



Planning Department

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

**PLAN COMMISSION
MEETING NOTICE AND AGENDA
Thursday, April 18, 2024
6:00 PM**

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

-
1. Call to Order and Pledge of Allegiance
 2. Discussion and Possible Action Regarding a Conceptual Review for 2000 Development Corp. for a Proposed Industrial Development for Vacant Property Located at the Northeast Corner of Redford Boulevard and Lindsay Road (PWC 0869999001)
 3. Adjournment

Ami Hurd
Deputy Clerk

4/11/2024

NOTICE

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

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

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

DATE: April 18, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding a Conceptual Review for 2000 Development Corp. for a Proposed Industrial Development for Vacant Property Located at the Northeast Corner of Redford Boulevard and Lindsay Road (PWC 0869999001)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

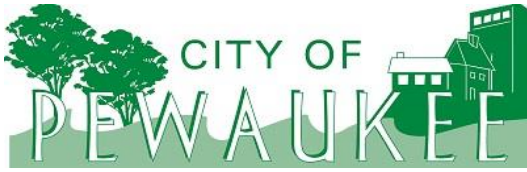
2000 Development staff report 4.18.24

Firmette

FEMA CLOMR #1

FEMA CLOMR #2

Mierow-Lindsay conceptual review



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 April 18, 2024

Date: April 9, 2024

Project Name: Mierow Lindsay LLC/Lindsay Road LLC Conceptual Review

Project Address/Tax Key No.: PWC 0869999001

Applicant: 2000 Development Corp.

Property Owner: MIEROW LINDSAY LLC & LINDSAY ROAD LLC

Current Zoning: A-2 Agricultural & F-1 Floodplain

2050 Land Use Map Designation: Manufacturing / Fabrication / Warehousing and Floodplains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Rs-2 to the east, M-1 to the south, City of Pewaukee parcel zoned F-1 and Rs-2 along with Redford Blvd. to the west, and Town of Lisbon to the north.

Project Description

The applicant submitted conceptual plans for Plan Commission review of a proposed industrial development located at the northeast corner of Redford Boulevard (C.T.H. F) and Lindsay Road. Note the development proposal includes a 2-acre City of Pewaukee parcel that is located at the northeast corner of the intersection. Note the City reviewed a similar conceptual review in April 2022 by the same applicant.

The privately held property has an area of approximately 19.33-acres and is currently vacant. The property has a significant area dedicated as floodplain. Since the 2022 conceptual review, the applicant received approval of a Conditional Letter of Map Revision from FEMA to relocate the floodplain on the property, which creates a larger and more practicable buildable area onsite. A map is provided illustrating the current floodplain area and the preliminary site plan provided by the applicant illustrates the proposed floodplain area if this project moves forward and is constructed.

As previously mentioned, the applicant is proposing to utilize the City's property for part of the needed compensatory flood storage area. The Common Council must determine if the City will allow that property to be used for flood storage. Moreover, the Common Council must decide if the City will retain the parcel or have it acquired by the developer.

The applicant is proposing construction of an approximately 225,000 square foot, one story distribution facility. The conceptual plan illustrates building location, exterior parking, truck court, storm water pond locations, and the floodplain storage area. The proposed building will face Lindsay Road to minimize the view of trucking and docks from public streets. The proposed parking lot, consisting of 89 stalls, will be located on the south side of building. The site plan also shows potential

future parking adjacent to this area if needed. The proposed truck court will border the entire north side of the building.

The sample renderings provided show the distribution facility being constructed of precast concrete panels and glass. Staff recommends that significant architectural improvements be made, particularly to the south and west elevations.

The property is currently zoned A-2 Agricultural District and F-1 Floodplain District. The City property is zoned F-1 Floodplain District and Rs-2 Single-Family Residential District. Both properties are designated as Manufacturing/Fabrication/Warehousing and Floodplains, Lowland & Upland Conservancy, and Other Natural Areas on the City's Year 2050 Land Use/Transportation Plan.

The applicant anticipates requesting a rezoning to the M-2 Limited Industrial District to accommodate the development. The F-1 District would be revised to match the updated floodplain mapping.

The applicant is requesting that the City work with the County to have a traffic signal installed at the intersection of Lindsay Road and Highway F/Redford Boulevard. This must be further discussed with the Common Council and Waukesha County.

Additionally, the narrative indicates a need for a developer funded TIF. This has not been discussed with staff nor are any details provided related to the request.

Staff is not aware of any specific tenants for the building. Any business locating within the building will be required to obtain a Business Plan of Operation Permit or Conditional Use Permit as required by the zoning district.

The lot conforms with the minimum lot area and width requirements of the M-2 Limited Industrial District. Furthermore, it appears the project will conform to the development standards of the M-2 District and the minimum 40% greenspace requirement.

As currently designed, it is anticipated that the project will require a Rezoning, Comprehensive Master Plan Amendment, and a Site & Building Plan Review Application. The CMP Amendment would match the future land use designations and the revised floodplain location. There is also a wetland onsite that would be zoned LC Lowland Conservancy District.

Recommendation

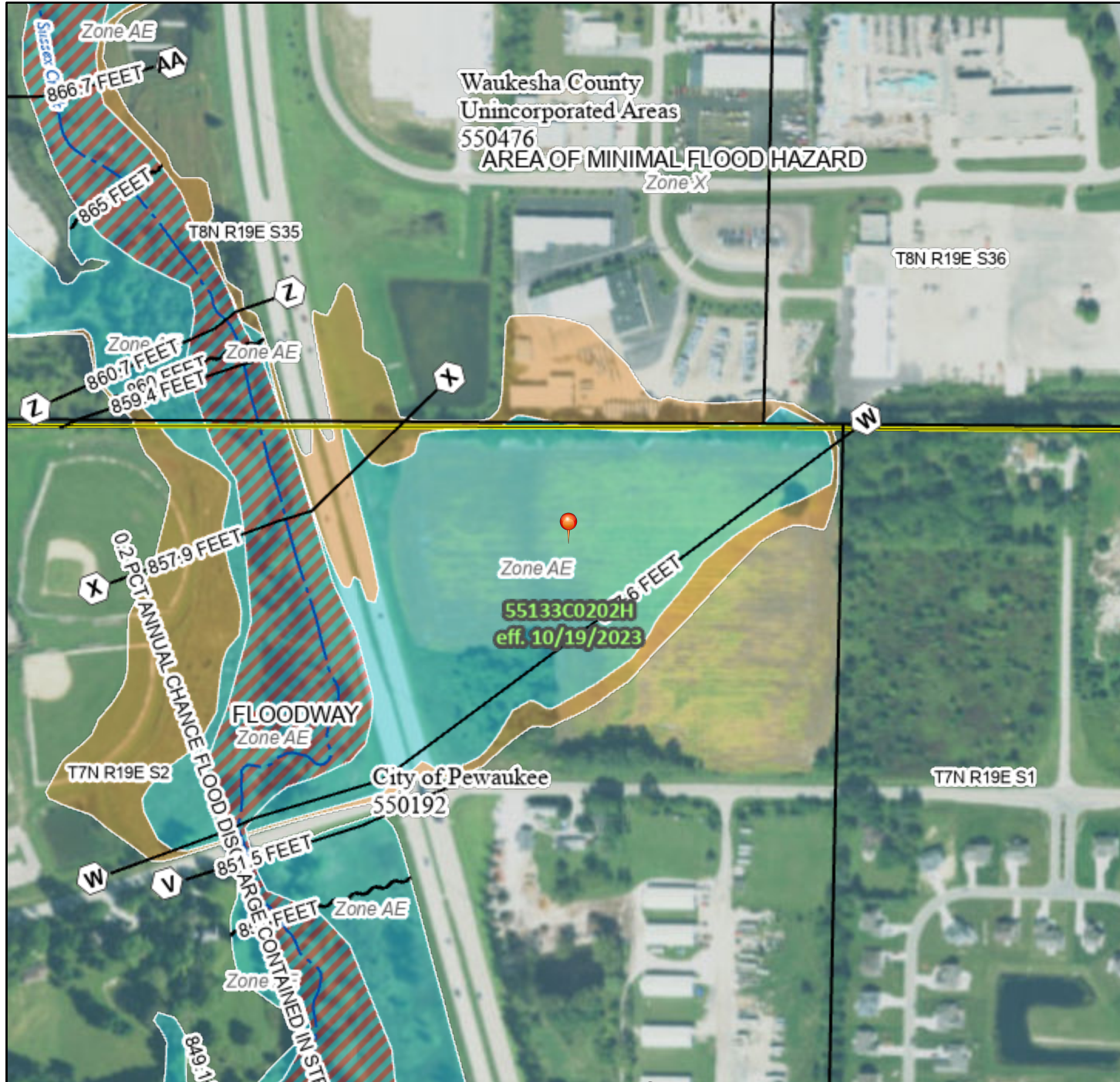
No action required.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with detailed site and building plans as well as the Rezoning, Comprehensive Master Plan Amendment, and Site & Building Plan Review applications.

National Flood Hazard Layer FIRMMette



88°12'45"W 43°6'27"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/9/2024 at 11:46 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Federal Emergency Management Agency

Washington, D.C. 20472

January 10, 2024

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Steve Bierce
Mayor, City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

IN REPLY REFER TO:

Case No.: 22-05-2862R
Community Name: City of Pewaukee, WI
Community No.: 550192

Dear Mayor Bierce:

We are providing our comments with the enclosed Conditional Letter of Map Revision (CLOMR) on a proposed project within your community that, if constructed as proposed, could revise the effective Flood Insurance Study report and Flood Insurance Rate Map for your community.

If you have any questions regarding the floodplain management regulations for your community, the National Flood Insurance Program (NFIP) in general, or technical questions regarding this CLOMR, please contact the Director, Mitigation Division of the Federal Emergency Management Agency (FEMA) Regional Office in Chicago, Illinois at (312) 408-5500, or the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Sincerely,

Patrick "Rick" F. Sacbabit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Conditional Letter of Map Revision Comment Document

cc: Nick Fuchs
Community Development Director
City of Pewaukee

Sarah Rafajko, CFM
State NFIP Coordinator
Wisconsin Department of Natural Resources

Michael T. Schwar, P.E.
Principal Water Resources Engineer
Stony Point Hydrology, LLC

Jeff Mierow
Owner
Mierow Realty



Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT

COMMUNITY INFORMATION		PROPOSED PROJECT DESCRIPTION	BASIS OF CONDITIONAL REQUEST
COMMUNITY	City of Pewaukee Waukesha County Wisconsin	EXCAVATION FILL DETENTION BASIN	1D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 550192		
IDENTIFIER	Mierow Floodplain Revision	APPROXIMATE LATITUDE & LONGITUDE: 43.104, -88.208 SOURCE: OTHER DATUM: NAD 83	
AFFECTED MAP PANELS			
TYPE: FIRM* NO.: 55133C0202H DATE: October 19, 2023		* FIRM - Flood Insurance Rate Map	

FLOODING SOURCE AND REACH DESCRIPTION

Sussex Creek – From approximately 800 feet downstream of Lindsay Road to approximately 1,400 feet upstream of Lindsay Road

PROPOSED PROJECT DESCRIPTION

Flooding Source	Proposed Project	Location of Proposed Project
Sussex Creek	Grading	From just east of the intersection of Lindsay Road and Redford Boulevard to approximately 800 feet northeast of the intersection of Lindsay Road and Redford Boulevard
	New Detention Basin	Just northeast of the intersection of Lindsay Road and Redford Boulevard

SUMMARY OF IMPACTS TO FLOOD HAZARD DATA

Flooding Source	Effective Flooding	Proposed Flooding	Increases	Decreases
Sussex Creek	Zone AE	Zone AE	Yes	Yes
	BFEs*	BFEs	Yes	Yes
	Zone X (shaded)	Zone X (shaded)	Yes	Yes

* BFEs - Base (1-percent-annual-chance) Flood Elevations

COMMENT

This document provides the Federal Emergency Management Agency's (FEMA's) comment regarding a request for a CLOMR for the project described above. This document is not a final determination; it only provides our comment on the proposed project in relation to the flood hazard information shown on the effective National Flood Insurance Program (NFIP) map. We reviewed the submitted data and the data used to prepare the effective flood hazard information for your community and determined that the proposed project meets the minimum floodplain management criteria of the NFIP. Your community is responsible for approving all floodplain development and for ensuring that all permits required by Federal or State/Commonwealth law have been received. State/Commonwealth, county, and community officials, based on their knowledge of local conditions and in the interest of safety, may set higher standards for construction in the Special Flood Hazard Area (SFHA), the area subject to inundation by the base flood. If the State/Commonwealth, county, or community has adopted more restrictive or comprehensive floodplain management criteria, these criteria take precedence over the minimum NFIP criteria.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

22-05-2862R

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Federal Emergency Management Agency

Washington, D.C. 20472

CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

To determine the changes in flood hazards that will be caused by the proposed project, we compared the hydraulic modeling reflecting the proposed project (referred to as the proposed conditions model) to the hydraulic modeling used to prepare the Flood Insurance Study (FIS) (referred to as the effective model). If the effective model does not provide enough detail to evaluate the effects of the proposed project, an existing conditions model must be developed to provide this detail. This existing conditions model is then compared to the effective model and the proposed conditions model to differentiate the increases or decreases in flood hazards caused by more detailed modeling from the increases or decreases in flood hazards that will be caused by the proposed project.

The table below shows the changes in the BFEs:

BFE Comparison Table

Flooding Source: Sussex Creek		BFE Change (feet)	Location of maximum change
Existing vs. Effective	Maximum increase	0.2	Just downstream of Lindsay Road
	Maximum decrease	0.1	Just upstream of Lindsay Road
Proposed vs. Existing	Maximum increase	0.0	N/A
	Maximum decrease	0.0	N/A
Proposed vs. Effective	Maximum increase	0.2	Just downstream of Lindsay Road
	Maximum decrease	0.1	Just upstream of Lindsay Road

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336 2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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CONDITIONAL LETTER OF MAP REVISION COMMENT DOCUMENT (CONTINUED)

COMMUNITY INFORMATION (CONTINUED)

DATA REQUIRED FOR FOLLOW-UP LOMR

Upon completion of the project, your community must submit the data listed below and request that we make a final determination on revising the effective FIRM and FIS report. If the project is built as proposed and the data below are received, a revision to the FIRM and FIS report would be warranted.

- Form 1, entitled "Overview & Concurrence Form". Detailed application and certification forms must be used for requesting final revisions to the maps. Therefore, when the map revision request for the area covered by this letter is submitted, Form 1 must be included. If as-built conditions differ from the proposed plans, please submit new forms, which may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/paper-application-forms/mt-2>, or annotated copies of the previously submitted forms showing the revised information.
- Form 2, entitled "Riverine Hydrology & Hydraulics Form."
- Form 3, entitled "Riverine Structures Form."
- Hydraulic analyses, for as-built conditions, of the base flood; the 10-percent, 2-percent, and 0.2-percent-annual-chance floods; and the regulatory floodway, together with a topographic work map showing the revised floodplain and floodway boundaries. Please ensure that the revised information ties in with the current effective information at the downstream and upstream ends of the revised reach.
- An annotated copy of the FIRM, at the scale of the effective FIRM, that shows the revised floodplain and floodway boundary delineations shown on the submitted work map and how they tie into the floodplain and floodway boundary delineations shown on the current effective FIRM at the downstream and upstream ends of the revised reach.
- As-built plans, certified by a registered professional engineer, of all proposed project elements.
- Documentation of the individual legal notices sent to property owners who will be affected by any widening/shifting of the base floodplain and/or any BFE increases along Sussex Creek.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA-MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION (CONTINUED)

• FEMA's fee schedule for reviewing and processing requests for conditional and final modifications to published flood information and maps may be accessed at <https://www.fema.gov/flood-maps/change-your-flood-zone/status/flood-map-related-fees>. The fee at the time of the map revision submittal must be received before we can begin processing the request. Payment of this fee can be made through a check or money order, made payable in U.S. funds to the National Flood Insurance Program, or by credit card (Visa or MasterCard only). Please forward the payment, along with the revision application, to the following address:

LOMC Clearinghouse
3601 Eisenhower Avenue, Suite 500
Alexandria, VA 22304-6426

After receiving appropriate documentation to show that the project has been completed, FEMA will initiate a revision to the FIRM and FIS report. Because the flood hazard information (i.e., base flood elevations, base flood depths, SFHAs, zone designations, and/or regulatory floodways) will change as a result of the project, a 90-day appeal period will be initiated for the revision, during which community officials and interested persons may appeal the revised flood hazard information based on scientific or technical data.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA-MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit".

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

22-05-2862R

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**CONDITIONAL LETTER OF MAP REVISION
COMMENT DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION (CONTINUED)

COMMUNITY REMINDERS

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mary Beth Caruso
Director, Mitigation Division
Federal Emergency Management Agency, Region V
536 South Clark Street, Sixth Floor
Chicago, IL 60605
(312) 408-5500

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange toll free at 1-877-336-2627 (1-877-FEMA-MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/flood-insurance>.

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Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

225,095 SF Distribution Facility Project Narrative

The proposed project is located at the northeast corner of Redford Blvd. (C.T.H. F) and Lindsay Road in the City of Pewaukee. The 19.33-acre subject property wraps around the 2-acre City of Pewaukee parcel located at the northeast corner of the intersection. The property abuts the northern boundary of the City of Pewaukee and the Town of Lisbon. The property is designated in the City of Pewaukee's land use plan as future manufacturing, fabrication and warehousing.

The owner is proposing developing the parcel into an approximately 225,095 SF distribution facility to accommodate existing Pewaukee tenant's needs for expansion. The building will be a first-class distribution facility constructed of masonry (precast panels) and glass. The building will face Lindsay Road to minimize the view of trucking and docks from the street. The project will meet the municipal's building and site requirements (storm water management, greenspace, building height, screening, landscaping, maximum height of lighting, etc...).

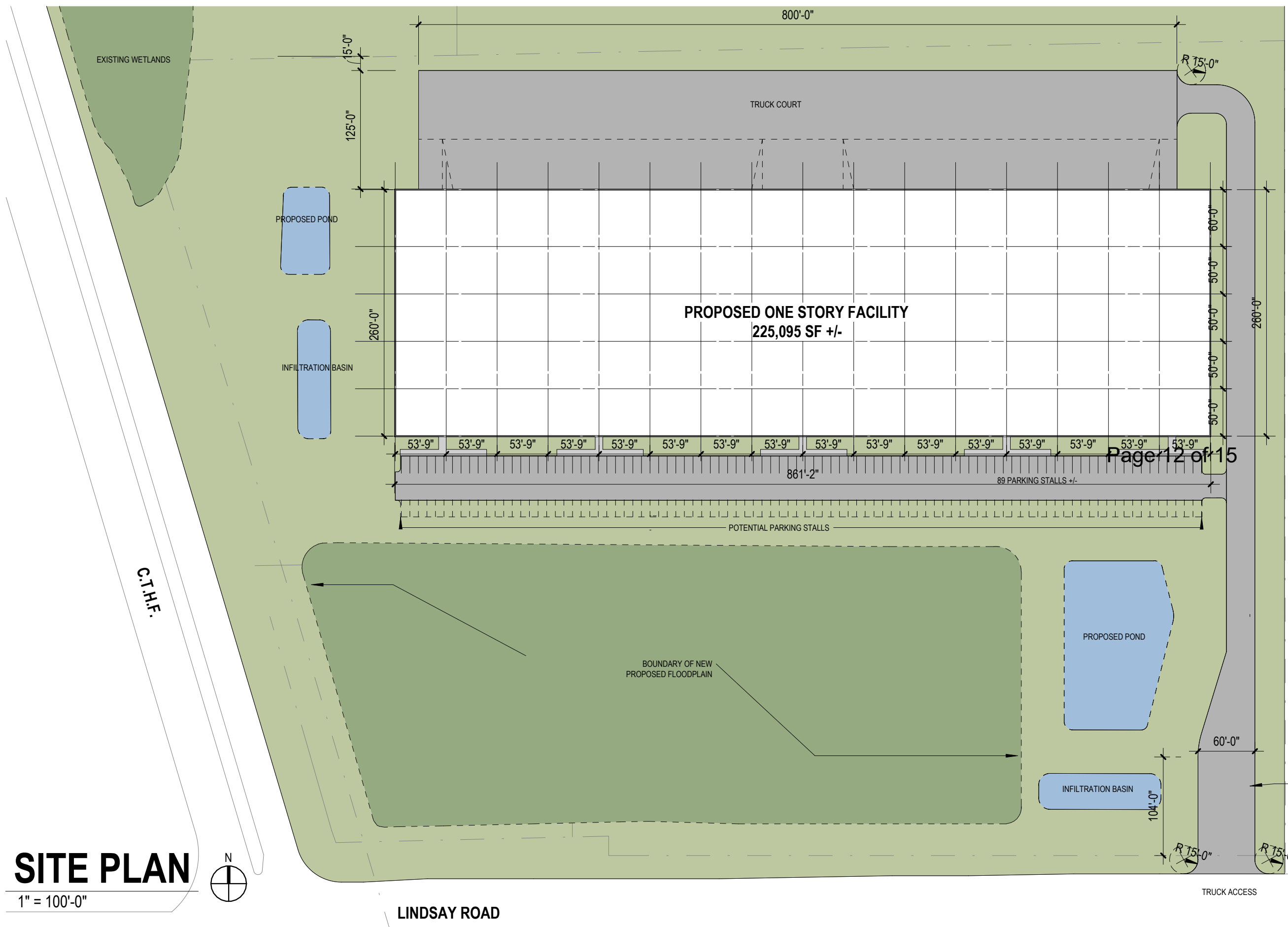
The property owner and developer have received a Conditional Letter of Map Revision (CLOMR) from FEMA to remap floodplains previously delineated on both City of Pewaukee and development land. The project will include a large floodplain storage area along Lindsay Road that will buffer the building from the road and provide floodplain storage for Lindsay Road, City of Pewaukee property and the subject property.

The project will need the following approvals from the City of Pewaukee:

- Rezoning Petition by (A-2 to M-2)
- Conditional Use Permit and Site and Building Plan approvals
- Controlled "Traffic Signal" Intersection at intersection to Redford Blvd. and Lindsay Road
- Developer funded TIF financing approval

The project is scheduled to begin early grading in the Fall of 2024 if possible. The estimated project value is in the range of \$15-20 million dollars. Escalating construction costs and material delays make it difficult to estimate a more exact number.

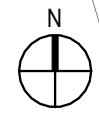
Thank you for the opportunity to present our next distribution facility. We have enjoyed the partnership we've developed with the City of Pewaukee over the past 25 years and we look forward to working with you on this exciting new project.



SITE DATA	
TOTAL SITE AREA:	19.33 ACRES (842,014 SF)
PROPOSED GROSS BUILDING AREA:	225,055 GSF
TOTAL SITE PAVING AREA:	176,124 SF
TOTAL IMPERVIOUS AREA:	401,179 SF
GREEN SPACE RATIO:	52%
TRUCK COURT INFORMATION:	<ul style="list-style-type: none"> 22 LOADING DOCKS WITH LEVELERS POSITIONS 4 DRIVE-IN DOOR LOCATIONS

Page 12 of 15

SITE PLAN
1" = 100'-0"



LINDSAY ROAD

SITE PLAN



VIEW 1



VIEW 2

