvals from the previous development, this site must include the storm water management for the previous development.

Please confirm that while the DNR regulations may not require the storm water management for the previous development, the development must meet the City ordinances, standards and previous approval requirements.

Thank you,
Maggie

Magdelene Wagner, P.E.

Director of Public Works/City Engineer

[City of Pewaukee](#)

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--

Jeff Mierow
Mierow Realty & Building Co
414.254.0731

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--

Jeff Mierow
Mierow Realty & Building Co
414.254.0731

From: [Wood, Peter C - DNR](#)
To: [Wagner, Magdelene](#)
Cc: [Gabbey, Michaelis](#); [Fuchs, Nick](#); [Jeff Mierow](#); [Wirtz, Rich](#); [J. Pudelko](#); [Jayme Sisel](#)
Subject: RE: Yench LLC CSM
Date: Thursday, November 16, 2023 3:13:56 PM

Maggie,

Any opinion I provided regarding this development was specific to DNR storm water regulations.

I'm not sure if my actual e-mail was provided to you but I was clear in the e-mail that DNR policy may not be the same as the City policy regarding common plan of development. The City is a separate unit of government that needs to implement its own storm water regulations.

Pete Wood, P.E.

Storm Water Engineer – Water Division
Wisconsin Department of Natural Resources
1027 W St Paul Avenue
Milwaukee, WI 53233
Phone: 262-822-8227
Peter.Wood@wisconsin.gov

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

From: Wagner, Magdelene <wagner@pewaukee.wi.us>
Sent: Thursday, November 16, 2023 1:46 PM
To: Wood, Peter C - DNR <Peter.Wood@wisconsin.gov>
Cc: Gabbey, Michaelis <gabbey@pewaukee.wi.us>; Fuchs, Nick <fuchs@pewaukee.wi.us>; Jeff Mierow <jeffmierow@mierowrealty.com>; Wirtz, Rich <wirtz@pewaukee.wi.us>; J. Pudelko <jpudelko@trioeng.com>; Jayme Sisel <Jayme.Sisel@soundstormwater.com>
Subject: Yench LLC CSM

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi Pete,

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appropriate and consistent with DNR policy. Pete Wood, a lead Water Resource Engineer at the DNR, has stated via email dated July 7, 2023, that this project is not considered a common plan of development with other homes built by others on lots adjacent to this property. Therefore, this project should not be burdened with retroactively creating storm water management facilities for downhill or offsite areas, and is not able to do so.”

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Thank you,
Maggie

Magdelene Wagner, P.E.

Director of Public Works/City Engineer

City of Pewaukee

W240N3065 Pewaukee Road

Pewaukee, WI 53072

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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:

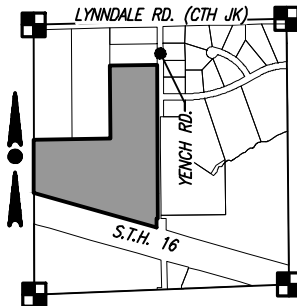
YENCH, LLC
3055 N. BROOKFIELD RD.
BROOKFIELD, WI 53005
PHONE: 414-254-0731

PREPARED BY:

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

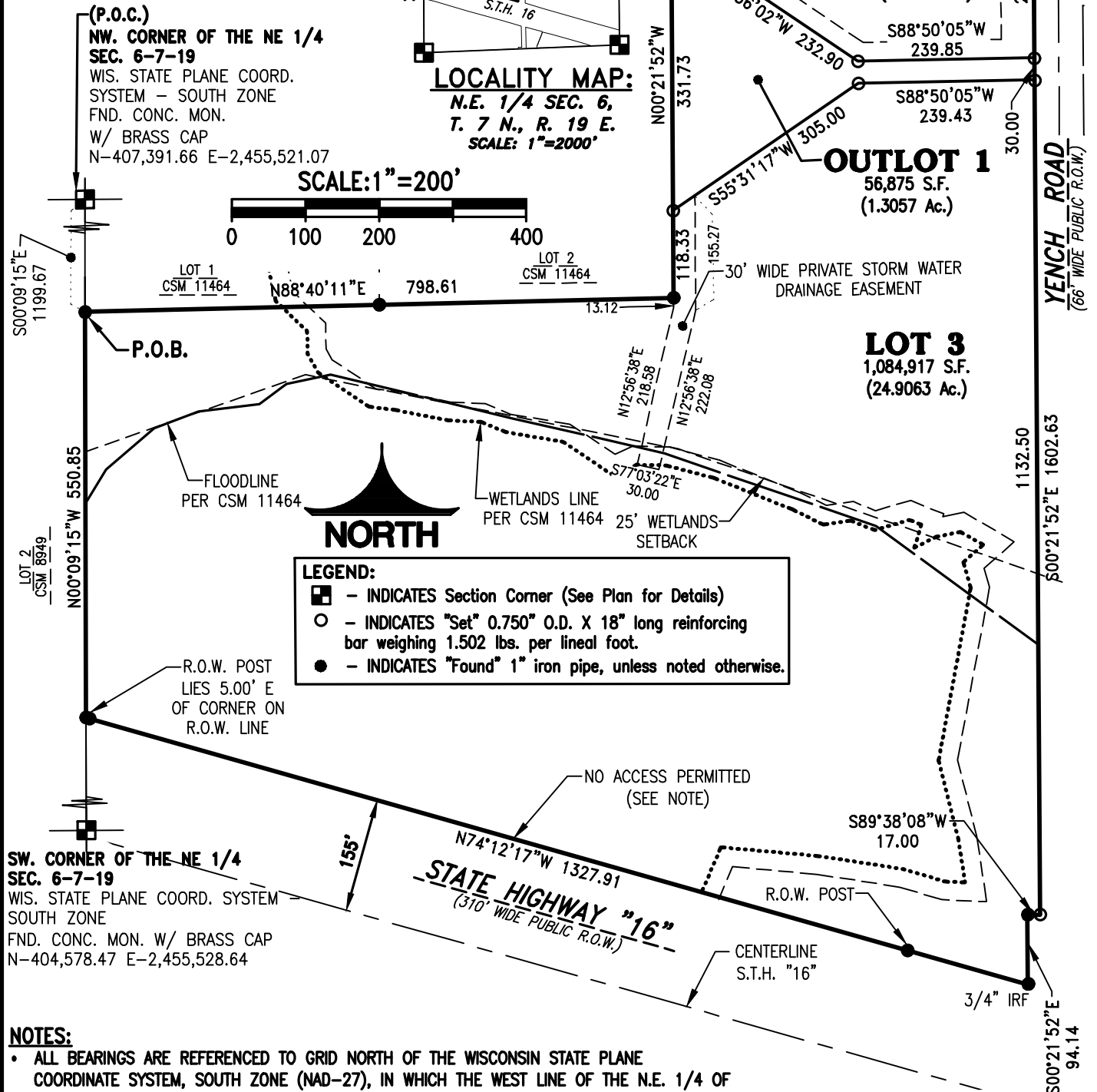
SETBACKS PER RS-2 ZONING

LOTS 1-2
FRONT = 45' WETLANDS = 25'
SIDE = 25' 100-YEAR FLOOD = 75'
REAR = 35' EASEMENTS = 5'



LOCALITY MAP:

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



LEGEND:

- - INDICATES Section Corner (See Plan for Details)
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 1" iron pipe, unless noted otherwise.

SW. CORNER OF THE NE 1/4 SEC. 6-7-19

WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FND. CONC. MON. W/ BRASS CAP
N-404,578.47 E-2,455,528.64

NOTES:

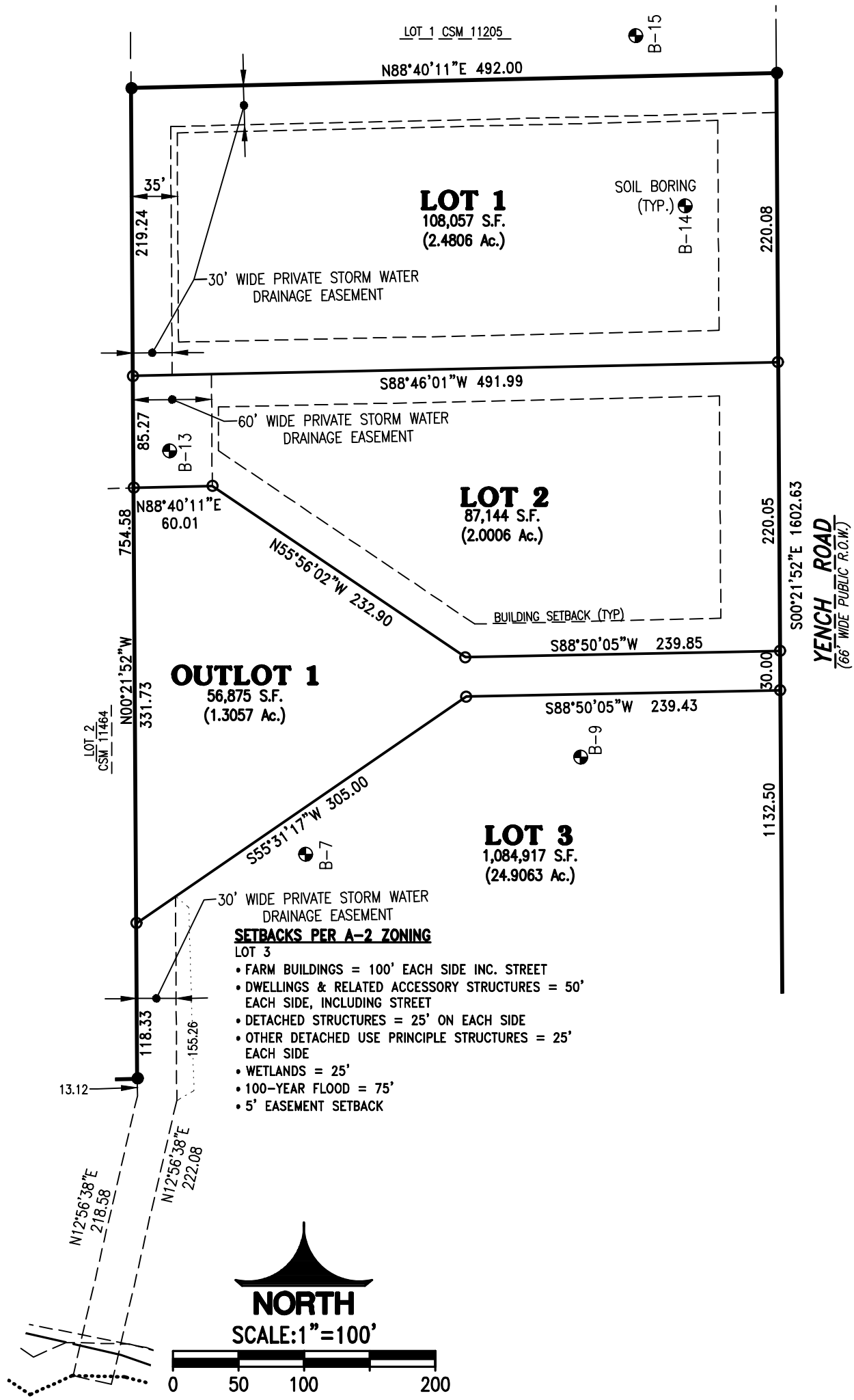
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE N.E. 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 19 EAST, BEARS S00°09'15"E.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATION LINES 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 3. 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.
- OUTLOT 1 IS DEDICATED TO THE CITY OF PEWAUKEE.
- LOT 3 TO BE RETAINED BY DEVELOPER FOR FUTURE DIVISION.

DRAFTED THIS 3RD DAY OF NOVEMBER, 2023. REVISED 2-29-24.
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

SHEET 1 OF 5

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.



H:\C400\467\16015-01-YENCH ROAD\Survey\CSM\530CSM01.dwg

**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.**

[illegible]

That I have surveyed, divided, and mapped a redivision of Lot 3 of Certified Survey Map Number 11464, recorded in the office of the Register of Deeds, Waukesha County on June 23rd, 2016 in Book 114 Pages 82-85 of Certified Survey Maps, inclusive as document number 4214210, 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.

•

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.

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.**

PLAN COMMISSION APPROVAL:

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

Steve Bierce, Mayor

Colleen Brown, Plan Commission Secretary

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: _____

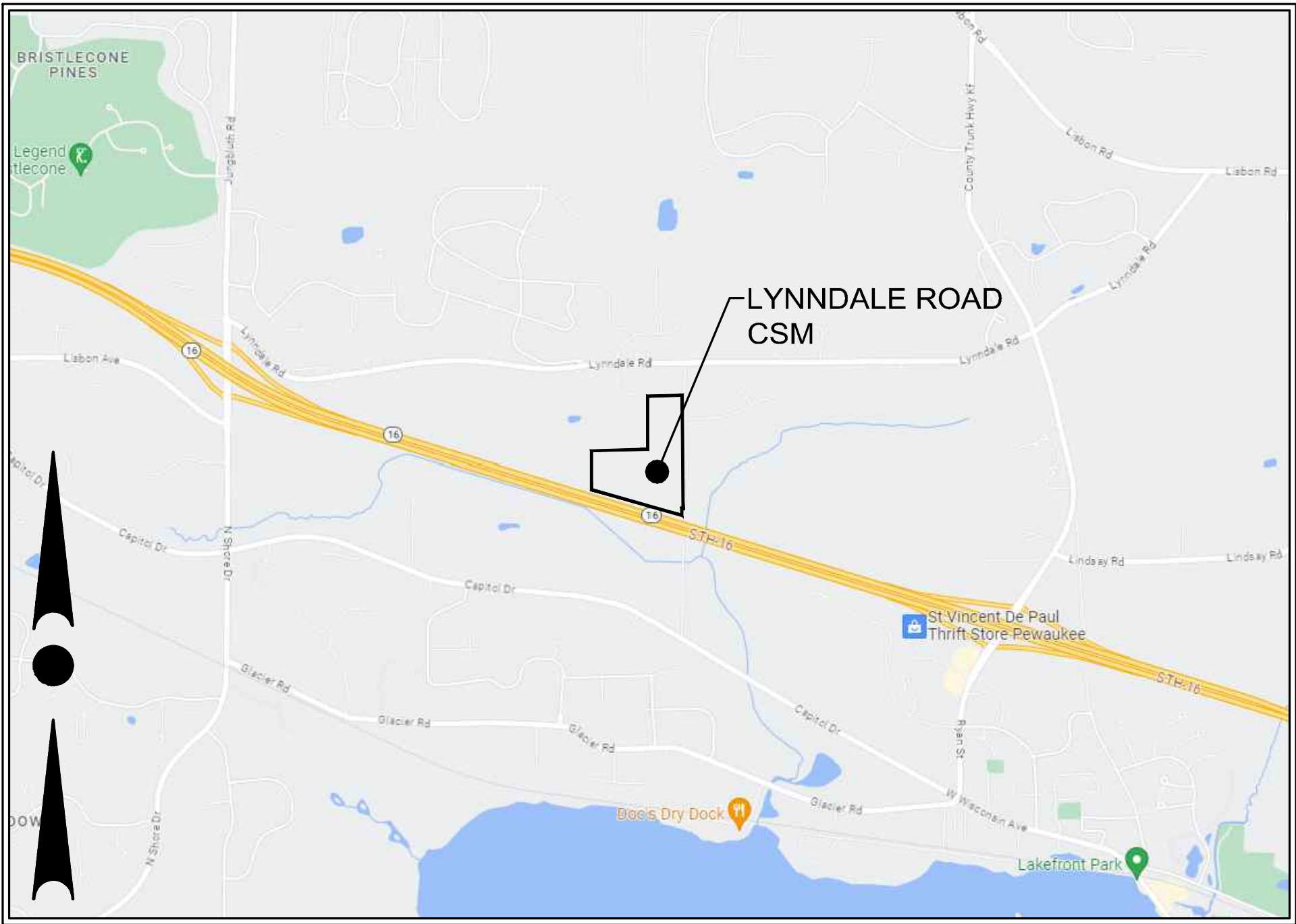
Steve Bierce, Mayor

Date: _____

Kelly Tarczewski, Clerk/Treasurer

GENERAL NOTES

- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
 - THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
 - WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
 - WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
 - CITY OF PEWAUKEE TECHNICAL STANDARDS.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.
- THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
- THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
- PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
- ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
- ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
- THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS REQUIRED BY THE CITY OF PEWAUKEE.
- THE CONTRACTOR MUST AND IS REQUIRED TO NOTIFY THE CITY OF PEWAUKEE SEWER AND WATER UTILITY A MINIMUM OF 48 HOURS IN ADVANCE OF WATER MAIN FILLING, WATER MAIN FLUSHING, WATER MAIN TESTING AND WATER MAIN CONNECTIONS. NO CONNECTION SHALL BE MADE TO THE EXISTING WATER SYSTEM UNTIL SAFE SAMPLES FROM THE NEW MAIN HAVE BEEN OBTAINED.



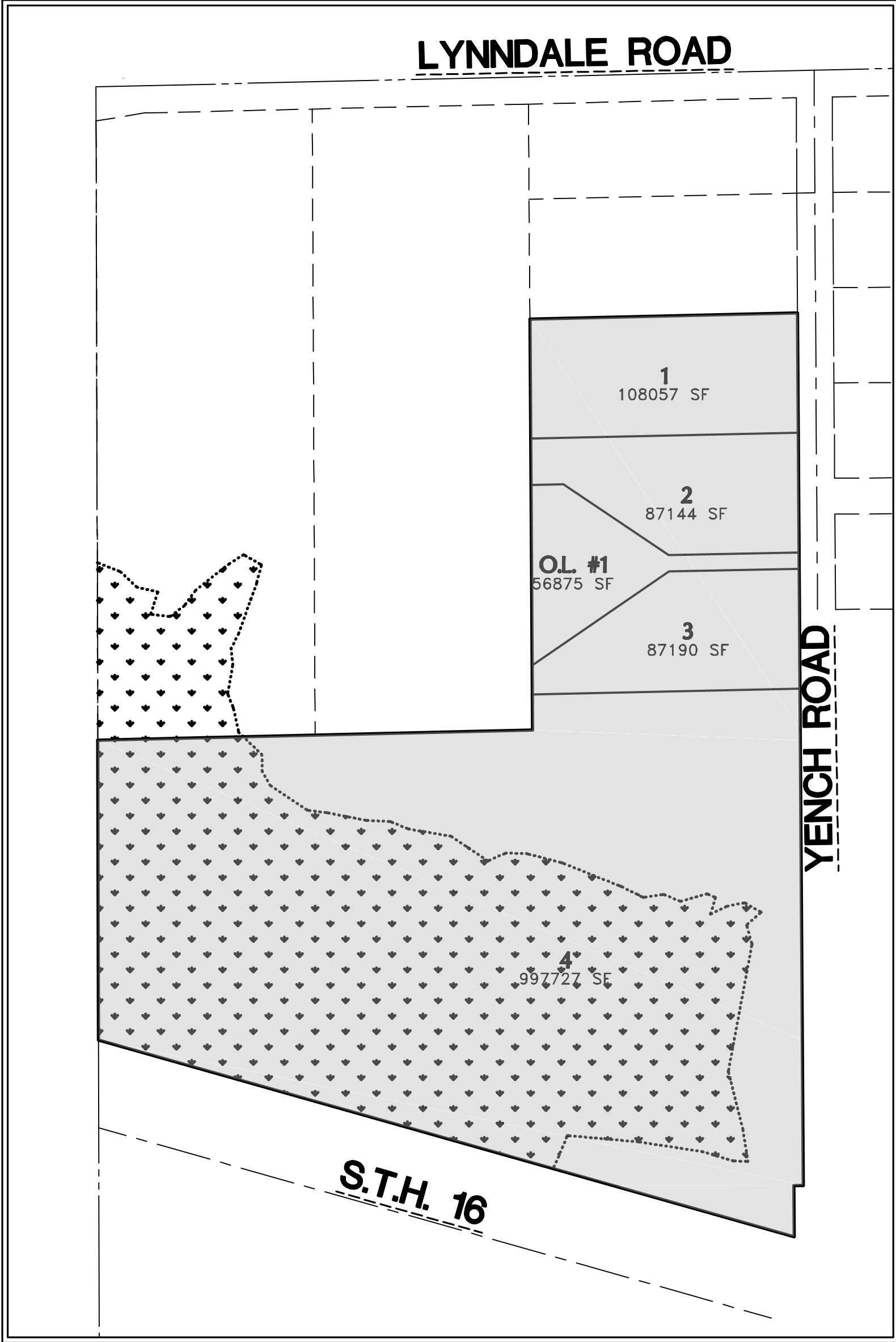
LOCATION MAP
NOT TO SCALE

LYNNDALE ROAD CSM

SINGLE-FAMILY SUBDIVISION

SITE DEVELOPMENT PLANS

CITY OF PEWAUKEE, WISCONSIN



SITE PLAN
SCALE: 1" = 200'

ENGINEER:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
CONTACT: MR. DAN SCHERER, P.E.
PHONE: 262-790-1480
FAX: 262-790-1481
EMAIL: dscherer@trioeng.com

SHEET INDEX

CIVIL	
T1	- COVER SHEET
C1.0	- PROPOSED DEVELOPMENT PLAN
C1.1	- EXISTING SITE PLAN
C2.0	- OVERALL GRADING PLAN
C2.1	- GRADING AND DRAINAGE PLAN
C2.2	- POND PLANS AND DETAILS
C3.0	- EROSION CONTROL PLAN
C4.0	- CONSTRUCTION NOTES & DETAILS



PROJECT:
LYNNDALE ROAD CSM
CITY OF PEWAUKEE, WISCONSIN

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

REVISION HISTORY	
DATE	DESCRIPTION
11/03/2023	PLAN COMMISSION
11/29/2023	PER REVIEW COMMENTS
02/28/2024	PER REVIEW COMMENTS

DATE:
FEBRUARY 28, 2024

JOB NUMBER:
16015

DESCRIPTION:
COVER SHEET

SHEET

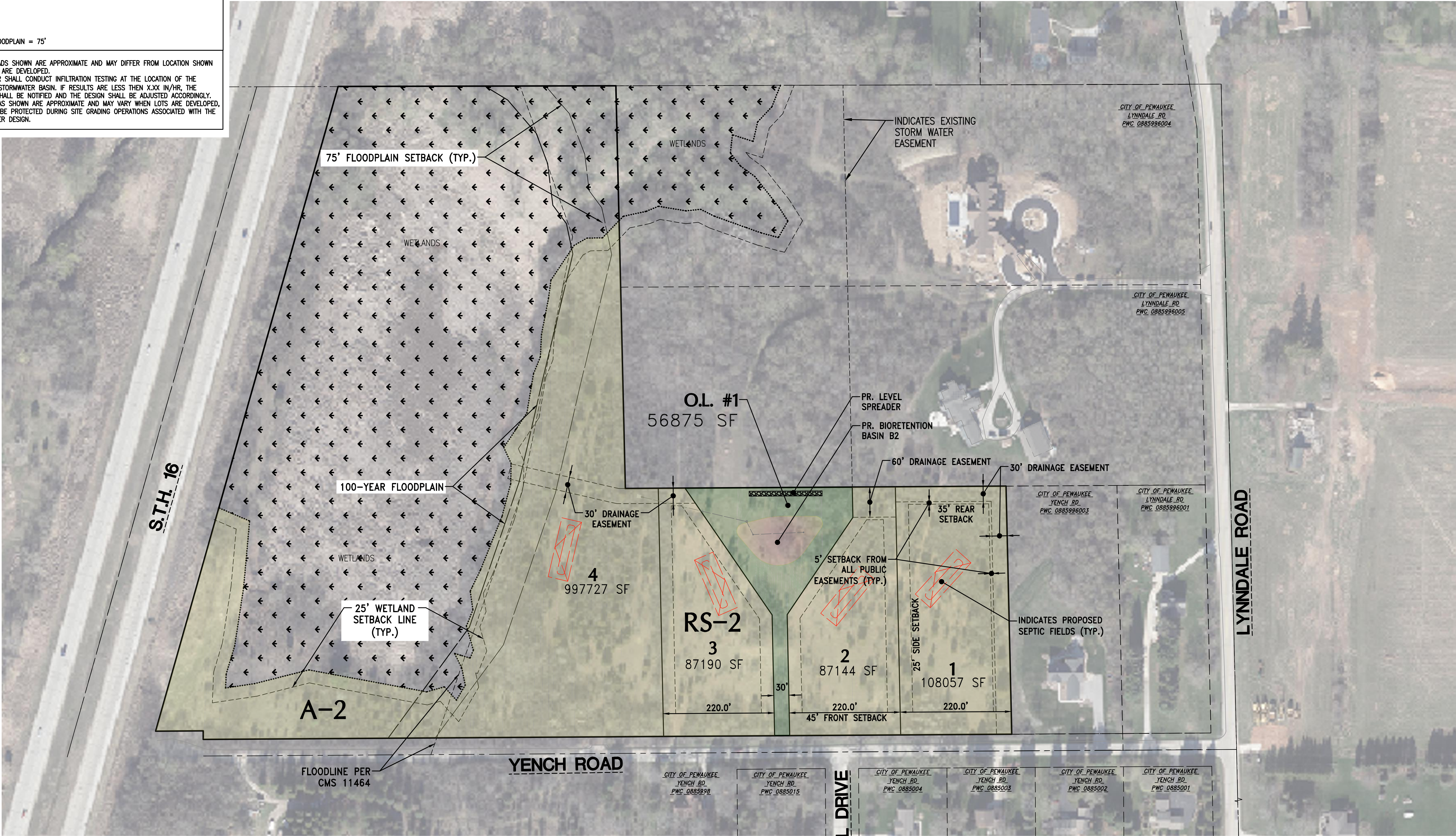
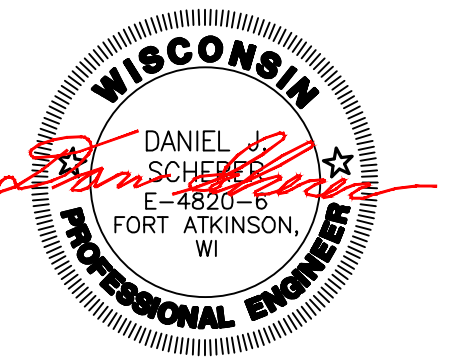
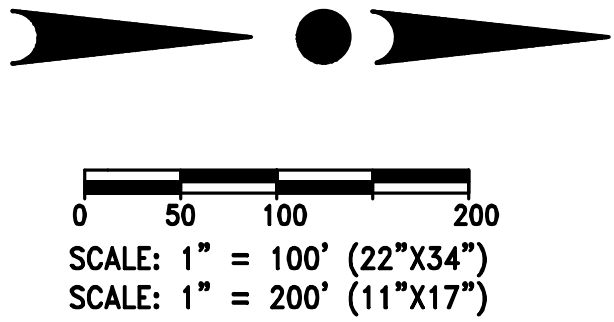
T1

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'

- NOTES:
- BUILDING PADS SHOWN ARE APPROXIMATE AND MAY DIFFER FROM LOCATION SHOWN WHEN LOTS ARE DEVELOPED.
 - CONTRACTOR SHALL CONDUCT INFILTRATION TESTING AT THE LOCATION OF THE PROPOSED STORMWATER BASIN. IF RESULTS ARE LESS THEN X.XX IN/HR, THE DESIGNER SHALL BE NOTIFIED AND THE DESIGN SHALL BE ADJUSTED ACCORDINGLY.
 - SEPTIC AREAS SHOWN ARE APPROXIMATE AND MAY VARY WHEN LOTS ARE DEVELOPED, BUT SHALL BE PROTECTED DURING SITE GRADING OPERATIONS ASSOCIATED WITH THE STORM WATER DESIGN.



PROJECT:
LYNDAL ROAD CSM
CITY OF PEWAUKEE, WISCONSIN

BY: YENCH LLC
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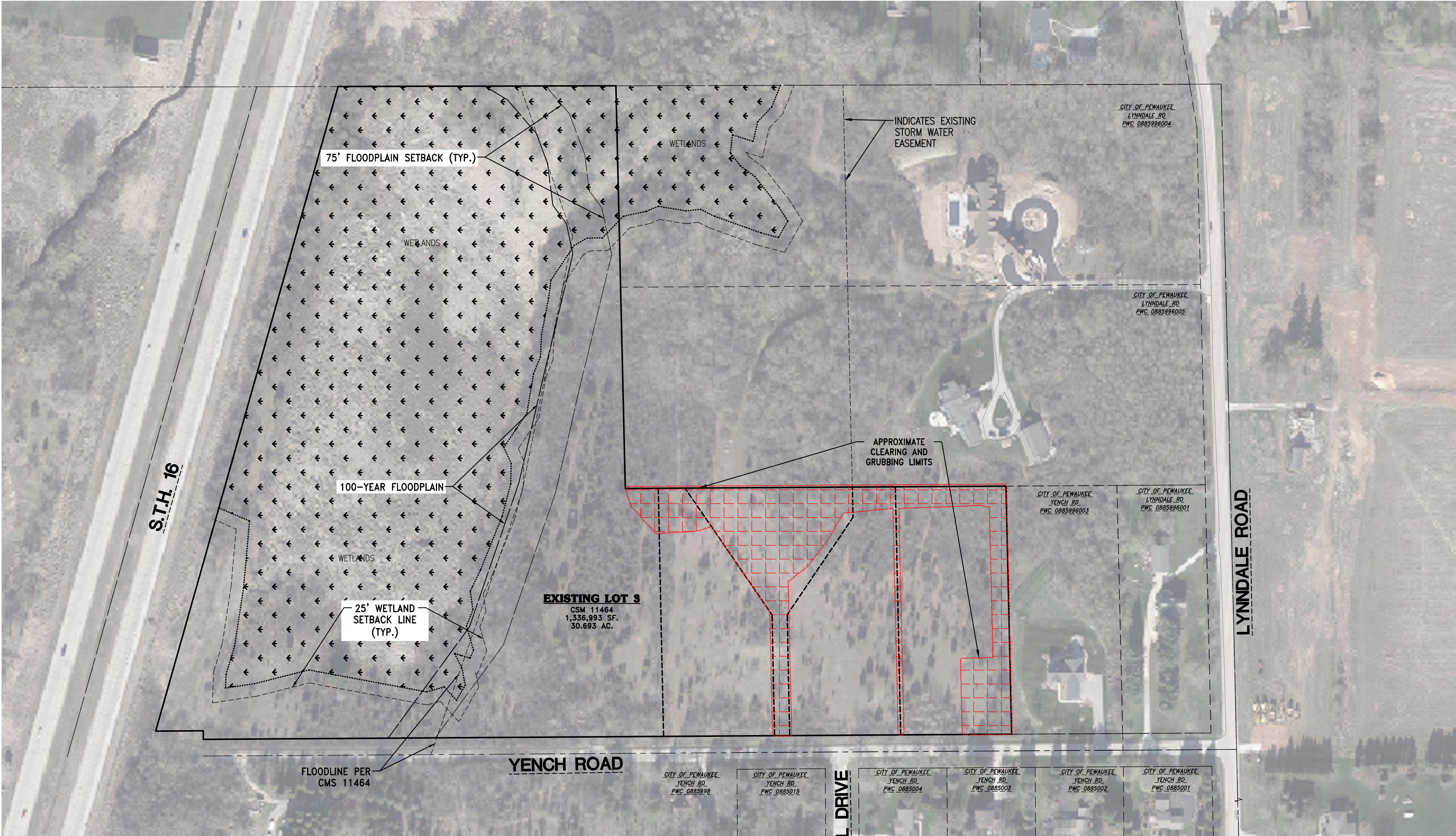
JOB NUMBER:
16015



DESCRIPTION:
PROPOSED
DEVELOPMENT
PLAN

SHEET

C1.0

H:\C400\467\16015-01-YENCH ROAD\CONSTRUCTION PLANS\YENCH ROAD_CIVIL PLAN SET_22X34.DWG





SCALE: 1" = 100' (22"x34")
SCALE: 1" = 200' (11"x17")



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudetto@trioeng.com

PROJECT:
LYNNDALE ROAD CSM
CITY OF PEWAUKEE, WISCONSIN

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

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DESCRIPTION:
EXISTING SITE PLAN

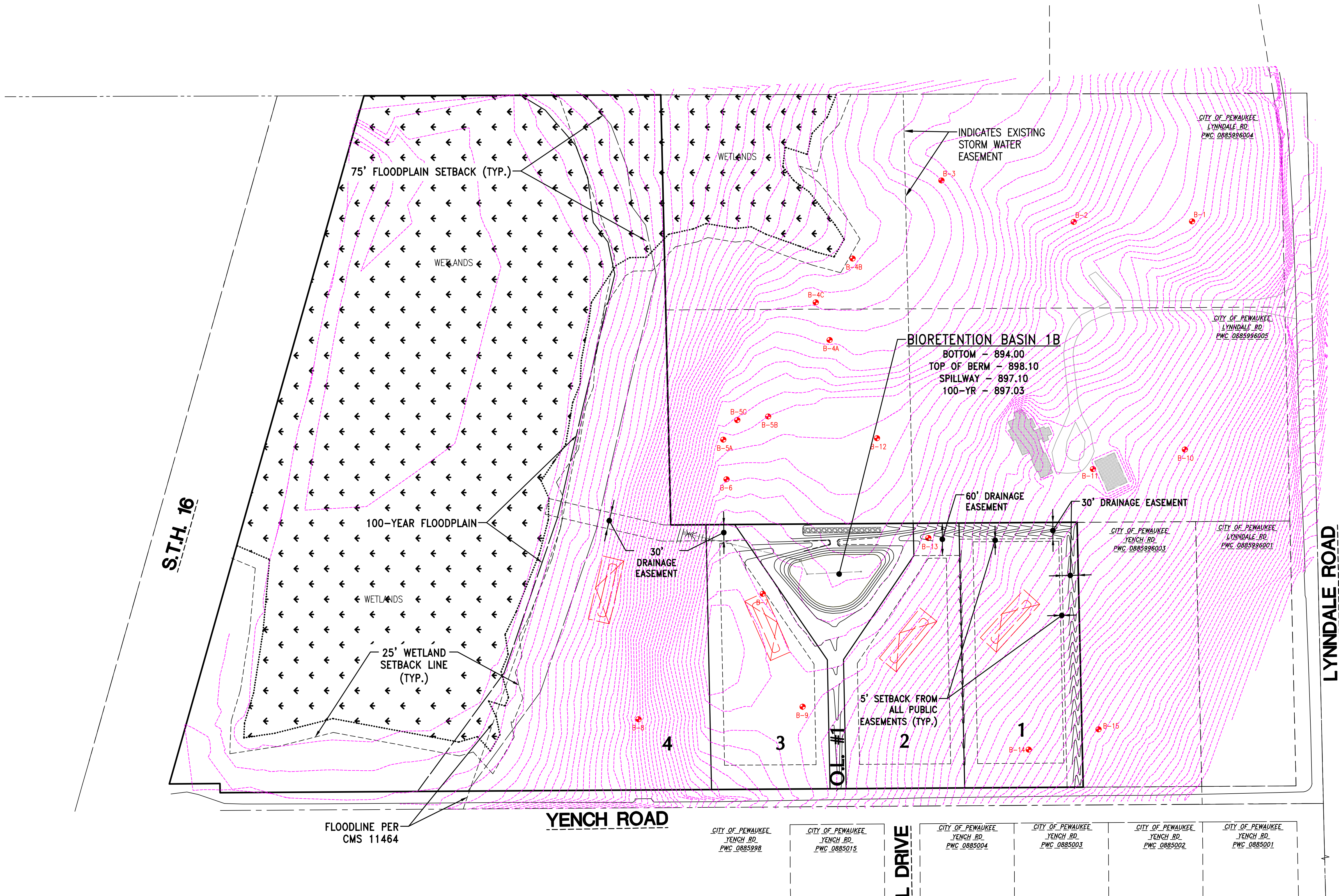
SHEET
C1.1

\\C400\467\16015-01-YENCH ROAD\CONSTRUCTION PLANS\YENCH ROAD_CIVIL PLAN SET_22X34.DWG



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.



PROJECT:
LYNNDALE ROAD CSM
CITY OF PEWAUKEE, WISCONSIN

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

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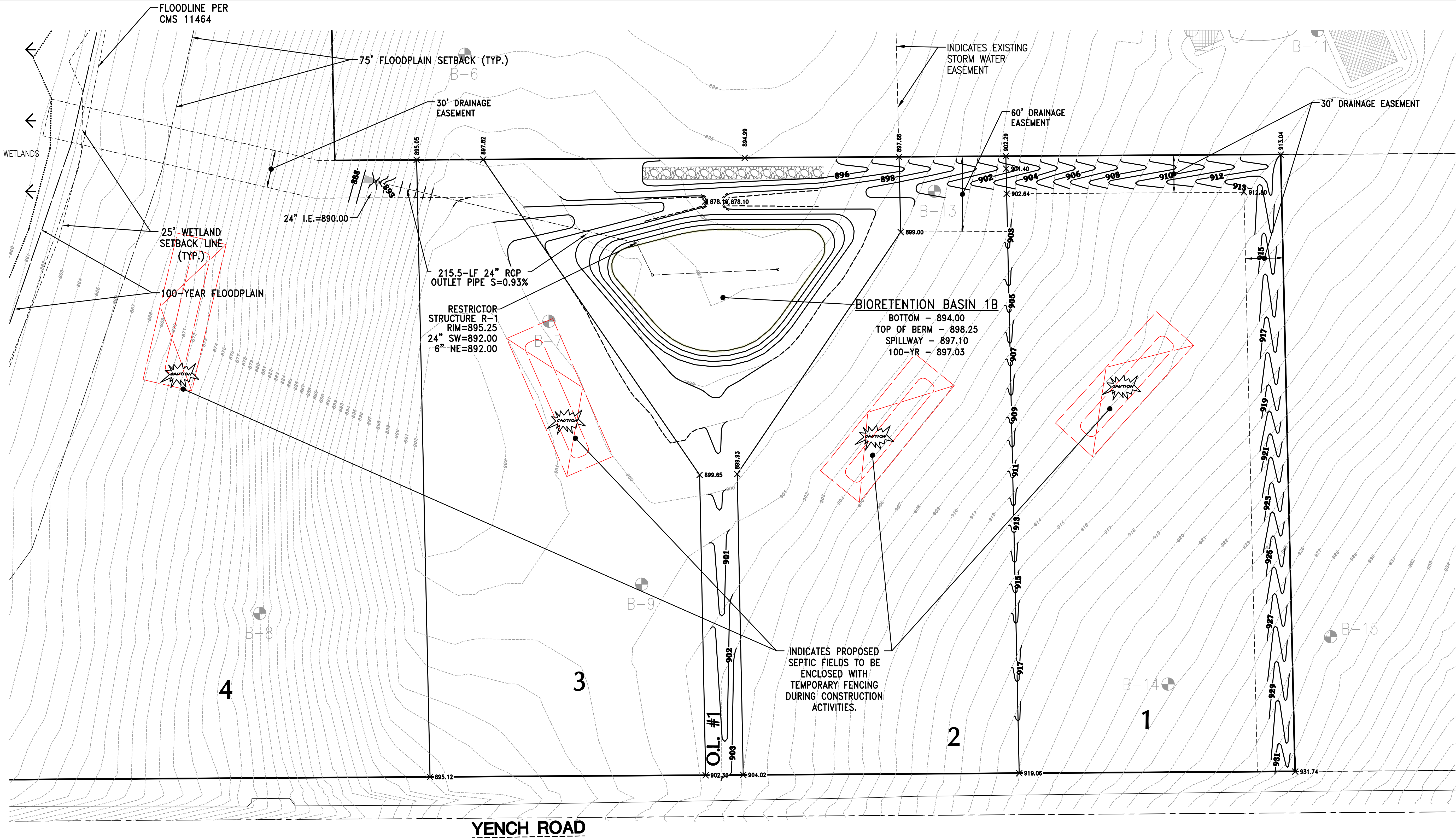
DESCRIPTION:
**MASTER GRADING
& DRAINAGE PLAN**

SHEET

C2.0

0 50 100 200
SCALE: 1" = 100' (22"X34")
SCALE: 1" = 200' (11"X17")

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0 20 40 80
SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")



PROJECT:
LYNNDALE ROAD CSM
CITY OF PEWAUKEE, WISCONSIN

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

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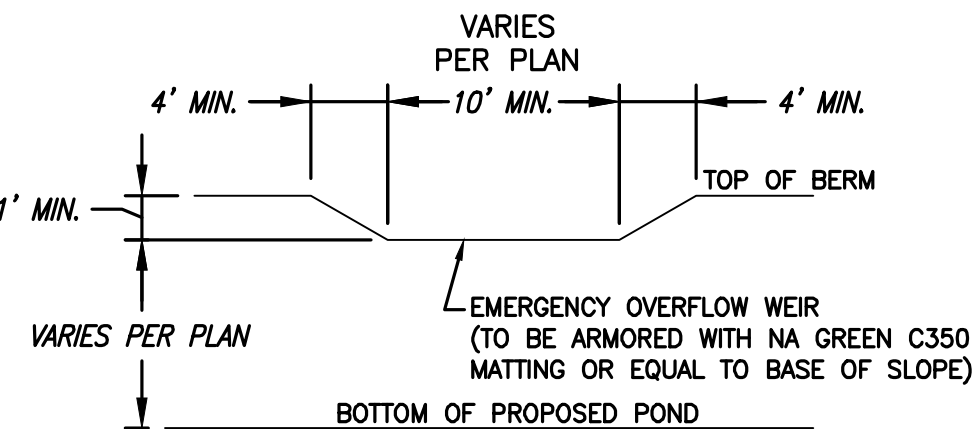
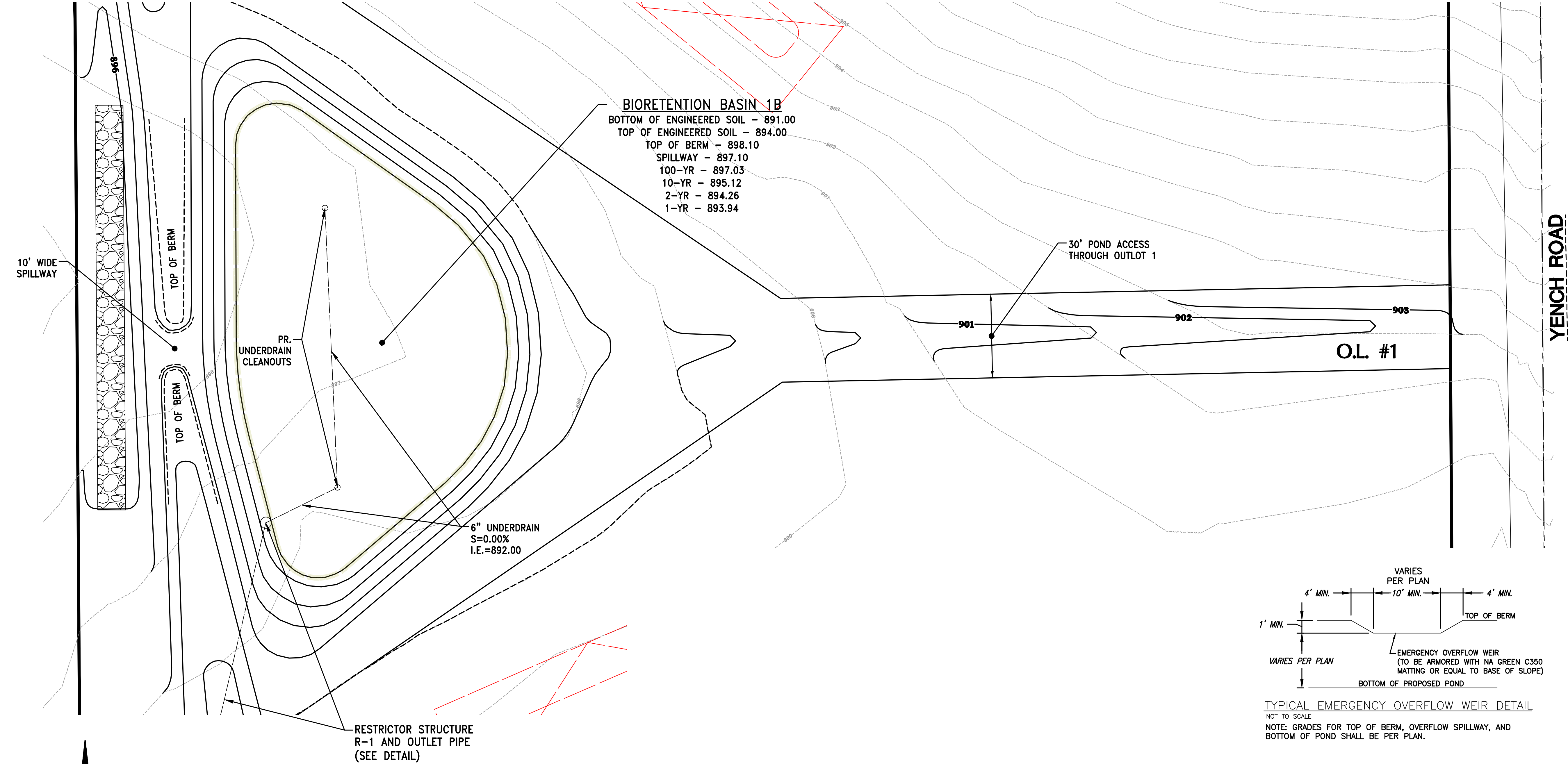
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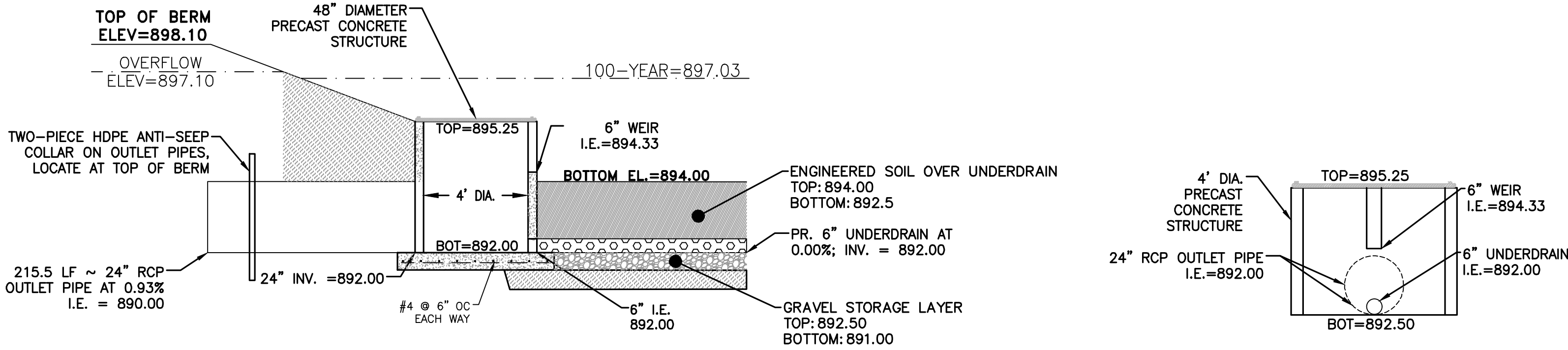
DESCRIPTION:
**MASTER GRADING
& DRAINAGE PLAN**

SHEET
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TYPICAL EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE.
NOTE: GRADES FOR TOP OF BERM, OVERFLOW SPILLWAY, AND BOTTOM OF POND SHALL BE PER PLAN.



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

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 1-800-242-8511

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PROJECT:
LYNNDALE ROAD CSM
CITY OF PEWAUKEE, WISCONSIN

BY:
YENCH LLC
3055 N. BROOKFIELD RD.
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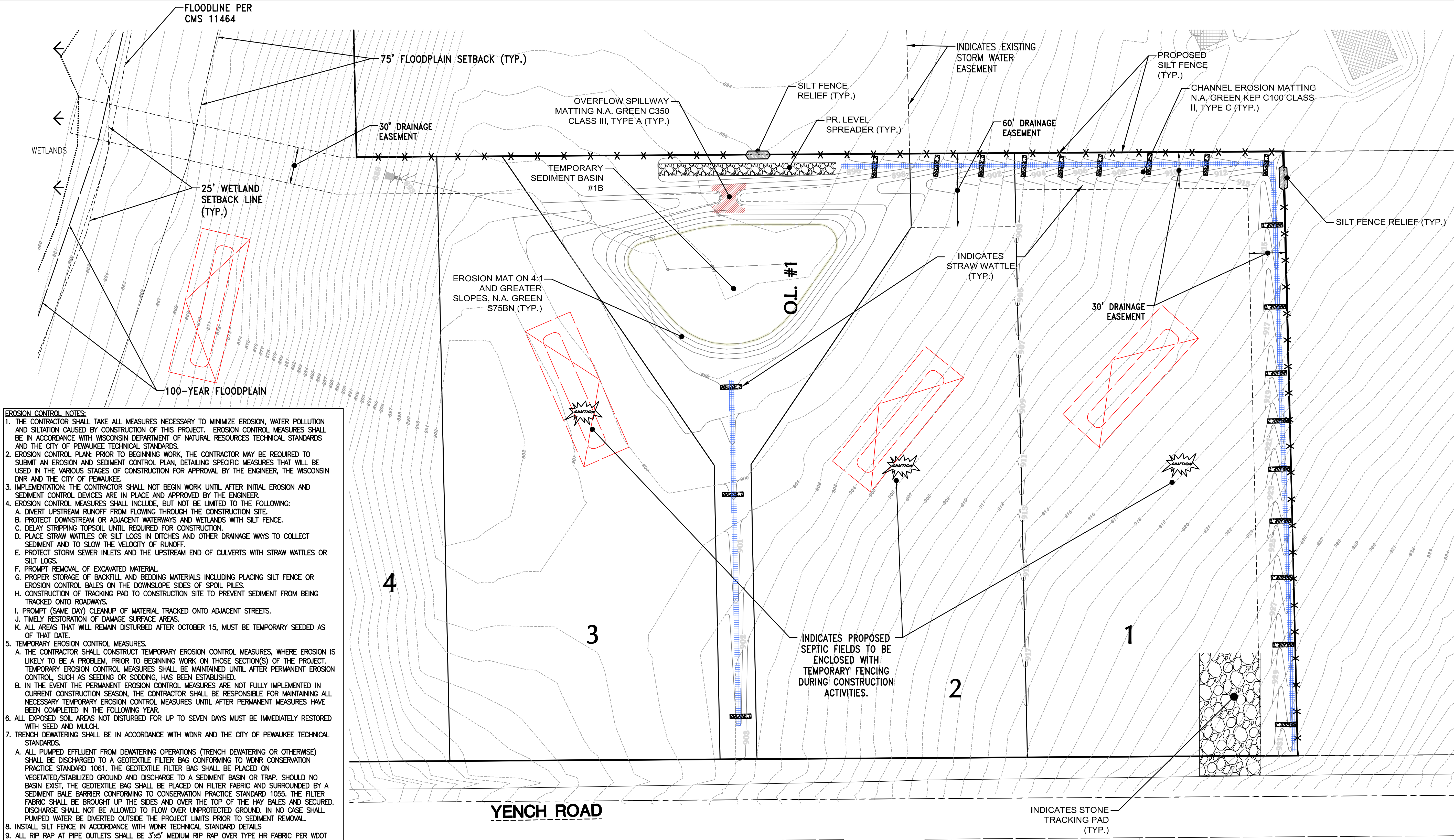
DESCRIPTION:

POND DETAIL

SHEET

C2.2

X:\C400\467\16015-01-YENCH ROAD\CONSTRUCTION PLANS\YENCH ROAD_CIVIL PLAN SET_22X34.DWG



- EROSION CONTROL NOTES:**
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
 - EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER, THE WISCONSIN DNR AND THE CITY OF PEWAUKEE.
 - IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
 - EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS AND WETLANDS WITH SILT FENCE.
 - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - PLACE STRAW WATTLES OR SILT LOGS IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH STRAW WATTLES OR SILT LOGS.
 - PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDDED AS OF THAT DATE.
 - TEMPORARY EROSION CONTROL MEASURES.
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
 - ALL EXPOSED SOIL AREAS NOT DISTURBED FOR UP TO SEVEN DAYS MUST BE IMMEDIATELY RESTORED WITH SEED AND MULCH.
 - TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR AND THE CITY OF PEWAUKEE TECHNICAL STANDARDS.
 - ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS (TRENCH DEWATERING OR OTHERWISE) SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WDNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE FILTER BAG SHALL BE PLACED ON VEGETATED/STABILIZED GROUND AND DISCHARGE TO A SEDIMENT BASIN OR TRAP. SHOULD NO BASIN EXIST, THE GEOTEXTILE BAG SHALL BE PLACED ON FILTER FABRIC AND SURROUNDED BY A SEDIMENT BALE BARRIER CONFORMING TO CONSERVATION PRACTICE STANDARD 1055. THE FILTER FABRIC SHALL BE BROUGHT UP THE SIDES AND OVER THE TOP OF THE HAY BALES AND SECURED. DISCHARGE SHALL NOT BE ALLOWED TO FLOW OVER UNPROTECTED GROUND. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS PRIOR TO SEDIMENT REMOVAL.
 - INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS.
 - ALL RIP RAP AT PIPE OUTLETS SHALL BE 3'x5' MEDIUM RIP RAP OVER TYPE HR FABRIC PER WDOT SPECIFICATIONS UNLESS OTHERWISE DESIGNATED.
 - EROSION CONTROL INSPECTION AND MAINTENANCE.
 - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
 - ALL AREAS TO BE SEEDDED AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.



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:
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TEMPORARY DEWATERING GEOTEXTILE BAG

- IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
- REFER TO WDNR TECHNICAL STANDARDS 1061 AND MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
- CONTRACTOR MAY USE THRACE-LINO, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
- CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS.
- MAX FLOW RATE SHALL NOT EXCEED 100GPM

Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz

WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
CONSERVATION PRACTICE STANDARD:
1052 - NON-CHANNEL EROSION MAT
1053 - CHANNEL EROSION MAT
1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
1056 - SILT FENCE
1062 - DITCH CHECK
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING
1061 - DE-WATERING
1064 - SEDIMENT BASIN

SCALE: 1" = 40' (22"x34")
SCALE: 1" = 80' (11"x17")



4100 N. CALHOUN RD., SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudefio@trioeng.com

PROJECT: LYNNDALE ROAD CSM CITY OF PEWAUKEE, WISCONSIN

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

REVISION HISTORY

DATE	DESCRIPTION
11/03/2023	PLAN COMMISSION
11/29/2023	PER REVIEW COMMENTS
02/28/2024	PER REVIEW COMMENTS

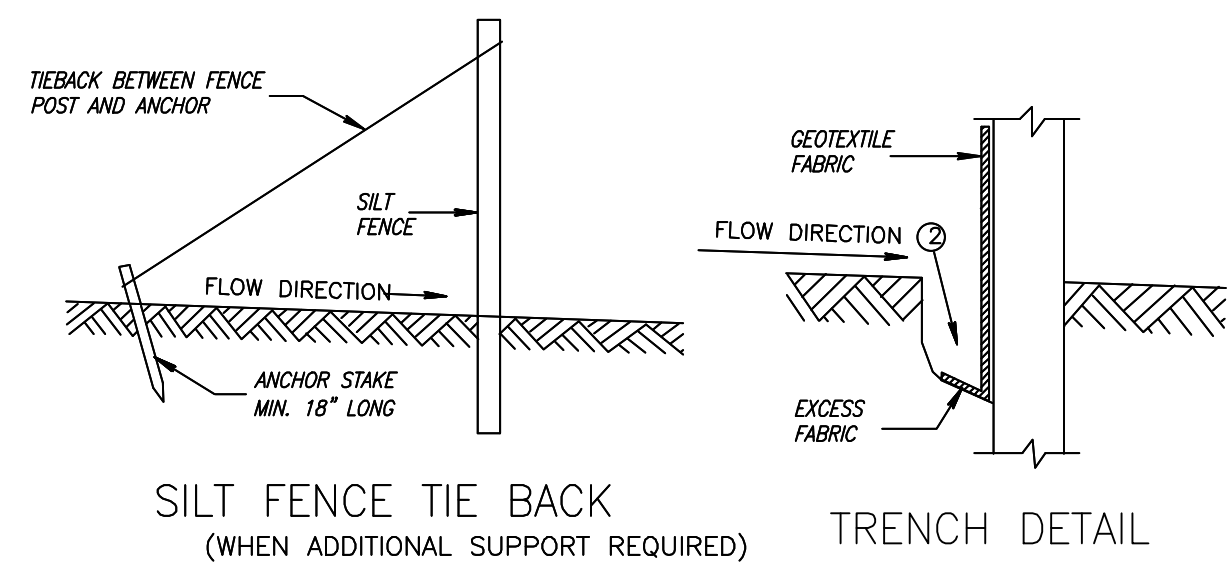
DATE:
FEBRUARY 28, 2024

JOB NUMBER:
16015

DESCRIPTION:
**EROSION
CONTROL PLAN**

SHEET

C3.0



NO SCALE



- ① HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
- ② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
- ③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 12" x 12" OF OAK OR HICKORY
- ④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
- ⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES; B) HOOK THE END OF EACH SILT FENCE LENGTH.

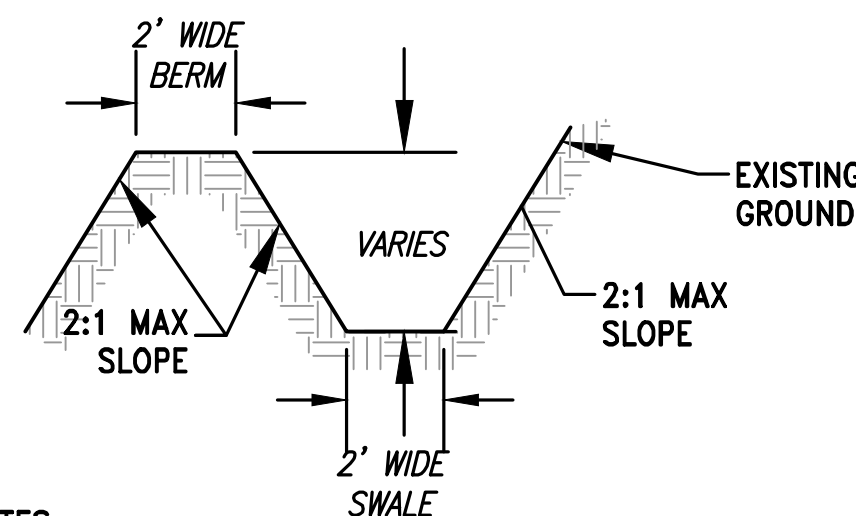
*This drawing based on Wisconsin
Department of Transportation
Standard Detail Drawing 8 E 9-6.*



- NOTES:

1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS.
3. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
4. INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES.

NO SCALE



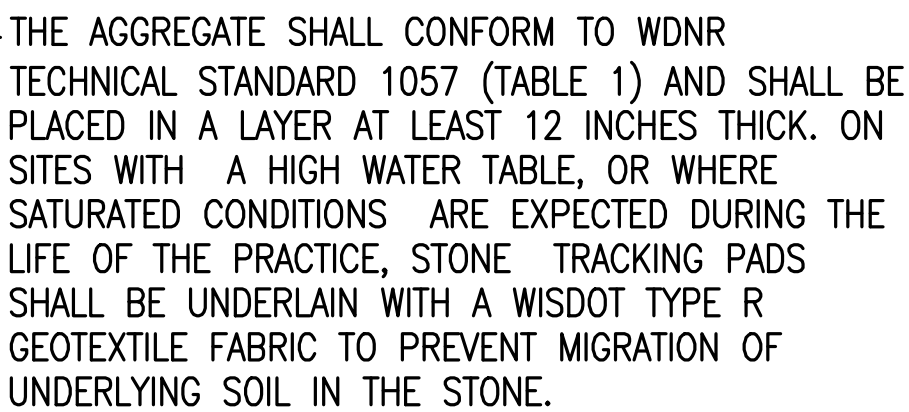
- NOTES:

1. TEMPORARY SEED/STABILIZE BERMS AND DITCHES IMMEDIATELY AS ANY SECTION IS COMPLETED PER WisDOT STD. SPEC.
2. REFER TO WISCONSIN DNR TECHNICAL STANDARD 1066 FOR ADDITIONAL INFORMATION.

NO SCALE



NOTE:
SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.



NO SCALE



**YENCH LLC
3055 N. BROOKFIELD RD.
BROOKFIELD, WI 53045**

REVISION HISTORY

DATE:

FEBRUARY 28, 2024

JOB NUMBER:
16015

DESCRIPTION:

CONSTRUCTION NOTES & DETAILS

SHEET

C4.0

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: April 1, 2024

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for Yench, LLC for Property Located on the West Side of Yench Road (PWC 0885-996-006) for the Purpose of Further Subdividing the Property Into Two Lots [Fuchs]

BACKGROUND:

At their December 21, 2023, meeting, the Plan Commission unanimously recommended approval of the subject Certified Survey Map.

At the January 15, 2024 meeting, the Common Council tabled this CSM due to storm water management concerns, and directed the applicant to oversize the pond, subdivide the land into less parcels, or find another method of mitigation to compensate for the storm water concerns.

Attached is a revised CSM with a larger outlot and oversized bioretention basin.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Yench LLC CSM #2

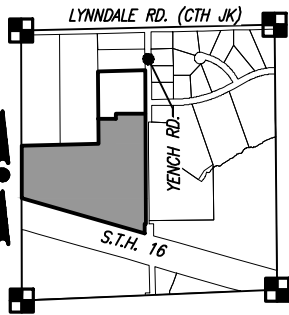
Engineering memo

CSM-2 Rev 2-29-2024

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER _____, 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.

(P.O.C.)
NW. CORNER OF THE
NE 1/4
SEC. 6-7-19
WIS. STATE PLANE
COORD. SYSTEM - SOUTH
ZONE
FND. CONC. MON.
W/ BRASS CAP
N-407,391.66
E-2,455,521.07



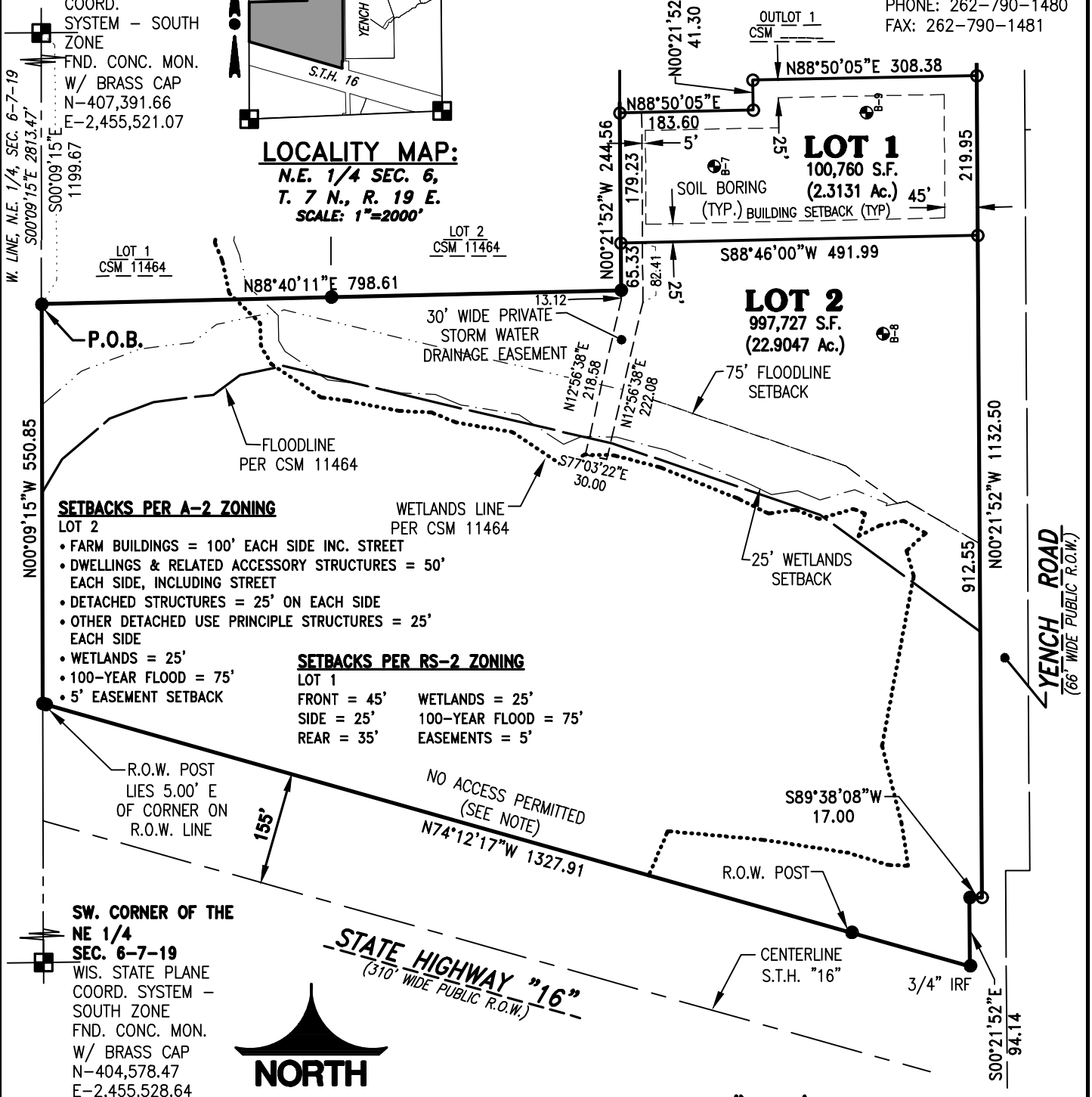
LOCALITY MAP:
N.E. 1/4 SEC. 6,
T. 7 N., R. 19 E.
SCALE: 1"=2000'

PREPARED FOR:

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

PREPARED BY:

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



SETBACKS PER A-2 ZONING

- LOT 2
- 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'
- 5' EASEMENT SETBACK

SETBACKS PER RS-2 ZONING

- | | |
|-------------|----------------------|
| LOT 1 | |
| FRONT = 45' | WETLANDS = 25' |
| SIDE = 25' | 100-YEAR FLOOD = 75' |
| REAR = 35' | EASEMENTS = 5' |

SW. CORNER OF THE
NE 1/4
SEC. 6-7-19
WIS. STATE PLANE
COORD. SYSTEM -
SOUTH ZONE
FND. CONC. MON.
W/ BRASS CAP
N-404,578.47
E-2,455,528.64



LEGEND:

- - INDICATES Section Corner (See Plan for Details)
- - INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- - INDICATES "Found" 1" iron pipe, unless noted otherwise.

SCALE: 1"=200'



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 2. 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 3RD DAY OF NOVEMBER, 2023. REVISED 11-22-23.
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

JOB NO. 16-015-467-02
SHEET 1 OF 4

BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER _____ 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 _____, recorded in the office of the Register of Deeds, Waukesha County on _____ in Book _____ Pages _____ of Certified Survey Maps, inclusive as document number _____, 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.

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 _____ 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 _____ 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.**

PLAN COMMISSION APPROVAL:

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

Steve Bierce, Mayor

Colleen Brown, Plan Commission Secretary

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



Department of Public Works

W240N3065 Pewaukee Road

Pewaukee, WI 53072

Phone: (262) 691-0804 • Fax: (262) 691-5729

Email: publicworks@pewaukee.wi.us

MEMORANDUM

TO: Common Council

FROM: Magdelene Wagner, Director of Public Works

DATE: January 12, 2024

RE: Yench Road LLC CSM

In 2014, Mr. Mierow received approval (PC 6/19/2014 & CC 7/7/2014) to split a 2.4ac parcel off a larger parcel by CSM 11205 creating PWC0885996002 and 0885996003. A single family home was constructed on the 2.4 ac parcel (Lot 1 of the CSM).

In 2016, Mr. Mierow again received approval to further split the lot, but with conditions if he further subdivides the parcels, storm water management would be required. There were discussions on this matter at several PC and CC meetings (see attached). CSM 11464 was ultimately approved for 2-10 ac lots and 1-30 ac lot, but I believe with conditions that any further split of the land must include stormwater management for all lots previously developed. In order to assist with this, the developer placed a storm water easement across the 2-10 ac parcels on the CSM. Unfortunately, he did not define on the CSM who owns the easement or what can be done on this easement.

The developer is now seeking to split the 30 ac lot into 4 lots. He has attempted and claims that he cannot get stormwater management to meet our Chapter 19 ordinances to meet the conditions of the previous CSM approval. The owners of the 2-10ac parcels with the easements are now refusing him access to their properties within the easement area. He has contacted the WisDNR which only requires water quality for the current development with the statement that they still need to meet City Ordinances (I've had discussions with Pete Wood, WisDNR representative, and he concurs his statements do not preclude them from meeting local ordinances).

The plan commission took action on 12/21/2023 to approve the CSM against Staff's concerns regarding the conditions we believe are in place from the previous approvals. We had a long discussion but didn't feel they could deny this further split based on actions from the previous PC/CC action.

I believe the intent was clear in the previous approvals of land division and that the developer would be required to include stormwater management for all these parcels developed post 2003 if he further subdivided the parcel. I would note that all of these land splits occurred under the same developer.

This development is creating 4 single family lots in addition to the 3 already created from this previously large undeveloped lot. Since all these splits are post 2003, the City will be responsible for all the impervious area on these parcels under our MS4 permits (and especially challenging with the TMDL's that are currently being developed). Our ordinance has very few exceptions for developments of parcels without stormwater management. The previous parcels were developed with the contingency that if further development occurs, they will need to meet storm water for all the previous developments as well to ensure compliance with our ordinances. I don't believe that because the drainage easement that the developer recorded was not clear that it eliminates the conditions placed on this further split.

If stormwater management is not required for this development, the City will be required to compensate for this development somewhere in the City to meet our MS4 permit requirements. The City ordinance was passed in 2003 requiring storm water management for all new developments to protect the existing community from paying for the costs of development. This is extremely important for the City as regulations of storm water management are only increasing and land available for cost effective measures to overcompensate for the non-treated development (ie. Ponds) are limited and becoming costly to purchase. I would further note that this area has substantial wetlands nearby which may not be used for water quality and quantity treatment.

If the Council determines to exempt the current development from providing storm water management from the previous land splits, it should be clearly noted that this current development must meet our storm water ordinances. In addition, any further land division must meet City Ordinances even if it is less than 1 acre to minimize any further impacts to the City by this development.

ARCTM
(262) 542-8200

4092512

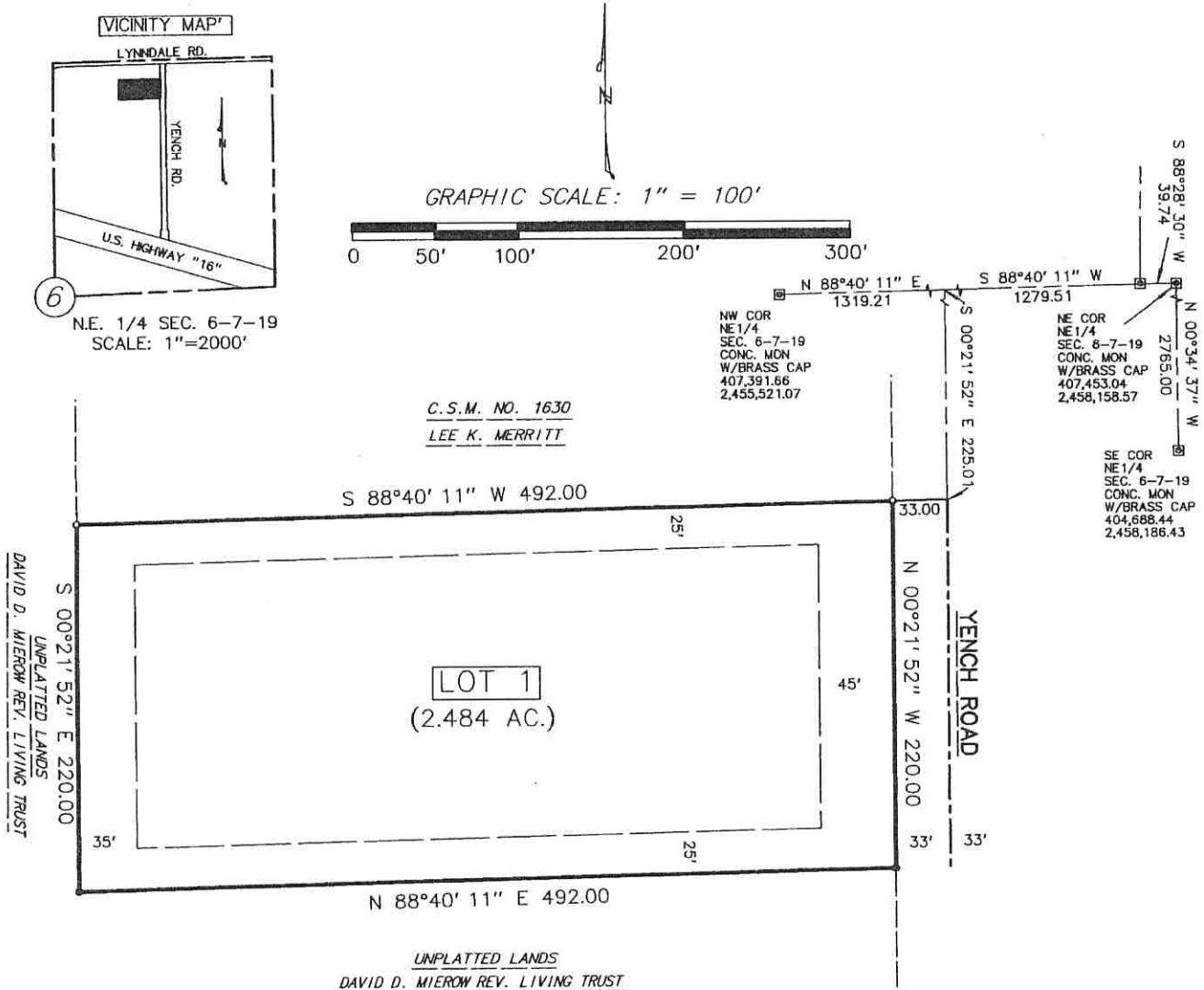


FORM ARC-101

PG # 140619-1

CERTIFIED SURVEY MAP NO. 11205

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 7 NORTH
RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY WISCONSIN



LEGEND

- - DENOTES 1-INCH DIA. IRON PIPE FOUND
- - DENOTES 1-INCH DIA. IRON PIPE SET
1.13 LB./LIN.FT
18 INCHES IN LENGTH
- ⊠ - DENOTES CONC. MON.
W/ BRASS CAP FND.

SURVEYED FOR:
DAVID D. MIEROW REVOCABLE TRUST
3055 N. BROOKFIELD RD.
BROOKFIELD, WI 53045

SURVEYED BY:MICHAEL W. BUECHL, INC.
233 OAKTON AVENUE
PEWAUKEE, WI 53072
262-691-4444

BEARINGS ARE REFERENCED TO THE WIS. STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927)
WITH THE WEST LINE OF THE NE 1/4 OF SECTION 6
T7N, R19E HAVING A BEARING OF NORTH 00°34' 37" WEST

THIS INSTRUMENT WAS DRAFTED BY MICHAEL W. BUECHL



Michael W Buechel

PE-6211-W
SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. 11205

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

State of Wisconsin)

Waukesha County)

I, Michael W. Buechl, a registered land surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land being a part of the Northwest 1/4 of the Northeast 1/4 of Section 6, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northeast 1/4; thence South 88°28'30" West, along the North line of said Northeast 1/4, 39.74 feet to a point; thence North 88°40'11" West, along said North line 1279.51 feet to the centerline of Yench Road; thence South 00°21'52" East, along said centerline, 225.01 feet to a point; thence South 88°40'11" West, 33.00 feet to a point on the West line of Yench Road and the place of beginning of the lands to be described; continuing thence South 88°40'11" West, 492.00 feet; thence South 00°21'52" East, 220.00 feet; thence North 88°40'11" East, 492.00 feet to a point of the West line of Yench Road; thence North 00°21'52" West, along said West line, 220.00 feet to the place of beginning.

Containing 108,224 square feet (2.484472 acres) more or less.

That I have made this survey, land division and map by the direction of the owners of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34 and the Regulations of the City of Pewaukee in surveying, dividing and mapping the same.

JUNE 3, 2014
Date

Michael W Buechl
Michael W. Buechl, Registered
Wisconsin Land Surveyor (S-1106)



ARCTM
(262) 542-8200

FORM ARC-101

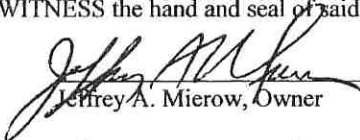
CERTIFIED SURVEY MAP NO. 11205

A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, David D Mierow Revocable Trust & Jeffrey A Mierow Et Al, We hereby certify that we have caused the land described in this document to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34) and the Regulations of the City of Pewaukee

WITNESS the hand and seal of said owner this 4th day of June, 2014.


Jeffrey A. Mierow, Owner

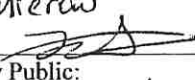

David D Mierow, Owner

State of Wisconsin)

Waukesha County)

PERSONALLY came before me this 4 day of June, 2014, Jeffrey A. Mierow known to be the person who executed the Owner's Certificate and acknowledged the same.
* and David D. Mierow

Notary Public:



Laura Schroeder

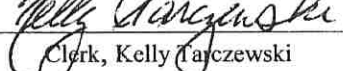
My commission expires: 4/28/17



CERTIFICATE OF APPROVAL

RESOLVED that the above Certified Survey Map which has been filed for approval, be and is hereby approved as required by the Subdivision Regulations and Chapter 236 of Wisconsin Statutes relating to Certified Survey Maps. I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Board of the City of Pewaukee on this 7th day of July, 2014.

Approved: 
Chairman, Scott Klein

Signed: 
Clerk, Kelly Tarczewski



PLANNING COMMISSION APPROVAL

APPROVED by the City of Pewaukee Planning Commission, this 19th day of June, 2014.

Approved: 
Mayor, Scott Klein

Signed: 
Secretary





This instrument was drafted by Michael W. Buechl.

4092512

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

July 31, 2014 02:52 PM
James R Behrend
Register of Deeds
3 PGS
TOTAL FEE: \$30.00
TRANS FEE: \$0.00

Book 110 Page 136-138

Sheet 3 of 3



4214210

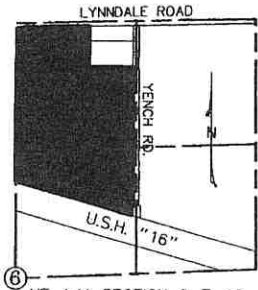
Book 114 Page 82-85



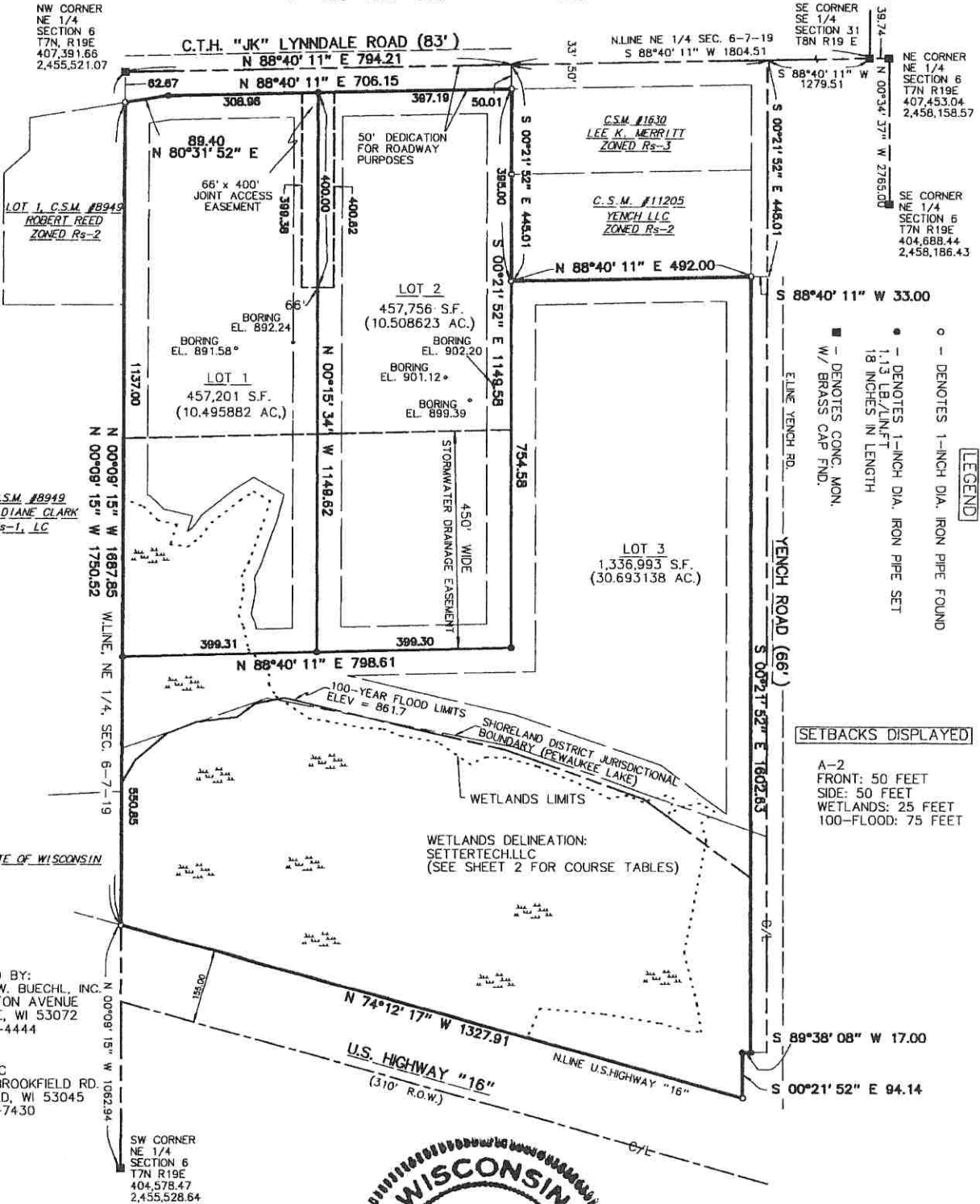
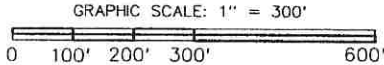
FORM ARC-101

CERTIFIED SURVEY MAP NO. 11404

A PART OF THE NORTHWEST 1/4 AND 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



NE 1/4 SECTION 6-7-19
SCALE: 1" = 2000'
VICINITY SKETCH



BEARINGS ARE REFERENCED TO THE WIS. STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927)
WITH THE EAST LINE OF THE NE 1/4 OF SECTION 6
T7N, R19E HAVING A BEARING OF NORTH 00°34' 37\"/>

THIS INSTRUMENT WAS DRAFTED BY MICHAEL W. BUECHL

PE-6211-W



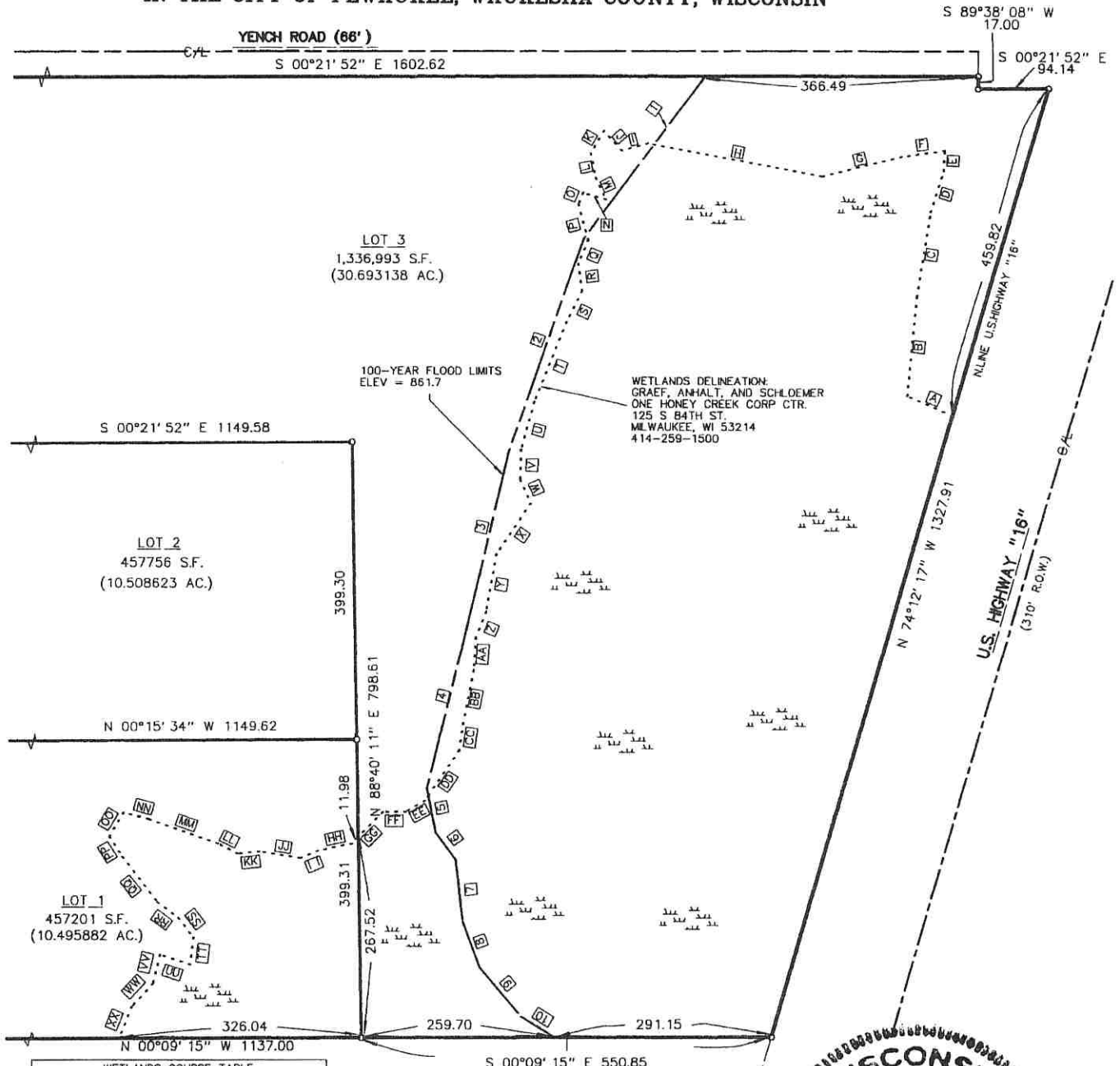
1. F-1 & LC ZONED LANDS SHALL NOT BE FILLED,
EXCAVATED, OR OTHERWISE DISTURBED
IN ANY MANNER.

2. VEHICULAR ACCESS TO C.T.H. "JK" PROHIBITED
EXCEPT THROUGH DESIGNATED JOINT ACCESS
EASEMENT.

SHEET 1 OF 4

CERTIFIED SURVEY MAP NO. 11464

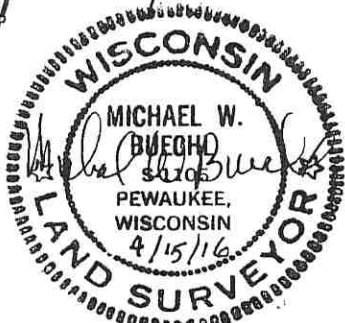
A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF
THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 19 EAST
IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



WETLANDS COURSE TABLE	
COURSE	BEARING & DISTANCE
A	N 23°08' 12" E 66.19
B	S 84°51' 33" E 133.64
C	S 81°15' 34" E 116.11
D	S 73°10' 58" E 58.12
E	S 87°33' 17" E 27.69
F	N 08°36' 08" W 58.32
G	N 14°09' 57" W 110.80
H	N 10°32' 38" E 237.87
I	N 16°00' 16" W 36.28
J	N 48°07' 29" E 35.80
K	N 59°52' 48" W 35.05
L	S 78°19' 44" W 34.08
M	S 63°51' 05" W 32.44
N	N 16°30' 08" E 32.09
O	N 67°40' 47" W 17.09
P	S 73°53' 58" W 49.87
Q	N 67°50' 10" W 34.40
R	S 81°36' 53" W 37.50
S	N 64°00' 41" W 46.73
T	N 68°09' 42" W 115.16
U	N 75°13' 52" W 66.50
V	N 88°35' 45" W 39.81
W	S 65°41' 48" W 35.28
X	N 56°11' 23" W 82.10
Y	N 80°25' 53" W 78.54
Z	N 67°53' 38" W 36.40
AA	N 87°07' 23" W 44.61
BB	N 79°00' 05" W 72.01
CC	N 82°14' 50" W 37.36
DD	N 56°14' 12" W 82.65
EE	N 29°29' 12" W 29.00

WETLANDS COURSE TABLE	
COURSE	BEARING & DISTANCE
FF	N 01°06' 33" W 30.85
GG	N 46°03' 03" W 59.32
HH	N 12°19' 14" W 46.55
II	N 22°22' 27" W 26.29
JJ	N 09°27' 06" E 55.46
KK	N 06°07' 28" W 29.10
LL	N 26°49' 11" E 30.20
MM	N 19°37' 40" E 99.17
NN	N 15°00' 18" E 34.77
OO	N 60°05' 46" W 37.72
PP	S 57°34' 41" W 32.50
QQ	S 51°46' 36" W 77.41
RR	S 35°59' 48" W 34.79
SS	S 52°10' 28" W 33.25
TT	N 83°29' 52" W 36.21
UU	N 17°45' 25" E 43.13
VV	N 77°07' 38" W 39.72
WW	N 46°42' 42" W 41.27
XX	N 68°20' 35" W 45.70

100-YEAR FLOOD COURSE TABLE	
COURSE	BEARING & DISTANCE
1	N 53°49' 21" W 272.79
2	N 71°03' 16" W 303.71
3	N 77°02' 58" W 212.10
4	N 76°28' 59" W 252.87
5	S 78°03' 34" W 61.45
6	S 53°19' 50" W 45.45
7	S 83°01' 53" W 83.42
8	S 69°13' 18" W 64.33
9	S 49°21' 12" W 86.24
10	S 31°20' 35" W 53.16



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CERTIFIED SURVEY MAP NO. 11464

A PART OF THE NORTHWEST 1/4 AND 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

SURVEYOR'S CERTIFICATE

State of Wisconsin)
:
Waukesha County)

I, Michael W. Buechl, a professional land surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land being a part of the Northwest 1/4 of the Northeast 1/4 of Section 6, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Commencing at the Northeast corner of said Northeast 1/4; thence South 88°28'30" West, along the North line of said Northeast 1/4, 39.74 feet to the Southeast corner of the Southeast 1/4 of Section 31, Township 8 North, Range 19 East; thence South 88°40'11" West, along said North line 1279.51 feet to the centerline of Yench Road; thence South 00°21'52" East, along said centerline, 445.01 feet to a point; thence South 88°40'11" West, 33.00 feet to a point on the West line of Yench Road and the place of beginning of the lands to be described; thence along said West line the following 3 courses: South 00°21'52" East, 1602.63 feet; South 89°38'08" West, 17.00 feet; South 00°21'52" East, 94.14 feet to the North line of U.S. Highway "16"; thence North 74°12'17" West, along said North line, 1327.91 feet to the West line of said Northeast 1/4; thence North 00°09'15" West, along said West line, 1750.52 feet to the Northwest corner of said Northeast 1/4; thence North 88°40'11" East, along said North line, 794.21 feet; thence South 00°21'52" East, 445.01 feet; thence North 88°40'11" East, 492.00 feet to the place of beginning.

Excepting the Northerly 50 feet for roadway purposes.

Containing 2,251,949 square feet (51.697643 acres) more or less.

That I have made this survey, land division and map by the direction of the owners of said land.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34 and the Regulations of the City of Pewaukee in surveying, dividing and mapping the same.

APRIL 15, 2016
Date

Michael W Buechl
Michael W. Buechl, Professional
Wisconsin Land Surveyor (S-1106)



CERTIFIED SURVEY MAP NO. 11464

A PART OF THE NORTHWEST 1/4 AND 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

OWNER'S CERTIFICATE OF DEDICATION

YENCH, LLC, a limited liability company, existing under and by virtue of the Laws of the State of Wisconsin, as Owner, does hereby certify that said Company caused the land described in this document to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of Chapter 236 of the Wisconsin Statutes pertaining to Certified Survey Maps (Section 236.34) and the Regulations of the City of Pewaukee.

WITNESS the hand and seal of said owner this 22nd day of June, 2016.

In the presence of:

Witness

Witness:

Yench, LLC

Owner Jeffrey Mierow, member

David Mierow, member



State of Wisconsin)

Waukesha County)

PERSONALLY came before me this 22nd day of June, 2016, Jeffrey Mierow *, to me known to be the person who executed the Owner's Certificate and acknowledged the same.

*and David Mierow

Notary Public: Laura Schroeder

My commission expires: 5/28/17

CERTIFICATE OF APPROVAL

RESOLVED that the above Certified Survey Map which has been filed for approval, be and is hereby approved as required by the Subdivision Regulations and Chapter 236 of Wisconsin Statutes relating to Certified Survey Maps. I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Board of the City of Pewaukee on this 20 day of June, 2016.

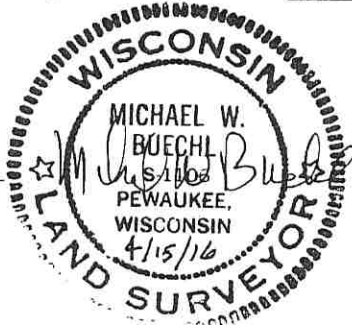


Approved:

Chairman, Scott Klein

Signed:

Clerk, Kelly Tarczewski



PLANNING COMMISSION APPROVAL

APPROVED by the City of Pewaukee Planning Commission, this 19 day of may, 2016.

Approved:

Mayor, Scott Klein

Signed:

Secretary, Brian Clinkenbeard
Steve Bierce

4214210

REGISTER OF DEEDS
WAUKESHA COUNTY, WI
RECORDED ON

June 23, 2016 01:06 PM
James R Behrend
Register of Deeds

4 PGS
TOTAL FEE:\$30.00
TRANS FEE:\$0.00

Book 114 Page 82-85

This instrument was drafted by Michael W. Buechl.

Sheet 4 of 4

85



Department of Public Works

W240 N3065 Pewaukee Road
Pewaukee, WI 53072

DPW Main Office: (262)-691-0804 Fax: 691-5729
Water & Sewer Division 691-0804 Fax: 691-5729
Street Division 691-0771 Fax: 691-6079
Engineering Division 691-0804 Fax: 691-5729

TO: Plan Commission

FR: Jeffrey Weigel, Public Works Director

DT: October 15, 2015

RE: CSM 151015-1 Yench LLC on Yench Road

We received a copy of the referenced CSM on October 9, 2015 and offer the following review comments:

- 1) It should be noted that last year the petitioners were approved for the lot abutting proposed Lot 4 as a single parcel land division (CSM 11205).
- 2) This year the petitioners presented the Glacier View Estates preliminary plat for approval. Later, the developer withdrew the plans and plat for Glacier View Estates.
- 3) This new proposal involves the development of 4 lots, constituting a Minor Land Division CSM Platting Procedure under City Ordinances (see section 18.0600).
- 4) The Minor Land Division CSM Procedure generally follows the traditional platting procedure. In this case, however, there may be no public infrastructure required for installation, but storm water management elements may be required. The proposed CSM land division creates 4 lots, and under the City Storm Water Ordinance any *development* that will disturb 1 acre or more (total) will require a storm water management plan. It appears that the development of, and building of the four homes or farms on these parcels will most likely disturb more than 1 acre, total. The land disturbances include grading, excavations and even utility installations such as natural gas to the homes.
- 5) One of our concerns is that Lot 4, although being re-zoned as agricultural, appears to be a single family lot of 2.48 acres. The existing topography for this lot, and of the CSM lot created last year is definitively to the south and west, and will cross parts of proposed Lot 2 and proposed Lot 3. One way to address this cross-lot drainage from the improved lands that include impervious surfaces is to design drainage swales to the south, most likely along the common lot lines of Lots 4, 3 and 2 in dedicated easements; however, it should be noted that the site is heavily treed, and as such, the swale excavations may have significant impacts on the trees and natural state of the lots.
- 6) With approximately 800 feet of frontage, proposed Lot 3 may have the potential for additional subdivision, such as with lots similar to the lot created last year under CSM 11205. Under the DNR's application of the *Common Plan* process, such additional land divisions would require



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the entire site to be designed, retroactively, so that land division process of 1-CSM at a time does not allow the developer to circumvent the State and City storm water management regulations. In other words, if the developer intends that Lot 3 remain as is, without future development then the appropriate deed restrictions should be in place; if the intent is to reserve the opportunity to further subdivide Lot 3 at some time in the future, then a storm water management plan is required for the entire site as a part of this subdivision application.

- 7) With Lots 1, 2 and 3 all exceeding 10 acres, there is a possibility that each of these lots could prepare and incorporate Stormwater management plans individually on each site; however, we need to check with DNR if this would be either allowable or advisable and as previously stated, we have had less than a week to review and comment on this CSM.
- 8) It should be noted and clarified that agricultural activities (farming, etc.) are exempted from the Storm Water Management regulations (but not fees), but lots that are zoned agricultural, but used as non-agricultural (non-farming) are not exempt.
- 9) As proposed, under the A-2 zoning, all of the trees can be removed from these lots without permission from the City and the buildable area completely enclosed by buildings or pavement. This would obviously require storm water management. Alternatively, all of the trees could be removed and the land could be farmed, that would require no storm water management plan. In either case, however, the property will receive an annual storm water bill for all impervious area on the lot.
- 10) Under all scenarios the developer will need to prepare a grading plan for City review that will appropriately convey the storm water run-off through the development. The development of a storm water management plan requirement will be determined after consultation with local DNR staff.
- 11) We recommend that the construction of the drainage system, presumed to be ditches, will be required before the City executes the CSM unless a separate development agreement between the developer/City is in place to define the necessary construction and timing of same.
- 12) Waukesha County must approved the access locaton and construction on CTH JK.

In attendance: Mayor S. Klein, Aldermen S. Bierce, C. Brown, J. Kara, D. Noll, J. Wamser and B. Bergman. Also present were Clerk/Treasurer K. Tarczewski, City Administrator T. LaBorde, DPW Director J. Weigel, Parks, Recreation & Community Services Director K. Woldanski, Fire Chief K. Bierce, HR Director L. Bergersen and Attorney S. Riffle. City Planner H. Clinkenbeard arrived at 6:38 p.m.

1.0 Call to Order and Pledge of Allegiance - Mayor Klein called the meeting to order at 6:02 p.m.

2.0 Public Comment - None.

3.0 Consent Agenda

3.1 Approval of Common Council Meeting Minutes

3.1.1 Meeting Minutes dated October 5, 2015

3.1.2 Meeting Minutes dated October 19, 2015

3.1.3 Special Meeting Minutes dated October 26, 2015

3.2 Accounts Payable Summaries

3.3 Bartender Licenses

3.4 Concur with the Plan Commission to Approve **Ordinance #15-13** to Rezone the property owned by Yench Properties LLC located in the SW Quadrant of the Intersection of Yench Road and Lynndale Road from RS-2 Single-Family Residential to A-2 Agricultural (PWC 0885-996) (**Second Reading**)

3.5 Concur with the Plan Commission to **Approve** Certified Survey Map PC#151015-1 to Divide the Yench LLC Property on Yench Road into no more than four parcels (PWC 0885-996)

3.6 Concur with the Plan Commission to **Approve** Certified Survey Map PC#151015-2 to Combine Two Lots owned by Thomas Hamm located at W277 N2864 Chicago Avenue (PWC 0934091)

Mayor Klein removed Items 3.4 & 3.5 for discussion.

A motion was made and seconded, (S. Bierce, J. Wamser) to approve the remaining items on the consent agenda. Motion Passed: 6-For, 0-Against. Mr. Noll noted he was abstaining from items 3.1.2 & 3.1.3 since he did not attend those meetings.

3.4 Concur with the Plan Commission to Approve Ordinance #15-13 to Rezone the Property owned by Yench Properties LLC located in the SW Quadrant of Intersection of Yench Road and Lynndale Road from RS-2 Single-Family Residential to A-2 Agricultural(PWC 0885-996)

3.5 Concur with the Plan Commission to Approve Certified Survey Map PC#151015-1 to Divide the Yench LLC Property on Yench Road into no more than four parcels (PWC 0885-996)

Mr. Weigel stated the Yench CSM is different from the normal CSMs that come before the Common Council. It will be creating (4) parcels; (2) 10-acre parcels, (1) 28-acre parcel and (1) 2 acre parcel. According to the City's land development code the City should treat this as a minor CSM land division. The creation of these (4)

would require the property owner to follow storm water management regulations. Under agricultural the land can change drastically and there are too many variables. Recommendation, pre-CSM subdivision recording which is similar to a preliminary plat approval; which would say, 'yes we are in agreement with the Plan Commission but we have to work out some details before it can come back for final approval'.

Mr. Weigel stated the Engineering Department recommended to the Plan Commission that they follow the procedure outlined in Section 18.0600 of the City Municipal Code – Minor Land Division (CSM) Platting Procedure.

A motion was made and seconded, (S. Bierce, D. Noll) to preliminarily approve the zoning and certified survey map subdividing the property contingent upon it coming back to the Council for final approval once the City Engineer's concerns have been satisfied. Motion Passed: 6-For, 0-Against.

4.0 Public Hearing Regarding the 2016 Proposed Budget

Ms. LaBorde reviewed the changes that were made to the original budget submitted. She reported these changes would produce a \$3.03 tax rate; resulting in a \$6.97 reduction of taxes on a home assessed at \$250,000. She urged the Council to consider taking less of the surplus funds from the unassigned account to supplement the budget because it would bring our reserve down to 16% and she feared the tax levy restrictions will eventually catch up to City.

Mayor Klein opened the Public Hearing. Keith Kramar (1861 River Lakes Road South-Oconomowoc) General Manager from the Marriott Hotel and Chairman of Pewaukee Tourism Committee spoke of the importance to use tourism funds in the proper manner and that was to promote tourism and hotel stays. He questioned the funds that have been used to fund the Sports Complex. Mayor Klein stated we hope that it would be used for tournaments. Mr. Kramar voiced his concerns about potentially increasing the hotel tax. He said the lower tax rate generates more stays and allows Pewaukee to be more competitive with other communities who are higher.

There was further discussion regarding the control of the tourism funds. Previously the City decided how the 70% of tourism funds were distributed based on the criteria that promoted tourism and development. Now the money should be spent on tourism and tourism development. Attorney Riffle stated effective 1/1/2017 the City will have to relinquish Common Council's determination on how the money will be spent and create a commission that will need to contract for secretarial services. He added there will be no changes for 2016; the City of Pewaukee will still be in control of the funds.

Mr. Kramar asked how the City would spend the extra 2% for the increased hotel tax. Mayor Klein stated he wasn't certain. Ms. LaBorde added that previous request for funds required the City to spend funds over what was anticipated to be received.

Mayor Klein closed the public hearing at 6:44 p.m. when no one else expressed an interest in speaking.

Ms. LaBorde reviewed what was spent out of the contingency account in 2015 and the proposed balance of the unassigned fund in 2016. She reminded them that it is ideal to retain 20 – 25% in our undesignated funds per our finance policy. Ms. LaBorde also repeated the recommendation of Ehlers to increase our levy based on what is allowed per our growth.

The hotel tax issue was revisited. Mayor surveyed the alderman; 4 were against raising the

and should not be signed. The Department of Transportation wants the driveway moved to the newly acquired property. The petitioner is aware of this request and is okay of the change. **A motion was made and seconded, (B. Bergman, J. Wamser) to table this item until the new CSM is received and reviewed by professional staff.** Motion Passed: 5-For, 0-Against.

- 5.10 Approval of **Ordinance 16-20** Regarding the Rezoning of the Yench LLC / Mierow Property Identified as PWC 0885-996 From RS-2 Single Family Residential to A-2 Agricultural

- 5.11 Approval of the Certified Survey Map PC #160519-1 to Divide the Yench LLC / Mierow Property into Three (3) Lots

Mr. Weigel stated there are storm water management issues that need to be addressed. He recommended not approving these items until the engineer has time to review. **A motion was made and seconded, (B. Bergman, J. Wamser) to table Items 5.10 & 5.11.** Motion Passed: 5-For, 0-Against.

- 5.12 Approval of the Conditional Use Permit for PBB Pewaukee I LLC to Operate the Point Burger Bar Restaurant and Tavern Located at W229 N1400 Westwood Drive in the Former American TV Building (PWC 0959-988-004) with Recommended Contingencies

Mr. Weigel noted an important condition was not listed on the conditional use permit as discussed at the Plan Commission meeting. He stated he is requesting payment of Reserve Capacity Assessment (RCA) for sewer and water based on the new use and updating the original use of the building because they will be using more water and sewer than before.

Mayor Klein stated another issue was brought up and needs to be discussed. It was noted that during a fire inspection the petitioner was building a patio which was not discussed previously or approved by the Plan Commission as part of their conditional use. **A motion was made and seconded, (S. Bierce, J. Wamser) to deny the conditional use permit and send the petitioner back to the Plan Commission for further discussion.** Motion Passed: 3-For, 2-Against (Brown, Bergman).

- 5.14 Approval of Woodleaf Reserve Addition No. 1 Final Plat
- 5.14.1 Declaration of Protective Covenants, Conditions, Easements and Restrictions
 - 5.14.2 Amendment No. 1 to Storm Water Management Practices Maintenance Agreement

Jim Doering was present for this item. Mr. Weigel reported the paving for the subdivision was completed on Friday, which was a condition for the final approval of the plat. He also recommended approval of the amendment to the Storm Water Management Practices Maintenance Agreement contingent upon approval of professional staff. **A motion was made and seconded, (B. Bergman, C. Brown) to approve the Woodleaf Reserve Addition No. 1 final plat, the declaration of protective covenants, conditions, easements and restrictions as well as the first amendment to the storm water management practices**

In attendance: Mayor S. Klein, Aldermen B. Bergman, S. Bierce, J. Kara, R. Grosch. C. Brown, J. Wamser were absent and excused. Also present were Clerk/Treasurer K. Tarczewski, DPW Director J. Weigel, Attorney S. Riffle, Fire Chief K. Bierce, and City Planner H. Clinkenbeard.

- 1.0 Call to Order and Pledge of Allegiance - Mayor Klein called the meeting to order at 7:00 p.m.
- 2.0 Public Comment – None.

3.0 Consent Agenda – Action

- 3.1 Approval of Common Council Meeting Minutes dated June 6, 2016
- 3.2 Accounts Payable Summaries
- 3.3 Bartender Licenses
- 3.4 Adoption of the City's 2050 Land Use / Transportation Plan for the North Bluemound Neighborhood as Approved and Recommended by the City Plan Commission (PC 6/1/2016)
- 3.5 Approval of the Holding Tank Agreement as Requested by Kave Enterprises for the Property Located at W237 N689 Oakridge Lane (PWC 0967-979-001)
- 3.6 Approval of **Resolution 16-06-07** Related to the DNR Annual Sewer System Compliance Maintenance Annual Report (CMAR)
- 3.7 Approval of **Ordinance 16-19** Regarding the Rezoning of the Jaeschke Property Located at W239 N3368 Pewaukee Road (PWC 0907-997 & PWC 0907-996) from RS-3 Single Family Residential to B-6 Mixed Use Business (*Third reading*)
- 3.8 Approval of Certified Survey Map PC #160519-2 (Revised) to Combine the Janssen Office Property with Two (2) Vacant Lots
- 3.9 Approval of **Ordinance 16-20** Regarding the Rezoning of the Yench LLC / Mierow Property Identified as PWC 0885-996 from RS-2 Single Family Residential to A-2 Agricultural (*Third reading*)
- 3.10 Approval of Certified Survey Map PC #160519-1 to Divide the Yench LLC / Mierow Property into Three (3) Lots

Mayor Klein noted the minutes were not completed as of yet and pulled them from the consent agenda. Mr. Bergman asked that the Items 3.9 and 3.10 be removed for discussion.

A motion was made and seconded, (S. Bierce, R. Grosch) to approve the remaining items on the consent agenda. Motion Passed: 4-For, 0-Against.

- 3.9 Approval of **Ordinance 16-20** Regarding the Rezoning of the Yench LLC / Mierow Property Identified as PWC 0885-996 from RS-2 Single Family Residential to A-2 Agricultural.

- 3.10 Approval of Certified Survey Map PC #160519-1 to Divide the Yench LLC / Mierow Property into Three (3) Lots

Mr. Bergman wanted to verify that the Engineering Department was satisfied with their storm water management plan. Mr. Weigel confirmed everything was submitted properly and they are satisfied.

A motion was made and seconded, (B. Bergman, J. Kara) to approve Ordinance 16-20 and Certified Survey Map PC #160519-1. Motion Passed: 4-For, 0-Against.

4.0 Discussion and Possible Action Regarding the Outdoor Entertainment Permit Requests (PC 5/19/2016)

- 4.1 5 O'Clock Club
- 4.2 Boomer's Sports Pub & Grill
- 4.3 Curly's Waterfront
- 4.4 Duplainville Station
- 4.5 Edgewater of Pewaukee
- 4.6 Gina's Sports Dock
- 4.7 Waukesha Gun Club
- 4.8 Wonderland Tap (PC 6/16/16)

Mr. Bierce stated he noticed that Boomer's wanted to increase the time for their outdoor music. He stated he felt the time should be consistent with the other bars. Mr. Bergman agreed, especially because it was so close to residential areas.

A motion was made and seconded, (S. Bierce, R. Grosch) to approve the outdoor entertainment permits; limiting Boomer's Sports Pub and Grill music permit to 9:00 p.m. during the week (Sunday – Thursday). Taylor Pasdera was present for this item and he stated he only listed those times for the purpose of using lights. He stated he is not planning on having any live music. Motion Passed: 4-For, 0-Against.

5.0 Public Hearing Regarding the Liquor License Applications for the 2016 – 2017 Licensing Period and Possible Action to Issue

Mr. Bierce noted a couple of concerns; he said the Building Inspection Department has been trying to make contact with the Edgewater Bar concerning their remodeling project and no one has been responsive to their attempts. He also said the Point Burger Bar has to go before the Plan Commission again to revise their Conditional Use Permit. He said when it originally went before the Plan Commission there was no discussion regarding a game room or their intention to serve food and alcohol on their patio. Attorney Riffle advised not to table these items, but instead make them contingent upon meeting all City code requirements and appropriate zoning codes. In the instance of the liquor license renewal of Edgewater they could be shut down on July 1st if they fail to meet any of the City codes. A representative from the Point Burger Bar was present. He asked if there would still be a license available if it was tabled to a later date. Attorney Riffle stated the license should be contingent upon them meeting the zoning codes to ensure they get it.

A motion was made and seconded, (S. Bierce, R. Grosch) to approve the liquor licenses with the noted conditions/contingencies. Motion Passed: 4-For, 0-Against.

6.0 Discussion and Possible Action Regarding the City Hall Roof, HVAC Replacement Contract Bids

Mayor Klein explained the scope and phases of the proposed projects. He said the 1st phase consisted of repairing the leaking roof over the City Hall offices, replacing the failing HVAC system and other minor things and the 2nd phase of the project would be to repair the roof over the highway garage, repair the bowing wall and internal remodeling in the garage area. He stated the project has been bid twice due to irregularities related to the form, the low bidder

Chairman Klein read a letter from Mr. Kiser, a citizen who resides in the area, indicating his concerns about various points (see file) and indicated that until there was a more definitive proposal and the people in the neighbor could really see what was being proposed, they were against this rezoning.

Mr. Stollenwerk asked if it was possible to get conceptual approval of this kind of use, rather than a final approval.

At that point, there being no further comments from the audience, Chairman Klein closed the public hearing at 7:30 PM. There was then further discussion. It was pointed out that yes, there is a possibility that they could get conceptual approval in light of the fact that the Plan Commission had talked about changing of the land use plan in this area because of the shallow water table and the fact that it was unlikely that a single-family subdivision could be built on this land. The land was probably best suited for on-slab construction similar to industrial use construction.

It was pointed out that the Plan Commission would either have to approve this tonight or deny it unless the representatives of the two families agreed to ask the City for an extension of this proposal for a period of time. The representatives of the two families indicated that they would be willing to provide an extension if the City would go along with that for some period. There was then some discussion about the amount of time. It was determined that the earliest that any feedback could be had regarding the long range land use plan would be at the February meeting. It was then agreed between the Plan Commission and Mr. Stollenwerk and the Kanters that this proposed rezoning would be brought back up at the February meeting. It was pointed out that at that time, it would have to be determined whether or not there had been enough public input to the plan to make a final determination.

At that point, Chairman Klein asked the Plan Commission members if they had any problems with conceptually approving. The Plan Commission members indicated that probably not.

A motion was made by Mr. Coursin, seconded by Mr. Linsmeier on the request of the petitioners to approve the proposal conceptually but delay any further action or activity on this proposal until the February 2016 meeting of the Plan Commission. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING PUBLIC HEARING FOR YENCH PROPERTIES LLC TO REZONE THEIR PROPERTY IN THE SW QUADRANT OF THE INTERSECTION OF YENCH ROAD & LYNNDAL ROAD FROM RS-2 SINGLE-FAMILY RESIDENTIAL TO A-2 AGRICULTURAL AND CERTIFIED SURVEY MAP PC #151015-1 TO DIVIDE THE YENCH LLC PROPERTY ON YENCH ROAD INTO NO MORE THAN FOUR PARCELS (PWC 0885996)

Mr. Clinkenbeard pointed out the location of the site. Mr. Mierow came forth representing Yench Properties LLC indicating that what they were now proposing was a creation of four lots, two ten-acre lots, a two-acre lot on Yench Road, and then the remainder of the site that would be greater than ten acres. It was noted that the proposed two-acre lot was already zoned Rs-2 so that didn't need to be rezoned. The developable land on the two ten-acre lots and the larger remnant lot are currently

zoned Rs-2 and they were what would be rezoned to A-2 agriculture. Chairman Klein noted that this was one of the first times in a long time that we were being asked to actually ‘down-zone’ land from residential to agriculture. Mr. Mierow indicated that at some future date, probably beyond a five year period, he would probably want to rezone the larger remnant lot, (lot #3) on the certified survey map, into two or three two-acre lots at that time.

Mr. Weigel pointed out that there were a number of stormwater management concerns about this property in light of the fact that it was a very steep property and the water that comes off the land would flow across multiple properties in the area and something would have to be addressed in that regard, not only for this initial division, but also for future divisions of the land.

There was some more discussion after which Chairman Klein opened the public hearing at 8:01 PM and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to this proposed rezoning. There being none, Chairman Klein closed the public hearing at 8:01 PM.

At that point, a motion was made by Mr. Coursin, seconded by Mr. Klein to rezone the developable land on the property, as indicated and shown on the accompanying certified survey map as lots 1, 2 and 3, from Rs-2 to A-2 Agriculture with the understanding that the stormwater issues as pointed out by the City Engineer would have to be addressed and at the very least, easements would have to be provided across properties to accommodate any future drainage and retention/detention pond requirements in the area. There was no discussion regarding this item and the motion passed unanimously.

A motion was made by Mr. Linsmeier, seconded by Mr. Sullivan to offer preliminary approval of the CSM PC #151015-1 dividing the Yench property as indicated into four parcels. It was pointed out again that there needed to be, at the very least, easements placed on the certified survey map to accommodate cross lot flow of stormwater and the location and building of retention/detention ponds in accordance with the City Engineers concerns. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING CERTIFIED SURVEY MAP PC #151015-2 TO COMBINE TWO LOTS OWNED BY THOMAS HAMM LOCATED AT W277 N2864 CHICAGO AVENUE (PWC 0934091)

Mr. Clinkenbeard pointed out that as shown on the aerial photograph they had been provided, Mr. Hamm’s house actually straddles a lot line and Mr. Hamm was simply trying to make the lot conforming to City requirements by combining the lots.

A motion was made by Mr. Coursin, seconded by Mr. Sullivan to recommend approval of the certified survey map PC #151015-2 as submitted. There was no discussion regarding this item and the motion passed unanimously.

DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING PUBLIC HEARING FOR YENCH LLC/JEFF MIEROW TO REZONE PROPERTY LOCATED IN THE SOUTHWEST QUADRANT OF YENCH ROAD & LYNNDAL ROAD FROM RS-2 SINGLE-FAMILY RESIDENTIAL TO A-2 AGRICULTURAL & CERTIFIED SURVEY MAP PC #160519-1 TO DIVIDE THE JEFF MIEROW/YENCH LLC PROPERTY INTO THREE LOTS (PWC 0885996)

Mr. Clinkenbeard pointed out that if the zoning is approved, all of the land would revert to A-2 Agricultural except for the current wetlands and floodplain part of the lands which would remain under Floodplain and Lowland Conservancy zoning.

Mr. Weigel indicated that he saw no problem with the certified survey map, which was also on the agenda for this property.

At that point, Chairman Klein opened the public hearing at 7:27 PM and asked if there was anyone in the audience who wished to speak either in favor of or in opposition to the rezoning of the property. There being none, Chairman Klein closed the public hearing at 7:27 PM.

A motion was made by Mr. Coursin, seconded by Ms. Wunder to recommend the zoning of the property from Rs-2 to A-2 Agricultural and also the approval of the certified survey map dividing off two ten-acre lots on the newly rezoned property. There was no discussion regarding this item and the motion passed unanimously.

At that point, Mr. Coursin recused himself from the Plan Commission due to the fact that the business he worked for was involved in the next item on the agenda.

DISCUSSION & ACTION REGARDING A PETITION FOR A REZONING PUBLIC HEARING FOR AUDREY JAESCHKE/NICHOLAS DELTORTO TO REZONE TWO VACANT PARCELS IMMEDIATELY SOUTH OF THE JANNSEN OFFICE PROPERTY AT THE INTERSECTION OF PEWAUKEE ROAD & CAPITOL DRIVE FROM RS-3 SINGLE-FAMILY RESIDENTIAL TO B-6 MIXED USE BUSINESS FOR THE PURPOSE OF EXPANDING THE JANNSEN OFFICE PROPERTY & CERTIFIED SURVEY MAP PC #160519-2 TO COMBINE THE JANNSEN OFFICE PROPERTY WITH THE TWO VACANT PARCELS TO THE SOUTH (PWC 0907997 & PWC 0907996)

Mr. DelTorto came forward indicating that he was buying the Jannsen building and wanted to add the two vacant parcels to the south to the property. The first phase of his project would be simply to add a parking lot on one of the current properties to the south after it had been combined with the Jannsen property.

Mr. Weigel indicated that there was still a question about whether there would be two accesses to the newly created property or only one and what kind of accesses would be there. Plus, there was a need to finish the work with the applicant regarding storm water management. Mr. DelTorto indicated that in either event, if he was denied the southerly access to the property, he still had the northerly access that could be access to the new parking. He realized that the storm water management situation would have to be finalized.

From: [Jeff Mierow](#)
To: [Wagner, Magdelene](#)
Cc: [Fuchs, Nick](#); [Gabbey, Michaelis](#); [J. Pudelko](#); [Jayme Sisel](#); [Wirtz, Rich](#); [Wood, Peter C - DNR](#)
Subject: Re: Yench LLC CSM
Date: Thursday, November 16, 2023 1:58:15 PM

So I advised those owners when they built to asked the city if they had to do any rain gardens or swales when they built and we're told no by the city because they did not disturb enough area how can you try to tell me I should try to figure out how to make water go uphill. Why did the City require that drainage easement on the back of the property? What was the purpose of that?

On Thu, Nov 16, 2023 at 1:46 PM Wagner, Magdelene <wagner@pewaukee.wi.us> wrote:

Hi Pete,

Thank you for the discussion today regarding the Mierow development called Yench LLC in the City of Pewaukee. We have received a new submittal from the developer and his engineers are stating the site is only required to handle the storm water management from the 4 lots they are creating with this current CSM. From the submittal letter dated November 8, 2023: "The stormwater management plan for this project does not include other nearby properties or offsite areas that are downhill or not tributary to this site, as is appropriate and consistent with DNR policy. Pete Wood, a lead Water Resource Engineer at the DNR, has stated via email dated July 7, 2023, that this project is not considered a common plan of development with other homes built by others on lots adjacent to this property. Therefore, this project should not be burdened with retroactively creating storm water management facilities for downhill or offsite areas, and is not able to do so."

The development of this land (all current and previous CSM's) were from Mr. Mierow with the intent of developing the lots. In addition, it was made very clear to Mr. Mierow with the last CSM that if he were to develop this land further, he would have to retroactively address the storm water management for all past developments. The Plan Commission and Common Council approved the last development with this provision in place. In order to meet the City's ordinances and the approvals from the previous development, this site must include the storm water management for the previous development.

Please confirm that while the DNR regulations may not require the storm water management for the previous development, the development must meet the City ordinances, standards and previous approval requirements.

Thank you,

Maggie

Magdelene Wagner, P.E.

Director of Public Works/City Engineer

[City of Pewaukee](#)

[W240N3065 Pewaukee Road](#)

[Pewaukee, WI 53072](#)

262-691-0804

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From: [Wagner, Magdelene](#)
To: [Jeff Mierow](#)
Cc: [Fuchs, Nick](#); [Gabbey, Michaelis](#)
Subject: RE: Yench LLC CSM
Date: Monday, November 20, 2023 3:19:00 PM
Attachments: [Plan Commission Minutes 2015_10_15 Meeting\(316\).pdf](#)

Jeff,

Please find attached the Plan Commission minutes for your first Yench Road LLC CSM. I've highlighted the language I believe requires storm water management for the current and the previous development.

Thank you,
Maggie

Magdelene Wagner, P.E.
Director of Public Works/City Engineer
City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072
262-691-0804

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From: Jeff Mierow <jeffmierow@mierowrealty.com>
Sent: Monday, November 20, 2023 11:18 AM
To: Wagner, Magdelene <wagner@pewaukee.wi.us>
Subject: Re: Yench LLC CSM

I will call you at 2.
Thanks
Jeff

On Mon, Nov 20, 2023 at 11:16 AM Wagner, Magdelene <wagner@pewaukee.wi.us> wrote:

Jeff,

I'm only available this afternoon for this week. Would a 2 pm call work for you?

Thanks,

Maggie

Magdelene Wagner, P.E.

Director of Public Works/City Engineer

City of Pewaukee

W240N3065 Pewaukee Road

Pewaukee, WI 53072

262-691-0804

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From: Jeff Mierow <jeffmierow@mierowrealty.com>

Sent: Monday, November 20, 2023 9:06 AM

To: Wagner, Magdelene <wagner@pewaukee.wi.us>

Subject: Re: Yench LLC CSM

Maggie -

Can we please connect over the phone this week to discuss this? Let me know your availability.

Thanks!

On Thu, Nov 16, 2023 at 1:57 PM Jeff Mierow <jeffmierow@mierowrealty.com> wrote:

So I advised those owners when they built to asked the city if they had to do any rain gardens or swales when they built and we're told no by the city because they did not disturb enough area how can you try to tell me I should try to figure out how to make water go uphill. Why did the City require that drainage easement on the back of the property? What was the purpose of that?

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the DNR, has stated via email dated July 7, 2023, that this project is not considered a common plan of development with other homes built by others on lots adjacent to this property. Therefore, this project should not be burdened with retroactively creating storm water management facilities for downhill or offsite areas, and is not able to do so.”

The development of this land (all current and previous CSM’s) were from Mr. Mierow with the intent of developing the lots. In addition, it was made very clear to Mr. Mierow with the last CSM that if he were to develop this land further, he would have to retroactively address the storm water management for all past developments. The Plan Commission and Common Council approved the last development with this provision in place. In order to meet the City’s ordinances and the approvals from the previous development, this site must include the storm water management for the previous development.

Please confirm that while the DNR regulations may not require the storm water management for the previous development, the development must meet the City ordinances, standards and previous approval requirements.

Thank you,
Maggie

Magdelene Wagner, P.E.

Director of Public Works/City Engineer

City of Pewaukee

W240N3065 Pewaukee Road

Pewaukee, WI 53072

262-691-0804

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--

Jeff Mierow
Mierow Realty & Building Co
414.254.0731

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--

Jeff Mierow
Mierow Realty & Building Co
414.254.0731

From: [Wood, Peter C - DNR](#)
To: [Wagner, Magdelene](#)
Cc: [Gabbey, Michaelis](#); [Fuchs, Nick](#); [Jeff Mierow](#); [Wirtz, Rich](#); [J. Pudelko](#); [Jayme Sisel](#)
Subject: RE: Yench LLC CSM
Date: Thursday, November 16, 2023 3:13:56 PM

Maggie,

Any opinion I provided regarding this development was specific to DNR storm water regulations.

I'm not sure if my actual e-mail was provided to you but I was clear in the e-mail that DNR policy may not be the same as the City policy regarding common plan of development. The City is a separate unit of government that needs to implement its own storm water regulations.

Pete Wood, P.E.

Storm Water Engineer – Water Division
Wisconsin Department of Natural Resources
1027 W St Paul Avenue
Milwaukee, WI 53233
Phone: 262-822-8227
Peter.Wood@wisconsin.gov

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

From: Wagner, Magdelene <wagner@pewaukee.wi.us>
Sent: Thursday, November 16, 2023 1:46 PM
To: Wood, Peter C - DNR <Peter.Wood@wisconsin.gov>
Cc: Gabbey, Michaelis <gabbey@pewaukee.wi.us>; Fuchs, Nick <fuchs@pewaukee.wi.us>; Jeff Mierow <jeffmierow@mierowrealty.com>; Wirtz, Rich <wirtz@pewaukee.wi.us>; J. Pudelko <jpudelko@trioeng.com>; Jayme Sisel <Jayme.Sisel@soundstormwater.com>
Subject: Yench LLC CSM

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Pete,

Thank you for the discussion today regarding the Mierow development called Yench LLC in the City of Pewaukee. We have received a new submittal from the developer and his engineers are stating the site is only required to handle the storm water management from the 4 lots they are creating with this current CSM. From the submittal letter dated November 8, 2023: "The stormwater management plan for this project does not include other nearby properties or offsite areas that are downhill or not tributary to this site, as is

appropriate and consistent with DNR policy. Pete Wood, a lead Water Resource Engineer at the DNR, has stated via email dated July 7, 2023, that this project is not considered a common plan of development with other homes built by others on lots adjacent to this property. Therefore, this project should not be burdened with retroactively creating storm water management facilities for downhill or offsite areas, and is not able to do so.”

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Thank you,
Maggie

Magdelene Wagner, P.E.

Director of Public Works/City Engineer

City of Pewaukee

W240N3065 Pewaukee Road

Pewaukee, WI 53072

262-691-0804

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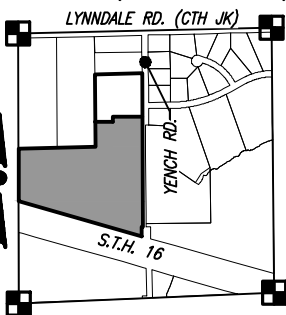
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CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER _____, 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.

(P.O.C.)
NW CORNER OF THE
NE 1/4
SEC. 6-7-19
WIS. STATE PLANE
COORD. SYSTEM - SOUTH
ZONE
FND. CONC. MON.
W/ BRASS CAP
N-407,391.66
E-2,455,521.07



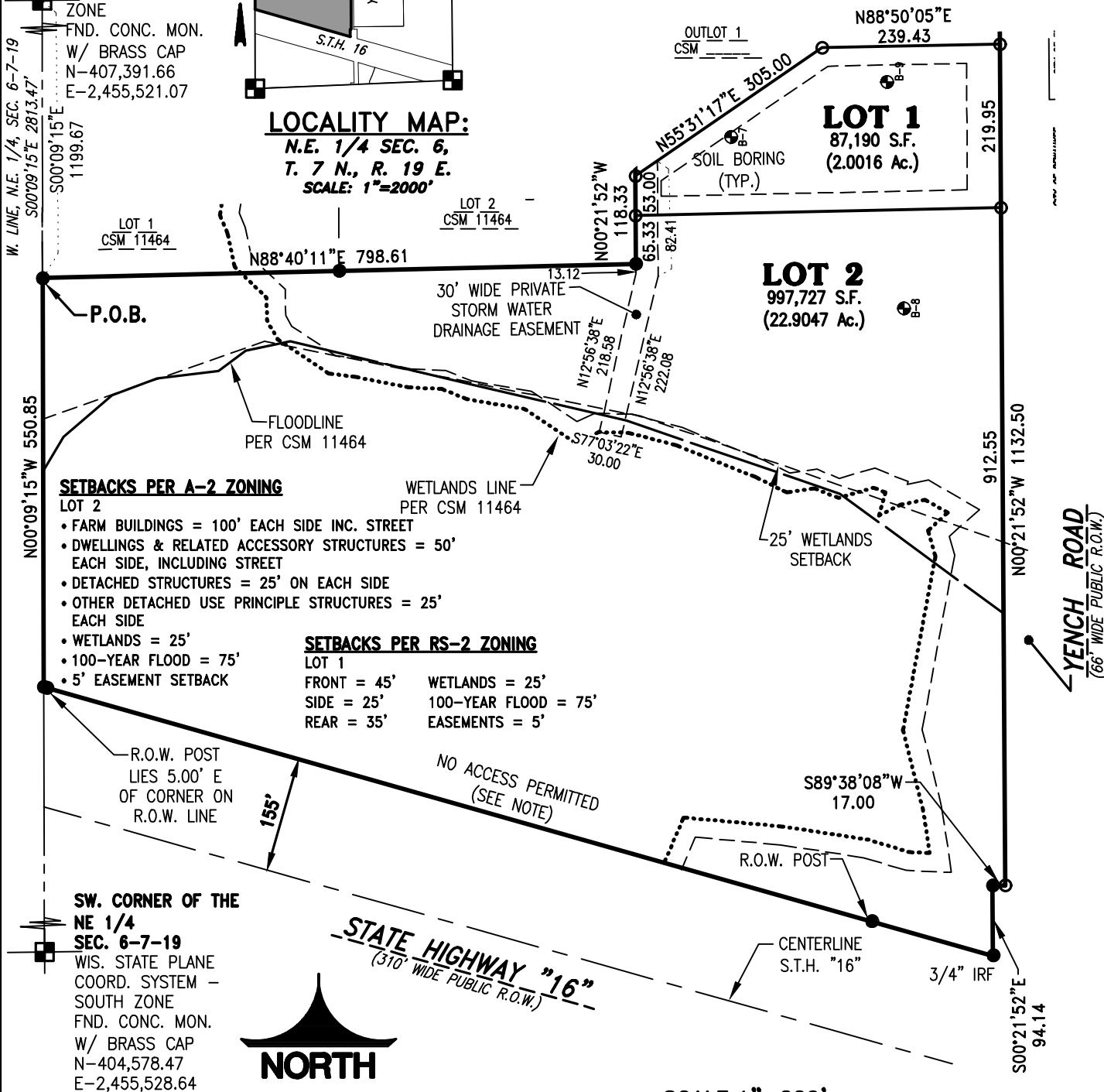
LOCALITY MAP:
N.E. 1/4 SEC. 6,
T. 7 N., R. 19 E.
SCALE: 1"=2000'

PREPARED FOR:

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

PREPARED BY:

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



SETBACKS PER A-2 ZONING

- LOT 2
- 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'
 - 5' EASEMENT SETBACK

SETBACKS PER RS-2 ZONING

- LOT 1
- | | |
|-------------|----------------------|
| FRONT = 45' | WETLANDS = 25' |
| SIDE = 25' | 100-YEAR FLOOD = 75' |
| REAR = 35' | EASEMENTS = 5' |

SW. CORNER OF THE
NE 1/4
SEC. 6-7-19
WIS. STATE PLANE
COORD. SYSTEM -
SOUTH ZONE
FND. CONC. MON.
W/ BRASS CAP
N-404,578.47
E-2,455,528.64



LEGEND:

- INDICATES Section Corner (See Plan for Details)
- INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- INDICATES "Found" 1" iron pipe, unless noted otherwise.

SCALE: 1"=200'



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 2. 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 3RD DAY OF NOVEMBER, 2023. REVISED 2-29-24.
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

JOB NO. 16-015-467-02
SHEET 1 OF 4

CERTIFIED SURVEY MAP NO._____

**BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER _____ 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.**

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped a redivision of Lot 3 of Certified Survey Map Number _____, recorded in the office of the Register of Deeds, Waukesha County on _____ in Book _____ Pages _____ of Certified Survey Maps, inclusive as document number _____, 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.

The Parcel contains 1,106,928 Square Feet of land of (25.4116 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

Drafted this 3rd Day of November, 2023. REVIED 2-29-24.

Job. No. 16-015-467-02

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

SHEET 2 OF 4

L:\LOBBYS\WPDOCS\DOCUMENT\467\16015-01_YENCH ROAD\530-Certified Survey Map\Yench CSM-2.doc

CERTIFIED SURVEY MAP NO. _____

**BEING A REDIVISION OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER _____ 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 _____ 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.**

PLAN COMMISSION APPROVAL:

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

Steve Bierce, Mayor

Colleen Brown, Plan Commission Secretary

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

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.**

DATE: April 1, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Certified Survey Map for Ruekert & Mielke for Property Located at W233 N2080 Ridgeview Parkway (PWC 0953-984-002) for the Purpose of Subdividing the Property Into Two Separate Lots [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

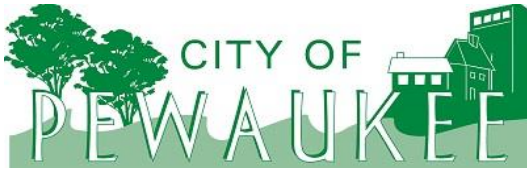
ATTACHMENTS:

Description

Ruekert & Mielke staff report 3.21.24

Ruekert & Mielke narrative

Ruekert & Mielke CSM



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 March 21, 2024

Date: 03/14/2024

Project Name: R/M Certified Survey Map

Project Address/Tax Key No.: W233N2080 Ridgeview Parkway / PWC 0953984002

Applicant: Ruekert & Mielke, Inc

Property Owner: R-M INVESTMENT PROPERTIES LLC

Current Zoning: B-4 Office District

2050 Land Use Map Designation: Office Commercial

Use of Surrounding Properties: Vacant Rm-3 District property planned for the Ridgeview Apartments to the north, office uses to the south, office and industrial to the east and industrial to the west.

Project Description and Analysis

The applicant filed a Certified Survey Map Application requesting to subdivide the existing property located at W233N2080 Ridgeview Parkway. The land division is in anticipation of the construction of an office building on the newly created parcel, Lot 2.

The subject property has an area of approximately 7.07-acres. The property currently consists of an existing office building and a large parking lot of about 355 parking spaces.

The proposed Lot 1 has an area of 5.07-acres and will contain the existing office building and remaining parking, which is 197 parking spaces.

Lot 2 has an area of 2-acres and will be the site of the future office building. The CSM shows the proposed building and parking lot, which is expected to have 98 parking spaces. Note future uses must be allowed within the B-4 District and development of Lot 2 will require review and approval of a Site & Building Plan Review Application.

Both lots conform to the B-4 District minimum lot area of 2-acres and minimum lot width of 140 feet at the building setback line. However, the rear yard building setback on Lot 2 shall be revised to 25-feet, opposed to 20-feet as currently shown, prior to the recording of the Certified Survey Map with the Waukesha County Register of Deeds.

According to the applicant, the 40% minimum greenspace requirement is met on Lot 1 and sufficient area is provided on Lot 2 to comply with this standard. Staff recommends that greenspace calculations be provided to the City Planner demonstrating conformance with the 40% minimum greenspace requirement on Lot 1 and show that the proposed development plan of Lot 2 will also meet this standard, prior to recording the CSM.

Parking

The Zoning Code suggests the following for professional office uses:

- (5) Financial institutions; business, government, and professional offices.

One (1) space for each 200 square feet of floor space plus one (1) space for each two (2) Employees.

The applicant has indicated that they do not anticipate any parking issues; however, if necessary, they could provide additional parking on the south side of Lot 1. The feasibility of this will also depend on the resulting greenspace/impervious surface ratio of Lot 1.

Access

Access is anticipated to be shared between the two properties. Any requests for additional access from Ridgeview Parkway would be reviewed at that time, but again, the existing ingress/egress is planned to be utilized by both properties. Staff recommends that a shared access and parking agreement be recorded with the Waukesha County Register of Deeds prior to or at the same time as the recording of the Certified Survey Map.

Existing improvements on Lot 2

As a result of this proposed land division, Lot 2 will be created and consist of a parking lot.

The City's Zoning Code may not necessarily allow a parking lot as a principal use on a property without specific approvals. The existing improvements on this new lot would also not comply with the minimum 40% greenspace requirement and paving setbacks.

Staff recommended to the applicant that the parking lot on Lot 2 be removed prior to the recording of the CSM.

The applicant is requesting that they be allowed to record the CSM and then remove the parking lot within one year following recording. According to the applicant, this is being requested for financial purposes. Staff does not object to this request and recommends the condition below. It can be noted that this was discussed with the City Attorney as well.

The parking lot and pavement within the proposed Lot 2 of the Certified Survey Map shall be removed and the area returned to greenspace, prior to the recording of the Certified Survey Map with the Waukesha County Register of Deeds. Alternatively, the applicant may remove the parking lot and pavement and return the area to greenspace within one year from the time of recording of the Certified Survey Map, subject to the applicant providing a letter of credit in the amount of the cost to remove the existing impervious surface areas and returning it to greenspace. Said amount shall be approved by the City Planner.

Recommendation

Staff recommends a motion to approve the Certified Survey Map for property located at W233N2080 Ridgeview Parkway, subject to the staff recommended conditions of approval within this report.

January 25, 2024

To: Nick Fuchs, City Planner
City of Pewaukee

From: Stan Sugden, President & CEO
Ruekert & Mielke, Inc.

RE: Ruekert & Mielke, Inc. Building

W233 N2080 Ridgeview Parkway, Waukesha, WI 53188-1020

Dear Mr. Fuchs,

Enclosed please find our application for land division and CSM approval for our parcel located in the City of Pewaukee. I am making this request on behalf of our Employee Owners as we plan the future of our company.

Our building was built in 2000 at a time when parking requirements were firm and required a significant use of land for parking. Over the last 23 years the parking lot has proven to be significantly larger than necessary and will require significant investment on our part in the near future.

Our submitted plan is to split off a 2-acre lot that we will use to construct a new facility. Parking for the new building will be on the 2-acre site and we will have shared access and parking easements to help with overflow from both buildings. We currently have 5 tenants in our building and would likely add one more after the new building is constructed. The current working habits of office personnel give us confidence that our proposed parking arrangement will be more than reasonable for our intended uses.

We don't have a defined timeline for construction of the new facility; however, I am hoping it is a two-year process. We also need to spend significant funds on our existing parking lot so we want to know what our final plan will be before we begin that investment.

I plan to attend the Plan Commission once you have us on the agenda.

Thank you for your consideration.

Respectfully,

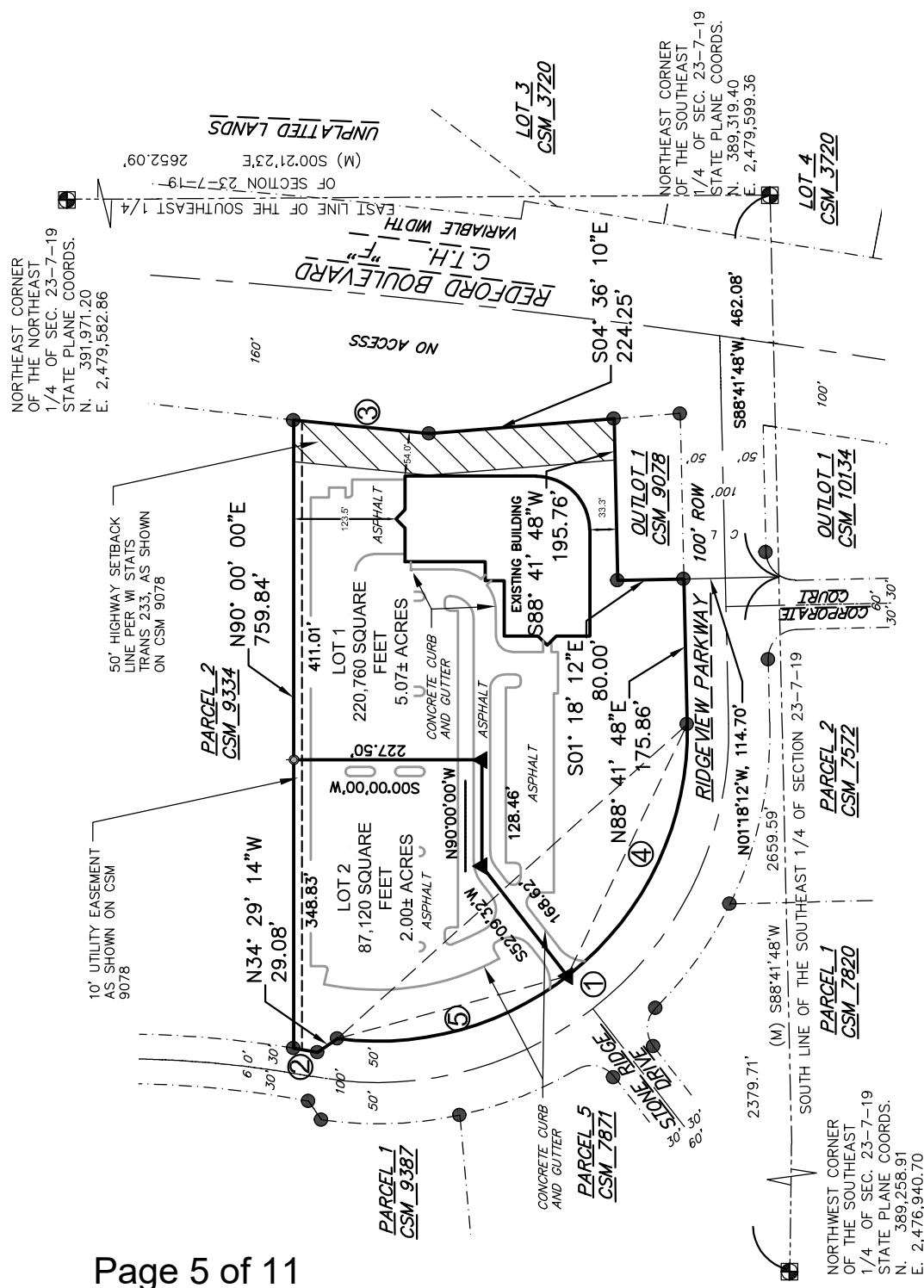


Stanley R. Sugden, PE, FACEC
President & CEO
ssugden@ruekert-mielke.com

SRS: vlf

CERTIFIED SURVEY MAP -

BEING ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 9078, RECORDED AS DOCUMENT NO. 2603960 IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



SURVEY LEGEND

- BRASS CAP MONUMENT FOUND
 FOUND 1" O.D. IRON PIPE
 1" O.D. IRON PIPE SET
 18" LONG AND 1.13 LBS /
 PER FOOT
 "PK" NAIL SET IN ASPHALT

SEE PAGE 2 FOR BUILDING SETBACK INFORMATION.

SEE PAGE 2 FOR PROPOSED
BUILDING, PARKING LOT AND
ACCESS EASEMENT

SITE ADDRESS:

W233 N2080 Ridgeview
Parkway
Waukesha, WI 53188

OWNER(S):

R-M Investment Properties, LLC. SOUTH LINE OF THE SE 1/4 OF SECTION 12-7-19 MEASURED TO BEAR S88°41'48"W.

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-547-5733



Ruekert • Mielke
www.ruekertmielke.com

262-547-5733

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ, P.L.S. (3/12/24)

SHEET 1 OF 7

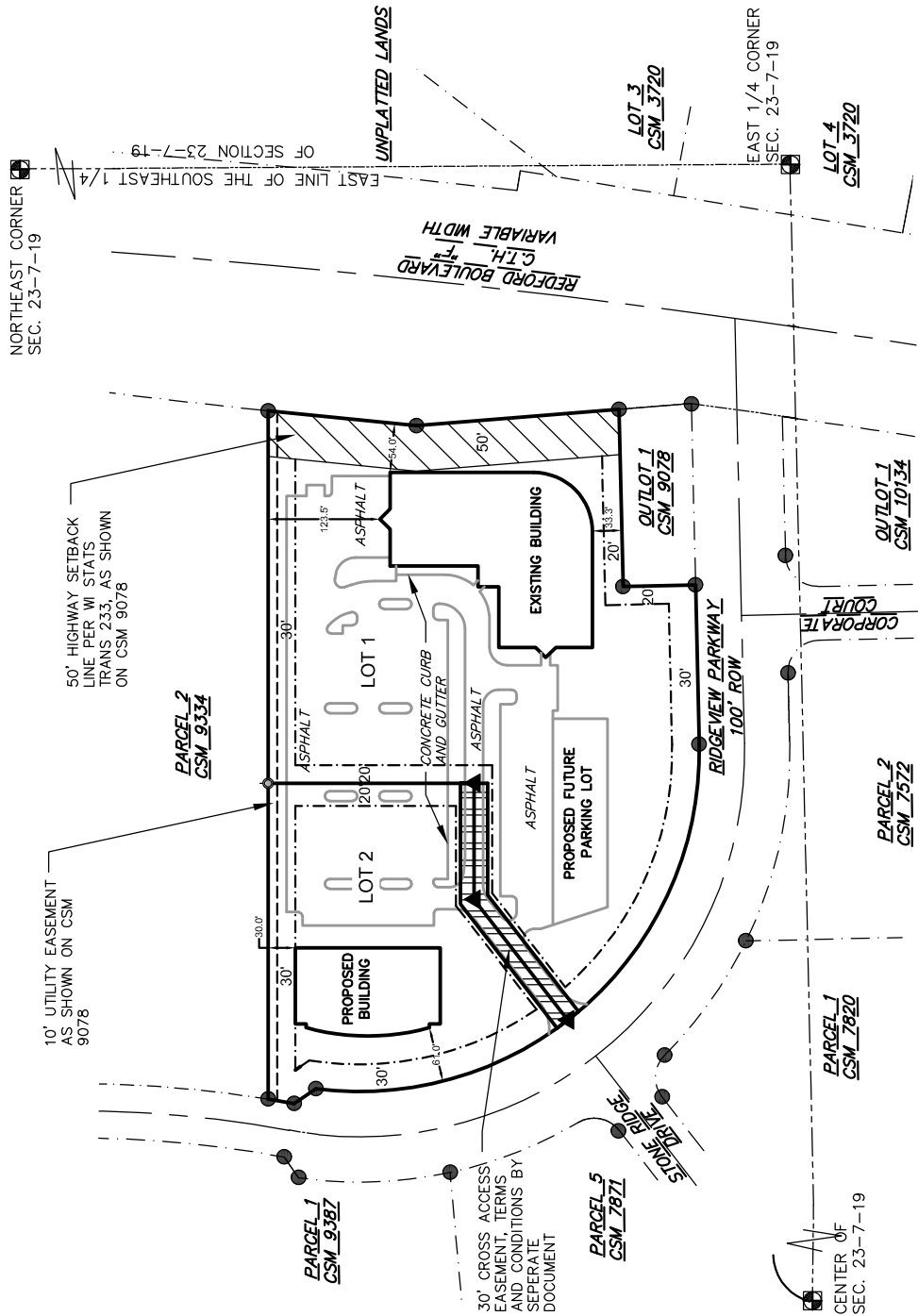
John M. Schulz, P.L.S.: 3253

Dated this 12th day of March, 2024

SHEET 1 OF 7

CERTIFIED SURVEY MAP -

BEING ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 9078, RECORDED AS DOCUMENT NO. 2603960 IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

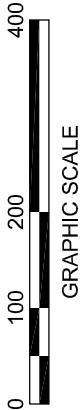
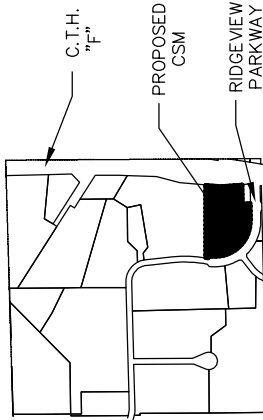


SURVEY LEGEND

- BRASS CAP MONUMENT FOUND
- FOUND 1" O.D. IRON PIPE
- 1" O.D. IRON PIPE SET 18" LONG AND 1.13 LBS / PER FOOT
- "PK" NAIL SET IN ASPHALT

Setbacks were determined from the B-4 zoning on the CSM property and the adjacent property to north's Rm-3 zoning per the City of Pewaukee's Community Development Office.

VICINITY SKETCH
SE 1/4 SEC. 23 T7N. R 19E.
SCALE 1" = 2000'



GRAPHIC SCALE

LOT 1 SETBACKS:
Street/Front (Ridgeview Parkway: 30'
North Side Yard: 30'
South Side Yard (adjacent to Outlot 1): 20'
Interior Side Yard (from proposed Lot 2): 20'
Street Side (along C.T.H. "F"): 50'

LOT 2 SETBACKS:
Street/Front (Ridgeview Parkway: 30'
North Side Yard: 30'
South Side Yard (adjacent to Outlot 1): 20'
Rear Yard (east): 25'

SITE ADDRESS:
W233 N2080 Ridgeview
Parkway
Waukesha, WI 53188

OWNER(S):
R-M Investment Properties, LLC.
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
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262-547-5733



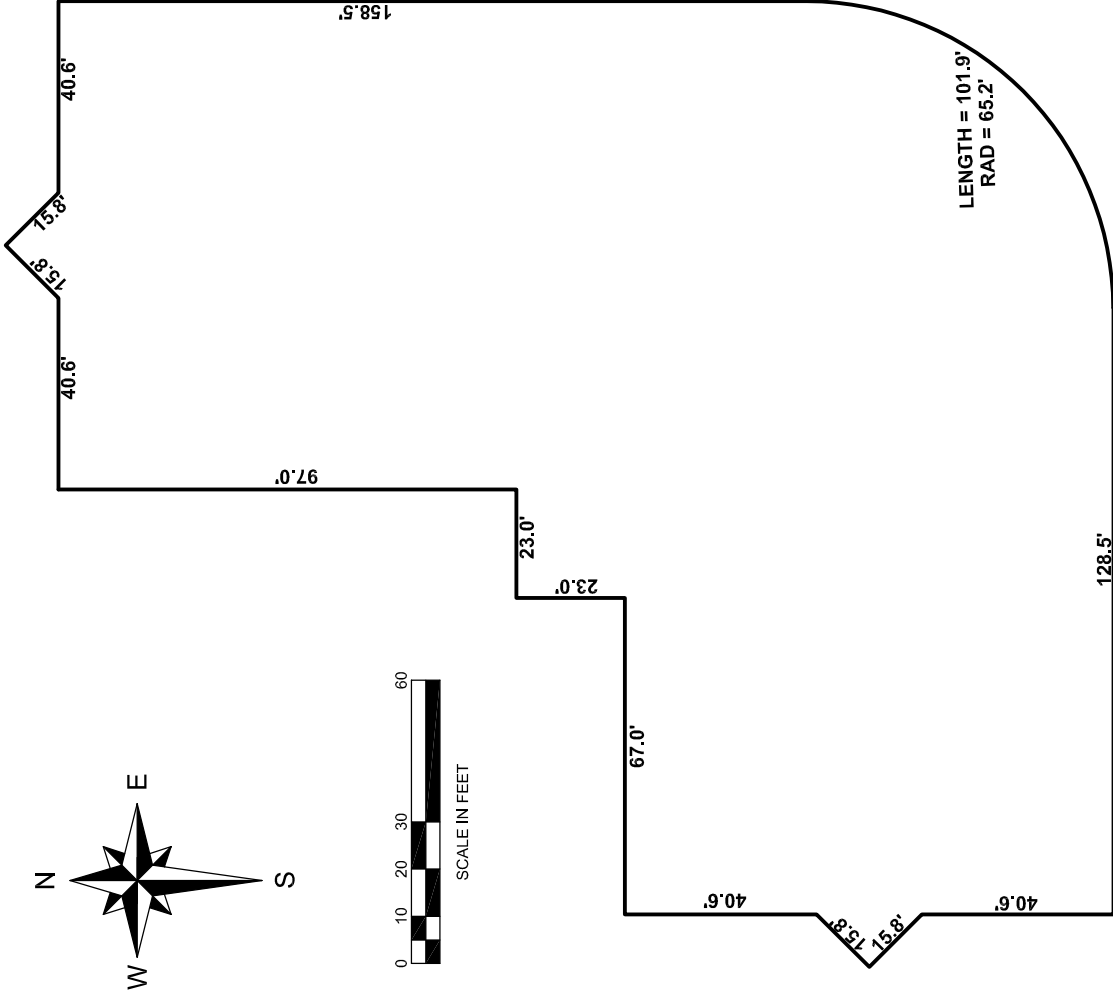
John M. Schulz, P.L.S. 3253

Dated this 12th day of March, 2024

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EXISTING BUILDING DIMENSIONS

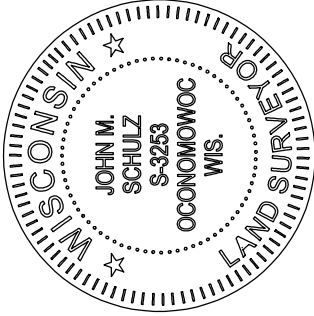


G:\C3D_2018\40_Private\92607 CSM\dwg\CSM\20240312 RM CSM.dwg

SITE ADDRESS:
W233 N2080 Ridgeview
Parkway
Waukesha, WI 53188

OWNER(S):
R-M Investment Properties, LLC.
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-547-5733



John M. Schulz, P.L.S. 3253

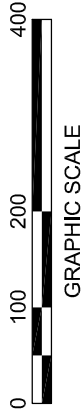
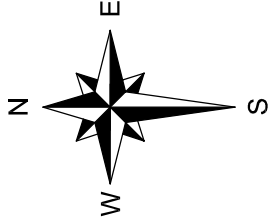
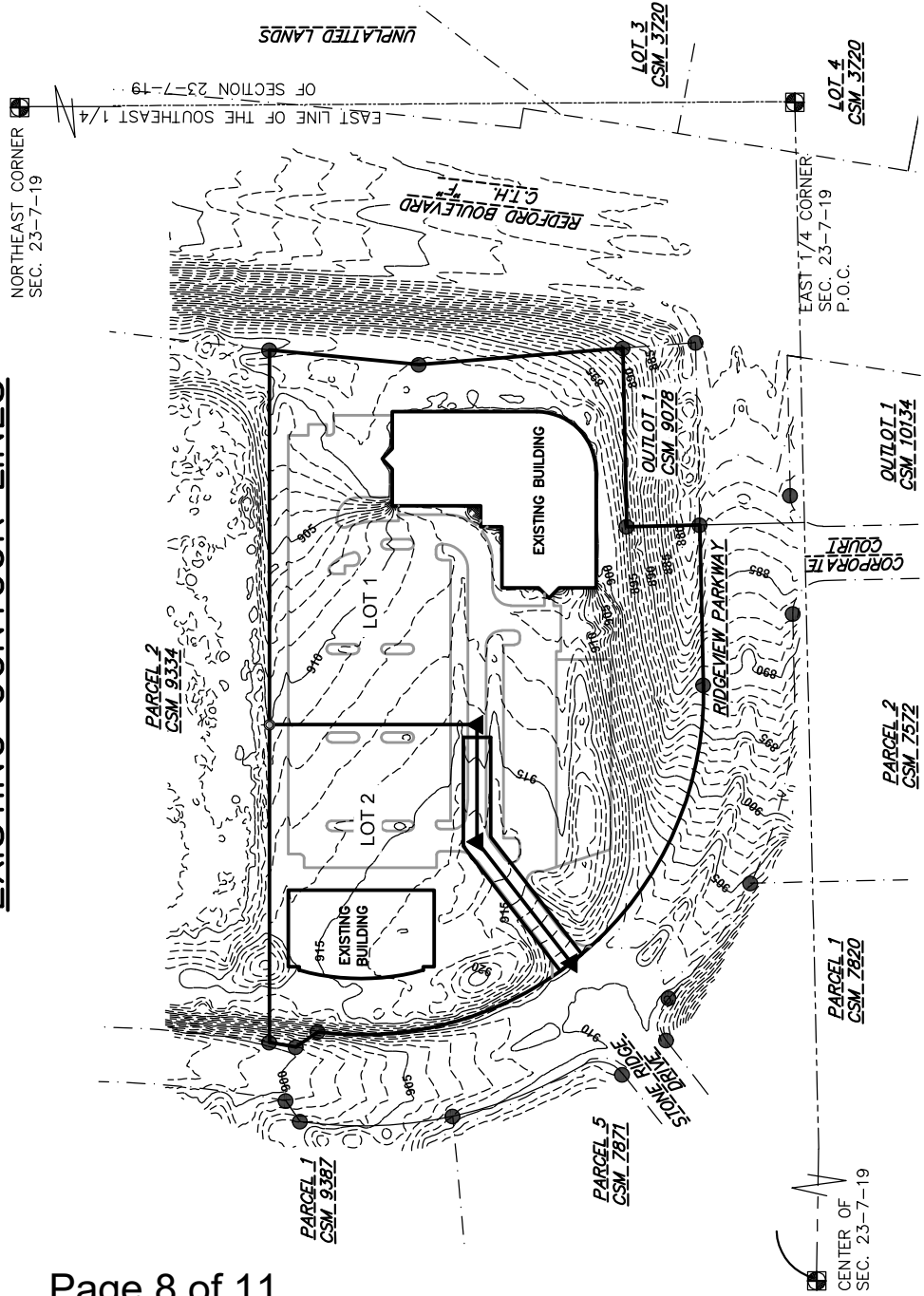
Dated this 12th day of March, 2024

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ, P.L.S. (3/12/24) SHEET 3 OF 7

CERTIFIED SURVEY MAP -

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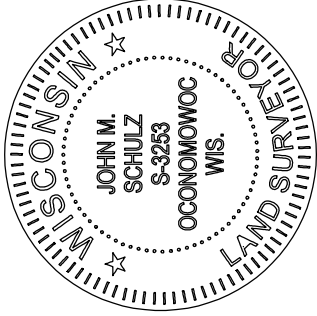
EXISTING CONTOUR LINES



SITE ADDRESS:
W233 N2080 Ridgeview
Parkway
Waukesha, WI 53188

OWNER(S):
R-M Investment Properties, LLC.
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-547-5733



John M. Schulz, P.L.S. 3253

Dated this 12th day of March, 2024

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ, P.L.S. (3/12/24) SHEET 4 OF 7

CERTIFIED SURVEY MAP -

BEING ALL OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 9078, RECORDED AS DOCUMENT NO. 2603960 IN THE WAUKESHA COUNTY REGISTER OF DEEDS OFFICE, LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, John M. Schulz, Ruekert & Mielke, Inc., Professional Land Surveyor, do hereby certify that at the direction of R-M Investment Properties, LLC., that I have surveyed, divided and mapped a division of Parcel 1 of Certified Survey Map No. 9078, recorded in Volume 81 of Certified Survey Maps on Pages 343-348 as Document No. 2603960, located in the Southeast 1/4 of the Northeast 1/4 of Section 23, in Township 7 North, Range 19 East, City of Pewaukee, Waukesha County, Wisconsin.

That I have made this survey, land division and map by the direction of R-M Investment Properties, LLC., Subdivider of said land.

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

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

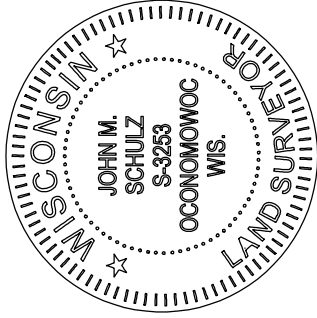
GENERAL NOTES:

- A. This Certified Survey Map was prepared with the benefit of a Title Commitment, First American Commitment No. NCS-1192193-MAD
- B. This site contains one building.
- C. Property lines are retraced from recorded CSM's, and deed descriptions.
- D. This survey is contained within the parcels identified by Tax Key: PWC 0953984002
- E. Zoning is B-4 (Office District), adjace property to the north is zoned Rm-4.
- F. Fieldwork was performed on January 13, 2023.
- G. No lands will be dedicated for public use.
- H. No soil borings have been performed or are planned as of the date of the CSM.
- I. Existing contours are shown on page 4, proposed contours have yet to be determined.
- J. Utilities (i.e. gas, electric, sewer, etc.) were not marked or located.
- K. A 10' parking lot setback may be needed for future work.

SITE ADDRESS:
W233 N2080 Ridgeview
Parkway
Waukesha, WI 53188

OWNER(S):
R-M Investment Properties, LLC.
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-547-5733



John M. Schulz, P.L.S. 3253
Dated this 12th day of March, 2024
THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ, P.L.S. (3/12/24) SHEET 5 OF 7

CERTIFIED SURVEY MAP -

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CORPORATE OWNER’S CERTIFICATE

R–M Investment Properties, LLC., a Wisconsin corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, and mapped, as represented on this plat.

R–M Investment Properties, LLC. does further certify this map is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection: City of Pewaukee.

As owner(s) I hereby restrict all lots and blocks so that no owner, possessor, user, licensee or other person(s) may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of C.T.H. "F", as shown on the land division map; it is expressly intended that this restriction shall constitute a restriction for the benefit of the public as provided on s.236.293, Stats., and shall be enforceable by the department or its assigns.

20____ day of _____, Owner, R–M Investment Properties LLC.

STATE OF WISCONSIN } SS
WAUKESHA COUNTY }

Personally came before me this _____ day of _____, 20____, the _____ above named _____ and _____

to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Notary Public, State of Wisconsin.

My Commission _____.

SITE ADDRESS:

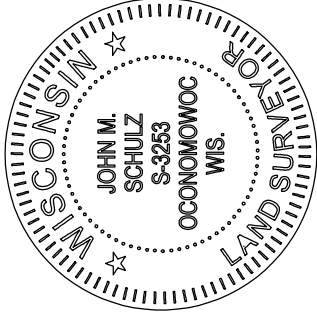
W233 N2080 Ridgerview Parkway
Waukesha, WI 53188

OWNER(S):

R–M Investment Properties, LLC.
W233 N2080 Ridgerview Parkway
Waukesha, WI 53188

PREPARED BY:

Ruekert & Mielke, Inc.
W233 N2080 Ridgerview Pkwy.
Waukesha, WI 53188
262–547–5733



John M. Schulz, P.L.S. 3253

Dated this 12th day of March, 2024

CERTIFIED SURVEY MAP -

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CITY OF PEWAUKEE PLANNING COMMISSION APPROVAL

Approved for recording per the City of Pewaukee Planning Commission.

By: _____ Date: _____
Steve Bierce, Mayor

_____ Date: _____
Colleen Brown, Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved and accepted for recording by the Common Council of City of Pewaukee.

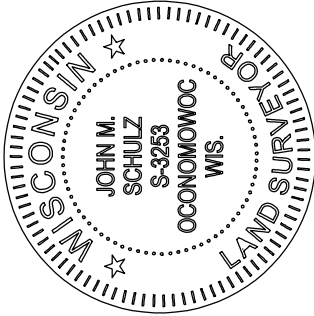
By: _____ Date: _____
Steve Bierce, Mayor

_____ Date: _____
Kelly Tarczewski, Village Clerk/Treasurer

SITE ADDRESS:
W233 N2080 Ridgeview
Parkway
Waukesha, WI 53188

OWNER(S):
R-M Investment Properties, LLC.
W233 N2080 Ridgeview Parkway
Waukesha, WI 53188

PREPARED BY:
Ruekert & Mielke, Inc.
W233 N2080 Ridgeview Pkwy.
Waukesha, WI 53188
262-547-5733



John M. Schulz, P.L.S. 3253

Dated this 12th day of March, 2024

THIS INSTRUMENT WAS DRAFTED BY JOHN M. SCHULZ, P.L.S. (3/12/24) SHEET 7 OF 7

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.**

DATE: April 1, 2024

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Approve the Accounts Payable Listing Dated April 1, 2024 [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

A/P 4.1.2024

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
03/18/2024	100	1529 (E)	DELTA DENTAL	DENTAL CLEARING	21903	00000	1,954.00
03/18/2024	100	1530 (E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	21590	00000	20.67
03/22/2024	100	140510	AIRGAS USA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	311.12
03/22/2024	100	140511	BOUCHER CHEVROLET	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	94.95
03/22/2024	100	140512	CHERRIE LARSON	RECREATION PROGRAM - CONTRACTED	52190	55300	420.00
				RECREATION PROGRAM - CONTRACTED	52190	55300	420.00
				RECREATION PROGRAM - CONTRACTED	52190	55300	235.20
				CHECK 100 140512 TOTAL FOR FUND 100:			1,075.20
03/22/2024	100	140515	CUMMINS SALES & SERVICE	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	894.68
03/22/2024	100	140516	EAGLE ENGRAVING	FIRE PROTECTIVE SERVICES - UNIFORMS	53410	52230	287.95
03/22/2024	100	140517	ELEVITY GORDON FLESCH CO INC	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	190.65
03/22/2024	100	140519	EMERGENCY LIGHTING & ELECTRONICS	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	375.00
03/22/2024	100	140521	HECKEL DANCE LLC	RECREATION PROGRAM - CONTRACTED	52190	55300	940.80
03/22/2024	100	140523	JENNIFER SCHOLTKA	RECREATION PROGRAM - CONTRACTED	52190	55300	740.00
03/22/2024	100	140524	KARMEN LEHMAN	RECREATION PROGRAM - CONTRACTED	52190	55300	134.40
03/22/2024	100	140525	KMB ELECTRIC	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	3,205.45
03/22/2024	100	140526	KWIK TRIP INC.	FIRE PROTECTIVE SERVICES - FUEL	53420	52230	4,177.56
03/22/2024	100	140527	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	304.99
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	115.81
				CHECK 100 140527 TOTAL FOR FUND 100:			420.80
03/22/2024	100	140528	MARY FIRNROHR	RECREATION PROGRAM - CONTRACTED	52190	55300	516.80
03/22/2024	100	140529*#	MENARDS	FIRE ADMINISTRATION - OPERATING	53400	52210	149.28
				PARKS - GROUNDS MAINTENANCE	52420	55200	3.98
				CHECK 100 140529 TOTAL FOR FUND 100:			153.26
03/22/2024	100	140530	PROJECT ENTERTAINMENT DBA FUN	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	600.00
03/22/2024	100	140531	RYAN WESTON	SHARP SHOOTER DEER CONTROL MANAGEMENT	52990	54155	300.00
03/22/2024	100	140532	ST. BARTHOLOMEW'S EPISCOPAL CHURCH	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	300.00
03/22/2024	100	140533	STACI JOERS	RECREATION PROGRAM - CONTRACTED	52190	55300	480.00
03/22/2024	100	140535	TARGET SOLUTIONS	FIRE PROTECTIVE SERVICES - OPERATING	53400	52230	7,833.85

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Fund: 100 GENERAL FUND							
03/22/2024	100	140537	WAUKESHA CO FIRE CHIEF'S ASSOC	FIRE ADMINISTRATION - DUES, MEMBERSHIPS	53200	52210	200.00
03/22/2024	100	140538	WAUKESHA CO TREASURER	RECREATION PROGRAM - CONTRACTED	52190	55300	720.00
03/22/2024	100	1531 (E) *#	MUTUAL OF OMAHA	DISABILITY INSURANCE	21531	00000	1,851.19
				LTD - FIRE UNION	21533	00000	815.76
				VOLUNTARY LIFE	21534	00000	1,237.10
				COURT - LIFE INSURANCE	51340	51200	23.36
				COURT - DISABILITY INSURANCE	51350	51200	19.66
				ADMINISTRATOR - LIFE INSURANCE	51340	51410	9.86
				ADMINISTRATOR - DISABILITY INSURANCE	51350	51410	27.79
				CLERK/TREASURER - LIFE INSURANCE	51340	51420	49.12
				CLERK/TREASURER - DISABILITY INSURANCE	51350	51420	63.46
				EMPLOYEE SERVICES - LIFE INSURANCE	51340	51430	16.16
				EMPLOYEE SERVICES - DISABILITY	51350	51430	27.79
				IT - LIFE INSURANCE	51340	51450	19.20
				IT - DISABILITY INSURANCE	51350	51450	27.79
				ASSESSOR - LIFE INSURANCE	51340	51530	40.16
				ASSESSOR - DISABILITY INSURANCE	51350	51530	69.35
				POLICE - LIFE INSURANCE	51340	52100	10.24
				POLICE - DISABILITY INSURANCE	51350	52100	14.61
				FIRE ADMINISTRATION - LIFE INSURANCE	51340	52210	67.36
				FIRE ADMINISTRATION - DISABILITY	51350	52210	83.37
				FIRE PROTECTIVE SERVICES - LIFE	51340	52230	574.24
				FIRE PROTECTIVE SERVICES - DISABILITY	51350	52230	111.16
				BUILDING SERVICES - LIFE INSURANCE	51340	52400	63.68
				BUILDING SERVICES - DISABILITY	51350	52400	29.70
				HIGHWAY - LIFE INSURANCE	51340	53100	124.80
				HIGHWAY - DISABILITY INSURANCE	51350	53100	204.85
				ENGINEERING - LIFE INSURANCE	51340	53110	97.60
				ENGINEERING - DISABILITY INSURANCE	51350	53110	143.90
				PARKS - LIFE INSURANCE	51340	55200	19.52
				PARKS - DISABILITY INSURANCE	51350	55200	70.32
				RECREATION PROGRAM - LIFE INSURANCE	51340	55300	35.20
				RECREATION PROGRAM - DISABILITY	51350	55300	51.71
				PLANNER - LIFE INSURANCE	51340	56300	21.44
				PLANNER - DISABILITY INSURANCE	51350	56300	27.79
				CHECK 100 1531(E) TOTAL FOR FUND 100:			6,049.24
03/25/2024	100	1532 (E)	DELTA DENTAL	DENTAL CLEARING	21903	00000	711.72
03/25/2024	100	1533 (E)	DIVERSIFIED BENEFIT SERVICES, INC.	FLEX SPEND	21590	00000	130.40
03/29/2024	100	140540	AMI HURD	CLERK/TREASURER - MILEAGE	53300	51420	22.11

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Fund: 100 GENERAL FUND							
03/29/2024	100	140542*#	BAKER TILLY US LLP	AUDIT SERVICES	52120	51510	6,004.00
03/29/2024	100	140543	BATTERY PRODUCTS	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	178.24
03/29/2024	100	140544	BIG JIM'S SMALL ENG SERV	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	470.19
03/29/2024	100	140545*#	CINTAS CORP	EMPLOYEE SERVICES - SAFETY PERSONAL	53480	51430	71.27
03/29/2024	100	140546	CONCENTRA MED COMPLIANCE ADMIN	EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	370.00
03/29/2024	100	140547	DAN PLAUTZ CLEANING SERVICE	CITY HALL - JANITORIAL SUPPLIES	52400	51600	2,873.00
03/29/2024	100	140548	DIVERSIFIED BENEFIT SERVICES, INC.	INSURANCE CONSULTANT	52150	51930	358.62
				INSURANCE CONSULTANT	52150	51930	339.60
				CHECK 100 140548 TOTAL FOR FUND 100:			698.22
03/29/2024	100	140549*#	ELLIOTTS ACE HARDWARE	FIRE ADMINISTRATION - OPERATING	53400	52210	19.18
03/29/2024	100	140551	FIRE SERVICE INC	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	139.62
				FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	554.80
				CHECK 100 140551 TOTAL FOR FUND 100:			694.42
03/29/2024	100	140552#	FORWARD TS	COURT - OPERATING SUPPLIES	53400	51200	26.47
				POLICE - OPERATING SUPPLIES	53400	52100	26.46
				CHECK 100 140552 TOTAL FOR FUND 100:			52.93
03/29/2024	100	140554	GRENZ SERVICE CO. LLC	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	921.25
03/29/2024	100	140555	INT'L ASSOC FIRE CHIEFS	FIRE ADMINISTRATION - DUES, MEMBERSHIPS	53200	52210	265.00
03/29/2024	100	140556	INTERNATIONAL INSTITUTE OF	CLERK/TREASURER - DUES, MEMBERSHIPS &	53200	51420	185.00
03/29/2024	100	140557	KMB ELECTRIC	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	1,735.00
03/29/2024	100	140558	LAUTERBACH & AMEN, LLP	CLERK/TREASURER - OTHER ACCOUNTING	52130	51420	8,000.00
03/29/2024	100	140559	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	591.79
				FIRE PROTECTIVE SERVICES - EMS	53450	52230	742.84
				CHECK 100 140559 TOTAL FOR FUND 100:			1,334.63
03/29/2024	100	140560	MATRIX TRUST COMPANY	DEFERRED COMPENSATION	21570	00000	50.00
				DEFERRED COMPENSATION	21570	00000	50.00

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Fund: 100 GENERAL FUND							
				CHECK 100 140560 TOTAL FOR FUND 100:			100.00
03/29/2024	100	140561*#	MENARDS	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	80.96
03/29/2024	100	140563*#	MUNICIPAL LAW & LITIGATION GROUP	GENERAL AFFAIRS ATTORNEY	52100	51300	3,399.40
				ASSESSOR - ATTORNEY	52100	51530	419.80
				POLICE - ATTORNEY	52100	52100	2,510.00
				FIRE ADMINISTRATION - ATTORNEY	52100	52210	817.60
				PARKS - ATTORNEY	52100	55200	241.40
				PLANNER - ATTORNEY	52100	56300	842.20
				CHECK 100 140563 TOTAL FOR FUND 100:			8,230.40
03/29/2024	100	140565	NATIONWIDE RETIREMENT SOLUTIONS	DEFERRED COMPENSATION	21570	00000	2,419.00
				DEFERRED COMPENSATION	21570	00000	2,419.00
				CHECK 100 140565 TOTAL FOR FUND 100:			4,838.00
03/29/2024	100	140566	ODP BUSINESS SOLUTIONS LLC	CLERK/TREASURER - OPERATING SUPPLIES	53400	51420	39.97
				CLERK/TREASURER - OPERATING SUPPLIES	53400	51420	27.95
				CHECK 100 140566 TOTAL FOR FUND 100:			67.92
03/29/2024	100	140567*#	PEWAUKEE FOOD PANTRY	ENGINEERING - MILEAGE	53300	53110	45.20
03/29/2024	100	140569*#	QUADIENT FINANCE USA, INC	PREPAID EXPENSES	16200	00000	540.38
				ASSESSOR - POSTAGE	53110	51530	10.24
				CITY HALL - POSTAGE	53110	51600	1,337.57
				RECREATION PROGRAM - POSTAGE	53110	55300	61.35
				CHECK 100 140569 TOTAL FOR FUND 100:			1,949.54
03/29/2024	100	140570	QUADIENT LEASING USA, INC	CLERK/TREASURER - EQUIP REPAIR & MAINT	52430	51420	486.93
03/29/2024	100	140572	RICHARD CARR	SHARP SHOOTER DEER MANAGEMENT	52990	54155	200.00
03/29/2024	100	140573	ROBERT & MARY MARTIN	REAL ESTATE TAXES RECEIVABLE	12100	00000	22.53
03/29/2024	100	140576	SOFT WATER, INC.	FIRE ADMINISTRATION - OPERATING	53400	52210	40.00
				FIRE ADMINISTRATION - OPERATING	53400	52210	42.00
				CHECK 100 140576 TOTAL FOR FUND 100:			82.00
03/29/2024	100	140577	STATE OF WI COURT FINES & ASSETS	COURT PENALTIES	45110	00000	4,682.34

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Fund: 100 GENERAL FUND							
03/29/2024	100	140579	THE UPS STORE	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	14.27
03/29/2024	100	140580	THOMAS PERDZOCK	SHARP SHOOTER DEER MANAGEMENT	52990	54155	100.00
03/29/2024	100	140582	WAUKESHA CO TREASURER	COURT PENALTIES	45110	00000	1,592.91
03/29/2024	100	1525 (E)	WISCONSIN RETIREMENT SYSTEM	WRS GENERAL EMPLOYEES	21520	00000	41,225.24
				WRS FIRE EMPLOYEES	21522	00000	59,430.41
				WRS VOLUNTARY CONTRIBUTIONS	21523	00000	182.02
				CHECK 100 1525(E) TOTAL FOR FUND 100:			100,837.67
				Total for fund 100 GENERAL FUND			180,043.61

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 230 STORM WATER MANAGEMENT							
03/29/2024	100	140539	AECOM TECHNICAL SERVICES, INC	PROJECTS - CITY STORM WATER STUDY	58210	57340	16,937.64
03/29/2024	100	140562*#	MSA PROFESSIONAL SERVICES INC	STORM WATER - CAPITAL	58100	53650	2,152.50
03/29/2024	100	140563*#	MUNICIPAL LAW & LITIGATION GROUP	PROJECTS - BUSSE RD BRIDGE CULVERT	58210	57348	192.30
03/29/2024	100	140567*#	PEWAUKEE FOOD PANTRY	MILEAGE	53300	53650	66.18
03/29/2024	100	140568*#	PITTS BROTHERS & ASSOCIATES LLC	PROJECTS - BUSSE RD BRIDGE CULVERT	58210	57348	4,050.00
03/29/2024	100	140575*#	SINGLE SOURCE	PROJECTS - BUSSE RD BRIDGE CULVERT	58210	57348	1,575.00
Total for fund 230 STORM WATER MANAGEMENT							24,973.62

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Fund: 240 AMERICAN RESCUE PLAN							
03/29/2024	100	140563*#	MUNICIPAL LAW & LITIGATION GROUP	ARPA FUNDS SOLAR PANELS	57101	00000	557.20
				Total for fund 240 AMERICAN RESCUE PLAN			557.20

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 250 TOURISM & CONVENTION							
03/29/2024	100	140563*#	MUNICIPAL LAW & LITIGATION GROUP	TOURISM - SPORTS COMPLEX TURF	58210	56700	747.20
				Total for fund 250 TOURISM & CONVENTION			747.20

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 420 CAPTIAL ROAD PROJECTS							
03/29/2024	100	140563*#	MUNICIPAL LAW & LITIGATION GROUP	BUSSE RD BRIDGE	58210	57419	192.30
03/29/2024	100	140568*#	PITTS BROTHERS & ASSOCIATES LLC	BUSSE RD BRIDGE	58210	57419	4,050.00
03/29/2024	100	140571#	R.A. SMITH & ASSOC., INC.	QUIET ZONE - WEYER ROAD	58200	56700	730.87
				QUIET ZONE - GREEN ROAD	58200	56710	730.87
				QUIET ZONE - DUPLAINVILLE ROAD	58200	56720	730.88
				QUIET ZONE - WATERTOWN ROAD	58200	56730	1,117.88
				CHECK 100 140571 TOTAL FOR FUND 420:			3,310.50
03/29/2024	100	140575*#	SINGLE SOURCE	BUSSE RD BRIDGE	58210	57419	1,575.00
03/29/2024	100	140578	STRAND ASSOCIATES, INC	DUPLAINVILLE TRACKS TO WEYER	58210	57420	211.86
Total for fund 420 CAPTIAL ROAD PROJECTS							9,339.66

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 480 DPW BUILDING							
03/29/2024	100	140581	WALT'S PETROLEUM SERVICE	DPW BUILDING	58100	57700	9,742.27
				DPW BUILDING	58100	57700	16,145.01
				CHECK 100 140581 TOTAL FOR FUND 480:			25,887.28
				Total for fund 480 DPW BUILDING			25,887.28

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 490 CAPTIAL EQUIPMENT							
03/29/2024	100	140562*#	MSA PROFESSIONAL SERVICES INC	ENGINEERING - CAPITAL EQUIPMENT	58100	57311	2,152.50
				Total for fund 490 CAPTIAL EQUIPMENT			2,152.50

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Fund: 600 WATER UTILITY							
03/22/2024	100	140513*#	CINTAS CORP	TRANS & DIST OPS-UNIFORMS	53410	10665	52.91
				TRANS & DIST OPS-UNIFORMS	53410	10665	52.91
				CHECK 100 140513 TOTAL FOR FUND 600:			105.82
03/22/2024	100	140514	CORE & MAIN LP	TRANS & DIST MAINT-MAINT OF HYDRANTS	52400	10677	1,011.00
03/22/2024	100	140518	ELLIOTTS ACE HARDWARE	TRANS & DIST MAINT-BUILDINGS & GROUNDS	52310	10671	24.98
03/22/2024	100	140520	HAWKINS, INC.	TREATMENT OPS-CHEMICALS	53410	10641	3,983.75
03/22/2024	100	140522	JCH WATER METER TESTING & REPAIR	TRANS & DIST MAINT-MAINT OF METERS	52400	10676	9,370.00
03/22/2024	100	140529*#	MENARDS	TRANS & DIST MAINT-BUILDINGS & GROUNDS	52310	10671	9.98
03/22/2024	100	140534*#	STRAND ASSOCIATES, INC	LINDSAY WATER - PARK TO SWAN	12814	00107	19,680.00
				PFAS TREATMET	12818	00107	4,550.00
				ADMIN & GEN OPS-OUTSIDE ENGINEERING	52170	10923	6,100.00
				CHECK 100 140534 TOTAL FOR FUND 600:			30,330.00
03/22/2024	100	140536*	TRI-COUNTY WATERWORKS ASSOC.	ADMIN & GEN OPS-UTILITY MEMB & CONT	53200	10930	30.00
03/22/2024	100	1531 (E) *#	MUTUAL OF OMAHA	BENEFITS - LIFE INSURANCE	51340	00926	86.22
				BENEFITS - DISABILITY INSURANCE	51350	00926	125.41
				CHECK 100 1531 (E) TOTAL FOR FUND 600:			211.63
03/29/2024	100	140541*#	AT&T MOBILITY	TRANS & DIST MAINT-SCADA MAINT	52100	10678	25.46
				ADMIN & GEN OPS-PHONE, INTERNET CELL	52230	10921	298.02
				CHECK 100 140541 TOTAL FOR FUND 600:			323.48
03/29/2024	100	140542*#	BAKER TILLY US LLP	OPS - AUDITOR/ACCOUNTANT	52120	00923	2,183.00
03/29/2024	100	140545*#	CINTAS CORP	OFFICE SUPPLIES & EXPENSES	53100	00921	35.63
03/29/2024	100	140549*#	ELLIOTTS ACE HARDWARE	TRANS & DIST MAINT-BUILDINGS & GROUNDS	52310	10671	13.58
03/29/2024	100	140550*#	FERGUSON WATERWORKS #1476	TRANS & DIST MAINT-MAINT OF HYDRANTS	52400	10677	1,600.00
03/29/2024	100	140553*#	GRAINGER	TRANS & DIST OPS-MISC EXPENSES	53400	10665	102.75

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
03/29/2024	100	140562*#	MSA PROFESSIONAL SERVICES INC	COMPUTER HARDWARE SOFTWARE	18587	00391	2,152.50
03/29/2024	100	140569*#	QUADIENT FINANCE USA, INC	ADMIN & GEN OPS-POSTAGE	53306	10921	50.46
03/29/2024	100	140574*#	SCADATEC	TRANS & DIST MAINT-SCADA MAINT	52100	10678	150.00
03/29/2024	100	140583	WI RURAL WATER ASSOCIATION	Utility Memberships & Continuing	53200	00930	45.00
Total for fund 600 WATER UTILITY							51,733.56

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Fund: 650 SEWER UTILITY							
03/22/2024	100	140513*#	CINTAS CORP	Uniforms & Protective Equipment	53410	01827	52.91
				Uniforms & Protective Equipment	53410	01827	52.91
				CHECK 100 140513 TOTAL FOR FUND 650:			105.82
03/22/2024	100	140534*#	STRAND ASSOCIATES, INC	Gun Club Sewer Study	12831	00107	34,381.12
03/22/2024	100	140536*	TRI-COUNTY WATERWORKS ASSOC.	ADMIN & GEN OPS- MEMBERSHIP & CONT EDU	53200	10930	30.00
03/22/2024	100	1531 (E) *#	MUTUAL OF OMAHA	BENEFITS - LIFE INSURANCE	51340	00926	46.42
				BENEFITS - DISABILITY INSURANCE	51350	00926	67.53
				CHECK 100 1531(E) TOTAL FOR FUND 650:			113.95
03/29/2024	100	140541*#	AT&T MOBILITY	SCADA/TELEMETRY MAINT	52100	01831	25.47
				ADMIN & GEN OPS PHONE INTERNET CELL	52230	10921	298.02
				CHECK 100 140541 TOTAL FOR FUND 650:			323.49
03/29/2024	100	140542*#	BAKER TILLY US LLP	OPS - AUDITOR/ACCOUNTANT	52120	00923	2,183.00
03/29/2024	100	140545*#	CINTAS CORP	OFFICE SUPPLIES & EXPENSES	53100	00921	35.64
03/29/2024	100	140550*#	FERGUSON WATERWORKS #1476	MAINTENANCE OF COLLECTION SYSTEM	52400	01831	8.50
03/29/2024	100	140553*#	GRAINGER	SUPPLIES AND EXPENSES	53400	01827	102.75
03/29/2024	100	140561*#	MENARDS	ADMIN & GEN OPS-MISC GEN SUPPLIES	53100	10930	9.96
				ADMIN & GEN OPS-MISC GEN SUPPLIES	53100	10930	9.96
				CHECK 100 140561 TOTAL FOR FUND 650:			19.92
03/29/2024	100	140562*#	MSA PROFESSIONAL SERVICES INC	COMPUTER HARDWARE/SOFTWARE	18587	01372	2,152.50
03/29/2024	100	140563*#	MUNICIPAL LAW & LITIGATION GROUP	BLUEMOUND - S. OF HARKEN	12802	00107	1,297.20
				Gun Club Sewer Study	12831	00107	121.40
				CHECK 100 140563 TOTAL FOR FUND 650:			1,418.60
03/29/2024	100	140564	NAPA	MAINTENANCE OF GENERAL PLANT STRUCTURE	52400	01834	4.97

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 650 SEWER UTILITY							
03/29/2024	100	140574*#	SCADATEC	SCADA/TELEMETRY MAINT	52100	01831	150.00
Total for fund 650 SEWER UTILITY							41,030.26
TOTAL - ALL FUNDS							336,464.89

'*'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE FUND
'#'-INDICATES CHECK DISTRIBUTED TO MORE THAN ONE DEPARTMENT