

Planning Department

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

REVISED

PLAN COMMISSION MEETING NOTICE AND AGENDA

Thursday, November 16, 2017

7:00 PM

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

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1. Call to Order and Pledge of Allegiance
 2. Discussion and Action Regarding Approval of Meeting Minutes Dated July 20th, 2017
 3. Discussion and Action Regarding a Petition for a Rezoning PUBLIC HEARING for Gene Brittain to Rezone Property Located at the Intersection of Bluemound Road and STH 16 at Morris Street From Rd-2 Two-Family Residential to Rs-3 Single-Family Residential (PWC 0925994002 & PWC 0925994003)
 4. Discussion and Action Regarding Certified Survey Map PC #171019-1 for the Gene Brittain Property Located on Bluemound Road (PWC 0925994002 & PWC 0925994003)
 5. Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the Quarry Neighborhood (Map 9)
 6. Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the Office/Industrial Neighborhood (Map 10)
 7. Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the City Center Neighborhood (Map 11)
 8. Discussion and Action Regarding the Redo of Certified Survey Map PC #171019-2 for Payne & Dolan/Waukesha Lime & Stone for a Combination of Properties on Bluemound Road and Badinger Road for a New Office Building (PWC 0912980)
 9. Discussion and Action Regarding the Redo of Certified Survey Map PC #171019-3 for Payne & Dolan/Waukesha Lime & Stone for a Combination of Properties on Bluemound Road for a New Asphalt Plant
 10. Discussion and Action Regarding the Site and Building Plans for a Columbarium for the Fox River Church Located at N34 W23575 Capitol Drive (PWC 0907999001)
 11. Discussion and Action Regarding the Proposed Concession and Rest Room Facilities Building at the Sports Complex on Lindsay Road to Serve the General Field Sports Area of the Complex (PWC 0869999002)
 12. Discussion and Action Regarding a 39 Lot Single-Family Residential Subdivision Located on Bluemound Road Adjacent to State Highway 16

13. Discussion and Possible Action Regarding the Chicken Issue and Possible Alternatives

14. Adjournment

Harlan Clinkenbeard
City Planner

Posted: November 13, 2017

NOTICE

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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, Harlan Clinkenbeard, at (262) 691-0770 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: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Approval of Meeting Minutes Dated July 20th, 2017

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

to approve the minutes of July 20th, 2017

ATTACHMENTS:

Description

July 20, 2017 Minutes

In attendance: Chairman S. Bierce, B. Bergman, C. Coursin, T. Janka, D. Linsmeier (arrived at 7:01 PM), S. Sullivan and C. Wunder. Also present were City Administrator S. Klein, Community Services Director K. Woldanski, City Engineer J. Weigel, CDD/Senior Planner H.E. Clinkenbeard and Deputy Clerk A. Hurd.

1. Novus Agenda Training

City IT Director Bobby Kewan introduced the Commission members to the new software for minutes that will be implemented. The training and review of the functions took approximately 20 minutes.

2. Call to Order and Pledge of Allegiance

Chairman Bierce called the meeting to order at 6:58PM and requested everyone stand for the Pledge of Allegiance.

3. Approval of Plan Commission Meeting Minutes Dated June 15, 2017

A motion was made and seconded (C. Wunder, T. Janka) to approve the Plan Commission meeting minutes dated June 15, 2017.

Motion Passed: 6-For, 0-Against (D. Linsmeier was absent for this vote).

4. Discussion and Action Regarding a PUBLIC HEARING on the Petition of the City of Pewaukee to Amend the Text of the Rs-1, Rs-2 and Rs-3 Residential Zoning Districts in the City Zoning Ordinance to Allow and Regulate the Keeping of Domesticated Fowl within those Three Districts

The Plan Commission had discussed this matter in previous meetings regarding the possibility of changing the ordinance. Currently, chickens are only allowed on five acre residential lots with a conditional use. The ordinance allows for chickens as pets or for eggs or meat with no roosters, the chickens must be kept in pens and buildings must be built up to City standards. All abutting property owners must give permission and activity must be in keeping with the homeowner's association. The petitioner must receive City Planner approval of the site plan and Plan of Operation including a plan for the waste disposal and recycling.

Mr. Clinkenbeard clarified that under section 1, there is a minimum of five acres, under section 3 there is a minimum of two acres, and under section 4 there is a minimum of one acre. The amount of chickens that can be kept on one acre is ten, 15 chickens on a two-acre lot, and 20 chickens on a five-acre lot. The proposal is to amend the conditional use section of the Rs-1 district, which is the five-acre district, to allow 15 fowl other than chickens. The Plan Commission would need to decide what

kind of fowl they would allow.

Chairman Bierce opened the public hearing at 7:00 PM.

Cindy Kopecky (N31 W22087 Shady Lane) questioned what the next step would be. Mr. Clinkenbeard stated it will go to the Common Council on August 7th because it is an ordinance and the Plan Commission is a recommending body.

Chairman Bierce then closed the public hearing at 7:02 PM.

Mr. Sullivan stated he has issues with the fowl and he was not in favor of something like an ostrich or a peacock. He suggested starting off with chickens, and he felt the amount could be reduced by five in each group.

Mr. Janka noted that fowl could also mean ducks and geese, and they are both noisy.

Mr. Bergman stated he would take one and three just as they are. He felt five acres with 20 chickens is fine. He did not want chickens on a one-acre lot.

Mr. Janka noted that chickens create odor and attract animals. He wanted to see chickens on a two-acre lot by conditional use only.

Mr. Sullivan questioned what happens if the chickens start to stink and he questioned what recourse the City would have. He felt it would be better to have as a conditional use.

A motion was made and seconded (S. Sullivan, D. Linsmeier) to have a conditional use for all three lot sizes, and reducing the one acre lot to five chickens, reducing the two acre lot to 10 chickens and five acre lot to 15 chickens, and getting rid of section 4 regarding fowl all together.

Mr. Bergman questioned conditional uses on the high end in the five acres. That is where we know people already have chickens in Pewaukee.

The motion was amended (S. Sullivan) and agreed to by the second (D. Linsmeier) to not require a conditional use on a five acre lot.

Amended Motion Passed: 4-For, 3-Against (Coursin, Janka, Wunder).

5. Discussion and Action Regarding a PUBLIC HEARING on the Petition of the City of Pewaukee to Amend the Text of the B-2, B-3 and B-5 Business Zoning Districts in the City Zoning Ordinance Regarding the Allowance of the Sale of Beer and Wine at Petroleum Service Stations

Mr. Clinkenbeard stated the City currently does not allow alcoholic beverages to be sold at petroleum service stations. The proposed ordinance takes the wording out of the three areas that have the wording regarding alcohol.

Chairman Bierce opened the public hearing 7:19 PM. There being no requests to speak, Chairman Bierce closed the public hearing at 7:19 PM.

Mr. Janka asked what neighboring communities do, and Mr. Clinkenbeard stated almost every community in this area allows the sale of alcoholic beverages.

Mr. Bergman was concerned about the language and wanted only the sale of beer and wine and not liquor. The wording could be changed to “only selling beer and wine”.

A motion was made and seconded (B. Bergman, C. Wunder) to accept the amendment of the text of B-2, B-3 and B-5 business zoning districts with the change so that it reads "selling only beer and wine".

Motion Passed: 7-For, 0-Against.

**6. Discussion and Action Regarding a Petition for a Conditional Use Permit
PUBLIC HEARING for Ms. Jamie LeFever to Place a Hair Salon and Bar in the
Old Restaurant Building Located at W279 N2221 Prospect Avenue (PWC
0938995)**

Mr. Clinkenbeard stated this was the old Slice ‘N Dice restaurant.

Mr. Cory LeFever stated upstairs would be a traditional hair salon. In the basement would be a medi-spa, like a high-end spa, with tattoo makeup and removal, not an actual tattoo parlor. There will also be medical injections such as botox.

The bar will not be open to the public and is for customers only. The salon will host bridal parties that come in to get their hair done and they want to be able to offer champagne. The alcohol will be part of the salon services.

The hours will be primarily Monday thru Friday 9:00 AM to 9:00 PM and Saturdays from 8:00 AM to 3:00 PM.

The petitioners are buying the building and the current owner will be leasing a portion of the parking lot for his Edgewater property. The parking lot lease guarantees the salon a certain number of spots during their open and busy hours and guarantees Edgewater spots during the evening during the prime bar/restaurant hours. The rest of the time it will be a shared lot.

Mr. Clinkenbeard noted that a secondary building access was needed due to the use of the basement.

Chairman Bierce questioned if they could make it so that they could not open a full tattoo parlor, and only do makeup. Mr. Clinkenbeard noted that it was a conditional use, so they could put those conditions on it.

Chairman Bierce opened the public hearing at 7:35 PM. There being no requests to speak, Chairman Bierce closed the public hearing at 7:35 PM.

Mr. Sullivan questioned if any outside work would be done. Mr. LeFever stated there will be a new entrance and the building will be painted. The canvas door entry will be eliminated and the roof will be redone.

A motion was made and seconded (T. Janka, C. Coursin) to approve the conditional use permit for Ms. Jamie LeFever to place a hair salon and bar at W279 N2221 Prospect Avenue conditioned on the Plan Commission's wording to the Council.

Motion Passed: 7-For, 0-Against.

7. Discussion and Action Regarding a PUBLIC HEARING for the Proposed 2050 Land Use/Transportation Plan for the Swan Road Neighborhood as a Part of the City's Comprehensive Plan (Map #3)

Mr. Clinkenbeard gave some background information regarding the neighborhood plans. The only change that was made was an area changed to medium density, and an area changed from an acre or more land use to a half acre of land use. That adds a total of about 12 dwelling units difference between the two plans and about 30 people.

Chairman Bierce opened the public hearing at 7:48 PM. There being no requests to speak, Chairman Bierce closed the public hearing at 7:49 PM.

Mr. Sullivan stated he had some concerns about the traffic in the area and making smaller lots. He felt the intersection of Lindsay Road and Swan Road was a dangerous intersection and he was not in favor of the switch.

Chairman Bierce agreed with Mr. Sullivan in keeping the plan the way it was. Mr. Linsmeier agreed as well.

A motion was made and seconded (D. Linsmeier, S. Sullivan) to approve the 2050 Swan Road Neighborhood Plan to match the current adopted 2035 plan.

Motion Passed: 7-For, 0-Against.

8. Discussion and Action Regarding a PUBLIC HEARING for the Proposed 2050 Land Use/Transportation Plan for the Springdale Neighborhood as a Part of the City's Comprehensive Plan (Map #7)

Mr. Clinkenbeard gave some background information about the Springdale Estates subdivision and the area. He then discussed the roads in the area. He noted that almost all of the area is medium density. Mr. Clinkenbeard then described lot sizes in the various districts.

Chairman Bierce opened the public hearing at 8:00 PM.

Mr. Ron Weix (W222 N2267 Glenwood Lane) stated some people received copies of the notice but he did not. Mr. Clinkenbeard noted that they were sent to the people whose land was directly affected. Mr. Weix referred to the traffic problem caused by railroad tracks and felt a round-about would not do anything. Discussion took place regarding the traffic.

Mr. Ernie Mackie (N26 W22141 Glenwood Lane) stated his backyard abuts the Esser property. He questioned what was going on with the plan. Mr. Clinkenbeard noted that he spoke to Mr. Esser and he is interested in selling the land and seeing it developed into residential use like what is in Springdale Estates. Discussion took place regarding the side yard setbacks.

Paul Petterson (W226 N1619 North Avenue) referred to the trains and the traffic problem on North Avenue and Watertown Road and said it was a severe problem. He questioned what the City could do relative to that intersection. Mr. Clinkenbeard noted that portion of the road was a County road and he stated the City could contact the County to see about the possibility of putting in stop lights.

Mr. Troy Jilot (N26 W22105 Glenwood Lane) questioned if there would be an entrance coming off of Springdale Road. Mr. Clinkenbeard stated he only added one entrance. Mr. Jilot questioned if a road could be put in his backyard and Mr. Clinkenbeard stated that would not be done. He noted that area would be medium density and is proposed for single-family, but it could be multi-family. Mr. Jilot felt the entire subdivision should get a letter in the future.

Mr. Mark West (W220 N2615 Maplewood Lane) felt more properties would add to the traffic congestion from the trains and he felt it would not be the best idea. Mr. Clinkenbeard suggested keeping it as low of a density as possible.

Mr. Chris Lambrecht (W222 N2284 Glenwood Lane) questioned the total number of dwelling units. Mr. Clinkenbeard stated Springdale would go up to 2,267, based on the amount of developable land. There would be two to two and a half dwelling units per acre, as compared to Springdale Estates that currently has three dwelling units per acre. He noted that the regional plan calls for a transit service along the main arteries.

Chairman Bierce then closed the public hearing at 8:24PM.

A motion was made and seconded (T. Janka, C. Wunder) to approve the 2050 Land Use/Transportation Plan for the Springdale Neighborhood.

Motion Passed: 7-For, 0-Against.

9. Discussion and Action Regarding the Building, Site Plan and Plan of Business Operation for an Addition to the Kwik Trip Service Station and Convenience Store Located at W229 N2086 Redford Blvd. (PWC 0958979016)

Wayne with River Valley Architects stated the 40 percent green space requirement has been met. Mr. Clinkenbeard recommended approval of the submittal if they met the 40 percent green space requirement.

It was noted that all colors and materials will be matched. The dumpster enclosure will be getting an upgrade to match the existing building materials to the brick. The new section will have a mechanical unit and it will be screened by the existing building.

A motion was made and seconded (C Coursin, S Sullivan) to approve the building, site plan and Plan of Business Operation for an addition to the Kwik Trip service station and convenience store located at W229 N2086 Redford Blvd.
Motion Passed: 7-For, 0-Against.

10. Discussion and Action Regarding a Conceptual Building, Site Plan and Plan of Business Operation for the Proposed ICAP Development of an Industrial Building on the Easterly Legend Bakery Parcel Located at N8 W22100 Johnson Drive (PWC 0961996004)

Brian Adamson with ICAP Development stated they were going to purchase the vacant four-acre parcel on the easterly side of the existing Legacy Bakery property. They are proposing a roughly 40,000 square foot multi-tenant industrial building.

The tenant sign will be a niche hub panel, and there will be fully integrated precast and integrated color.

Mr. Clinkenbeard pointed out that there was a problem with this lot as it was meant to be an expansion lot for what used to be Pinah's Bakery. The land is part of the 40 percent greenspace requirement for what is now the Legacy Bakery, and if this lot gets developed, they will not meet their 40 percent greenspace. The other problem is that Legacy Bakery put their easterly access on an adjacent lot owned by the Majestic Theater. There is apparently an easement for it.

Mr. Adamson stated their greenspace requirement is calculated solely on their property, and it is 40.4 percent. There is a recorded, irrevocable access easement between the Marcus property and this property that also provides access to the Legacy Bakery site as well. He noted they could move their access to a different spot on Johnson Drive, but they wanted to limit the amount of access points onto a public road.

Mr. Adamson confirmed that the two properties were truly subdivided and they are two separate legal lots. They can be transferred.

Mr. Clinkenbeard again noted that the intent was that part of this lot was to be used as the greenspace for Legacy Bakery. The greenspace on the two lots together would be 40 percent, but with the lot being developed by ICAP, between the two lots, it is well

shy of the 40 percent green space. All of this took place after we had the green space requirement in our ordinance.

Mr. Clinkenbeard questioned if they could get by with three and a half acres, but Mr. Adamson stated they would then have to subdivide lots and the economics would become difficult.

City Administrator Scott Klein stated they knew when Pinah's built that the land was their expansion land. Pinah's knew if they expanded that they would have to change their greenspace. According to the County, the lot line has been taken away and there is only one tax key number on the two lots. The City could now require the two lots to join to become conforming.

The Plan Commissioners were in agreement that they liked the design of the building and the use.

11. Discussion and Action Regarding the Conceptual Plan by the Neumann Company for a Proposed 25 Residential Duplex, 50 Unit Development Located on Golf Road and Meadowbrook Road (PWC 0940999001)

Mr. Matt Neumann with Neumann Companies and Mr. Brian Depies with SEH were present.

Mr. Clinkenbeard stated the City's intent here was to save the wetlands and the floodplains, and that is being done. When the subdivision next door was put in, it was proposed that this site would not be either multi-family or commercial sites. He felt this proposal was way too dense to be connected to the single family subdivision. The intent was to have a cul-de-sac on this property with 12 or 13 lots that would have access thru the subdivision and would be single-family. There would also be no access to Golf Road. Mr. Clinkenbeard recommended rejecting this proposal as it is not within keeping of what is on the City's plan.

Mr. Neumann stated they are looking for every possible property in the City of Pewaukee to try to bring in more housing because there is a demand for people to be in the City and there are not many vacant home sites available for construction. Having some sort of use transition as you go from single-family into County highways and into an interstate makes sense in normal land planning. The future land use plan for this area is medium density residential housing and the proposal is for 50 units on 15 acres of upland area. The density is just over three units per acre, so they are on the lower end of the density for this property.

Discussion then took place regarding the access to the property onto Golf Road. Mr. Neumann did not believe the neighboring subdivision would want construction traffic going thru their neighborhood, so he felt getting an access off of Golf Road made sense. He did not believe the residents would want full access to their neighborhood. Mr. Clinkenbeard noted that this would have to be done as a conditional use under the

Rd-2 zoning, and this development plan is not even close to meeting the requirements of the conditional use regulations. He stated he had a real problem with this development.

Mr. Janka agreed with the density, but he felt it may not be a bad use for the area with a smaller number of units. He felt the access off of Golf Road could be accomplished if it was moved further to the west. He stated he could support 36 units and felt there was a need for higher-end condo product than what has typically been developed in the Pewaukee area.

Mr. Coursin felt they would be down to at least 20 duplexes putting 40 feet in between them. Mr. Neumann confirmed that they have looked at that and he felt it would stretch out the infrastructure just to increase space in between units. He felt developers and cities would not want to pay for that. They were trying to keep the footprint minimal by keeping the mature trees and keeping a buffer between the County highways, and the only way to do that was to cluster the housing further west on the site. Mr. Neumann felt putting 50 units of housing onto a County highway was not going to cause an issue on the highway. He thought it would be impossible to pencil out 36 units.

Mr. Bergman stated he could not support as much density on the site. Mr. Sullivan agreed. He wanted to see it less dense, but not down to 36 units. Ms. Wunder felt it was too dense. Chairman Bierce stated they have turned down other multi-family and he would never vote for duplexes. Mr. Linsmeier did not have a problem with the multifamily duplexes, but he felt it was too dense. Mr. Coursin felt the same. He stated 40 feet in between buildings was a bit excessive so he understood that argument, but it is too dense.

Mr. Weigel stated they would be looking for a public cul-de-sac to be added to the end of Lakefield on this property to allow them to turn around and make some sort of emergency connection. The easiest way would be to require it all to be public street, at least from Lakefield Drive down to Golf Road. There are issues with that and the residents may not want the public street. There will have to be a connection that the City feels comfortable with down the road and not be in a fight about closing off private streets. Mr. Neumann stated he would be opposed to that.

12. Discussion and Action Regarding a Shoreland Mitigation Plan for the Rudy Petrovsky Property Located at N27 W27075 Woodland Drive (PWC 0936010)

Mr. Weigel said Mr. Petrovsky has been working on getting the calculations. The requested action is to conditionally approve the mitigation plan provided that the plan and the Plan Commission minutes are recorded with the County and with the City, and a revised landscaping plan and mitigation plan narrative is provided to the staff.

A motion was made and seconded (S. Sullivan, T. Janka) to approve the shoreland mitigation plan for the Rudy Petrovsky Property Located at N27

W27075 Woodland Drive with the conditions stated.

Motion Passed: 7-For, 0-Against.

13. Discussion and Possible Action Regarding a Proposed City Bus Tour on October 7th

It was decided that the bus tour would take place on October 7th.

14. Adjournment

A motion was made and seconded (C. Wunder, T. Janka) to adjourn the meeting at 9:47 PM.

Motion Passed: 7-For, 0-Against.

Respectfully Submitted,

Ami Hurd
Deputy Clerk

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

DATE: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a Petition for a Rezoning PUBLIC HEARING for Gene Brittain to Rezone Property Located at the Intersection of Bluemound Road and STH 16 at Morris Street From Rd-2 Two-Family Residential to Rs-3 Single-Family Residential (PWC 0925994002 & PWC 0925994003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

to approve the rezoning from Rd-2 to Rs-3

ATTACHMENTS:

Description

Brittain rezoning & map

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

- NOTICE OF ZONING MAP AMENDMENT PUBLIC HEARING -

**PLEASE TAKE NOTICE THAT THERE WILL BE A PUBLIC HEARING ON THE PETITION OF:
GENE BRITTAIN TO REZONE FROM: RD-2 TWO-FAMILY RESIDENTIAL TO:
RS-3 SINGLE-FAMILY RESIDENTIAL.**

THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:
Legal description of the property to be rezoned:

PWC 0925994002: LOT 1 CERT SURV 11369 VOL 112/292 REC AS DOC# 4173768 PT NE ¼ SEC
16 T7N R19E. DOC# 4155528 & DOC# 4193007

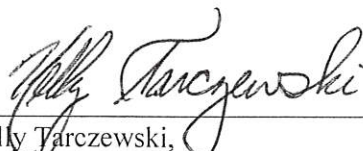
Common Description: Bluemound Road

Tax Key Number: PWC 0925994002 & PWC 0925994003

This Amendment to the Zoning Map (Change in zoning) is being proposed for the purpose of: going from two
half-acre duplex lots to a one-acre single-family lot.

THE PUBLIC HEARING will be held at a meeting of the City Plan Commission in the City Hall Common
Council Chambers on **Thursday, October 19th, 2017** at or after **7:00 PM.**

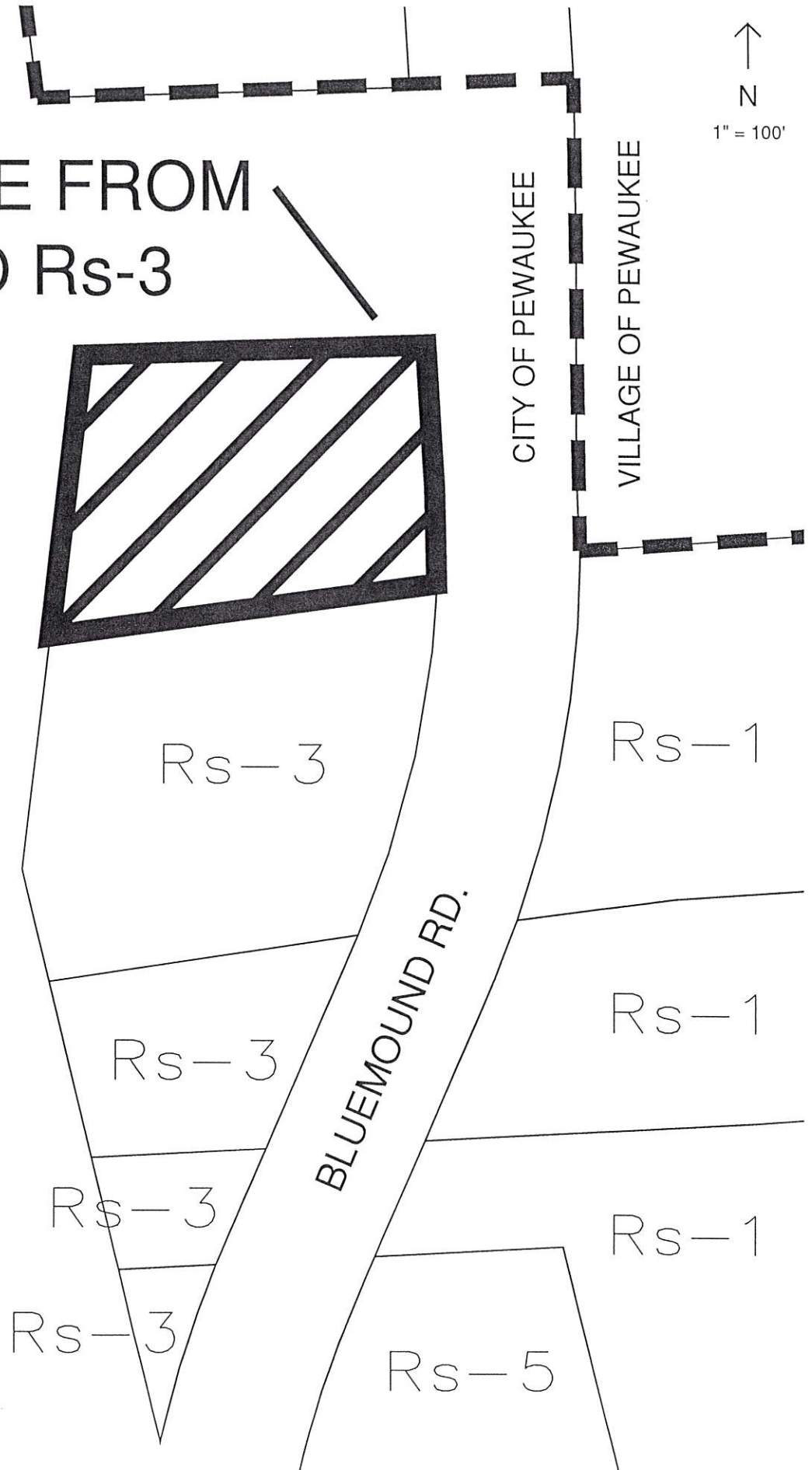
Dated this 18th day of September, 2017.



Kelly Tarczewski,
Clerk/Treasurer, City of Pewaukee

REZONE FROM Rd-2 TO Rs-3

S.T.H. "16"



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

DATE: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding Certified Survey Map PC #171019-1 for the Gene Brittain Property Located on Bluemound Road (PWC 0925994002 & PWC 0925994003)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

to approve CSM PC #171019-1 for the Gene Brittain property

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

DATE: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the Quarry Neighborhood (Map 9)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

to approve the 2050 Land Use/Transportation Plan for the Quarry Neighborhood

ATTACHMENTS:

Description

Quarry Neighborhood description

Quarry Neighborhood map

9 – QUARRY NEIGHBORHOOD 2050 Land Use/Transportation Plan

General Description. This neighborhood lies in the SE quadrant of the City and encompasses that portion of U.S. Public Land Survey Section 23 south of I-94, all of Section 26 within the City and all of Section 35 within the City. (*Please see Map No. 9*). The neighborhood is bounded on the north by I-94; on the east by the section line between Section 25 and 26; on the south by the City's mutual boundary with the City of Waukesha; and, on the west by the City's mutual boundary with the City of Waukesha and Pewaukee Road (CTH J). The area of the neighborhood is approximately 1.17 square miles. Bluemound Road (CTH JJ) traverses the middle of the neighborhood in an east-west direction, cutting the neighborhood in two almost equal halves. Redford Boulevard (CTH F) and the paralleling Illinois-Fox River and Canadian National (CN)/Wis. Central LTD Railroad traverse the neighborhood in a NE/SW direction, dividing the neighborhood into east and west parts. The topography can be described as rolling. Public sanitary sewerage service in this neighborhood is purchased by the City from the City of Waukesha.

Existing Land Uses. The half of the neighborhood lying south of Bluemound Road (CTH JJ) consists of a few small retail and office uses along Bluemound Road; a medium density single-family residential subdivision developed in the 1950's - 1960's; a very large and very deep inactive stone quarry along the west side of CTH F; another very large, very deep active stone quarry along the east side of the CN Railroad; and, a long, narrow area of flood lands and wetlands along the Illinois-Fox River which flows southerly between CTH F and the CN railroad tracks.

TABLE 9

LAND USE	2015	2035 PLAN*	2050 PLAN
Residential <i>Dwelling Units (D.U.'s)</i> <i>Population</i>	89.2 acres <i>100</i> <i>250</i>	128.9 acres <i>179</i> <i>448</i>	128.9 acres <i>179</i> <i>448</i>
Commercial	53.7 acres	53.7 acres	61.1 acres
Industrial	239.5 acres	120.5 acres	113.1 acres
Institutional / Governmental	0.0 acres	0.0 acres	0.0 acres
Transportation <i>Streets & Highways**</i> <i>Railroads (CN / Wis. Central LTD)</i>	97.4 acres <i>(75.2 acres)</i> <i>(22.2 acres)</i>	102.0 acres <i>(79.8 acres)</i> <i>(22.2 acres)</i>	102.0 acres <i>(79.8 acres)</i> <i>(22.2 acres)</i>
Public & Private Park/Recreation	0.0 acres	114.5 acres	114.5 acres
Floodplains, Wetlands, Water & Open Space	231.4 acres	231.4 acres	231.4 acres
Developable Land (Primarily Agriculture)	39.8 acres	0.0 acres	0.0 acres
Total Neighborhood Area	751.0 acres <i>(1.17 sq. miles)</i>	751.0 acres	751.0 acres

* *Adopted 2035 Plan Data Presented for Comparison Purposes.*

***Includes 53.6 acres of County and State arterial streets and highways.*

Within the half of the neighborhood north of Bluemound Road and west of Busse Road are three, relatively new industrial buildings and east of Busse Road is an older work shop and equipment storage area for the owners of the two quarries. East of CTH F (Redford Boulevard), the Illinois-Fox River and the CN Railroad line is an old industrial area being converted to a large asphalt producing plant. North of these industrial uses and south of I-94 is an older single-family residential subdivision (1950 - 1960), Sherwood Forest, a large furniture store and a retail/wholesale business which lies adjacent to the east side of CTH F. The Pewaukee River runs in a west to east direction along the south side of I-94 and connects to the Illinois-Fox River roughly 1/3 of a mile south of I-94 and east of CTH F. In 2015 there was only about 40 acres of developable land remaining in the neighborhood.

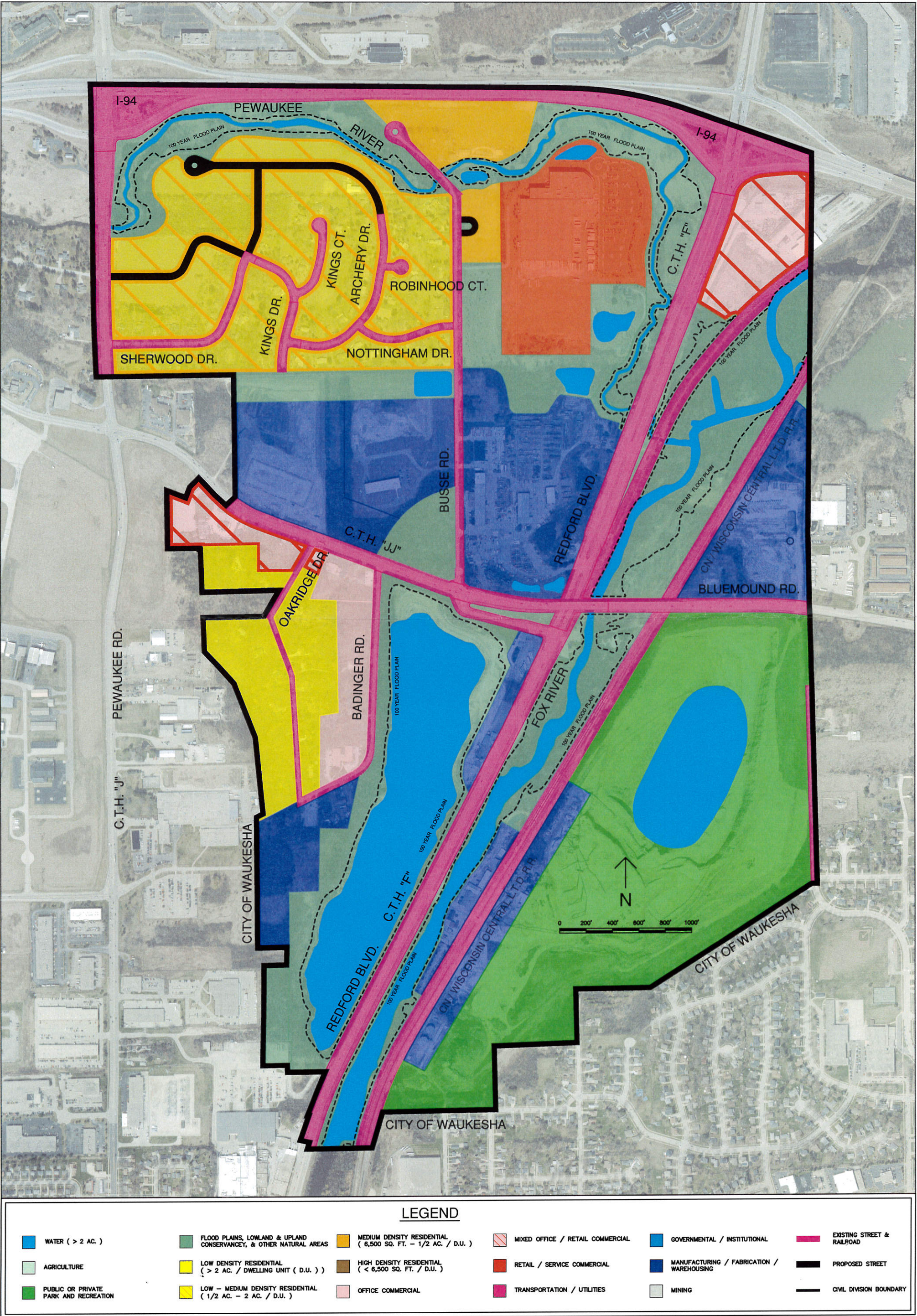
Proposed 2050 Land Use/Transportation. There is almost no change between the 2035 Plan adopted in 2012 and the 2050 Plan. (See Table 9). The detailed long-range Quarry Neighborhood Plan for 2050 depicted on Map No. 9 proposes that all flood lands and wetlands within the neighborhood be retained in their natural state and that both large quarries be converted to surface water retention or recreational use when quarrying is terminated. It is proposed that all other existing land uses be continued and that the few developable lands north of Bluemound Road (CTH JJ) be developed for low-medium and medium density residential purposes. It is also proposed that public sanitary sewerage and public water supply facilities be extended throughout the neighborhood within the next 33 years. All streets and highways within and bordering the neighborhood will remain with possible additions to right-of-way width as shown on the City Official Map. All new development will be served by public streets as shown in black on Map No. 9.

This 2050 Quarry Neighborhood Land Use/Transportation Plan is an update and slight revision of the 2035 Quarry Neighborhood Plan adopted in 2012. After public hearing, the 2050 Plan was adopted by the City Plan Commission on _____, 2017 and by the City Common Council on _____, 2017 as a part of the City's Comprehensive Plan for 2050.

HEC/17

MAP NO.9

QUARRY NEIGHBORHOOD PLAN - 2050



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

DATE: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the Office/Industrial Neighborhood (Map 10)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

to approve the 2050 Land Use/Transportation Plan for the Office/Industrial Neighborhood

ATTACHMENTS:

Description

Office/Industrial Neighborhood description

Office/Industrial Neighborhood map

10 – OFFICE/INDUSTRIAL NEIGHBORHOOD 2050 Land Use/Transportation Plan

General Description. This almost completely developed neighborhood lies in the east-central area of the City and encompasses almost all of U.S. Public Land Survey Sections 14 and 23, all within the City. (*Please see Map 10 and Table 10*). The neighborhood is bounded on the north by the Canadian Pacific (CP) Railroad tracks; on the east by Redford Boulevard (CTH F); on the south by I-94; and, on the west by Pewaukee Road (STH 164). The large neighborhood has an area of 1.74 square miles. Watertown Road (CTH M) traverses the neighborhood in a NW/SE direction dividing the neighborhood into two large areas with about 40 percent of the neighborhood lying north of Watertown Road. Stoneridge Drive traverses the extreme southern area of the neighborhood in an east-west direction. Paul Road traverses the northern quarter of the neighborhood in an east-west direction paralleling Watertown Road. The topography can be described as rolling.

TABLE 10

LAND USE	2015	2035 PLAN*	2050 PLAN
Residential <i>Dwelling Units (D.U.'s)</i> <i>Population</i>	22.1 acres 29 73	36.1 acres 61 153	36.1 acres 61 153
Commercial	165.2 acres	168.9 acres	168.9 acres
Industrial	448.3 acres	448.3 acres	448.3 acres
Institutional / Governmental	17.1 acres	17.1 acres	17.1 acres
Transportation <i>Streets & Highways**</i> <i>Railroads (CP)</i>	125.5 acres (119.6 acres) (5.9 acres)	128.0 acres (122.1 acres) (5.9 acres)	128.0 acres (122.1 acres) (5.9 acres)
Public & Private Park/Recreation (Gun Club)	65.2 acres	65.2 acres	65.2 acres
Floodplains, Wetlands, Water & Open Space	247.4 acres	247.4 acres	247.4 acres
Developable Land (Primarily Agriculture)	20.2 acres	0.0 acres	0.0 acres
Total Neighborhood Area	1,111.0 acres (1.74 sq. miles)	1,111.0 acres	1,111.0 acres

* *Adopted 2035 Plan Data Presented for Comparison Purposes.*

***Includes 73.3 acres of County and State arterial streets and highways.*

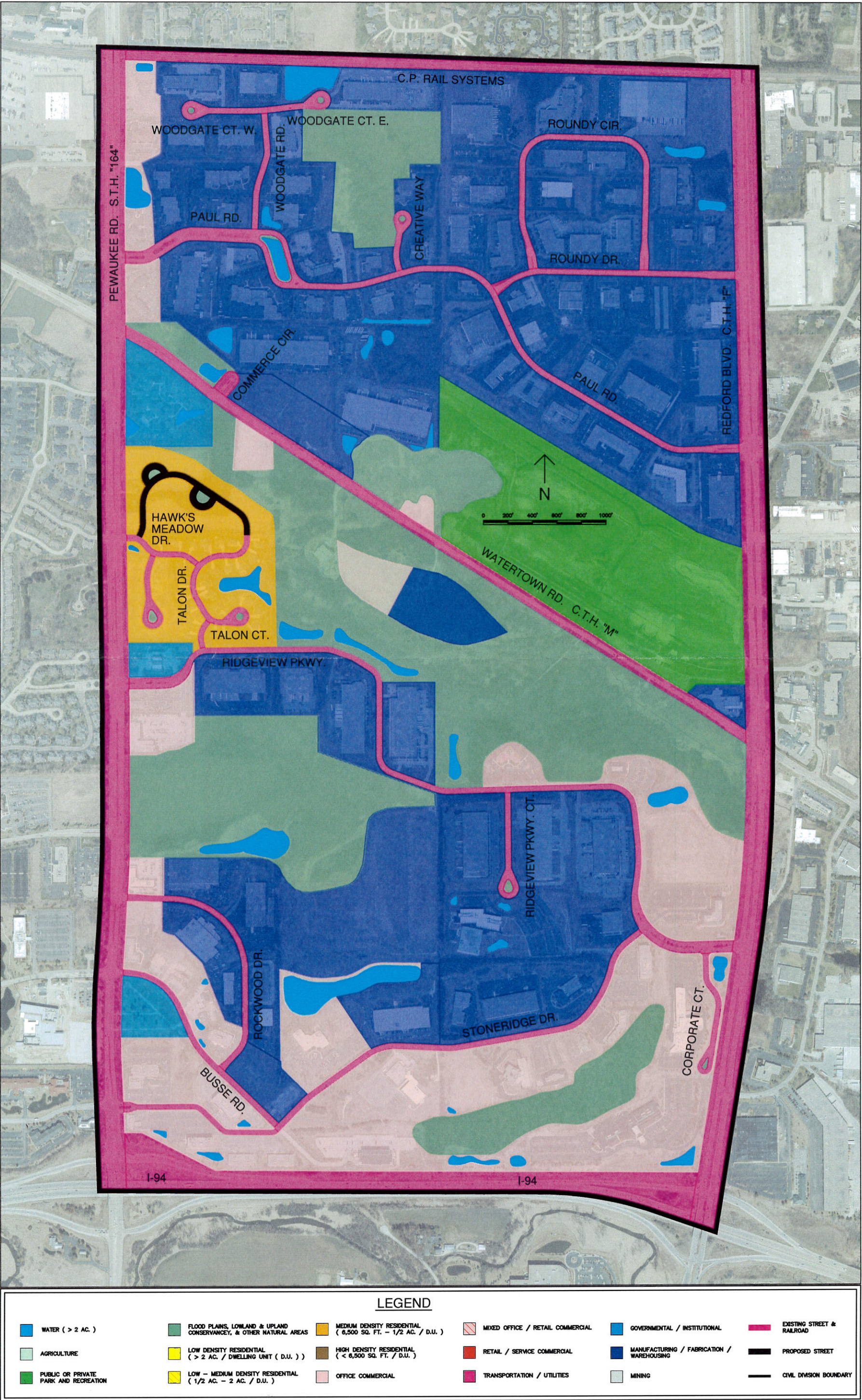
Existing Land Uses. Except for a large private gun club, a small upland conservancy area and two small wetlands, the area north of Watertown Road is fully developed as office-industrial “parks”. The portion of the neighborhood lying south of Watertown Road encompasses a small nursing home, a medical out-patient clinic, the City’s Central Fire Station and a large developed office-industrial complex. There is also a small area of undeveloped developable land abutting Pewaukee Road and a few vacant platted parcels in the office-industrial area. (*See Map 10 and Table 10*).

Proposed 2050 Land Use/Transportation. The detailed long-range Office/Industrial Neighborhood Plan for 2050 depicted on Map No. 10 proposes that all lowland and upland conservancy areas be retained in a natural state and the small area of developable land abutting Pewaukee road be developed as medium density residential use within the next 25 years. The remainder of the neighborhood is either already developed or under development as office or limited industrial uses and it is proposed that such uses remain. Should the private gun club decide to develop or sell their land for development, it is proposed that the portion of the gun club land that is developable be converted to office/industrial uses. All existing streets and highways within and bordering the neighborhood should remain and, if necessary, be expanded as shown on the City Official Map. Proposed new streets are shown as black on Map No. 10. It can be expected that mass transit service will be routed along the main arterial streets when warranted in the next 25 years.

This 2050 Office/Industrial Neighborhood Land Use/Transportation Plan is an update and revision of the 2035 Office/Industrial Neighborhood Plan adopted in 2012. After public hearing, this 2050 Plan was adopted by the City Plan Commission on _____, 2017 and by the City Common Council on _____, 2017 as a major part of the City's Comprehensive Plan for 2050.

HEC/17

MAP NO. 10
OFFICE/ INDUSTRIAL NEIGHBORHOOD PLAN - 2050



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

DATE: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action and PUBLIC HEARING Regarding the 2050 Land Use/Transportation Plan for the City Center Neighborhood (Map 11)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

to approve the 2050 Land Use/Transportation Plan for the City Center Neighborhood

ATTACHMENTS:

Description

City Center Neighborhood description

City Center Neighborhood map

11 – CITY CENTER NEIGHBORHOOD 2050 Land Use/Transportation Plan

General Description. This neighborhood lies in the central area of the City and encompasses all of U.S. Public Land Survey Sections 15 and 22 lying east of the Pewaukee River and north of I-94. (*Please see Map No. 11*). The neighborhood is bounded on the north by the section line between Section 10 and Section 15 and the City's mutual boundary with the Village of Pewaukee; on the east by Pewaukee Road (STH 164); on the south by I-94; and, on the west by the Pewaukee River. The neighborhood has an area of 1.09 square miles. The Canadian Pacific (CP) Railroad separates the seven acre City Hall Campus from the rest of the neighborhood to the south. Both the railroad and Watertown Road (CTH M) traverse the NE corner of the neighborhood in a NW/SE direction. The topography can be described as rolling.

Existing Land Uses. Existing land uses in the neighborhood area lying north of Watertown Road include the Pewaukee City Hall campus, an Episcopal church, a small office development, a small wetland and large industrial/utility storage and service center development that covers about three-quarters of the area north of Watertown Road. The northern two-thirds of the neighborhood area lying south of Watertown road includes a very large area of Pewaukee River floodplain and adjoining wetlands, a large medium to high density multi-family residential development (Avondale) and about 37 acres of undeveloped developable land abutting the south side of Watertown Road. (*Please see Map 11 and Table 11*). Most of the river floodplain area and adjoining wetlands are owned by Waukesha County as a part of a future Pewaukee River Parkway. Land use in the southern one-third of the neighborhood south of Watertown Road include a large office development and a medium sized retail development that includes two hotels, two restaurants and a gas station/mini-mart.

TABLE 11

LAND USE	2015	2035 PLAN*	2050 PLAN
Residential <i>Dwelling Units (D.U.'s)</i> <i>Population</i>	161.8 acres 948 1,896	189.0 acres 1,024 2,086	189.0 acres 1,024 2,086
Commercial	131.7 acres	136.4 acres	136.4 acres
Industrial	52.4 acres	52.4 acres	52.4 acres
Institutional / Governmental	14.3 acres	14.3 acres	14.3 acres
Transportation <i>Streets & Highways**</i> <i>Railroad (CP)</i>	55.6 acres (50.5 acres) (5.1 acres)	56.9 acres (51.8 acres) (5.1 acres)	56.9 acres (51.8 acres) (5.1 acres)
Public & Private Park/Recreation	0.0 acres	0.0 acres	0.0 acres
Floodplains, Wetlands, Water & Open Space	246.6 acres	246.6 acres	246.6 acres
Developable Land (Primarily Agriculture)	37.2 acres	0.0 acres	0.0 acres
Total Neighborhood Area	695.6 acres (1.09 sq. mile)	695.6 acres	695.6 acres

* Adopted 2035 Plan Data Presented for Comparison Purposes.

**Includes 34.4 acres of County and State arterial streets and highways.

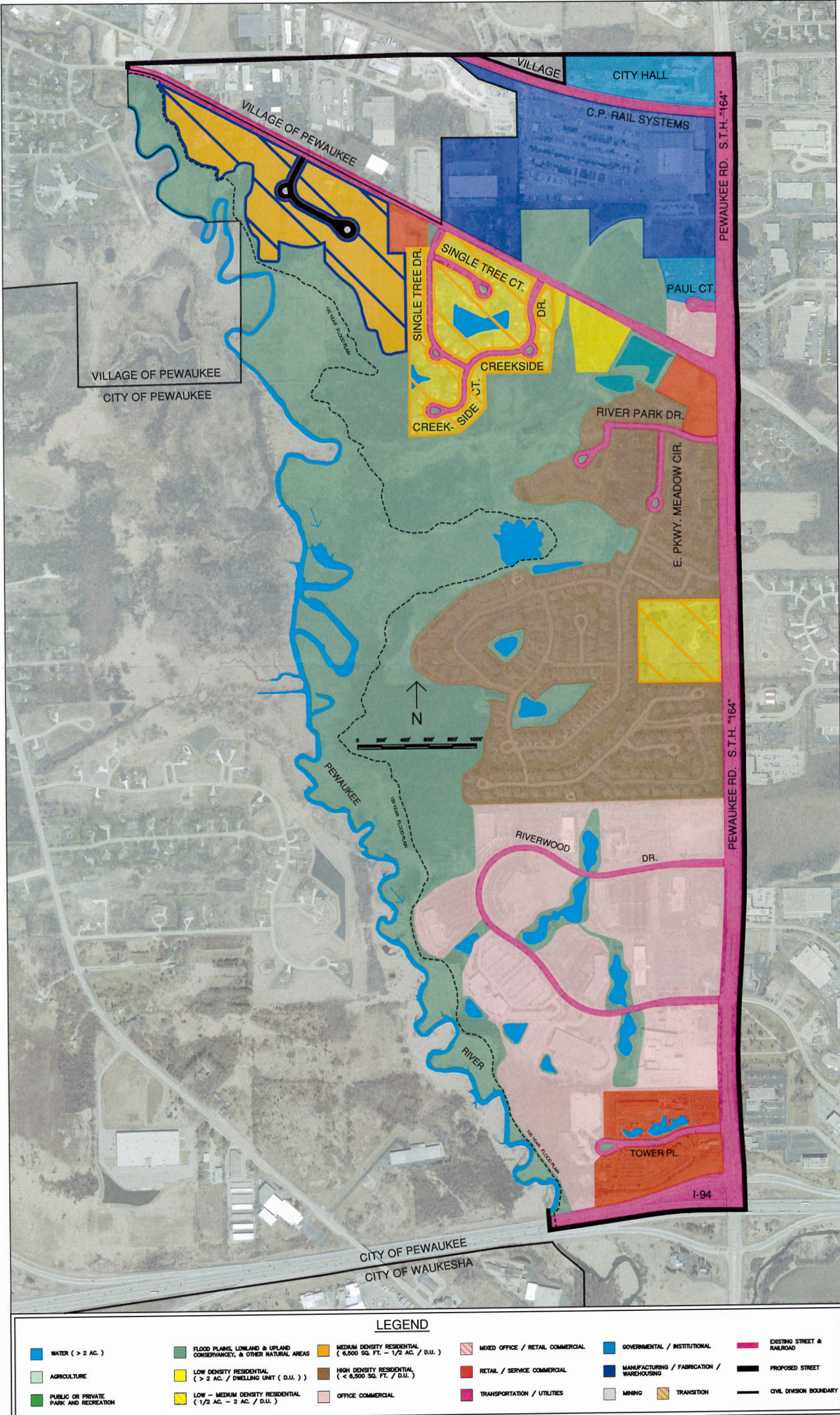
Proposed 2050 Land Use/Transportation. The only change between the 2035 Land Use/Transportation Plan adopted in 2012 and the proposed 2050 Plan described and shown herein is that the 37 acres of developable land noted on Table 11 is shown on the 2050 Plan as a transitional land area that could be developed as either residential or industrial due to the land uses adjoining the 37 acres. The detailed long-range City Center 2050 Neighborhood Plan depicted on Map No. 11 like the 2035 Plan proposes that all existing floodplains and wetlands be preserved in a natural state and all existing streets and highways be retained. It is further proposed that any developable lands lying north of Watertown Road be developed for office or industrial use; and, all developable land lying within Section 15 south of Watertown Road be developed for either medium density residential development or industrial use. (Table 11 tabulates acreage increase and related dwelling unit and population increases based on the land being developed as residential). Some existing streets and County and State Trunk Highways within and bordering the neighborhood may require additional right-of-way, as shown on the City Official Map. Any new development will require new public streets as shown in black on Map no. 11. It is expected that sometime in the next 25 years mass transit service will be routed along Pewaukee and Watertown Roads.

This 2050 City Center Neighborhood Land Use/Transportation Plan is an update and revision of the 2035 City Center Neighborhood Plan adopted in 2012. After public hearing, this 2050 Plan was adopted by the City Plan Commission on ____, 2017 and by the City Common Council on ____, 2017 as a major part of the City's Comprehensive Plan or 2050.

HEC/17

MAP NO. 11

CITY CENTER NEIGHBORHOOD PLAN - 2050



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

DATE: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Redo of Certified Survey Map PC #171019-2 for Payne & Dolan/Waukesha Lime & Stone for a Combination of Properties on Bluemound Road and Badinger Road for a New Office Building (PWC 0912980)

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

to approve CSM PC #171019-2 for Payne & Dolan/Waukesha Lime & Stone for Properties on Bluemound Road and Badinger Road

ATTACHMENTS:

Description

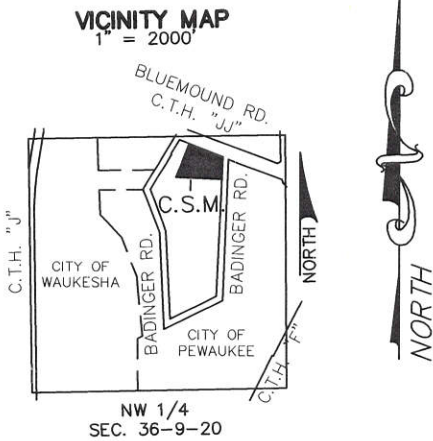
Payne & Dolan CSM Badinger Road

CERTIFIED SURVEY MAP NO. _____

PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 183, AND LANDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

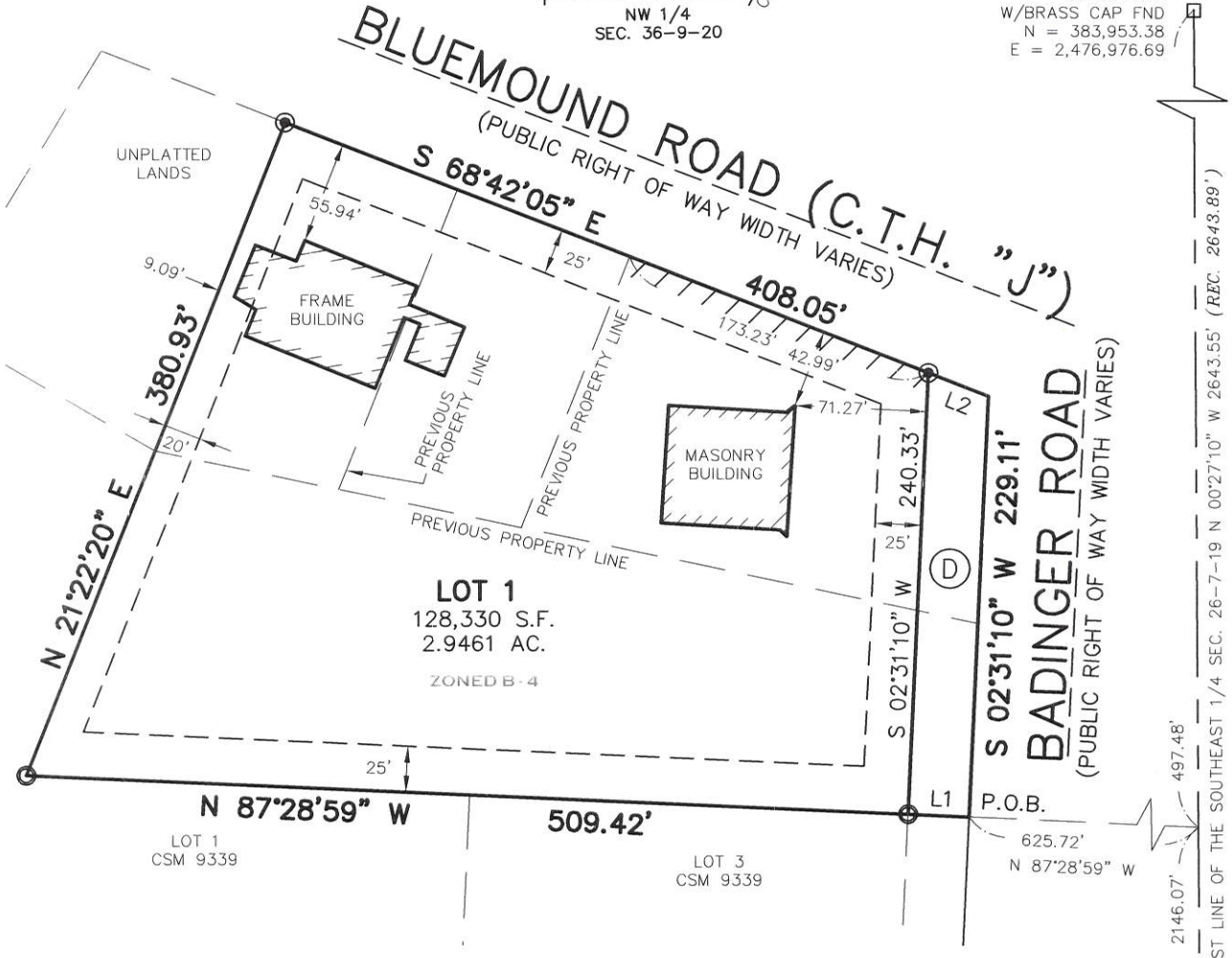
PREPARED FOR:
PAYNE AND DOLAN INC.
N3 W23650 BADINGER RD.
WAUKESHA, WI

- INDICATES 1 INCH DIA. IRON PIPE, 18 INCHES IN LENGTH, WEIGHING 1.68 LBS PER LINEAL FOOT, SET.
- INDICATES 1 INCH DIA. IRON PIPE, FOUND.



CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT STE 210
BROOKFIELD, WI 53045
PH: (262) 786-6600
WWW.CAPITOLSURVEY.COM

NE CORNER
SW 1/4
SEC 26-7-19
CONC. MON.
W/BRASS CAP FND
N = 383,953.38
E = 2,476,976.69



INDICATES 7,746 SQUARE FEET DEDICATED TO THE PUBLIC RIGHT OF WAY FOR ROAD PURPOSES.

INDICATES AREA OF RESTRICTED VEHICULAR ACCESS TO BLUEMOUND ROAD.

SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55133C0211G, WITH A DATE OF IDENTIFICATION OF NOVEMBER 5, 2014, AND FLOOD INSURANCE RATE MAP NO. 55133C0212G IN COMMUNITY NO. 550192, CITY OF PEWAUKEE, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

P.O.C.
SE CORNER
SW 1/4
SEC 26-7-19
CONC. MON.
W/BRASS CAP FND
N = 381,309.80
E = 2,476,997.58

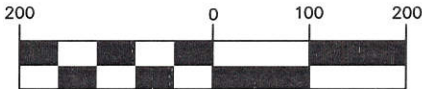
ALL BEARINGS REFER TO THE EAST LINE THE SOUTHWEST 1/4 OF SECTION 26-7-19, WHICH HAS A BEARING OF N 00°27'10" W.

SUBJECT PROPERTY ZONED:
B-4 OFFICE DISTRICT AND
RS-3 SINGLE FAMILY RESIDENTIAL DISTRICT

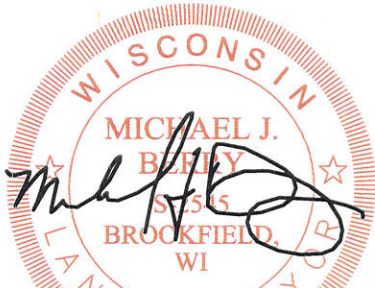
SETBACKS FOR AREAS ZONED B-4:
STREET = 25'
SIDES = 20'
REAR = 25'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 87°28'59" W	33.00'
L2	S 68°42'05" E	34.86'

GRAPHIC SCALE



1 inch = 100 ft.



REVISED: JUNE 1, 2016
REVISED: JUNE 6, 2016
REVISED: AUGUST 5, 2016

THIS INSTRUMENT DRAFTED BY NICHOLAS J. FIRER

SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 183, AND LANDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

I, MICHAEL J BERRY, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, MAPPED AND DEDICATED, PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 183, AND LANDS, IN THE SOUTHWEST 1/4 OF SECTION 26, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING THE SOUTHWEST CORNER OF SAID 1/4 SECTION, THENCE N 00°27'10" W 2148.07 FEET ALONG THE EAST LINE OF SAID 1/4 SECTION; THENCE N 87°28'59" W 625.72 FEET TO THE NORTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 9339 AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE N 87°28' 59" W 509.42 FEET ALONG THE NORTH LINE OF SAID CSM; THENCE N 21°22' 20" E 380.93 FEET TO THE NORTHWEST CORNER OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 183; THENCE S 68°42'05" E 408.05 FEET ALONG THE SOUTH LINE OF BLUEMOUND ROAD AS LAID OUT TO A POINT ON THE CENTERLINE OF BADINGER ROAD; THENCE S 02°31'10" W 229.11 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

CONTAINING: 136,076 SQUARE FEET OR 3.1239 ACRES

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, DEDICATION, AND MAP BY THE DIRECTION OF PAYNE AND DOLAN, INC. , OWNER OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE STATUTES OF THE STATE OF WISCONSIN AND CHAPTER 18 OF THE CITY OF PEWAUKEE CODE OF ORDINANCES IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 1ST DAY OF OCTOBER, 2017.


MICHAEL J. BERRY
PROFESSIONAL LAND SURVEYOR,
S-2545
STATE OF WISCONSIN



CERTIFIED SURVEY MAP NO. _____

PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 183, AND LANDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

PAYNE AND DOLAN INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, CERTIFIES THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS MAP, AND SUBMITTED TO THE CITY OF PEWAUKEE AS REQUIRED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF PEWAUKEE.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARK FILMANOWICZ, ITS PRESIDENT, AT Waukesha WISCONSIN, THIS 4th DAY OF October, 2017.

Mark & Irene
MARK FILMANOWICZ, PRESIDENT

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS 4th DAY OF October, 2017 President, MARK FILMANOWICZ, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

KELLY S HETHERINGTON
Notary Public
State of Wisconsin

Kelly S Hetherington
NOTARY PUBLIC
STATE OF WISCONSIN
MY COMMISSION EXPIRES: Exp 7.19.20

CITY OF PEWAUKEE PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE CITY OF PEWAUKEE ON THIS DAY _____ OF _____, 2017.

STEVE BIERCE, CHAIRMAN

DATE

BRANDON BERGMAN, SECRETARY

DATE

CITY OF PEWAUKEE COMMON COUNCIL APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF PARCEL 1 AND 2 OF CERTIFIED SURVEY MAP NO. 183, AND LANDS IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWN 7 NORTH, RANGE 19 EAST, IN THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLAN COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF PEWAUKEE ON THIS _____ DAY OF _____, 2017.

STEVE BIERCE, MAYOR

DATE

KELLY TARCZEWSKI, CLERK TREASURER

DATE



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

DATE: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Redo of Certified Survey Map PC #171019-3 for Payne & Dolan/Waukesha Lime & Stone for a Combination of Properties on Bluemound Road for a New Asphalt Plant

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

to approve CSM PC #171019-3 for Payne & Dolan/Waukesha Lime & Stone for Property on Bluemound Road

ATTACHMENTS:

Description

Payne & Dolan CSM Bluemound Road

CERTIFIED SURVEY MAP NO.

A division of part of Lots 1 and 2 in Certified Survey Map No. 9277 and lands, all being a part of the Northwest 1/4, Southwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 25, the Southeast 1/4 of the Northeast 1/4 of Section 26, and the Northeast 1/4 of the Southeast 1/4 of Section 26, all in Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

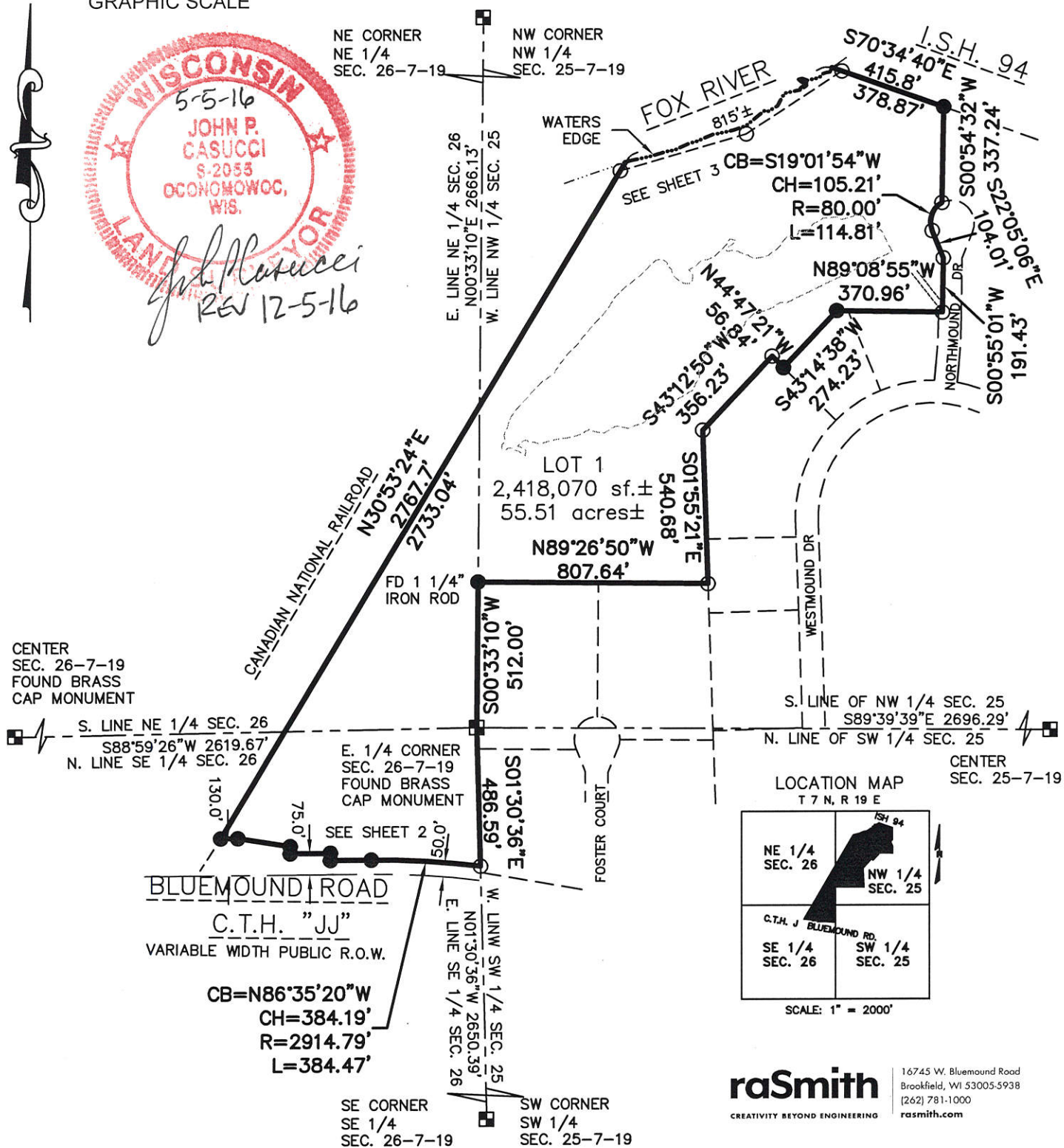
- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
○ INDICATES SET 1.315" O.D. IRON PIPE AT LEAST
18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE
OF THE NE 1/4 OF SECTION 26, T 7 N, R 19 E, WHICH
BEARS S88°59'26"W. WISCONSIN STATE PLANE
COORDINATE SYSTEM (NAD27), SOUTH ZONE.

SEE SHEETS 2, 3 AND 4 FOR LOT DETAILS



GRAPHIC SCALE



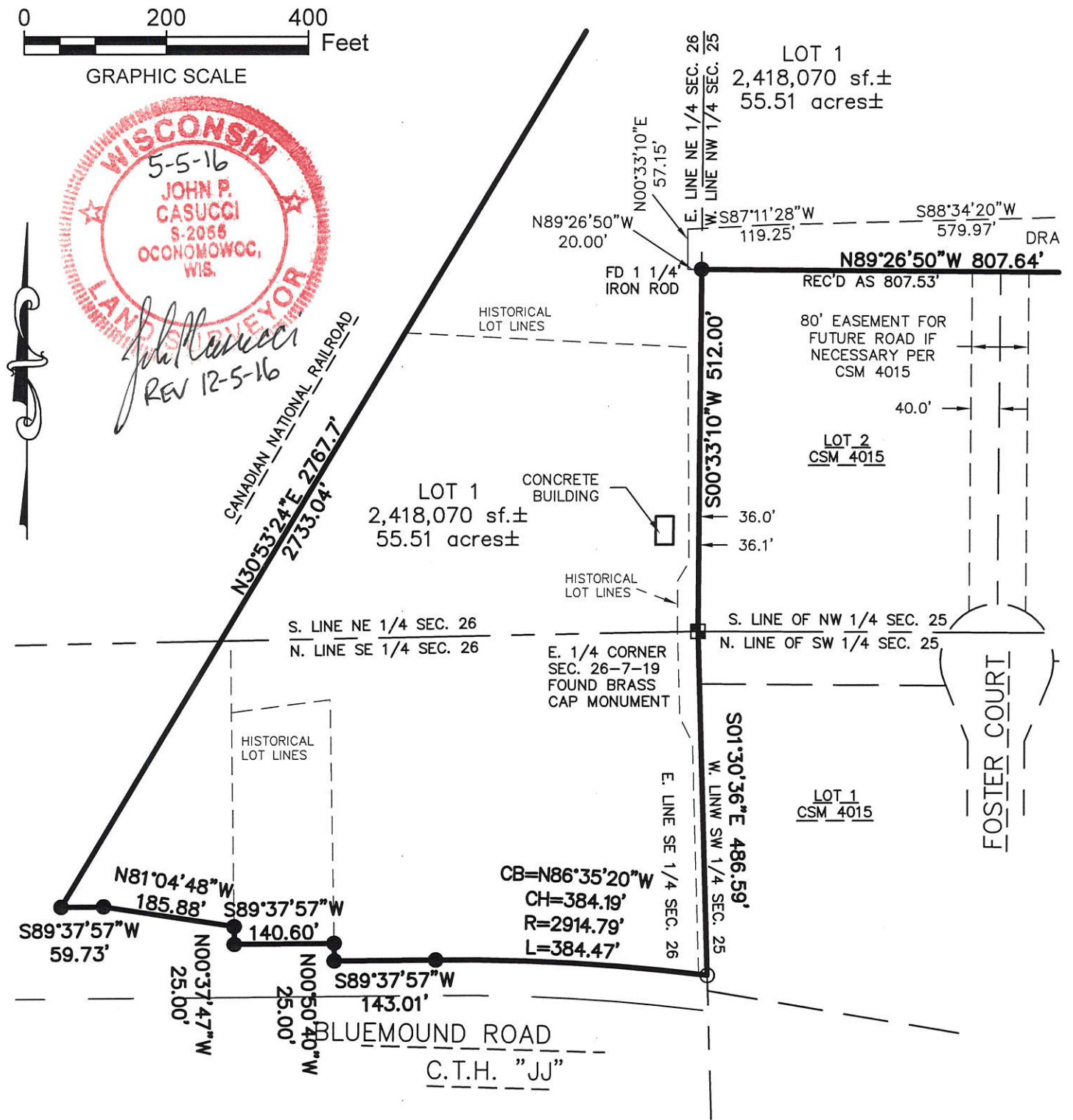
raSmith
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

SHEET 1 OF 8 SHEETS

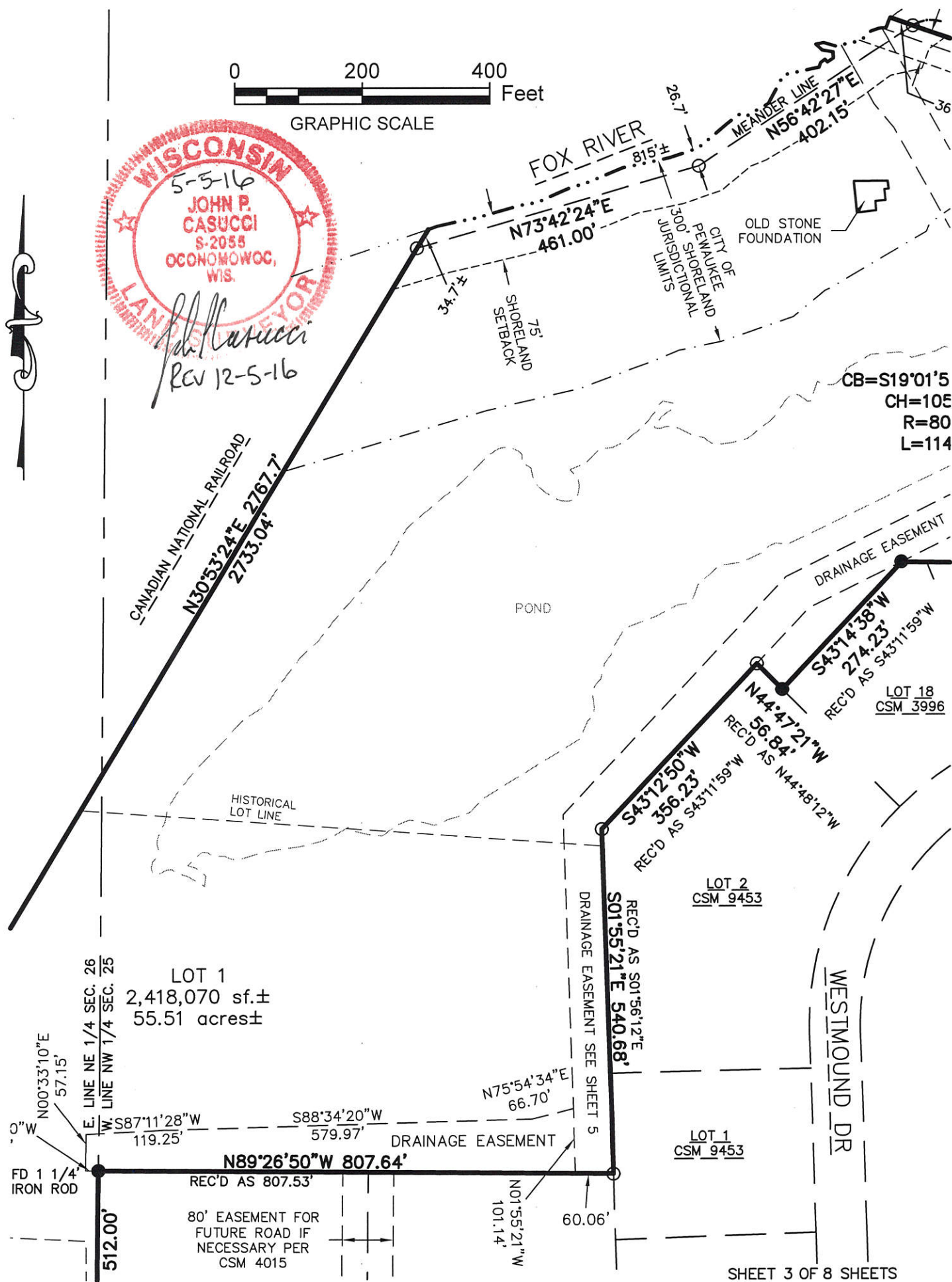
CERTIFIED SURVEY MAP NO. _____

A division of part of Lots 1 and 2 in Certified Survey Map No. 9277 and lands, all being a part of the Northwest 1/4, Southwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 25, the Southeast 1/4 of the Northeast 1/4 of Section 26, and the Northeast 1/4 of the Southeast 1/4 of Section 26, all in Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



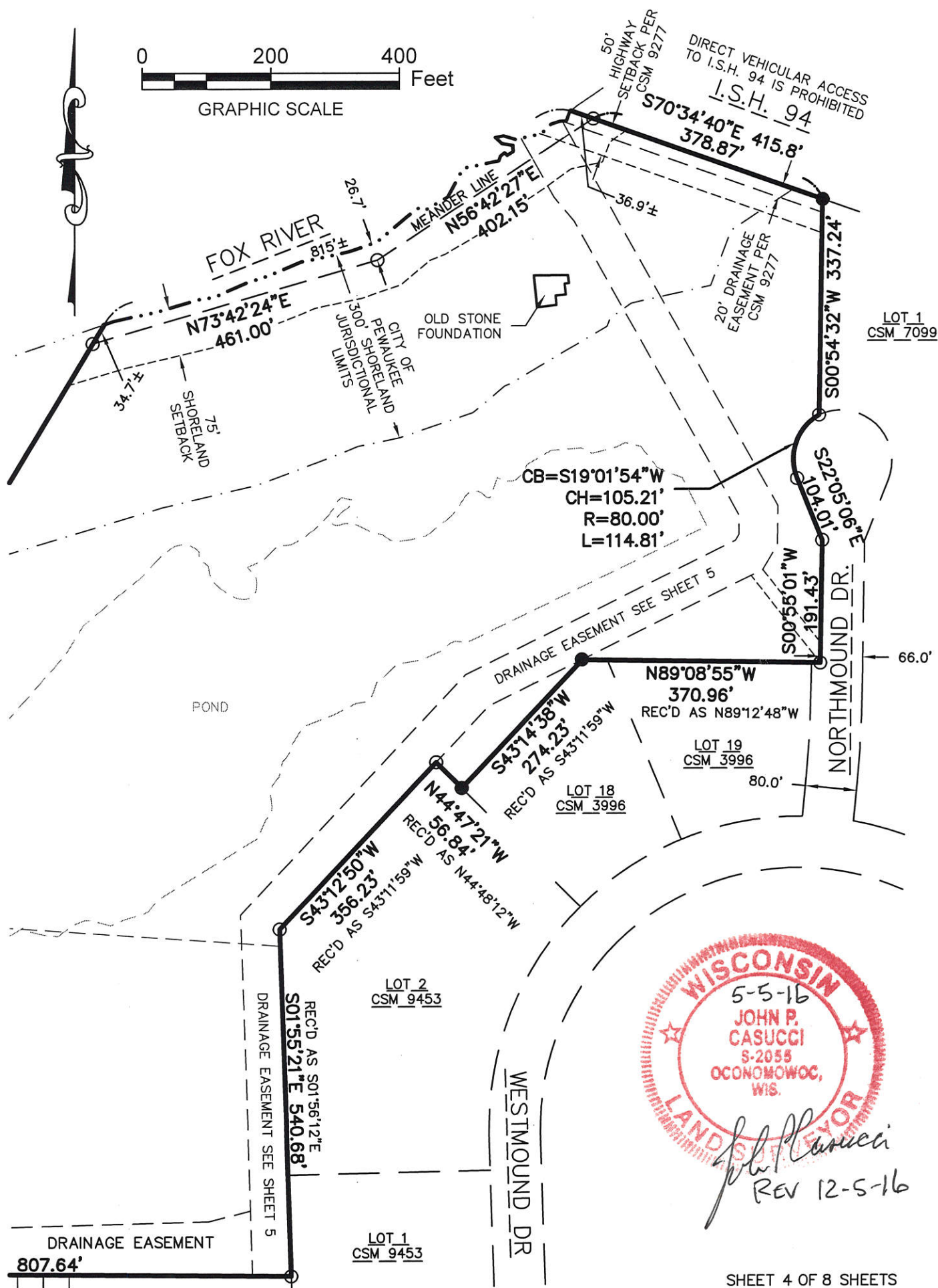
CERTIFIED SURVEY MAP NO. _____

A division of part of Lots 1 and 2 in Certified Survey Map No. 9277 and lands, all being a part of the Northwest 1/4, Southwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 25, the Southeast 1/4 of the Northeast 1/4 of Section 26, and the Northeast 1/4 of the Southeast 1/4 of Section 26, all in Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



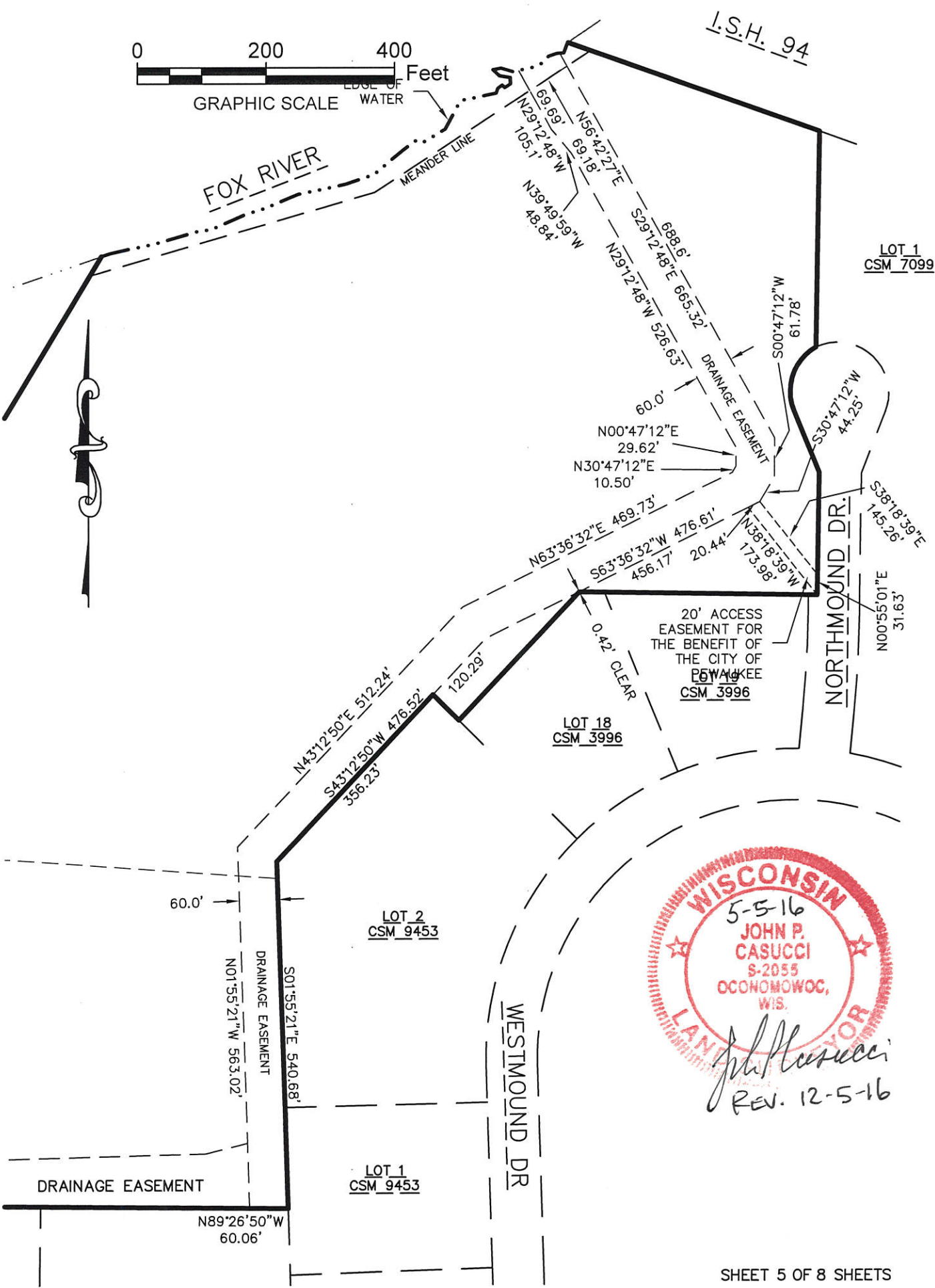
CERTIFIED SURVEY MAP NO. _____

A division of part of Lots 1 and 2 in Certified Survey Map No. 9277 and lands, all being a part of the Northwest 1/4, Southwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 25, the Southeast 1/4 of the Northeast 1/4 of Section 26, and the Northeast 1/4 of the Southeast 1/4 of Section 26, all in Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

A division of part of Lots 1 and 2 in Certified Survey Map No. 9277 and lands, all being a part of the Northwest 1/4, Southwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 25, the Southeast 1/4 of the Northeast 1/4 of Section 26, and the Northeast 1/4 of the Southeast 1/4 of Section 26, all in Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

A division of part of Lots 1 and 2 in Certified Survey Map No. 9277 and lands, all being a part of the Northwest 1/4, Southwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 25, the Southeast 1/4 of the Northeast 1/4 of Section 26, and the Northeast 1/4 of the Southeast 1/4 of Section 26, all in Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of part of Lots 1 and 2 in Certified Survey Map No. 9277 and lands, all being a part of the Northwest 1/4, Southwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 25, the Southeast 1/4 of the Northeast 1/4 of Section 26, and the Northeast 1/4 of the Southeast 1/4 of Section 26, all in Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:


BEGINNING at the East 1/4 corner of said Section 26; thence South 01° 30' 36" East along the East line of the Southeast 1/4 of said Section 26 a distance of 486.59 feet to point in the North line of Bluemound Road; thence Northwesterly 384.47 feet along said North line and an arc of a curve, whose center lies the South, whose radius is 2914.79 feet and whose chord bears North 86° 35' 20" West 384.19 feet to a point; thence South 89° 37' 57" West along said North line 143.01 feet to a point; thence North 00° 50' 40" West along said North line 25.00 feet to a point; thence South 89° 37' 57" West along said North line 140.60 feet to a point; thence North 00° 37' 47" West along said North line 25.00 feet to a point; thence North 81° 04' 48" West along said North line 185.88 feet to a point; thence South 89° 37' 57" West along said North line 59.73 feet to a point in the East line of the Canadian National Railroad right of way; thence North 30° 53' 24" East along said East line 2733.04 feet to a point in the meander line for the Fox River; thence North 73° 42' 24" East along said meander line 461.00 feet to a point; thence North 56° 42' 27" East along said meander line 402.15 feet to a point in the South line of Interstate Highway 94; thence South 70° 34' 40" East along said South line 378.87 feet to a point in the West line of Certified Survey Map No. 7099; thence South 00° 54' 32" West along said West line 337.24 feet to a point in the West line of Northmound Drive; thence Southwesterly 114.81 feet along said West line and an arc of a curve, whose center lies the East, whose radius is 80.00 feet and whose chord bears South 19° 01' 54" West 105.21 feet to a point; thence South 22° 05' 06" East along said West line 104.01 feet to a point; thence South 00° 55' 01" West along said West line 191.43 feet to a point in the North line of Certified Survey Map No. 3996; thence North 89° 08' 55" West along said North line 370.96 feet to a point in the West line of Certified Survey Map No. 3996 ; thence South 43° 14' 38" West along said West line 274.23 feet to a point in the North line of Certified Survey Map No. 9453; thence North 44° 47' 21" West along said North line 56.84 feet to a point in the West line of said Certified Survey Map No. 9453 ; thence South 43° 12' 50" West along said West line 356.23 feet to a point; thence South 01° 55' 21" East along said West line 540.68 feet to a point in the North line of Certified Survey Map No. 4015; thence North 89° 26' 50" West along said North line 807.63 feet to a point in the West line of the Northwest 1/4 of said Section 25; thence South 00° 33' 10" West along said West line 512.00 feet to the point of beginning. Including those lands which fall between the meander line and the Fox River. Said lands contain 2,418,070 square feet or 55.51 acres more or less.

THAT I have made the survey, land division and map by the direction of PAYNE & DOLAN, INC., owner.

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

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

DATE May 5, 2016
REV 12-5-16

 John P. Casucci (SEAL)
JOHN P. CASUCCI
PROFESSIONAL LAND SURVEYOR S-2055

CERTIFIED SURVEY MAP NO. _____

A division of part of Lots 1 and 2 in Certified Survey Map No. 9277 and lands, all being a part of the Northwest 1/4, Southwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 25, the Southeast 1/4 of the Northeast 1/4 of Section 26, and the Northeast 1/4 of the Southeast 1/4 of Section 26, all in Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

OWNER'S CERTIFICATE

PAYNE & DOLAN, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation has caused the land described on this map to be surveyed, divided, and mapped in accordance with the requirements of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Pewaukee.

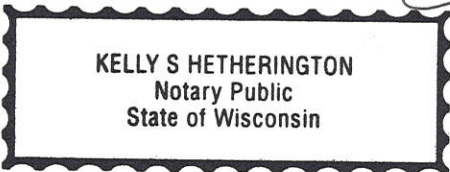
PAYNE & DOLAN, INC., does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Pewaukee

IN Witness Whereof, PAYNE & DOLAN, INC., has caused these presents to be signed by
Mark Filmanowicz, its President, this 25th day of October, 2017

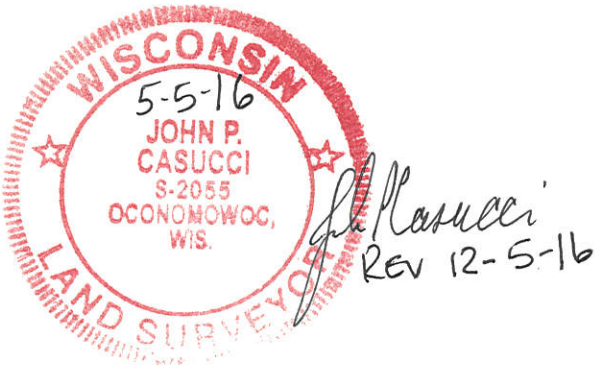
Mark E. Filmanowicz

STATE OF WISCONSIN }
Waukesha COUNTY } :SS

PERSONALLY came before me this 25th day of October, 2017,
Mark Filmanowicz, of the above named PAYNE & DOLAN, INC., to me known to be the
person who executed the foregoing instrument, and to me known to be the President of said
corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed
of the corporation, by its authority.



Kelly S. Hetherington (SEAL)
Notary Public, State of WI
My Commission Expires 1.19.20



CERTIFIED SURVEY MAP NO. _____

A division of part of Lots 1 and 2 in Certified Survey Map No. 9277 and lands, all being a part of the Northwest 1/4, Southwest 1/4 and Northeast 1/4 of the Northwest 1/4 of Section 25, the Southeast 1/4 of the Northeast 1/4 of Section 26, and the Northeast 1/4 of the Southeast 1/4 of Section 26, all in Town 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

PLANNING COMMISSION OF CERTIFICATE OF APPROVAL

Certified Survey Map accepted by the Planning Commission of the City of Pewaukee on this _____ day of _____, 20____.

_____, CHAIRPERSON

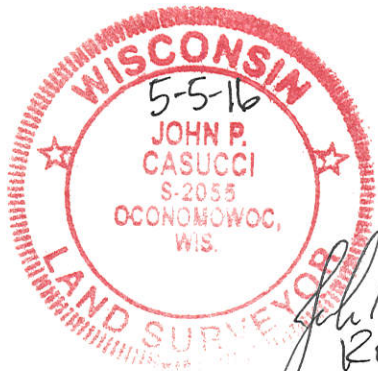
_____, SECRETARY

COMMON COUNCIL CERTIFICATE OF APPROVAL

Certified Survey Map approved by the Common Council of the City of Pewaukee on this _____ day of _____, 20____.

STEVEN BIERCE, MAYOR

KELLY TARCZEWSKI, CITY CLERK



THIS INSTRUMENT WAS DRAFTED BY JOHN P. CASUCCI,
PROFESSIONALLAND SURVEYOR S-2055

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 10.**

DATE: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Site and Building Plans for a Columbarium for the Fox River Church Located at N34 W23575 Capitol Drive (PWC 0907999001)

BACKGROUND:

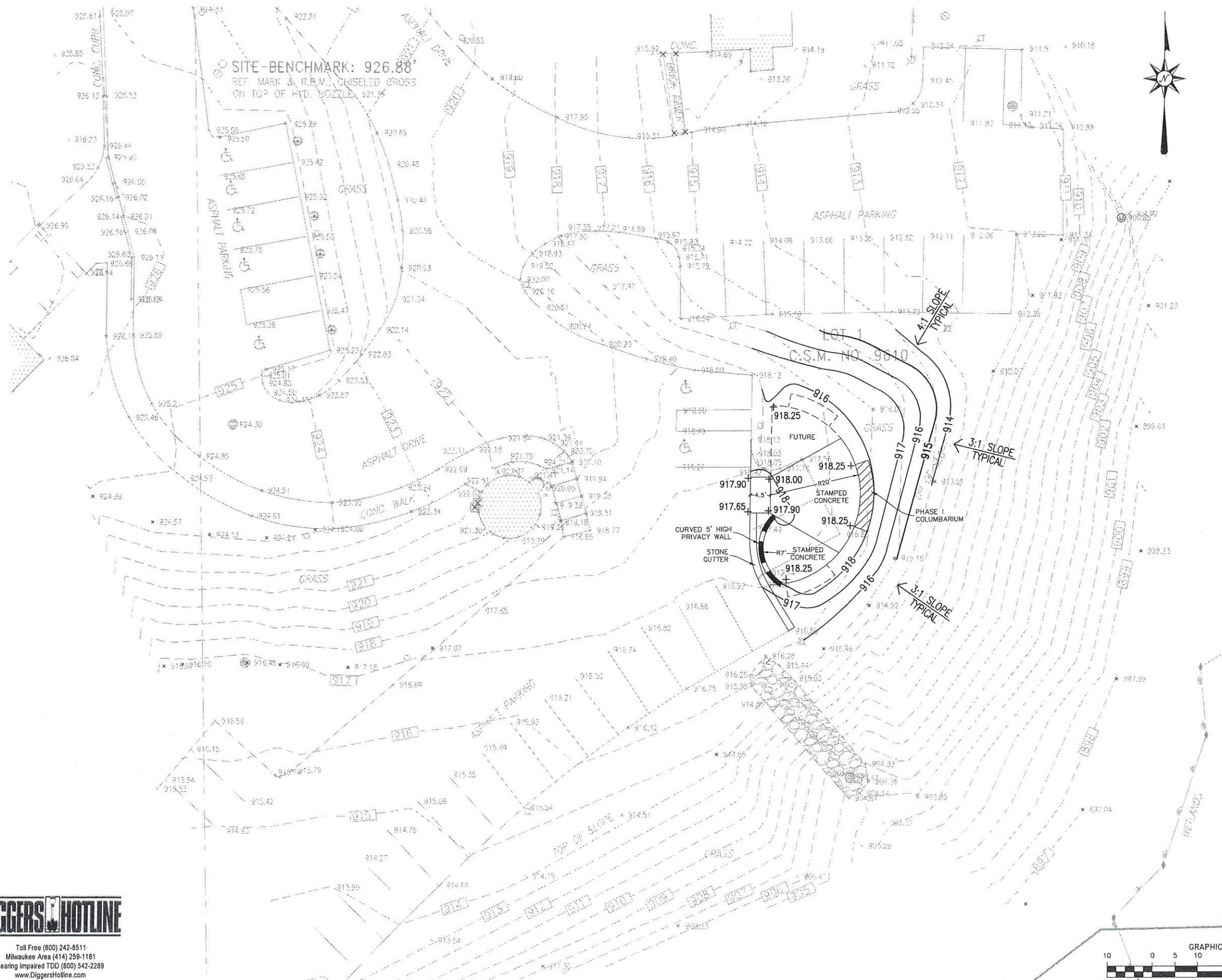
FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Fox River Church site & building plans



LEGEND

- +P. 61.50 PAVEMENT GRADE
- +G. 61.50 GUTTER GRADE
- +T.C. 61.50 TOP OF CURB GRADE
- RM 61.50 PROPOSED CATCH BASIN/ELEV
- 62 PROPOSED CONTOURS
- 62 EXISTING CONTOURS
- X SILT FENCE
- INLET GRATE SCREEN
- TRACKING PAD

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.

TOPOGRAPHIC SURVEY PROVIDED BY:
CHAPUT LAND SURVEYS
214 WEST FLORIDA STREET
MILWAUKEE, WI 53204
DATED 8/04/2017 BY: DONALD C. CHAPUT, PLS

Site Engineering Services

2920 Oakwood Road
Hartland, WI 53029
262-367-4960 office
marty.wornden@att.net email
Martin D. Wornden, PE
Civil Engineer/Consultant



GRADING & EROSION CONTROL PLAN

for
Fox River Church

N34W23575 Capitol Drive
City of Pewaukee, Waukesha County, Wisconsin

SCALE: 1"=10'
PROJECT NO. 17007
DATE: 10/10/2017

SHEET NUMBER

CE-3

BEGA LED system bollard - luminaire head with unshielded light

Enclosure: Housing and cap constructed of die-cast aluminum. Die-castings are marine grade, copper free ($\leq 0.3\%$ copper content) A360.0 aluminum alloy. White UV stabilized acrylic diffuser. Fully gasketed for weather tight operation using molded silicone gasket.

Installation: BEGA LED system bollards are designed for easy attachment to system bollard tubes using an interlocking stainless steel mechanism and stainless steel set screw threaded into stainless steel insert. An accompanying bollard tube must be selected for proper installation, see below chart for compatible tube options.

Electrical: 24.3W LED luminaire, 28.6 total system watts, -30°C start temperature. Integral 120V through 277V electronic LED driver, 0-10V dimming. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

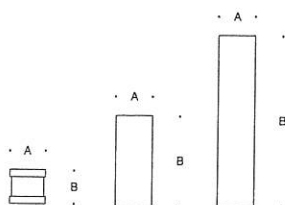
Note: LEDs supplied with luminaire. Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP65

Weight: 9.1 lbs.

Luminaire Lumens: 804



Bollard heads - unshielded - 360°

	Lamp	A	B
99 727	24.3W LED	7 1/2	7 1/4

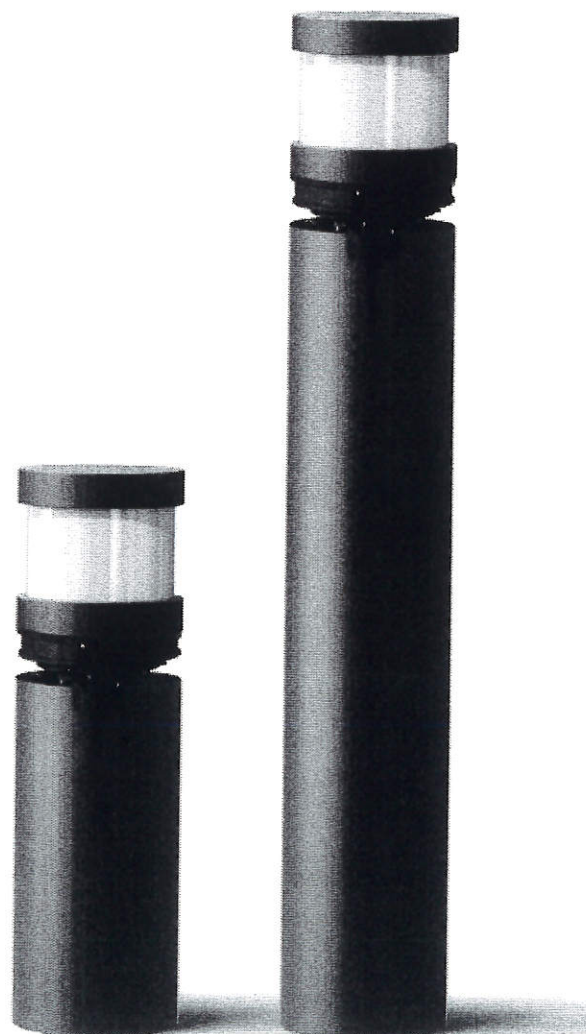
Bollard tubes for luminaire heights 19 3/4 - 21 3/4

	A	B	Anch. unit
99 615	7 1/2	14 1/4	79 817

Bollard tubes for luminaire heights 31 1/2 - 39 3/4

	Integrated components	Door	A	B	Anch. unit
99 622	—	✓	7 1/2	32	79 818
99 644	1 LED floodlight 19.3W	✓	7 1/2	32	79 818
99 626	GFCI outlet	✓	7 1/2	32	79 818
99 658	Passive infrared motion sensor	✓	7 1/2	32	79 818
99 635	Emergency lighting battery 10W	✓	7 1/2	32	79 818

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



PLANTING NOTES

GENERAL

Digging
Contact local Diggers Hotline prior to any digging.

Topsoil
Topsoil shall be classified as a sandy loam soil to silty loam. No organic topsoil from peaty sources will be accepted. Topsoil imported from a local supplier shall be stripped and stockpiled for more than 12 months to be relatively free of viable weed seeds. Topsoil shall be sifted and/or screened to be free of stones and clay lumps, plants or other extraneous materials.

Fine Grading
Inspect site and verify that adequate topsoil has been provided for all seed and planting beds. Remove all trash and stone exceeding 2 inches in diameter from area to a depth of 2 inches prior to bed preparation and planting. Fine grade to within 1/2" of finished grade. All lawn areas to be sloped evenly to sheet drain and approximate contours on grading plan.

PLANTING

Substitutions
Substitutions or changes of plant species, cultivar, or size of planting must be approved by the owner prior to ordering of materials.

Plant Staking and Quantities
Contractor shall stake trees, shrubs, and perennial locations in the field and obtain approval from owner prior to planting. Plantings shown are approximate. Provide additional plant quantities as needed, based on actual field dimensions to satisfy the design intent of the drawings.

Plant starter mix
A 2:1 ratio mix of two parts peat moss and one part manure.

Trees
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Tree holes to be at least 2 times the spread diameter of the root ball. Use shovel to rough up sides of exposed walls. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Shrubs
Pocket plant and back fill pits with a mix of 10% plant starter mix, and 90% existing soil. Set depth of root ball to be same as grown in nursery or slightly higher if planting in clay soil.

Perennials
Condition topsoil in perennial planting beds by adding 3" plant starter mix. Add bone meal and magnesium, each at the rate of 1-2 lb. per 100 S.F. Add granular sulfur at the rate of 3-4 lbs. per 100 S.F. Roto till to blend and re-grade as necessary. Set plant depth to be same as grown in nursery. Water in well.

MULCHING
Install a 3" layer of shredded bark throughout tree, shrub, and perennial planting beds. For trees in lawn, install a 4-5" diameter circle of mulch around each tree. Do not allow mulch to touch plant stems. Contractor shall provide shredded bark mulch from disease free hardwood trees. Provide generally flat bark, maximum of 1" wide and 4" long, graded down to sawdust, and relatively free of deleterious matter.

BED EDGING
All turf and perennial planting beds adjacent to turf areas shall be edged with poly-vinyl edging. Install per manufacturer's instructions.

TURF SEEDING
Proportions by common name, by weight
A. Baron Kentucky bluegrass 20 %
B. Liberty Kentucky bluegrass 20 %
C. Pennlawn fescue 20 %
D. Prolife 3 perennial ryegrass 20 %
E. Palmer 3 perennial ryegrass 20 %
Apply at the rate of 5 lbs. per 1000 S.F.

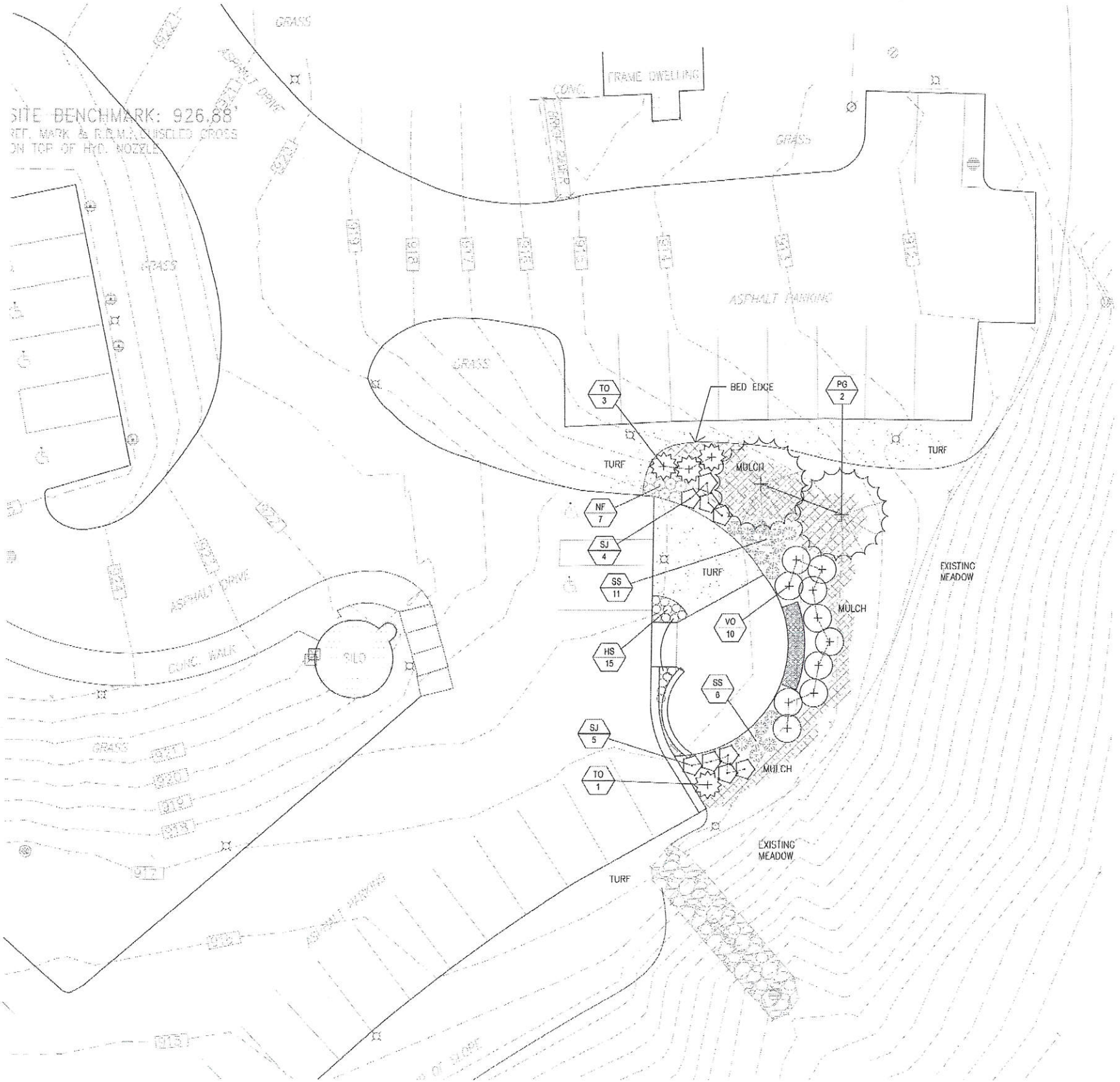
Method of grass seeding may be varied at discretion of Contractor on their responsibility to establish smooth, uniform turf composed of the grasses specified.
• Spread lawn fertilizer per manufacturer's specifications.
• Do not seed following rain or if surface has been compacted by rain.
• Do not seed when wind velocity exceeds 10 m.p.h.
• Method of mulching may be varied at discretion of contractor. Fiber mulch to be mixed with seed and fertilizer if hydroseeding. Or, potted seeded areas by spreading straw mulch to form a continuous blanket over seeded areas.
• Keep seeded areas for 4 weeks.

MAINTENANCE
Maintenance Period - Contractor shall provide regular maintenance until a date of 60 days after completion of planting. Maintenance shall begin when planting is started for ongoing planting areas. Maintenance operations shall include watering, weeding, and mowing. Contractor shall provide temporary irrigation equipment if needed to provide a minimum of 1" of water per week throughout the maintenance period for all planting areas.

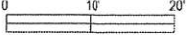
PLANT GUARANTEE
The landscape contractor shall guarantee to replace once, without charge, any woody plant material (deciduous or evergreen trees & shrubs) that dies within one year of installation, providing the owner gives normal plant care (regular watering). The owner must report plant losses within the guarantee period.

PLANTING SCHEDULE

Evergreen Trees						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
PG	Picea glauca var. densata	Black Hills Spruce	2	6" H.	B/B	As shown
TO	Thuja occidentalis 'Techny'	Techny Arborvitae	4	4" H.	B/B	48" o.c.
Shrubs						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
SJ	Spiraea japonica 'Anthony Waterer'	Anthony Waterer Spiraea	9	24" H.	Container	36" o.c.
VO	Viburnum opulus	European Cranberrybush Viburnum	10	36" H.	B/B	60" o.c.
Perennials						
SYM.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	SPACING
HS	Heimerocallis 'Stella d'Oro'	Low Yellow-Gold Daylily	15	1 Gal.	Container	18" o.c.
NF	Nepeta x leucoseria 'Blue Wonder'	Blue Wonder Catmint	7	1 Gal.	Container	18" o.c.
SS	Schizachyrium scoparium	Little Bluestem	17	1 Gal.	Container	30" o.c.



PLANTING PLAN



Site Engineering Services

2520 Oakwood Road
Stoughton, WI 53029
262.555.5555
mertywarden@att.net email
Martin D. Warden, P.E.
Civil Engineer/Consultant

PLANTING PLAN

for
Fox River Church

N34W23575 Capitol Drive
City of Pewaukee, Waukesha County, Wisconsin

SCALE: 1"=10'
PROJECT NO. 17007
DATE: 10/12/2017

SHEET NUMBER
L-1



Photo Source: Eickhof Columbaria

Columbarium
Representative Unit

Galilee Lutheran Church
N24 W26430 Crestview Dr.
Pewaukee, WI 53072

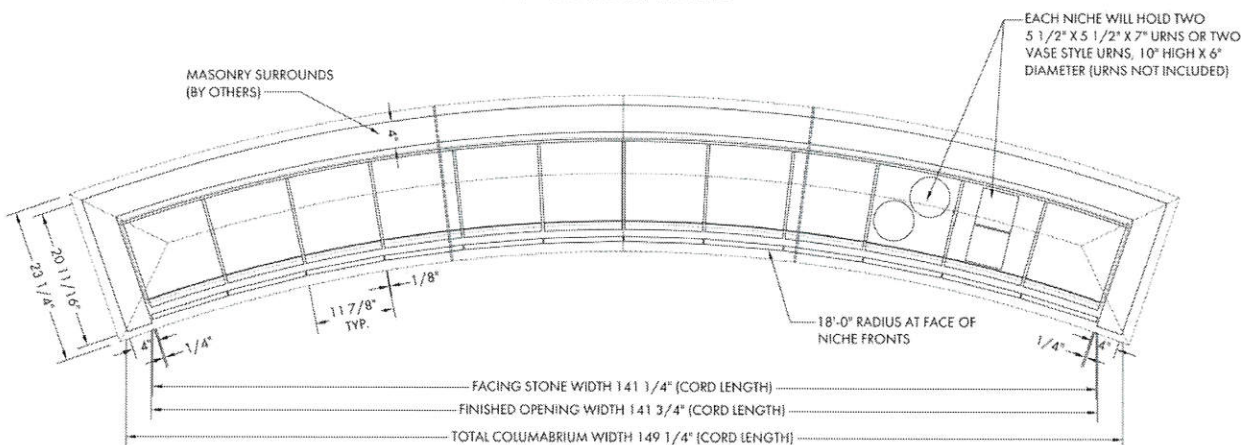
Scale: NTS

July 15, 2016

Sheet 6 of 6

PRELIMINARY DRAWING

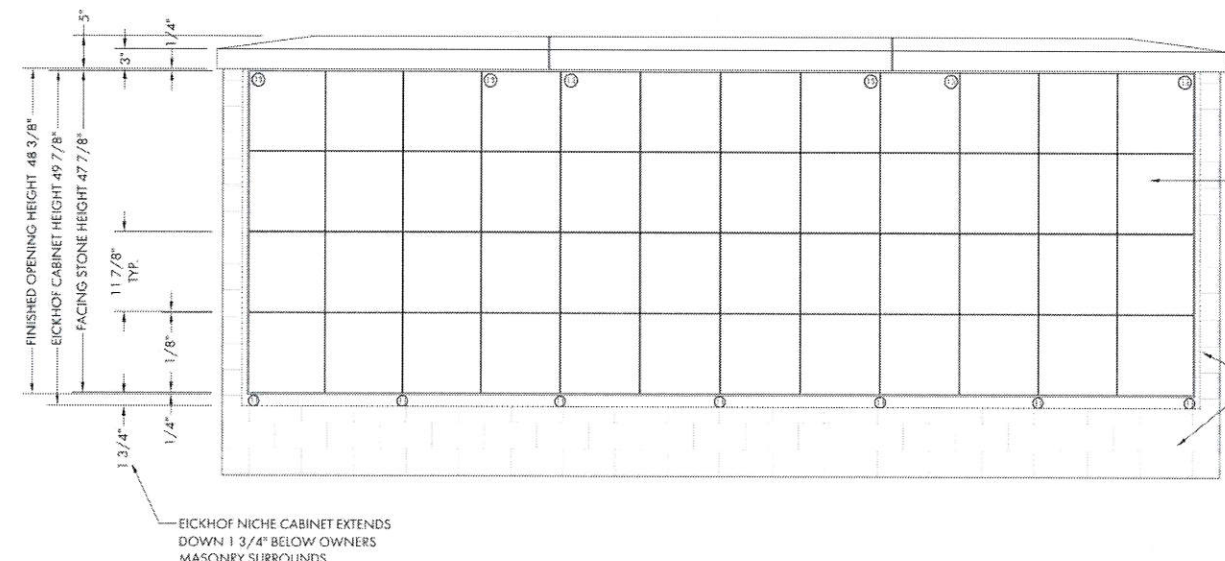
48 - 12"x12" COMPANION NICHES
96 TOTAL URN SPACES



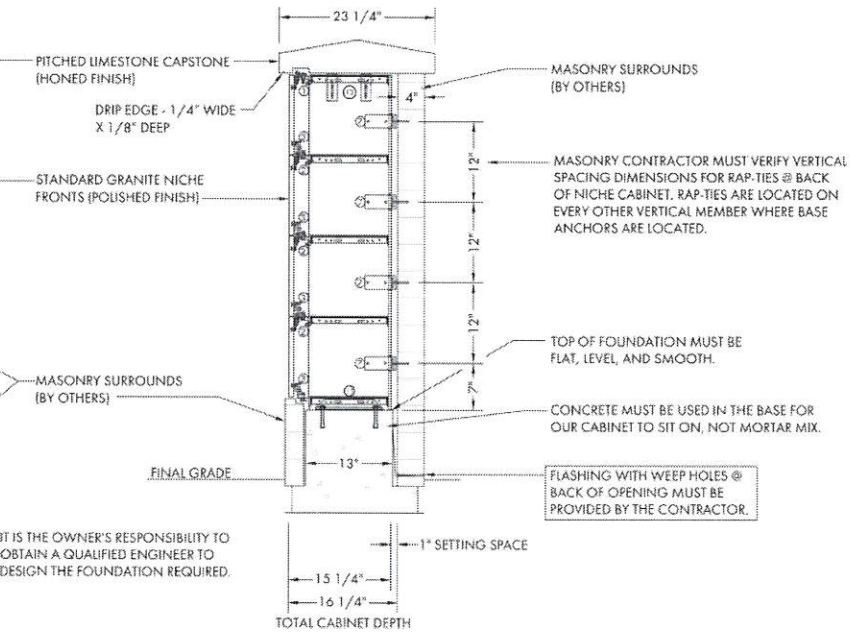
PLAN VIEW

- NOTES:
- 1) WE INSTALL ON OWNERS FOUNDATION.
 - 2) MASONRY SURROUNDS WILL BE COMPLETED AFTER THE INSTALLATION OF THE COLUMBARIUM.
 - 3) ALL NICHE SIZES ARE NOMINAL.
 - 4) NUMBERS ON DRAWINGS DENOTE HARDWARE DETAILS SHOWN.
 - 5) APPROXIMATE WEIGHT OF EICKHOF PROVIDED COLUMBARIUM IS 3,800 LBS. THIS INCLUDES AN AVERAGE WEIGHT FOR CREMAINS.

IF CAPSTONE IS PROVIDED BY OTHERS: CAPSTONE MUST SPAN ACROSS 2 OF OUR CEMENT BOARD VERTICALS. VERTICAL MEMBERS ON YOUR CABINET ARE EVERY 12" O.C. CAPSTONES MUST BE SHIMMED UP AT THE CEMENT BOARD VERTICALS ONLY.

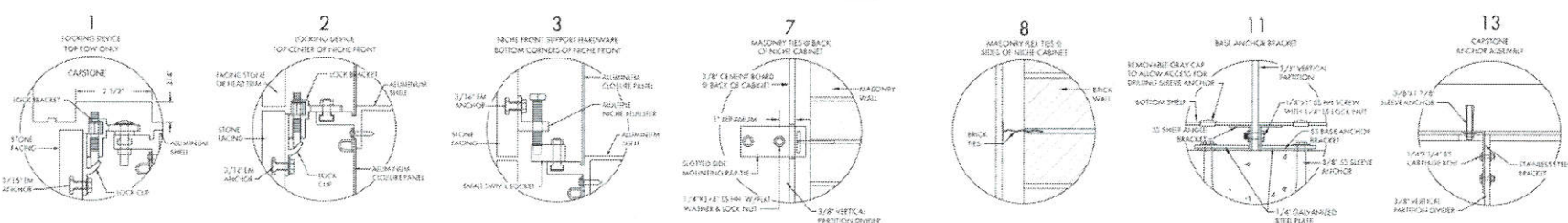


ELEVATION



SECTION

HARDWARE DETAILS



PATENTED
www.eickhofcolumbaria.com
© 2016, Eickhof Columbaria, Inc.

1200 BRUCE STREET
CROOKSTON, MN 56716

PHONE:
218-281-5501

TOLL FREE:
800-253-0457

GAILEE LUTHERAN CHURCH
PEWAUKEE, WI

DATE: 6/29/2016
DRAWING: 14134-1
DRAWN BY: ANNAMAE
DRAWINGS CHECKED BY:
F.A.S.
P.M.E.
P.J.T.
REVISIONS:
CONCAVE UNIT

SCALE: 3/4" = 1'-0"
JOB NUMBER: 14134
SHEET NUMBER: 1 OF 1

Columbarium
Elevations & Details

Galilee Lutheran Church
N24 W26430 Crestview Dr.
Pewaukee, WI 53072

Scale: NTS July 15, 2016 Sheet 5 of 6

THIS COLUMBARIUM DESIGN IS PROPERTY OF EICKHOF COLUMBARIUM, INC. & IS PROTECTED BY APPLICABLE COPYRIGHT LAWS. UNAUTHORIZED USE OR DUPLICATION IS PROHIBITED.

**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 11.**

DATE: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding the Proposed Concession and Rest Room Facilities Building at the Sports Complex on Lindsay Road to Serve the General Field Sports Area of the Complex (PWC 0869999002)

BACKGROUND:

FINANCIAL IMPACT:

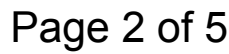
RECOMMENDED MOTION:

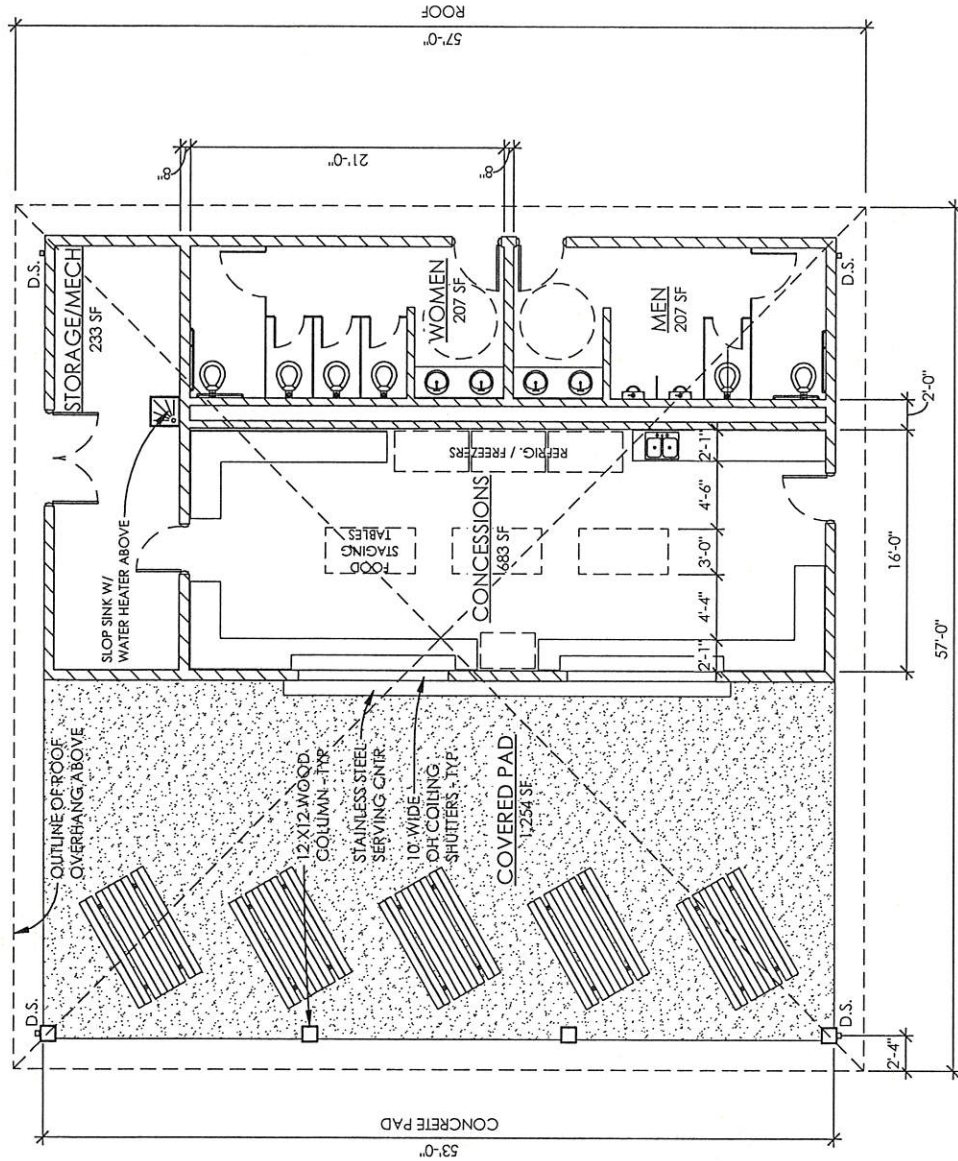
to approve the concession and rest room facilities building at the Sports Complex

ATTACHMENTS:

Description

Sports Complex plans





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

AREA SUMMARY

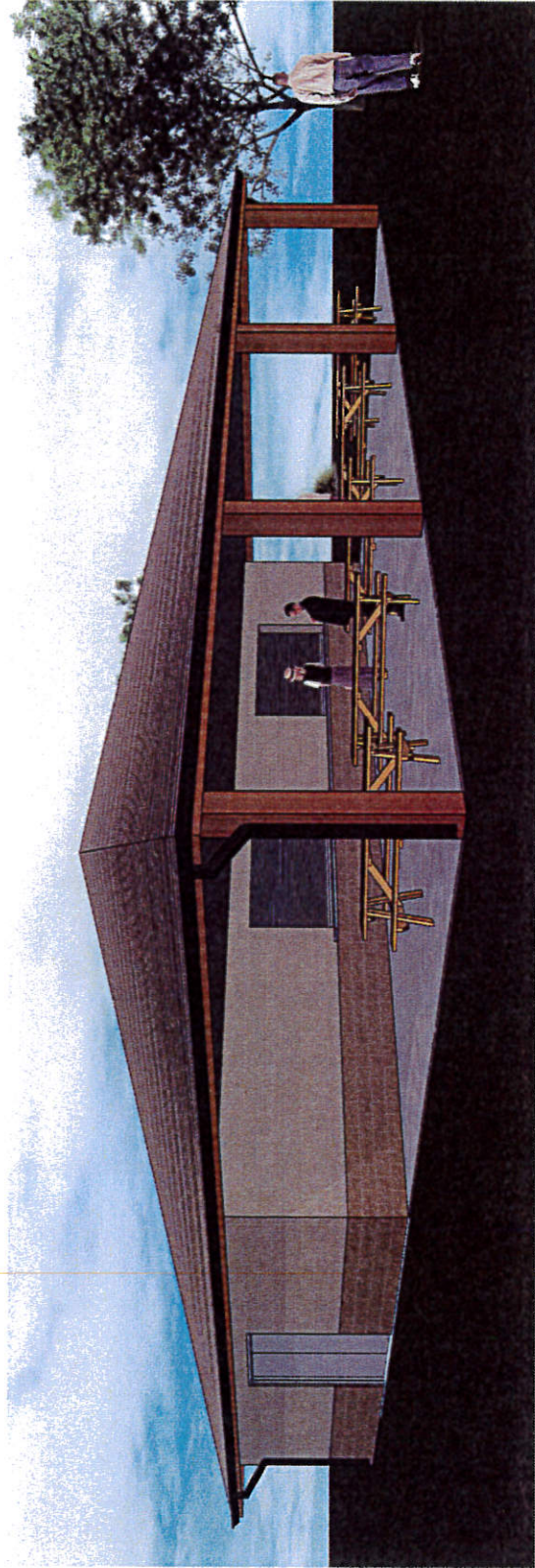
BUILDING	1,555 SF
CONCRETE PAD	1,254 SF
ROOF	3,249 SF

07/17/2017
SOCCER CONCESSION STAND - SQUARE ROOF OPTION
PEWAUKEE SUSSEX UNITED
PEWAUKEE, WI
PROJ. NO. 2017-55



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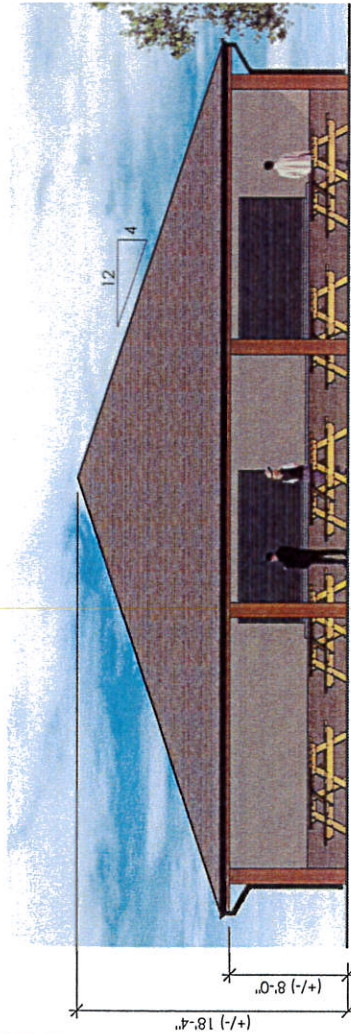


PERSPECTIVE VIEW

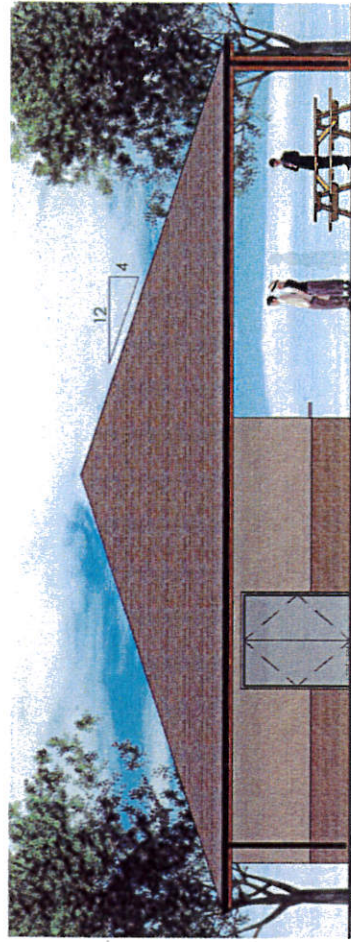
07/17/2017
 SOCCER CONCESSION STAND - SQUARE ROOF OPTION
PEWAUKEE SUSSEX UNITED
 PEWAUKEE, WI
 PROJ. NO. 2017-55



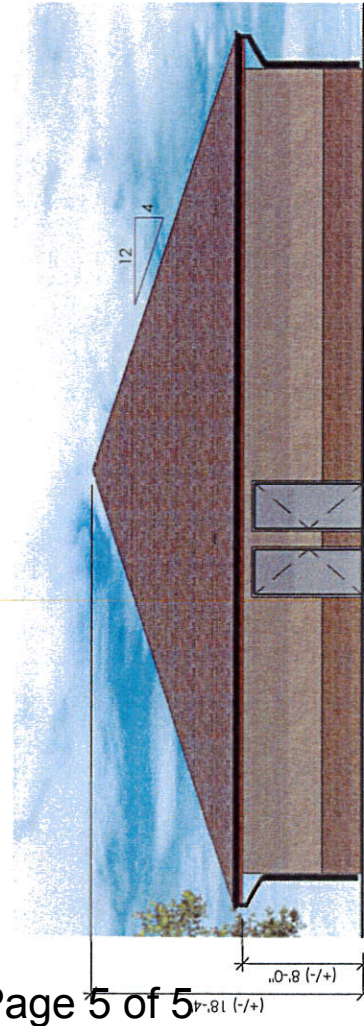
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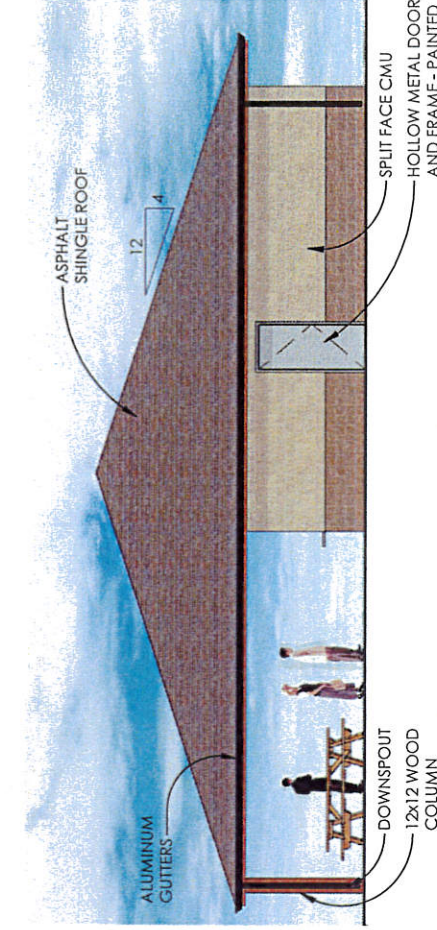
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

07/17/2017

SOCCER CONCESSION STAND - SQUARE ROOF OPTION

PEWAUKEE SUSSEX UNITED

PEWAUKEE, WI

PROJ. NO. 2017-55



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**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 12.**

DATE: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Action Regarding a 39 Lot Single-Family Residential Subdivision Located on Bluemound Road
Adjacent to State Highway 16

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Neumann Companies Site Plan

SITE DATA

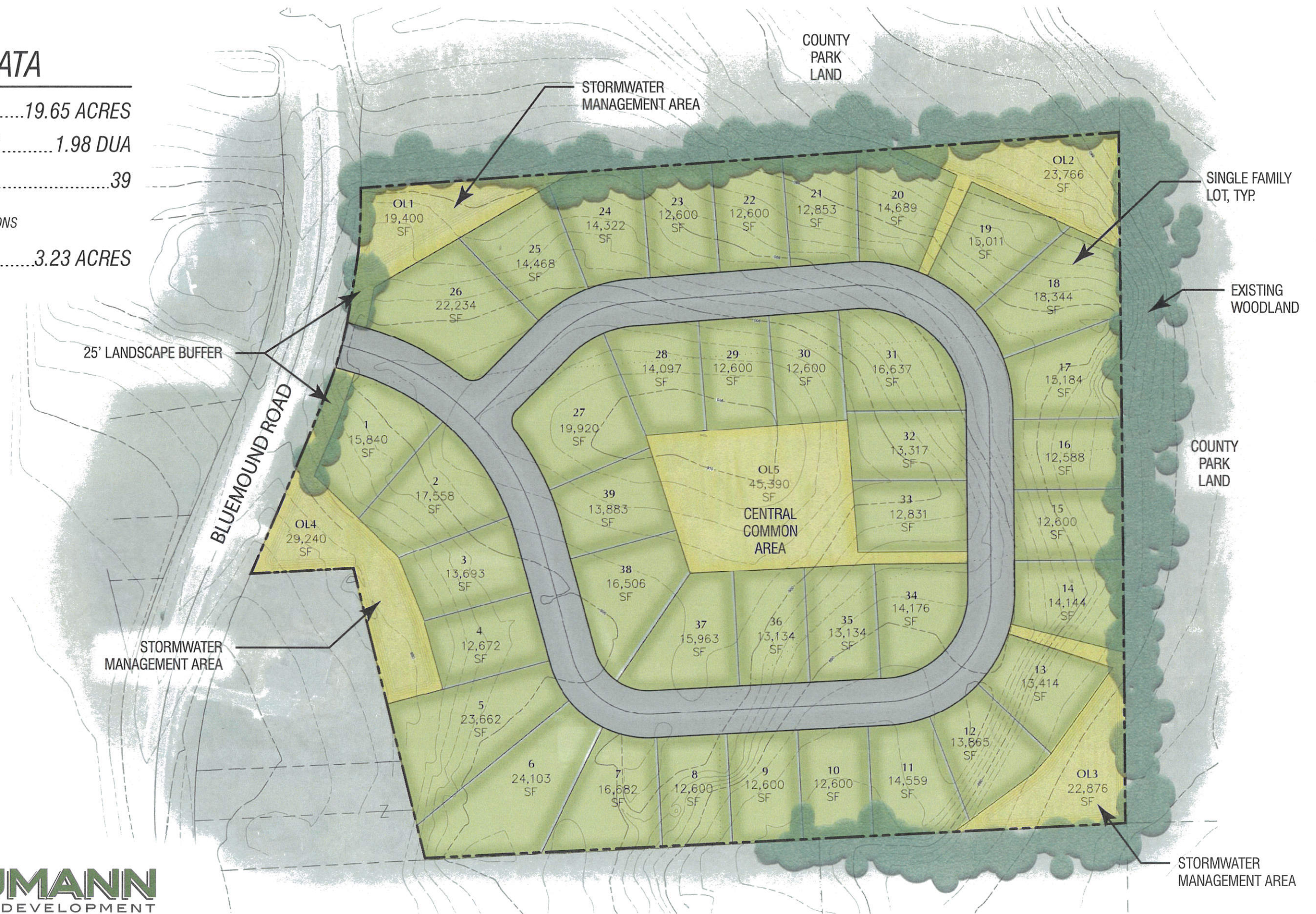
TOTAL SITE AREA19.65 ACRES

GROSS SITE DENSITY.....1.98 DUA

SINGLE FAMILY LOTS.....39

- 12,500 SF MIN LOT SIZE
- 90' X 140' TYP. LOT DIMENSIONS

TOTAL OPEN SPACE.....3.23 ACRES



Scale: 1" = 60'



**CITY OF PEWAUKEE
PLAN COMMISSION AGENDA ITEM 13.**

DATE: November 16, 2017

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Chicken Issue and Possible Alternatives

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION: