

Planning Department

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

PLAN COMMISSION MEETING NOTICE AND AGENDA Thursday, October 17, 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 Action Regarding Approval of the May 16, 2024 Meeting Minutes
 3. Discussion and Action Regarding a Certified Survey Map for Cedar Gables to Combine Two Properties Located at N18 W22670 Watertown Road (PWC 0958990005, PWC 0958990006)
 4. Discussion and Action Regarding the Site and Building Plans for KD Glass for Property Located at W227 N4755 Duplainville Road for the Purpose of Residing and Reroofing the Existing Barn (PWC 0866997004)
 5. Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club for the Purpose of Constructing a Permanent Five-Stand Shooting Structure for Property Located at N22 W23170 Watertown Road (PWC 0920998)
 6. Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Autumn Hill Academy for Property Located at N25 W23050 Paul Road for the Purpose of a Proposed Public Charter School (PWC 0917995006)
 7. Discussion Regarding a Conceptual Review for Briohn Building Corp. for the Review of a Proposed Industrial Development for Property Located at N47 W26699 Lynndale Road (PWC 0882999)
 8. Discussion Regarding a Conceptual Review for Bielinski Homes for the Review of a Proposed Multi-Family Residential Development Located at W240 N2687 Pewaukee Road (PWC 0924995)
 9. Adjournment

Ami Hurd
Deputy Clerk

10/11/2024

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: October 17, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of the May 16, 2024 Meeting Minutes

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

5.16.24 Minutes

In attendance:

Alderwoman C. Brown, D. Kiser, D. Linsmeier, A. Schoenemann, and C. Wunder.

Also in attendance:

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

1. Call to Order and Pledge of Allegiance

In the absence of Mayor Bierce, Commissioner Brown called the meeting to order at 6:00pm and requested everyone stand for the Pledge of Allegiance.

2. Discussion and Action Regarding Approval of the January 18, 2024, February 15, 2024, March 21, 2024, and April 18, 2024 Meeting Minutes

A motion was made and seconded (D. Kiser, D. Linsmeier) to approve the January 18, 2024, February 15, 2024, March 21, 2024, and April 18, 2024 meeting minutes. Motion Passed: 5-For, 0-Against, 2-Abstain (Linsmeier 2/15/2024, Schoenemann 3/21/2024).

3. Discussion Regarding a Conceptual Review for StorageShopUSA for Property Located at N406 W229 Wolf Road for the Purpose of Developing a Multi-Use Rental Space (PWC 0963993)

Mr. Fuchs stated this was a conceptual review for a multi-use development consisting of 24 individual units within 12 buildings. The intent is to sell the individual units to owners such as special trade contractors and hobbyists. The property would need to be rezoned to either M-1 or M-2, and staff would also recommend a Conditional Use Permit with allowed and prohibited use types. Mr. Fuchs noted that the applicant would like to develop the property with private sewer and water facilities, but City staff was recommending public sewer and water.

The applicant, Greg Thompson, stated he has 26 developments of this same type across the state, and does not fit in with any zoning district since it is multi-use. He stated there is a storage component, a small business component, and a workshop component, and most are not typical businesses.

Mr. Thompson felt it would be difficult to get utilities to this site, and he felt it would be cost prohibitive to require City water and sewer from 270 feet, assuming he could get an easement from Payne and Dolan. He noted that there was a 20 percent grade in the area, and what it would cost to do all of the work would be more than what he would pay for the land. Mr. Thompson suggested approving the project with well and septic, with the condition that he hookup to water and sewer when it becomes available.

Mr. Thompson then discussed the building layout regarding fire concerns as relates to fire suppression versus fire separation. He noted that the buildings would be laid out in a specific manner with fire separation, and the buildings would be 20 feet apart.

Commissioner Brown was concerned that when this was sold and full and part of a condo association, the developer would leave. Mr. Thompson stated it was just like any other condo development and he would be out of the project, but everything would be set up. Commission Brown felt the onus would then have to go on the City to police the development.

Commission Kiser noted that this was the dead end of a subdivision, and there is no direct route to get out, except near a school or residential properties. He was concerned about the trucking going in and out and he suggested a dedicated access off of Bluemound Road.

Commissioner Schoenemann was also concerned about the access winding through a residential neighborhood. Mr. Thompson noted that this would generate very low traffic, so there would be no semi-truck traffic going through a residential neighborhood. He felt it was a low use with low intensity, and felt it had a residential feel to it.

Discussion took place regarding the necessity of a retaining wall on the north side of the site along Bluemound Road.

Commission Brown stated she did not have a problem with the potential rezoning, but felt the issue would be the lack of oversight after it is built. She felt she would be more aligned with putting in sewer and water so that the City does not have to deal with that once the developer walks away.

Ms. Wagner discussed the potential and challenges of sewer and water for this site. She noted that the developer would be assessed for the improvements to the roadway when it is reconstructed, and he will pay 100 percent of his share, being a non-residential property.

No action was taken.

4. Adjournment

A motion was made and seconded (D. Kiser, C. Wunder) to adjourn the meeting at 6:50pm. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: October 17, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Certified Survey Map for Cedar Gables to Combine Two Properties Located at N18 W22670 Watertown Road (PWC 0958990005, PWC 0958990006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Cedar Gables CSM

Cedar Gables staff report 10.17.24

PRELIMINARY

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

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

UNPLATTED LANDS

P.O.B.

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

N87°52'04"W 2585.94' (TOTAL)
N. LINE NW 1/4 SEC 24-7-19
S87°52'04"E 751.59'

LOT 3
442,327 SF
10.1544 AC

CEDAR CIRCLE

PARCEL 1
CSM NO. 9269

PARCEL 2
CSM NO. 9269

PARCEL 3
CSM NO. 9269

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

LOT 2
548,212 SF
12.5852 AC

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

REMOVED PROPERTY LINE

LOT 1
261,462 SF
6.0023 AC

CEDAR COURT

CSM NO. 2194

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

N00°40'51"W 2612.07' (TOTAL)
LINE NW 1/4 SEC 24-7-19

ELMWOOD DR.

S00°40'51"E 1641.04'

1121.37'

39.98'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

186.88'

168.85'

66'

76.88'

1391.16'

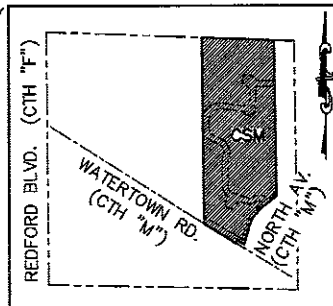
186.88'

168.85'

66'

76.88'

1391.16'



VICINITY MAP
NW 1/4 SEC. 24-7-19
SCALE: 1"=2000'

EASEMENTS:

- A. 10' WIDE WATERMAIN EASEMENT PER DOC. NO. 1667246
- B. 10' WIDE UNDERGROUND CABLE EASEMENT PER DOC. NO. 1934733
- C. - K. PROPOSED 30' WIDE DRAINAGE EASEMENTS

NOTES

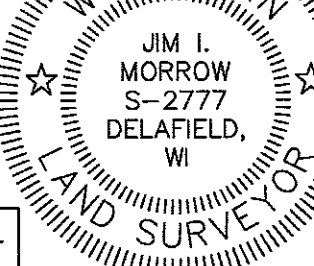
1. FIELD WORK PERFORMED ON JUNE 16, 2023.
2. BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. THE NORTH LINE OF THE NW QUARTER OF SECTION 24-07-19, BEARS N87°52'04"W.
3. ROAD RIGHT-OF-WAY TO BE DEDICATED TO THE PUBLIC FOR CEDAR LANE, CEDAR CIRCLE, CEDAR COURT, AND C.T.H. M FOR A TOTAL OF 218,431 S.F. OR 5.0145 ACRES OF LAND.

LEGEND

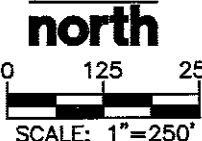
- GOVERNMENT CORNER
-
-
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- PLAT BOUNDARY
- CHORD LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE
- EASEMENT LINE
- SETBACK LINE

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

DRAFT



Files: \\JSD\INC\new_projects\2023\2313326\DWG\Survey Sheets\23-13326 D-CSM.dwg Layout: CSM 1 of 15 User: jmarrow Plotted: Sep 25, 2024 - 11:39am



SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238 N 1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.6666

SURVEYED FOR:
RAP
PROPERTIES, LLC
13965 W BURLEIGH RD, STE 101
BROOKFIELD, WI 53005

PROJECT NO: 23-13326
FIELDBOOK/PG: E-FILE
SHEET NO: 1 OF 16

SURVEYED BY: JA
DRAWN BY: JIM

PRELIMINARY

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

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

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

S87°52'04"E 751.19'

POINT OF BEGINNING

FND



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

WETLAND A
2.8 AC.

LOT 3
442,327 SF
10.1544 AC

CEDAR CIRCLE
DEDICATED TO THE PUBLIC

CEDAR LANE
DEDICATED TO THE PUBLIC

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

LOT 2
548,212 SF
12.5852 AC

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 75' FROM OHWM OF STREAM.

UNPLATTED LANDS

UNPLATTED LANDS

UNPLATTED LANDS

N00°32'26"W 1955.27'

S00°40'51"E 1641.04'

LEGEND

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

SCALE IN FEET

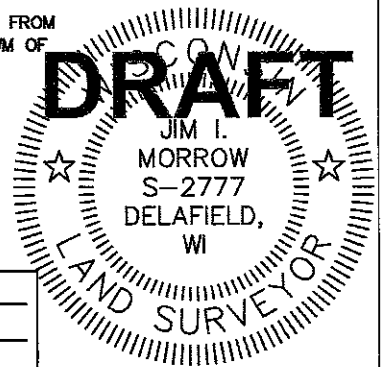


SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238 N 1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:
RAP PROPERTIES, LLC
13965 W BURLEIGH RD, STE 101
BROOKFIELD, WI 53005

PROJECT NO: 23-13326
FIELDBOOK/PG: E-FILE
SHEET NO: 2 OF 16

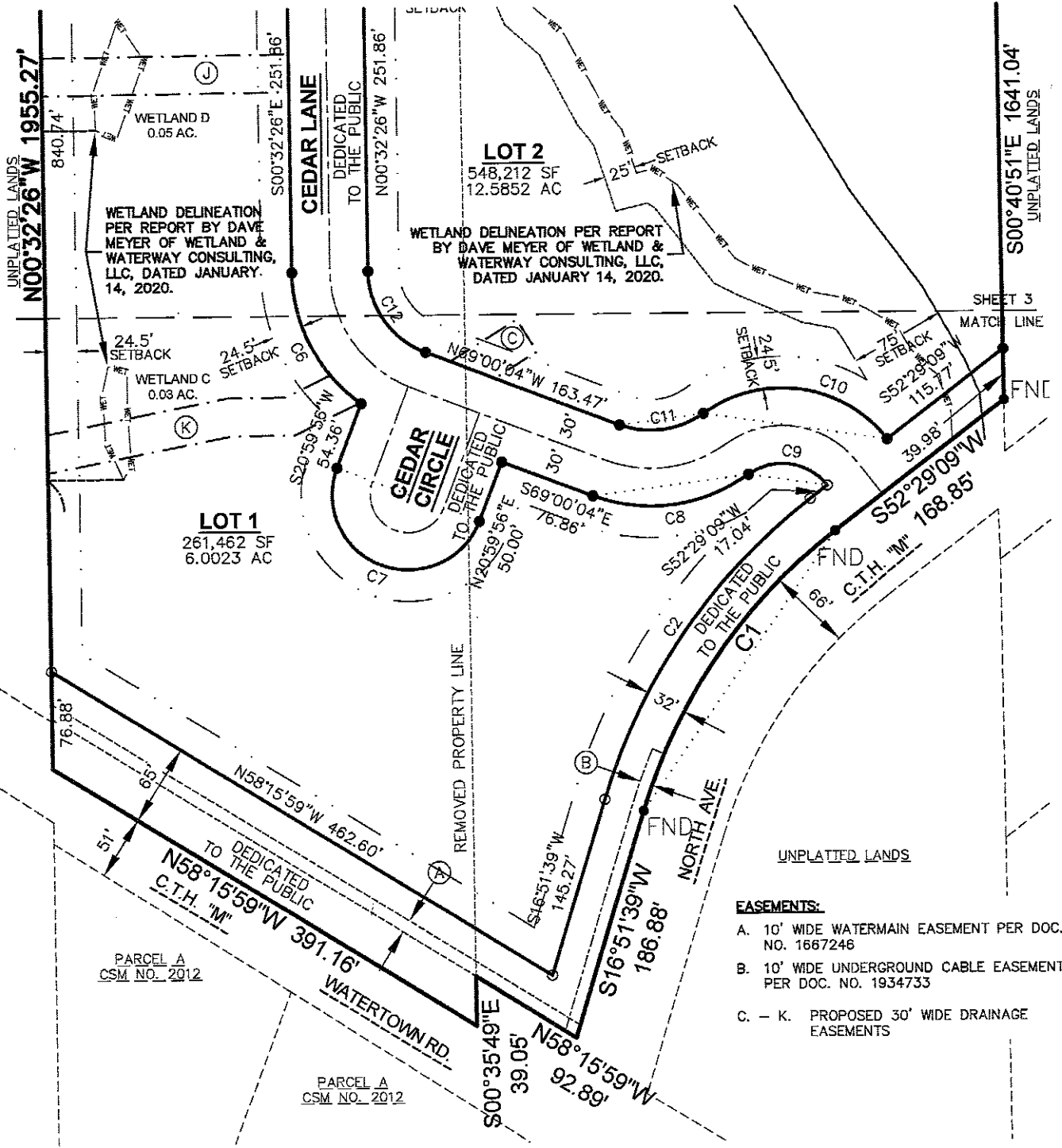
SURVEYED BY: JA
DRAWN BY: CL/JIM



PRELIMINARY

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



EASEMENTS:

- A. 10' WIDE WATERMAIN EASEMENT PER DOC. NO. 1667246
- B. 10' WIDE UNDERGROUND CABLE EASEMENT PER DOC. NO. 1934733
- C. - K. PROPOSED 30' WIDE DRAINAGE EASEMENTS

NOTES

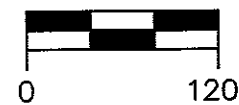
1. RM-1 CONDITIONAL USE PUD OPTION USE WITH REDUCED FRONT AND SIDE YARD SETBACKS OF 24.5'. THERE ARE ENVIRONMENTAL SETBACKS OF 25' FROM WETLANDS AND A 75' FROM OHWM OF STREAM.
2. CURVE TABLE ON SHEET 5



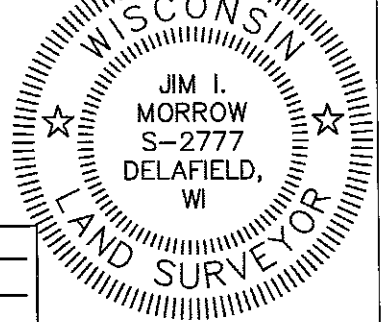
LEGEND

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

SCALE IN FEET



DRAFT



File: \\JSD\JMC\new projects\2023\2313326\DWG\Survey\Sheets\23-13326 D-CSM.dwg Layout: CSM 4 of 16 User: jmorro Plotted: Sep 25, 2024 -- 11:47am

SURVEYED BY:

MILWAUKEE REGIONAL OFFICE
 W238 N 1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53182
 P. 262.513.0686

SURVEYED FOR:
RAP PROPERTIES, LLC
 13965 W BURLEIGH RD, STE 101
 BROOKFIELD, WI 53005

PROJECT NO: 23-13326
 FIELDBOOK/PG: E-FILE
 SHEET NO: 4 OF 16

SURVEYED BY: JA
 DRAWN BY: CL/JIM

PRELIMINARY

CERTIFIED SURVEY MAP NO.

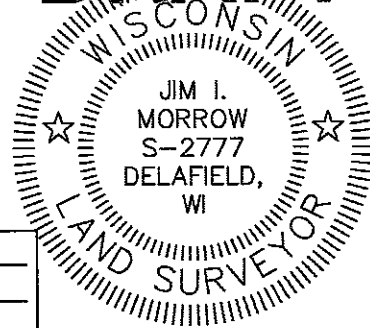
PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER
(NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST,
CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA	TANGENT BEARING IN	TANGENT BEARING OUT
C1	272.09'	437.60'	S34°40'24"W	267.73'	35°37'32"	S52°29'09"W	S16°51'39"W
C2	291.99'	469.60'	S34°40'24"W	287.31'	35°37'32"	S52°29'09"W	S16°51'39"W
C3	137.23'	180.00'	S54°19'17"E	133.93'	43°40'57"		
C4	176.12'	105.00'	S28°06'34"E	156.19'	96°06'22"		
C5	73.29'	205.00'	S09°42'05"W	72.90'	20°29'03"		S00°32'26"E
C6	121.56'	130.00'	S27°19'45"E	117.18'	53°34'38"	S00°32'26"E	
C7	188.50'	60.00'	S69°00'04"E	120.00'	180°00'00"	S20°59'56"W	N20°59'56"E
C8	129.07'	130.00'	N82°33'24"E	123.83'	56°53'02"	S69°00'04"E	
C9	69.41'	45.00'	S81°41'59"E	62.73'	88°22'16"		
C10	161.95'	105.00'	N81°41'59"W	146.37'	88°22'16"		
C11	69.50'	70.00'	S82°33'25"W	66.68'	56°53'03"		N69°00'04"W
C12	83.64'	70.00'	N34°46'15"W	78.75'	68°27'38"	N69°00'04"W	N00°32'26"W
C13	51.84'	145.00'	N09°42'05"E	51.56'	20°29'03"	N00°32'26"W	
C14	276.77'	165.00'	N28°06'34"W	245.44'	96°06'22"		
C15	158.38'	120.00'	N38°21'06"W	147.13'	75°37'19"		N00°32'26"W
C16	206.43'	120.00'	N48°44'28"E	181.90'	98°33'48"	N00°32'26"W	S81°58'38"E
C17	26.25'	130.00'	S87°45'44"E	26.21'	11°34'12"	S81°58'38"E	
C18	216.44'	60.00'	N59°46'05"E	116.76'	206°41'05"		
C19	76.71'	130.00'	N16°10'45"E	75.60'	33°48'28"		N00°43'29"W
C20	31.43'	20.00'	N44°17'50"E	28.30'	90°02'37"	N00°43'29"W	N89°19'09"E
C21	188.50'	60.00'	S38°18'59"W	120.00'	180°00'00"	N51°41'01"W	S51°41'01"E
C22	120.64'	70.00'	S48°38'57"W	106.26'	98°44'50"	S00°43'29"E	N81°58'38"W
C23	309.65'	180.00'	S48°44'28"W	272.85'	98°33'48"	N81°58'38"W	S00°32'26"E

File: \\USDINC\new projects\2023\2313326\DWG\Survey Sheets\23-13326 D-CSM.dwg Layout: CSM 5 of 16 User: jmarrow Plotted: Sep 25, 2024 - 11:48am

DRAFT



SURVEYED BY:

MILWAUKEE REGIONAL OFFICE
 W238 N 1610 BLISSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
 P. 262.513.8886

SURVEYED FOR:
RAP
PROPERTIES, LLC
 13965 W BURLEIGH RD, STE 101
 BROOKFIELD, WI 53005

PROJECT NO: 23-13326
FIELDBOOK/PG: E-FILE
SHEET NO: 5 OF 16

SURVEYED BY: JA
DRAWN BY: CL/JIM

PRELIMINARY

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

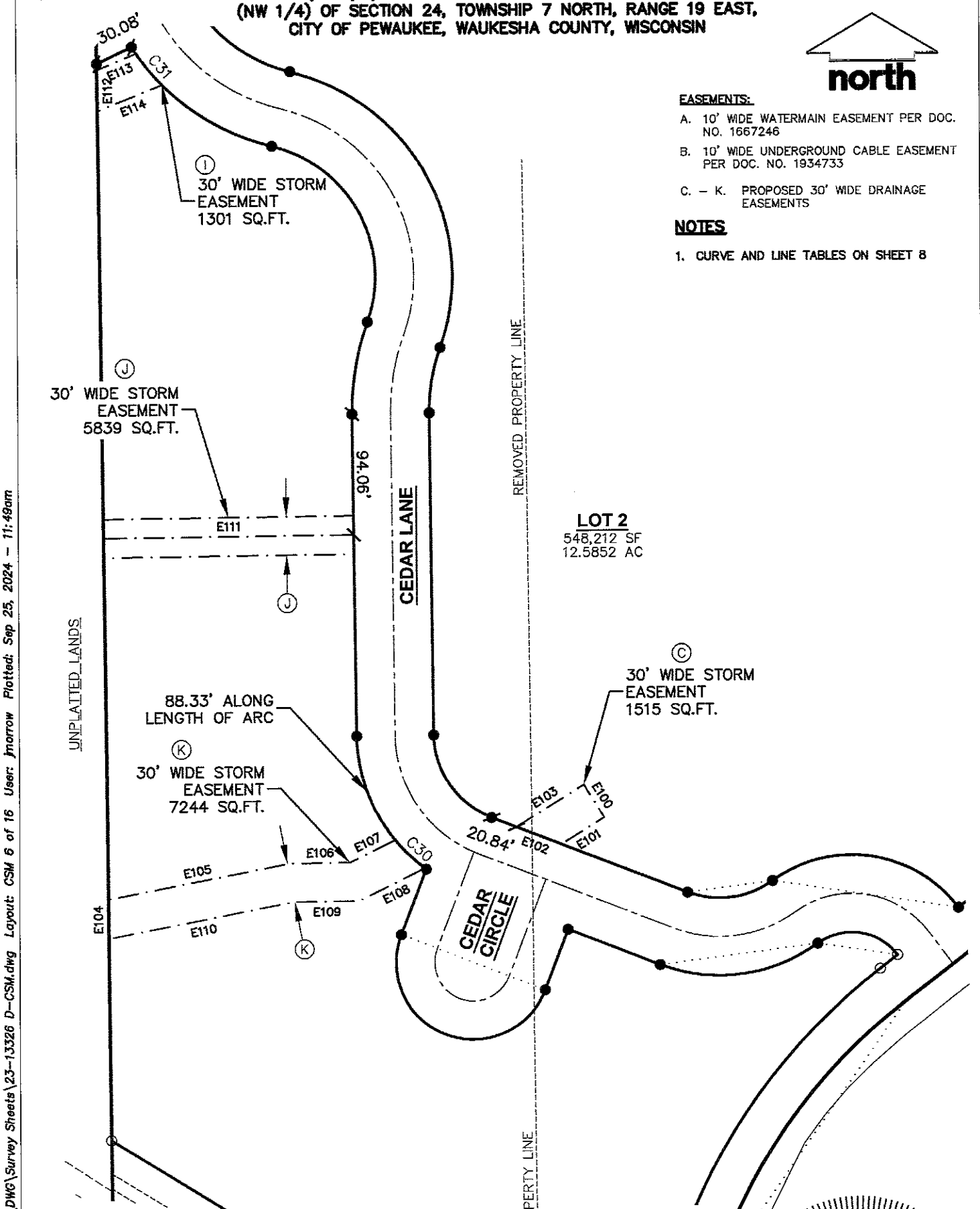


EASEMENTS:

- A. 10' WIDE WATERMAIN EASEMENT PER DOC. NO. 1667246
- B. 10' WIDE UNDERGROUND CABLE EASEMENT PER DOC. NO. 1934733
- C. - K. PROPOSED 30' WIDE DRAINAGE EASEMENTS

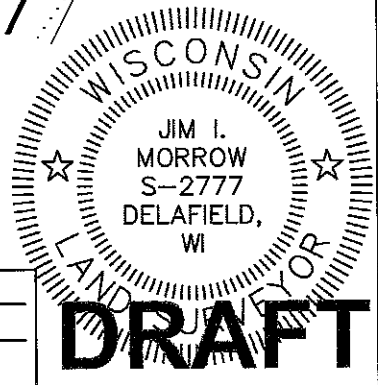
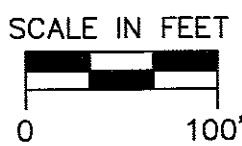
NOTES

- 1. CURVE AND LINE TABLES ON SHEET 8



LEGEND

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



DRAFT

File: \\SDJINC\new projects\2023\2313326\DWG\Survey Sheets\23-13326 D-CSM.dwg Layout: CSM 6 of 16 User: jnarrow Plotted: Sep 25, 2024 - 11:49am

SURVEYED BY:

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

SURVEYED FOR:

RAP PROPERTIES, LLC
 13965 W BURLEIGH RD, STE 101
 BROOKFIELD, WI 53005

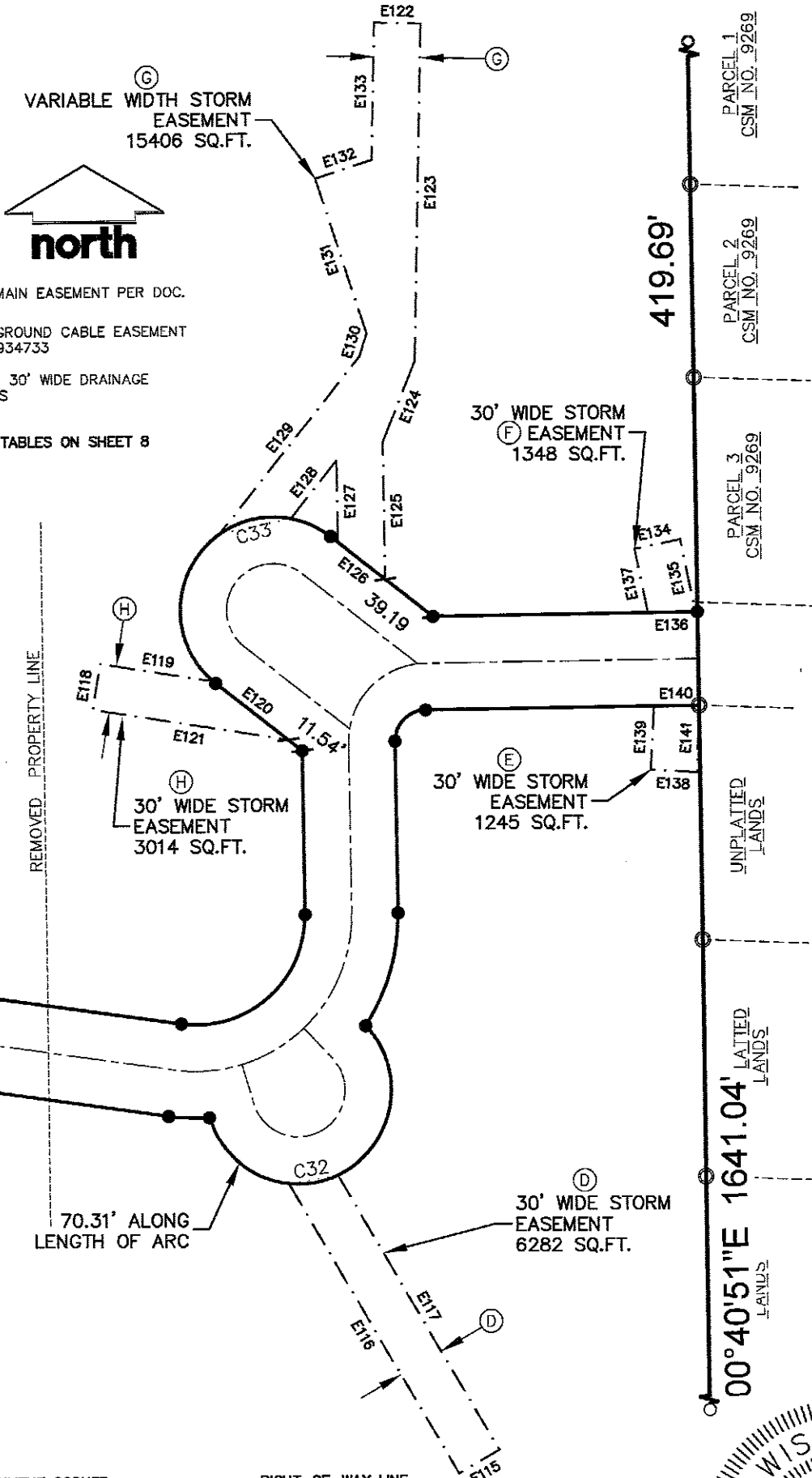
PROJECT NO: 23-13326
FIELDBOOK/Pg: E-FILE
SHEET NO: 6 OF 16

SURVEYED BY: JA
DRAWN BY: CL/JIM

PRELIMINARY

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



EASEMENTS:

- A. 10' WIDE WATERMAIN EASEMENT PER DOC. NO. 1667248
- B. 10' WIDE UNDERGROUND CABLE EASEMENT PER DOC. NO. 1934733
- C. - K. PROPOSED 30' WIDE DRAINAGE EASEMENTS

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

SCALE IN FEET



SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238 N 1810 BUISSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:
RAP PROPERTIES, LLC
13965 W BURLEIGH RD, STE 101
BROOKFIELD, WI 53005

PROJECT NO: 23-13326
FIELDBOOK/PG: E-FILE
SHEET NO: 7 OF 16

SURVEYED BY: JA
DRAWN BY: CL/JIM



DRAFT

PRELIMINARY

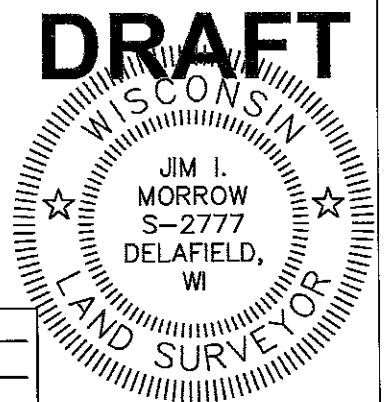
CERTIFIED SURVEY MAP NO.

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

EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
E100	S31°55'14"E	30.00'
E101	S58°04'46"W	39.16'
E102	N69°00'04"W	37.60'
E103	N58°04'46"E	61.83'
E104	N00°32'26"W	30.51'
E105	N78°59'34"E	144.65'
E106	N89°28'53"E	45.83'
E107	N63°56'38"E	39.25'
E108	S63°56'38"W	57.26'
E109	S89°28'53"W	49.88'
E110	S78°59'34"W	147.44'
E111	N89°27'34"E	194.63'
E112	N00°32'26"W	32.22'
E113	N67°37'16"E	33.02'
E114	S68°04'11"W	54.36'
E115	N59°48'06"E	30.00'
E116	S30°11'54"E	216.63'
E117	N30°11'54"W	205.31'
E118	S09°04'34"W	30.00'
E119	N80°55'26"W	73.71'
E120	N51°38'58"W	61.35'

EASEMENT LINE TABLE		
LINE NO.	BEARING	DISTANCE
E121	S80°55'26"E	127.22'
E122	S88°40'51"E	30.00'
E123	S01°19'09"W	218.02'
E124	S21°49'09"W	56.50'
E125	S00°45'09"E	88.27'
E126	N51°41'01"W	38.64'
E127	N00°45'09"W	52.59'
E128	S38°31'43"W	47.40'
E129	N38°31'43"E	145.65'
E130	N17°09'19"E	15.57'
E131	N17°57'30"W	105.27'
E132	N72°02'30"E	38.35'
E133	N01°19'09"E	88.74'
E134	N78°22'59"E	30.00'
E135	S11°37'01"E	47.83'
E136	S89°19'09"W	30.55'
E137	N11°37'01"W	42.03'
E138	S86°52'02"E	30.00'
E139	S03°07'58"W	41.24'
E140	S89°19'09"W	29.03'
E141	N01°45'55"E	43.18'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C30	33.23'	130.00'	N46°47'42"W	33.14'	14°38'44"
C31	31.79'	180.00'	S39°31'38"E	31.75'	10°07'05"
C32	32.46'	60.00'	N80°28'29"E	32.06'	30°59'46"
C33	48.28'	60.00'	S78°12'28"W	46.99'	46°06'08"



File: \\JSD\INC\new projects\2023\2313326\DWG\Survey Sheets\23-13326 D-CSM.dwg Layout: CSM 8 of 16 User: jmorrow Plotted: Sep 25, 2024 - 11:51am

SURVEYED BY: MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53186 P. 262.513.0666	SURVEYED FOR: RAP PROPERTIES, LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: <u>23-13326</u> FIELDBOOK/PG: <u>E-FILE</u> SHEET NO: <u>8 OF 16</u>	SURVEYED BY: <u>JA</u> DRAWN BY: <u>CL/JIM</u>
---	---	--	---

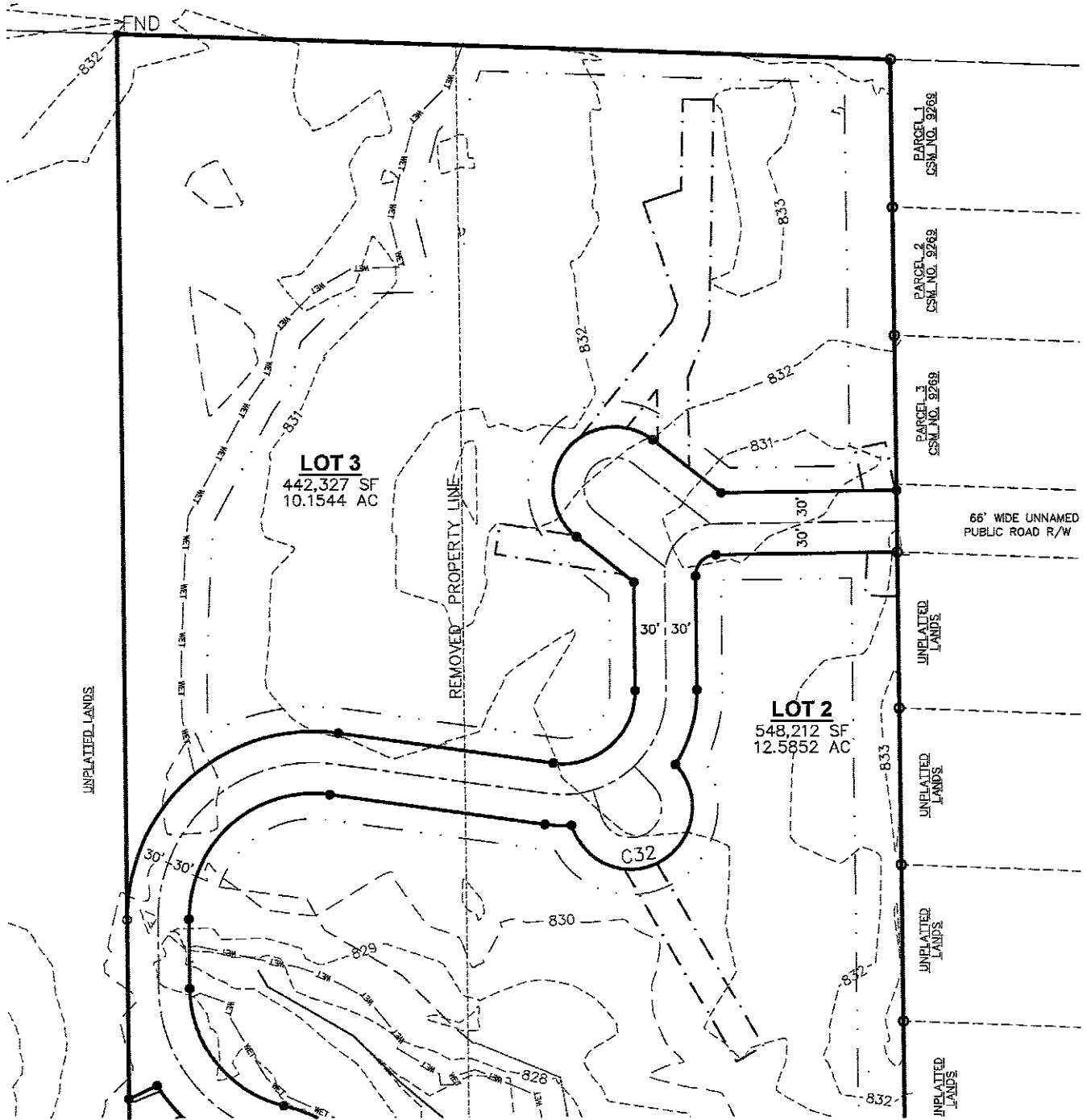
PRELIMINARY

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



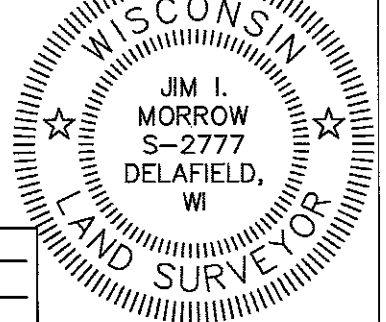
File: \\JSD\inc\new_projects\2023\2313326\DWG\Survey_Sheets\23-13326 D-CSM.dwg Layout: CSM 9 of 16 User: jnarrow Plotted: Sep 25, 2024 - 11:51am

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

SCALE IN FEET



DRAFT



SURVEYED BY:

MILWAUKEE REGIONAL OFFICE
 W238 N 1610 BUSSE ROAD, SUITE 100
 WALKESHA, WISCONSIN 53188
 P. 262.513.0866

SURVEYED FOR:
RAP
PROPERTIES, LLC
 13965 W BURLEIGH RD, STE 101
 BROOKFIELD, WI 53005

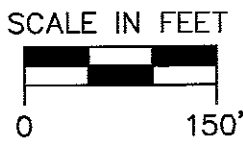
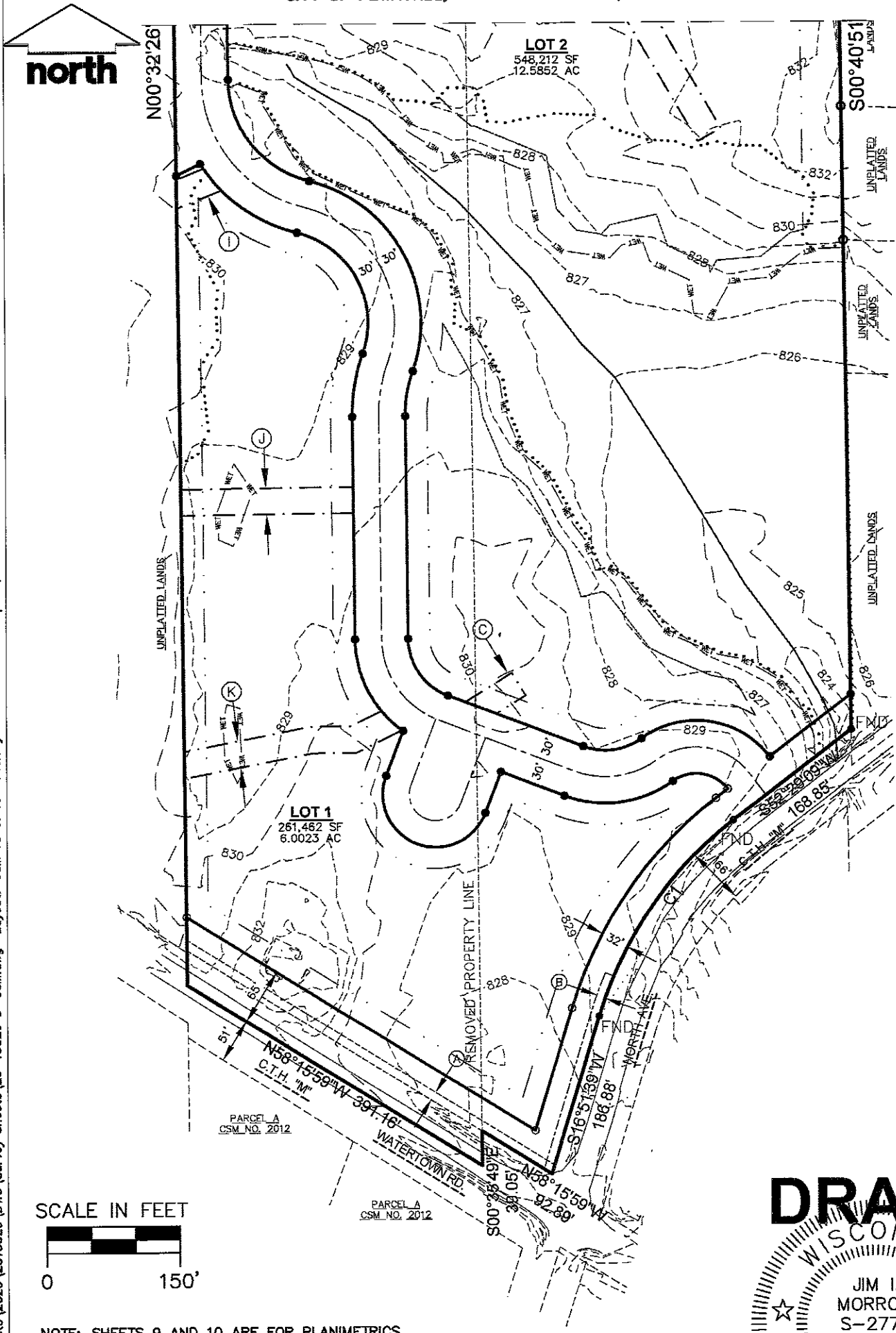
PROJECT NO: 23-13326
FIELDBOOK/PG: E-FILE
SHEET NO: 9 OF 16

SURVEYED BY: JA
DRAWN BY: CL/JIM

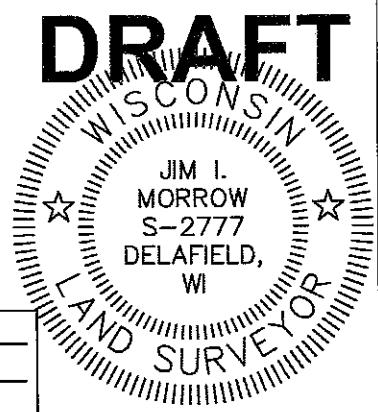
PRELIMINARY

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



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



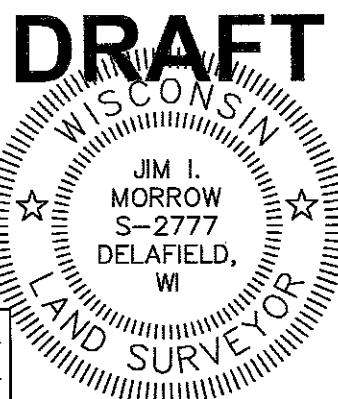
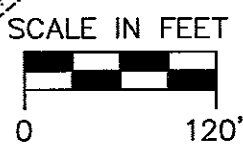
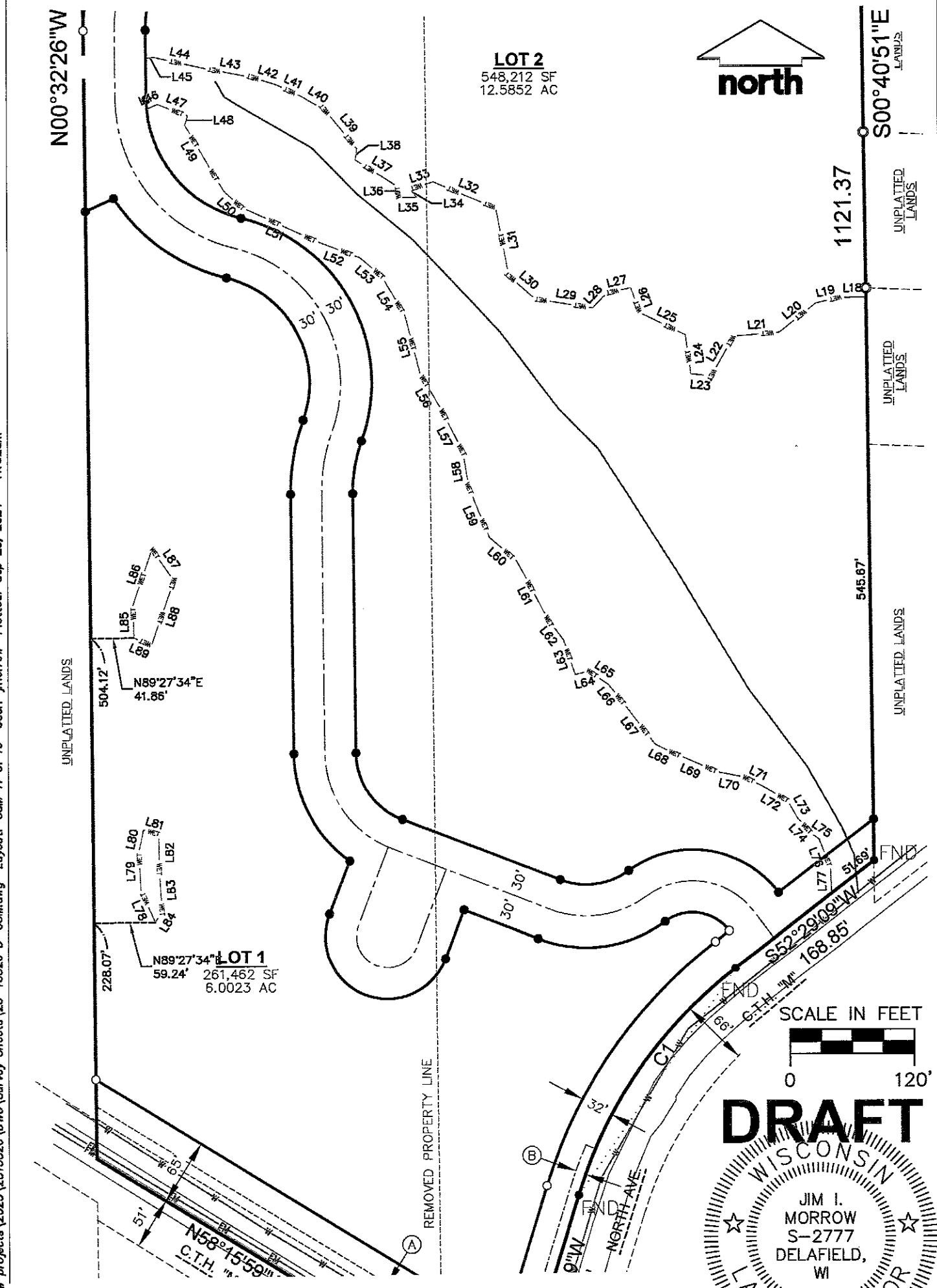
File: \\JSD\INC\new_projects\2023\2313326\DWG\Survey Sheets\23-13326 D-CSM.dwg Layout: CSM 10 of 16 User: Jmorrow Plotted: Sep 25, 2024 - 11:52am

SURVEYED BY: MILWAUKEE REGIONAL OFFICE W233 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.0666	SURVEYED FOR: RAP PROPERTIES, LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: <u>23-13326</u> FIELDBOOK/PG: <u>E-FILE</u> SHEET NO: <u>10 OF 16</u>	SURVEYED BY: <u>JA</u> DRAWN BY: <u>CL/JIM</u>
--	---	---	---

PRELIMINARY

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



File: \\JSD\new projects\2023\2313326\DWG\Survey Sheets\23-13326 D-CSM.dwg Layout: CSM 11 of 16 User: jmorrow Plotted: Sep 25, 2024 - 11:52am

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

SURVEYED FOR:
RAP
PROPERTIES, LLC
 13965 W BURLEIGH RD, STE 101
 BROOKFIELD, WI 53005

PROJECT NO: 23-13326
FIELDBOOK/PG: E-FILE
SHEET NO: 11 OF 16

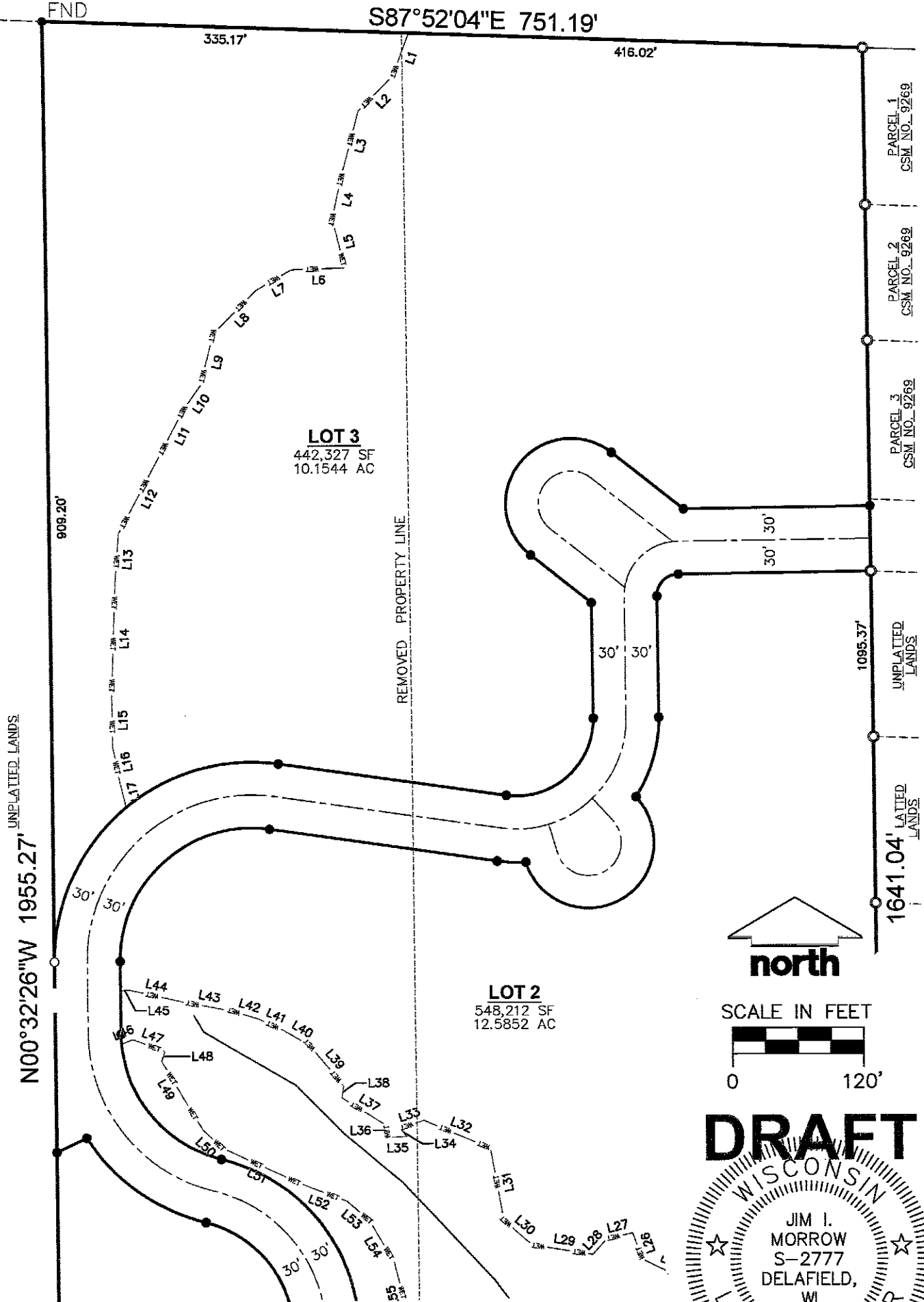
SURVEYED BY: JA
DRAWN BY: CL/JIM

PRELIMINARY

CERTIFIED SURVEY MAP NO.

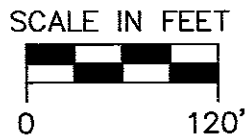
PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

UNPLATTED LANDS

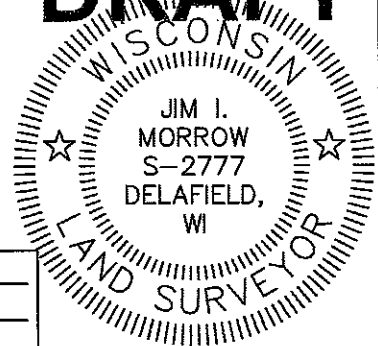


LOT 3
442,327 SF
10.1544 AC

LOT 2
548,212 SF
12.5852 AC



DRAFT



File: \\JSD\INC\new projects\2023\2313326\DWG\Survey Sheets\23-13326 D-CSM.dwg Layout: CSM 12 of 16 User: Jmorrow Plotted: Sep 25, 2024 - 11:56am

SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238 N 1810 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:
RAP PROPERTIES, LLC
13965 W BURLEIGH RD, STE 101
BROOKFIELD, WI 53005

PROJECT NO: 23-13326
FIELDBOOK/PG: E-FILE
SHEET NO: 12 OF 16

SURVEYED BY: JA
DRAWN BY: CL/JIM

PRELIMINARY

CERTIFIED SURVEY MAP NO.

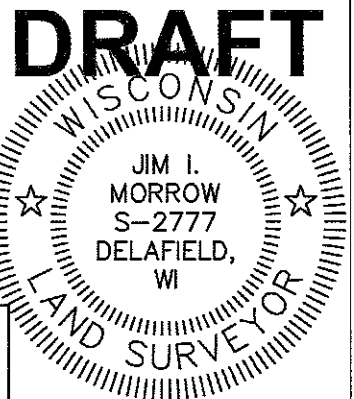
PART OF NORTHEAST QUARTER (NE 1/4) AND THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN


WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S20°21'10"W	41.56'
L2	S45°00'47"W	45.21'
L3	S14°39'39"W	59.33'
L4	S12°28'14"W	42.31'
L5	S13°54'50"E	47.04'
L6	S88°27'59"W	48.74'
L7	S60°14'23"W	37.73'
L8	S44°42'00"W	55.90'
L9	S13°39'49"W	47.56'
L10	S35°20'58"W	27.32'
L11	S27°43'45"W	45.43'
L12	S27°50'06"W	83.23'
L13	S04°16'11"W	45.79'
L14	S01°56'56"W	100.24'
L15	S00°46'28"E	50.44'
L16	S11°20'25"E	30.19'
L17	S13°54'12"E	26.39'
L18	S88°40'06"W	26.45'
L19	S76°39'26"W	22.76'
L20	S51°48'06"W	44.90'
L21	S85°07'01"W	44.08'
L22	S29°23'43"W	44.36'
L23	N83°32'39"W	20.02'
L24	N07°53'43"W	38.26'
L25	N64°02'40"W	48.89'
L26	N19°46'32"W	25.70'
L27	S77°16'53"W	24.03'
L28	S42°39'35"W	19.52'
L29	N81°03'06"W	55.87'
L30	N48°32'04"W	34.81'
L31	N10°22'02"W	67.22'
L32	N67°06'04"W	65.90'
L33	S72°28'55"W	22.67'
L34	S35°33'01"E	9.79'
L35	S88°45'19"W	17.45'
L36	N07°51'25"W	11.10'
L37	N57°42'57"W	47.56'

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L38	N07°51'25"E	11.10'
L39	N39°21'22"W	48.12'
L40	N59°28'54"W	27.56'
L41	N65°14'06"W	26.15'
L42	N72°33'37"W	22.34'
L43	N78°57'50"W	50.87'
L44	N77°17'04"W	48.21'
L45	S82°14'18"W	7.38'
L46	N67°07'51"E	11.09'
L47	S69°13'03"E	31.34'
L48	S17°15'08"W	9.62'
L49	S30°11'00"E	48.26'
L50	S47°17'27"E	24.07'
L51	S65°08'47"E	76.55'
L52	S68°42'25"E	47.20'
L53	S49°14'58"E	27.99'
L54	S30°13'04"E	44.23'
L55	S14°35'40"E	57.44'
L56	S29°59'35"E	44.48'
L57	S26°42'03"E	42.91'
L58	S08°46'54"E	34.22'
L59	S22°30'37"E	52.08'
L60	S48°45'02"E	35.31'
L61	S27°58'59"E	65.52'
L62	S37°53'16"E	22.91'
L63	S18°14'25"E	35.97'
L64	N76°22'45"E	13.65'
L65	S55°45'48"E	22.86'
L66	S37°45'34"E	15.76'
L67	S37°35'13"E	58.14'
L68	S62°47'40"E	15.93'
L69	S66°34'00"E	49.86'
L70	S79°03'03"E	25.56'
L71	S63°56'06"E	21.18'
L72	S59°40'08"E	27.52'
L73	S29°34'18"E	19.69'
L74	S43°02'17"E	20.98'

WETLAND LINE TABLE		
LINE NO.	BEARING	DISTANCE
L75	S54°15'31"E	7.88'
L76	S21°11'08"E	30.41'
L77	S02°18'53"E	23.84'
L78	N24°14'15"W	34.21'
L79	N02°43'39"W	37.47'
L80	N12°16'13"E	20.98'
L81	S73°56'49"E	15.31'
L82	S00°44'22"E	34.54'
L83	S03°54'08"E	39.31'
L84	S30°07'31"W	12.88'
L85	N02°01'55"W	31.87'
L86	N18°59'19"E	57.55'
L87	S33°53'41"E	37.41'
L88	S19°11'14"W	66.24'
L89	N66°14'20"W	18.23'

Files: \\JSD\new projects\2023\2313326\DWG\Survey Sheets\23-13326 D-CSM.dwg Layout: CSM 13 of 16 User: jmarrow Plotted: Sep 25, 2024 - 11:57am



SURVEYED BY:

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

SURVEYED FOR:
RAP
PROPERTIES, LLC
 13965 W BURLEIGH RD, STE 101
 BROOKFIELD, WI 53005

PROJECT NO: 23-13326
FIELDBOOK/PG: E-FILE
SHEET NO: 13 OF 16

SURVEYED BY: JA
DRAWN BY: CL/JIM

PRELIMINARY

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 272.73 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 1,470,432 SQUARE FEET (33.7565 ACRES) OF LAND, MORE OR LESS.

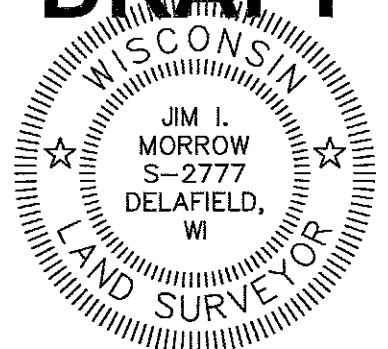
SURVEYOR'S CERTIFICATE


I, JIM I. MORROW, PROFESSIONAL LAND SURVEYOR S-2777, DO HEREBY CERTIFY THAT BY DIRECTION OF RAP PROPERTIES, 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

DRAFT



SURVEYED BY:  MILWAUKEE REGIONAL OFFICE W238 N 1610 BUSSE ROAD, SUITE 100 WAUKESHA, WISCONSIN 53188 P. 262.513.8666	SURVEYED FOR: RAP PROPERTIES, LLC 13965 W BURLEIGH RD, STE 101 BROOKFIELD, WI 53005	PROJECT NO: 23-13326 FIELDBOOK/PG: E-FILE SHEET NO: 14 OF 16	SURVEYED BY: JA DRAWN BY: CL/JIM

PRELIMINARY

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

RAP PROPERTIES, 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 _____, 2023.

RAP PROPERTIES, LLC

BY: _____ MANAGING MEMBER

STATE OF WISCONSIN) SS WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, 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 MY COMMISSION EXPIRES _____

CONSENT OF CORPORATE MORTGAGEE

RAP PROPERTIES, LLC, 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 RAP PROPERTIES, LLC, OWNER.

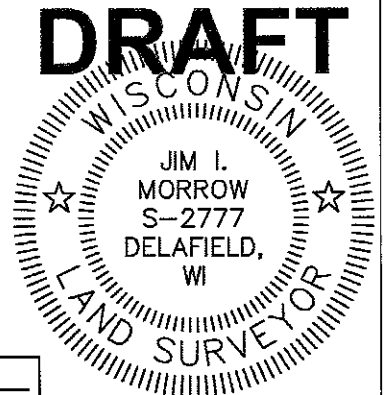
WITNESS THE HAND AND SEAL OF _____ MORTGAGEE, THIS _____ DAY OF _____, 2023.

PRESIDENT OR VICE PRESIDENT

STATE OF WISCONSIN) SS WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, 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 MY COMMISSION EXPIRES _____



Files: \\JSD\INC\new_projects\2023\2313326\DWG\Survey_Sheets\23-13326 D-CSM.dwg Layout: CSM 15 of 16 User: jmorrow Plotted: Sep 25, 2024 - 11:59am

Table with 3 columns: SURVEYED BY (JSD), SURVEYED FOR (RAP PROPERTIES, LLC), PROJECT NO (23-13326), FIELDBOOK/PG (E-FILE), SHEET NO (15 OF 16), SURVEYED BY (JA), DRAWN BY (CL/JIM)

PRELIMINARY

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 _____, 2023.

STEVE BIERCE, CHAIRPERSON
CITY OF PEWAUKEE PLAN COMMISSION

DATE

COLLEEN BROWN, SECRETARY
CITY OF PEWAUKEE PLAN COMMISSION

DATE

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 _____, 2023.

STEVE BIERCE, MAYOR

DATE

KELLY TARCZEWSKI, CLERK/TREASURER
CITY OF PEWAUKEE

DATE

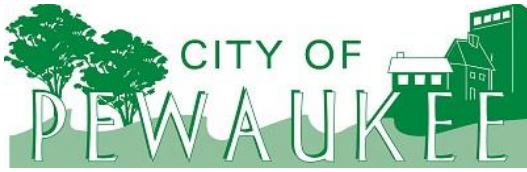


SURVEYED BY:
JSD
MILWAUKEE REGIONAL OFFICE
W238 N 1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

SURVEYED FOR:
RAP
PROPERTIES, LLC
13965 W BURLEIGH RD, STE 101
BROOKFIELD, WI 53005

PROJECT NO: 23-13326
FIELDBOOK/Pg: E-FILE
SHEET NO: 16 OF 16

SURVEYED BY: JA
DRAWN BY: CL/JIM



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 October 17, 2024

Date: October 9, 2024

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

Introduction

The applicant has filed a Certified Survey Map Application related to a multi-family condominium development upon land located at the northwest corner of North Avenue and Watertown Road, approximately N18W22670 Watertown Road. The development includes a total of 96 units within 25 buildings.

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.

Certified Survey Map

The proposed Certified Survey Map dedicates a public right-of-way that extends from North Avenue to an Elmwood Drive access point to the north. This right-of-way also abuts the west property line for a potential future connection to the property to the west.

The CSM contains three lots. Lot 1 is the southernmost lot and has an area of about 6 acres. Lot 2, to the north, has an area of about 12.6 acres, and Lot 3, the northernmost parcel, has an area of approximately 10.1 acres.

Staff also reviewed density calculations for these individual lots. Lot 1 consists of 32 units, Lot 2 includes 28 units, and lot 3 has 36 units. All lots individually conform to Rm-1 District minimum net density requirements.

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

Recommendation

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

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

DATE: October 17, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for KD Glass for Property Located at W227 N4755 Duplainville Road for the Purpose of Residing and Reroofing the Existing Barn (PWC 0866997004)

BACKGROUND:

FINANCIAL IMPACT:

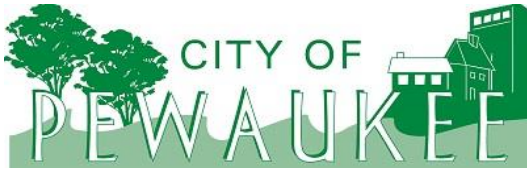
RECOMMENDED MOTION:

ATTACHMENTS:

Description

KD Glass staff report 10.17.24

KD Glass submittal package



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 October 17, 2024

Date: October 9, 2024

Project Name: KD Glass Site & Building Plan Review

Project Address/Tax Key No.: W227N4755 Duplainville Road / PWC 0866997004

Applicant: Klein Dickert - Milwaukee

Property Owner: KD GLASS LLC

Current Zoning: M-2 Limited Industrial District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Village of Lisbon and industrial uses to the north, Lindsay Road and single-family residential to the south, Duplainville Road and vacant land to the east, and Wilhar Road, industrial land and single-family residential to the west

Project Description/Analysis:

The applicant has submitted a Site & Building Plan Review Application requesting to reside and reroof the existing barn structure located at W227N4755 Duplainville Road.

Previous approvals for the KD Glass building indicated that this existing building would be painted to match the principal building and that any future building or site changes would require separate review and approval at that time.

As such, the proposed modifications are being brought forward for Plan Commission review and approval.

The applicant is proposing a black metal roof and a red vertical fiber cement siding product. Material details and renderings are attached for review.

Recommendation:

A motion to approve the Site & Building Plan Review Application as submitted by KD Glass LLC.



OFFICE: 262.542.9000
WEBSITE: www.vjscs.com

BUILDING WITH PURPOSE

HEADQUARTERS:
W233 N2847 Roundy Circle West
Pewaukee, WI 53072

MILWAUKEE OFFICE:
411 East Wisconsin Avenue, Ste. 320,
Milwaukee, WI 53202

September 19, 2024

Mr. Nick Fuchs
City of Pewaukee
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Re: VJSCS Project Number - 8240055
Klein Dickert Milwaukee – Plan Commission Submittal

Mr. Fuchs:

This letter will serve as our request to bring the following items before the October 10, 2024 Plan Commission meeting in conjunction with the above referenced project.

THE PROJECT

The project consists of re-siding of the existing barn with board and baton fiber cement board siding and new standing seam metal roof.

REQUESTED APPROVALS

Per the requirements of the Application for Site and Building Plan Review, Five copies of the required application materials as defined by this application. Fees as indicated (\$500 for Plan Commission and \$100 for Staff Reviews) included with this submittal packet. A digital copy of our submittal packet is included on a flash drive.

Upon staff review and comment, (12) twelve additional sets will be provided with any modifications necessary from the staff review.

Should you have any questions, please feel free to give me a call. We truly appreciate the opportunity to submit this proposal on behalf of Klein Dickert and look forward to hearing from you soon.

Sincerely,

VJS Construction Services, Inc.

A handwritten signature in blue ink, appearing to read 'J. French', is written over a faint blue grid background.

James C. French, AIA, NCARB
Studio Director

Cc: file
Encl



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

APPLICATION FOR SITE AND BUILDING PLAN REVIEW

TO THE HONORABLE MAYOR AND PLAN COMMISSION OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Plan Commission of the City of Pewaukee, Waukesha County, Wisconsin for site and building plan review and approval to allow for: Re-siding and re-roofing of the existing barn located on the East side of the property

Legal description of property to be rezoned – Please attach.

Common property description or name: Klein Dickert - Milwaukee
Property Address: W227 N4755 Duplainville Road **Tax Key Number(s):** 0866997004
Property owner(s) (Full Legal Name): James Longley
Owner's Address: W227 N4755 Duplainville Road **City/State/Zip:** Pewaukee, WI 53072
Phone: (262) 650-7200 ex. 135 **Email:** jlongley@kdglass.com

Applicant (Full Legal Name):
Name: James Longley
Company: Klein Dickert - Milwaukee
Address: W227 N4755 Duplainville Road
City/State/Zip: Pewaukee, WI 53072
Phone: (262) 650-7200 ex. 135
Email: jlongley@kdglass.com

Contact Person (Full Legal Name):
Name: James French
Company: VJS Construction Services
Address: W233 N2847 Roundy Circle West
City/State/Zip: Pewaukee, WI 53072
Phone: (262) 446-6435
Email: jfrench@vjscs.com

Site and Building Plan submittals must include and be accompanied by the following:

- This Application form accurately completed with original signatures.
- Application Filing Fee, payable to the City of Pewaukee:
 - o \$500.00 for Plan Commission review
 - o \$100.00 for minor amendments (staff review only)
- Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
 - o Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.




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

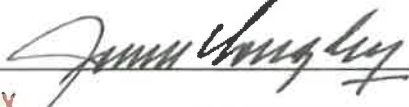
The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: 
NAME & TITLE (PRINT): James Longley
SIGN AND DATED this 19th **day of** September, 2024.

PROPERTY OWNER'S SIGNATURE: 
NAME & TITLE (PRINT): James Longley
SIGN AND DATED this 19th **day of** September, 2024.

PROPERTY OWNER'S SIGNATURE: _____
NAME & TITLE (PRINT): _____
SIGN AND DATED this _____ **day of** _____, _____.

City Staff-
RECEIVED at City Hall by: _____ on _____
 Fee paid: \$ _____ Date: _____

W240 N3065 Pewaukee Road Pewaukee, WI 53072 Phone – 262-691-9107 Fax- 262-691-6039 Email: buildingservices@pewaukee.wi.us	BUSINESS PLAN OF OPERATION APPLICATION CITY OF PEWAUKEE Please provide all applicable information	Permit No.
---	---	------------

LEGAL NAME OF PROPOSED BUSINESS: Klein Dickert - Milwaukee	Lot #	Tax Key/Parcel No. 0866997004
--	-------	---

SITE ADDRESS W227 N4755 Duplainville Road	City Pewaukee, WI	State 53072	Zip
---	-----------------------------	-----------------------	------------

Tenant/Business Name (Please Print) Klein Dickert - Milwaukee James Longley	Mailing Address W227 N4755 Duplainville Road Pewaukee, WI 53072	City	State	Zip (262)	Phone# 650-7200 ex. 135 FEIN # 362707870
Email Address jlongley@kdglass.com					

Property Owner Name: (Please Print) Klein Dickert - Milwaukee James Longley - President	Mailing Address	City	State	Zip	Phone#
Email Address					
FEIN#					

TYPE OF BUSINESS: Please check the appropriate box for type:

<input type="checkbox"/> Retail	<input type="checkbox"/> Warehouse/Storage	<input type="checkbox"/> Wholesale	<input type="checkbox"/> Other? _____
<input checked="" type="checkbox"/> Office	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Institutional	

NEW USE? Yes or No **EXPANSION OF EXISTING USE?** Yes or No

DESCRIPTION OF BUSINESS OPERATION (attach separate narrative as necessary):
 Custom fabricator of aluminum windows, storefronts and curtain walls

Zoning District: M-2	Hours of operations: From - 6 00 AM to 5 00 PM	Days of operations: Monday through Friday
Maximum # of employees: 40	How many full-time? 40	How many part-time? 0
Expected customers per day: 5	Number of trucks per day: 3 semi deliveries 15 KD service trucks	Number of autos per day:

PARKING • Available Parking/Parking Lot Spaces # 106 • Loading Spaces # 2 • Is there Overnight Parking? <input checked="" type="checkbox"/> Yes or <input checked="" type="checkbox"/> No o Where? 15 KD service trucks - East side	STORAGE • Any outside storage? <input checked="" type="checkbox"/> Yes or <input checked="" type="checkbox"/> No • Please list type of Storage? N/A
--	--

SEWAGE DISPOSAL BY: Public Sewer <input checked="" type="checkbox"/> X Septic Tank _____ Holding Tank _____ Storm Water Retention/Detention? <input checked="" type="checkbox"/> Yes or <input checked="" type="checkbox"/> No	WATER SUPPLY BY: Public Water Main <input checked="" type="checkbox"/> Yes Private Well <input checked="" type="checkbox"/> Yes Other _____	SOLID WASTE (trash) DISPOSAL BY: Contract: Advanced Disposal Self: _____ Any flammable substances? <input checked="" type="checkbox"/> Yes or <input checked="" type="checkbox"/> No If Yes, where Stored? N/A
---	---	---

Any Special Equipment/Facilities/Requirements? Yes or No **What?** N/A

The applicant and property owner(s) hereby certify that: 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge; 2) the applicant and property owner(s) has/have read and understand all information in this application; and 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13

APPLICANT'S SIGNATURE **DATE SIGNED** September 19, 2024

Applicant is responsible to obtain any licenses, permits, certificates or other documents from other agencies of City Departments. For example: Cigarette and Alcoholic Beverage Licenses must be obtained from the City Clerk and Building Permits from the Building Inspector. Also, Occupancy of the premises requires approval of this application.

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

OFFICE USE ONLY

Business Plan of Operation Application Fee: \$100.00

Submitted for Review on: _____	Date: _____
Approval by Zoning Administrator: _____	Date: _____
Approval by City Planner: _____	Date: _____

SPECIAL REQUIREMENTS/COMMENTS: _____

**CITY OF PEWAUKEE
SEWER & WATER DIVISION
W240 N3065 PEWAUKEE ROAD
PEWAUKEE, WISCONSIN 53072
PHONE: 262-691-0804
FAX: 262-691-5729**

NOTICE OF INTENT TO DISCHARGE WASTEWATER

(Please print. Mail or fax to the address above.)

Note - The discharge shall comply with all conditions of the City Municipal Code Chapter 13.20 found in Title 13 Public Services at: www.cityofbrookfield.com.

FORM I - To Be Completed By Commercial / Industrial User

1. Company Name: **KLEIN DICKERT MILWAUKEE**
2. Facility Address: Street **W227 N4755 DUPLAINVILLE ROAD**
City, State, Zip **PEWAUKEE, WISCONSIN 53072**
3. Mailing Address: Street **W231 N2837 ROUNDY CIRCLE EAST**
(If Different) City, State, Zip **PEWAUKEE, WISCONSIN 53072**
4. Company Representative:
Name **JIM LONGLEY** Title **PRESIDENT**
Phone **262.650.7200 EXT. 135** Fax _____
E-Mail **jlongley@kdglass.com**
5. Brief description of business:
CUSTOM FABRICATOR OF ALUMINUM WINDOWS, STOREFRONTS AND CURTAINWALLS
6. Existing number of employees: Full Time **40** _____ Part Time **NONE** _____
7. Operating: Days/Week **5 DAYS PER WEEK** Hours/Day **11 TO 12 HOURS PER DAY** # Shifts **ONE**
8. Facility four-digit SIC code **N.A.**
Or six-digit NAICS code **238150**
9. Reason for filing survey:
 - a. _____ Change of occupancy
 - b. **X** _____ ~~Construction of a new facility/new addition~~ Re-siding and new roof on existing Barn
 - c. _____ Proposing to discharge from a facility where there is currently no discharge or adding a new sewer connection
 - d. _____ Significantly altering the volume or characteristics of an existing discharge
 - e. _____ Applying for reissuance of an existing discharge permit
 - f. _____ Per request by municipality - discharge ongoing with no expected changes
 - g. _____ Update previous information

10. Date when new or altered discharge is expected to begin **Nov 1, 2024** _____

11. Estimated sanitary sewer discharge:

<u>Existing</u>		<u>Proposed</u>
<u>NONE</u>	Gal/Day process wastewater	<u>NONE</u>
<u>NONE</u>	Gal/Day sanitary wastewater	<u>NONE</u>
<u>NONE</u>	Gal/Day cooling water	<u>NONE</u>

Note: A review of quarterly water usage bills may be helpful in assigning flow values. Total gal/day (for all uses) = qtr usage (in 1000 gallons) x 1000/# operating days in qtr. This daily total is then distributed into estimated gal/day of process, sanitary, and/or cooling.

Process wastewater is any discharge other than sanitary, non-contact cooling or boiler blowdown water.

Sanitary flow may be estimated as 20 gal/day/employee.

12. Describe process(es) that will result in the discharge of a commercial/industrial process wastewater: **NONE** _____

13. List any chemicals/pollutants expected to be present in your discharge: **NONE** _____

14. Describe any wastewater pretreatment and/or facilities to be used: **NONE** _____

15. Is there any usage of toxic organic compounds at the facility? (solvents, flammable compounds, etc.) **Yes** _____ No _____

16. How are toxic organic compounds disposed of?

- Discharge to sanitary sewer
- Hauled to treatment / recycling facility
- No waste (used in process or sparingly on rags)
- Other, specify: _____

17. Comments: **The intent is to re-side and re-roof the existing barn. No additional discharge is planned.** _____

I Certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Authorized Representative **James French, AIA, NCARB** _____ Date **September 20, 2024**

HardiePanel® Vertical Siding Product Description

HardiePanel siding is factory-primed fiber-cement vertical siding available in a variety of sizes and textures. Examples of these are shown below. Textures include smooth, stucco, Cedarmill® and Sierra 8. HardiePanel vertical siding is 5/16 in. thick and is available in [4x8](#), 4x9 and 4x10 sizes. Please see your local James Hardie dealer for texture and size availability.

HardiePanel vertical siding is available as a prefinished James Hardie® product with ColorPlus® Technology. The ColorPlus coating is a factory applied, oven baked finish available on a variety of James Hardie siding and trim products. See your local dealer for availability of products, color and accessories.



Stucco



Select Cedarmill®



Sierra 8



Smooth



HardieTrim® Boards Products Description

HardieTrim® boards come finished with either the PrimePlus® factory primer and sealer or with ColorPlus® Technology. The ColorPlus® coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

HARDIETRIM® 5/4, 4/4 BOARDS

HardieTrim® 5/4, 4/4 board is a decorative non-load bearing trim product. HardieTrim 5/4 board is 1 in. thick, HardieTrim 4/4 board is 3/4 in thick, and both can be purchased in 10 ft. and 12 ft. lengths, based on local availability. In addition to frieze, rake, window, door, and corner details, HardieTrim 5/4, 4/4 boards may be used to construct light blocks, column wraps and decorative scroll work. Available in commonly-used nominal widths from 4 in to 12 in.

HARDIETRIM® BATTEN BOARDS

HardieTrim® Batten Boards are a decorative non-load bearing trim product. HardieTrim® Batten Boards are 3/4 in. thick, 2½ in. wide, and come on 12 ft. lengths. See your local dealer for details and availability of product colors and accessories.



HardieTrim 5/4, 4/4 board - Smooth



HardieTrim Batten board - Rustic and Smooth (not shown)



HardiePanel vertical siding with HardieTrim Batten board for the Board & Batten look.

A Complete James Hardie Exterior – Close-up on trim products.



ColorPlus TIP: HardieTrim 4/4, 5/4 boards with ColorPlus Technology is shipped with a protective laminate slip sheet. James Hardie recommends keeping the protective sheet in place during cutting and fastening to reduce damage to the boards. Remove the protective sheet only after installing the boards and filling the nail holes with a colored touch-up pen.

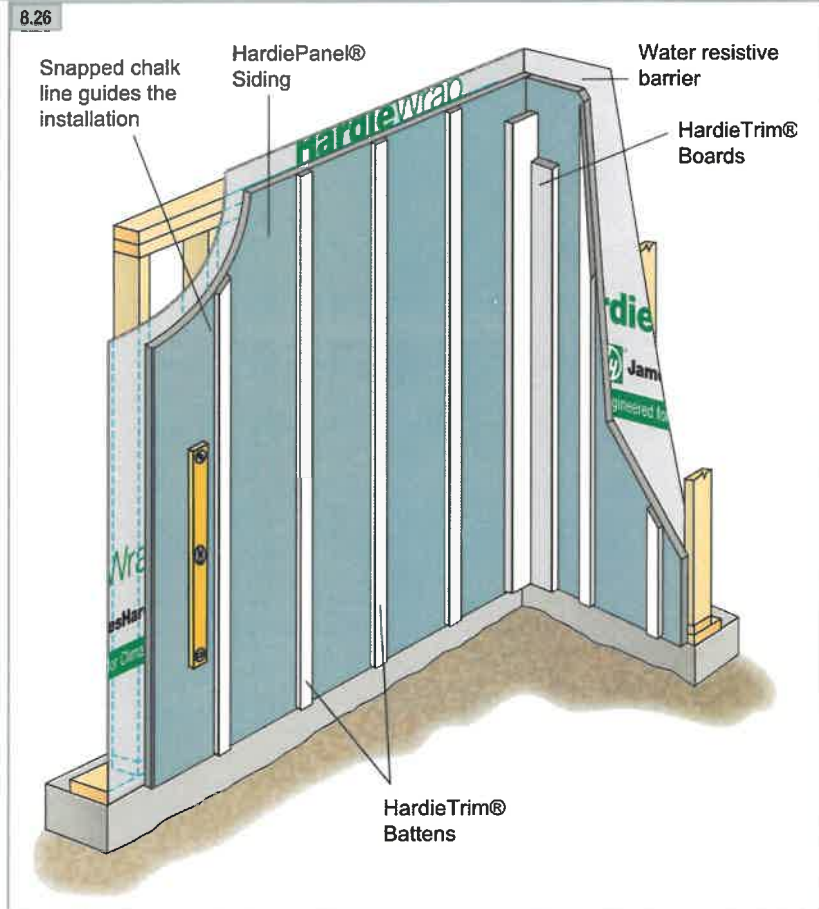


WARNING
DO NOT caulk nail heads when using ColorPlus products.
Refer to the ColorPlus touch-up section

Installation of HardieTrim® Battens

GETTING STARTED

HardieTrim® Battens are intended to be used with HardiePanel® vertical siding to achieve a board and batten look. HardieTrim Battens must be attached to wood or steel backing using an approved fastener from the table below. When installing HardieTrim Battens, determine layout and mark where battens will be attached. To ensure that HardieTrim Battens are installed vertically and parallel to each other, either snap chalk lines or use a level. When attaching battens ensure that fasteners are a minimum of 3/4 in. from edges, 1 in. from ends, and a maximum of 16 in. o.c.



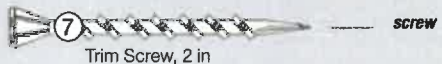
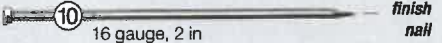
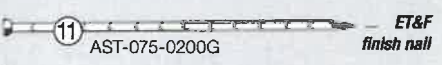
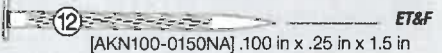
ColorPlus® TIP:

HardieTrim Battens with ColorPlus® Technology are shipped with a protective laminate slip sheet. James Hardie recommends keeping the protective sheet in place during cutting and fastening to reduce damage to the boards. Remove the protective sheet only after installing the boards and filling the nail holes with a colored touch-up pen. Finish nails are required for ColorPlus products.



HARDIETRIM BATTENS FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastening Substrate	Approved Fastener	Fastener Types
wood studs	10	 screw Trim Screw, 2 in
over minimum 7/16 in OSB	10	 finish nail 16 gauge, 2 in
steel studs	7 12 11	 ET&F finish nail AST-075-0200G
		 ET&F [AKN100-0150NA], .100 in x .25 in x 1.5 in

● Indicates recommended fasteners. Required for ColorPlus Products.

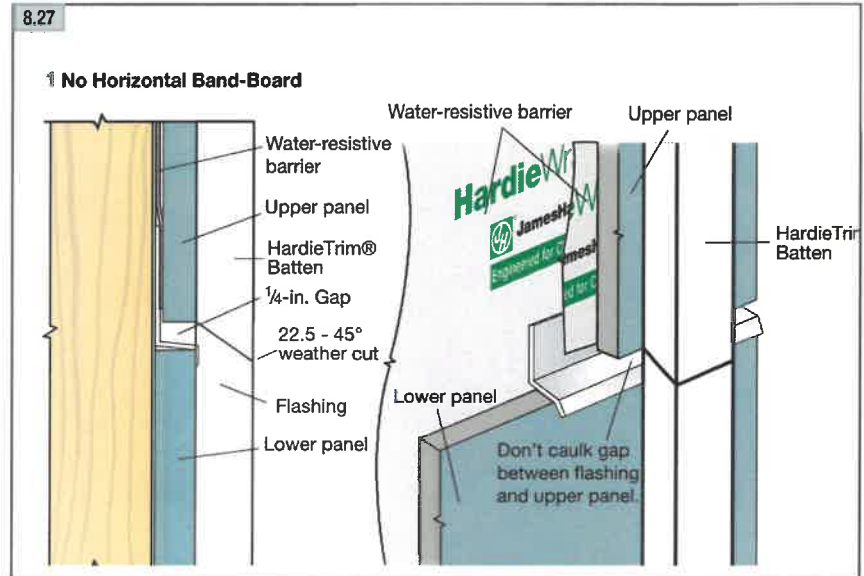
TIP: James Hardie recommends using stainless steel finish nails when installing HardieTrim (Trim, Battens, Fascia, etc.) products.

Installation of HardieTrim® Battens (cont.)

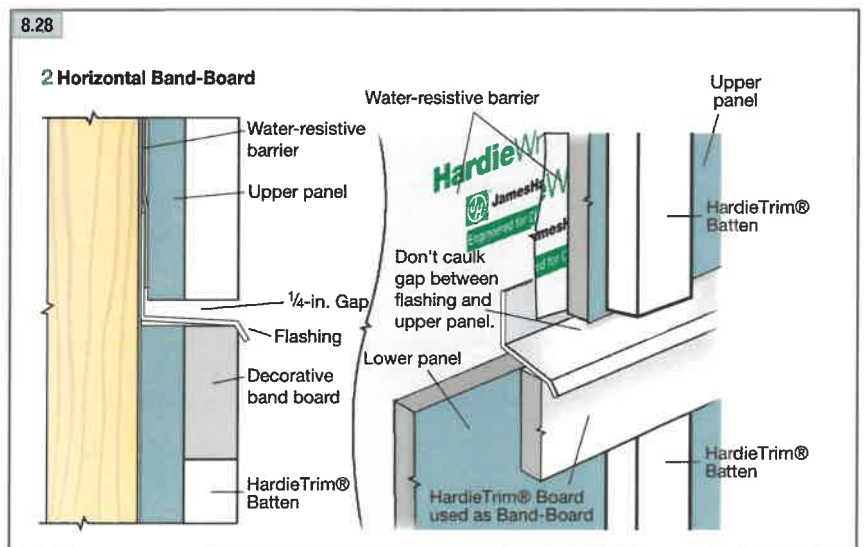
HORIZONTAL JOINT TREATMENT

Horizontal HardieTrim® Batten joints must occur at the same location as horizontal joints in HardiePanel® siding. Install horizontal HardieTrim Batten joints by using one of the following options:

1. If HardieTrim Battens are going to be installed over horizontal panel joints without the use of a horizontal band board, follow the procedure as illustrated in fig. 8.27. Start installing HardieTrim Battens by creating a weather-cut of at least a 22.5° angle, making a joint at the same location as the panel joint. Attach the bottom batten. Make sure the top batten has a matching weather-cut and then install top batten.



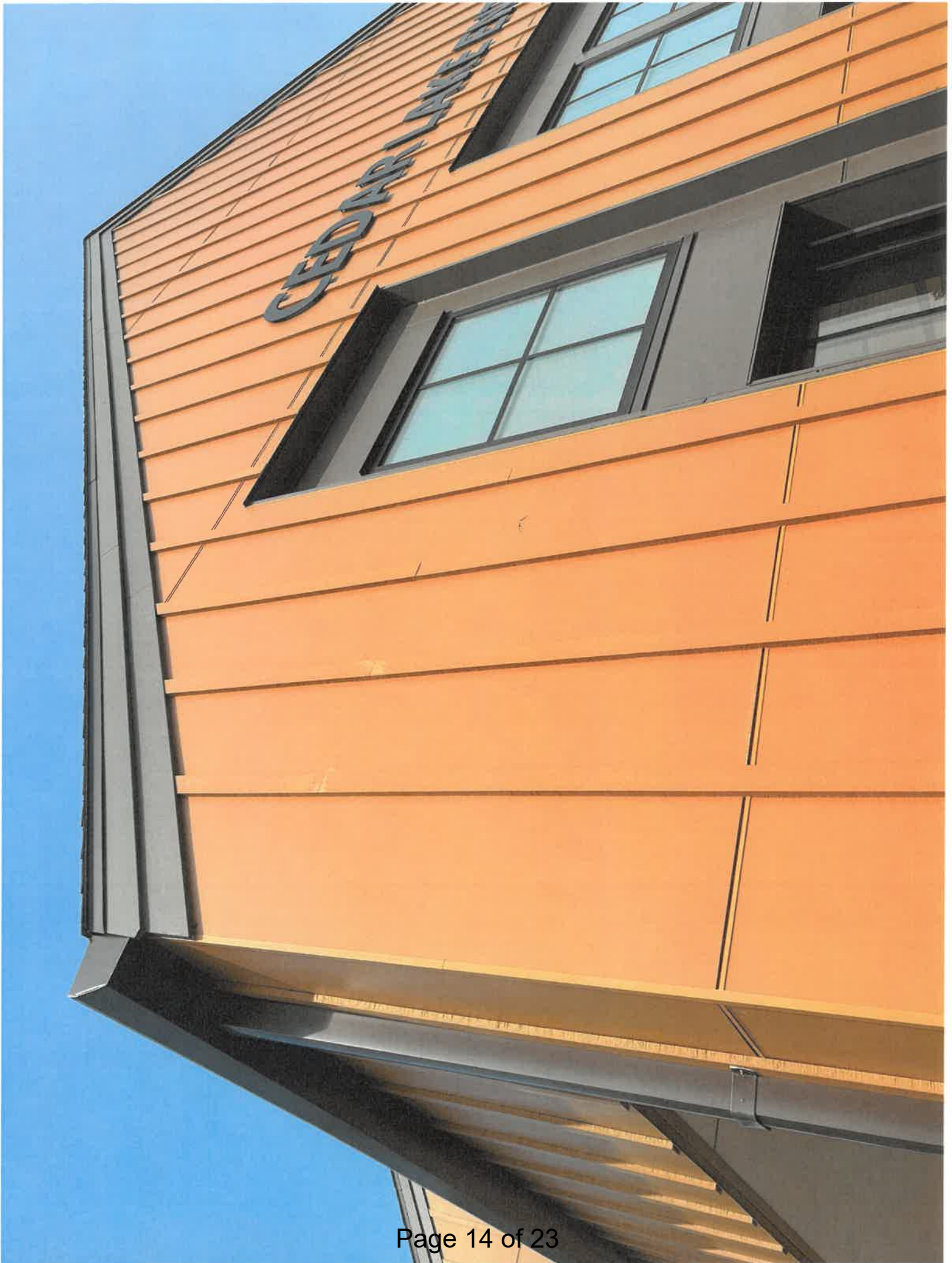
2. If HardieTrim Battens are to be installed over horizontal panel joints with the use of a horizontal band board, follow the procedure as illustrated in fig. 8.28. If HardieTrim Battens are to be installed horizontally, they must be installed in the same manner as in fig. 8.28. Make sure the horizontal Z-flashing is installed over both the lower panel and the horizontal band board. Attach the bottom batten tight to the bottom edge of the band board. Next, leaving a minimum 1/4 in. gap above the horizontal Z-flashing, install the top batten.



WARNING

Do not bridge floors with HardieTrim Battens and/or HardiePanel Siding. A horizontal joint should always be created between floors.







STANDING SEAM METAL ROOFING

When your design requires a roofing system that is both aesthetically pleasing and structurally sound, choose one of MBCI's standing seam metal roof (SSR) systems. Our SSR systems are some of the most durable and weathertight roof systems available in the industry, providing longevity while enhancing the appearance of the building.

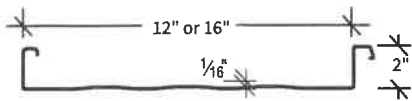
MBCI offers two types of standing seam metal roofs: vertical leg structural and trapezoidal structural. Each system carries the Underwriters Laboratories Wind Uplift (UL 90), Fire Resistance and Impact Resistance ratings covering a wide range of roof designs. Additional ratings have been given to the individual panel systems. Special clips are available for thermal roof expansion and contraction during extreme temperature changes. All trim is both weathertight and aesthetically pleasing, giving the roof a clean, finished appearance.

PROJECT: Conroe Fire Station No. 4 **LOCATION:** Conroe, TX **PANEL PROFILE:** BattenLok® HS **COLOR:** Tundra



PROJECT: Owens Community College **LOCATION:** Fredericktown, OH **PANEL PROFILE:** Curved BattenLok® **COLOR:** Colonial Red

BATTENLOK® HS



BattenLok® HS is a mechanically field-seamed, high strength structural standing seam roof system. The BattenLok® HS panels have a two-inch tall vertical seam and are available in both 12-inch and 16-inch widths. BattenLok® HS can be installed directly over purlins or bar joists and is capable of transitioning from roof to fascia. BattenLok® HS does not require a solid substructure for support.

Available in a profile suitable for curving in the field or through a third-party vendor contracted by the customer. Please contact a sales representative for order assistance.

Product Specifications

- **Application:** Roof
- **Coverage Widths:** 12", 16"
- **Minimum Slope:** 1/2:12
- **Panel Attachment:** Concealed Fastening System, Low, High (fixed or floating), Utility (no insulation clearance)
- **Gauges:** 24 (standard); 22 (optional)
- **Finishes:** Smooth or Embossed; with Striations or Striations with Pencil Ribs (16" only)
- **Coatings:** Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

COLOR CHART

Final color selection should be made from metal color chips.

Gauge and finish options vary by panel profile. For the most current information available, as well as details about paint warranty coverage, visit our website at mbci.com.

All Signature® 200 and 300 colors are Cool Roof compliant through the CRRC-1 Program. Visit coolroofs.org for more details.

SIGNATURE® 200

Siliconized Polyester

POLAR WHITE (POLYESTER)	HIGH GLOSS WHITE	WHITE	BRIGHT WHITE	HAWAIIAN BLUE
COBALT BLUE	LIGHT STONE	SADDLE TAN	DESERT SAND	COFFEE BROWN
BURNISHED SLATE	ASH GRAY	DEEP GRAY	CHARCOAL GRAY	EVERGREEN
IVY GREEN	SCARLET RED	RUSTIC RED	WINE RED	TRUE BLACK

Metal Roof color

SIGNATURE® 300

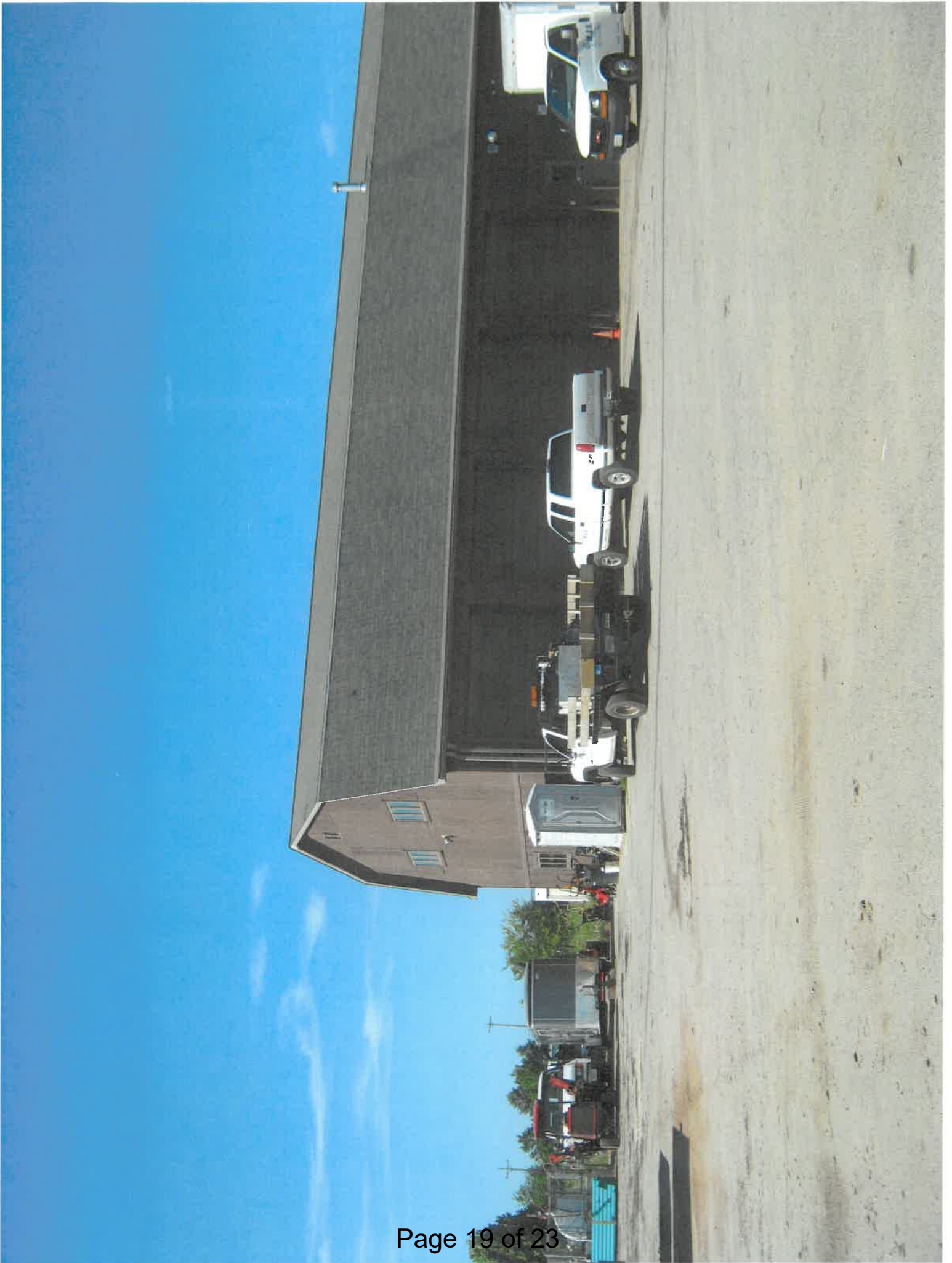
Polyvinylidene Fluoride (PVDF) | Low Gloss

SNOW WHITE	BONE WHITE	PACIFIC BLUE	HARBOR BLUE	ALMOND
BROWNSTONE	MEDIUM BRONZE	MIDNIGHT BRONZE	TUNDRA	SLATE GRAY
STORM GRAY	CLASSIC GREEN	BRITE RED	COLONIAL RED	MIDNIGHT BLACK
COPPER METALLIC*				

*Board and Batten color
Fiber Cement Board*

*Metallic colors incur an upcharge. Please confirm pricing in your quote.







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

DATE: October 17, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for Waukesha Gun Club for the Purpose of Constructing a Permanent Five-Stand Shooting Structure for Property Located at N22 W23170 Watertown Road (PWC 0920998)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

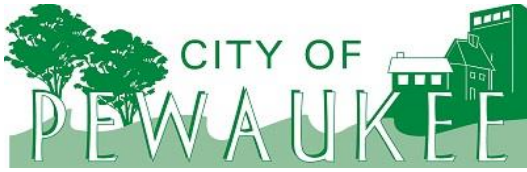
ATTACHMENTS:

Description

Waukesha Gun Club staff report 10.17.24

Waukesha Gun Club narrative

Waukesha Gun Club drawings & color renderings



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 October 17, 2024

Date: October 10, 2024

Project Name: Site & Building Plan Review

Project Address/Tax Key No.: N22W23170 Watertown Rd./PWC 0920997

Applicant: WAUKESHA GUN CLUB

Property Owner: Waukesha Gun Club

Current Zoning: I-2 Rural Institutional District and Lowland Conservancy District

2050 Land Use Map Designation: Public or Private Park and Recreation and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Industrial properties zoned M-4 to the north, Lowland Conservancy zoned lands to the south, nonresidential properties zoned M-2, B-6 and B-5 to the east, and B-4, LC and M-2 zoned lands to the west

History

On November 17, 2022, the Plan Commission approved a Site Plan Amendment for the Waukesha Gun Club to allow construction of a new five-stand shooting structure, subject to the conditions below. The applicant, however, did not move forward with the project at that time and have now resubmitted for that same building.

- The structure shall be in substantial conformance with the elevations provided on Sheet S2, dated August 3, 2018.
- The primary building materials shall be wood with brick and stone accents. Metal shall not be utilized as a primary building material.
- The overhead garage doors shall include glass windows.
- Landscaping similar to the other structures onsite shall be provided.
- The applicant shall confirm the location of the shooting structure, to the satisfaction of the City Planner, prior to the issuance of a Building Permit. The structure must be a minimum of 25 feet from internal property lines and 10 feet from other structures. If setbacks are not met, the structure must be relocated, or a Certified Survey Map approved to combine the parcels.

Project Description/Analysis

The applicant submitted Site and Building Plans for a five-stand shooting structure at the Waukesha Gun Club. The Waukesha Gun club development spans three separate parcels (Tax Key Nos. 0920997, 0920998, and 0920999). The Waukesha Gun Club also owns a 2.76-acre parcel directly to the east (PWC 0919998004) as well as a 10.43-acre parcel on the south side of Watertown Road (PWC 0953989).

During the review of the previously proposed shooting structure in 2020, staff recommended that these properties be combined via Certified Survey Map as they are all being used for a single development

and use. Staff continues to feel it best to combine the properties; however, that is not a recommendation currently as the Plan Commission removed that condition during the review of the last shooting structure.

The proposed structure is to be located in the northwest area of the property. The west side wall of the proposed structure includes one 10' x 7' overhead door, which is steel with window inserts. The south side wall of the proposed structure includes three 84" x 80" patio doors and a set of four windows. The north side wall of the structure has seven separate windows, and the east side wall includes one window.

The exterior of the structure is primarily vertical tongue and groove siding with a stone belt line around the bottom. A conceptual landscape plan was provided that shows a bush/shrub on each end of the south elevation along with flowers and plantings in front.

There are storm water management improvements that are required as part of this project. The applicant is requesting to accomplish these improvements over a two-year period. The applicant's request to complete storm water management improvements over a longer period of time will be forwarded to the Common Council for review. As such, *it is recommended that final grading, erosion control, utilities and storm water management plans, as may be applicable, be reviewed and approved by the Engineering Department within a timeframe as allowed by the Common Council.*

Recommendation

A motion to approve the Site & Building Plan Review Application for the Waukesha Gun Club, subject to the conditions contained within this report.



Ascent, LLC
W240 N1221 Pewaukee Rd.
Waukesha, WI 53188
262-650-9705
mike@ascentbuild.com

September 30, 2024

Office of the Planner & Community Development Director
W240 N3065 Pewaukee Rd.
Pewaukee, WI 53072

To Whom it May Concern:

We looking for approval on a permanent 5 stand shooting structure at the Waukesha Gun Club (N22 W23170 Watertown Rd., Waukesha, WI) This permanent 5 stand shooting structure will be used for recreational shooting and tournament events through out the year.

Tentative development: 4 month building timeline
Estimated building improvement: \$70,000.

Enclosed are the following documents for submission to the planning commission.

- Application for site and Building Plan Review
- Written narrative (see above)
- Site plan, lighting plan
- Grading and Erosion control
- Colored renderings

For questions, please contact Mike Merkel at Ascent, LLC.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Merkel", is written over a horizontal line.

Mike Merkel
mike@ascentbuild.com
262-649-6334

BUILDING SPECIFICATIONS AND GENERAL NOTES

OWNER INFORMATION:
 - NAME: PAT GERBERSCY
 - ADDRESS: WAUKESHA
 - CITY: WAUKESHA
 - STATE: WI
 - ZIP: 53188

BUILDING DESIGN INFORMATION:
 - DESIGN CODE: 2015 WI COMM BLDG CODE
 - USE OF BUILDING: GOLF COURSE FACILITY
 - OCCUPANCY CLASSIFICATION: GROUP UO
 - CONSTRUCTION TYPE: II
 - FIRE CATEGORY: II
 - FIRE SUPPRESSION SYSTEM: S2

BUILDING AREA:
 - AREA OF WORK: 677 SQFT
 - EXISTING BUILDING AREA: 0 SQFT
 - TOTAL BUILDING AREA: 677 SQFT

ALLOWABLE AREA:
 - TABLE AREA: 5800 SQFT
 - PERIMETER INCREASE: 4755 SQFT
 - SPRINKLER INCREASE: 0 SQFT
 - TOTAL ALLOWABLE AREA: 5800 SQFT

BUILDING DESIGN LOADS:

WIND	WIND SPEED	WIND EXPOSURE	WIND DIRECTION	WIND RESPONSE FACTOR	WIND DIRECTION	WIND PRESSURE
W	100 MPH	B	0.02	0.02	0.02	0.02
E	100 MPH	B	0.02	0.02	0.02	0.02
S	100 MPH	B	0.02	0.02	0.02	0.02
N	100 MPH	B	0.02	0.02	0.02	0.02

PLEASE NOTE:

- DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ASSUMING TO OBEY COMPLIANCE.
- THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE OWNER THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF ANY WORK.
- NO CHANGES, MODIFICATIONS, OR OMISSIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.
- WHERE LACK OF INFORMATION OR ANY INCOMPLETENESS SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.
- IMPORTANT! THIS BUILDING IS DESIGNED USING THE ROOF AS A DIAPHRAGM (DEEP IRON BEAM) TO TRANSFER SIDEWALL AND ROOF WIND LOADS TO THE EXISTING REAR WALLS. STEEL PANELS ARE AN INTEGRAL PART OF THE BUILDING STRUCTURE AND ANY FAILURE FIELD NOTIFICATIONS WOULD BE DETRIMENTAL TO THE BUILDING'S STRUCTURAL PERFORMANCE.

SOIL:

- SOIL CLASSIFICATION #4 (MS) BASED ON ASTM D1586 (CLASS OF MATERIAL: SW, SP, SO, OH, AND OO.)
- A SOIL BEARING VALUE ASSUMED AT 2000 PSF. ALL FOOTINGS AND SLABS TO BEAR ON UNDISTURBED INORGANIC SOIL OR SOIL COMPACTED TO THE REQUIRED PROCTOR DENSITY.
- ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32.

CONCRETE:

- OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.
- CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- ALL REBAR SHALL MEET ASTM GRADE 40 OR BETTER.

LUMBER:

- ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION SPECIFICATIONS FOR WOOD CONSTRUCTION.
- ALL LUMBER IN CONTACT WITH CONCRETE OR SOIL ABOVE GRADE SHALL BE TREATED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AWPA U1 UDSR REQUIREMENTS OR BETTER.
- ALL LUMBER BELOW GRADE SHALL BE TREATED IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AWPA U1 UDSR REQUIREMENTS OR BETTER.

COLUMNS:

- ALL LAMINATED COLUMNS SHALL BE LOWEST MANUFACTURER'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.

TRUSSES:

- DESIGNED IN ACCORDANCE TO 2015 WI COMM BLDG CODE.
- LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.

STEEL PANEL:

- PRE-DRILL STEEL PANEL.
- 0.118" MINIMUM THICKNESS BEFORE PAINTING
- 0.015" NOMINAL THICKNESS AFTER PAINTING
- 40 YEAR GALVANNEAL COATING PLUS ZINC PHOSPHATE
- 40 YEAR PAINT WARRANTY
- STRUCTURAL STEEL SHALL BE ASTM-A572-GR50 (FULL HARD STEEL)
- 60000 PSI MINIMUM TENSILE STRENGTH

STEEL TRUSS:

- COLOR MATCHED STEEL TRUSS
- CERAM-FLY ASH 100% PAINT SYSTEM

FRAMING FASTENERS:

- GALVANIZED THREADS HARDENED STEEL NUTS/BOLTS, UNLESS NOTED OTHERWISE.

PANEL FASTENERS:

- COLOR MATCHED GALVANIZED WOODRUF SCREWS, #10 DIAMETER, 1/4" HEX HEAD.

HANDLING AND STORAGE:

- ALL STEEL PANELS AND TRUSS PRODUCTS SHOULD BE HANDLED AND STORED PER MANUFACTURER SPECIFICATIONS.
- ALL GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 2% GRADE FOR PROPER DRAINAGE.

CONSTRUCTION BRACING:

- TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTOR'S RESPONSIBILITY. REFER TO RCM-31 AND/OR R10 SUMMARY SHEET GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES, BY THE TRUSS PLATE INSTITUTE (TPI) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTCA).

RVA:

- MEANS, METHODS, AND ALL CONDITIONS REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE APPROVED BY LOCAL OFFICIAL.

PLUMBING:

- PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.

ELECTRICAL:

- ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWING AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.

RECEIVED
 SEP 09 2022

WAUKESHA GUN CLUB

WAUKESHA, WI

NOTE: THE OWNER SHALL PROVIDE AN ALL WEATHER HARD SURFACE AREA 30 FEET OR MORE IN WIDTH EXTENDING AT LEAST 50% OF THE LENGTH OF ONE SIDE OF THE PROPOSED STRUCTURE AND MUST BE ACCESSIBLE TO EPE PARKING EQUIPMENT.

NOTE: 8' MIN. WIDE PARKING LOT REQUIRES HANDICAP ACCESSIBLE PARKING STALLS (ANSI 502) FOR NUMBER OF STALLS REQUIRED, SEE SECTION CODE SECTION 1108

NOTE: THE OWNER SHALL PROVIDE DESIGNATED SPACE WITHIN OR ADJACENT TO STRUCTURE FOR THE COLLECTION OF RECYCLABLE MATERIALS AS PER SPB 382.040(2)

NOTE: OWNER/CONTRACTOR SHALL VERIFY ALL SETBACKS WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION.

BUILDING INFORMATION:
 NAME: WAUKESHA GUN CLUB
 ADDRESS: WAUKESHA WATERGATE ROAD
 CITY: WAUKESHA
 STATE: WI
 ZIP: 53188
 COUNTY: WAUKESHA

NOTE: ALL GRADES SLOPE AWAY FROM THE BUILDING @ A MIN. 2% SLOPE

NOTE: IF MORE THAN ONE ACRE OF LAND IS DISTURBED BY BUILDING ERECTION AND/OR PARKING AND ACCESS DRIVE SURFACE, THE OWNER/CONTRACTOR SHALL SUBMIT A WATER RESOURCES APPLICATION FOR PROPOSED PERMITS (WRAPP) AS PER NR 318.

NOTE: FLOOR ELEVATION @ ALL SERVICE DOORS SHALL BE LEVEL AND FLUSH WITH ADJACENT CURB AND OUTSIDE FLOORS AS PER BD 100.1.6

NOTE: EACH SERVICE DOOR @ EACH UNIT SHALL BE EQUIPPED WITH LEVEL OPERATED HANDLES AS PER ADAAG 4.1.3

NOTE: CURB RAMP COMPLIANT W/ ADAAG 4.7 ARE REQUIRED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.



SHEET INDEX	
SHEET #	SHEET DESCRIPTION
S1	GENERAL NOTES AND SITE PLAN
S2	ELEVATIONS AND WALL/STEEL LAYOUTS
S3	FLOOR PLAN AND ROOF FRAMING PLAN
S4	SEAWALL SECTION AND SECTION DETAILS
S5	OVERHEAD DOOR AND JAMB FRAME DETAILS
S6	STEEL APPLICATION DETAILS

Digitally signed by Jeffrey J. Murray
 Date: 2016.08.07 11:11:51 -0500

CONDITIONALLY APPROVED
 PERMISSIBLE USE STATEMENT OF BUILDING SERVICES
 11/13/22

This Plan To Be On File

ENGINEERING SERVICES
 1000 W. WAUKESHA AVENUE, SUITE 200
 WAUKESHA, WI 53188
 (262) 781-1111
 WWW.ENGINEERINGSERVICESWI.COM

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
 ENGINEER: JEFF MURRAY

PROJECT TITLE:
WAUKESHA GUN CLUB

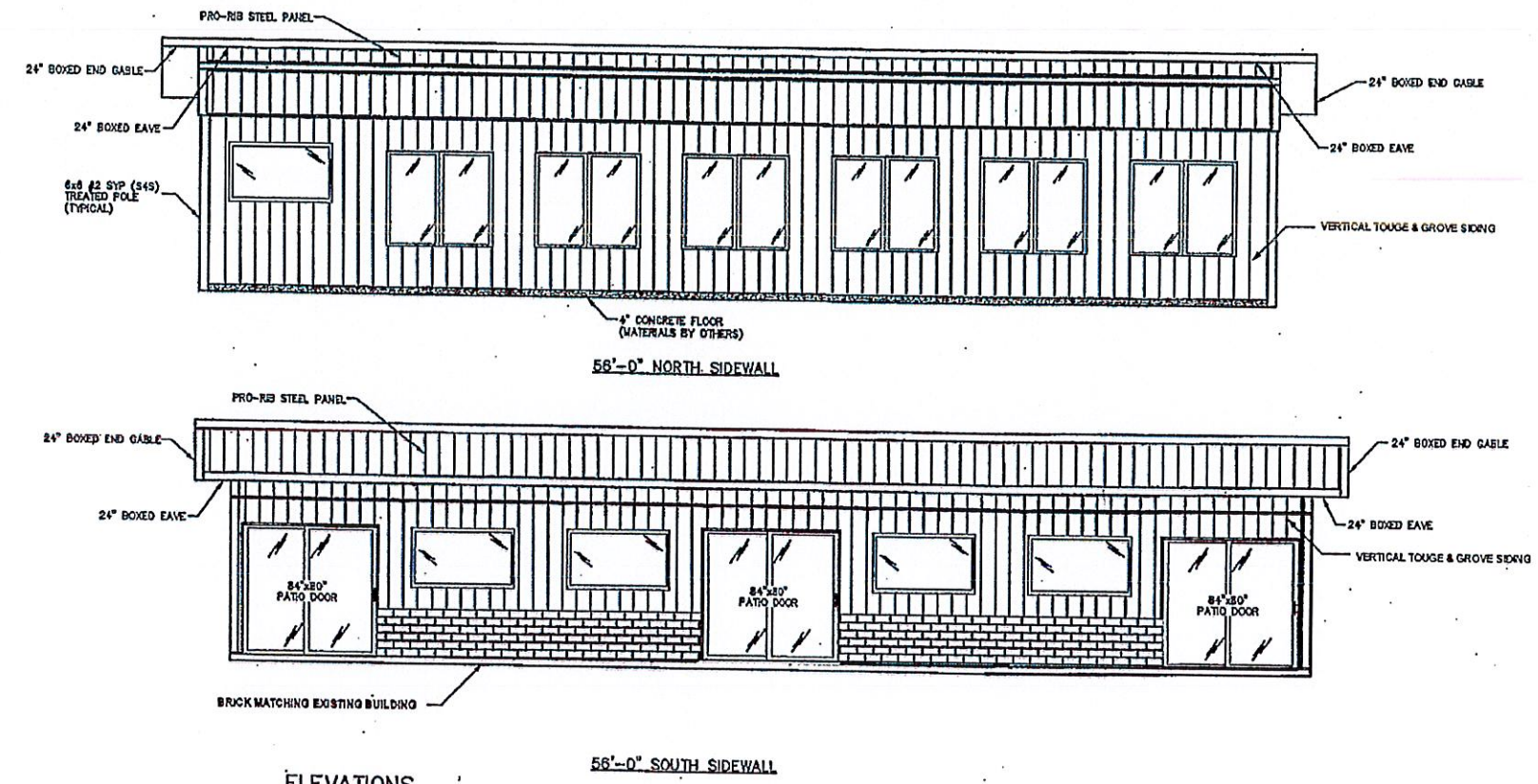
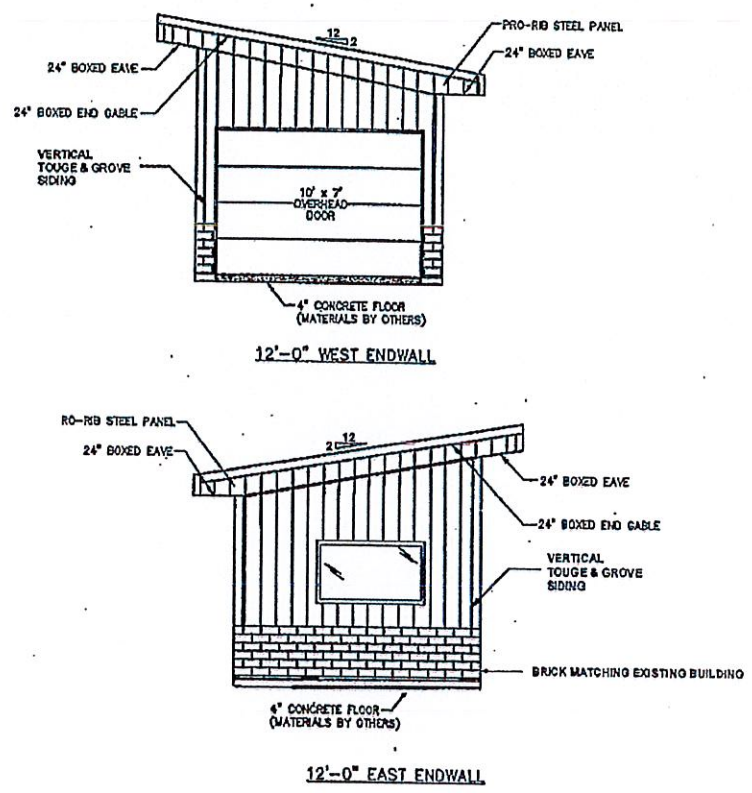
WAUKESHA, WI

PROF. ENGINEER: JEFF MURRAY
 PLAN DESIGNER: FRANCIS DEL VECCHIO
 DRAWN BY: JIS
 DATE: 8/3/2018
 SCALE: AS NOTED

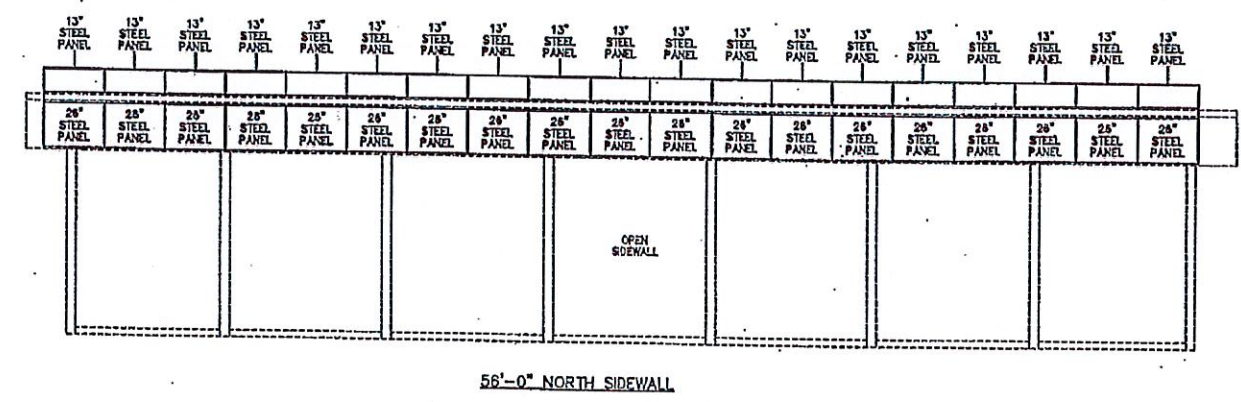
NO.	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
GENERAL NOTES AND SITE PLAN

FILE NAME: U10118W
 SHEET NO. **S1**



ELEVATIONS
SCALE 1/4"=1'-0"



WALL LAYOUTS
SCALE 1/4"=1'-0"

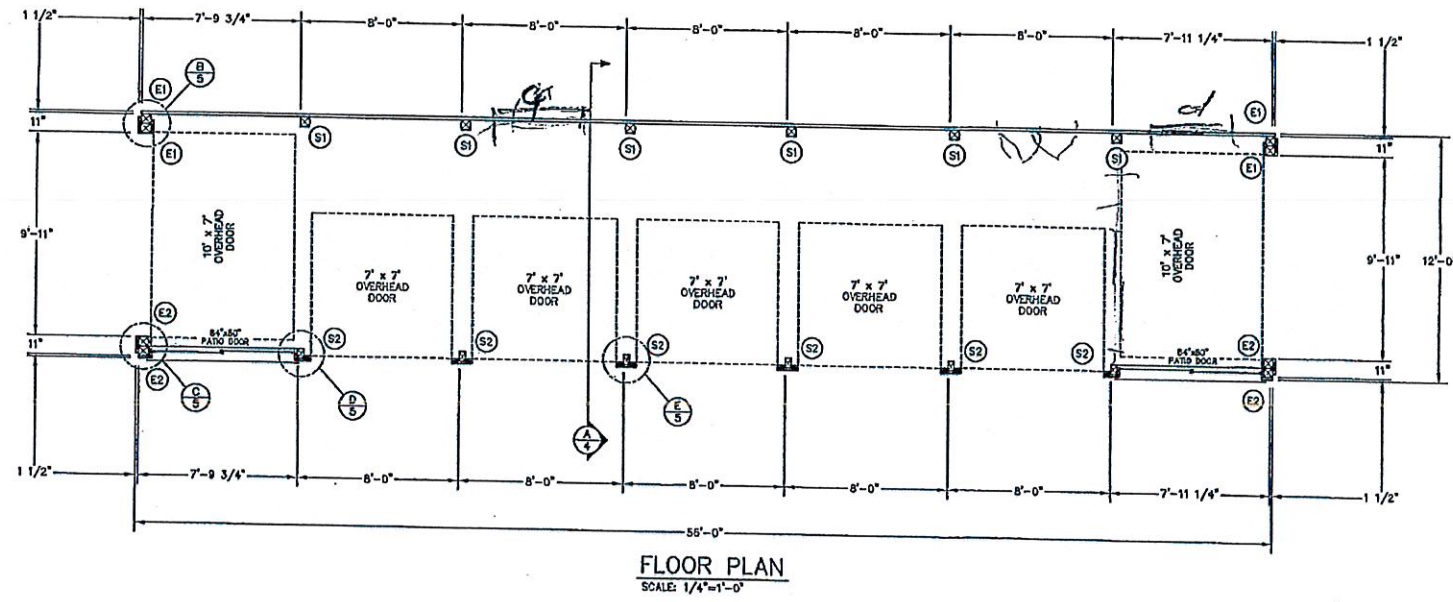
MM
ENGINEERING SERVICES
1811 SOUTH 10TH STREET, SUITE 100, WAUKESHA, WI 53186-1000
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MMWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: FRANCIS DEL VECCHIO
DRAWN BY: JMS
DATE: 8/3/2018
SCALE: AS NOTED

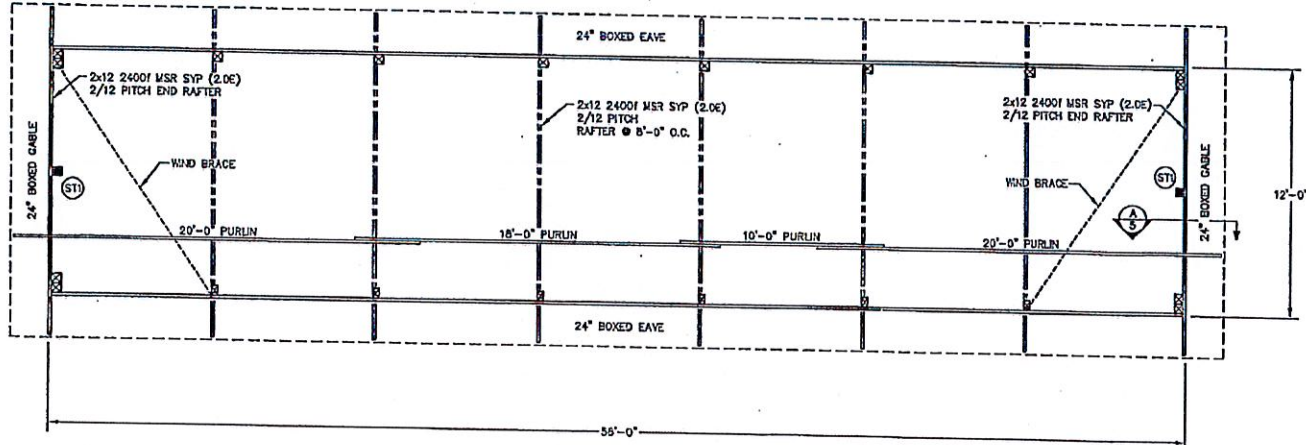
REVISIONS		
NO	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
ELEVATIONS AND WALL STEEL LAYOUTS
FILE NAME: U18118W
SHEET NO.
S2



FLOOR PLAN
SCALE 1/4"=1'-0"

POLE & FOOTING SCHEDULE				
POLE LOCATION	POLE DESCRIPTION	DIMBEMENT	NUMBER OF POLES	FOOTING DESCRIPTION
S1	(18)-6x8 #1 SYP (S4S) TREATED POLE	4'-4"	6	14"x4" CONCRETE FOOTING
S2	(16)-4x6 #2 SYP (S4S) TREATED POLE	4'-4"	6	14"x4" CONCRETE FOOTING
E1	(18)-6x8 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"x4" CONCRETE FOOTING (SHARED)
E2	(16)-6x6 #1 SYP (S4S) TREATED POLE	4'-4"	4	14"x4" CONCRETE FOOTING (SHARED)



ROOF FRAMING PLAN
SCALE 1/4"=1'-0"

STUB COLUMN SCHEDULE		
COLUMN LOCATION	COLUMN DESCRIPTION	NUMBER OF COLUMNS
S11	3-PLY 2x6-(4) #2 SPF STUB COLUMN (CUT TO FIT)	2

NOTE:
WIND BRACE SHALL BE A 2x4 #2 SPF PLACED ON THE UNDERSIDE OF THE ROOF PURLINS. WIND BRACE SHALL BE SECURED W/1/2"-304 THREADED HARDENED STEEL NAILS AT EACH END AND W/1/2"-10d THREADED HARDENED STEEL NAIL AT EACH BRACE TO PURLIN LOCATION.

NOTE: LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.

NOTE:
2x4 #2 SPF ROOF PURLINS (ON-EDGE) @ 24" O.C. ROOF PURLINS ARE TO BE SECURED TO THE RAFTER W/1/2"-304 THREADED HARDENED STEEL NAIL AT EACH PURLIN TO RAFTER LOCATION. FOR PURLIN OVERLAP SEE DETAIL E/4.

MM
ENGINEERING SERVICES
8421 WAUKESHA RD. WAUKESHA, WI 53186 (262) 536-8248

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MMWESTMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB
WAUKESHA, WI

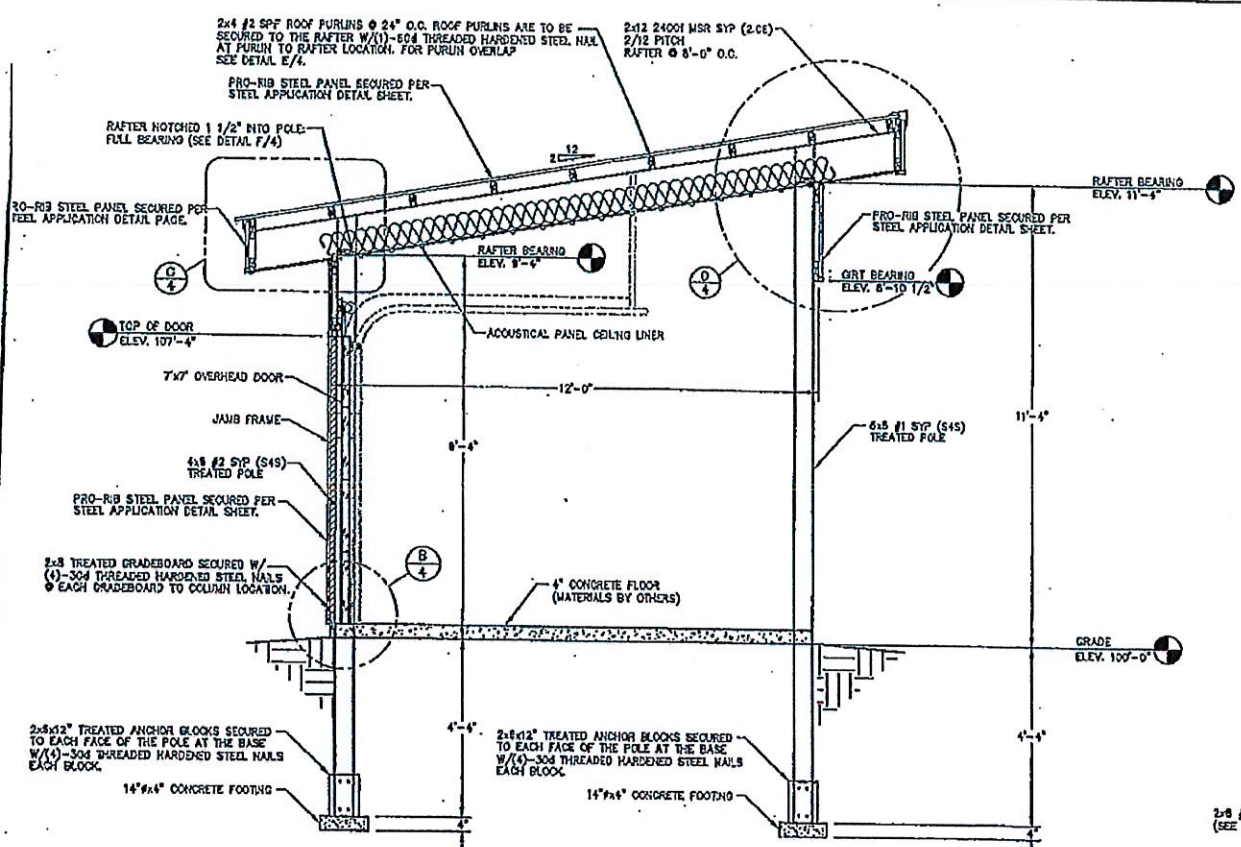
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: FRANCIS DEL VECCHIO
DRAWN BY: JMS
DATE: 8/3/2018
SCALE: AS NOTED

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			

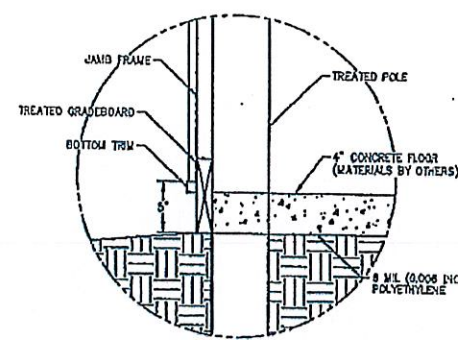
SHEET TITLE:
FLOOR PLAN AND ROOF FRAMING PLAN

FILE NAME: U19118WI
SHEET NO.

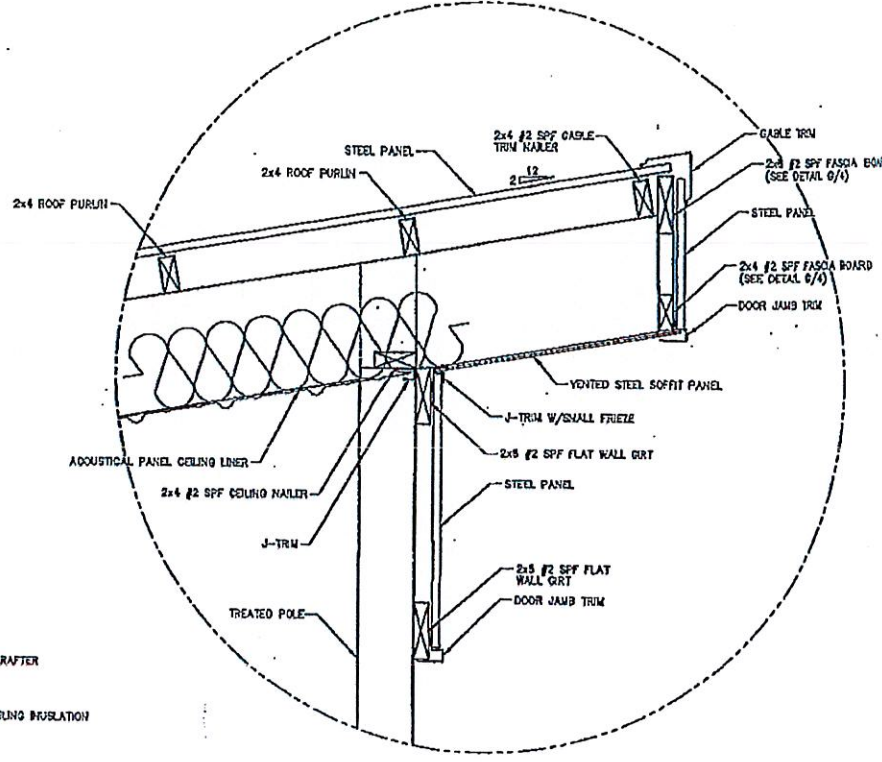
S3



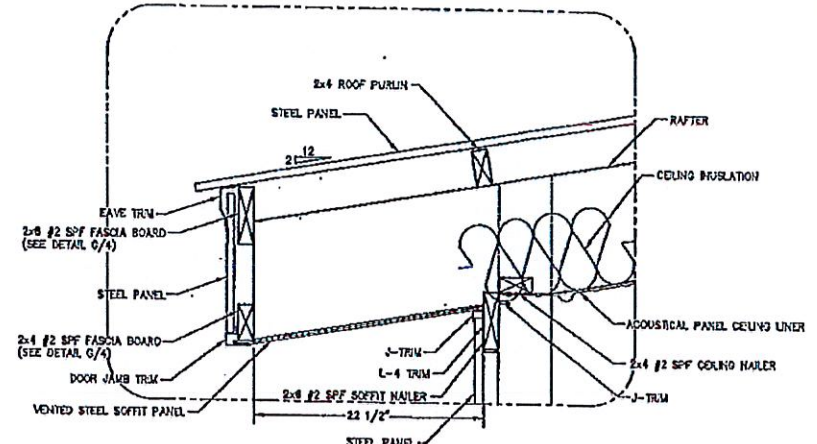
A BUILDING SECTION
SCALE: 1/2"=1'-0"



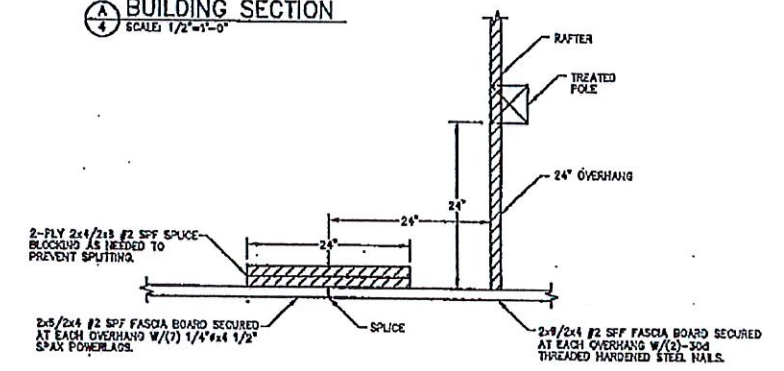
B GRADE DETAIL
SCALE: 1 1/2"=1'-0"



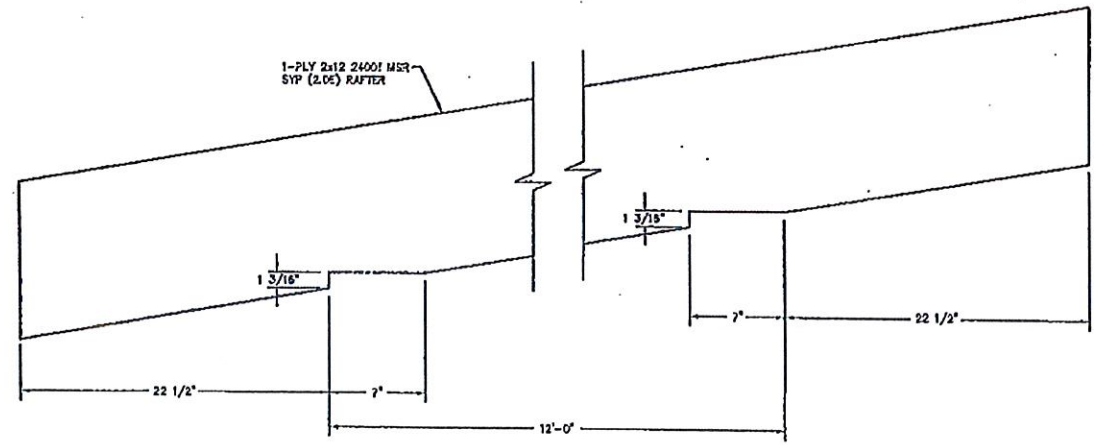
D UPPER EAVE TRIM DETAIL
SCALE: 1/2"=1'-0"



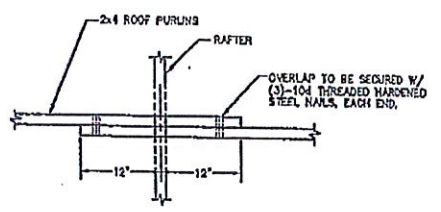
C LOWER EAVE TRIM DETAIL
SCALE: 1 1/2"=1'-0"



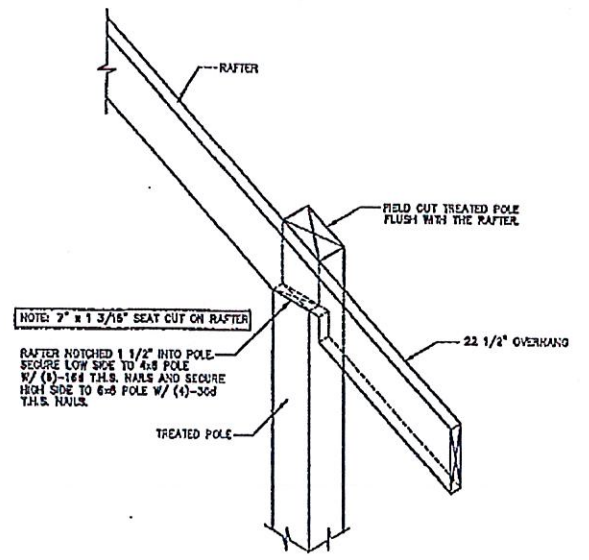
FASCIA BOARD DETAIL
SCALE: 1"=1'-0"



RAFTER NOTCH DETAIL
SCALE: 2"=1'-0"



E PURLIN OVERLAP DETAIL
SCALE: 1"=1'-0"



F TRUSS INSTALLATION
NOT TO SCALE

AAA
ENGINEERING SERVICES
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@AAAENGINEERING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

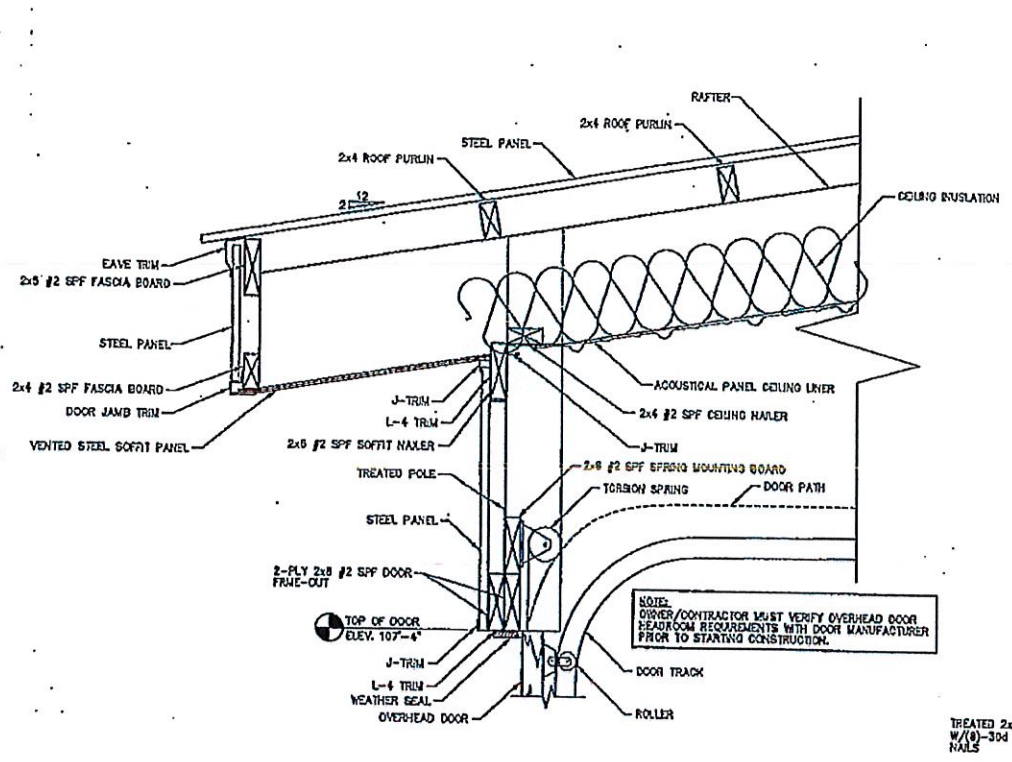
WAUKESHA, WI

PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: FRANCIS DEL VECHIO
DRAWN BY: JMS
DATE: 8/3/2018
SCALE: AS NOTED

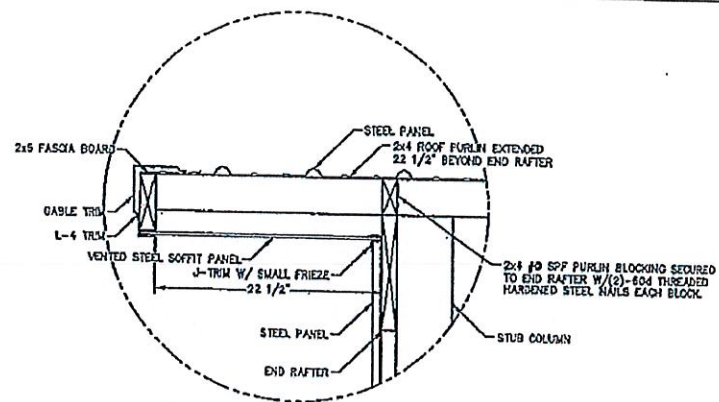
REVISIONS		
NO.	DATE	DESCRIPTION
1		
4		

SHEET TITLE:
SIDEWALL SECTIONS AND SECTION DETAILS

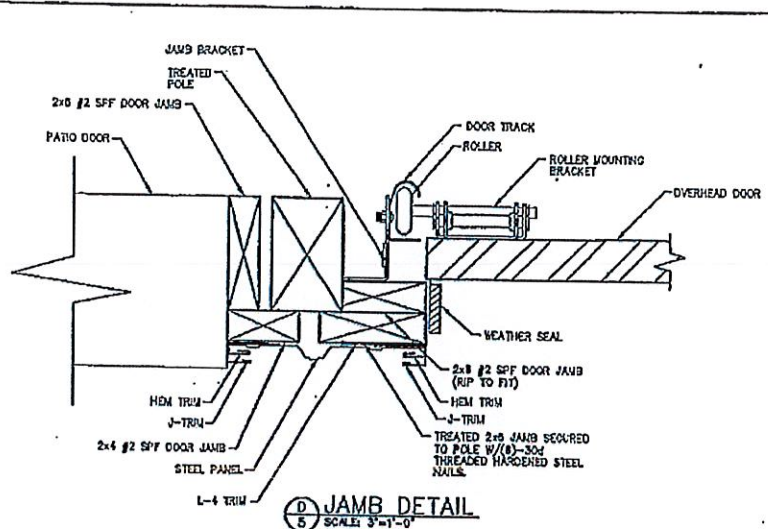
FILE NAME: U19118W
SHEET NO.
S4



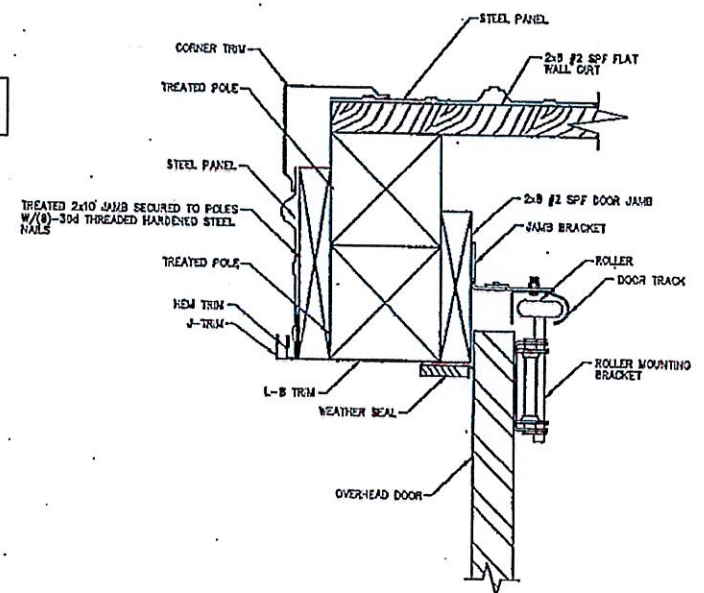
SIDEWALL OVERHEAD DOOR FRAME-OUT DETAIL
SCALE: 1/2"=1'-0"



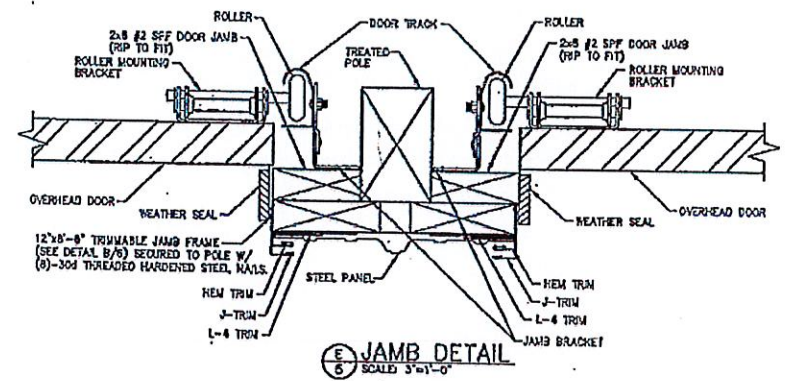
24" BOXED GABLE DETAIL
SCALE: 1 1/2"=1'-0"



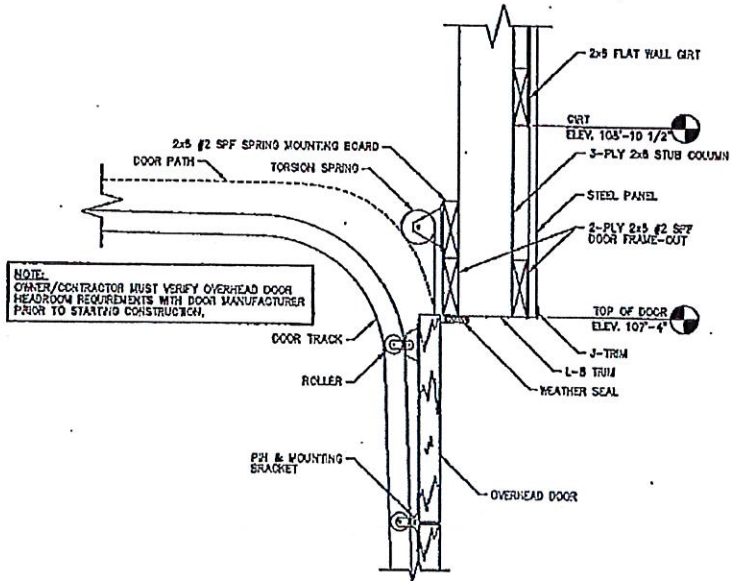
JAMB DETAIL
SCALE: 3/4"=1'-0"



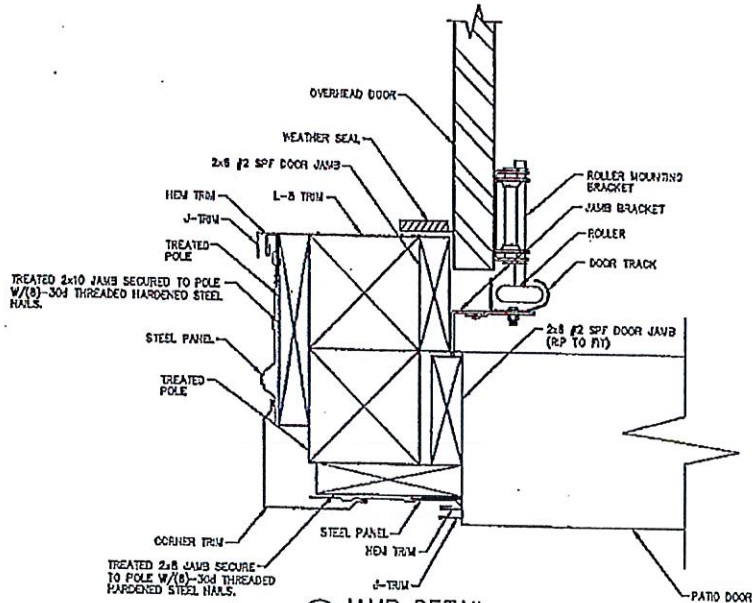
JAMB DETAIL
SCALE: 3/4"=1'-0"



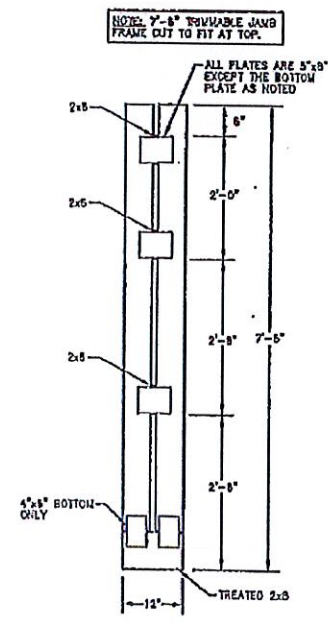
JAMB DETAIL
SCALE: 3/4"=1'-0"



ENDWALL OVERHEAD DOOR FRAME-OUT DETAIL
SCALE: 1/2"=1'-0"



JAMB DETAIL
SCALE: 3/4"=1'-0"



12" JAMB FRAME
SCALE: 3/4"=1'-0"

MM
ENGINEERING SERVICES
1000 WISCONSIN ST. SUITE 200, WAUKESHA, WI 53186
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MMDESIGNMANUFACTURING.COM

PROJECT TITLE:
WAUKESHA GUN CLUB

WAUKESHA, WI

PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: FRANCIS DEL VECCIO
DRAWN BY: JWS
DATE: 8/3/2018
SCALE: AS NOTED

REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		

SHEET TITLE:
OVERHEAD DOOR AND JAMB FRAME DETAILS

FILE NAME: U19118W
SHEET NO.
S5

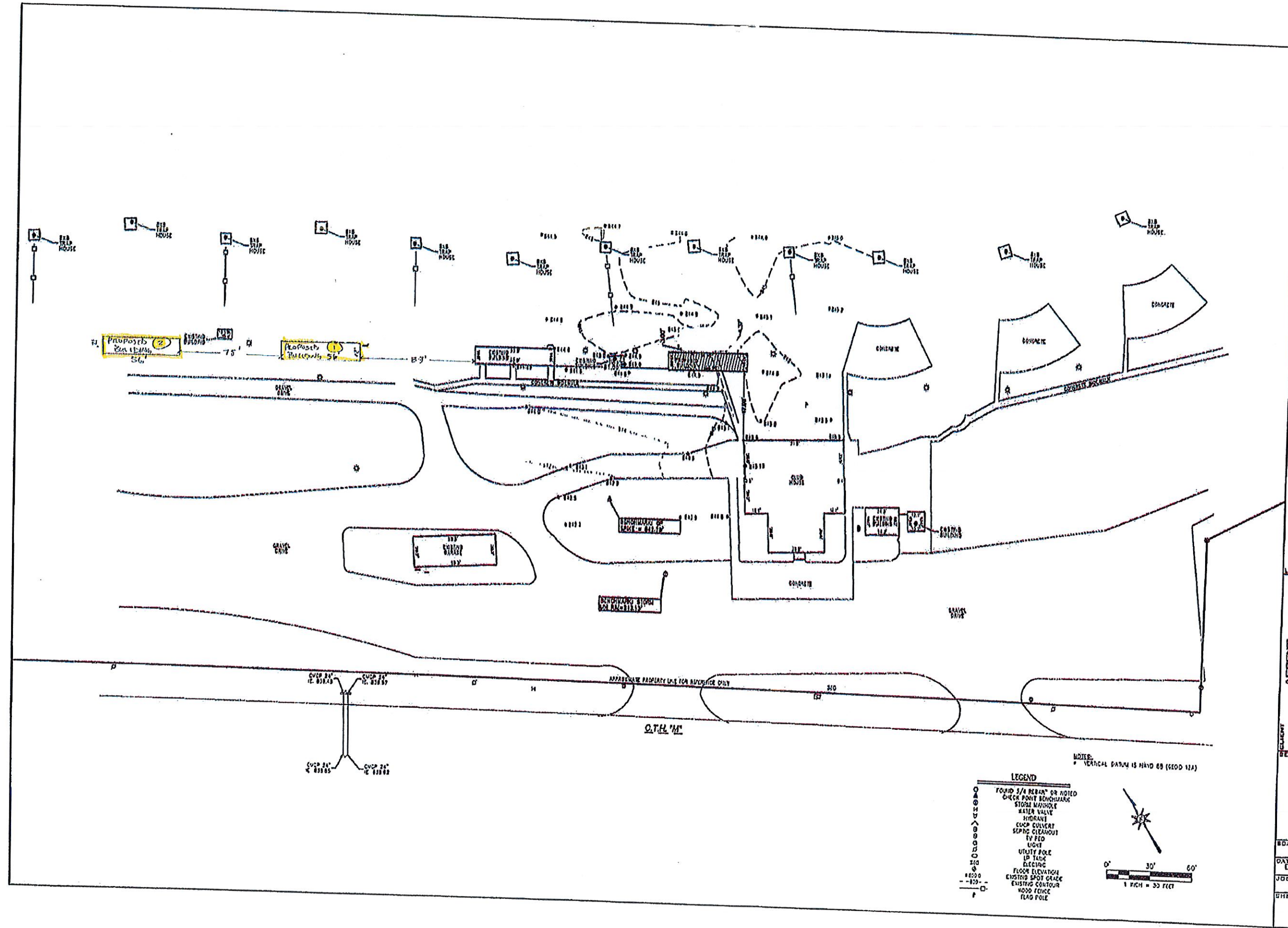


LAND SURVEYING & LAND PLANNING
 141 W. BIRD STREET
 WAUKESHA, WI 53186
 TEL: 262-537-7555

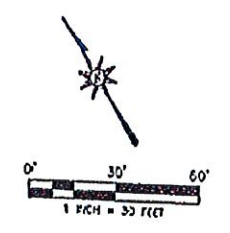
PROJECT: 07/01/2020 ADD PROP. 8LD.
 LOCATION: N22W23170 WATERTOWN RD. WAUKESHA, WI
 DRAWN BY: JWS
 CHECKED BY: MTD

CLIENT: ASCENT
 PROJECT: WAUKESHA GUN CLUB
 LAYOUT: PLAT OF SURVEY
 DRAWING: 2014D_SURVEY.DWG

SCALE: 1:30
 DATE: 07/01/2020
 JOB NO.: 2014D
 SHEET: 1 OF 1



- LEGEND**
- FOUND S/A REBAR OR NOTED
 - CHECK POINT BENCHMARK
 - STICK MARKER
 - WATER VALVE
 - HYDRANT
 - CUPP CULVERT
 - SEPTIC CLEANOUT
 - TV PIG
 - LIGHT
 - UTILITY POLE
 - LP TANK
 - ELECTRIC
 - FLOOR ELEVATION
 - EXISTING SPOT GRAZE
 - EXISTING CONTOUR
 - WOOD FENCE
 - FLAG POLE



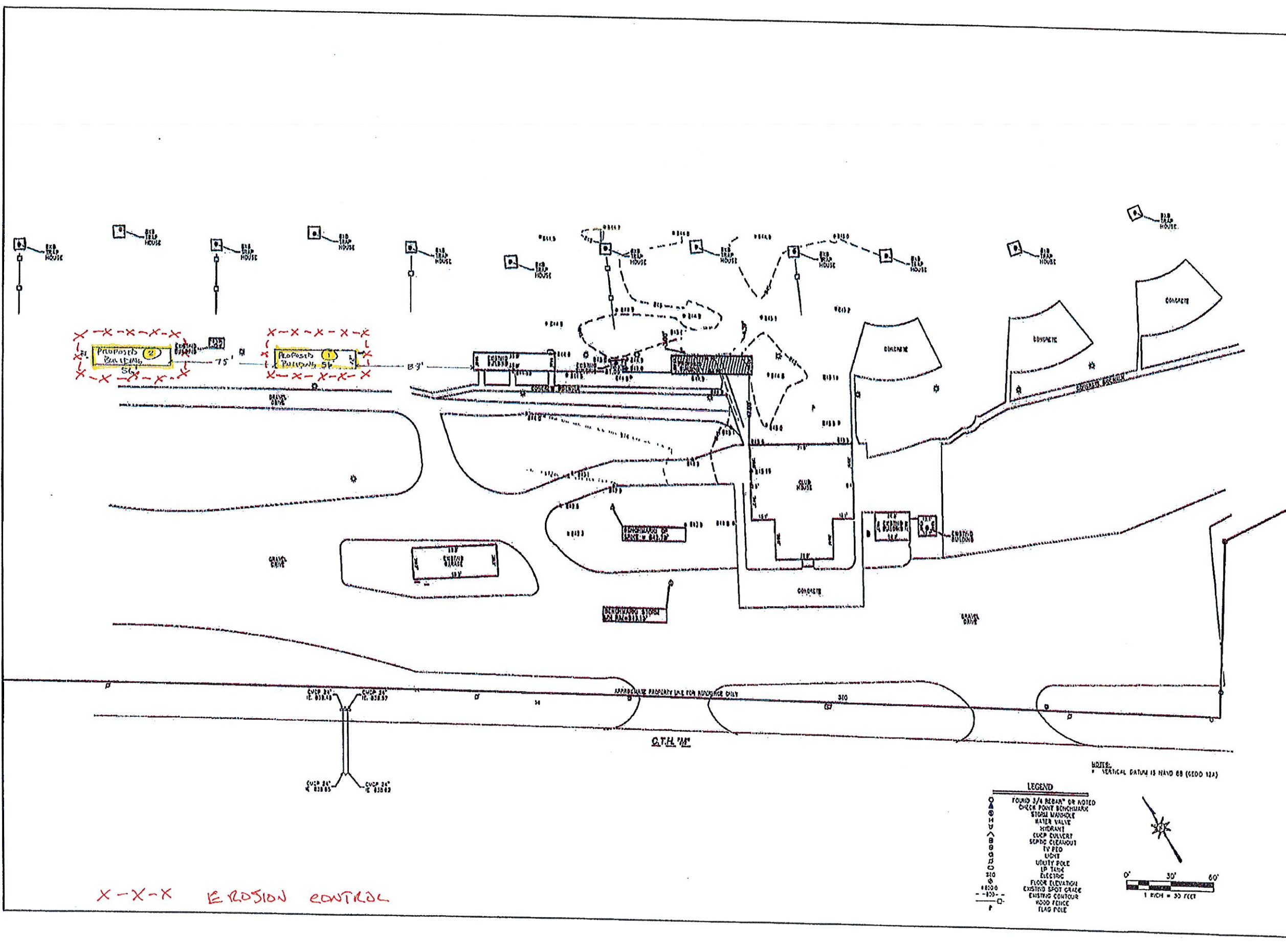


07/08/2020 ADD PROP. BLD.
 NO. NO. NO.

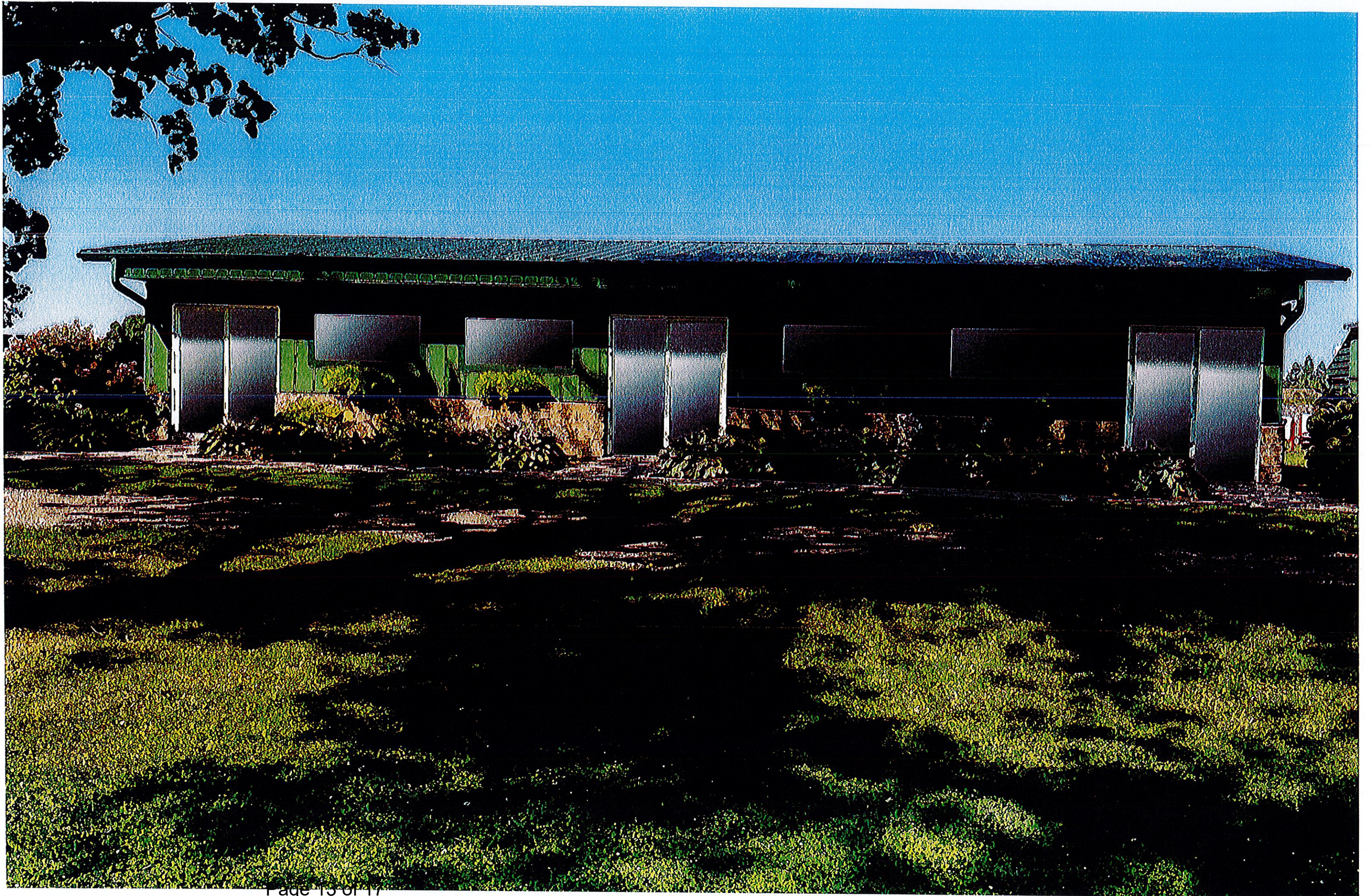
NOZZW23170 WATERTOWN RD.
 WAUKESHA, WI.
 LBS. LOCATION
 DRAWN BY LJS CHECKED BY MTD

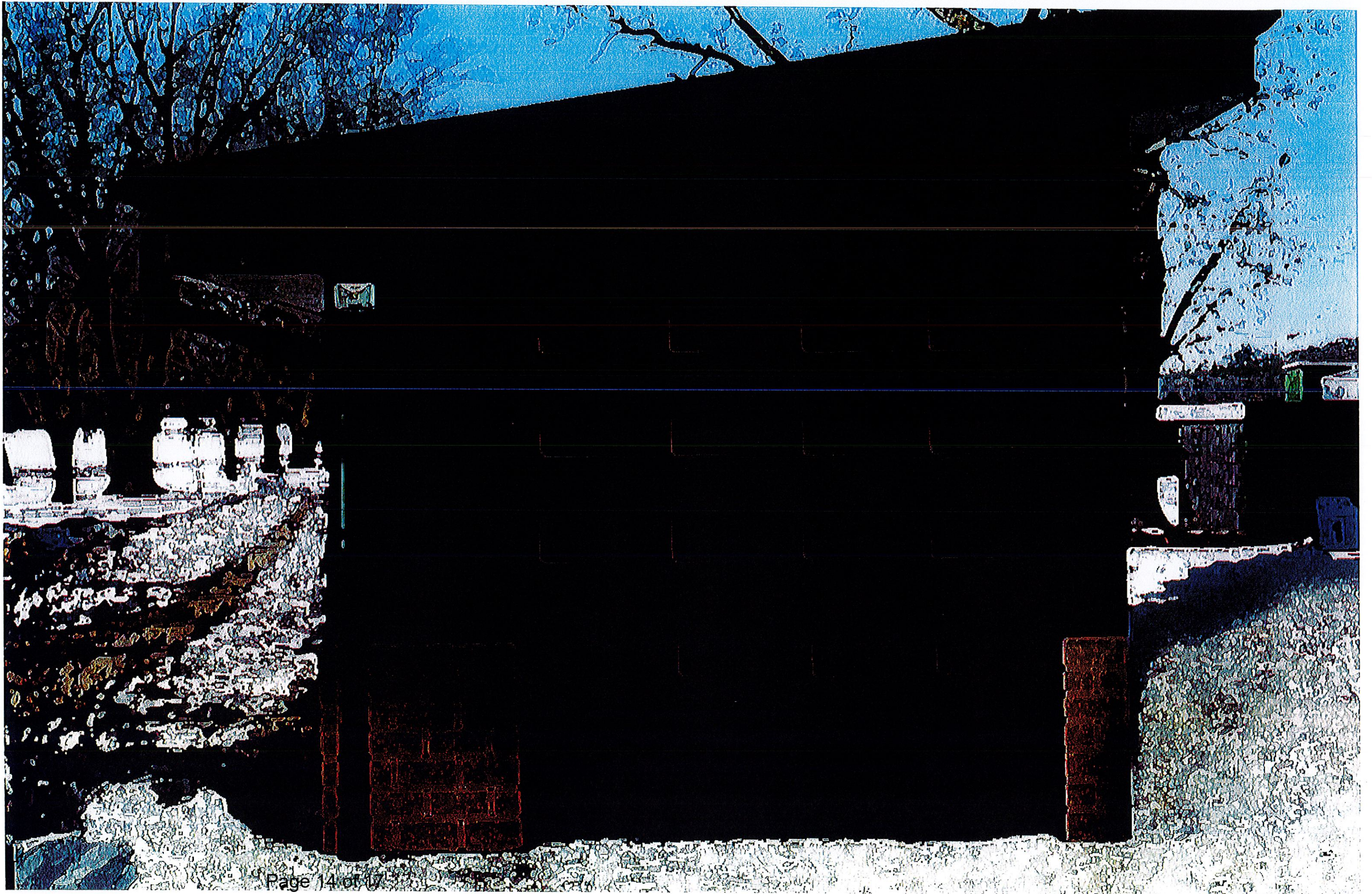
CLIENT ASCENT
 PROJECT WAUKESHA GUN CLUB
 CAYOUT PLAT OF SURVEY
 DRAWING 2014D_SURVEY.DWG

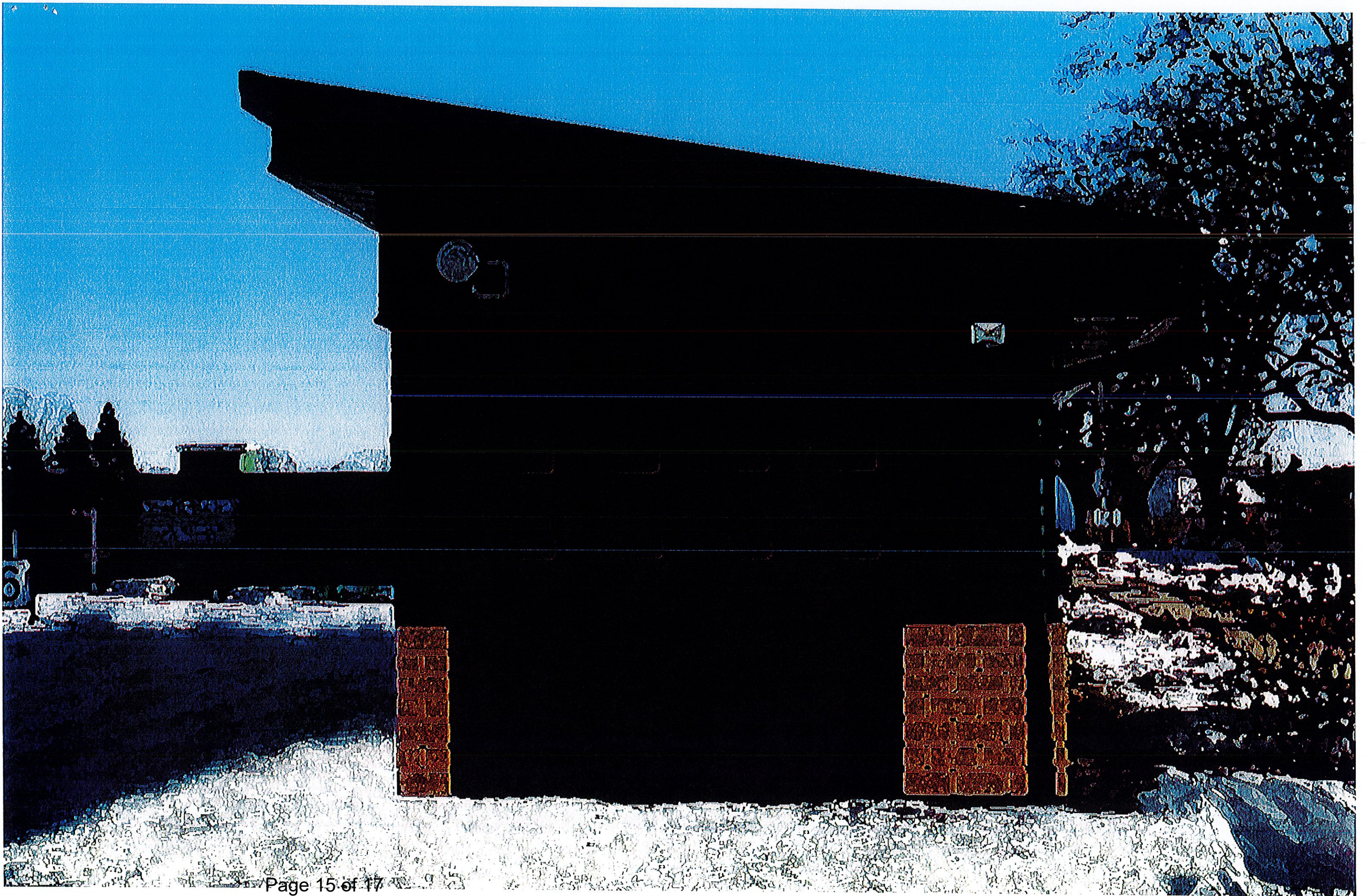
SCALE 1:30
 DATE 07/01/2020
 JOB NO. 2014D
 SHEET 1 OF 1

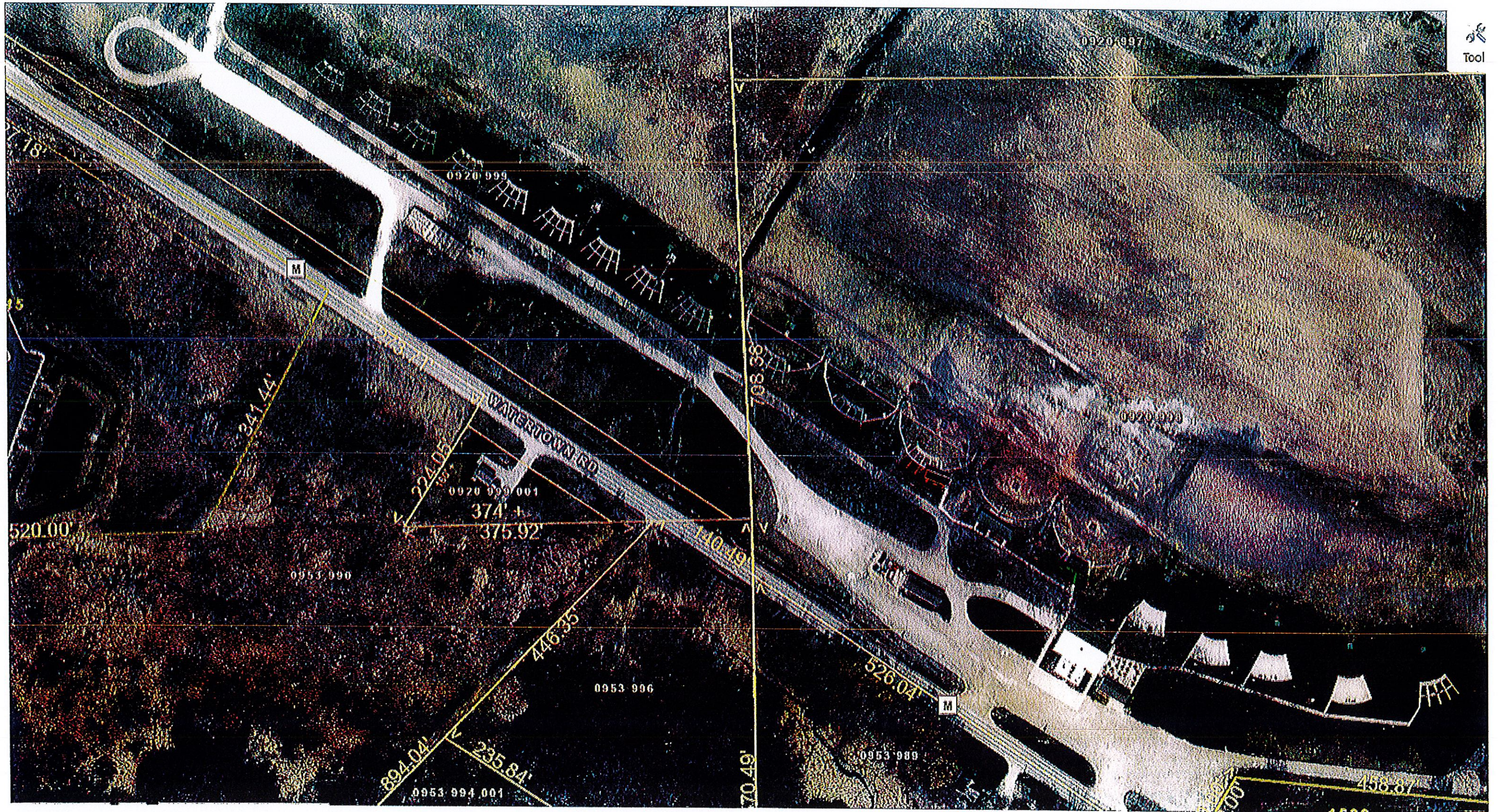


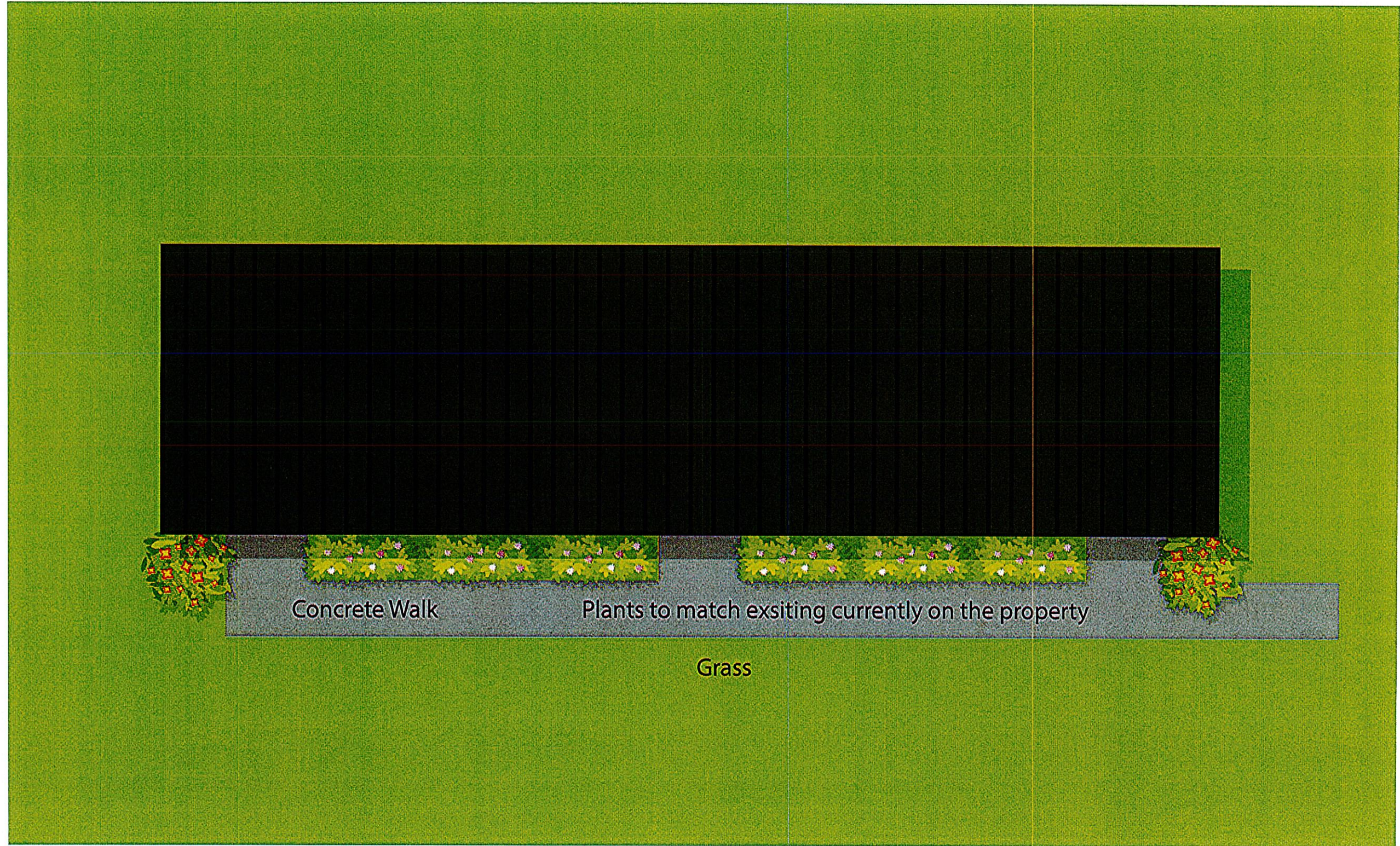
X-X-X EROSION CONTROL











Concrete Walk

Plants to match existing currently on the property

Grass

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

DATE: October 17, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Recommendation to the Common Council for a Conditional Use Permit for Autumn Hill Academy for Property Located at N25 W23050 Paul Road for the Purpose of a Proposed Public Charter School (PWC 0917995006)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Autumn Hill Academy staff report 10.17.24

Autumn Hill Academy narrative

Autumn Hill Academy occupancy letter

Autumn Hill Academy exterior entry paint

Autumn Hill Academy traffic control plan

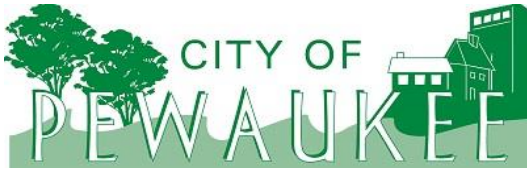
B-4 District

B-5 District

B-6 District

Autumn Hill Academy draft Conditional Use Permit

Autumn Hill Academy Cecilia Coons email 10.17.24



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 October 17, 2024

Date: October 10, 2024

Project Name: Autumn Hill Academy Conditional Use

Project Address/Tax Key No.: N25W23050 Paul Road / PWC 0917995006

Applicant: Autumn Hill Academy

Property Owner: Daily Bread LLC

Current Zoning: B-6 Mixed Use Business District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: M-4 zoned properties to the north, south, and west and B-1, B-6, and M-1 zoned properties to the east

Project Description

The applicant, Autumn Hill Academy, filed a Conditional Use Permit requesting approval to locate within an existing building at N25W23050 Paul Road.

Autumn Hill Academy is a public charter school sponsored through the University of Wisconsin-Milwaukee. The school will initially include grades sixth through tenth with plans to add grades eleventh and twelfth. The school will initially be available to 216 students with plans to have a maximum enrollment of 360 students in subsequent years. Note the maximum enrollment was revised following a previous letter referenced by the applicant as Attachment 1 that states an enrollment of up to 432 students.

Hours of operation are primarily between 7:30 a.m. to 4:45 p.m., Monday through Friday, with occasional events being held outside of those days and times.

The applicant is proposing to paint the existing blue accents on the building, but otherwise, no exterior site or building modifications are proposed.

Zoning/Use

The property is zoned B-6 Mixed Use Business District and is designated as Manufacturing/Fabrication/Warehousing on the City's 2050 Future Land Use Map. The proposed use is not specifically listed within the B-6 District; however, the B-6 District does allow, as a Conditional Use, "Any retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission."

The uses allowed within the B-6 District include those Permitted and Conditional Uses allowed within the B-4 and B-5 zoning districts. These zoning districts are attached for Plan Commission review of uses. Generally, the B-4 District allows office type uses as well as studios for fine arts. The B-5

District allows uses that are generally compatible with and dependent upon highway traffic or serving the needs of highway traffic.

In staff's opinion, the most similar use is below, which is Permitted in the B-4 District. A school, however, is at a much larger scale than a studio type use. As such, if considered for approval, the Plan Commission should consider how this site and location accommodates such a use to ensure there are no conflicts or adverse impacts to the surrounding area.

Studios for photography, painting, music, sculpture, dance, or other recognized fine art.

The applicant's narrative includes surrounding uses that they find to be similar with the proposed use, such as CESA #1 Learning Center West and Pewaukee Insight, which both offer student learning opportunities. These schools are both located across the street from the subject property at N25W23131 Paul Road. Note this property is zoned M-4 Industrial Park.

It should be noted that rezoning the property to the I-1 District to accommodate the school use is an option, opposed to the Conditional Use process; however, staff would not support a rezoning of the subject property considering its potential long-term use and the comprehensive master plan future land use designation.

If allowed, staff suggests that the Plan Commission limit enrollment to a certain capacity and require the applicant to return to the Plan Commission and Common Council to amend the Conditional Use to allow for greater enrollment. This will help ensure that the use is compatible with the zoning district and the site is adequate to accommodate the proposed enrollment.

Traffic and Parking

The subject parcel is located on the northwest corner of Paul Road and Redford Boulevard (CTH F). The parking lot to the east of the building contains 77 parking spaces and 17 parking spaces are located in front of the building for a total of 94 parking spaces. According to the applicant there are 26 staff members at full enrollment, and they anticipate 22 student drivers.

Considering the Zoning Code suggested parking minimum below, staff calculates that 85 parking spaces are recommended for this use, based upon 26 staff members and 216 students 16 years of age or older.

Colleges, secondary schools, and elementary schools.

One (1) space for each two (2) employees plus One (1) space for each three (3) students of 16 years of age or more.

Staff has met with the applicant and expressed significant concerns related to traffic and parking. Staff indicated concerns regarding queuing and the potential for cars to back up onto Paul Road and Highway F. The school use will also potentially create a significant amount of traffic heading north and turning left from Highway F onto Paul Road.

Staff also mentioned concerns about the use of the parking lot while cars are queuing onsite. A substantial number of cars queuing will make it difficult for the faculty and students to utilize parking spaces.

To address these concerns, the applicant has provided a Traffic Control Plan (Attachment 3). This plan generally states that cars will enter the westernmost drive of the site to allow for cars to queue through the entire front and east side of the property.

The applicant also indicated that the school will initially issue only 50 “car passes” that will allow for family drop-off and pick-up at the school. If it appears more can be accommodated, the school will then propose to issue more. Staff recommends that the school shall issue no more than fifty car passes allowing students to be dropped-off and picked-up at the school property. Plan Commission and Common Council review and approval of an amendment to the Conditional Use Permit shall be required to allow for the issuance of any additional car passes for drop-off and pick-up at the school.

The school plans to hire school busses to transport students from designated “cluster stops.” It is anticipated that three to four buses will be utilized and potentially increase to five or six at full enrollment. Moreover, the school intends to stagger bus arrival times, so not all buses will arrive at the school at the same time. Staff is concerned with bus turning movements onsite. Staff recommends that the applicant provide a plan, for Plan Commission review and approval, which illustrates bus turning movements throughout the site and demonstrates there is no interference with other vehicles, particularly the two-way traffic along the front or south side of the building.

According to the applicant, car arrivals will also be staggered as the school offers an optional soft start from 8:00 a.m. to 8:40 a.m. Departures are also anticipated to be staggered as some students will have after-school activities. The start time of middle school and high school grade levels will only be staggered if determined necessary to ease and control traffic volumes.

The applicant also stated that student departures will not be allowed until the pick-up line has dissipated to help with congestion within the parking lot.

If approved, staff recommends that the applicant shall follow the Traffic Control Plan, dated October 7, 2024, and provided as Attachment 3. Failure to adhere to the Traffic Control Plan shall result in Plan Commission and Common Council review of the Conditional Use Permit and possible revocation.

Recommendation

Staff recommends denial of the proposed school use based upon the compatibility of the use with other uses listed within the B-6 District as well as the concerns expressed in this staff report related to traffic and parking.

If the Plan Commission wishes to allow this use, staff recommends requiring the conditions of approval that are underlined and italicized in this report.



Autumn Hill Academy Project Narrative

October 7, 2024

Introduction

Autumn Hill Academy is a new public charter school that has applied for charter authorization through the University of Wisconsin at Milwaukee (UWM). On September 30, 2024, UWM's Office of Charter School's review committee approved the school to begin charter contract negotiations.

There is overwhelming community support for Autumn Hill Academy. We recently surveyed 462 people and found 86.5% of respondents supported the establishment of the school.

We plan to open in the fall of 2025 serving grades 6-10, and gradually add grades 11 and 12 as students promote. In our inaugural year, we will have seats available for 216 students, rising to 360 students in year 3. More detailed information about our enrollment plan is described in Attachment 1: Letter to Nick Fuchs dated 9/23/24.

Proposed Location - Hausmann Building

Our survey found that the greatest enrollment interest is coming from families in Waukesha, Sussex and Oconomowoc. Our proposed location in Pewaukee is within commuting distance of these locations and is accessible to most residents of Waukesha County.

We seek to occupy a building located at N25W23050 Paul Road, which is currently owned by Daily Bread, LLC and leased to the Hausmann Group (the "Hausmann Building"). The building will not support enrollment of more than 360 students without significant remodeling. (See Attachment 1). We have negotiated a short-term lease to keep our options open.

At this time, we are seeking a conditional use permit allowing maximum occupancy of 386 people, which is sufficient to accommodate our student and staff population for three years (possibly longer if enrollment growth is slower than expected). There are buildings within the Riverwood Corporate Center that might better accommodate our long-term growth plan, but are too large and expensive for us at this time.

Building Improvements

We intend to avoid interior remodeling projects in our first few years of operation. During the 2025-26 school year, teaching will occur in spaces large enough to serve as classrooms and other square footage

will be left unused. We will install lock mechanisms and exit bars on exterior doors and complete other upgrades as needed to ensure safety and building code compliance.

We plan to update the accent paint surrounding the main exterior entry, which is currently faded and water-stained. A rendering of this exterior change is included as Attachment 2. No other changes to the exterior of the building are planned except for the replacement of existing signage panels, for which we will request approval at a later date.

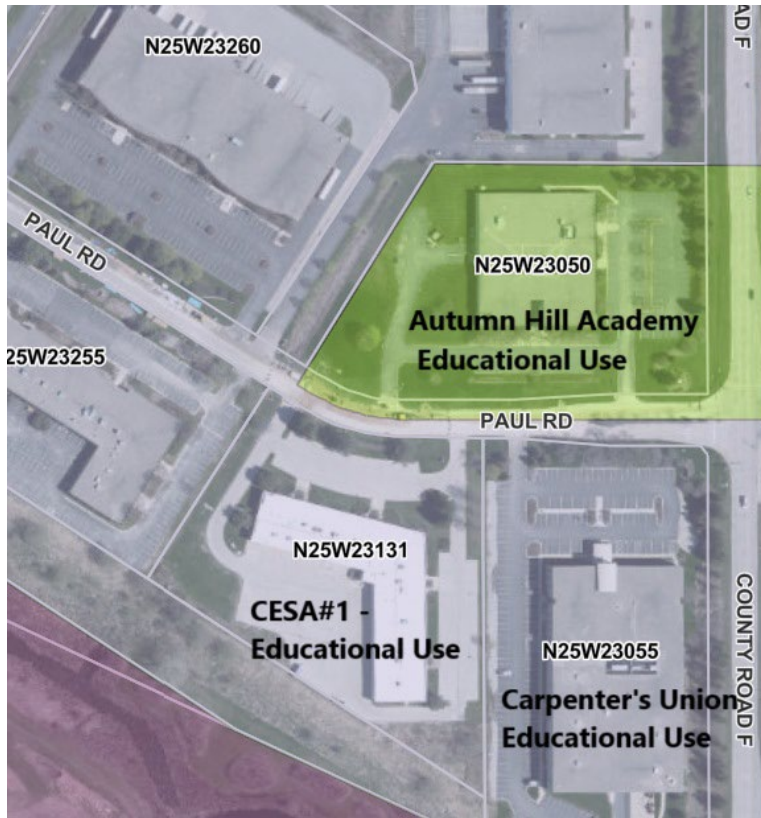
Zoning

The Hausmann Building is currently zoned B-6 and we are requesting a conditional use permit to use it as a school. We are not seeking zoning reclassification to “Institutional” use because our lease is short-term. If we exit the building, flexibility is needed for the next tenant to continue using the property as commercial office space.

The building is located within the Pewaukee Business Park. Our school will constitute a service use compatible with the following other conditional uses:

- Our school is compatible with “Research and Development”, as our use involves learning and discovery;
- Our school is compatible with “Day Care Facilities”, as our use involves the supervision and education of minors;
- Our school is compatible with “Studios for photography, painting, music, sculpture, dance or other recognized fine art”, as our use involves arts education and arts skill development;
- Our school is compatible with “State certified adult day care facilities,” as our use involves oversight of individuals who are not legally competent adults;
- Our school is compatible with “Clinics”, in that Autumn Hill Academy’s school design is built around well-being and includes curriculum on mental health, including techniques for regulating emotions and anxiety. We plan to allow independent therapists to use our facilities in providing mental health services to students.

Two other properties neighboring the building are already used for educational purposes. Across the street, CESA #1 uses building space for a high school credit recovery school, with up to 50 high school students coming to the program for morning and afternoon sessions. The Pewaukee School District also leases space within the CESA building, educating teens in a program referred to as the “Insight School.” The Carpenters Union, also across the street, provides education and apprenticeship programs. Autumn Hill Academy would complement these 3 existing schools and create a compact triangle of buildings used for educational purposes.



Hours of Operation

Our normal hours of operation will be Monday through Friday, 7:30am to 4:45pm. We will occasionally hold special events on evenings and weekends. Because the building does not contain a gym or other space suitable for large gatherings, we intend to partner with the Sharon Lynn Wilson Center or other local facilities and hold large-attendance events offsite.

Parking & Traffic

We recognize the importance of avoiding any back-up of traffic on Paul Road or Highway F and have included a comprehensive Traffic Control Plan as Attachment 3.



Attachment 1

Nick Fuchs
 Planner & Community Development Director
 City of Pewaukee
 W240N3065 Pewaukee Road
 Pewaukee, WI 53072

September 23, 2024

John Cunningham
 Director of Operations, E-Plan Exam
 12605 W. North Avenue #189
 Brookfield, WI 53005

Dear Nick and John,

During the preparation of our Conditional Use Evaluation, we learned that the intended Autumn Hill Academy school building currently meets code requirements for plumbing fixtures so long as the building educational occupancy does not exceed 392 people. We would like to clarify that due to the building’s configuration, it is not possible to exceed this occupancy. Much of the space in the building is built out as small offices, which can’t be used for classrooms.

Attached is a floor plan showing there are only 16 spaces in the building that are suitable for classrooms. We plan to have a maximum of 24 students in most classes (a “section”). This number is not only driven by educational preferences, but also building design. Many of the classroom spaces are only large enough for 24 students. Two spaces can only hold 18-20 students (Specials Classroom # 13 and Phys Ed Space #16), requiring that one section be split during the day and consume two rooms. Below is a chart showing our school growth plan:

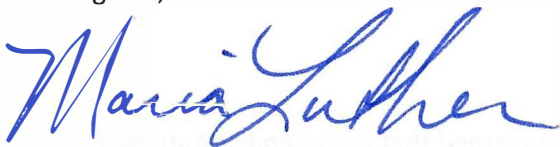
Grade	Y1 (25-26)	Y2 (26-27)	Y3 (27-28)	Y4 (28-29)	Y5 (29-30)
Grade 6	48	48	48	48	48
Grade 7	48	48	48	48	48
Grade 8	48	48	48	48	48
Grade 9	48	72	72	72	72
Grade 10	24	48	72	72	72
Grade 11		24	48	72	72
Grade 12			24	48	72
TOTAL STUDENTS	216	288	360	408	432
TOTAL SECTIONS	9	12	15	17	18

One teacher is needed for each of the 16 sections, plus we will have 5 administrators and 5 special education teachers/paraprofessionals. In summary, Autumn Hill Academy is expected to reach a maximum capacity of 386 people by year 3, and will be capped at that number due to the current building configuration.

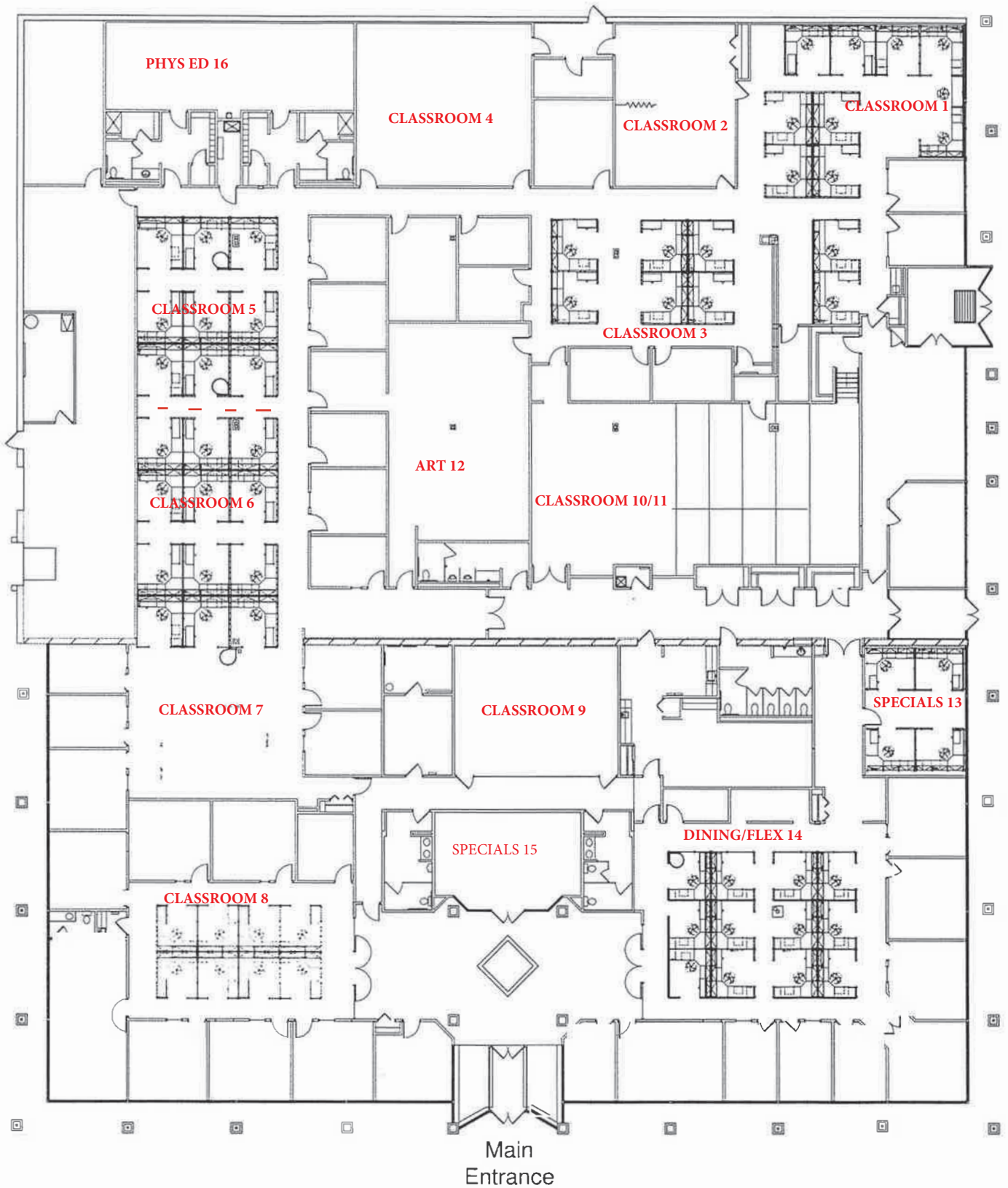
Our enrollment plan presumes a large-scale building remodel (or exit from the building) after our third year of operation. During a building remodel, we would be required to obtain building permits, allowing the City of Pewaukee to enforce code requirements applicable to a larger building occupancy. At such time, we would expect to re-evaluate the plumbing fixtures and comply with the required number of fixtures.

In conclusion, we are asking that Pewaukee consider the physical reality that our school occupancy cannot and will not exceed 386 people, and apply code requirements applicable to that number.

Best regards,



Maria Luther
Board Chair, Autumn Hill Academy
2420 Milwaukee Street
Delafield, WI 53018
(414) 312-0259



Attachment 2: Exterior Entry Accent Paint

Current:



Proposed by Autumn Hill Academy:



- Families will hang car passes on their rearview mirrors and staff attendants will watch to ensure each car dropping off or picking up students has one displayed. Families without annual passes will be issued 3 “drop cards” and 3 “pick up” cards that can be used to drive a student to school if they miss the bus, are bringing a large object to school, or otherwise are in need of an exception.
- If a vehicle arrives without an annual pass and fails to produce a drop card/pick-up card, the student’s name will be noted and a monetary fine will be added to their school account. Fines will increase with repeat violations and disciplinary action may be pursued in cases of egregious policy disregard.

Bus Cluster Stops

- We will hire school busses to transport students from designated “cluster stops” within Waukesha County to the school building.
- We anticipate 3-4 busses in our first year, rising to 5-6 when enrollment reaches 360 students. Bus arrivals and departures will be staggered to avoid having all of the busses on school property at the same time.

Staggered Arrival/Departure Times

- There will be natural staggering of car arrivals in the morning because of the schools’ optional “soft start” activity period, which runs from 8:00am to 8:40am. Breakfast will be served during this time and optional activities will be offered such as study hall, independent reading, weight training and yoga. The regular school day will begin at 8:40am.
- There will be a natural staggering of car departures in the afternoon because of the school’s after-school activities and programs. The ending times for extra-curricular activities will be intentionally varied so that students depart at different times.
- If we encounter traffic difficulties, we will stagger school hours for middle school and high school students. We do not anticipate this will be needed.

Parking

- The building has 94 parking spaces.
- We plan to have 26 staff members in our third year and anticipate 22 student drivers. Our student numbers are based on the assumption that 20% of juniors will drive and 50% of seniors will drive (class sizes of 48 and 24, respectively).
- According to our projections, only half of the parking spots will be occupied by year 3.
- The movement of the car line will not be significantly disrupted by student drivers arriving at the school because turning into a parking spot is a momentary process and there will be many spots to choose from.
- Congestion and safety concerns are more apt to arise when students are leaving because they need to back up out of parking spots. To alleviate this issue, student drivers will not be permitted to leave the building until the car line has dissipated and staff issue a student release announcement (we estimate a 10-minute delay). Violations may result in the revocation of the student’s parking privileges.
- Student drivers will be required to use designated crossing areas, monitored by a staff member.

Staff Monitoring

- Staff members will monitor the designated loading/unloading area in front of the building, and the parking lot on the East side of the building. We expect to assign at least 4 staff members to traffic duty.
- At the beginning of the year, we will post additional staff members at both of our Paul Road driveway entrances to help traffic flow and ensure no cars are stopping on Paul Road. Once families adapt to proper procedures and efficient traffic flow is established, the school will evaluate the continued need for these additional monitors.

Student and Parent Communication

- We will include a Traffic Procedures document in our enrollment materials and require parents to sign an acknowledgement form stating they understand the procedures and agree to abide by them.
- The form will ask for the make, model and license plate numbers of each family vehicle, so that we can identify and communicate with violators.
- We will train parents on Traffic Procedures at our live family orientation events.

School Traffic Compared to Office Traffic

- The building is approximately 37,700 square feet and has a parking lot with 94 spaces. Any use of the building can be expected to generate traffic of up to 84 cars at the beginning and end of each work day. Given Autumn Hill's car pass system, regular school traffic will be generally comparable to that from an office occupancy. However, this traffic will only occur during the 180 days school is in session, meaning Autumn Hill's use of the building will generate less overall traffic than an office use.

17.0420 B-4, OFFICE DISTRICT

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

a. Permitted Principal Uses

- (1) Administrative and public service offices.
- (2) Banks and financial or tax consultants.
- (3) Interior decorators.
- (4) Professional offices of an architect, landscape architect, lawyer, doctor, dentist, clergy, engineer, or other similarly recognized profession.
- (5) Real estate and insurance offices.
- (6) Studios for photography, painting, music, sculpture, dance, or other recognized fine art.

b. Permitted Accessory Uses

- (1) Accessory garages for storage of licensed vehicles used in conjunction with the operation of the business or for occupants of the premises.
- (2) Off-street parking areas.

c. Conditional Uses (See Section 17.0500)

- (1) Office uses similar in character to the above permitted residential compatible uses and conducted as a business on the premises and catering to the general public.
- (2) Residences when in conjunction with a principal use and not more than 50 percent of the floor area of the principal building.

d. Lot Area and Width

- (1) Lots shall have a minimum area of two (2) acres.
- (2) Lots shall have a minimum width of 140 feet at the building setback line.

e. Building Height and Size (See Section 17.0210)

- (1) No principal building or parts of a principal building shall exceed four (4) stories or 55 feet in height.
- (2) No accessory building shall exceed 18 feet in height.
- (3) The sum total of the floor area of the principal building and all accessory buildings shall not exceed 35 percent of the lot area.

f. Setback and Yards

- (1) There shall be a minimum building (or street) setback equal to the average of the required setback of the adjacent district on each side of the proposed use, but not less than 25 feet.
- (2) There shall be a minimum side yard equal to the required side yard in the adjacent district, but not less than 20 feet.
- (3) There shall be a rear yard of not less than 25 feet.
- (4) 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 adequate paved off-street parking and loading space provided for every structure/use approved by the City Plan Commission after August 1982 and such parking and loading areas shall be adequately screened as determined by the Plan Commission.
- (2) There shall be no parking or loading area within 30 feet of a street right-of-way. (See sections 17.0600 and 17.0700).

h. Minimum Utility Service

Electricity and public sanitary sewerage and water supply facilities.

i. Special Regulations

To encourage a business use environment that is compatible with the residential character of the City, Building and/or Zoning permits for permitted uses in the B-4 Office District shall not be issued without prior review by and approval of the City Plan Commission. Said review and approval shall be concerned with adjacent existing and planned uses, general site layout, building and operation plans, ingress, egress, parking, loading and unloading, drainage, lighting, signage, screening and landscape plans.

17 .0421 B-5, HIGHWAY BUSINESS DISTRICT

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

a. Permitted Principal Uses

- (1) Auto sales/service (indoor).
- (2) Auto and truck accessory sales.
- (3) Building supply stores (enclosed storage).
- (4) Motels and hotels.
- (5) Restaurants. (no drive-thru)
- (6) Transit station.
- (7) Commercial Kennels. (Cr. 13-09)

b. Permitted Accessory Uses

- (1) Accessory garages for storage of licensed vehicles used in conjunction with the operation of the business or for occupants of the premises.
- (2) Off-street parking and loading areas.
- (3) (see Section 17.0700).

c. Conditional Uses

Uses similar in character to the above permitted uses and conducted as a business on the premises and catering to the general public. Also the following uses:

- (1) "Drive-in" and "fast food" establishments.
- (2) Fuel service stations with or without convenience stores and with no alcoholic beverage sales.
- (3) Motor vehicle sales and/or service.
- (4) Temporary or seasonal uses on vacant or principal use parcels.
- (5) Truck stop not for the purpose of transferring goods between trucks.
- (6) Trailer and tractor sales, rental and service.

d. Lot Area and Width

- (1) Lots shall have a minimum area of two (2) acres.
- (2) Lots shall be not less than 160 feet in width at the building setback line.

e. Building Height and Size (See Section 17.0210)

- (1) No principal building or parts of a principal building shall exceed one (1) story or 18 feet in height.
- (2) No accessory building shall exceed 18 feet in height.

f. Setback and Yards

- (1) There shall be a minimum building (or street) setback of 40 feet from the right-of-way of all streets.
- (2) There shall be a minimum side yard equal to the required side yard in the adjacent district, but not less than 15 feet.
- (3) There shall be a rear yard of not less than 25 feet.
- (4) 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 a designated wetland. (Also see subsection 17.0435)

g. Parking and Loading Space

- (1) There shall be adequate paved off-street parking and loading space provided for every building/use approved by the City Plan Commission after August 1982 and such parking and loading areas shall be adequately screened as determined by the Plan Commission.
- (2) There shall be no parking or loading area within 30 feet of a street right-of-way.
- (3) (See Section 17.0600).

h. Minimum Utility Service

Electricity and public sanitary sewerage and water supply facilities.

i. Special Regulations

To encourage a business use environment that is compatible with the residential character of the City, Building and/or Zoning permits for permitted uses in the B-5 Highway Business District shall not be issued without prior review by and approval of the City Plan Commission. Said review and approval shall be concerned with adjacent existing and planned uses, need for public or private water supply and sanitary sewage disposal facilities, general site layout, building site and operation plans, ingress, egress, parking, loading and unloading, drainage, lighting, signage, screening and landscape plans.

17.0422 B-6, MIXED USE BUSINESS DISTRICT

The B-6, Mixed Use Business District is intended to provide for the orderly and attractive grouping of buildings which encompass more than one type of non-industrial business use which are compatible from a traffic, density and general use standpoint.

- a. Permitted Principal Uses
All B-4 and B-5 uses having no outside storage of equipment, materials or vehicles.
- b. Permitted Accessory Uses
None
- c. Conditional Uses
 - (1) All principal and accessory uses permitted in the B-4 and B-5 districts with outside storage.
 - (2) Any retail, service or office use that is compatible with those uses listed above as determined by the Plan Commission.
- d. Lot Area and Width
 - (1) Lots in a Mixed Use development shall be not less than two (2) acres in net area.
 - (2) The lot or parcel width along any abutting street shall be no less than 160 feet.
- e. Building Height and Size (See Section 17.0210)
 - (1) No part of a principal structure shall exceed three stories or 45 feet in height and no accessory structure shall exceed 18 feet in height.
 - (2) The sum total of the first floor area of all principal and accessory buildings shall not exceed 35 percent of the total parcel area.
 - (3) The sum total of the first floor area of all principal and accessory buildings and all paved or gravel surfaces not within a principal building shall not exceed 60 percent of the total parcel area.
- f. Setback and Yards
 - (1) There shall be a minimum building (or street) setback of 55 feet from any street or highway right-of-way or not less than 30 feet from any other parcel boundary.
 - (2) Except for ingress/egress points, all paved area shall be not less than ten (10) feet from any property boundary.
 - (3) Signs and fences may be located as set forth in Section 17.1700.
 - (4) 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 a designated wetland. (Also see subsection 17.0435)
- g. Parking and Loading Space
 - (1) Off-street parking and loading space adequate to meet the initial and projected needs of the principal use(s) shall be provided for individual lot development within the "park" or development (see section 17.0600).
 - (2) No parking, loading or unloading will be allowed on streets or access ways within the development or on adjacent public streets, roads, or highways.

- (3) All parking and loading areas shall be adequately screened as determined by the Plan Commission.
 - (4) There shall be no parking or loading area within 30 feet of a street right-of-way.
- h. Minimum Utility Service
Public sanitary sewerage and water supply facilities, electricity.
- i. Special Regulations
- (1) The owner or developer of the Mixed Use Business, who shall also be the applicant for a conditional use permit, shall submit with such application, for review and approval, large scale, detail site plan showing building location, landscaping, paved areas, drainage facilities, lighting, signage and other visible on-site appurtenances and as set forth in sub-sections 17.0207 and 17.0210, prior to approval of a conditional use permit and issuance of a building permit.
 - (2) If the development is proposed to be completed in phases or divided into saleable parcels, the owner/developer of each phase or separate parcel will be required to submit, and receive approval of a detailed site and operations plan, as set forth herein and in sub-sections 17.0207 and 17.0210, prior to issuance of a building permit.
 - (3) Parking and loading areas and any permitted outside storage areas shall be appropriately screened from view of the general motoring public.
 - (4) Any division of the overall development parcel shall be accomplished in accordance with Chapter 18 of the City Codes and Ordinances.

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

**TAX KEY NUMBER(S)
OR PARCEL(S) INVOLVED:** **CONDITIONAL USE
PERMIT:
NO. CUP-24-10-1**

PWC 0917995006

LEGAL DESCRIPTION:

LOT 1 CSM #5835 VOL 47/274 REC AS DOC #1536344 REDIV PT
LOT 2 CSM #4788 PT NE1/4 OF SE1/4 SEC 14 T7N R19E

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

Autumn Hill Academy, Inc.

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 October 17, 2024; has reviewed the various elements of the petitioner’s proposal; and has recommended that a Conditional Use Permit be granted to the above-named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council held a public hearing meeting on October 21, 2024.

NOW, THEREFORE, let it be known that the City Common Council by its action on October 21, 2024 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a new public charter school.

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

1. The school shall issue no more than fifty car passes allowing students to be dropped-off and picked-up at the school property. Plan Commission and Common Council review and approval of an amendment to the Conditional Use Permit shall be required to allow for the issuance of any additional car passes for drop-off and pick-up at the school.
2. The applicant shall provide a plan, for Plan Commission review and approval, which illustrates bus turning movements throughout the site and demonstrates there is no interference with other vehicles, particularly the two-way traffic along the front or south side of the building.
3. The applicant shall follow the Traffic Control Plan, dated October 7, 2024, and provided as Attachment 3. Failure to adhere to the Traffic Control Plan shall result in Plan Commission and Common Council review of the Conditional Use Permit and possible revocation.

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

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2024 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

From: [Cecilia Coons](#)
To: [Fuchs, Nick](#); [Mayor](#)
Subject: Autumn Hill Academy
Date: Wednesday, October 16, 2024 4:37:51 PM

Hello!

I am writing to express my strong support for Autumn Hill Academy's establishment in Pewaukee. While I reside in Hartland, I am deeply interested in enrolling my daughter in Autumn Hill Academy when they are able to expand to her grade. As a charter school, Autumn Hill Academy offers an educational model that appeals to many families in the surrounding areas, including mine.

I believe that bringing Autumn Hill Academy to Pewaukee would not only benefit local families but also attract families from neighboring communities. The school's commitment to providing a high-quality, alternative education option makes it a valuable addition to the educational landscape of the region. Its presence would increase opportunities for children, foster academic excellence, and contribute positively to the community as a whole.

I hope that you will consider supporting Autumn Hill Academy's proposal to occupy the space in Pewaukee. Their growth will have a lasting positive impact on both the city and the surrounding areas, including Hartland, where many families like mine are eager for such opportunities.

Thank you for your consideration, and I look forward to seeing the continued development of our communities through your leadership.

Sincerely,
Cecilia Coons
912 E Capitol Drive
Hartland, WI 53029

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

DATE: October 17, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion Regarding a Conceptual Review for Briohn Building Corp. for the Review of a Proposed Industrial Development for Property Located at N47 W26699 Lynndale Road (PWC 0882999)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Briohn Building staff report 10.17.24

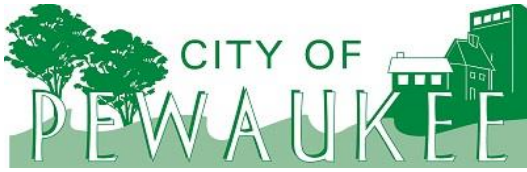
Briohn Building industrial park narrative

Briohn Building industrial park concept layout

Briohn Building surface water map

Briohn Building SEWRPC map

Briohn Building FIRMette



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 October 17, 2024

Date: October 9, 2024

Project Name: Winkelman Farm Conceptual Review

Project Address/Tax Key No.: N47W26699 Lyndale Road / PWC 0882999

Applicant: Briohn Building Corp

Property Owner: Brian and Kevin Kazmierczak

Current Zoning: A-1 Agricultural District, UC Upland Conservancy District, F-1 Floodplain District

2050 Land Use Map Designation: Mixed Office/Retail Commercial, Manufacturing/Fabrication/Warehousing, Floodplains, Lowland, & Upland Conservancy and Other Natural Areas, and Low Density Residential (> 2 Ac./D.U.)

Use of Surrounding Properties: Village of Lisbon (agricultural and single-family residential) to the north, agricultural land to the south, CELA and agricultural land to the east, and single-family residential to the west

Project Description/Analysis

The applicant submitted conceptual plans for Plan Commission review of a proposed development upon property located at N47W26699 Lyndale Road. This property is located in the northwest portion of the City and has an area of approximately 165 acres. The property is currently used as agricultural land with an existing dwelling and accessory farm buildings.

The proposed development consists of industrial and single-family uses, which are further described below.

Residential Development

The single-family residential portion of the development is located in the northwest portion of the site, abutting Lyndale Road, and consists of about 25-acres.

The residential development includes four individual lots. There is a larger 10-acre parcel containing the existing dwelling and farm buildings and three lots to the west of that parcel that are roughly 4.5 acres in size. These lots are proposed to have private utilities.

Industrial Development

The industrial portion of the development consists of eight buildings ranging in size from 117,000 square feet to 182,000 square feet. Building location and size are anticipated to change depending on actual users and market demands. The industrial area of the site is about 100-acres.

Currently this area of the City is not served by municipal sewer and water facilities. Staff would not recommend approval of the industrial portion of this development without public sewer and water

facilities. Sewer needs to be extended to the property through the Village of Pewaukee. It is anticipated that a deep well and water tower will be needed for water service.

Natural Resources

The remainder of the property is about 40-acres and primarily consists of natural resources. There is a roughly 26-acre floodplain area that bisects the property. There is also an intermittent stream, wetlands, and Southeastern Wisconsin Regional Planning Commission (SEWRPC) Environmental Corridors onsite. Attached are Wisconsin Department of Natural Resources, SEWRPC, and FEMA maps illustrating the approximate size and location of these natural resource areas.

Tax Incremental Financing (TIF)

The applicant is noting that they intend to request TIF to assist in the extension and construction of public utilities to the site and construction of the public road that would extend from Ryan Road through the site to Lynndale Road. Note that the Plan Commission is part of the TID process and must hold a public hearing and adopt a project plan for a proposed TID before the Common Council can approve the TID.

Process

If this project moves forward, it is anticipated that the following applications will be required for the single-family portion of the site.

- A Comprehensive Master Plan Amendment to reconfigure the Low Density Residential and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas future land use designations to be consistent with the proposed development and field delineations of natural resource features.
- A Rezoning from A-1 Agricultural District to the Rs-1 District for the larger residential property consisting of the existing dwelling and farm buildings and Rs-2 District for the other three lots. Note natural resource districts will be utilized for natural resource areas onsite.
- A Certified Survey Map or Platting Applications to create the individual lots and the large remnant parcel.

For the industrial portion of the development, the following will be required:

- A Comprehensive Master Plan Amendment to amend the Year 2050 Land Use/Transportation Plan map future land use designations from Low Density Residential, Manufacturing/Fabrication/Warehousing, Mixed Office/Retail Commercial, and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas to Manufacturing/Fabrication/Warehousing and Floodplains, Lowland, & Upland Conservancy and Other Natural Areas.

Again, the Floodplains, Lowland, & Upland Conservancy and Other Natural Areas will follow the boundary of field delineations that would be required as part of this proposed development.

- A Rezoning Application will be required to rezone the property from the A-1 Agricultural District. It is anticipated that the M-6 Mixed Industrial Use District would be utilized for this development.
- Platting Applications to subdivide the property into multiple lots.
- Site & Building Plan Review Applications will then be required for the development of each site and building.

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 development plans and the required applications.



BRIOHN BUILDING CORPORATION

Caitlin LaJoie
Briohn Building Corporation
3885 N Brookfield Rd, Suite 200
Brookfield, WI 53045

August 12, 2024

City of Pewaukee
Planning & Community Development
W240N3065 Pewaukee Road
Pewaukee, WI 53072

RE: Concept Plan Review
Future Development of Industrial Land at Highway 16 & Ryan Road

Dear City Staff,

Briohn Building Corporation (“Briohn”) is pleased to present the following narrative to the City of Pewaukee (“City”) for consideration of developing a Class A industrial park on behalf of Brian and Kevin Kazmierczak (“Developer”).

Subject Site

The proposed development (“Development”) is located within the northwest quadrant of Highway 16 and Ryan Road (“Site”). The Site is approximately 165 acres, with roughly 125 acres suitable for development due to topography and natural land features. This is further divided into an approximate 90-acre developable area on the south and approximately 35 developable acres to the north with floodplain, wetlands, and an environmental corridor separating the land. Undevelopable land is approximately 40 acres.

Vision of Development

The Site is comprised of multiple parcels zoned A-1 and A-2; the undevelopable land is zoned F-1 and UC. The site is identified as manufacturing/fabrication/warehousing, mixed office/retail commercial, and retail/service commercial per the 2050 Land Use Plan. The Development requires approvals from the City to rezone the land and amend the future land use to be appropriate for industrial development. Additionally, the proposal requires collaboration from the City and Village of Pewaukee to adequately access and serve the Development with utilities.

Multiple iterations of a master development plan were considered. Conceptually, the Developer is seeking feedback on the proposed site plan consisting of approximately 25 acres designated for single family lots fronting Lynndale Road with the remaining 100 acres planned industrial. The proposed master plan evaluates constructing eight

DESIGN / BUILD
CONSTRUCTION

ARCHITECTURAL
DESIGN

DEVELOPMENT

PROPERTY
MANAGEMENT

buildings ranging from 117,000 SF to 182,000 SF with the flexibility to house multiple tenants as needed. The Development largely avoids impacting the 100-year floodplain to the north, with the potential exception of adding a secondary access point connecting the industrial park to Lynndale Road. Stormwater will be retained on site.

Infrastructure Funding

Based on either concept master plan, there are substantial public improvements required to begin construction. Due to the sizable investment by the Developer, Briohn, and future businesses, the caliber of the Development could support creating a Tax Incremental District to assist with funding the public road and bringing utilities to the Site.

Schedule

Timing of the Development is critical for its success. Below is an overview of the projected timeline.

07/19/24 – Introduction meeting with City Staff
09/19/24 – Plan Commission Concept Meeting
10/01/24 – Understanding of Village / City utility infrastructure & project Development demand
10/15/24 – City engage with public finance advisors
11/01/24 – City / Public Financial Advisor / Developer discuss financial models
11/15/24 – Commitment from City on creating TID and determining value
12/01/24 – Begin formal process to create TID
12/19/24 – Plan Commission Meeting (entitlements and site plan approval)
01/06/25 – City Council Meeting (entitlements)
03/15/25 – City approval of TID
05/01/25 – Construction commencement

Materials and Image

Proximity of the Development to Highway 16 is an important component of the master plan layout and highlighting architectural features. The Developer and Briohn are committed to creating a reputable development, reflective of its existing relationship with the City. Proposed designs will incorporate complementary color palettes, architectural interest, and material accents.

Development Benefits to the Village and Surrounding Community

The Development will provide attractive, high-quality buildings for leading industrial users to occupy. Waukesha County is a major metro-Milwaukee hub for the manufacturing and warehousing industry; providing new construction with great visibility will draw the attention of national companies. The master plan contemplates approximately 1,500,000 SF which will create new jobs in the local community.

Conclusion

Thank you for meeting with the Developer and Briohn to discuss the potential industrial development at Highway 16 and Ryan Road with our design team. We look forward to continuing the conversation and approval process with the City. Should you have any further questions, please do not hesitate to contact me.

Sincerely,

Caitlin LaJoie, Director of Land Development
Briohn Building Corporation
clajoie@briohn.com / 262-307-8792

Exhibit A – Aerial View

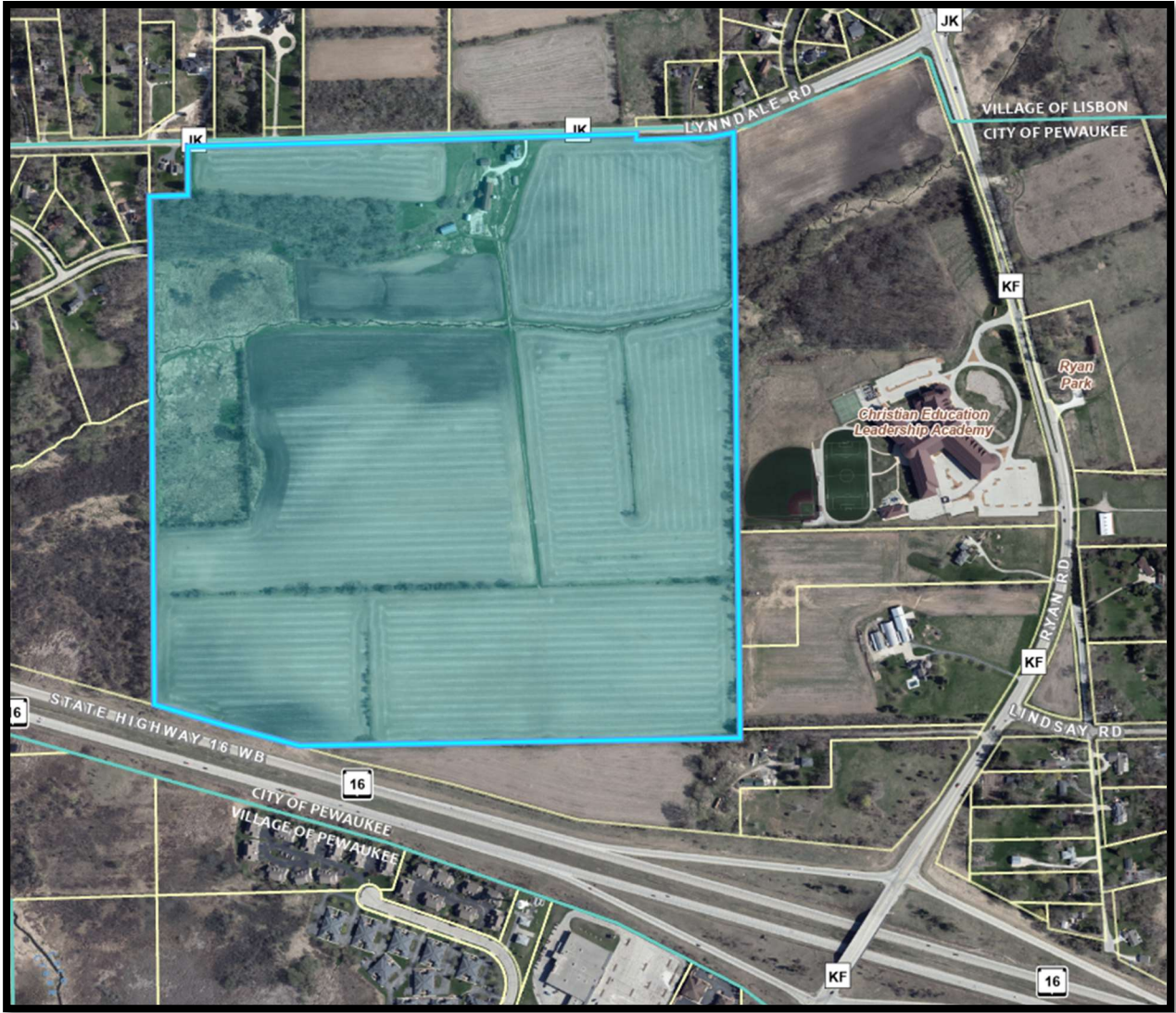
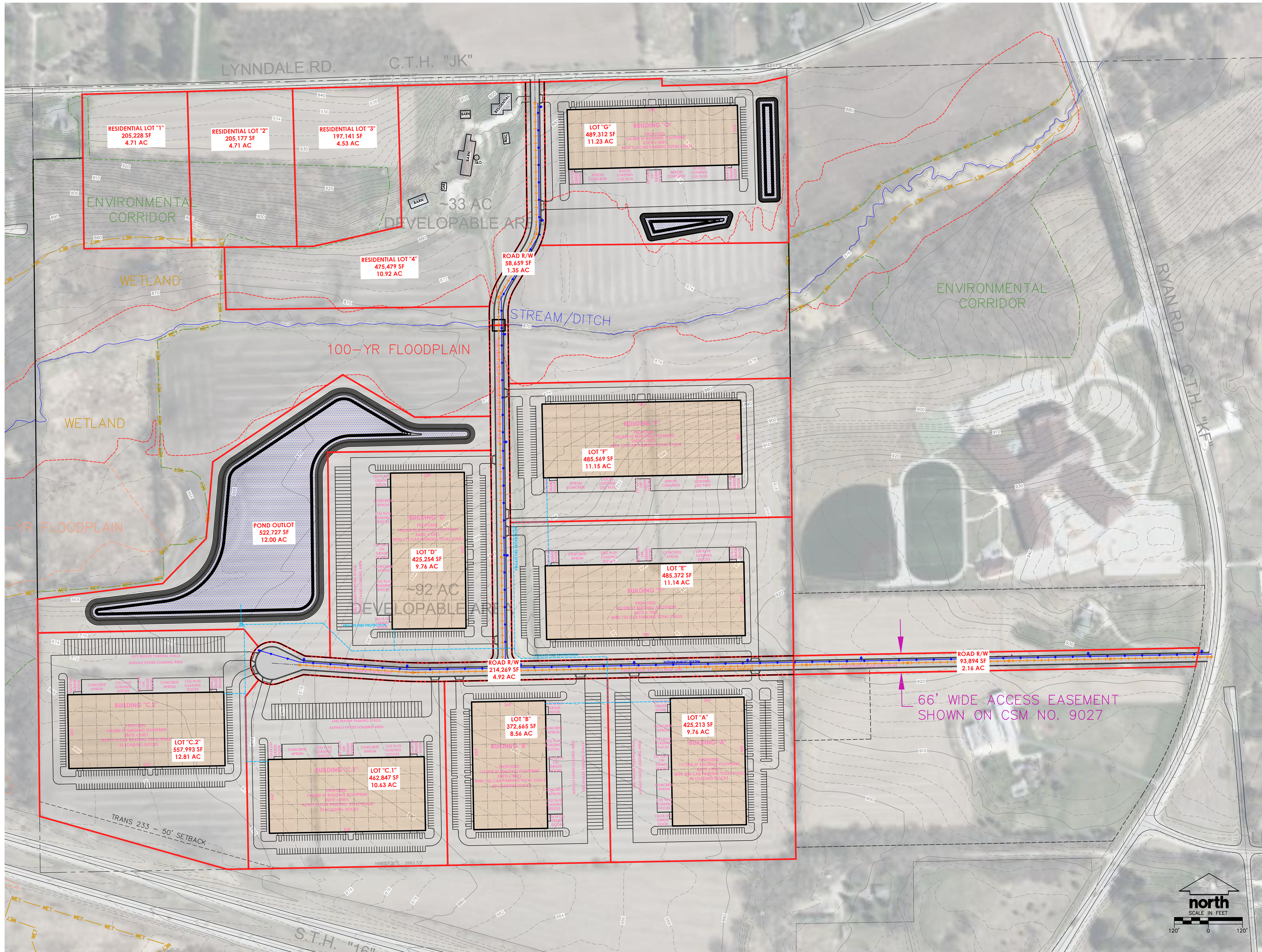


Exhibit B – Preliminary Master Plan

INTENTIONALLY LEFT BLANK



CONCEPTUAL SITE LAYOUT PLAN

SHEET TITLE

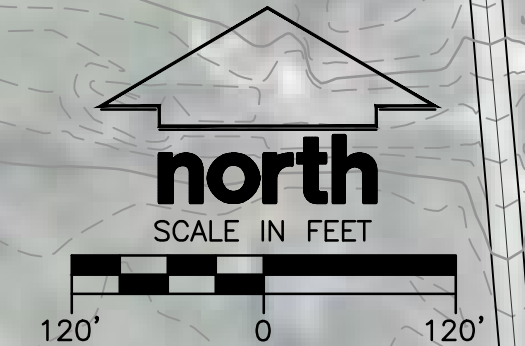
PROPOSED SITE DEVELOPMENT
HWY "16" & RYAN RD.
CITY OF PEWAUKEE, WISCONSIN

REVISION

DATE

JOB: 3402
DRAWN:
CHECKED:
DATE: 01-31-2024
SHEET:

C1.1



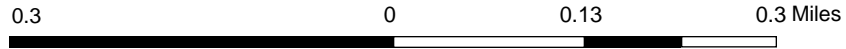
DRAFT - NOT FOR CONSTRUCTION



Surface Water Data Viewer Map



- Legend**
- Ponds/Open Water
 - Lake Class Areas
 - Riverine/ditch Class Areas
 - Wetland Class Areas
 - Wetland Class Points
 - Dammed pond
 - Excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled excavated pond
 - Filled Points
 - Wetland Class Areas
 - Filled Areas
 - Wetland Identifications and Confirmations
 - Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water

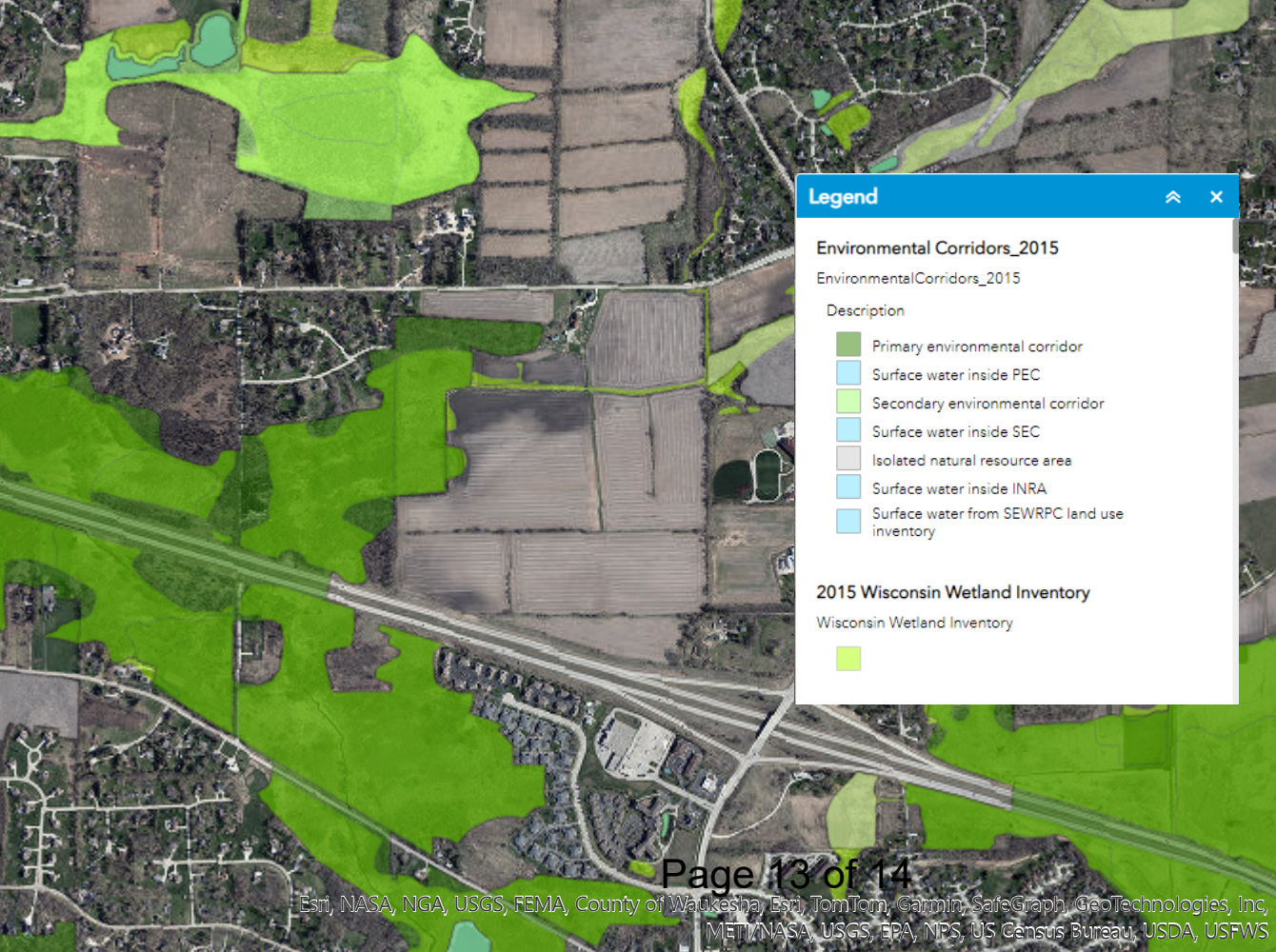


NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes



Legend

EnvironmentalCorridors_2015

EnvironmentalCorridors_2015

Description

- Primary environmental corridor
- Surface water inside PEC
- Secondary environmental corridor
- Surface water inside SEC
- Isolated natural resource area
- Surface water inside INRA
- Surface water from SEWRPC land use inventory

2015 Wisconsin Wetland Inventory

Wisconsin Wetland Inventory



National Flood Hazard Layer FIRMette



88°17'W 43°6'30"N



Legend

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

- | | |
|------------------------------------|--|
| SPECIAL FLOOD HAZARD AREAS | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | 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 <i>Zone X</i> |
| | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | Effective LOMRs |
| | Area of Undetermined Flood Hazard <i>Zone D</i> |
| GENERAL STRUCTURES | Channel, Culvert, or Storm Sewer |
| | Levee, Dike, or Floodwall |
| OTHER FEATURES | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| | 17.5 Water Surface Elevation |
| | Coastal Transect |
| | Base Flood Elevation Line (BFE) |
| | Limit of Study |
| | Jurisdiction Boundary |
| | Coastal Transect Baseline |
| | Profile Baseline |
| | Hydrographic Feature |
| 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 **10/9/2024 at 2:46 PM** 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.

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

DATE: October 17, 2024

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion Regarding a Conceptual Review for Bielinski Homes for the Review of a Proposed Multi-Family Residential Development Located at W240 N2687 Pewaukee Road (PWC 0924995)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

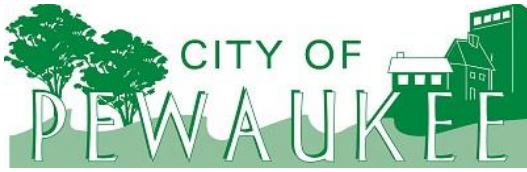
Description

Bielinski multi-family staff report 10.17.24

Bielinski concept plan

Bielinski 4 unit multi-family

Bielinski 6 unit multi-family



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 October 17, 2024

Date: October 9, 2024

Project Name: Bielinski Conceptual Review

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

Applicant: Bielinski Homes, Inc.

Property Owner: ENVENTURE GROUP LLC

Current Zoning: B-6 Mixed Use Business District

2050 Land Use Map Designation: Retail/Service Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas

Use of Surrounding Properties: Single-family residential and multi-family residential to the West, River Park Drive and multi-family residential to the south, HWY 164 to the east, and Watertown Plank Rd./ HWY M to the north.

Introduction

The applicant submitted a Conceptual Review Application for a proposed multi-family residential development located at W240N2687 Pewaukee Road. It is staff's understanding that this is a market rate apartment project.

The 6.48-acre property is currently vacant and zoned B-6 Mixed Use Business District. The property is located on the southwest corner of Watertown Plank Road and Pewaukee Road (Hwy 164). The conceptual plans include 52 units. Each unit will be approximately 1,500 square feet in size with an attached two-car garage, private entry, two to three bedrooms, and outdoor deck/patio areas.

Project Description/Analysis

The conceptual plan illustrates building locations, exterior parking areas, and a private drive that extends through the site from River Park Drive to Watertown Road. The applicant has also provided floor plans and building elevations.

The 52 dwelling units are located within eight six-family buildings and one four-family building. With 6.48-acres, the proposed gross density is about 8-units per acre. The net density will have to be confirmed, but assuming it is 9 dwelling units per acre or less, the Rm-2 District will accommodate this development. Note the Rm-2 District permits three to eight unit structures with one 2-car attached or detached garages per unit.

The site plan includes 223 parking spaces. This consists of 104 attached garage spaces (2 per unit), 104 exterior spaces located in front of each two-car garage, and 15 striped exterior spaces. The Rm-2 District parking standard requires a minimum of 2.5 parking spaces per unit with at least two parking

spaces located in a garage. Based on this standard, 130 parking spaces are required, of which 104 must be located in a garage. This requirement is met.

Furthermore, in review of the Rm-2 District, it appears all development standards are currently met, including lot area, dwelling unit size, and all setbacks.

As currently designed, it is anticipated that the project will require the following:

- A Comprehensive Master Plan Amendment to amend the Year 2050 Land Use/Transportation Plan map future land use designation from Retail/Service Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential (< 6,500 Sq. Ft. / D.U.).

It can be noted this designation is the same as developments located to the south.

- A Rezoning Application to change the zoning from B-6 Mixed Use Business District to Rm-2 Multi-Family Residential District.
- Site & Building Plan Review Application for the site improvements.

Recommendation

No action required.

Staff does not necessarily have a concern or any objections with a multi-family development at this location or the proposed density of the project. Further comments or recommendations are anticipated related to the aesthetics of the development, site design and layout, and the quality of the structures. Lighting, landscaping, and other project elements will be further reviewed and considered once detailed plans are provided.

It is recommended that sufficient feedback be provided to allow the applicant to determine whether to proceed or not with detailed development plans and the required applications.



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



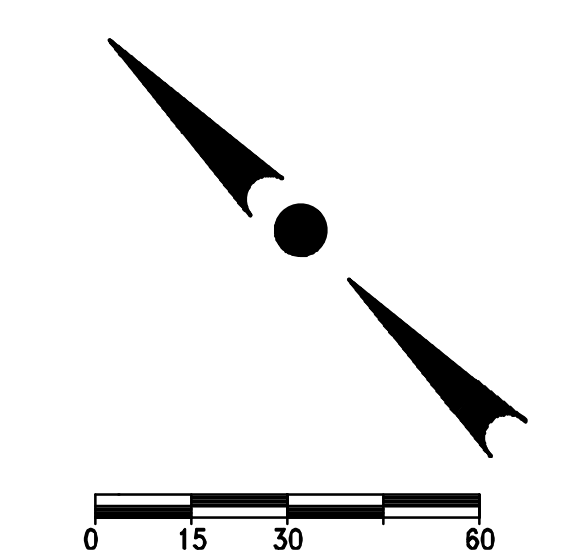
SITE PLAN 1A

PEWAUKEE - STH 164 & WATERTOWN ROAD

CITY OF PEWAUKEE, WI



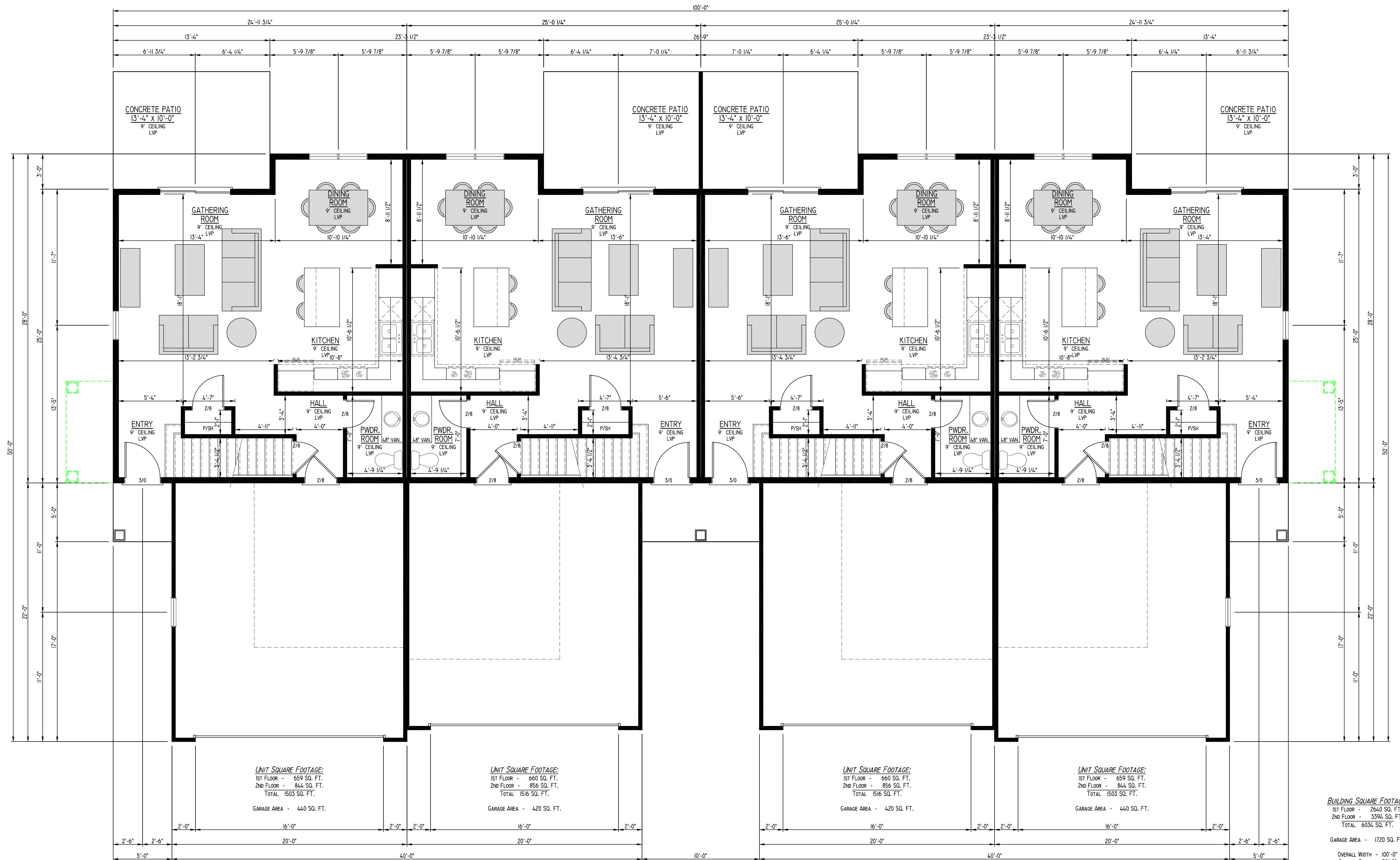
SITE DATA TABLE	
LOT AREA =	6.5 acres
PROPOSED =	52 units
(8 ~ 6-Unit Bldgs & 1 ~ 4-Unit Bldg)	
DENSITY =	8 un/ac
SURFACE PARKING	
PARKING STALLS =	223 stalls
(104 Garage & 119 Driveway)	4.3 (spaces/unit)
OPEN SPACE =	3.806 acres (58.6%)



Scale: 1" = 30' (22"x34")
 Scale: 1" = 60' (11"x17")

DATE: 08-01-2024

P:\03000\966\Peaukee - STH 164 & Watertown Rd\Drawings\Concepts\2024-05-01_CONCEPT_PLAN_2A.dwg



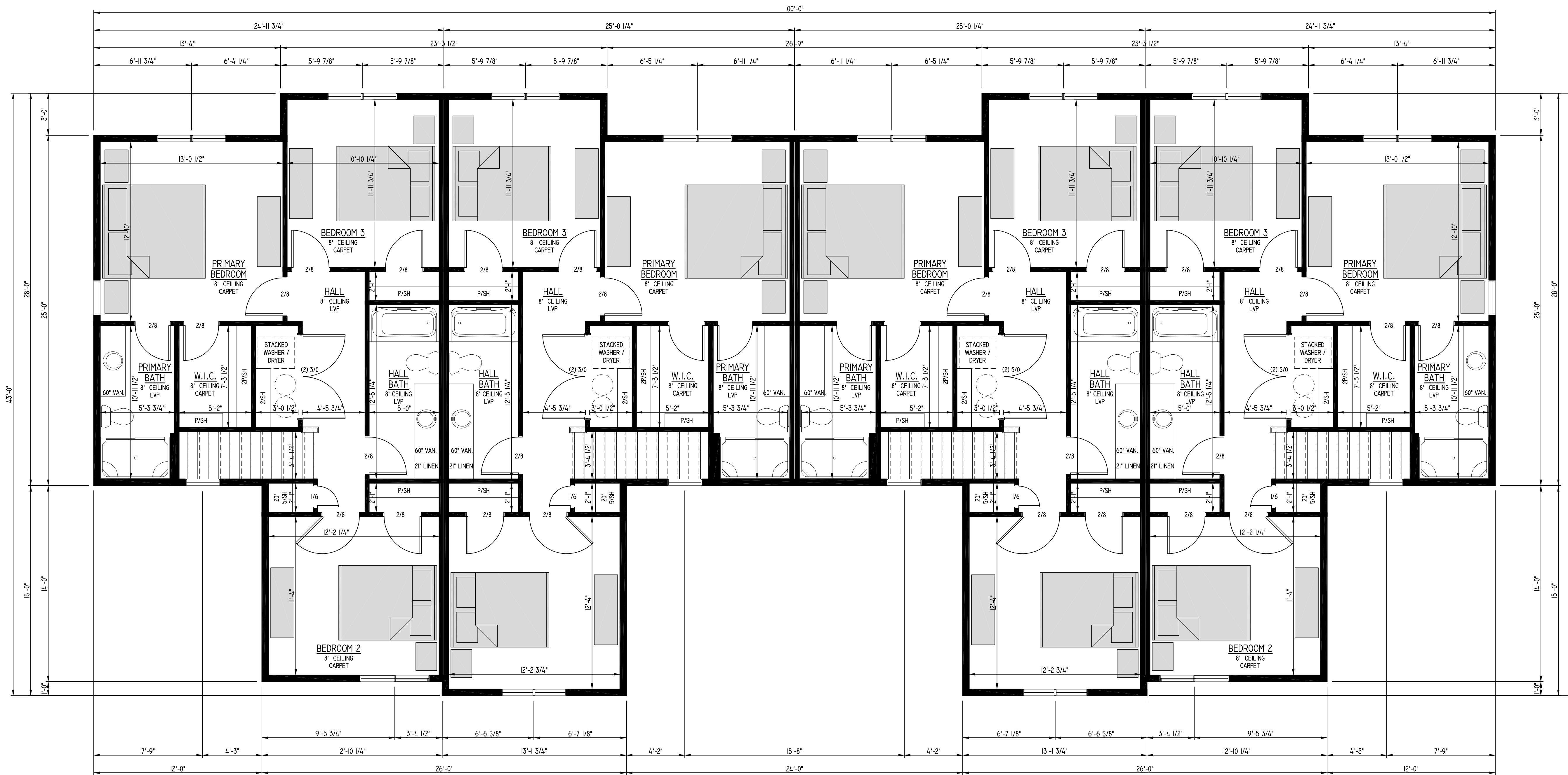
4 FAMILY TOWNHOME

FIRST FLOOR PLAN

9/12/24
 PEWAUKEE ROAD MULTI-FAMILY
 SCALE: 1/4" = 1'-0"

BIELINSKI
 HOMES

1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494



UNIT SQUARE FOOTAGE:
 1ST FLOOR - 659 SQ. FT.
 2ND FLOOR - 844 SQ. FT.
 TOTAL 1503 SQ. FT.

GARAGE AREA - 440 SQ. FT.

UNIT SQUARE FOOTAGE:
 1ST FLOOR - 660 SQ. FT.
 2ND FLOOR - 856 SQ. FT.
 TOTAL 1516 SQ. FT.

GARAGE AREA - 420 SQ. FT.

UNIT SQUARE FOOTAGE:
 1ST FLOOR - 660 SQ. FT.
 2ND FLOOR - 856 SQ. FT.
 TOTAL 1516 SQ. FT.

GARAGE AREA - 420 SQ. FT.

UNIT SQUARE FOOTAGE:
 1ST FLOOR - 659 SQ. FT.
 2ND FLOOR - 844 SQ. FT.
 TOTAL 1503 SQ. FT.

GARAGE AREA - 440 SQ. FT.

BUILDING SQUARE FOOTAGE:
 1ST FLOOR - 2640 SQ. FT.
 2ND FLOOR - 3394 SQ. FT.
 TOTAL 6034 SQ. FT.

GARAGE AREA - 1720 SQ. FT.

OVERALL WIDTH - 100'-0"
 OVERALL DEPTH - 50'-0"

4 FAMILY TOWNHOME

SECOND FLOOR PLAN

9/12/24
 PEWAUKEE ROAD MULTI-FAMILY
 SCALE: 1/4" = 1'-0"

BIELINSKI
 HOMES

1830 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

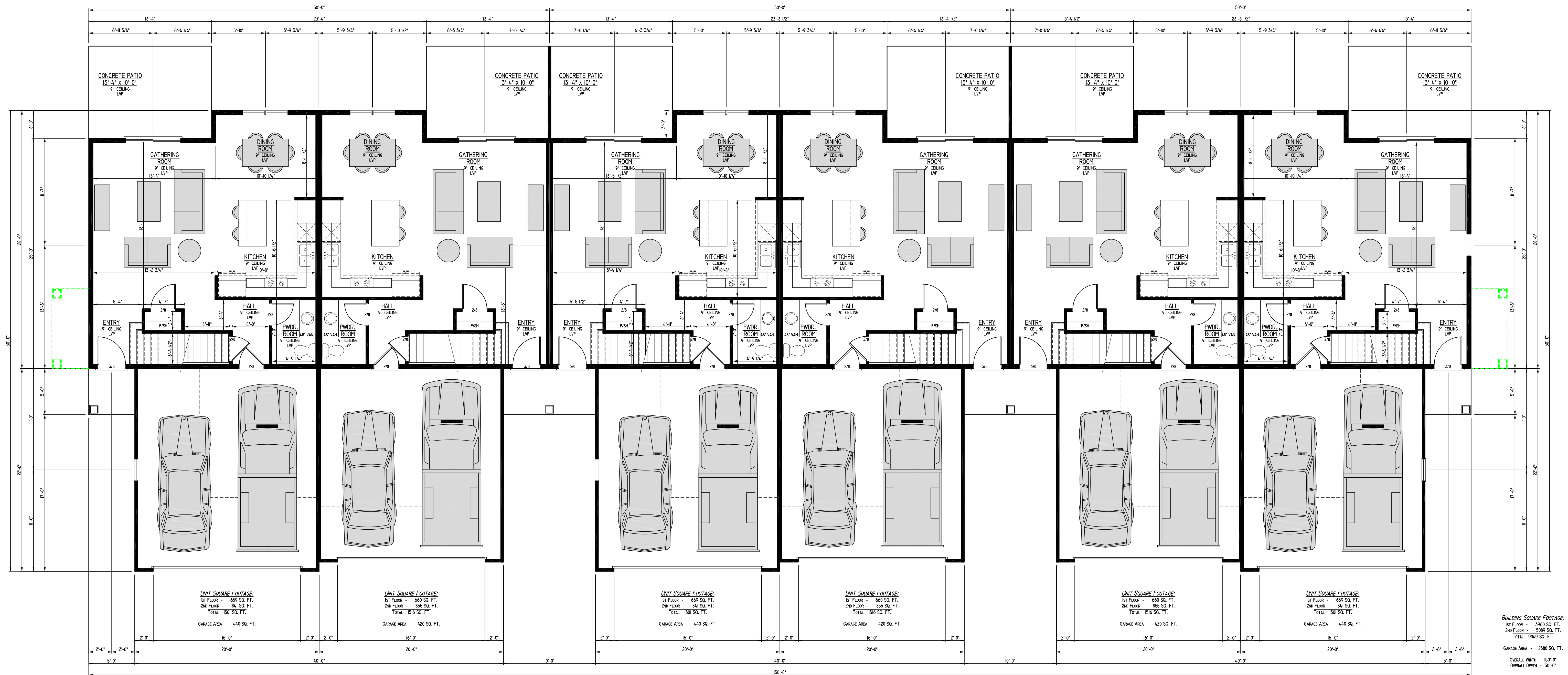
4 FAMILY TOWNHOME

AMERICANA

9/12/24
 PEWAUKEE ROAD MULTI-FAMILY
 SCALE: 1/4" = 1'-0"

BIELINSKI
 HOMES

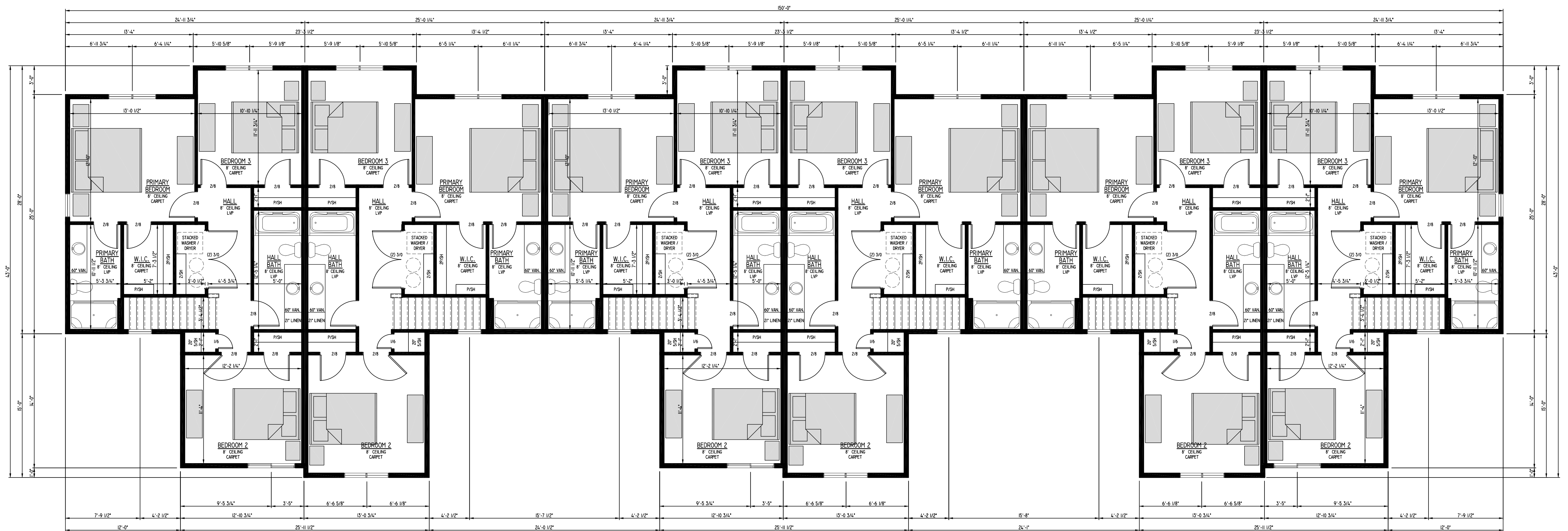
1630 Meadow Lane, Suite A • Pewaukee, WI 53072 • (262) 542-9494



6 FAMILY TOWNHOME

FIRST FLOOR PLAN

9/12/24
 PEWAUKEE ROAD MULTI-FAMILY
 SCALE: 3/16" = 1'-0"



UNIT SQUARE FOOTAGE:
 1ST FLOOR - 659 SQ. FT.
 2ND FLOOR - 841 SQ. FT.
 TOTAL 1500 SQ. FT.
 GARAGE AREA - 440 SQ. FT.

UNIT SQUARE FOOTAGE:
 1ST FLOOR - 660 SQ. FT.
 2ND FLOOR - 855 SQ. FT.
 TOTAL 1515 SQ. FT.
 GARAGE AREA - 420 SQ. FT.

UNIT SQUARE FOOTAGE:
 1ST FLOOR - 659 SQ. FT.
 2ND FLOOR - 841 SQ. FT.
 TOTAL 1500 SQ. FT.
 GARAGE AREA - 440 SQ. FT.

UNIT SQUARE FOOTAGE:
 1ST FLOOR - 660 SQ. FT.
 2ND FLOOR - 855 SQ. FT.
 TOTAL 1515 SQ. FT.
 GARAGE AREA - 420 SQ. FT.

UNIT SQUARE FOOTAGE:
 1ST FLOOR - 659 SQ. FT.
 2ND FLOOR - 841 SQ. FT.
 TOTAL 1500 SQ. FT.
 GARAGE AREA - 440 SQ. FT.

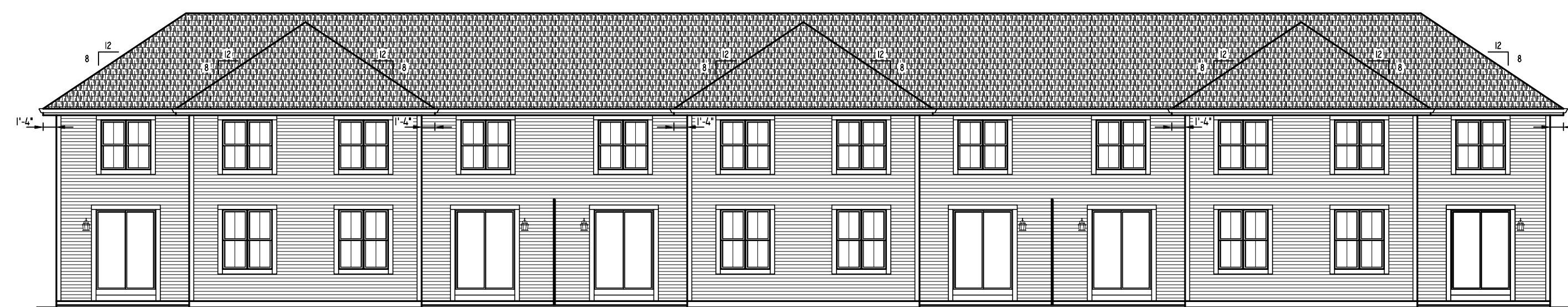
UNIT SQUARE FOOTAGE:
 1ST FLOOR - 660 SQ. FT.
 2ND FLOOR - 855 SQ. FT.
 TOTAL 1515 SQ. FT.
 GARAGE AREA - 420 SQ. FT.

BUILDING SQUARE FOOTAGE:
 1ST FLOOR - 3960 SQ. FT.
 2ND FLOOR - 5089 SQ. FT.
 TOTAL 9049 SQ. FT.
 GARAGE AREA - 2580 SQ. FT.
 OVERALL WIDTH - 150'-0"
 OVERALL DEPTH - 50'-0"

6 FAMILY TOWNHOME

SECOND FLOOR PLAN

9/12/24
 PEWAUKEE ROAD MULTI-FAMILY
 SCALE: 3/16" = 1'-0"



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

AMERICANA

6 FAMILY TOWNHOME

9/12/24
 PEWAUKEE ROAD MULTI-FAMILY
 SCALE: 3/16" = 1'-0"