

Office of the Clerk/Treasurer

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

**COMMON COUNCIL
MEETING NOTICE AND AGENDA
Monday, March 3, 2025
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. Discussion and Possible Action Regarding Reapproval of a Certified Survey Map for Cedar Gables for Property Located at Approximately N18 W22670 Watertown Road (PWC 0958-990-005 & PWC 0958-990-006) for the Purpose of Allowing Modifications to the Road Location and Amending from Three Lots to Four Lots [Fuchs]
 4. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road from Manufacturing / Fabrication / Warehousing to Public or Private Park and Recreation (PWC 0951-995-001) [Fuchs]
 - 4.1 **Resolution PC 25-02-04** Plan Commission Recommendation to Amend the Comprehensive Master Plan for the Kiser / Krumenacher property.
 - 4.2 **Ordinance 25-04** Comprehensive Master Plan Amendment for the Kiser / Krumenacher property.
 5. Discussion and Possible Action Regarding **Ordinance 25-05** to Rezone Vacant Property Located on the East Side of Bluemound Road (PWC 0951-995-001) from Rs-3 Single-Family Residential, M-1 General Wholesale Business, and LC Lowland Conservancy to P-1 Park & Open Space and LC Lowland Conservancy for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent as Requested by Doug & Kim Kiser and Thomas & Karen Krumenacher [Fuchs]
 6. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road (PWC 0951-995-001) for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent [Fuchs]
 7. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use / Transportation Plan Use Designation for the City of Pewaukee for Bielinski Homes for Property Located at W240 N2687 Pewaukee Road (PWC 0924-995) from Retail / Service Commercial to High Density Residential (< 6,500 SQ. FT. / D.U.) [Fuchs]
 8. Discussion and Possible Action to Approve the Release of Interstate Partners Green Road LLC

Cash Deposit of \$9,460 [Wagner].

9. Discussion and Possible Action to Enact the 2025 Spring Weight Limits [Wagner]
10. Discussion and Possible Action to Approve the Accounts Payable Listing Dated March 3, 2025 [Tarczewski]
11. 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.
12. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:
 - §19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically related to the Joint Pewaukee Library lease agreement.
 - §19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session specifically related the Trinity Academy Lease Agreement for the property located at W225N3201 Duplainville Road (PWC 0911-989-002).

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

13. Adjournment

Kelly Tarczewski
Clerk/Treasurer

February 28, 2025

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: March 3, 2025

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding Reapproval of a Certified Survey Map for Cedar Gables for Property Located at Approximately N18 W22670 Watertown Road (PWC 0958-990-005 & PWC 0958-990-006) for the Purpose of Allowing Modifications to the Road Location and Amending from Three Lots to Four Lots [Fuchs]

BACKGROUND:

At their February 20, 2025, meeting, the Plan Commission unanimously recommended approval of the Certified Survey Map for the Cedar Gables development.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Certified Survey Map for the Cedar Gables condominium development located at approximately N18 W22670 Watertown Road.

ATTACHMENTS:

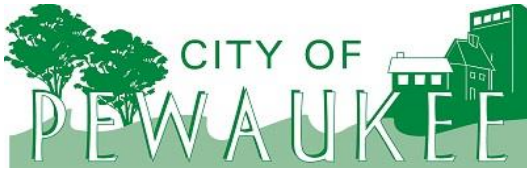
Description

Cedar Gables staff report 2.20.25

Cedar Gables revised CSM 2.7.25

Cedar Gables site plan

Cedar Gables wetland exhibit



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 February 20, 2025

Date: February 12, 2025

Project Name: Cedar Gables Certified Survey Map

Project Address/Tax Key No.: Approximately N18W22670 Watertown Road/PWC 095899005 and 0958990006

Applicant: Cedar Gables LLC

Property Owner: Ancient Oaks LLC c/o Robert Patch

Current Zoning: Rm-1 Multiple-Family Residential District, LC Lowland Conservancy District, and UC Upland Conservancy District

2050 Land Use Map Designation: Medium Density Residential (6,500 SQ. FT. - 1/2 AC. / D.U.) and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

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

Project Description

The applicant has previously received final approval of the Certified Survey Map related to the multi-family condominium development upon land located at the northwest corner of North Avenue and Watertown Road, approximately N18W22670 Watertown Road.

The subject development, Cedar Gables Condominiums (formerly Ancient Oaks Condominiums), was approved at the November 16, 2023, Plan Commission and December 4, 2023, Common Council meetings, including a Preliminary Certified Survey Map. The Final CSM was approved at the October 17, 2024, Plan Commission meeting and October 21, 2024, Common Council meeting.

Due to Southeastern Wisconsin Regional Planning Commission (SEWRPC) and Wisconsin Department of Natural Resources (WDNR) review and comments, the applicant has made minor changes to the CSM, public road location and site layout.

Below summarizes all changes that have been made since Plan Commission and Common Council approvals. Note that staff finds the building changes to be minor and within the purview for staff to review and approve. However, staff determined re-approval of the CSM to be appropriate considering the change in the number of lots (a 3-Lot CSM to a 4-Lot CSM) and the road modifications, particularly as the Common Council must accept the public road dedication.

Attached are site plan exhibits that show the previously approved layout and the proposed layout.

- The CSM was originally a 3-Lot CSM. The updated CSM includes four lots due to the recent intermittent stream determination by the WDNR.

- A minor shift to the public road dedication and storm water easements were made within Phase 1, which is the south side of the development. Note there are no changes to the number of buildings or units within Phase 1.
- The building changes within Phase 1 are below. Again, these are minor and may be approved at staff level. Note these structures continue to conform to building setbacks and the 40-foot separation standard.
 - Building #4 has been rotated and moved westerly but still conforms to setback requirements.
 - Building #8 was also shifted slightly to the west.
 - Building #9 was rotated slightly.
- The road dedication within Phase 2 has been modified to address the WDNR required crossing location of the natural resource area. The road location was also adjusted to accommodate a larger retention pond, building changes, and to maintain the 40-foot separation between buildings.
- Phase 2 site changes also include replacing two of the 4-unit buildings with three duplex buildings. The project was originally approved with 96 units within 25 buildings, consisting of 23 four-family structures and two duplexes.

The project now consists of 94 units within 26 buildings, consisting of 21 four-family structures and five duplex structures.

- Similar to Phase 1, building locations within Phase 2 have been slightly modified.
 - Buildings #12-14 slid east to accommodate roadway.
 - Buildings #15-19 were adjusted with a slight angle to allow more access to Building #19 at the north side.
 - Building #20 slid north to accommodate cul-de-sac. This building now encroaches into the SEWRPC Secondary Environmental Corridor.
- The original plans and approvals did not show a clubhouse or amenity area. The applicant now intends to locate a clubhouse, in-ground swimming pool, and parking within Phase 2 of the development.

The applicant is illustrating the location on the attached site plan; however, details of the architecture of the clubhouse and final layout have not been determined. As such, the applicant intends to submit a Site & Building Plan Review Application at a later date for Plan Commission review.

Alternatively, if deemed a minor change, the Plan Commission may direct staff to allow for staff review and approval of the final clubhouse and amenity plans via a Minor Site & Building Plan Review Application.

Note that the right-of-way dedication still abuts the west property line for a potential future connection to the property to the west.

Staff also reviewed density calculations for these four individual lots. All lots conform to Rm-1 District standards.

Staff also find the CSM continues to be in conformance with requirements of Chapter 18, Land Division, of the City's Municipal Code.

Recommendation

Staff recommend approval of the Certified Survey Map for properties located at approximately N18W22670 Watertown Road (Tax Key Nos. 0958990005 & 0958990006).

CERTIFIED SURVEY MAP NO.

PART OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

L1 = N58°15'59"W 92.89'
L2 = S00°35'49"E 39.05'

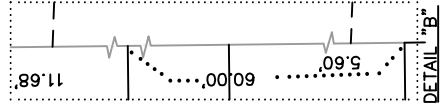
NW CORNER OF THE NW 1/4 OF SEC. 24-7-19 CONC. MON. W/ BRASS CAP

UNPLATTED LANDS

N87°52'04"W 2585.94' (TOTAL)
N. LINE NW 1/4 SEC. 24-7-19

P.O.B.

NE CORNER OF THE NW 1/4 OF SEC. 24-7-19 CONC. MON. W/ BRASS CAP



LOT 4

449,623 SF
10.322 AC

CEDAR CIRCLE
DEDICATED TO THE PUBLIC

CEDAR LANE
DEDICATED TO THE PUBLIC

DETAIL "B"
NTS

CEDAR COURT
DEDICATED TO THE PUBLIC

LOT 1

261,531 SF
6.004 AC

LOT 2

200,754 SF
4.609 AC

LOT 3

346,790 SF
7.961 AC

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

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UNPLATTED LANDS

NE CORNER OF THE NW 1/4 OF SEC. 24-7-19 CONC. MON. W/ BRASS CAP

CONC. MON. W/ BRASS CAP

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CONC. MON. W/ BRASS CAP

CONC. MON. W/ BRASS CAP

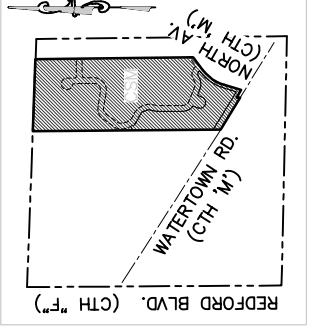
CONC. MON. W/ BRASS CAP

CONC. MON. W/ BRASS CAP

CONC. MON. W/ BRASS CAP

CONC. MON. W/ BRASS CAP

CONC. MON. W/ BRASS CAP



VICINITY MAP

NW 1/4 SEC. 24-7-19

EASEMENTS: SCALE: 1"=2000'

A. 10' WIDE WATERMAIN EASEMENT PER DOC. NO. 1667246

B. 10' WIDE UNDERGROUND CABLE EASEMENT PER DOC. NO. 1934733

C.-J. PROPOSED 30' WIDE DRAINAGE EASEMENTS BY OTHER DOCUMENT

K.-M. PROPOSED STORM WATER RETENTION POND BY OTHER DOCUMENT

N.-O. VISION TRIANGLE RESTRICTION, NO STRUCTURES WITHIN AREA.

P.-S. SANITARY AND WATER MAIN EASEMENT BY OTHER DOCUMENT.

NOTES

1. FIELD WORK PERFORMED ON JUNE 16, 2023.

2. BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE NW QUARTER OF SECTION 24-07-19, BEARS N87°52'04"W.

3. ROAD RIGHT-OF-WAY TO BE DEDICATED TO THE PUBLIC FOR CEDAR LANE, CEDAR CIRCLE, CEDAR COURT, AND CTH M FOR A TOTAL OF 211,732 S.F. OR 4.861 ACRES OF LAND.

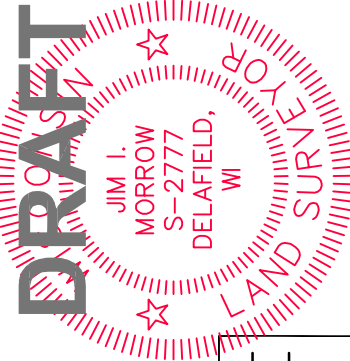
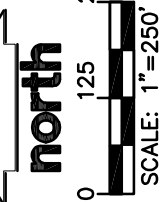
LEGEND

GOVERNMENT CORNER
3/4" REBAR FOUND
1" IRON PIPE FOUND
3/4" x 24" REBAR SET SET (1.50 LBS/LF)
PLAT BOUNDARY
CHORD LINE
CENTERLINE
RIGHT-OF-WAY LINE
PLATTED LOT LINE
SECTION LINE
EASEMENT LINE
SETBACK LINE

OHWM, ORDINARY HIGH WATER MARK, FIELD DELINEATED BY LANDCO2 ON 10/23/2024.
2% ANNUAL CHANCE FLOOD HAZARD, ZONE X, FIRM NO. 55133C0212H, DATED 10/19/23. (SCALED FROM MAP)

L=272.09', R=437.60'
CA=35°37'32"
CB=S34°40'24"W
CL=267.73'

SE CORNER OF THE NW 1/4 OF SEC. 24-7-19 CONC. MON. W/ BRASS CAP



SURVEYED BY:



MILWAUKEE REGIONAL OFFICE
W238N 1610 BLUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:

CEDAR GABLES LLC

13965 W BURLEIGH RD, STE 101
BROOKFIELD, WI 53005

PROJECT NO: 23-13326

FIELDBOOK/Pg: E-FILE

SHEET NO: 1 OF 18

SURVEYED BY:

JA

DRAWN BY:

JIM

CERTIFIED SURVEY MAP NO.

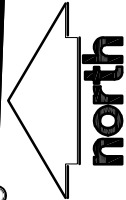
PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

FND 3/4" IP
3 FT ABOVE GROUND
SOUTH= 1.18"

UNPLATTED LANDS

N87°52'04"W 2585.94' (TOTAL)
N. LINE NW 1/4 SEC 24-7-19

NE CORNER OF
THE NW 1/4 OF
SEC. 24-7-19
CONC. MON. W/
BRASS CAP



NOTES

1. RM-1 CONDITIONAL USE PUD
OPTION USE WITH REDUCED
FRONT AND SIDE YARD
SETBACKS OF 24.5'. THERE
ARE ENVIRONMENTAL
SETBACKS OF 25' FROM
WETLANDS AND A 50' FROM
OHWM OF STREAM.
2. LINE & CURVE TABLE ON
SHEET 5 & 6.

WETLAND A
2.6 AC.

LOT 4
449,623 SF
10.322 AC

25' SETBACK

SECONDARY ENVIRONMENTAL
CORRIDOR DELINEATION BY
HEARTLAND ECOLOGICAL GROUP
INC. DATED OCTOBER 2, 2023

WETLAND DELINEATION PER
REPORT BY DAVE MEYER
OF WETLAND & WATERWAY
CONSULTING, LLC, DATED
JANUARY 14, 2020.

CEDAR
CIRCLE

LOT 3
346,790 SF
7.961 AC

CEDAR LANE
DEDICATED
TO THE PUBLIC

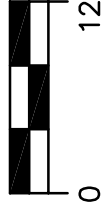
WETLAND DELINEATION PER REPORT
BY DAVE MEYER OF WETLAND &
WATERWAY CONSULTING, LLC,
DATED JANUARY 14, 2020.

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 1" IRON PIPE FOUND
- 3/4" x 24" REBAR SET
SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- WETLAND
- EASEMENT LINE
- SETBACK LINE

- SECONDARY ENVIRONMENTAL
CORRIDOR, FIELD DELINEATED BY
WETLAND AND WATERWAY
CONSULTING ON 10/02/2023.
- OHWM, ORDINARY HIGH WATER
MARK, FIELD DELINEATED BY
LANDCO2 ON 10/23/2024.
- 2% ANNUAL CHANCE FLOOD
HAZARD, ZONE X, FIRM NO.
55133C0212H, DATED 10/19/23.
(SCALED FROM MAP)
- WETLAND DISTURBANCE BY PERMIT

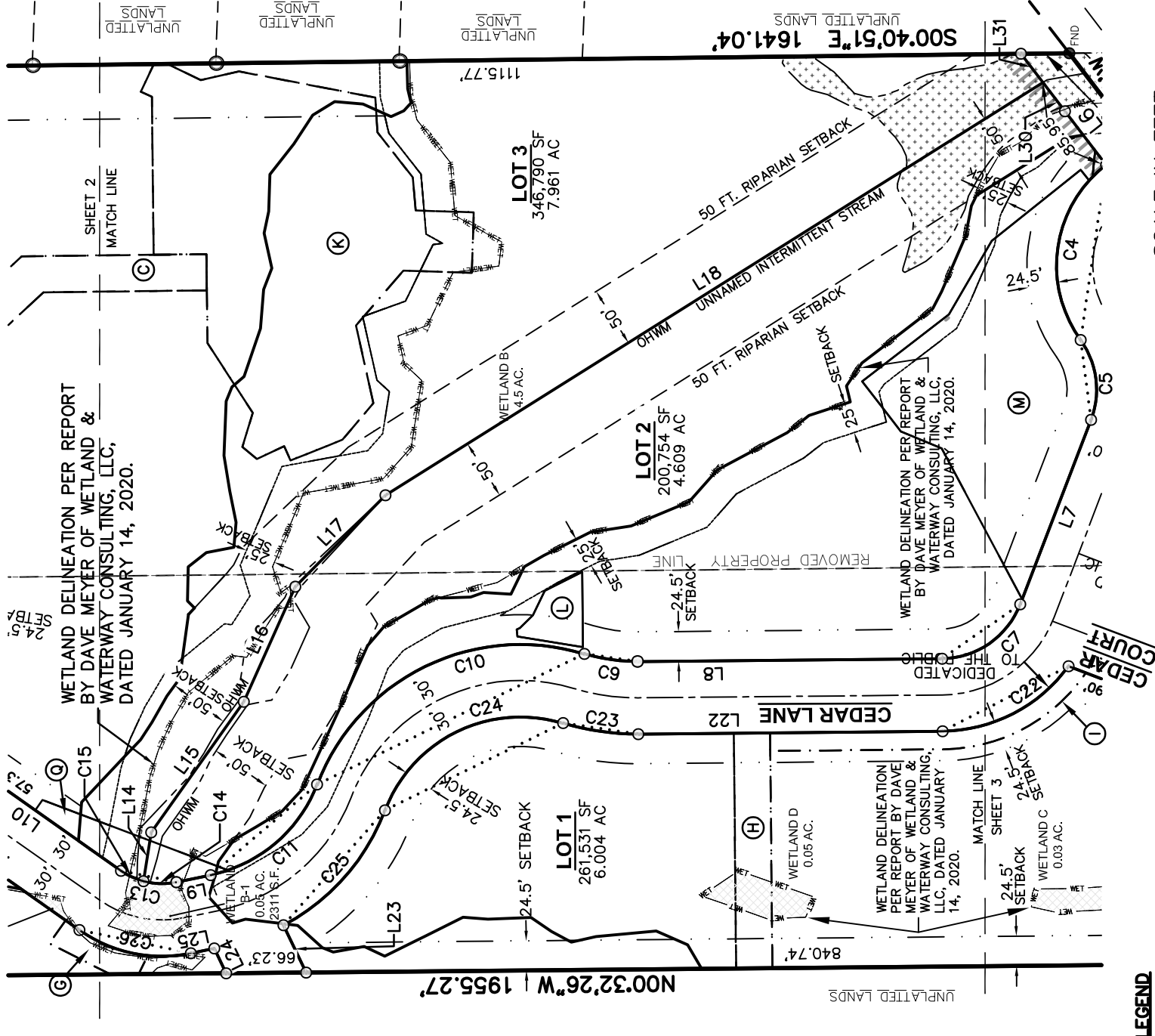
SCALE IN FEET



SURVEYED BY: MILWAUKEE REGIONAL OFFICE W238N 1610 BLISS ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326	SURVEYED BY: JA
		FIELDBOOK/PG: E-FILE	DRAWN BY: CL/JIM
		SHEET NO: 2 OF 18	

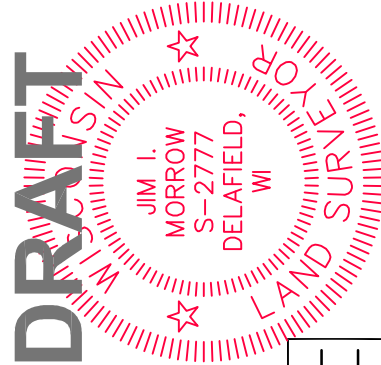
CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



- OHWM, ORDINARY HIGH WATER MARK. FIELD DELINEATED BY LANDCO2 ON 10/23/2024.
- 2% ANNUAL CHANCE FLOOD HAZARD, ZONE X, FIRM NO. 55133C0212H, DATED 10/19/23. (SCALED FROM MAP)
- SECONDARY ENVIRONMENTAL CORRIDOR, FIELD DELINEATED BY WETLAND AND WATERWAY CONSULTING ON 10/02/2023.
- WETLAND DISTURBANCE BY PERMIT

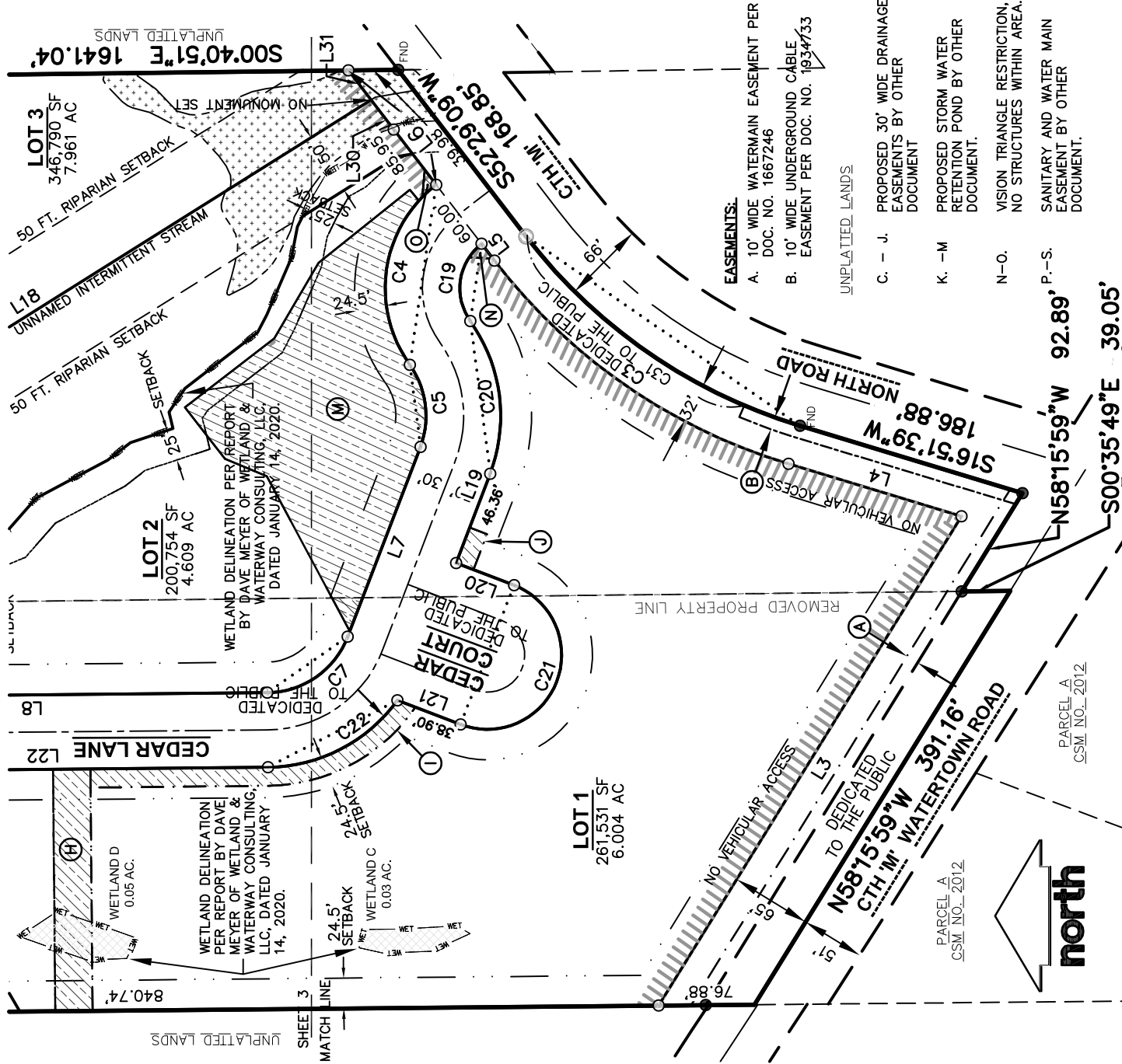
- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- WETLAND



SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238N 1610 BLUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.6666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326	SURVEYED BY: JA
		FIELDBOOK/Pg: E-FILE	DRAWN BY: CL/JIM
		SHEET NO: 3 OF 18	

CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



LEGEND

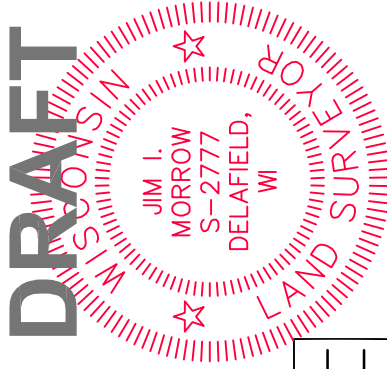
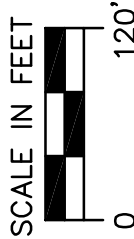
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- WETLAND

- OHWM, ORDINARY HIGH WATER MARK, FIELD DELINEATED BY LANDCO2 ON 10/23/2024.
- 2% ANNUAL CHANCE FLOOD HAZARD, ZONE X, FIRM NO. 55133C0212H, DATED 10/19/23. (SCALED FROM MAP)

WETLAND DISTURBANCE BY PERMIT

NOTES

- RM-1 CONDITIONAL USE PUD OPTION USE WITH REDUCED FRONT AND SIDE YARD SETBACKS OF 24.5'. THERE ARE ENVIRONMENTAL SETBACKS OF 25' FROM WETLANDS AND A 50' FROM OHWM OF STREAM.
- LINE & CURVE TABLE ON SHEET 5 & 6



SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238N 1610 BLISS ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326	SURVEYED BY: JA
		FIELDBOOK/PG: E-FILE	DRAWN BY: CL/JIM
		SHEET NO: 4 OF 18	

CERTIFIED SURVEY MAP NO.:


PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CURVE TABLE							
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC LENGTH	TANGENT IN	TANGENT OUT
C3	469.60'	35°37'32"	S34°40'24"W	287.31'	291.99'	S52°29'10"W	S16°51'38"W
C4	105.00'	88°22'16"	N81°41'59"W	146.37'	161.95'	N37°30'51"W	S54°06'53"W
C5	70.00'	56°53'03"	S82°33'25"W	66.68'	69.50'	S54°06'53"W	N69°00'04"W
C7	70.00'	68°27'38"	N34°46'15"W	78.75'	83.64'	N69°00'04"W	N00°32'26"W
C9	145.00'	17°37'34"	N08°16'21"E	44.43'	44.61'	N00°32'26"W	N17°05'08"E
C10	180.00'	86°17'03"	N26°03'23"W	246.17'	271.07'	N17°05'08"E	N69°11'55"W
C11	120.00'	57°33'47"	N40°25'01"W	115.55'	120.56'	N69°11'55"W	N11°38'08"W
C13	58.74'	46°46'00"	N11°44'52"E	46.62'	47.94'	N11°38'08"W	N35°07'52"E
C14	58.74'	26°45'28"	S01°44'36"W	27.18'	27.43'	S15°07'20"W	S11°38'08"E
C15	58.74'	20°00'32"	S25°07'36"W	20.41'	20.51'	S35°07'52"W	S15°07'20"W
C16	70.00'	64°21'44"	N67°18'44"E	74.56'	78.63'	N35°07'52"E	S80°30'23"E
C17	130.00'	100°10'28"	N49°24'23"E	199.43'	227.29'	S80°30'23"E	N00°40'51"W
C18	20.00'	90°00'00"	N44°19'09"E	28.28'	31.42'	N00°40'51"W	N89°19'09"E
C19	45.00'	88°22'16"	N81°41'59"W	62.73'	69.41'	N37°30'51"W	S54°06'53"W
C20	130.00'	56°53'02"	S82°33'24"W	123.83'	129.07'	S54°06'53"W	N69°00'05"W
C21	60.00'	180°00'00"	N69°00'04"W	120.00'	188.50'	S20°59'56"W	N20°59'56"E
C22	130.00'	53°34'38"	N27°19'45"W	117.18'	121.56'	N54°07'04"W	N00°32'26"W
C23	205.00'	17°37'34"	N08°16'21"E	62.82'	63.07'	N00°32'26"W	N17°05'08"E
C24	120.00'	86°17'03"	N26°03'23"W	164.11'	180.71'	N17°05'08"E	N69°11'55"W
C25	180.00'	41°14'28"	N48°34'41"W	126.78'	129.56'	N69°11'55"W	N27°57'27"W
C26	118.74'	46°46'00"	N11°44'52"E	94.25'	96.92'	N11°38'08"W	N35°07'52"E
C27	130.00'	64°21'44"	N67°18'44"E	138.48'	146.03'	N35°07'52"E	S80°30'23"E
C28	70.00'	100°10'28"	N49°24'23"E	107.38'	122.39'	S80°30'23"E	N00°40'51"W
C29	60.00'	270°00'00"	N44°19'09"E	84.85'	282.74'	S89°19'09"W	S00°40'51"E
C30	20.00'	90°00'00"	S45°40'51"E	28.28'	31.42'	S00°40'51"E	N89°19'09"E
C31	437.60'	29°22'56"	S37°47'42"W	221.96'	224.41'	S52°29'10"W	S23°06'14"W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N58°15'59"W	92.89'
L2	S0°35'49"E	39.05'
L3	N58°15'59"W	462.60'
L5	N52°29'09"E	17.04'
L6	S52°29'09"W	115.77'
L7	N69°00'04"W	163.47'
L8	N0°32'26"W	251.86'
L9	N11°38'08"W	29.17'
L10	N35°07'52"E	144.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L11	S80°30'23"E	163.39'
L12	N0°40'51"W	99.35'
L13	N89°19'09"E	179.50'
L14	S80°52'12"E	41.05'
L15	S54°39'47"E	132.29'
L16	S65°51'42"E	104.31'
L17	S45°23'49"E	106.19'
L18	S32°07'32"E	642.17'
L19	N69°00'04"W	76.86'



SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 161 BUSSE ROAD, SUITE 100 WAUKESHA, WI 53186 P. 262.513.0666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLINGHAM RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326 FIELDBOOK/PG: E-FILE SHEET NO: 5 OF 18	SURVEYED BY: JA DRAWN BY: CL/JJM
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CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S20°59'56"W	50.00'
L21	N20°59'56"E	54.36'
L22	N0°32'26"W	251.86'
L23	S64°24'52"W	43.36'
L24	N64°24'52"E	22.75'
L25	N11°38'08"W	19.73'
L26	N35°07'52"E	144.27'
L27	S80°30'23"E	163.39'
L28	N0°40'51"W	219.01'

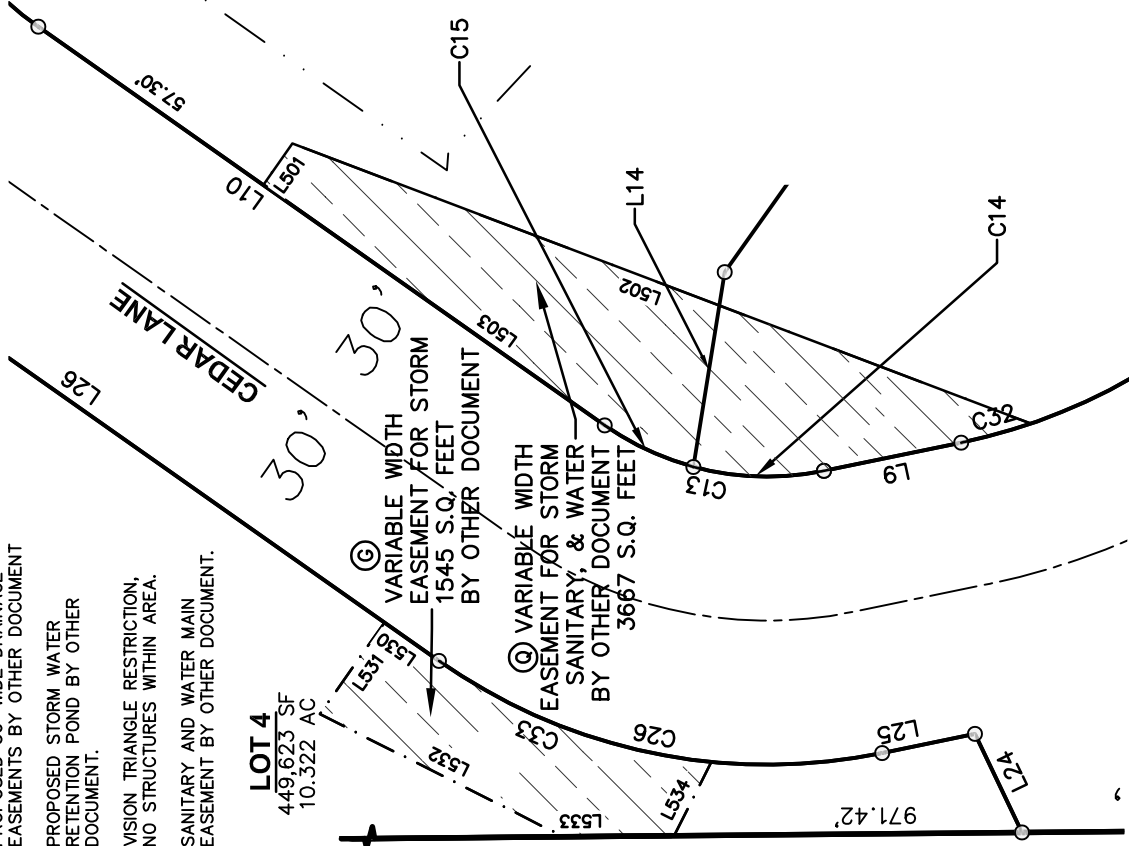
LINE TABLE		
LINE	BEARING	DISTANCE
L29	S0°40'51"E	79.66'
L30	N52°29'09"E	30.00'
L31	N52°29'09"E	29.82'
L32	S0°40'51"E	11.68'
L33	S0°41'53"E	5.60'
L34	N89°19'09"E	179.50'

EASEMENT DETAIL

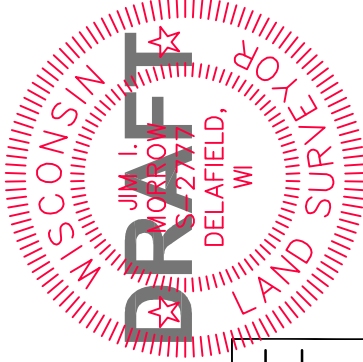
- EASEMENTS:
- A. 10' WIDE WATERMAIN EASEMENT PER DOC. NO. 1667246
 - B. 10' WIDE UNDERGROUND CABLE EASEMENT PER DOC. NO. 1934733
 - C. -- J. PROPOSED 30' WIDE DRAINAGE EASEMENTS BY OTHER DOCUMENT
 - K.-M. PROPOSED STORM WATER RETENTION POND BY OTHER DOCUMENT.
 - N.-O. VISION TRIANGLE RESTRICTION, NO STRUCTURES WITHIN AREA.
 - P.-S. SANITARY AND WATER MAIN EASEMENT BY OTHER DOCUMENT.

Ⓢ Ⓢ EASEMENT

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C13	47.94'	58.74'	46°46'00"	N11°44'52"E
C32	15.04'	120.00'	7°10'46"	S15°13'31"E
C33	61.19'	118.74'	29°31'41"	N20°22'02"E



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L501	N54°52'08"W	10.53'
L502	N20°46'11"E	164.47'
L503	S35°07'52"W	86.97'
L530	N35°07'52"E	13.90'
L531	N54°52'08"W	23.35'
L532	S26°44'03"W	56.76'
L533	S00°32'26"E	23.12'
L534	S63°15'57"E	17.19'



SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238N 1610 BLISS ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.6666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326	SURVEYED BY: JA
		FIELDBOOK/Pg: E-FILE	DRAWN BY: CL/JIM
		SHEET NO: 6 OF 18	

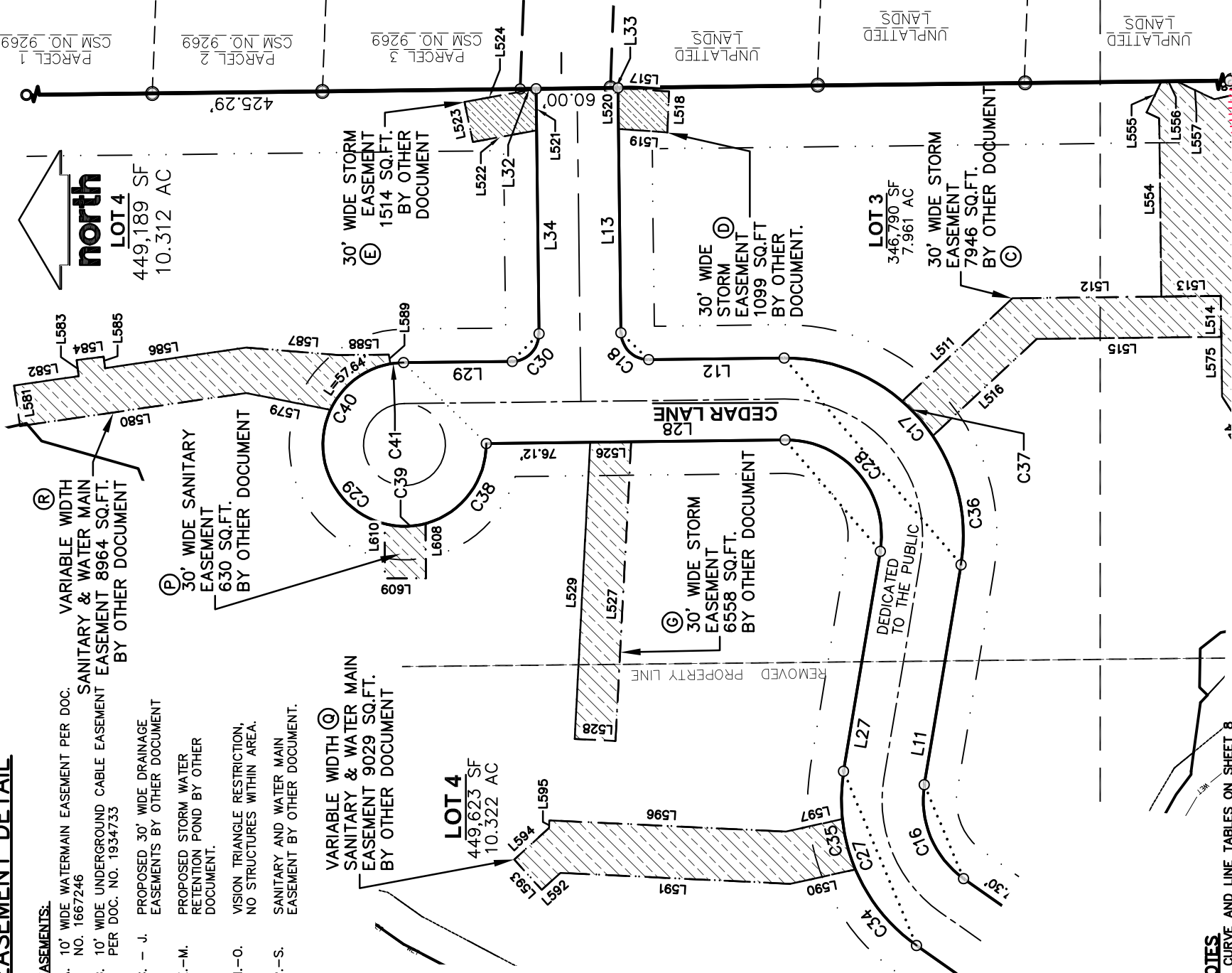
CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

EASEMENT DETAIL

EASEMENTS:

- A. 10' WIDE WATERMAIN EASEMENT PER DOC. NO. 1667246
- B. 10' WIDE UNDERGROUND CABLE EASEMENT 8964 SQ.FT. PER DOC. NO. 1934733
- C. - J. PROPOSED 30' WIDE DRAINAGE EASEMENTS BY OTHER DOCUMENT
- K.-M. PROPOSED STORM WATER RETENTION POND BY OTHER DOCUMENT.
- N.-O. VISION TRIANGLE RESTRICTION, NO STRUCTURES WITHIN AREA.
- P.-S. SANITARY AND WATER MAIN EASEMENT BY OTHER DOCUMENT.



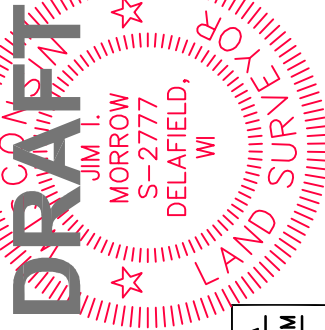
NOTES

1. CURVE AND LINE TABLES ON SHEET 8

LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- WETLAND
- WET
- WET

SCALE IN FEET

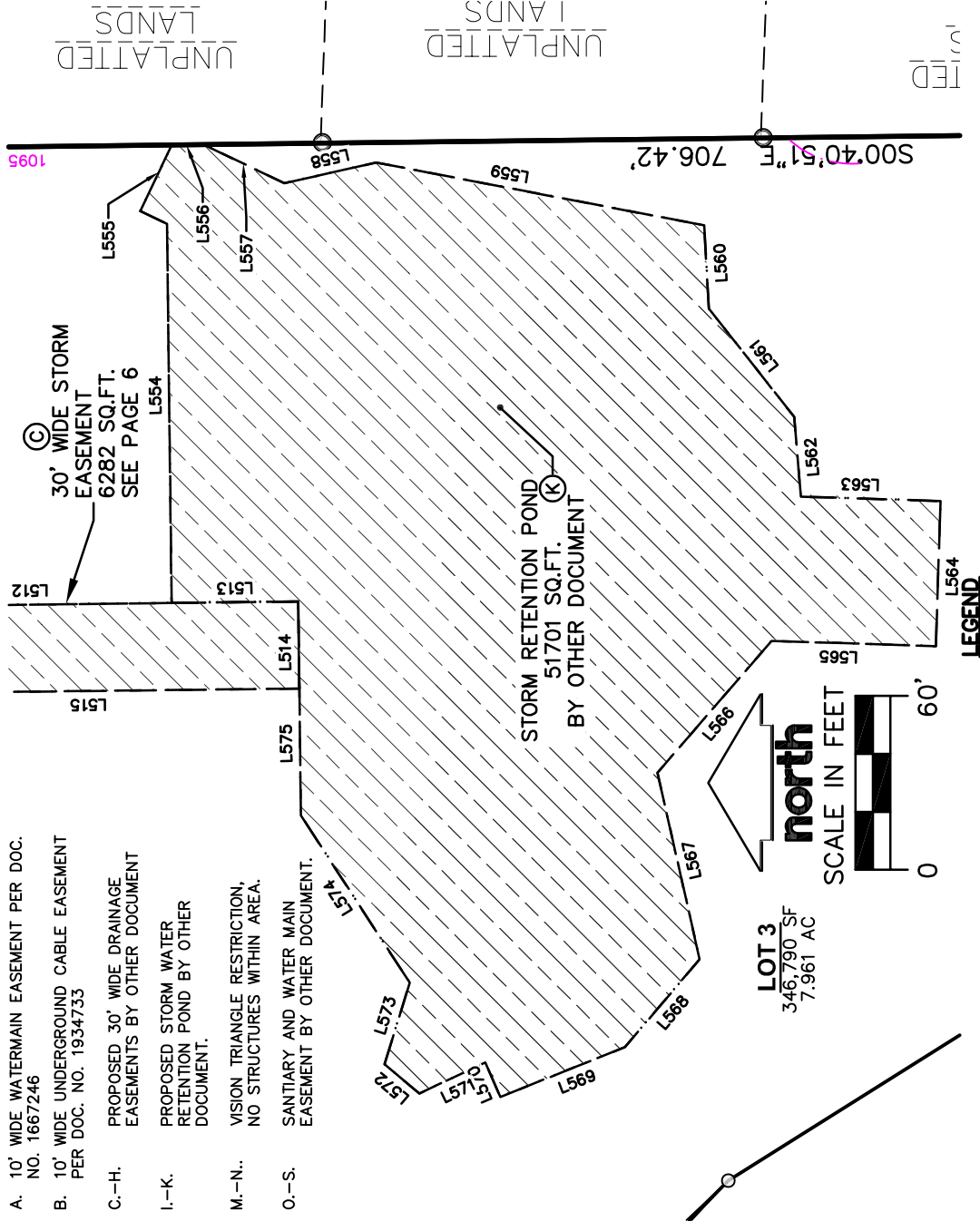


SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238N 1610 BLISS ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326	SURVEYED BY: JA
		FIELDBOOK/Pg: E-FILE	DRAWN BY: CL/JIM
		SHEET NO: 7 OF 18	

CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, EASEMENT DETAIL CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN EASEMENTS:

- A. 10' WIDE WATERMAIN EASEMENT PER DOC. NO. 1667246
- B. 10' WIDE UNDERGROUND CABLE EASEMENT PER DOC. NO. 1934733
- C.-H. PROPOSED 30' WIDE DRAINAGE EASEMENTS BY OTHER DOCUMENT
- I.-K. PROPOSED STORM WATER RETENTION POND BY OTHER DOCUMENT.
- M.-N.. VISION TRIANGLE RESTRICTION, NO STRUCTURES WITHIN AREA.
- O.-S. SANITARY AND WATER MAIN EASEMENT BY OTHER DOCUMENT.



- LEGEND
- GOVERNMENT CORNER
 - 3/4" REBAR FOUND
 - 3/4" x 24" REBAR SET
 - SET (1.50 LBS/LF)
 - PLAT BOUNDARY
 - CHORD LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - PLATTED LOT LINE
 - SECTION LINE
 - EASEMENT LINE
 - SETBACK LINE
 - WET
 - WETLAND

EASEMENT (C), (R), (S)

EASEMENT CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C34	72.48'	130.00'	31°56'36"	71.54'
C35	38.35'	130.00'	16°54'09"	38.21'
C36	99.04'	130.00'	43°38'55"	96.66'
C37	34.11'	130.00'	15°01'56"	34.01'
C38	79.26'	60.00'	75°41'02"	73.62'
C39	30.32'	60.00'	28°57'20"	30.00'
C40	57.64'	60.00'	55°02'24"	55.45'
C41	9.62'	60.00'	9°11'28"	9.61'

NOTES

1. CURVE AND LINE TABLES ON SHEET 9 & 10

SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238N 1610 BLISS ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326	SURVEYED BY: JA
		FIELDBOOK/Pg: E-FILE	DRAWN BY: CL/JIM
		SHEET NO: 8 OF 18	



CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

EASEMENT DETAIL

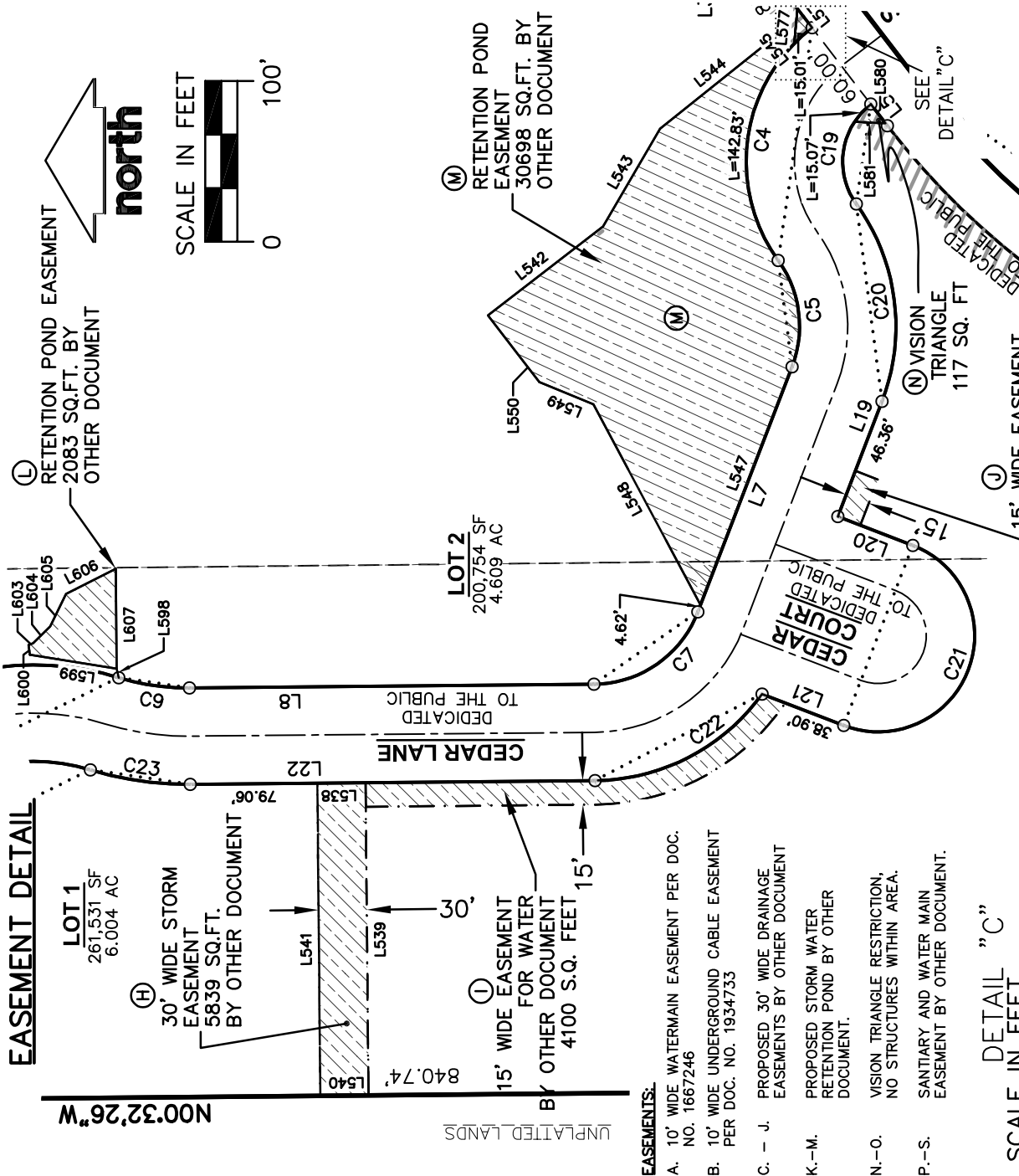
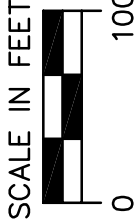
LOT 1
261,531 SF
6.004 AC

30' WIDE STORM
EASEMENT
5839 SQ.FT.
BY OTHER DOCUMENT

LOT 2
200,754 SF
4.609 AC

RETENTION POND EASEMENT
2083 SQ.FT. BY
OTHER DOCUMENT

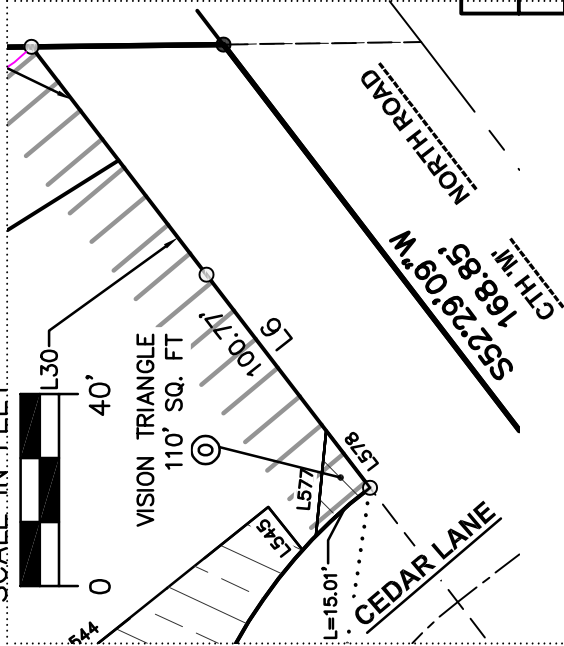
north



EASEMENTS:

- A. 10' WIDE WATERMAIN EASEMENT PER DOC. NO. 1667246
- B. 10' WIDE UNDERGROUND CABLE EASEMENT PER DOC. NO. 1934733
- C. - J. PROPOSED 30' WIDE DRAINAGE EASEMENTS BY OTHER DOCUMENT
- K.-M. PROPOSED STORM WATER RETENTION POND BY OTHER DOCUMENT.
- N.-O. VISION TRIANGLE RESTRICTION; NO STRUCTURES WITHIN AREA.
- P.-S. SANITARY AND WATER MAIN EASEMENT BY OTHER DOCUMENT.

DETAIL "C"



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- 3/4" x 24" REBAR SET SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE
- WET
- WETLAND

(M)(N) VISION TRIANGLE

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L577	S84°33'44"E	21.96'
L578	S52°29'09"W	15.00'
L580	S52°29'09"W	15.00'
L581	N02°41'20"E	19.36'

NOTES

- CURVE AND LINE TABLES ON SHEET 9 & 10



SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238N 1610 BLISS ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.6666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326	SURVEYED BY: JA
		FIELDBOOK/Pg: E-FILE	DRAWN BY: CL/JIM
		SHEET NO: 9 OF 18	

CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

Q EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L501	N54°52'08"W	10.53'
L502	N20°46'11"E	164.47'
L503	S35°07'52"W	86.97'

C EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L511	S43°00'18"E	110.57'
L512	S00°40'51"E	109.19'
L513	S00°40'51"E	43.61'
L514	S89°16'31"W	30.00'
L515	N00°40'51"W	135.26'
L516	N43°00'18"W	104.14'

P EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L608	S89°51'00"W	40.14'
L609	N00°09'00"W	30.00'
L610	N89°51'00"E	39.95'

D E EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L517	S04°06'30"W	37.52'
L518	N87°25'16"W	30.01'
L519	N04°06'30"E	35.81'
L520	N89°19'09"E	30.11'
L521	S89°19'09"W	30.43'
L522	N10°22'39"W	47.56'
L523	N78°10'48"E	30.01'
L524	S10°22'39"E	53.44'

F EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L526	S00°40'51"E	30.06'
L527	N87°00'36"W	219.55'
L528	N02°59'24"E	30.00'
L529	S87°00'36"E	217.63'

H M EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L538	S00°32'26"E	30.00'
L539	S89°27'34"W	194.63'
L540	N00°32'26"W	30.00'
L541	N89°27'34"E	194.63'
L542	S37°37'26"E	90.65'
L543	S59°45'21"E	70.39'
L544	S38°41'56"E	94.11'
L545	S51°18'04"W	11.41'
L547	N69°00'04"W	158.85'
L548	N61°53'18"E	141.51'
L549	N22°19'40"E	36.48'
L550	N52°22'34"E	22.44'

M EASEMENT

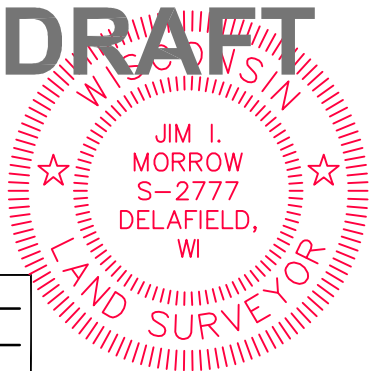
EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L554	N89°19'09"E	130.60'
L555	S64°31'33"E	25.16'
L556	S00°40'51"E	10.98'
L557	S25°28'27"W	30.81'
L558	S12°40'45"E	32.37'
L559	S10°51'01"W	114.99'
L560	S86°44'58"W	28.75'
L561	S51°48'06"W	47.42'
L562	S85°07'01"W	27.53'
L563	S01°49'55"W	48.10'
L564	N88°10'05"W	50.00'
L565	N01°49'55"E	56.59'
L566	N49°07'06"W	60.02'
L567	S77°17'19"W	65.89'
L568	N49°37'49"W	39.75'
L569	N21°46'15"W	46.15'
L570	N66°17'30"E	12.99'
L571	N25°21'38"W	25.10'
L572	N40°08'42"E	15.66'
L573	S72°52'17"E	29.38'
L574	N56°58'07"E	68.70'
L575	N89°16'31"E	43.75'

R S EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L579	N11°14'44"E	62.82'
L580	N08°16'59"W	167.60'
L581	N81°43'01"E	30.00'
L582	S08°16'59"E	47.71'
L583	N83°08'21"E	11.80'
L584	S07°12'09"E	20.00'
L585	S83°08'21"W	8.43'
L586	S08°18'52"E	104.58'
L587	S04°42'06"W	67.93'
L588	S00°36'26"E	36.84'
L589	S80°07'41"W	6.89'
L590	N12°24'00"W	48.80'
L591	N02°44'27"E	168.57'
L592	N42°12'33"W	18.54'
L593	N47°47'27"E	30.00'
L594	S42°12'33"E	34.44'
L595	S87°16'15"E	5.56'
L596	S02°43'45"W	173.65'
L597	S12°38'19"E	42.18'

L EASEMENT

EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L598	N76°30'17"E	5.71'
L599	N09°10'15"E	54.75'
L600	N82°45'57"E	5.98'
L603	S23°38'20"E	2.93'
L604	S44°29'25"E	15.04'
L605	S63°52'46"E	22.45'
L606	S26°55'42"E	34.68'
L607	S89°27'34"W	62.24'



File: \\JSD\new projects\2023\2313326\DWG\Survey Sheets\23-13326 D-CSM.dwg Layout: CSM 10 of 18 User: jmorrow Plotted: Jan 30, 2025 - 2:48pm

SURVEYED BY:



MILWAUKEE REGIONAL OFFICE
W238 N 1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:

CEDAR
GABLES LLC

13965 W BURLEIGH RD, STE 101
BROOKFIELD, WI 53005

PROJECT NO: 23-13326

FIELDBOOK/PG: E-FILE

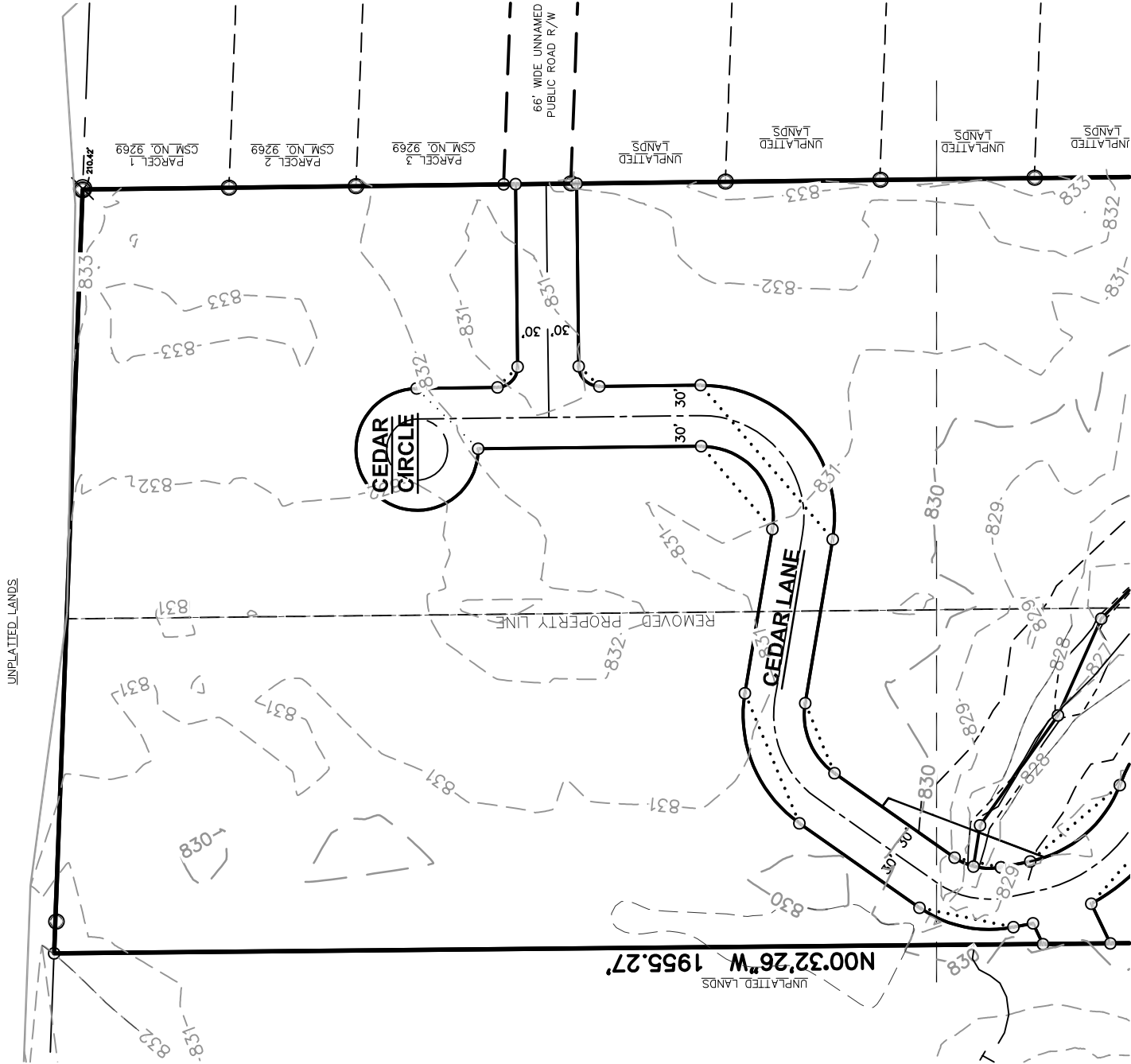
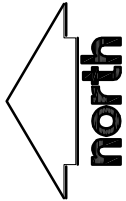
SHEET NO: 10 OF 18

SURVEYED BY: JA

DRAWN BY: CL/JIM

CERTIFIED SURVEY MAP NO.

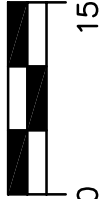
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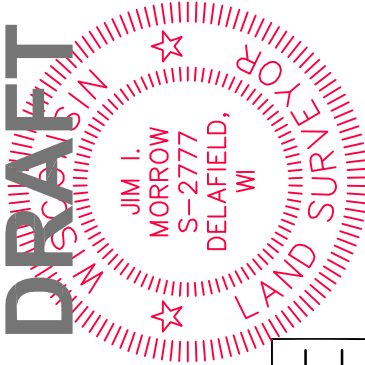
ELEVATIONS ARE RELATED TO THE NORTH AMERICAN DATUM OF 1988 (NAVD 88)

NOTE: SHEETS 11 AND 12 ARE FOR PLANIMETRICS REFERENCE ONLY. REFER TO SHEETS 1 THRU 4 FOR BOUNDARY INFORMATION.

SCALE IN FEET



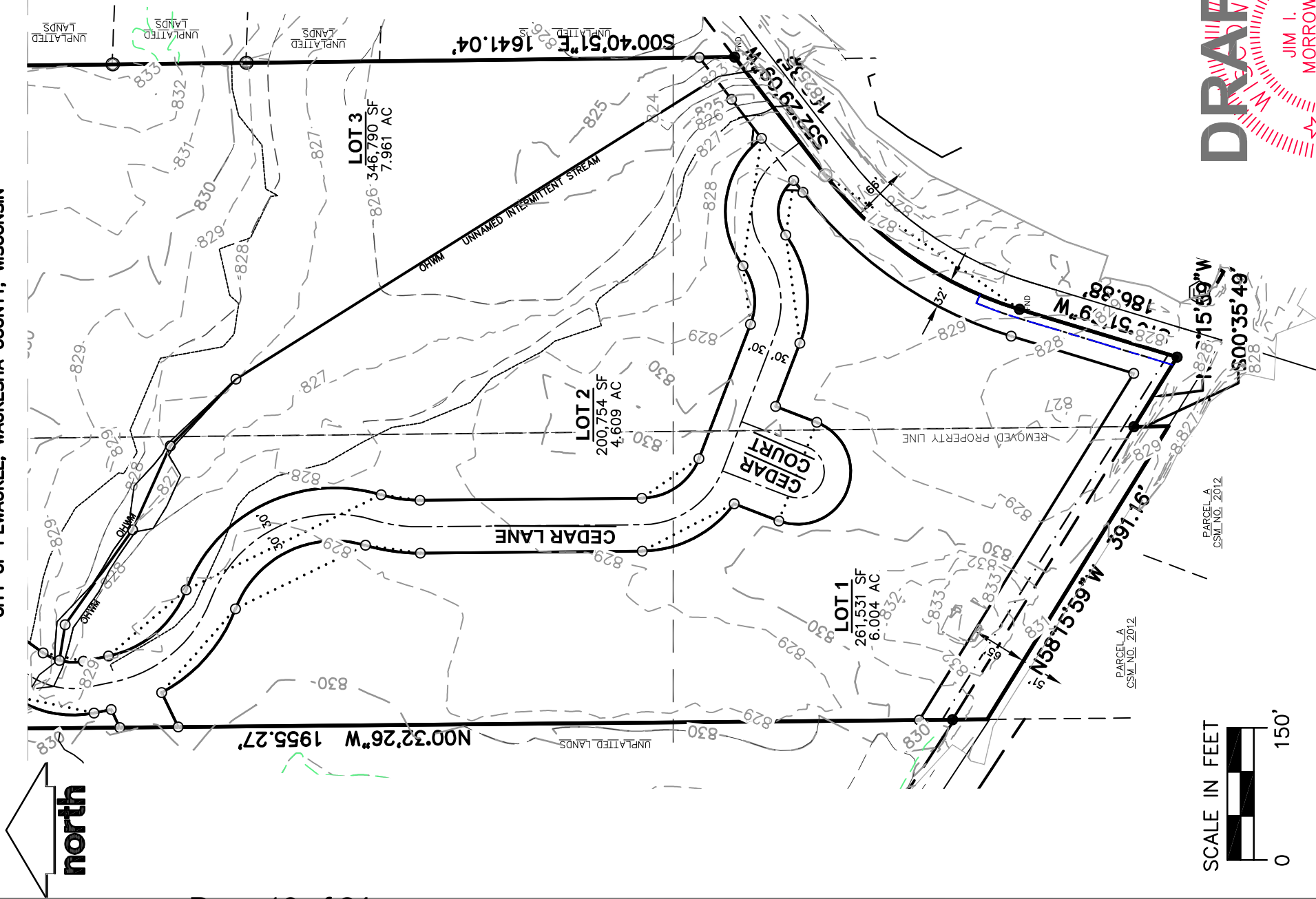
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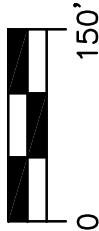
SURVEYED BY: MILWAUKEE REGIONAL OFFICE W238N 1610 BLUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326	SURVEYED BY: JA
		FIELDBOOK/Pg: E-FILE	DRAWN BY: CL/JIM
		SHEET NO: 11 OF 18	

CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



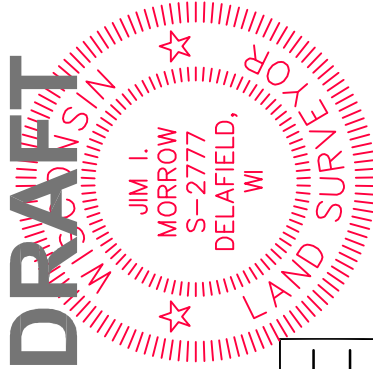
SCALE IN FEET



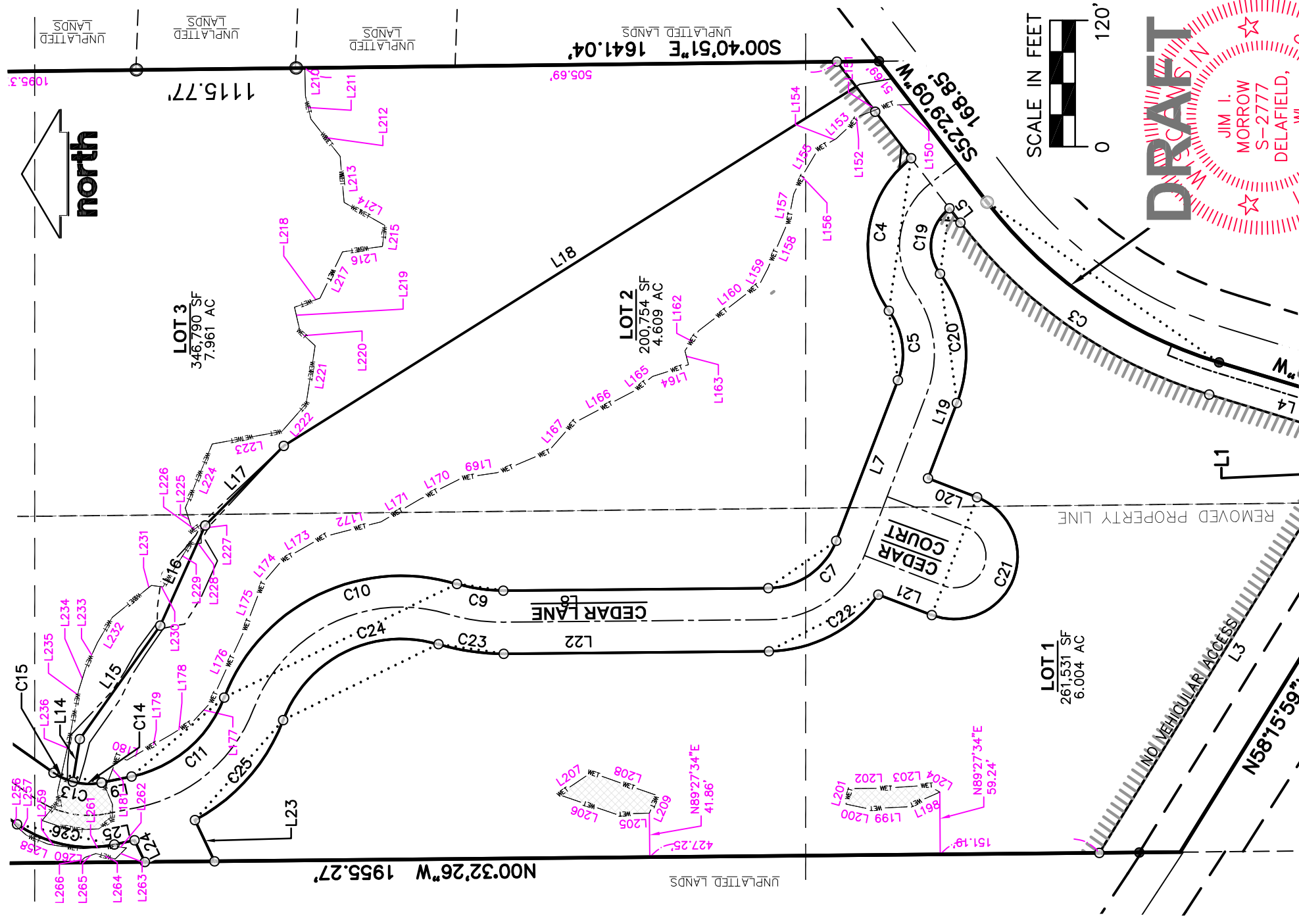
NOTE: SHEETS 9 AND 10 ARE FOR PLANIMETRICS
REFERENCE ONLY. REFER TO SHEETS 1 THRU 4 FOR
BOUNDARY INFORMATION.

SURVEYED BY: MILWAUKEE REGIONAL OFFICE W238N 1610 BLUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326	SURVEYED BY: JA
		FIELDBOOK/Pg: E-FILE	DRAWN BY: CL/JIM
		SHEET NO: 12 OF 18	

DRAFT




PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST,
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN



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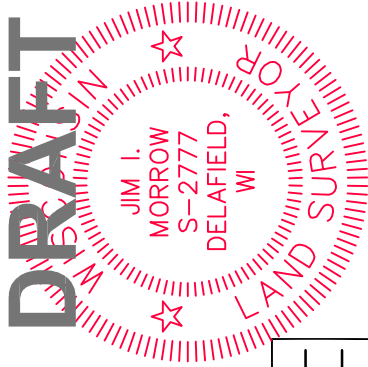
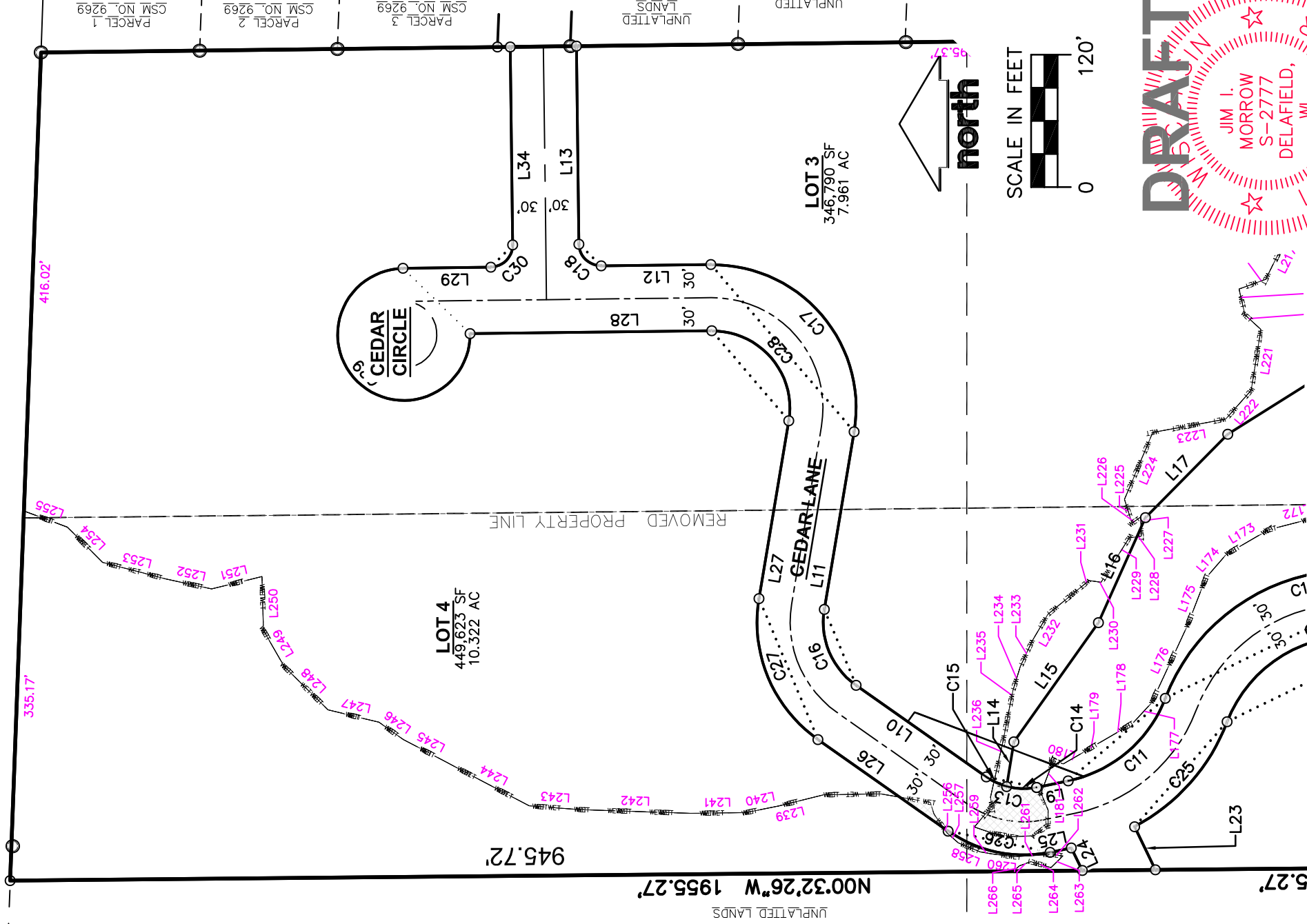
WISCONSIN
JIM I.
MORROW
S-2777
DELAFIELD,
WI
LAND SURVEYOR

SURVEYED BY: 		SURVEYED FOR: CEDAR GABLES, LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	
MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WILKESHA, WI 53188 P. 262.513.0666		PROJECT NO: 23-13326	SURVEYED BY: JA
		FIELDBOOK/PG: E-FILE	DRAWN BY: CL/JIM
		SHEET NO: 13 OF 18	

CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

UNPLATTED LANDS



SURVEYED BY: JSD MILWAUKEE REGIONAL OFFICE W238N 1610 BLUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	
	PROJECT NO: 23-13326	SURVEYED BY: JA
	FIELDBOOK/Pg: E-FILE	DRAWN BY: CL/JIM
SHEET NO: 14 OF 18		

CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

LEGAL DESCRIPTION

PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 87°52'04" WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 SECTION, 210.42 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 9269 AND THE POINT OF BEGINNING; THENCE SOUTH 00°40'51" EAST ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP NO. 9269 AND THEN ALONG IT'S SOUTHERLY EXTENSION, 1641.04 FEET TO THE PRESENT NORTHERLY LINE OF NORTH AVENUE (COUNTY TRUNK HIGHWAY 'M'); THENCE SOUTH 52°29'09" WEST ALONG SAID NORTHERLY LINE, 168.85 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 272.09 FEET ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT WHOSE RADIUS IS 437.60 FEET AND WHOSE CHORD BEARS SOUTH 34°40'24" WEST, 267.73 FEET; THENCE SOUTH 16°51'39" WEST ALONG SAID NORTHERLY LINE, 186.88 FEET TO THE PRESENT NORTHERLY LINE OF WATERTOWN ROAD (COUNTY TRUNK HIGHWAY 'M'); THENCE NORTH 58°15'59" WEST ALONG SAID NORTHERLY LINE, 92.89 FEET; THENCE SOUTH 00°35'49" EAST, 39.05 FEET TO THE CENTERLINE OF SAID WATERTOWN ROAD; THENCE NORTH 58°15'59" WEST ALONG SAID CENTERLINE, 391.16 FEET; THENCE NORTH 00°32'26" WEST, 1955.27 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE SOUTH 87°52'04" EAST ALONG SAID NORTH LINE, 751.19 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 1,470,431 SQUARE FEET (33.756 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, JIM I. MORROW, PROFESSIONAL LAND SURVEYOR S-2777, DO HEREBY CERTIFY THAT BY DIRECTION OF CEDAR GABLES LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LANDS DESCRIBED HEREON, AND THAT THE MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LANDS SURVEYED AND THE DIVISION THEREOF, IN ACCORDANCE WITH THE INFORMATION PROVIDED. I FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS IN FULL COMPLIANCE WITH CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN.

JIM I. MORROW, S-2777
PROFESSIONAL LAND SURVEYOR


DATE

RESTRICTIONS:

1) VEHICULAR ACCESS: ALL LOTS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF WATERTOWN ROAD (CTH M) OR NORTH ROAD (CTH 'M'); IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE HIGHWAY DEPARTMENT OF WAUKESHA COUNTY OR ITS ASSIGNS. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

2) VISION CORNER RESTRICTION: NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMITTED WITHIN THE VISION CORNER. NO VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT."



SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238N 1610 BLUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326	SURVEYED BY: JA
		FIELDBOOK/Pg: E-FILE	DRAWN BY: CL/JIM
		SHEET NO: 16 OF 18	

CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST,
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

CEDAR GABLES LLC, A LIMITED LIABILITY 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 HAS CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. SAID CORPORATION FURTHER CERTIFIES THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34, WISCONSIN STATUTES TO BE SUBMITTED TO THE CITY OF PEWAUKEE FOR APPROVAL.

IN WITNESS WHEREOF, THE SAID RAP PROPERTIES, LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVES THIS _____ DAY OF _____, 2025.

CEDAR GABLES LLC

BY: ROBERT A. PATCH, MANAGING MEMBER

STATE OF WISCONSIN) SS
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED RAP PROPERTIES TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WAUKESHA COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE

COLLINS STATE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS MORTGAGEE OF THE LANDS DESCRIBED HEREON, HEREBY CONSENTS TO THE SURVEYING, DIVIDING, MAPPING AND RESTRICTING OF THE LANDS DESCRIBED IN THE AFFIDAVIT OF JIM I. MORROW, WISCONSIN PROFESSIONAL LAND SURVEYOR, S-2777, AND DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF CEDAR GABLES LLC, OWNER.

WITNESS THE HAND AND SEAL OF _____, MORTGAGEE, THIS _____ DAY OF _____, 2025.

PRESIDENT OR VICE PRESIDENT

STATE OF WISCONSIN) SS
WAUKESHA COUNTY) SS


PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2025, THE ABOVE NAMED REPRESENTATIVES OF THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, WAUKESHA COUNTY, WISCONSIN

DRAFT

WISCONSIN LAND SURVEYOR

JIM I. MORROW
S-2777
DELAFIELD, WI

<div> <div>  <div> <div>SURVEYED BY:</div> <div>MILWAUKEE REGIONAL OFFICE</div> <div>W238 N 1610 BUSSE ROAD, SUITE 100</div> <div>WALKESHA, WISCONSIN 53188</div> <div>P. 262.513.0666</div> </div> </div> </div>	<div> <div>SURVEYED FOR:</div> <div>CEDAR</div> <div>GABLES LLC</div> <div>13965 W BURLING RD, STE 101</div> <div>BROOKFIELD, WI 53005</div> </div>	<div>PROJECT NO:</div> <div>23-13326</div>	<div>SURVEYED BY:</div> <div>JA</div>
		<div>FIELDBOOK/Pg:</div> <div>E-FILE</div>	<div>DRAWN BY:</div> <div>CL/JIM</div>
		<div>SHEET NO:</div> <div>17 OF 18</div>	

CERTIFIED SURVEY MAP NO.

PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CITY OF PEWAUKEE PLAN COMMISSION APPROVAL

APPROVED FOR RECORDING PER CITY OF PEWAUKEE PLAN COMMISSION ACTION OF _____, 2025.

STEVE BIERCE, CHAIRPERSON _____ DATE _____
CITY OF PEWAUKEE PLAN COMMISSION

COLLEEN BROWN, SECRETARY _____ DATE _____
CITY OF PEWAUKEE PLAN COMMISSION

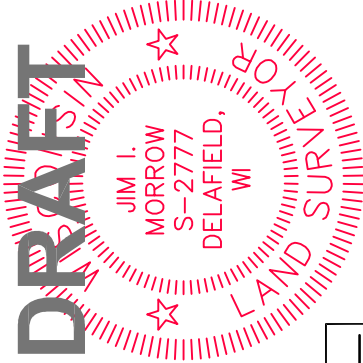
CITY OF PEWAUKEE COMMON COUNCIL APPROVAL CERTIFICATE

RESOLVED THAT THIS CERTIFIED SURVEY MAP, WHICH HAS BEEN DULY FILED FOR THE APPROVAL OF THE CITY OF PEWAUKEE COMMON COUNCIL, BE AND THE SAME IS HEREBY APPROVED AND THE DEDICATIONS, IF ANY DESIGNATED HEREON, ARE HEREBY ACKNOWLEDGED AND ACCEPTED BY THE CITY OF PEWAUKEE.

I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE CITY OF PEWAUKEE ON THIS _____ DAY OF _____, 2025.

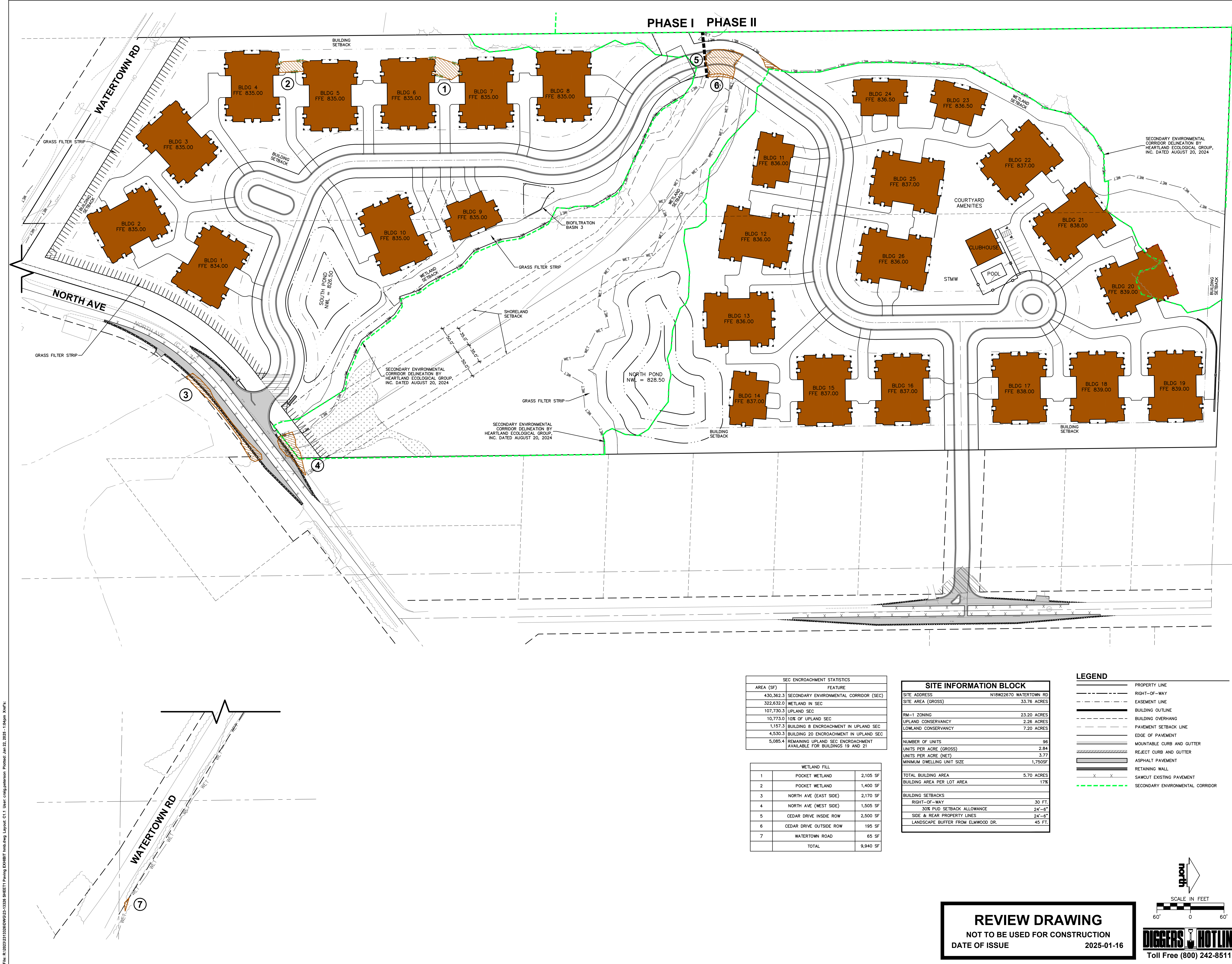
STEVE BIERCE, MAYOR _____ DATE _____

KELLY TARCZEWSKI, CLERK/TREASURER _____ DATE _____
CITY OF PEWAUKEE



SURVEYED BY: MILWAUKEE REGIONAL OFFICE W238N 1610 BLUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: CEDAR GABLES LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326	SURVEYED BY: JA _____
		FIELDBOOK/Pg: E-FILE	DRAWN BY: CL/JIM _____
		SHEET NO: 18 OF 18	

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CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53186
P. 262.513.0666

DEVELOPER:

CARITY LAND CORP.

DEVELOPER ADDRESS:
12720 W. NORTH AVE.
BROOKFIELD, WI 53005

PROJECT:

CEDAR GABLES

PROJECT LOCATION:
N18W22670 WATERTOWN ROAD
PEWAUKEE, WAUKESHA COUNTY
WISCONSIN, 53186

#	Date	Description
4	01/05/24	BID DOCUMENTS
5	02/21/24	DMR RESUBMITTAL
6	03/20/24	FILL PLAN
7	04/05/24	CITY RESUBMITTAL
8	05/01/24	FILL PLAN RESUBMITTAL
9	05/03/24	FILL PLAN RESUBMITTAL
10	05/17/24	RELOCATED TOPSOIL PILE
11	07/02/24	SEWRPC RESUBMITTAL
12	07/09/24	FILL PLAN RESUBMITTAL
13	07/11/24	FILL PLAN RESUBMITTAL
14	08/06/24	CITY RESUBMITTAL
15	09/30/24	UPDATED SEC DELINEATION
16	11/04/24	ADDRESS CITY COMMENTS
17	12/10/24	CITY RESUBMITTAL
18	12/18/24	CITY RESUBMITTAL
19	12/26/24	CITY RESUBMITTAL

Designed By: JSD/CAR
Reviewed By: PMF
Approved By: BRB

SHEET TITLE:
WETLAND IMPACT
EXHIBIT

SHEET NUMBER:

EX 1.0

JSD PROJECT NO: 23-13326

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

DATE: March 3, 2025

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for the City of Pewaukee for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road from Manufacturing / Fabrication / Warehousing to Public or Private Park and Recreation (PWC 0951-995-001) [Fuchs]

BACKGROUND:

At their February 20, 2025, meeting, the Plan Commission recommended approval of the Comprehensive Master Plan Amendment for property bearing Tax Key No. PWC 0951-995-001 from Manufacturing / Fabrication / Warehousing to Public or Private Park and Recreation.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Comprehensive Master Plan Amendment for property bearing Tax Key No. PWC 0951-995-001 from Manufacturing / Fabrication / Warehousing to Public or Private Park and Recreation.

ATTACHMENTS:

Description

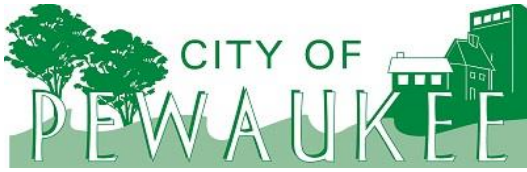
Kiser staff report 2.20.25

Bluemound Road staff report 1.16.25

Bluemound Road master plan change exhibit

PC 25-02-04

Ordinance 25-04



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 February 20, 2025

Date: February 12, 2025

Project Name: Comprehensive Master Plan Amendment, Rezoning, and Conditional Use

Project Address/Tax Key No.: N15W24960 Bluemound Road / PWC 0951995001

Applicant: Douglas & Kim Kiser

Property Owner: Douglas and Kim Kiser

Current Zoning: M-1 General Wholesale Business/Warehouse District, Rs-3 Single-Family Residential District, and LC Lowland Conservancy District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Single-Family Residential to the north, south, east, and industrial and single-family to the west

Project Description/Analysis

At their January 16, 2025, meeting, the Plan Commission tabled this request for a Comprehensive Master Plan Amendment, Rezoning, and Conditional Use for the operation of a private park and event space business use.

The Plan Commission directed staff and the applicant to further discuss the request for a fire pit/open burning, hours of operations, and larger events such as craft fairs and farmer markets.

Staff met with the applicants on February 7th. Notes from that meeting are below.

Burning:

Staff initially recommended that no outdoor burning shall be allowed onsite.

After further discussions with the Fire Chief and applicants, staff recommends that open burning shall be prohibited, except for the use of propane or natural gas within a confined fire pit.

Special Events:

Staff initially recommended that the maximum capacity for any event be limited to 100 people, primarily due to parking limitations. The applicants would like the option to hold larger events at the property. At the January 16th Plan Commission meeting, the applicants requested that all events be allowed under the Conditional Use Permit, without the requirement of a Special Event Permit.

The applicant has indicated that parking for larger events may be addressed by utilizing cars or shuttles and other means to transport guests to and from the site.

Note staff recommends that no off-site parking be allowed for events, including neighboring properties and street parking, and that no event shall exceed a maximum capacity of 100 people onsite at any given time. This condition will ultimately limit capacity based on the number of parking spaces provided.

The condition is due to concerns related to the limited parking onsite and the likelihood of unsafe pedestrian traffic walking along or crossing Bluemound Road. Staff believes that preventing this from occurring will be difficult for the property owners or event hosts to monitor and control.

If the Plan Commission considers allowing larger events, staff notes that other properties are required to obtain a Special Event Permit for events with 150 people or more, and that larger events may warrant further review and consideration, particularly by Police, Fire, and Public Works. As such, if allowed, staff recommends that:

Events of one hundred people or less shall be allowed under the conditions of this Conditional Use Permit. For events with attendance anticipated to have more than one hundred and less than one hundred and fifty people, the property owners shall complete a Special Event Permit to notify staff of the event with no fee required. Events of one hundred and fifty people or more shall be subject to staff review and approval of a Special Event Permit and subject to the Special Event Application review fee.

Note that a parking plan would be part of the review of Special Event Permits and unsafe conditions may result in denial of a Special Event Permit.

Hours

Considering the location of this property and surrounding uses, staff continues to recommend that event hours, including outdoor music, shall be allowed from 9:00 a.m. to 9:00 p.m. Sunday through Thursday and 9:00 a.m. to 10:00 p.m. Friday and Saturday. Setup may occur one hour before the event. Clean up should be completed and any lighting shut off within 30 minutes following the end of the event.

Non-Transferrable

During discussions with the applicants, they suggested that the Conditional Use Permit be non-transferable to any other person or business. As such, staff drafted the following condition:

The Conditional Use Permit granted under this approval is specific to the applicant and the business described in the application. This permit is non-transferable and shall not be assigned, conveyed, or otherwise transferred to any other person, entity, or business. In the event of a change in ownership or operation of the business, the new owner or operator must apply for a new Conditional Use Permit. Any violation of this condition will result in the revocation of the Conditional Use Permit

Waukesha County

Following the Plan Commission meeting, staff also reached out to Waukesha County regarding traffic and access to the site. Staff is recommending that the property owners shall complete all Waukesha County recommended access improvements prior to holding events. Below are notes from Waukesha County regarding access.

-Apply for a commercial driveway application.

- The minimum driveway width shall be 24 feet.
- 100 feet of acceleration and deceleration tapers shall be required.
- The minimum driveway slope off CTH JJ must be at 4% for 6 feet.

Waukesha County also suggested that the approach be paved but did not make it a requirement.

Recommendation

As previously indicated staff has concerns with this type of use being located within the proximity of residential properties, granted the two nearest residential properties are owned by the applicants. Concerns with these types of uses are primarily related to hours of operations and noise. Event type uses are typically not compatible with single-family uses.

The January 16th Plan Commission staff report is attached for additional project information. Below is a summary of all recommended conditions of approval.

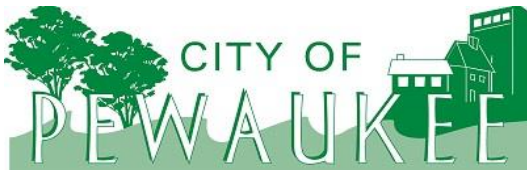
1. The Conditional Use Permit granted under this approval is specific to the applicant and the business described in the application. This permit is non-transferable and shall not be assigned, conveyed, or otherwise transferred to any other person, entity, or business. In the event of a change in ownership or operation of the business, the new owner or operator must apply for a new Conditional Use Permit. Any violation of this condition will result in the revocation of the Conditional Use Permit.
2. Property owners shall complete all Waukesha County recommended access improvements prior to holding events.
3. Event hours, including outdoor music, shall be allowed from 9:00 a.m. to 9:00 p.m. Sunday through Thursday and 9:00 a.m. to 10:00 p.m. Friday and Saturday. Setup may occur one hour before the event. Clean up should be completed and any lighting shut off within 30 minutes following the end of the event.
4. A minimum of two ADA accessible parking spaces shall be marked with signage and located in close proximity to the placement of the tents.
5. No off-site parking shall be allowed for events, including neighboring properties and street parking, and that no event shall exceed a maximum capacity of 100 people onsite at any given time.

a. Alternative Condition:

Events of one hundred people or less shall be allowed under the conditions of this Conditional Use Permit. For events with attendance anticipated to have more than one hundred and less than one hundred and fifty people, the property owners shall complete a Special Event Permit to notify staff of the event with no fee required. Events of one hundred and fifty people or more shall be subject to staff review and approval of a Special Event Permit and subject to the Special Event Application review fee.

6. Tents shall comply with Fire Department recommendations and requirements for tent permits and inspections, as may be applicable, and pay any applicable fees related to those inspections in accordance with the City's fee schedule.
7. All tents shall be fireproofed.
8. Portable toilets shall be cleaned and serviced at least once a week or more depending upon use and based upon industry standards and best practices, such as OSHA and ANSI.
9. The sale of alcohol shall be prohibited, including in-kind donations or the like.

10. Open burning shall be prohibited, except for the use of propane or natural gas within a confined fire pit.
11. Noise shall not exceed fifty decibels at the property lines.
12. Fireworks shall not be allowed.
13. Food trucks shall be allowed, subject to obtaining applicable Waukesha County and State of Wisconsin permits.
14. Grilling is allowed subject to proper and safe disposal of hot coals.
15. No outdoor storage shall be allowed.
16. Rental space areas for events, including tents, portable restrooms, and any other temporary structures, shall be located outside of the wetland and 25-foot wetland setback.



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 16, 2025

Date: January 10, 2025

Project Name: Comprehensive Master Plan Amendment, Rezoning, and Conditional Use

Project Address/Tax Key No.: N15W24960 Bluemound Road / PWC 0951995001

Applicant: Douglas & Kim Kiser

Property Owner: Douglas and Kim Kiser

Current Zoning: M-1 General Wholesale Business/Warehouse District, Rs-3 Single-Family Residential District, and LC Lowland Conservancy District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

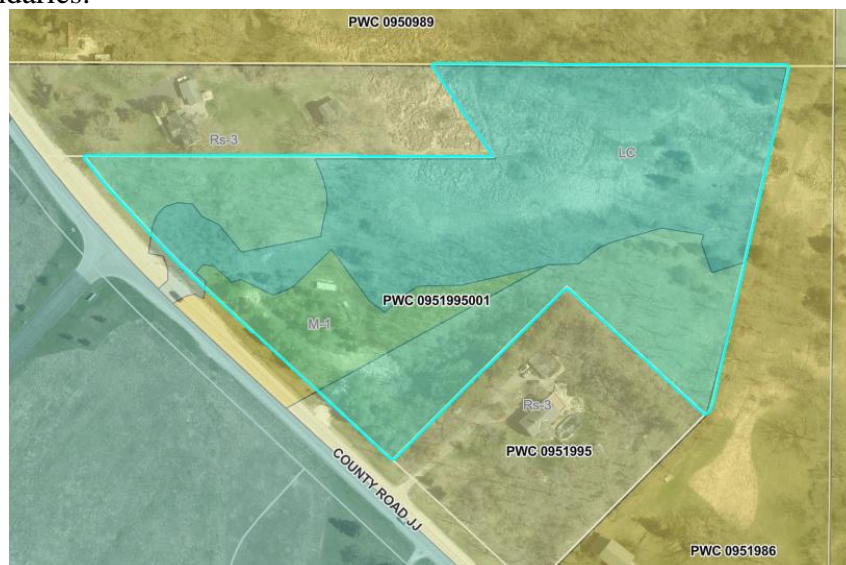
Use of Surrounding Properties: Single-Family Residential to the north, south, east, and industrial and single-family to the west

Project Description/Analysis

The property owners to the north and south of the subject 7.52-acre property filed Rezoning, Comprehensive Master Plan Amendment and Conditional Use applications requesting approval of a proposed outdoor event space business use.

Rezoning:

The subject property is currently zoned M-1 General Wholesale Business/Warehouse District, Rs-3 Single-Family Residential District, and LC Lowland Conservancy District. The image below illustrates those zoning boundaries.



This zoning was put in place following a request from the previous property owner for a landscaping business and possible future residential development. Following rezoning approval, the property owner decided to not move forward with the project.

Comprehensive Master Plan Amendment:

This property is currently designated as Manufacturing/Fabrication/Warehousing on the City's Year 2050 Land Use/Transportation Plan map. To be consistent with the rezoning request, the applicant is proposing to change the land use designation to Public or Private Park and Recreation and Floodplains, Lowland & Upland Conservancy and Other Natural Areas.

Conditional Use:

The Conditional Use Application requests allowance to operate a private outdoor rental venue. According to the applicant, rentals of the site will be geared toward birthday parties, family reunions, and graduation parties, although it will not necessarily be limited to those uses.

The applicant has indicated that reservations will be taken year-round; however, weather will limit the use during winter months.

Staff finds the P-1 District is the most appropriate district considering the intent of the district is to allow both public and private recreational uses. The Plan Commission could consider the proposed event space use to be similar to those uses listed within the district, which is attached.

Moreover, Section 17.0209d. of the Zoning Code allows the Plan Commission to approve unclassified uses.

“Unclassified or Unspecified Uses may be permitted by the Plan Commission provided that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties.”

According to the applicant, the use of this property will be similar to City Park rentals. For comparison, attached are City Park policies, which include rules related to hours, grilling, food trucks, alcohol, etc. Many of the recommended conditions below are also based off of or are similar to City Parks requirements.

Note that no Special Event Permit will be required for each individual event. The Conditional Use Permit, if approved, will allow for these events under the conditions of the Permit.

Hours of Operations

The applicant is proposing rentals be allowed seven days a week, between the hours of 7:30 a.m. and 11:00 p.m. This would include the time for setup and cleanup before and after events.

Staff has concerns about extending hours too late in the evening, particularly if music is allowed given the property's location and proximity to residential uses.

As such, staff recommends that event hours, including outdoor music, shall be allowed from 9:00 a.m. to 9:00 p.m. Sunday through Thursday and 9:00 a.m. to 10:00 p.m. Friday and Saturday. Setup may

occur one hour before the event. Clean up should be completed and any lighting shut off within 30 minutes following the end of the event.

It can be noted that City Park rentals are available for rent between 10:00 a.m. and 10:00 p.m. Also, the City recently approved a Conditional Use Permit for Steny's, which is located adjacent to single-family homes, that limited outdoor dining, drinking, music, outdoor volleyball and events as follows:

- Sunday through Thursday – 10:00 a.m. to 9:00 p.m.
- Friday and Saturday – 10:00 a.m. to 10:00 p.m.

Parking

The applicant is proposing to utilize an existing gravel area onsite for parking. The gravel area will not include striping or wheel stops as currently proposed. The applicant is specifically requesting to not be required to pave the drive and parking lot and to be allowed to utilize the site in its current condition.

According to the applicant, this area is about 195-feet by 60-feet (11,700 square feet) and will accommodate about 32 vehicles, including two ADA designated spaces. The quantity of parking has been derived from the Zoning Code minimum parking space size of 180 square feet.

Staff recommends that the two ADA accessible spaces be marked with signage and located in close proximity to the placement of the tents.

Capacity

The application materials state an allowed capacity or number of occupants of up to 100 people.

The Zoning Code suggests a minimum of one parking space for each two existing or potential seats for places of entertainment. This is the same standard in the code for bars and restaurants.

In review of the American Planning Association Planning Advisory Service Report Number 510/511 and other code comparisons, it appears a suggested ratio for similar uses is between two and four parking spaces per guest. Note many ratios determine parking based upon the square footage of the facility. For example, one parking space per 1,000 square feet of park area. However, as the use is just open space, staff finds determining parking and capacity based on number of guests to be most appropriate.

With that said, considering 32 parking spaces provided, a maximum capacity of 100 occupants appears reasonable. Staff recommends that no event shall exceed a maximum capacity of 100 people onsite at any given time.

Tents

The site layout provided by the applicant shows two 20-foot by 40-foot tents, just north of the parking area. According to the applicant, tents will be erected and taken down as requested by the renter.

Staff recommends that the applicant shall comply with Fire Department requirements for tent permits and inspections, as may be applicable, and pay any applicable fees related to those inspections in accordance with the City's fee schedule.

Staff also recommends that all tents shall be fireproofed.

It can be noted that tent inspections are required for tents erected as part of a Special Event Permit.

Additionally, tents are allowed within City Parks. The City's policy states that tents must be taken down by 10:00 p.m. on the day of the rental.

Portable Restrooms

The applicant's site layout shows three to four portable restrooms. The application materials note suggested standards of one restroom per every 100 people. Another reference suggests one restroom per 40 workers.

In staff's review, a common recommendation is one toilet per 50 to 75 guests for an up to four hour event. Staff does not object to the quantity proposed considering the condition above limiting capacity.

Staff recommends that portable toilets shall be cleaned and serviced at least once a week or more depending upon use and based upon industry standards and best practices, such as OSHA and ANSI.

Alcohol

There will be no sale of alcohol for events, but guests will be allowed to bring their own alcohol.

The City Parks rental policy is similar stating, that only fermented malt beverages (beer, wine, seltzers) are allowed in the parks with the park rental contract. Alcohol sales are not allowed and would require a special event permit.

As a condition of approval, staff recommends that the sale of alcohol shall be prohibited, including in-kind donations or the like.

Burning

It is staff's understanding that the applicant would like to allow fire pits and burning onsite.

The City has not previously allowed fire pits or burning for non-residential properties and uses. It can be noted that the City does have a Residential Burning Permit that contains the language below; however, that is not applicable to non-residential uses.

Bonfire/Campfires shall be allowed only under constant supervision in a contained burning pit. The actual fire area shall be in an enclosed fire ring of metal or masonry no larger than 5 feet in diameter. Flames from the fire shall be maintained at no higher than 6 to 8 feet. All fires must be completely extinguished by 10:00 p.m.

Staff, including the Fire Chief, have concerns with allowing any type of burning onsite. There are general safety concerns, particularly with alcohol allowed onsite. Staff is also concerned whether guests renting the site will adequately extinguish fires. Note that burning is not allowed within City Parks.

Staff recommends that no outdoor burning shall be allowed onsite.

If the Plan Commission considers the allowance for fire pits, staff recommends that the property owners be required to install a natural gas or propane fire pit with an emergency shut off.

Noise

The subject request includes the allowance for music, including live music. For comparison purposes, City Parks allow a band or DJ subject to compliance with municipal noise ordinances.

The applicant has provided information related to noise for Plan Commission consideration. Note Section 6.04 of the City's Municipal Code prohibits loud and unnecessary noise.

6.04 LOUD AND UNNECESSARY NOISE PROHIBITED.

(1) PROHIBITIONS. No person shall make or cause any noise that unreasonably annoys or disturbs another in the vicinity. (Rep. & Rec. 14-12)

(2) OPERATION OF MOTOR VEHICLES. It shall be a violation of this Section for a person to operate a motor vehicle so as to cause the tires thereof to squeal, the horn to blow excessively or the motor to race excessively.

(3) UNNECESSARY MOTOR VEHICLE NOISE. (Cr. 01-1). No person shall make any unnecessary or annoying noises with a motor vehicle by the squealing of tires, the use of motor vehicle brakes which are in anyway activated or operated by the compression of the engine (i.e. Jacob's Engine Brake (™) or similar hydraulically operated device that converts a power-producing diesel engine into a power-absorbing retarding mechanism), the excessive acceleration of the engine, excessive horn blowing, emitting unnecessary and loud muffler noises or excessively loud audio equipment.

In addition to the ordinance above, staff recommends that noise not exceed 50 decibels at the property lines.

Fireworks

Staff recommends that fireworks shall not be allowed.

As indicated on the City's website, "In an effort to promote safety, reduce physical injuries and property damage, fireworks are illegal in the City of Pewaukee by city ordinance unless you meet certain criteria."

The Municipal Ordinance also states:

Prohibited fireworks.

No person shall sell, give, transfer, purchase, receive, possess, transport, use, discharge, ignite or cause to be ignited within the City of Pewaukee any devices that are prohibited for use in Wisconsin in Ch. 167, Wis. Stats., or any future addition, amendment or modification thereto.

The City's Municipal Ordinance does allow the issuance of special permits for fireworks displays; however, the permits are available "...only to a public authority, a fair association, an amusement park, a park board, a civic organization, a homeowner's association, and an agricultural producer for the protection of crops from predatory birds or animals."

Other Considerations

Below are other notes and recommendations for Plan Commission consideration.

- Staff anticipates that guests will bring generators onsite for power for lighting, inflatables, cooking equipment, etc.
- Food trucks may be requested. Staff recommends that food trucks shall be allowed, subject to obtaining applicable Waukesha County and State of Wisconsin permits.
- Similar to City Park policies, staff recommends that grilling is allowed as long as the property owner or guests properly and safely dispose of hot coals. It is suggested that a hot coal and ash bin be provided onsite by the property owners.
- Also similar to City Parks, staff recommends that renters shall not be allowed to sell any type of goods or operate any for-profit activities.
- Staff recommends that no outdoor storage shall be allowed.

Site Plan

The site consists of a gravel access drive extending into a larger gravel area. Much of the site, roughly 3-acres, is wetland. The site is otherwise vacant and wooded.

Note the existing gravel area complies with setback requirements of the P-1 Park District as shown on the attached site drawing.

The applicant is not proposing any improvements to the site. As such, a Site & Building Plan Review Application is not needed.

Natural Resources

The site layout provided by the applicant illustrates the wetland boundary and a portion of the 25-foot wetland setback.

Staff recommends that the rental space area for events, including tents, portable restrooms, and any other temporary structures, shall be located outside of the wetland and 25-foot wetland setback.

Signage

Any proposed signage is subject to the City's Sign Code and issuance of a Sign Permit by the Building Services Department.

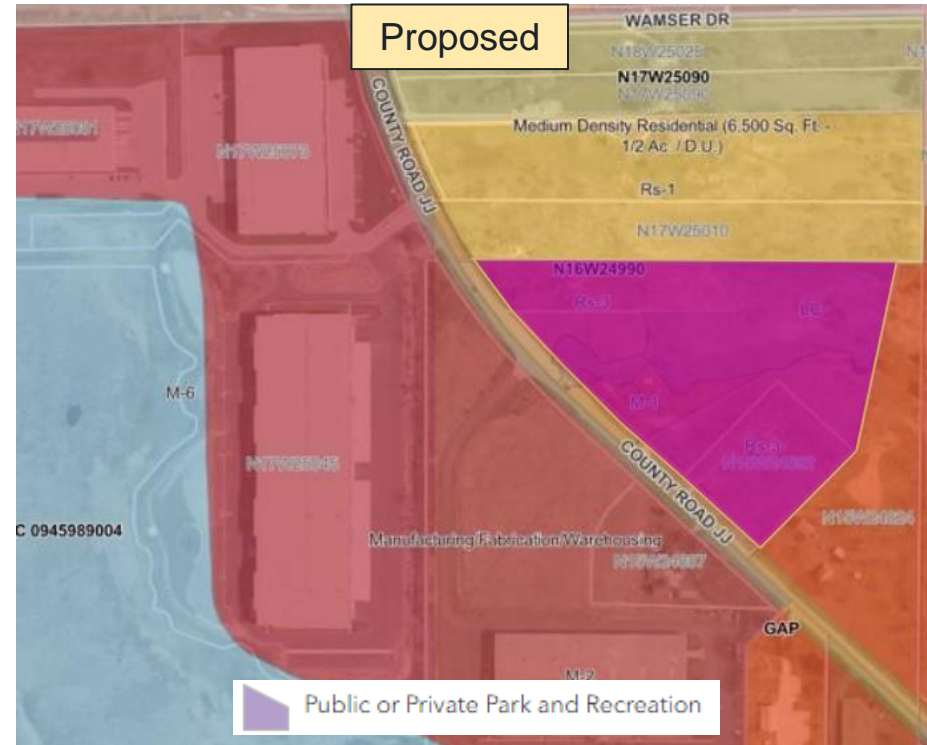
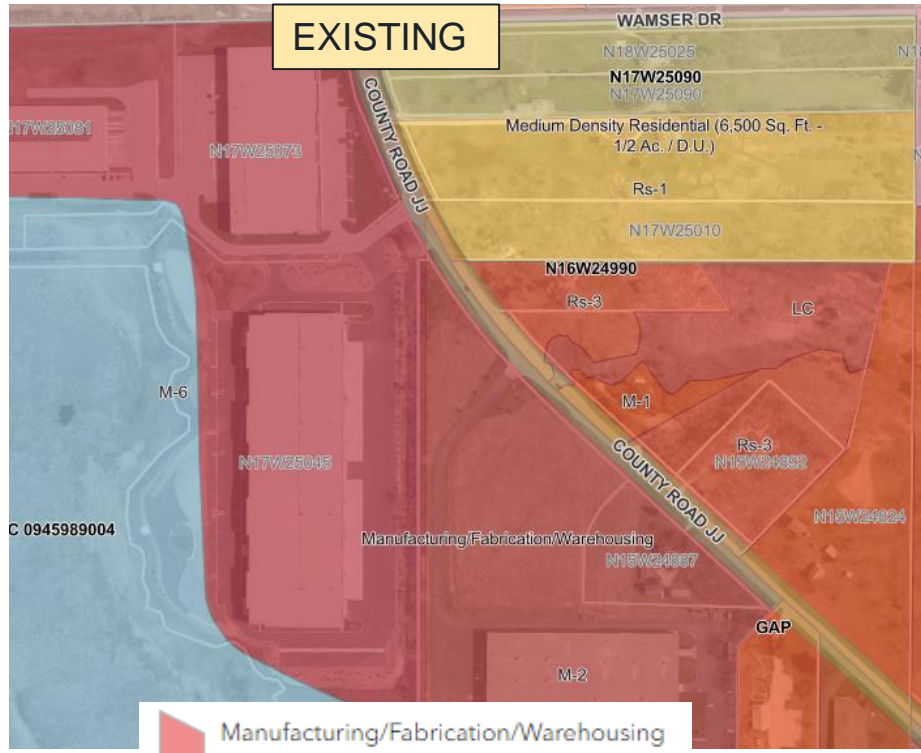
Recommendation

Staff continues to have concerns with this type of use being located within the proximity of residential properties, granted the two nearest residential properties are owned by the applicants. Concerns with these types of uses are primarily related to hours of operations and noise. Event type uses are typically not compatible with single-family uses.

With that said, if the Plan Commission decides to recommend approval of these applications, staff encourages the inclusion of all recommended conditions of approval within this staff report.

It is also recommended that the Plan Commission consider the attached concerns submitted by an adjacent resident.

2050 Master Plan Requested Amendment



RESOLUTION NO. PC 25-02-05

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN OF A PROPERTY LOCATED AT N15W24960 BLUEMOUND ROAD BEARING TAX KEY NO. PWC 0951-995-001 FROM MANUFACTURING/FABRICATION/WAREHOUSING TO PUBLIC OR PRIVATE PARK AND RECREATION AND FLOODPLAINS, LOWLAND & UPLAND CONSERVANCY AND OTHER NATURAL AREAS, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, The Applicant, Doug Kiser, has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at N15W24960 Bluemound Road bearing Tax Key No. 0951995001 from Manufacturing/Fabrication/Warehousing to Public or Private Park and Recreation and Floodplains, Lowland & Upland Conservancy and Other Natural Areas, more particularly described as follows:

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4 OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on January 16, 2025, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Pewaukee.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City

of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at N15W24960 Bluemound Road bearing Tax Key Number PWC 0951-995-001 from Manufacturing / Fabrication / Warehousing to Public or Private Park and Recreation and Floodplains, Lowland & Upland Conservancy and Other Natural Areas, such property bearing Tax Key Number PWC 0951-995-001, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council:

Passed and adopted this 20th day of February, 2025.

FOR THE PLAN COMMISSION OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Colleen Brown, Plan Commission Secretary

ORDINANCE NO. 25-04

AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN OF A PROPERTY LOCATED AT N15 W24960 BLUEMOUND ROAD BEARING TAX KEY NUMBER PWC 0951-995-001 FROM MANUFACTURING/FABRICATION/WAREHOUSING TO PUBLIC OR PRIVATE PARK AND RECREATION AND FLOODPLAINS, LOWLAND & UPLAND CONSERVANCY AND OTHER NATURAL AREAS

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, The Applicant, Doug Kiser, has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at N15W24960 Bluemound Road bearing Tax Key Number PWC 0951-995-001 from Manufacturing / Fabrication / Warehousing to Public or Private Park and Recreation and Floodplains, Lowland & Upland Conservancy and Other Natural Areas; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on February 20, 2025, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan of a property located at N15 W24960 Bluemound Road bearing Tax Key Number PWC 0951-995-001 from Manufacturing / Fabrication / Warehousing to Public or Private Park and Recreation and Floodplains, Lowland & Upland Conservancy and Other Natural Areas; and

WHEREAS, the City of Pewaukee held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on March 3, 2025; and

NOW THEREFORE, BE IT RESOLVED, by the Mayor and Common Council of the City of Pewaukee, Wisconsin, do ordain as follows:

SECTION 1: Adoption

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan of a property located at N15 W24960 Bluemound Road bearing Tax Key Number PWC 0951-995-001 from

Manufacturing / Fabrication / Warehousing to Public or Private Park and Recreation and Floodplains, Lowland & Upland Conservancy and Other Natural Areas.

SECTION 2: Document Transmittal

The City Common Council hereby directs the City Clerk/Treasurer to transmit a copy of the amendment as well as a signed copy of both the **Resolution No. PC 25-02-04** and this **Ordinance No. 25-04** to the Wisconsin Department of Administration, the Southeastern Wisconsin Regional Planning Commission, the Waukesha Park and Land Use Department, the Pewaukee Public Library and to each town, village and city that abuts the City of Pewaukee.

SECTION 3: Severability

The several sections and portions of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of 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 all 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 4: Effective Date

This ordinance shall take effect immediately upon passage and posting of publication as provided by law.

Passed and adopted this 3rd day of March, 2025.

FOR THE COMMON COUNCIL OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

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

DATE: March 3, 2025

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 25-05** to Rezone Vacant Property Located on the East Side of Bluemound Road (PWC 0951-995-001) from Rs-3 Single-Family Residential, M-1 General Wholesale Business, and LC Lowland Conservancy to P-1 Park & Open Space and LC Lowland Conservancy for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent as Requested by Doug & Kim Kiser and Thomas & Karen Krumenacher [Fuchs]

BACKGROUND:

At their February 20, 2025, meeting, the Plan Commission recommended approval of the Rezoning for property bearing Tax Key No. PWC 0951-995-001 from Rs-3 Single-Family Residential, M-1 General Wholesale Business, and LC Lowland Conservancy to P-1 Park & Open Space and LC Lowland Conservancy.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the rezoning request for property bearing Tax Key No. PWC 0951-995-001 from Rs-3 Single-Family Residential, M-1 General Wholesale Business, and LC Lowland Conservancy to P-1 Park & Open Space and LC Lowland Conservancy.

ATTACHMENTS:

Description

Ordinance 25.05 Rezone

Bluemound Road rezoning exhibit

P-1 District

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

ORDINANCE 25-05

**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **RS-3 SINGLE-FAMILY RESIDENTIAL, M-1 GENERAL WHOLESALE
BUSINESS/WAREHOUSE & LC LOWLAND CONSERVANCY**

TO: **P-1 PARK & OPEN SPACE & LC LOWLAND CONSERVANCY**

SECTION 1 - DESCRIPTION

Common Description:

LOT 1 CSM #6860 VOL 57/266 REC AS DOC #1770058 PT NW1/4 OF SW1/4 SEC 22 T7N R19E

Tax Key Number: PWC 0951-995-001

Property Address: Vacant Land on Bluemound

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: using the property as an outdoor gathering venue for rent.

SECTION 2 –SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 3rd day of March, 2025.

COMMON COUNCIL OF THE CITY OF PEWAUKEE

WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

LOT 1 OF CERTIFIED SURVEY MAP #6860 LOCATED IN THE NW. 1/4 OF THE SW. 1/4
OF SECTION 22, T.7N., R.19E., CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

NORTH LINE OF THE SW 1/4 SEC. 22-7-19
N89°04'53"E 2712.12'

1424.46'

N89°04'53"E 759.00'

UNPLATTED LANDS

SHED

BLDG.

N89°04'53"E ↘ 605.25'

N 36° 10' 07" W
165.00'

EXISTING ZONING LC

S11°30'26"W

$$518.22$$

UNPLATTED LANDS

A survey map of a triangular parcel, identified as LOT 2, CSM 6860. The parcel is bounded by a cyan-colored area on the left and a black line on the right. The boundary line is labeled with the bearing and distance "N 48° 20' 07" W". A building, labeled "BLDG.", is situated within the parcel, with an arrow pointing to its location. A garage, labeled "GAR.", is also shown, with an arrow pointing to its location. The distance from the building to the garage is marked as "39.2'". The distance from the garage to the boundary line is marked as "547.39'". The distance from the building to the boundary line is marked as "565.45'".

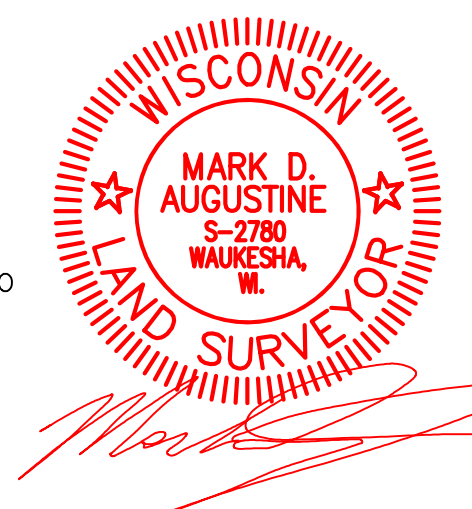
BLDG.

LOT_2_
CSM_6860

1. EASEMENTS PER KNIGHT BARRY TITLE INC. COMMITMENT NO 974530 DATED JULY 5, 2018 AND REVISED 9/7/18.
2. HOLDING TANK AGREEMENT PER DOC.#1482194 NOT SHOWN DUE TO BLANKET DESCRIPTION.
3. THE SURVEYOR TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A VISUAL INSPECTION.
4. THE FIELD WORK WAS COMPLETED ON JULY 3, 2019.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND, IN MY PROFESSIONAL OPINION, THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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



- SET 1" IRON PIPE
- FOUND 3/4" REBAR
- FENCE POST
- FOUND IRON PIPE AS NOTED
- (\$) SEPTIC FACILITY
- EXISTING SPOT GRADE
- ⊥ GUY WIRE
- ⊙ UTILITY POLE
- ▣ UTILITY PEDESTAL
- TREE
- DELINEATED WETLAND EXTENT

BEARINGS ARE REFERENCED TO
NAD27, WISCONSIN STATE PLANE,
SOUTH ZONE, GRID NORTH ON THE
NORTH LINE OF THE SW 1/4 OF
SECTION 22-7-19 AS N89°04'53"E.

LANDMARK
ENGINEERING SCIENCES, INC.

119 COOLIDGE AVE., SUITE 100, WAUKESHA, WI 53186
PHONE: 414-719-2769
EMAIL: LANDMARK-ENGINEERING@LIVE.COM

OUTSIDE VENUE PROJECT
BILLEMOUND ROAD

BLUEMOUND ROAD
PEWAUKEE, WI 53072

PROPOSED ZONING

PROJECT #	2737.00
-----------	---------

DATE 04 DEC 2019

DRAWN BY MA

DESIGNED BY MA

REVISIONS 13 DEC 2019

15 DEC 2019

SHEET NUMBER _____

C 1

C1

OF 6 SHEETS

17.0432 P-1, PARK AND OPEN SPACE DISTRICT

The P-1, Park and Open Space District is intended to provide for areas where the active and passive recreational needs, both public and private, of the populace can be met without undue disturbance of natural resources and adjacent uses.

a. Permitted Principal Uses

- (1) Boat access sites.
- (2) Botanical gardens and arboretums.
- (3) Forest Preserve.
- (4) Golf courses without country club/restaurant facilities.
- (5) Historic and public monument sites.
- (6) Sportsmen's clubs.
- (7) Outdoor ice-skating and hockey rinks.
- (8) Parks, leisure and ornamental.
- (9) Picnic areas.
- (10) Playfields or athletic fields.
- (11) Playgrounds.
- (12) Play lots or tot lots.
- (13) Skiing and tobogganing slopes.
- (14) Swimming beaches.
- (15) Outdoor tennis courts.

b. Permitted Accessory Uses

- (1) Any structure necessary for the operation or use of a permitted use.
- (2) Paved off-street parking areas.
- (3) See section 17.0700.

c. Conditional Uses (See section 17.0500)

- (1) Amphitheaters.
- (2) Archery ranges.
- (3) Arenas and field houses.
- (4) Bathhouses and swimming pools.
- (5) Conservatories.
- (6) Exhibition halls.
- (7) Fairgrounds.
- (8) Golf courses with country club/restaurant facilities.
- (9) Golf driving ranges.
- (10) Gymnasiums.
- (11) Marinas.
- (12) Museums.
- (13) Music Halls.
- (14) Polo fields.
- (15) Recreation centers.
- (16) Riding academies.
- (17) Skate board parks/facilities.
- (18) Skeet and trap shooting ranges provided that the firing of rifled arms and shotgun slugs shall not be permitted directly toward or over any highway, road, or navigable water, or directly toward any building or structure, or directly toward any population concentration within one mile of the site.
- (19) Stadiums.
- (20) Wildlife preserves.
- (21) Zoological facilities.
- (22) Campgrounds, provided that such facilities shall meet the following conditions:

- (a) The minimum size of a RV, travel trailer park or campground shall be ten (10) acres.
 - (b) The maximum number of individual campsites shall be four per gross acre.
 - (c) Each individual campsite shall be plainly marked.
 - (d) The minimum dimensions of a campsite shall be 40 feet wide by 50 feet long.
 - (e) Each campsite shall be separated from other campsites within the campground by a yard area not less than 15 feet wide.
 - (f) There shall be a minimum of one and one-half (1-1/2) automobile parking spaces for each individual campsite and such parking space shall be provided so as not to restrict free movement of traffic within the campground.
 - (g) No individual campsite shall be located closer than 75 feet from a public highway, designated wetland, road right-of-way or designated 100 year recurrence interval (base flood) floodplain, nor closer than 40 feet to any other property boundary.
 - (h) All campgrounds shall conform to the requirements of Section H78, Wisconsin Administrative Code, as amended.
 - (i) Each campground shall be completely enclosed except for permitted entrances and exits by either a planting of fast-growing plant material at least 6 feet in height at the time of planting, or a permanent evergreen planting, the individual trees to be of such a number and so arranged that within five (5) years a dense screen will be formed. Such permanent planting shall be grown or maintained to a height of not less than 10 feet.
 - (j) Each RV or travel trailer camp, campground, or camping resort shall have a service building similar to that required by Section 1177, Wisconsin Administrative Code.
 - (k) No RV, trailer or camping unit shall be located on one site for a period of more than 21 days in a calendar month. No unused or uninhabited RV, trailer or other enclosed vehicle shall be stored in a trailer park, campground, or camping resort. (Also see sub-section 17.0435c(12)).
- d. Lot Area and Width
- (1) Lots in the P-1 District shall provide sufficient area for any principal structure or accessory structures as well as necessary off-street parking and loading areas.
 - (2) Lots shall not be less than 80 feet in width at the principal street access.
- e. Building Height and Size (See subsection 17.0210)
- (1) No building or parts of a building shall exceed 35 feet in height.
 - (2) The sum total of the floor area of all buildings shall not exceed 10 percent of the total park area.
- f. Setback and Yards
- (1) No building or structure shall be erected, altered, or moved closer than 40 feet to a lot line.
 - (2) All structures shall be set back a minimum of 75 feet from the designated 100 year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from any designated wetland. (Also see sub-section 17.0435).

g. Parking and Loading Space

- (1) There shall be sufficient paved off-street parking and loading space provided to accommodate users of the park or open space area and such parking and loading areas shall be adequately screened as determined by the Plan Commission (see section 17.0600).
- (2) There shall be no parking or loading area within 30 feet of a street right-of-way.

h. Minimum Utility Service

Electricity and waste water treatment and disposal facilities and water supply system as required by the Wisconsin Department of Natural Resources and/or the Waukesha County Health and Human Services Department.

i. Special Regulations

To encourage a park use environment that is compatible with the residential character of the City, Building and/or Zoning permits for permitted uses in the P-1 District shall not be issued without prior review by and approval of plans for such use by the City Plan Commission. Said review and approval shall be concerned with adjacent existing and planned uses, general site layout, operation plans, building materials, need for public waste water treatment and water supply facilities, ingress, egress, signage, lighting, storm water drainage, parking, loading and unloading, and screening and landscape plans. See subsection 17.0210.

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

DATE: March 3, 2025

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding a Conditional Use Permit for Doug & Kim Kiser and Thomas & Karen Krumenacher for Vacant Property Located on the East Side of Bluemound Road (PWC 0951-995-001) for the Purpose of Using the Property as an Outdoor Gathering Venue for Rent [Fuchs]

BACKGROUND:

At their February 20, 2025, meeting, the Plan Commission recommended approval of the Conditional Use Permit for property bearing Tax Key No. PWC 0951-995-001 to allow for a private park and event space business use.

The Plan Commission recommended conditions of approval can be found in the draft Conditional Use Permit.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to approve the Conditional Use Permit for property bearing Tax Key No. PWC 0951-995-001 to allow for a private park and event space business use.

ATTACHMENTS:

Description

Kiser Bluemound Road plans

Kiser-Krumenacher draft Conditional Use Permit

Bluemound Road public park issue responses

2025 rental guideline policies

Kiser neighbor concerns

Bluemound Road PWC 0951995001

Applicants

- Doug Kiser
- Kim Kiser
- Tom Krumenacher
- Karen Krumenacher

Conditional Use

February 10, 2025

Page 2 of 15



Conditional Use Bluemound Road PWC 0951995001

Conditional Use

- Outdoor Event Venue
- Hours 7:30am to 11:00pm
- Up to 100 participants
- 101-149 participants requested to complete the Special Event Permit at no cost.
- 150+ participants Special Event Permit to be completed with applicable fees

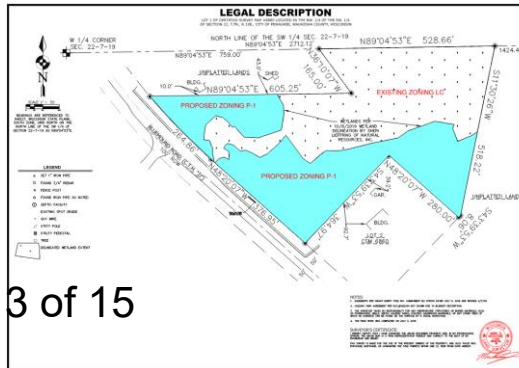
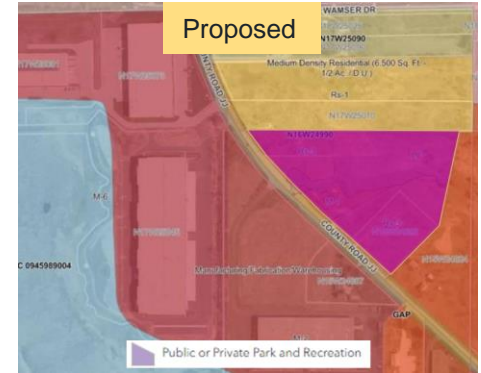
Rezone parcel

- RS-3, M-1, and LC to
- LC and P-1 Park and Open Space District



2050 Master plan modification

- Modification from Manufacturing to public, park, recreation.



**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-25-1-1**

PWC 0951995001

LEGAL DESCRIPTION:

LOT 1 CSM #6860 VOL 57/266 REC AS DOC #1770058 PT NW1/4
OF SW1/4 SEC 22 T7N R19E

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

Doug & Kim Kiser/Thomas & Karen Krumenacher.

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 February 20, 2025; 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 March 3, 2025.

NOW, THEREFORE, let it be known that the City Common Council by its action on March 3, 2025 has, hereby, granted a Conditional Use Permit for the following use(s):

Creating an outdoor gathering venue for rent.

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

1. The Conditional Use Permit granted under this approval is specific to the applicant and the business described in the application. This permit is non-transferable and shall not be assigned, conveyed, or otherwise transferred to any other person, entity, or business. In the event of a change in ownership or operation of the business, the new owner or operator must apply for a new Conditional Use Permit. Any violation of this condition will result in the revocation of the Conditional Use Permit.
2. Property owners shall complete all Waukesha County recommended access improvements prior to holding events.
3. Event hours, including outdoor music, shall be allowed from 7:30 a.m. to 10:00 p.m. Sunday through Thursday and 7:30 a.m. to 11:00 p.m. Friday and Saturday. Setup may occur one hour before the event. Clean up should be completed and any lighting shut off within 30 minutes following the end of the event.
4. A minimum of two ADA accessible parking spaces shall be marked with signage and located in close proximity to the placement of the tents.
5. No off-site parking shall be allowed for events, including neighboring properties and street parking, and no event shall exceed a maximum capacity of 100 people onsite at any given time.
6. Tents shall comply with Fire Department recommendations and requirements for tent permits and inspections, as may be applicable, and pay any applicable fees related to those inspections in accordance with the City's fee schedule.
7. All tents shall be fireproofed.
8. Portable toilets shall be cleaned and serviced at least once a week or more depending upon use and based upon industry standards and best practices, such as OSHA and ANSI.
9. The sale of alcohol shall be prohibited, including in-kind donations or the like.
10. Open burning shall be prohibited, except for the use of propane or natural gas within a confined fire pit.
11. Noise shall not exceed fifty decibels at the property lines.
12. Fireworks shall not be allowed.
13. Food trucks shall be allowed, subject to obtaining applicable Waukesha County and State of Wisconsin permits.
14. Grilling is allowed subject to proper and safe disposal of hot coals.
15. No outdoor storage shall be allowed.
16. Rental space areas for events, including tents, portable restrooms, and any other temporary structures, shall be located outside of the wetland and 25-foot wetland setback.

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

Steve Bierce

City Clerk

Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2025 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd

My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

Bluemound Road Rental Park Issues

- Is there adequate parking for up to 100 participants according to their Web site? Last summer there were weekend events that had parking along Bluemound Road.
 - **RESPONSE: There are 35 parking stalls on site. Using an average of 2.5 occupants per vehicle yields 87.5 people or attendees. There is suitable parking to accommodate events up to 100 participants. We purchased the property on October 25, 2025. We do not have a website as of today's date of January 7, 2025**
- Will liquor be sold or will individuals be allowed to bring their own to an event? If so, who will monitor consumption? If so, will a liquor license be obtained? New wedding hall law requires it in 2026(1). If liquor is allowed will trained bartenders be handling its sale or distribution?
 - **RESPONSE: Event coordinators are able to provide alcohol for their events as long as they do not sell alcohol per City of Pewaukee ordinances.**
 - **Event coordinator is responsible for monitoring their guests similar to events held at City of Pewaukee parks currently.**
 - **City park rental guide related to alcohol: *"Alcoholic beverages (beer, wine, seltzer) are allowed in the parks with the park rental permit. A permit to sell beer MUST be obtained from the City Clerk or Village Clerk depending on where the park is located. Any organization renting a park and wishing to sell fermented beverages must follow these regulations: 8.1 Club/organization, lodge, societies must be in existence for at least six (6) months. 8.2 Must apply for a special Class "B" license thirty (30) days prior to rental. 8.3 Obtain a Federal Tax Stamp from the Department of Revenue in Milwaukee. 8.4 Have on premises at all times a licensed operator in possession of a current City/Village of Pewaukee Operators License."***
- Will open fires be allowed? If so, who will monitor for safe use conditions?

- **RESPONSE: Fires are allowed per City of Pewaukee ordinances.**
 - **Section E of the permit indicates *“Bonfire/Campfires shall be allowed only under constant supervision in a contained burning pit. The actual fire area shall be in an enclosed fire ring of metal or masonry no larger than 5 feet in diameter.”***
- Will guests be allowed to barbecue or otherwise cook on premises? If yes, who will monitor for safe use conditions?
 - **RESPONSE: Event coordinators will be allowed to grill if they elect to do so.**
 - **City of Pewaukee requirements listed as follows: *“Grilling is allowed (you may bring your own grill) in our parks if the grill is kept a safe distance from any buildings and the hot coals are disposed of properly and safely. All grills/grilling supplies will need to be taken with you when you leave the park.”***
- Will fireworks be allowed on the premises? If yes, will an operator be required for them? Also, will guests be allowed to shoot them on their own?
 - **RESPONSE: The City of Pewaukee requires any resident or event coordinator to complete a Special Event Permit Application to have fireworks in the City of Pewaukee.**
- Will firearms be allowed on the premises? If yes, who will monitor to make sure they are not used?
 - **RESPONSE: We will not allow event coordinators to bring firearms on site. All federal, state, and local firearm laws will be followed.**
- Why were the hours of 7:30 AM to 11 PM chosen as operating hours? It seems like shorter hours, particularly in the evening would be more appropriate for a residential area.
 - **RESPONSE: The hours of operation were determined to allow event coordinators the opportunity to setup and remove their personal property necessary for each event.**
 - **The property is within an Industrial area with the following three shift manufacturing companies within 600 feet of the**

property with varying degree of manufacturing noise such as audible alarms from air filtration equipment, truck traffic with engine braking, audible exterior paging systems:

- **Harken Yacht Equipment**
 - Across street from parcel.
 - Operates 3 shifts 7 days per week
- **ID Technology and MAS Logistics**
 - Across street from parcel
 - Operates 2 shifts 6 days per week
 - 32 dock doors
- **PM Plastics Fulfillment Center**
 - Across street from parcel
 - Operates 2 shifts 6 days per week
 - 16 dock doors
- **Lakeland Supply**
 - Across street from parcel
 - Adding ~40,000SF
 - Operates 2 shifts 5 days per week
 - Expanding to 16 dock doors
- **Scot Industries**
 - Adjacent to the parcel
 - Adding ~20,000SF
 - Operates 2 shifts 6 days per week
- Who will be controlling and monitoring the sound volume of any entertainment?
 - **RESPONSE: The event coordinator will be responsible for monitoring noise (live music, DJ, or other) to comply with city ordinance 6.04 Loud and Unnecessary Noise: “No person shall make or cause any noise that unreasonably annoys or disturbs another in the vicinity.”**
 - **Owners of the property will properly screen event coordinators to ensure compliance with municipal ordinances prior to rental.**
- Will guests have access to the adjoining properties of the host-owners? If so, how will adjoining properties be isolated from guests who might venture away from park grounds?

- **RESPONSE: Guests will not have access to any adjoining properties.**
- Will there be any signage displayed on the front of the property or at the property entrance? If yes, what are the dimensions of the planned signs? Will the signage be lit? Are there any City codes governing signs?
 - **RESPONSE: Yes (eventually). Any monument signage will comply with current zoning codes Section 17.0700-Signs and Graphics.**
- Are there currently any plans to build a permanent structure, either a pavilion or a building on the grounds?
 - **RESPONSE: No. We are not planning to provide any improvements to the site. We wish to keep the site natural and park like to ensure quiet enjoyment for the foreseeable future.**
 - **Please note that we are changing the zoning from M-1 INDUSTRIAL/MAUFACTURING to P-1 PARK.**



W240 N3065 Pewaukee Rd.
Pewaukee, WI 53072
262-691-7275

PEWAUKEE PARKS AND RECREATION DEPARTMENT POLICIES PARKS/FACILITY RENTAL

1. Application and full payment must be submitted at least seven (7) days prior to the scheduled date. Late applications will be accepted until noon on the Wednesday prior to the weekend and will be assessed a late fee of \$50.
2. The Parks and Recreation Department does not guarantee absolute privacy to any group.
3. **Renter's building access code will be the last 4 digits of the phone number used to complete the rental. The code will be active at the rental start time and deactivate at the rental end time. Kiwanis Village Park has no indoor building access.**
4. **If there would be a problem getting into a facility – see #3, then review your rental agreement and policies, then contact the parks employee cell phone. This staff is off-duty, please text first, then call: Dan (262) 226-0295. If no one answers, then contact the City police at 262-691-0921 extension 1 for a city rental. There are no building rentals in the Village.**
5. Any damage, mess, etc. may incur additional fees required of the park renter. This amount will be determined based on a rate of \$50 per hour plus the cost of necessary supplies.
6. Alcoholic beverages (beer, wine, seltzer) are allowed in the parks with the park rental permit. A permit to sell beer **MUST** be obtained from the City Clerk or Village Clerk depending on where the park is located. Any organization renting a park and wishing to sell fermented beverages must follow these regulations:
 - 8.1 Club/organization, lodge, societies must be in existence for at least six (6) months.
 - 8.2 Must apply for a special Class "B" license thirty (30) days prior to rental.
 - 8.3 Obtain a Federal Tax Stamp from the Department of Revenue in Milwaukee.
 - 8.4 Have on premises at all times a licensed operator in possession of a current City/Village of Pewaukee Operators License.
 - 8.5 A refuse fee of \$100 per vendor will be charged to the park renter.
7. Pursuant State Statute 101.123, smoking is **PROHIBITED** inside the building, under the pavilion or within 25 feet of either of these areas.
8. Specific reservations must be made for exclusive use of ball diamonds for an additional fee, in 2-hour increments. If you wish to use the ball diamonds, you must request this prior to your rental. Dragging and lining the ball field has additional fees and is not always available. Tennis, volleyball, and basketball courts are not for exclusive use.

9. No standard reservations will be made on Good Friday, Easter Sunday, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas Eve, Christmas Day, New Year's Eve or New Year's Day.
10. No special lights shall be brought in unless by permit with the Director.
11. Tents must be taken down by 10 pm on the day of rental. Tents are not allowed to be staked down into the asphalt.
12. DJs and bands may be allowed as long as the renter does not violate municipal noise ordinances, per Public Peace and Good Order ordinance 6.04(8).
13. Grilling is allowed (you may bring your own grill) in our parks if the grill is kept a safe distance from any buildings and the hot coals are disposed of properly and safely. All grills/grilling supplies will need to be taken with you when you leave the park.
14. Renters are not allowed to sell any type of goods or operate any for-profit activities.
15. Renters interested in utilizing the hose hookup at Wagner Park should contact the Department at least one week in advance to make necessary arrangements.
16. Up to 150 people are allowed to attend your rental. Beyond 150 people will require additional fees, and potentially a special event permit. Please contact the office for more information about your rental.
17. Food trucks may be utilized during private events with permission from the Parks and Recreation Director and when in compliance with the following.
 - 17.1 There is a \$100 refuse fee per vendor due by the park renter at the time of booking the reservation.
 - 17.2 Food trucks are required to have appropriate licenses and/or permits with the City/Village/County/State to operate.
 - 17.3 Food vendors may only sell to guests of the private event and must post signage stating as such.
18. Notify the Parks and Recreation Department at 262-691-7275 immediately if the reservation is to be cancelled. A \$50 administrative fee will be charged for any rental cancellation and if the cancellation occurs less than 30 days prior to the rental date, the entire rental fee will be forfeited.
19. Time may be added to the rental until the last business day prior to the rental. Should a customer request to reduce their total rental time, no refunds will be issued. Any date change must be requested at least 30 days in advance of the originally scheduled date. Renters may change their rental date one time at no charge. A second date change would incur a \$50 administrative fee.
20. The Pewaukee Parks & Recreation Department reserves the right to cancel a reservation for any reason.

PAYMENT PROCEDURE

1. Payment in full is required at the time of booking your rental. **No permit is confirmed until a full payment is received.**

TOURNAMENT/LEAGUE PLAY GUIDELINES

1. If available, the Parks Maintenance Department will prepare the diamond(s) or fields for play only once each day on the permit for an additional charge. Therefore, any other maintenance will be the sponsoring party's responsibility.

PARKS/FACILITY CLEAN-UP PROCEDURE

**** ALL Park rentals must do the following:**

1. Leave the park and facility in the condition it was found. All garbage must be picked up, bagged, and tied. Leave tied garbage bags by door outside of the building or put at the bottom of the trash cans located outside so not to tempt vandalism.
2. Nothing must be left on the premises overnight. You may NOT come in early the next morning for cleanup. Bag and throw out all food.
2. Sweep floor/mop floor. *The Department will provide supplies.*
3. **Bring towels or rags to wipe tables after use. Bring cleaning cleanser in the event of stained surface from decorations or refreshments.**
4. Store folding chairs in the same area where found. At South Park please do not store the full chair rack in the office.
5. Lock all interior doors required per your facility requirements (signage posted, yellow/blue sheet, rental reminder email).
6. DO NOT dispose of grease on the park grass or parking lot. There is hook-up for a hose on the building if you are planning a corn roast or pig roast. Please hose parking lot area and or picnic area off before you leave.
7. If there was concern about the condition of the park at the beginning of rental, leave a message with the Parks & Recreation Director at 262-691-7275 or the parks employee on duty at the number listed on the "Day of Rental Information" sheet found on the day of your rental.
8. Renters who require EXCESS clean up by Department Staff will be charged \$50.00 per hour plus the cost of necessary supplies.

I agree to the above documented information, rental guidelines, the Joint Parks/Recreation Board Guidelines, and the City and Village Ordinances regarding park usage.

Person Responsible

Date

Bluemound Road Rental Park Issues

- Is there adequate parking for up to 100 participants according to their Web site? Last summer there were weekend events that had parking along Bluemound Road.
- Will liquor be sold or will individuals be allowed to bring their own to an event? If so, who will monitor consumption? If so, will a liquor license be obtained? New wedding hall law requires it in 2026(1). If liquor is allowed will trained bartenders be handling its sale or distribution?
- Will open fires be allowed? If so, who will monitor for safe use conditions?
- Will guests be allowed to barbecue or otherwise cook on premises? If yes, who will monitor for safe use conditions?
- Will fireworks be allowed on the premises? If yes, will an operator be required for them? Also, will guests be allowed to shoot them on their own?
- Will firearms be allowed on the premises? If yes, who will monitor to make sure they are not used?
- Why were the hours of 7:30 AM to 11 PM chosen as operating hours? It seems like shorter hours, particularly in the evening would be more appropriate for a residential area.
- Who will be controlling and monitoring the sound volume of any entertainment?
- Will guests have access to the adjoining properties of the host-owners? If so, how will adjoining properties be isolated from guests who might venture away from park grounds?
- Will there be any signage displayed on the front of the property or at the property entrance? If yes, what are the dimensions of the planned signs?

Will the signage be lit? Are there any City codes governing signs?

- Are there currently any plans to build a permanent structure, either a pavilion or a building on the grounds?
-

(1) *Door County Pulse*, December 28, 2023, by Miles Dannhausen, Jr.

“...When Gov. Tony Evers signed a new bill overhauling the state’s complex alcohol regulatory system on Dec. 6 (AB 304), it was hailed as a historic compromise between producers, distributors, hotels and the Wisconsin Tavern League.

The bill passed with rare bipartisan support (a 22-11 vote in the state Senate, and 88-10 in the state Assembly). But while the bill reduces complexities for wineries, breweries, distillers and distributors, owners of event venues and wedding barns said it may force them to close because of limits on the number and type of events they can host.

Under the provisions of the new law specific to event venues – which take effect in two years – renters will no longer be treated as a private party able to bring their own alcohol to serve to their wedding guests. Instead, venues will have to obtain one of two special liquor licenses to host the event. Legislators and Evers have said these licenses allow event venues to operate as they always have, but a close reading of the new legislations shows that’s not the case.

Lucas Vebber, attorney for the Wisconsin Institute for Law and Liberty, said his firm expects to bring a legal challenge to the law soon.

“This is just a pretext to ban wedding barns,” Vebber said. “It’s a very poorly-written and bizarre statute.”

No-Sale Event Venue Licenses

One of the two special liquor licenses under the new law is the no-sale event venue license that allows renters to provide their own beer and wine (but not hard liquor) for guests to consume at a wedding or event. But the venue is only allowed to host up to six of these licensed events – and only one of those per month.

Lucas Lindow, who operates About Thyme Farm in Baileys Harbor, said that’s not nearly the same as the 10 events per year he can host today.

“If I can only host one per month and six a year, do they expect me to host an event in the barn in April or May?” Lindow asked. “I don’t think that’s realistic.”

The no-sale license also stipulates that if a caterer is used at the event, the beer and wine must be purchased through the caterer – which would apply to nearly every wedding and event hosted at a wedding barn, driving up costs for those using the venue for their event..”

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

DATE: March 3, 2025

DEPARTMENT: Planning

PROVIDED BY: Nick Fuchs

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use / Transportation Plan Use Designation for the City of Pewaukee for Bielinski Homes for Property Located at W240 N2687 Pewaukee Road (PWC 0924-995) from Retail / Service Commercial to High Density Residential (< 6,500 SQ. FT. / D.U.) [Fuchs]

BACKGROUND:

At their February 20, 2025, meeting, the Plan Commission recommended denial of the Comprehensive Master Plan Amendment to change the future land use designation of the property located at W240N2687 Pewaukee Road from Retail / Service Commercial to High Density Residential.

The Plan Commission indicated concerns related to traffic, the need for a public road, and density.

The applicant is requesting that this matter be tabled to allow for plan revisions to address these concerns.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

A motion to table the Comprehensive Master Plan Amendment.

As a return date for this application is uncertain, the public hearing will be re-noticed.

ATTACHMENTS:

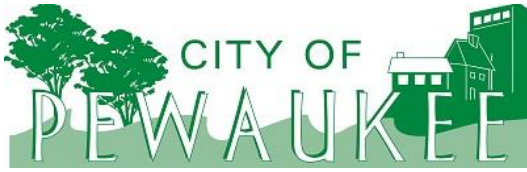
Description

Bielinski staff report 2.20.25

Bielinski narrative

Bielinski comp plan exhibit

Bielinski staff comment responses



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

REPORT TO THE PLAN COMMISSION

Meeting of February 20, 2024

Date: January 22, 2025

Project Name: Bielinski Homes Multi-Family Apartments

Project Address/Tax Key No.: W240N2687 Pewaukee Road/PWC 0924995

Applicant: Bielinski Homes

Property Owner: Bielinski Homes

Current Zoning: B-6 Mixed Use Business District

2050 Land Use Map Designation: Retail/Service Commercial

Use of Surrounding Properties: Office uses to the north, multi-family residential to the south, Crossroads Care Center to the east, and State of Wisconsin Department of Transportation owned property and multi-family residential to the west

Project Description

Following conceptual review at the October 17, 2024, Plan Commission meeting, the applicant filed applications and development plans for a multifamily development upon property located at W240N2687 Pewaukee Road (Tax Key No. 0924995), located at the southwest corner of Pewaukee Road and Watertown Road.

The applications under review include:

- A **Comprehensive Master Plan Amendment Application** requesting to amend the future land use designation on the City's Year 2050 Future Land Use / Transportation Plan map from Retail/Service Commercial to High Density Residential.
- A **Rezoning Application** requesting to change the zoning from B-6 Mixed Use Business District to Rm-2 Multiple-Family Residential District.
- A **Site & Building Plan Review Application** to allow the proposed site improvements as described below and depicted upon the attached development plans.

The development includes 50 market rate apartment units within nine separate buildings. The site plan includes seven 6-unit buildings and two 4-unit buildings.

The Rm-2 District allows a density of nine dwelling units per net acre and permits three to eight unit multiple-family structures with one 2-car attached or detached garages per unit.

The property is approximately 6.48-acres and is currently vacant and includes a portion of the storm water management pond primarily located on the adjacent Wisconsin Department of Transportation (WisDOT) property to the west. With 6.48-acres and 50 units, the development has a density of about 7.72-units per acre, which conforms to the allowed density of the Rm-2 District.

Site Plan

The site includes two access points; one along River Park Drive and one along Watertown Road. The applicant is proposing to utilize the existing storm water pond that is partly located on the subject property and on property to the west owned by the WisDOT. *Final Engineering Department review of grading, erosion control, utilities, and storm water management plans will be needed prior to any land disturbance.*

The Rm-2 District states that the sum of the total of the first floor area of the principal building and all accessory buildings shall not exceed 20 percent of the lot area. The site plan includes about 3.97 acres of greenspace, which is about 61.25% of the lot.

Parking

The Rm-2 District requires “a minimum of two and one-half (2-1/2) 200-square-foot off-street parking spaces provided for each residential unit, of which at least two (2) must be located in a garage as defined in Section 17.1402. (Also see section 17.0600)”

With a ratio of 2.5 parking spaces per unit, a total of 125 parking spaces are required for 50 dwelling units. More specifically, one hundred garage spaces are required, and the remaining 25 spaces may be exterior or surface parking stalls.

Each unit has a two-car garage. The applicant is requesting to count the surface area in front of the garages as parking spaces to comply with the above standard.

If not counted, the parking would be deficient by 15 surface spaces.

Landscaping

The Landscape Plan illustrates the location of proposed plantings, which includes 28 canopy/shade trees, 45 decorative trees, 50 evergreens. Shrubs will also be included around individual buildings as shown on Sheet L-2 of the Landscape Plan.

Lighting

A lighting plan and post/fixture details are provided. The applicant is proposing decorative coach style lighting. A total of seven light posts are provided. The light poles and fixtures have a peak height of 15 feet. Light levels are zero footcandles at the property lines.

Architecture

The primary building materials include vinyl siding with masonry accents.

The proposed building height is 29.5-feet, which conforms to the Rm-2 District maximum allowed height of 35-feet.

Signage

The applicant has indicated that signage will be presented at a later date. Below is the allowance for residential identification signs.

Permanent Subdivision/Development Identification Sign no more than six (6) feet in height; constructed of wood, metal and/or masonry; and, of a design which will be compatible with the landscape and shall state only the name and address of the subdivision. Such signs and their location, height and size shall be reviewed and approved by the Plan Commission and/or the City Planner prior to issuance of a permit.

Staff recommends that any proposed signage shall comply with the City's Sign Ordinance and be subject to City Planner review and approval and a Sign Permit issued through the Building Services Department.

Alternatively, the Plan Commission may request that signage be brought forward to the Plan Commission for review and approval.

Recommendation

Staff recommends approval of the Comprehensive Master Plan Amendment, Rezoning, and Site & Building Plans, subject to the conditions contained within this report.



Pewaukee Townhomes

A Multi-Family Development

City of Pewaukee Tax Key: PWC 0924995

Bielinski Homes presents another high quality Townhome Style Multi-family development located on a private wooded parcel of land on the corner of 164 and Watertown Rd. with a combination of (7) Six-family and (2) Four-family designed townhome buildings. Bielinski Homes is requesting an Amendment to the Comprehensive Master Plan and Rezoning to accommodate this proposed 50-unit market rate rental development.

Building Design Highlights:

Townhome Style Multi-Family with approximately 1,500 sq. ft. with attached 2 car garage.

Private entry, with a outdoor patio/deck area

2 or 3 bedrooms, 2 1/2 baths, master bedroom with walk-in closet and private bath

Second floor laundry room, deluxe appliance package & central air

DEVELOPMENT SUMMARY

Proposed Development:	Townhome Style Multi-Family
Current Zoning: B-6 (Mixed Use Business District)	Proposed Zoning: RM-2
Parcel Area:	6.5
Number of Buildings	(2) 4 unit & (7) 6 unit buildings
Number of Units	50
Proposed Density	7.70 units per acre
Open Space	3.97 Acres or 61.25%
Zoning Summary	
Minimum Lot Area:	4,500sq. ft. per dwelling unit
Building Height:	Max. 35'
Public Street Setback:	35'
Side Yard SetBack:	25'
Rear Yard Setback:	35'
Parking Per Unit	4
Garage = 2 spaces per unit	100
Driveway = 2 spaces per unit	100
Visitor = parking spaces	15
Total Parking Spaces:	215 Spaces (4.30 spaces/per unit)
Total Number of Units	50
Estimated Project Value	15,750,000 - \$17,000,000
Estimated Yearly Tax Revenue	

1



COMPREHENSIVE MASTER PLAN AMENDMENT EXHIBIT

SITE DATA	
LAND USE:	
Existing Land Use: Retail/Service Commercial, Floodplains, Lowlands, Upland Conservancy & Other Natural Areas	
Proposed Future Land Use: High Density Multi-Family Residential	
PROPERTY ZONING:	B-6
PROPOSED ZONING:	RM-2
SETBACKS:	
FRONT:	35 FEET
REAR:	35 FEET
SIDEYARD:	25 FEET
PROPOSED LOT AREA DATA:	
TOTAL LOT AREA:	282,425 S.F. (6.48 Acres)
TOTAL BUILDING AREA:	51,468 S.F. (1.18 Acres) 18.21% of Lot
TOTAL PAVEMENT AREA:	57,971 S.F. (1.32 Acres) 20.37% of Lot
TOTAL OPEN SPACE AREA:	172,986 S.F. (3.97 Acres) 61.27% of Lot
PROPOSED UNITS:	50 UNITS
DENSITY:	7.72 UN/AC
PARKING DATA:	
REQUIRED PARKING SPACES:	2.5 Per Unit (125 Total)
PROPOSED PARKING SPACES:	
GARAGE SPACES:	100 SPACES (2 PER UN)
DRIVEWAY SPACES:	100 SPACES (2 PER UN)
SURFACE SPACES:	10 SPACES
TOTAL SPACES:	210 SPACES (4.2 SPACES/UNIT)

LEGEND:	
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING SANITARY MANHOLE
	EXISTING WATER MAIN
	EXISTING HYDRANT
	EXISTING STORM SEWER
	EXISTING STORM MANHOLE
	EXISTING STORM INLET
	EXISTING TRANSFORMER
	EXISTING ELECTRIC PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	EXISTING CATV PEDESTAL
	EXISTING POWER POLE
	PROPOSED SANITARY SEWER (PRIVATE)
	PROPOSED SANITARY SEWER (PUBLIC)
	PROPOSED SANITARY MANHOLE
	PROPOSED WATER MAIN (PRIVATE)
	PROPOSED WATER MAIN (PUBLIC)
	PROPOSED HYDRANT
	PROPOSED WATER VALVE
	PROPOSED STORM SEWER
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED STORM END SECTION
	PROPOSED REJECT CURB & GUTTER



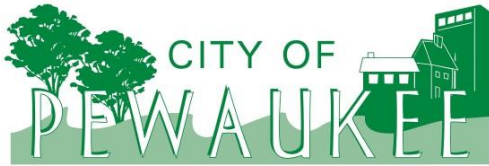
4100 N. CALHOUN RD
BROOKFIELD, WI 53005
t: (262) 790-1480
e: info@trioeng.com
www.trioeng.com



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

BIELINSKI™
HOMES

DATE: 02-05-2025



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

Date: January 22, 2025 **REVISED Feb. 7th, 2025**
To: John Donovan, Bielinski Homes **(Developer Comments in Red below dated 2/7/25.)**
From: Nick Fuchs, Planner & Community Development Director
RE: Staff Comments – Bielinski Homes Apartments development

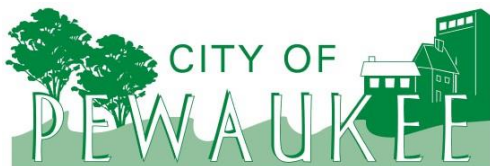
Comments and Recommendations:

Below are comments and recommendations for the proposed multifamily development for property located at W240N2687 Pewaukee Road (Tax Key No. 0924995).

1. Sheet C1.0 states a total lot area of 4.932 acres. Other documentation indicates the lot area is 6.48 acres. Please revise accordingly. **Revised as requested on plans.**
2. Note that it will be up to the Plan Commission whether to count parking spaces in front of garage spaces to comply with the Rm-2 parking requirement of “a minimum of two and one-half (2-1/2) 200-square-foot off-street parking spaces provided for each residential unit, of which at least two (2) must be located in a garage as defined in Section 17.1402. (Also see section 17.0600)” **Noted.**
3. Staff recommends that all buildings are sprinkled per NFPA 13. **Yes, and noted.**
4. On the Rezoning Exhibit, please indicate the existing and proposed zoning. An exhibit is also needed for the proposed Comprehensive Master Plan Amendment, stating the existing and proposed land use. **Added as requested. Comp Plan Amendment Exhibit completed and added to packet.**
5. Please dimension building height on the elevations. **Added to B & W Building Plans; (29'-6" on both bldg. height)**
6. Please dimension typical parking stalls on the site plan. Note parking spaces must be a minimum of 180 square feet. **Typical parking stalls have been labeled as 20' x 10' (200 s.f.) stalls.**
7. Note the Rm-2 side yard setback is 25-feet, not 30-feet as indicated in the narrative. Also, as a corner property, all non-street yards are considered side yards for setbacks. With that said, staff recommends maintaining the buffer provided adjacent to the existing multi-family to the south and west. **The setbacks have been revised on the plans and Dev. Summary as directed.**

17.0905 CORNER LOTS Lots having frontage on two or more intersecting public streets shall be considered ‘corner lots’ and shall have street or ‘front’ yards on that side of principal structures abutting a street and any other yard on such corner lot shall be designated a "side" yard. Structure and use setbacks from streets or property boundaries on such corner lots shall be regulated as set forth in sub-section 17.0209. **The setbacks have been revised on the plans and Dev. Summary as directed.**

8. The notes and plant schedule on the Landscape Plan is difficult to read. Staff recommends increasing its size. If made legible, 11x17 plans will suffice for Plan Commission. Alternatively, full sized drawings may be provided. **All notes and plant schedules have been enlarged and now legible on all landscape plans.**
9. It is recommended that the Plant Schedule categorize plantings as shade trees, decorative or ornamental trees, evergreens, and shrubs. **Completed on landscape plans.**



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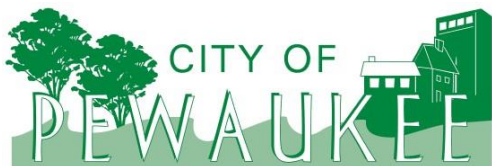
10. It is also recommended that the landscape plan clearly shows areas of existing trees that will be preserved and an indication of those areas where tree removal will occur, if any. **Added as requested to the site landscape (color) plan and the civil plans page C1.1. As the planned design proposed disturbing basically the entire site, it is anticipated that all existing vegetation would be removed. It will be determined on final engineering plans the extent of vegetation and tree removal.**
11. Is there sufficient room between the existing trees along the south property line and the buildings to provide additional plantings? **Yes, added to site landscape (color) plan.**
12. Note that paving must comply with Section 17.0601c. of the Zoning Code. **A note has been added to the site plan.**
13. Please illustrate the visions triangle on the Site Plan.

17.0603 TRAFFIC VISIBILITY No obstructions such as structures, automobile parking, fences or vegetation shall be permitted in any district between heights of two and one-half (2-1/2) feet and seven (7) feet above the mean curb grades within the triangular (Vision clearance) space formed by any two existing or proposed intersecting street or alley right-of-way (property) lines and a line joining points on such lines located a minimum of 15 feet from their intersection. In the case of arterial streets intersecting with other arterial street or railways, the corner cutoff distances establishing the triangular vision clearance space shall be increased from 15 to 25 feet. **A vision corner has been added to the intersection of Pewaukee Rd. and River Park Rd. on the civil plans page C1.1.**

14. What is the peak height of the light poles, including fixtures? **The Coach Light fixture overall height is 15'.**
15. Please confirm that light levels are zero footcandles at the property lines. **Yes.**
16. Below are sign standards for residential developments. Staff suggests including the details for type, size, and style of signage in addition to the location for Plan Commission review. **Permanent signage will be designed and submitted at the time of final engineering plan review.**

Permanent Subdivision/Development Identification Sign no more than six (6) feet in height; constructed of wood, metal, and/or masonry; and, of a design which will be compatible with the landscape and shall state only the name and address of the subdivision. Such signs and their location, height and size shall be reviewed and approved by the Plan Commission and/or the City Planner prior to the issuance of a permit. **We are aware there is a sign permit application. Permanent signage will be designed and submitted at the time of final engineering plan review.**

17. Please label building materials on the elevations. **Added on B & W plans as requested.**
18. The rear of the buildings will be visible from public rights-of-way. Staff recommends that masonry also be incorporated on these elevations. Please see applicable design guidelines below from Section 17.0210 of the Zoning Code. **We have revised the building color renderings and black and white plans to illustrate an additional square footage of masonry to create four-sided architectural designed elevations.**



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- a. No side or facade of a building or structure is exempt from public view and, consequently, all sides or facades should be visually pleasing and architecturally and aesthetically compatible.
 - b. STANDARD NO. BD-2
 - i. All buildings on a property shall be designed to integrate the principal building materials, color and texture on all sides of the buildings. **Completed, see material list and color selection sheet.**
 - ii. Each side of a building shall be designed to be individually visibly pleasing. **We have revised the building color renderings and black and white plans to illustrate an additional square footage of masonry to create four-sided architectural designed elevations.**
- 19.** How are mechanicals being screened from public view? Please provide a plan illustrating locations and screening of mechanical equipment. **Location of AC units and screening has been added, see revised Typical Unit Landscape Detail page.**
- 20.** How is garbage managed and collected for the development? Are dumpsters/dumpster enclosures needed onsite? If so, please include dumpster enclosure details on the plans (location, materials, wall height). **City provided pick up or development contracts directly. We will have individual garbage and recycling bins stored in their garages.**
- 21.** Note that any approval will be conditioned upon receiving Engineering Department review and approval of final grading, erosion control and storm water management plans prior to any land disturbance activities taking place. **Understood and noted.**
- 22.** The engineering department offers the following comments on the Bielinski Homes submittal for the property at the southwest corner of Pewaukee Road and Watertown Road
- a. The construction plans specifically reference that the stormwater management onsite provides “80% TSS load reduction from parking and drive areas”, however this does not meet the City’s requirements. The site must reduce the TSS loading at least 80% for the entire site. **The stormwater summary has been updated to reflect that the entire site will require 80% TSS reduction.**
 - b. The developer will be required to provide as-built information for the existing WISDOT wet pond if it is intended to be utilized in the treatment or detention of runoff for this site. **Understood and noted.**
 - c. It is preferred that the proposed sanitary sewer onsite is connected to the existing sanitary sewer in an easement along the Watertown Road right-of-way. The City will require the developer to evaluate the capacity of the sanitary sewer main in River Park Road if this location is chosen for the sanitary sewer connection. **The revised civil plans show a connection to the Watertown Road sanitary sewer.**

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.**

DATE: March 3, 2025

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action to Approve the Release of Interstate Partners Green Road LLC Cash Deposit of \$9,460 [Wagner].

BACKGROUND:

Interstate Partners have completed the improvements at the Redford Ramp and Green Road Intersection and the City has accepted the improvements. The 1 year guarantee period has passed and all restoration is complete.

Staff supports the release of the remaining funds.

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Council approve the release of Interstate Partners Green Road LLC Cash Deposit of \$9,460.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 9.**

DATE: March 3, 2025

DEPARTMENT: PW - Engineering

PROVIDED BY: Magdelene Wagner

SUBJECT:

Discussion and Possible Action to Enact the 2025 Spring Weight Limits [Wagner]

BACKGROUND:

In accordance with City Ordinance 5.05(2), the City of Pewaukee will impose spring weight limit restrictions on city streets, with enforcement tentatively beginning at 6:00 a.m. on Monday, March 10, 2025, and ending at 6:00 p.m. on Sunday, March 23, 2025. Depending on weather conditions, the March 23rd end date may be extended upon 48 hours advanced notice posted on the City of Pewaukee website (cityofpewaukee.wi.us).

Spring weight restrictions will be effective for the following streets:

Weyer Road
Lindsay Road
Green Road (Pewaukee Rd to Redford Blvd; 1400 ft East of Duplainville Rd to Springdale Rd)
Swan Road
Yench Road (both sections)
Glacier Road
Ishnala Trail
Sherwood Forest Drive & Nottingham Drive
Northview Road
Watertown Road (North Avenue to Springdale Rd)
Highfield Drive (Highfield Court to Broken Hill Circle South)

FINANCIAL IMPACT:

RECOMMENDED MOTION:

Council enact the 2025 Spring Weight Limits with exact dates to be determined by the Director of Public Works/City Engineer and posted in the field and on the website a minimum of 48 hours prior to enforcement beginning.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 10.**

DATE: March 3, 2025

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Approve the Accounts Payable Listing Dated March 3, 2025 [Tarczewski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

A/P 3/3/2025

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
02/21/2025	100	143369	AIRGAS USA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	704.24
02/21/2025	100	143370	ALL COUNTY ELECTRIC	FIRE ADMINISTRATION - BUILDING REPAIRS	52410	52210	106.50
02/21/2025	100	143371	BADGER OIL EQUIPMENT CO.	CITY HALL - OPERATING SUPPLIES	53400	51600	413.71
02/21/2025	100	143372	Bielinski Homes	BOB24-0018	23175	00000	500.00
02/21/2025	100	143374	CON-COR	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	228.83
02/21/2025	100	143375	CONTREE SPRAYER & EQUIPMENT	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	154.44
				HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	28.92
CHECK 100 143375 TOTAL FOR FUND 100:							183.36
02/21/2025	100	143376#	COREY OIL	CITY HALL - OPERATING SUPPLIES	53400	51600	750.00
				HIGHWAY - FUEL	53420	53100	3,157.90
CHECK 100 143376 TOTAL FOR FUND 100:							3,907.90
02/21/2025	100	143381	ELEVITY GORDON FLESCH CO INC	IT - OTHER PROFESSIONAL SERVICES	52190	51450	151.00
02/21/2025	100	143382*#	ELLIOTTS ACE HARDWARE	HIGHWAY - OPERATING SUPPLIES	53400	53100	115.72
				HIGHWAY - OPERATING SUPPLIES	53400	53100	31.16
CHECK 100 143382 TOTAL FOR FUND 100:							146.88
02/21/2025	100	143383	FIRE SERVICE INC	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	12,197.83
				FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	1,650.00
CHECK 100 143383 TOTAL FOR FUND 100:							13,847.83
02/21/2025	100	143384#	FORWARD TS	BUILDING SERVICES - OPERATING SUPPLIES	53400	52400	34.39
				RECREATION PROGRAM - OPERATING SUPPLIES	53400	55300	368.19
CHECK 100 143384 TOTAL FOR FUND 100:							402.58
02/21/2025	100	143385	GALLS	FIRE PROTECTIVE SERVICES - UNIFORMS	53410	52230	62.09
02/21/2025	100	143386	GRAINGER	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	8.48
02/21/2025	100	143390	J&L TIRE AND SERVICE CENTER	FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	1,605.66
				FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	1,426.34
				FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	3,029.12
				FIRE PROTECTIVE SERVICES - VEHICLE	52440	52230	308.00
CHECK 100 143390 TOTAL FOR FUND 100:							6,369.12

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
02/21/2025	100	143391	KAESTNER AUTO ELECTRIC CO.	HIGHWAY - OPERATING SUPPLIES	53400	53100	94.80
02/21/2025	100	143392	LANGE ENTERPRISES, INC	HIGHWAY - ROAD SIGNS & MARKINGS	53720	53100	157.20
02/21/2025	100	143393	LIFE-ASSIST INC	FIRE PROTECTIVE SERVICES - EMS	53450	52230	707.86
02/21/2025	100	143394	MAGDALINE SMALL	REAL ESTATE TAXES RECEIVABLE	12100	00000	11.19
02/21/2025	100	143395*#	MENARDS	HIGHWAY - OPERATING SUPPLIES	53400	53100	37.72
				HIGHWAY - ROAD SIGNS & MARKINGS	53720	53100	84.16
				HIGHWAY - OTHER ROADWAY SUPPLIES	53790	53100	39.99
				PARKS - BUILDING REPAIRS & MAINT	52410	55200	74.61
				PARKS - NEW EQUIPMENT	53950	55200	39.88
				CHECK 100 143395 TOTAL FOR FUND 100:			276.36
02/21/2025	100	143396	MILLER-BRADFORD & RISBERG, INC	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	5.35
02/21/2025	100	143397	NATIONWIDE RETIREMENT SOLUTIONS	DEFERRED COMPENSATION	21570	00000	2,320.64
				DEFERRED COMPENSATION	21570	00000	2,266.90
				DEFERRED COMPENSATION	21570	00000	2,282.86
				CHECK 100 143397 TOTAL FOR FUND 100:			6,870.40
02/21/2025	100	143398	NEOTERIC HOVERCRAFT INC.	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	75.00
02/21/2025	100	143400	NS CORPORATION	HIGHWAY - OPERATING SUPPLIES	53400	53100	1,612.84
02/21/2025	100	143401	OCCUPATIONAL HEALTH CENTERS	EMPLOYEE SERVICES - EMPLOYMENT EXAMS	52150	51430	351.00
02/21/2025	100	143402*#	ODP BUSINESS SOLUTIONS LLC	CITY HALL - JANITORIAL SUPPLIES	52400	51600	286.08
02/21/2025	100	143403	PROHEALTH PHARMACY WAUKESHA	FIRE PROTECTIVE SERVICES - EMS	53450	52230	158.75
02/21/2025	100	143404	QUALITY ELECTRIC SERVICE	CITY HALL - OPERATING SUPPLIES	53400	51600	484.00
02/21/2025	100	143408	RUNDLE-SPENCE	CITY HALL - BUILDING REPAIRS & MAINT	52410	51600	441.33
02/21/2025	100	143409	SCBAS	FIRE PROTECTIVE SERVICES - EQUIP REPAIR	52430	52230	458.16
02/21/2025	100	143410	SHIELD SOLUTIONS	FIRE PROTECTIVE SERVICES - OPERATING	53400	52230	767.00
02/21/2025	100	143411	SPRING CREEK CHURCH	RECREATION PROGRAM - PROGRAM EXPENSES	53430	55300	1,150.00
02/21/2025	100	143412	STACI JOERS	RECREATION PROGRAM - CONTRACTED	52190	55300	640.00
02/21/2025	100	143413	STARK PAVEMENT CORP	HIGHWAY - ROAD REPAIRS	53730	53100	152.33
				HIGHWAY - ROAD REPAIRS	53730	53100	75.00
				CHECK 100 143413 TOTAL FOR FUND 100:			227.33

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
02/21/2025	100	143414	STATE OF WI COURT FINES & ASSMTS	COURT PENALTIES	45110	00000	4,516.21
02/21/2025	100	143415*#	SYSTEC LTD OF WISCONSIN INC	HIGHWAY - BLDG REPAIRS & MAINT	52410	53100	1,570.00
02/21/2025	100	143416	TODD TENNYSON	HIGHWAY - SAFETY EQUIPMENT	53480	53100	200.00
02/21/2025	100	143418	TRIPLE CROWN PRODUCTS	RECYCLE - OPERATING SUPPLIES	53400	53635	178.13
02/21/2025	100	143420*#	VESTIS	HIGHWAY - CONTRACTED JANITORIAL	52400	53100	39.80
				HIGHWAY - UNIFORMS	53410	53100	92.23
				HIGHWAY - UNIFORMS	53410	53100	89.87
				CHECK 100 143420 TOTAL FOR FUND 100:			221.90
02/21/2025	100	143422	WASTE MANAGEMENT	SERVICE FEES	52900	53635	33.88
02/21/2025	100	143423	WAUKESHA CO TREASURER	COURT PENALTIES	45110	00000	1,328.80
02/21/2025	100	143424*#	WE ENERGIES	HIGHWAY - ELECTRICITY	52210	53100	1,406.70
				GAS FOR HEAT (NATURAL GAS)	52220	53100	1,308.70
				CHECK 100 143424 TOTAL FOR FUND 100:			2,715.40
02/21/2025	100	143425	WESTRIDGE BUILDERS	BOB24-0033	23175	00000	500.00
02/21/2025	100	143426	WOLF PAVING	HIGHWAY - ROAD REPAIRS	53730	53100	136.50
02/21/2025	100	143428	ZORN COMPRESSOR & EQUIPMENT	HIGHWAY - EQUIP REPAIR & MAINT	52430	53100	116.25
02/27/2025	100	143440	AMI HURD	CLERK/TREASURER - MILEAGE	53300	51420	19.60
02/27/2025	100	143441*#	BUMPER TO BUMPER	ENGINEERING - VEHICLE REPAIR & MAINT	52440	53110	6.79
02/27/2025	100	143443	CONLEY MEDIA	CLERK/TREASURER - NOTICES &	53470	51420	282.00
02/27/2025	100	143444	DAN PLAUTZ CLEANING SERVICE	CITY HALL - JANITORIAL SUPPLIES	52400	51600	2,873.00
02/27/2025	100	143445	DIVERSIFIED BENEFIT SERVICES, INC.	INSURANCE CONSULTANT	52150	51930	315.80
02/27/2025	100	143446	EHLERS	OTHER PROFESSIONAL SERVICES	52190	51510	4,250.00
02/27/2025	100	143447	ELEVITY GORDON FLESCH CO INC	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	5,050.80
02/27/2025	100	143448*#	EMERGENCY LIGHTING & ELECTRONICS	ENGINEERING - VEHICLE REPAIR & MAINT	52440	53110	214.29
02/27/2025	100	143449	GRANICUS	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	2,500.00
02/27/2025	100	143450	HEARTLAND BUSINESS SYSTEMS	IT - OTHER PROFESSIONAL SERVICES	52190	51450	23.00

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 100 GENERAL FUND							
02/27/2025	100	143451#	IS OUTFITTERS	IT - SOFTWARE MAINTENANCE & UPDATES	52480	51450	3,933.00
				RECREATION PROGRAM - PHONE & CELL	52260	55300	3,138.03
				CHECK 100 143451 TOTAL FOR FUND 100:			7,071.03
02/27/2025	100	143452	JOHNS DISPOSAL SERVICE	MISCELLANEOUS REVENUES	48900	00000	168.75
02/27/2025	100	143453	JOHNSON ELECTRIC	ELECTRICAL PERMITS	44301	00000	120.00
02/27/2025	100	143454*#	LITHO-CRAFT	ENGINEERING - OPERATING SUPPLIES	53400	53110	106.50
02/27/2025	100	143455	MENARDS	PARKS - BUILDING REPAIRS & MAINT	52410	55200	119.04
				PARKS - NEW EQUIPMENT	53950	55200	127.21
				CHECK 100 143455 TOTAL FOR FUND 100:			246.25
02/27/2025	100	143456*#	MSA PROFESSIONAL SERVICES INC	ENGINEERING - OUTSIDE ENGINEERING	52190	53110	78.90
				ENGINEERING - OUTSIDE ENGINEERING	52190	53110	78.91
				CHECK 100 143456 TOTAL FOR FUND 100:			157.81
02/27/2025	100	143457#	ODP BUSINESS SOLUTIONS LLC	CLERK/TREASURER - OPERATING SUPPLIES	53400	51420	16.99
				ELECTIONS - OPERATING SUPPLIES	53400	51440	37.71
				CHECK 100 143457 TOTAL FOR FUND 100:			54.70
02/27/2025	100	143459	PREMIUM WATERS, INC	PARKS - OPERATING SUPPLIES	53400	55200	45.99
02/27/2025	100	143460	R&R INSURANCE SERVICES	WORKER'S COMPENSATION	55110	51930	21,786.00
02/27/2025	100	143463#	WAUKESHA CO TREASURER	CLEARING	21900	00000	60.90
				POLICE - OVERTIME	52150	52100	11,058.59
				POLICE - CONTRACT FOR SERVICES	52160	52100	299,114.69
				POLICE - COMMUNITY PROGRAM	52180	52100	363.57
				CHECK 100 143463 TOTAL FOR FUND 100:			310,597.75
02/27/2025	100	143466	WI SUPREME COURT	COURT - MEETINGS & CONVENTIONS	53210	51200	800.00
				Total for fund 100 GENERAL FUND			410,014.30

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 230 STORM WATER MANAGEMENT							
02/21/2025	100	143379*#	DIGGERS HOTLINE	STORM SEWER MAINT - DIGGER'S HOTLINE	52201	53651	15.08
02/21/2025	100	143415*#	SYSTEC LTD OF WISCONSIN INC	BUILDING REPAIRS & MAINT	52410	53650	785.00
02/21/2025	100	143420*#	VESTIS	CONTRACTED JANITORIAL	52400	53650	19.89
02/21/2025	100	143424*#	WE ENERGIES	ELECTRICITY	52210	53650	703.35
				GAS FOR HEAT (NATURAL GAS)	52220	53650	654.35
				CHECK 100 143424 TOTAL FOR FUND 230:			<u>1,357.70</u>
02/27/2025	100	143439	AECOM TECHNICAL SERVICES, INC	PROJECTS - CITY STORM WATER STUDY	58210	57340	8,894.73
02/27/2025	100	143441*#	BUMPER TO BUMPER	EQUIPMENT REPAIR & MAINT	52430	53650	6.79
02/27/2025	100	143448*#	EMERGENCY LIGHTING & ELECTRONICS	EQUIPMENT REPAIR & MAINT	52430	53650	214.29
02/27/2025	100	143454*#	LITHO-CRAFT	OPERATING SUPPLIES	53400	53650	106.50
02/27/2025	100	143456*#	MSA PROFESSIONAL SERVICES INC	COMPUTER/PROGRAM MAINTENANCE	52480	53650	78.91
				COMPUTER/PROGRAM MAINTENANCE	52480	53650	78.91
				CHECK 100 143456 TOTAL FOR FUND 230:			<u>157.82</u>
				Total for fund 230 STORM WATER MANAGEMENT			11,557.80

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 250 TOURISM & CONVENTION							
02/21/2025	100	143405	R.A. SMITH & ASSOC., INC.	TOURISM - SPORTS COMPLEX TURF	58210	56700	4,398.00
Total for fund 250 TOURISM & CONVENTION							4,398.00

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 420 CAPTIAL ROAD PROJECTS							
02/27/2025	100	143458	PAYNE & DOLAN	SPICE CREEK/MEADOWBROOK FARMS PH 4	58210	57557	495,807.44
Total for fund 420 CAPTIAL ROAD PROJECTS							495,807.44

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 440 BIKE & PEDESTRIAN							
02/27/2025	100	143454*#	LITHO-CRAFT	FIELDHACK PATH	58220	53550	903.04
				Total for fund 440 BIKE & PEDESTRIAN			903.04

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 490 CAPTIAL EQUIPMENT							
02/21/2025	100	143406	REINDERS, INC.	PARKS - CAPITAL EQUIPMENT	58100	57620	20,705.40
02/27/2025	100	143461	REINDERS, INC.	PARKS - CAPITAL EQUIPMENT	58100	57620	8,154.96
				PARKS - CAPITAL EQUIPMENT	58100	57620	15,278.54
				CHECK 100 143461 TOTAL FOR FUND 490:			23,433.50
				Total for fund 490 CAPTIAL EQUIPMENT			44,138.90

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY							
02/19/2025	100	1832 (E) *#	WE ENERGIES	PUMPING OPS-NATURAL GAS	52200	10623	1,224.87
02/19/2025	100	1833 (E)	WE ENERGIES	PUMPING OPS- ELECTRICITY	52210	10623	28,031.77
02/21/2025	100	143379*#	DIGGERS HOTLINE	TRANS & DIST OPS-DIGGERS HOTLINE WATER	52450	10665	15.09
02/21/2025	100	143380*	DWD-UI	UNEMPLOYMENT-WATER	51370	10926	740.00
02/21/2025	100	143382*#	ELLIOTTS ACE HARDWARE	SOURCE OPS- SUPPLIES AND EXPENSES	53400	10603	18.99
02/21/2025	100	143388	HAWKINS, INC.	TREATMENT OPS-CHEMICALS	53410	10641	2,355.57
02/21/2025	100	143389	HYDROCORP	TRANS & DIST OPS-CROSS CONNECTION	52900	10664	1,288.00
02/21/2025	100	143395*#	MENARDS	SOURCE MAINT-BUILDINGS AND GROUNDS	52310	10611	19.89
				PUMPING OPS-FUEL TO POWER GENERATOR	53900	10621	25.26
				CHECK 100 143395 TOTAL FOR FUND 600:			45.15
02/21/2025	100	143399#	NORTHERN LAKE SERVICE, INC	PRE - PAYMENTS	16200	00143	116.00
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	467.50
				TREATMENT OPS-WATER TESTING & LAB EXPS	52310	10642	754.00
				CHECK 100 143399 TOTAL FOR FUND 600:			1,337.50
02/21/2025	100	143402*#	ODP BUSINESS SOLUTIONS LLC	ADMIN & GEN EXPS OPS-OFFICE SUPPLIES	53100	10921	11.09
				ADMIN & GEN EXPS OPS-OFFICE SUPPLIES	53100	10921	2.38
				CHECK 100 143402 TOTAL FOR FUND 600:			13.47
02/21/2025	100	143407	ROB KINCAID	ADMIN & GEN OPS-MILEAGE	53300	10921	95.20
02/21/2025	100	143417	TOTAL MECHANICAL	SOURCE MAINT-BUILDINGS AND GROUNDS	52310	10611	210.00
02/21/2025	100	143419	USA BLUEBOOK	TRANS & DIST MAINT-TRANS& DISTR MAINS	52400	10673	554.21
02/21/2025	100	143427	X-POSE	OTHER WATER REVENUES	48901	00474	100.00
02/21/2025	100	25 (S) *#	CINTAS CORP	TRANS & DIST OPS-UNIFORMS	53410	10665	52.85
				TRANS & DIST OPS-UNIFORMS	53410	10665	52.84
				TRANS & DIST OPS-UNIFORMS	53410	10665	(105.69)
				CHECK 100 25(S) TOTAL FOR FUND 600:			0.00
02/27/2025	100	143456*#	MSA PROFESSIONAL SERVICES INC	ADMIN & GEN OPS-GIS & ASSET MANAGE MAIN	52120	10933	78.90

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 600 WATER UTILITY				ADMIN & GEN OPS-GIS & ASSET MANAGE MAIN	52120	10933	78.90
				CHECK 100 143456 TOTAL FOR FUND 600:			157.80
				Total for fund 600 WATER UTILITY			36,187.62

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User: FIORENTINO
DB: City Of Pewaukee

CHECK DISBURSEMENT REPORT FOR PEWAUKEE
CHECK DATE FROM 02/18/2025 - 02/27/2025

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Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
Fund: 650 SEWER UTILITY							
02/19/2025	100	1832 (E) *#	WE ENERGIES	POWER/NATURAL GAS	52210	01821	348.16
02/21/2025	100	143373	CITY OF BROOKFIELD	SEWER SERVICE CHARGE - BROOKFIELD			** VOIDED **
02/21/2025	100	143377	CUMMINS SALES & SERVICE	MAINTENANCE OF GENERAL PLANT STRUCTURE	52400	01834	904.94
				MAINTENANCE OF GENERAL PLANT STRUCTURE	52400	01834	1,279.89
				CHECK 100 143377 TOTAL FOR FUND 650:			2,184.83
02/21/2025	100	143378	DEPARTMENT OF NATURAL RESOURCES	ADMIN & GEN OPS- MEMBERSHIP & CONT EDU	53200	10930	25.00
02/21/2025	100	143379*#	DIGGERS HOTLINE	DIGGERS HOTLINE SEWER	52450	10665	15.08
02/21/2025	100	143380*	DWD-UI	UNEMPLOYMENT-SEWER	51370	10926	740.00
02/21/2025	100	143382*#	ELLIOTTS ACE HARDWARE	SUPPLIES AND EXPENSES	53400	01827	18.99
02/21/2025	100	143387	GREGG MARTIN INSTRUMENTATION	MAINTENANCE/SCS - FLOWMETER	52420	01831	3,230.00
02/21/2025	100	143402*#	ODP BUSINESS SOLUTIONS LLC	ADMIN & GEN OPS-OFFICE SUPPLIES	53100	10921	11.10
				ADMIN & GEN OPS-OFFICE SUPPLIES	53100	10921	2.37
				CHECK 100 143402 TOTAL FOR FUND 650:			13.47
02/21/2025	100	143421	VILLAGE OF PEWAUKEE	SEWER SERVICE CHARGE SANITARY DISTIRCT	52343	01827	22,802.87
02/21/2025	100	25 (S) *#	CINTAS CORP	Uniforms & Protective Equipment	53410	01827	52.84
				Uniforms & Protective Equipment	53410	01827	52.85
				Uniforms & Protective Equipment	53410	01827	(105.69)
				CHECK 100 25(S) TOTAL FOR FUND 650:			0.00
02/27/2025	100	143442	CITY OF BROOKFIELD	SEWER SERVICE CHARGE - BROOKFIELD	52340	01827	484,805.57
02/27/2025	100	143456*#	MSA PROFESSIONAL SERVICES INC	ADMIN & GEN OPS-GIS & ASSET MANAG MAINT	52120	10933	78.91
				ADMIN & GEN OPS-GIS & ASSET MANAG MAINT	52120	10933	78.91
				CHECK 100 143456 TOTAL FOR FUND 650:			157.82
02/27/2025	100	143462	STAAB CONSTRUCTION CORP	Gun Club Sewer Study	12831	00107	275,709.50
02/27/2025	100	143464	WI DNR	ADMIN & GEN OPS- MEMBERSHIP & CONT EDU	53200	10930	25.00
02/27/2025	100	143465	WI RURAL WATER ASSOCIATION	ADMIN & GEN OPS- MEMBERSHIP & CONT EDU	53200	10930	110.00
Total for fund 650 SEWER UTILITY							790,186.29

Check Date	Bank	Check #	Payee	Description	Account	Dept	Amount
TOTAL - ALL FUNDS							1,793,193.39

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

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM •**

DATE: March 3, 2025

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

§19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, specifically related to the Joint Pewaukee Library lease agreement.

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM •**

DATE: March 3, 2025

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

§19.85(1)(e): Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session specifically related the Trinity Academy Lease Agreement for the property located at W225N3201 Duplainville Road (PWC 0911-989-002).

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: